



# ADDRESS

RESIDENCES  
JUMEIRAH RESORT

alain



## PRODUCT PACK - ADDRESS JBR

JBR BEACH, DUBAI MARINA DISTRICT JANUARY 2021

A spectacular duo of highest quality interconnected 310m tall towers that redefine the Jumeirah skyline, EMAAR presents the first of its kind breathtaking beachfront living in one of the world's most coveted resort destinations, Jumeirah Beach Residence.

### FACILITIES

- 7 SWIMMING POOLS
- SPA FACILITIES
- 24/7 PROFESSIONAL GYM
- LUXURY HOTEL
- EXTENSIVE RANGE RETAIL
- F&B INCL. 5 STAR DINING
- PARKING ON 3 LEVELS
- 100M DIRECT BEACH ACCESS

LANDSCAPED TERRACES, KIDS CLUB, FIVE RESTAURANTS, CORPORATE FACILITIES, CONCIERGE FOR SERVICES AND RESIDENTIAL APARTMENTS

### SIZES & PRICES

1 BR - 635SQFT TO 861SQFT	FROM AED 1.6M – 2.04M
2 BR - 1,151SQFT TO 1,981SQFT	FROM AED 2.68M – 5.77M
3 BR - 1,894SQFT TO 2,755 SQFT	FROM AED 4.15M – 5.36M
4 BR - 2,415SQM TO 2,594SQFT	FROM AED 5.8M - 10.51M
5 BR - 3,995SQM TO 4,295SQFT	FROM AED 14.85M

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Carrefour, Al Maya, Choithrams, All Day Market

**PUBLIC TRANSPORT:** TRAM- JBR Station 2 & JBR Station 1. METRO- JLT. BUS- JBR Station 1

**SCHOOLS/NURSERIES:** British Orchard Nersery, Toddler Town British Nursery, Blossom Marina Nursery

**MEDICAL FACILITIES:** German Clinic, Kings Marina Medical Centre

**RETAIL/F&B:** JBR Walk, Dubai Marina

**PETROL STATION:** Dubai Harbour

**LANDMARKS:** Ain Dubai, Bluewaters Island, Dubai Marina, Palm Jumeirah

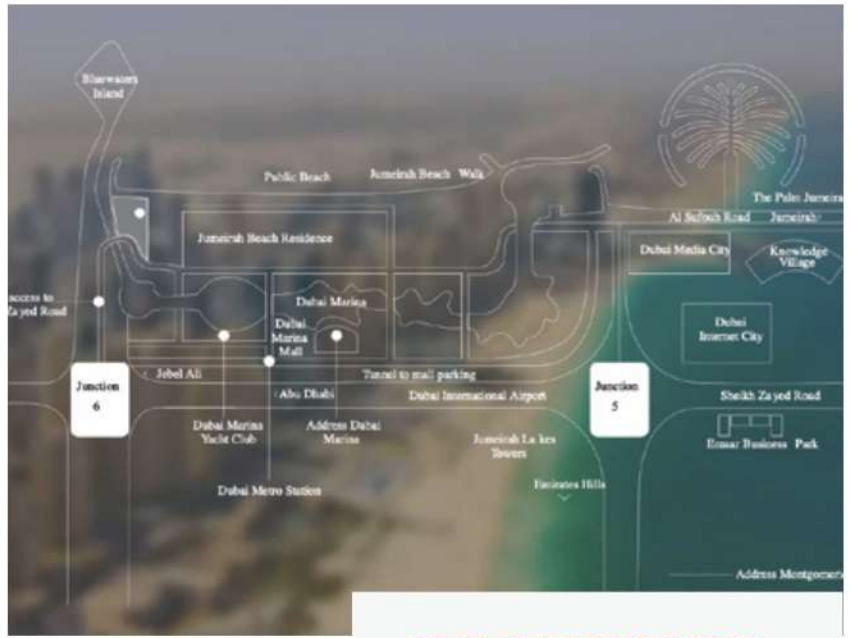
### LOCATION FACTORS

- Ultimate holiday destination
- 310 meters tall on jumeirah beach walk
- Restaurants, hotels, bars, cinema, beach
- Location convenience is an important factor
- Entrance is easy / separate / direct access without marina traffic
- 100m beach access easily in / out
- Direct access from / to sheik zayed road
- Located in one of the most prime and iconic locations in jbr (jumeirah beach residence) with full panoramic views towards ocean & dubai eye
- The walk promenade with all amenities covered
- Hot spot for socializing with friends / family



