

Sur La MER

MERAAS



SUR LA MER

📍 LOCATION: JUMEIRAH 1- LA MER

📅 COMPLETED: Q3 2022

Sur La Mer is a new waterfront development by Meraas located in Jumeirah 1. The development comprises 142 townhouses available in 3, 4 and 5-bedroom configurations. The townhouses in Sur La Mer have a modern interior design made in an Italian style with high-quality materials.

Each unit in Sur La Mer features three story's, spacious bedrooms, a garden and a terrace on the roof. The surrounding landscape comprises open spaces shaded by olive and lemon trees, where one can truly get a sense of a European style seaside atmosphere.

FACILITIES



SIZES & PRICES

3 BR FROM 3,707 SQFT	FROM AED OP 4,500,000
4 BR FROM 4,795 SQFT	FROM AED OP 6,090,000
5 BR FROM 6,824 SQFT	FROM AED OP 9,800,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Spinneys, Yamama Supermarket LLC, Carrefour Market, F Mart Supermarket Wasl 51

PUBLIC TRANSPORT: METRO- World Trade Center 2, BUS – Jumeirah Centre (travel to station by car)

SCHOOLS/NURSERIES: GEMS Wellington Primary School, Jumeira Baccalaureate School, School Ground

RETAIL/F&B: City Walk, Mercato Mall, Galleria Mall, The Dubai Mall

MEDICAL FACILITIES: NMC Medical Centre Satwa, Al Diyafa Modern Medical Center, Glasgow Medical Center

PETROL STATION: Emarat, Emarat Al Ameen, ADNOC Service Station- Al Badaa

LANDMARKS: The Dubai Mall, Burj Khalifa, La Mer, Jumeirah Mosque

LOCATION FACTORS

- EXCELLENT RESIDENTIAL INFRASTRUCTURE IN LA MER AND JUMEIRAH 1
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE ONCE PORT DE LA MER IS COMPLETED
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT IN LA MER
- EASY ACCESS TO THE SZR
- INCREDIBLE VIEWS OF DOWNTOWN DUBAI & THE GULF COAST
- EXTREMELY WELL-CONNECTED AREA
- JUMEIRAH 1 – VERY POPULAR WITH LOCALS AND EXPATS
- LOTS OF THINGS TO SEE AND DO IN LA MER AND SURROUNDING AREAS
- CLOSE TO DOWNTOWN DUBAI
- 20 MINS TO DXB AIRPORT
- 10 MINS TO CITY WALK SHOPPING DESTINATION



+7 969 179 97 79



The charm of the Mediterranean classic Italian architecture shines through every townhouse in Sur La Mer. The vibrant materials and colour palettes used throughout emphasizes the luxury design, distinguishing each villa as its own. Each home features a rich facade and meticulously planned details that will appeal to those who like the finer things in life.

PITCH POINTS / WHY BUY?

- GOVERNMENT OWNED DEVELOPER- MERAAS IS EXTREMELY WELL KNOWN ACROSS THE REGION
- EXCELLENT RESORT LIVING LOCATION
- TOURIST HOTSPOT- GOOD INVESTMENT
- LOTS OF DINING AND ENTERTAINMENT OPTIONS IN LA MER
- ALL AMENITIES LIKE SUPERMARKETS, PHARMACIES ETC WILL BE WITHIN THE PORT DE LA MER COMMUNITY ONCE COMPLETED
- SUR LA MER DEVELOPMENT WILL BE ADJACENT TO THE PORT DE LA MER COMPLEX
- THIS AREA WILL BRING A GOOD ROI
- VERY CENTRAL LOCATION WITH EASY ACCESS TO THE REST OF DUBAI

ROI: 7-8%

DEVELOPER OVERVIEW

MERAAS HOLDING LLC OPERATES AS A HOLDING COMPANY AND OFFER 6 SUBSIDIARIES, INCLUDING RETAIL, F&B, HOSPITALITY, HEALTHCARE, ENTERPRISE AND REAL ESTATE. THE PORTFOLIO OF MERAAS COMPRISES OF LEADING DEVELOPMENTS SUCH AS CITY WALK RESIDENCES, BLUEWATERS RESIDENCES, NIKKI BEACH RESIDENCES, BULGARI RESIDENCES, PORT DE LA MER, LA MER MAISONS, JUMEIRAH BAY, CHERRYWOODS AND MANY MORE.

THINGS TO KNOW

SERVICE CHARGE:	AED 3.20 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- 1.1km AL DIYAFA MODERN MEDICAL CENTRE
- 1.8km BUS – JUMEIRA CENTRE
- 2.7km PETROL STATION
- 3km SPINNEYS SUPERMARKET
- 3.5km JUMEIRA BACCALAUREATE SCHOOL
- 5.8km CITY WALK
- 9km SHEIKH ZAYED RD



KEY FEATURES

- MEDITERRANEAN INSPIRED ARCHITECTURAL HERITAGE STYLE EXTERIORS
- 3 STOREY TOWNHOUSES WITH A GARDEN AND A TERRACE ON THE ROOF
- VERY SPACIOUS UNITS COMPARED WITH SIMILAR DEVELOPMENTS IN NEARBY AREAS
- GREAT VIEWS OF THE LA MER DEVELOPMENT AND THE SEA
- THE WHOLE DEVELOPMENT IS SURROUNDED BY THE SEA AND THE MARINA