

MERAAS



PORT DE LA MER – LE CIEL

LOCATION: JUMEIRAH 1- LA MER COMPLETED: FEB 2025

Located on the edge of the island, Le Ciel will offer the best views of the open sea and the Dubai skyline compared to any other location in the destination. Residents of Le Ciel will have 3 buildings to choose from, with an exclusive selection of 1, 2, 3 and 4-bedroom apartments. The residential complex sits in the Port De La Mer community of La Mer.

FACILITIES

- SWIMMING POOLS
- PARKING
- PRIVATE AMENITIES
- PRIVATE LANDSCAPED TERRACES
- MARINA PROMENADES
- F&B
- BEACH ACCESS
- MARINA & YACHT CLUB
- FITNESS CENTER
- HOTEL HOSPITALITY & SERVICES

SIZES & PRICES

1 BR FROM 784 SQFT	FROM AED 1,700,000
2 BR FROM 1,274 SQFT	FROM AED 2,200,000
3 BR FROM 2,232 SQFT	FROM AED 3,900,000
4 BR FROM 3,890 SQFT	FROM AED 5,500,000

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

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 COMPLETED
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT IN LA MER
- EASY ACCESS TO THE SZR
- 1 MINUTE TO LA MER BEACH
- INCREDIBLE VIEWS OF DOWNTOWN DUBAI & THE GULF COAST
- EXTREMELY WELL-CONNECTED AREA
- JUMEIRAH 1 – VERY POPULAR WITH LOCALS AND EXPATS
- CLOSE TO DOWNTOWN DUBAI
- 20 MINS TO DXB AIRPORT
- 10 MINS TO CITY WALK SHOPPING DESTINATION



+7 969 179 97 79



Residential interiors are open plan with neutral tonal colours used throughout all units. Lots of grey and soft white finishes, including marble worktops will be used to elevate living spaces and reflect the surroundings of the complex.

PITCH POINTS / WHY BUY?

- LOW RISE BUILDING / NOT SO POPULATED
- GOVERNMENT OWNED DEVELOPER- MERAAS IS EXTREMELY WELL KNOWN ACROSS THE REGION
- PRIVATE BEACH
- ONLY FREEHOLD IN JUMEIRAH
- EXCELLENT RESORT LIVING LOCATION
- TOURIST HOTSPOT- GOOD INVESTMENT
- LOTS OF DINING AND ENTERTAINMENT OPTIONS IN LA MER
- 6 DEVELOPMENTS WITHIN THE PORT DE LA MAR 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 16-18 AED 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
- 3km SPINNEYS SUPERMARKET
- 1.8km BUS - JUMEIRA CENTRE
- 2.7km PETROL STATION
- 5.8km CITY WALK
- 9km SHEIKH ZAYED RD
- 3.5km JUMEIRA BACCALAUREATE SCHOOL



KEY FEATURES

- MEDITERRANEAN-INSPIRED ARCHITECTURE
- UNIQUE MARINA PROMENADE
- 192 BERTH MARINA AND YACHT CLUB
- PREMIUM AMENITIES
- WATERFRONT DINING EXPERIENCES RIGHT ON YOUR DOORSTEP
- SPACIOUS LAYOUTS COMPARED TO SIMILAR PROJECTS IN NEARBY AREAS
- ALL AMENITIES LIKE SUPERMARKETS, PHARMACIES ETC WILL BE WITHIN THE PORT DE LA MER COMMUNITY ONCE COMPLETED