+7 969 179 97 79





Two Iconic Towers, total of 478 residences are designed in the spirit of 'La Dolce Vita' with avant-garde interiors that reflect the brilliance of the surrounding cityscape. Pastel and light blue shades are complemented by refreshing mediums and soft textures. With an open-plan layout and floor to ceiling windows, it is pure luxury.

### PITCH POINTS / WHY BUY?

- UNIQUE / FIRST OF ITS KIND ON BEACHFRONT
- PRIME LOCATION / BEACHFRONT HI-DEMAND
- WALKING DISTANCE FROM BEST ATTRACTIONS
- STRONG EMAAR ADDRESS BRAND GLOBALLY
- FULLY LOADED VIP FIVE STAR FACILITIES
- PRESTIGE / HIGH LUXURY / BEST QUALITY
- STAND OUT AS BEST COMPARED TO OTHERS
- PERFECT HOME AND HOLIDAY HOME
- PANORAMIC VIEWS TO OCEAN / DUBAI EYE
- EASY ACCESS IN AND OUT / DUBAI TRAM / SZR
- CONSISTENT HOLDING / GROWING VALUE
- HIGH RENTAL RETURNS VS OTHER TOWERS
- LIVE / RENT OR SELL WITH CONFIDENCE
- RENTALS STARTING FROM 1 MONTH (2022)
- FULLY FURNISHED TO LUXURY STANDARD
- ALL FULLY MANAGED SERVICES / TOWER 2
- NO REMAINING PLOTS IN AREA / WELL PRICED

PROMOTION	INSERT CURRENT OPTIONS HERE
PAYMENT PLAN	Full payment within 21 days
ROI	6% (JBR area 1BR-4BR)

### DEVELOPER OVERVIEW

Al Ain Holding is a diversified investment company in key growth sectors that include; real estate, hospitality, education and capital. Al Ain Holding is headquartered in Abu Dhabi with diversified local and international investment portfolio. The investment company has many successful local projects including, Doubletree by Hilton JBR and Al Bateen Residences JBR. Emaar Hospitality Group is the official management of The Address Residences JBR.

### THINGS TO KNOW

- SERVICE CHARGE:** AED 25 PSF
- ALLOCATED PARKING:** 1 space (1-2BR) 2 spaces (2-4BR) 3 levels
- RESALE POLICY:** OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

### IN CLOSE PROXIMITY

- 260m BRITISH ORCHARD NURSERY
- 600m TRAM - JBR Station 2
- 800m AL MAYA SUPERMARKET
- 2km SHEIKH ZAYED RD
- 2km MARINA MALL
- 2.1km PETROL STATION
- 3.5km KINGS MEDICAL CENTRE

### KEY FEATURES

- BEST PANORAMIC VIEWS
- FIRST CLASS HOTEL FACILITIES
- OPEN-PLAN / 77 FLOORS
- FLOOR TO CEILING WINDOWS
- BEACHFRONT LIVING
- SEASIDE OR MARINA FACING
- CENTRAL LOCATION
- FULLY FURNISHED
- PERSONAL TRAINER ON SITE
- EASY ACCESS IN / OUT
- INFINITY POOL & ROOF TOP DECK
- JBR WALK
- 6 DIFFERENT LAYOUTS
- BUILT IN WARDROBES
- EN-SUITE BATHROOMS
- BEACHSIDE POOLS
- ADDRESS MEMBERSHIP