



MJ
 madinat jumeirah living
 Al Jazi
 MERAAS



AL JAZI

LOCATION: MADINAT JUMEIRAH LIVING COMPLETED: AUG 2025

Al Jazi is a newly launched project with premium apartments in one of Dubai's most vibrant neighbourhoods, Madinat Jumeirah Living (MJL). Properties in the complex include 1, 2, 3 and 4-bedroom apartments next to the iconic Burj Al Arab with classic Arabic architecture and surrounded by lush green grounds. MJL also includes Jadeel, Rahaal, Asayel and Lamtara developments.

FACILITIES

- SWIMMING POOLS
- CHILDREN'S PLAYGROUND
- FITNESS CENTERS
- RETAIL
- GARDENS
- ROOF TERRACES/BBQ AREA
- F&B
- PARKS
- FOOTBRIDGE
- COURTYARD

SIZES & PRICES

1 BR - FROM 734 SQFT	FROM AED 1,410,000
2 BR - FROM 1,120 SQFT	FROM AED 2,100,000
3 BR - FROM 1,825 SQFT	FROM AED 4,000,000
4 BR - FROM 2,747 SQFT	FROM AED 8,200,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: On-site, Aswaaq Mall, Emarat Grocery, Waitrose

RETAIL/F&B: Mall of the Emirates, The Mall, J3 Mall, Al Barsha Mall

PUBLIC TRANSPORT: METRO- Mall of the Emirates

PETROL STATION: ENOC 1011 Umm Seqeim

SCHOOLS/NURSERIES: Kings' School Dubai, First Steps Nursery, Raffles World Academy

LANDMARKS: Burj Al Arab, Souk Madinat, Wild Wadi Waterpark, Mall of the Emirates

MEDICAL FACILITIES: Gargash Hospital, FMC Medical Center, Yes Medical Center

LOCATION FACTORS

- ULTIMATE TOURIST AND EXPAT HOTSPOT
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE OR WITHIN THE COMMUNITY
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT NEARBY
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- SITUATED MID-WAY BETWEEN DUBAI MARINA & DOWNTOWN DUBAI
- 20 MINS TO DXB AIRPORT
- EXCELLENT LOCATION FOR SCHOOLS & NURSERIES
- OPPOSITE THE BURJ AL ARAB
- MANY HOTELS LOCATED AROUND THE COMMUNITY



+7 969 179 97 79



Al Jazi in MJL is built in a classic Arabesque style and each unit is provided with thoughtfully designed interiors and superior finishing. Residents will feel comfortable and at ease due to the properties luxurious features and details. All properties feature a balcony or a terrace.

PITCH POINTS / WHY BUY?

- BRAND NEW FREEHOLD COMMUNITY
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA AND THE BURJ AL ARAB
- EXCELLENT LOCATION, INFRASTRUCTURE AND COMMUNITY AMENITIES
- HIGHLY SOUGHT-AFTER TOURIST AND EXPAT AREA FOR LIVING
- GOVERNMENT OWNED DEVELOPER
- LOTS OF LOCAL AMENITIES AND TOURIST ATTRACTIONS AROUND
- SOME OF THE BEST HOTEL FACILITIES IN THE MADINAT JUMEIRAH AREA

PAYMENT PLAN: 10% down payment 50/50

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:	APPROX AED 20 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME

IN CLOSE PROXIMITY

- 350m KINGS' SCHOOL DUBAI
- 550m RAFFLES WORLD ACADEMY
- 600m SUPERMARKET
- 1.1km YES MEDICAL CENTER
- 1.3km PETROL STATION
- 2.5km SHEIKH ZAYED RD
- 3.8km METRO – MALL OF THE EMIRATES
- 3.8km MALL OF THE EMIRATES
- 14.7km DOWNTOWN DUBAI



KEY FEATURES

- ALL 3 & 4BR UNITS AND SOME 2 BR UNITS HAVE A MAID'S ROOM WITH EN-SUITE
- MASTER BEDROOMS INCLUDES AN EN-SUITE
- INCLUSIVE COMMUNITY – EVERYTHING ON YOUR DOORSTEP
- ALL UNITS FEATURE A BALCONY OR A TERRACE
- SPACIOUS BEDROOMS IN ALL UNITS (MAX 4,128 SQFT)
- INCREDIBLE VIEWS OF THE SEA, THE BURJ AL ARAB AND JUMEIRAH
- DIRECT ACCESS TO THE SOUK MADINAT JUMEIRAH