



# FIVE JBR RESIDENCE

LOCATION: JBR COMPLETED: SEPT 2024

FIVE JBR Residence is a new residential tower in the FIVE Luxe JBR development that houses just 45 units across 30 floors. The prime beachfront development that is designed in a cascading U-shape structure with a central swimming pool, similar to FIVE Palm Jumeirah, will feature a collection of 3 and 4-bedroom penthouses across floors 2-17 and full-floor 5-bedroom penthouses on floors 18-30. The residences come in similar layouts, and all units will have with panoramic windows and terraces.

## FACILITIES

- SWIMMING POOL
- REFIVE SPA
- INDOOR & OUTDOOR GYMS
- 7 F&B VENUES
- CHILDREN'S CLUB
- PRIVATE BEACH ACCESS
- PADDLE COURT
- HOTEL SERVICES & AMENITIES

## SIZES & PRICES

3 BR – FROM 2,346 SQFT	FROM AED 13,500,000
4 BR – FROM 5,225 SQFT	FROM AED 21,000,000
5 BR – FROM 6,835 SQFT	FROM AED 33,000,000

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Al Maya Sadaf Supermarket, Beach City Supermarket, Fresh Deals Supermarket, Carrefour City

**PUBLIC TRANSPORT:** TRAM – Jumeirah Beach Residences 1, BUS – Jumeirah Beach Residences 1 - Seaside

**PETROL STATION:** Dubai Harbour

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

**SCHOOLS/NURSERIES:** Emirates International School – Meadows, Blossom Marina Nursery Dubai, British Orchard Nursery JBR

**MEDICAL FACILITIES:** Medcare Medical Center JBR, American Medical Center, Kings Marina Medical Centre, Marina Medical Center

**LANDMARKS:** Dubai Harbour, Dubai Marina, Palm Jumeirah

## LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT ON-SITE AND IN JBR
- JBR IS A POPULAR TOURIST DESTINATION CLOSE TO DUBAI HARBOUR
- EASY ACCESS TO THE SZR
- ONE OF THE BEST SOCIAL INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE MARINA, PALM JUMEIRAH, AIN DUBAI AND THE SEA
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI



+7 969 179 97 79



Household appliances from the French brand Molteni, will be included in the kitchens of all FIVE JBR Residences, and all units will have panoramic windows and balconies that will look out onto the Arabian Gulf, Ain Dubai and Palm Jumeirah. Five-bedroom penthouses will include both show and service kitchen.

## PITCH POINTS / WHY BUY?

- JBR IS ONE THE MOST IN-DEMAND AREAS FOR REAL ESTATE IN DUBAI
- EXCELLENT GUARENTEED ROI POTENTIAL WHICH IS HIGHER THAN SIMILAR RESIDENTIAL TOWERS IN JUMEIRAH BEACH RESIDENCES WHICH IS 6.4%
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- VERY POPULAR HOLIDAY DESTINATION AND TOURIST HOTSPOT
- SET AMONGST 5-STAR HOTELS AND OTHER PREMIUM RESIDENTIAL TOWERS
- EVERYTHING IS WITHIN WALKING DISTANCE
- ALL OWNERS GET 20% DISCOUNT ON ALL FIVE HOTEL & RESORT STAYS
- GREAT TRANSPORT AND ROAD CONNECTIVITY

**PAYMENT PLAN:** 30/70 (5% down payment, 25% at escrow)

**ROI:** Guaranteed 7% for 10 years

## DEVELOPER OVERVIEW

FIVE HOLDINGS IS A DUBAI-BASED REAL ESTATE GROUP THAT OFFERS A WIDE RANGE OF SERVICES ACROSS FOUR KEY VERTICALS – DEVELOPMENT, HOSPITALITY, RESTRUCTURING AND INVESTMENT. PREVIOUS PROJECTS INCLUDE, FIVE PALM JUMEIRAH AND FIVE JVC.

## THINGS TO KNOW

SERVICE CHARGE: APPROX. AED 30 – 32 PER SQFT (TBC)

ALLOCATED PARKING: YES

RESALE POLICY: ANYTIME

## IN CLOSE PROXIMITY

- 650m AL MAYA SADAF SUPERMARKET
- 650m MEDCARE MEDICAL CENTER JBR
- 1km BLOSSOM MARINA NURSERY
- 1.1km TRAM – JBR 1 & MINA SEYAHI
- 1.8km SHEIKH ZAYED RD
- 3.2km DUBAI MARINA MALL
- 3.6km PETROL STATION



## KEY FEATURES

- ALL UNITS COME WITH A TERRACE AND A PRIVATE POOL
- ALL 5BR RESIDENCES ARE FULL FLOORS AND COME WITH A SERVICE KITCHEN AND SHOW KITCHEN
- PANORAMIC WINDOWS AND BALCONIES
- ALL TERRACES OVERLOOK THE DUBAI EYE AND PALM JUMEIRAH
- RESIDENCES COME WITH A LAUNDRY ROOM, POWDER ROOM, AND ALL MASTER BEDROOMS INCLUDE A WALK-IN-CLOSET
- EXCELLENT ON-SITE HOTEL AND RESIDENTIAL AMENITIES