



NAKHEEL

jebel ali village



JEBEL ALI VILLAGE

LOCATION: JEBEL ALI COMPLETED: Q4 2025

Jebel Ali Village by Nakheel offers 3 & 4BR townhouses with open-plan living areas, luscious green communal areas and plenty of great amenities. This gated development has 4 communities in total and is conveniently located just off the Sheikh Zayed Road, providing easy access to the rest of Dubai. The 2nd phases of these townhouses come in 2 different design types: light and dark colour schemes and come with a garage for 2 cars and floor-to-ceiling windows that open onto the back garden.

FACILITIES

- SWIMMING POOL
- KID'S PLAYGROUNDS
- MOUNTAIN BIKING
- CYCLING PATHS
- SPORTS COURTS
- RUNNING TRACKS
- PARKS & OPEN SPACES
- 2 CAR GARAGE
- VEGETABLE FARM
- BBQ AREAS

SIZES & PRICES

3 BR – FROM 2,882 SQFT	FROM AED 2,538,8000
4 BR – FROM 3,194 SQFT	FROM AED 2,838,8000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Spinneys Al Furjan- Al Furjan Pavilion, Fajer Al Madina Supermarket, Carrefour, Better Grocery

PUBLIC TRANSPORT: METRO- Al Furjan Metro Station 2, Discovery Gardens, The Gardens

MEDICAL FACILITIES: Medicentres Al Furjan, Medicentres Jumeirah Park, Medcare Medical Center Discovery Gardens

SCHOOLS/NURSERIES: Arbor School, Dubai British School Taaleem British School

RETAIL/F&B: Ibn Battuta Mall, Al Furjan Pavilion West, Festival Plaza

PETROL STATION: ENOC 1056, Emarat Ibn Battuta

LANDMARKS: Expo 2020 site, Jebel Ali, Festival Plaza

LOCATION FACTORS

- ONCE COMPLETED, JEBEL ALI VILLAGE WILL BE A SELF-CONTAINED COMMUNITY
- 15 MINUTES FROM EXPO 2020 SITE
- CLOSE TO THE COMMUNITY OF AL FURJAN
- 3 MINUTES AWAY FROM AL YALAYIS ROAD
- 7 MINUTES AWAY FROM SHEIKH ZAYED ROAD
- 10 MINUTES AWAY FROM IBN BATTUTA MALL
- 20 MINUTES FROM AL MAKTOUM INTERNATIONAL AIRPORT
- 35 MINUTES FROM DUBAI INTERNATIONAL AIRPORT
- PLENTY OF RELIGIOUS INSTITUTIONS NEARBY, INCLUDING A MOSQUE, GURUDWARA AND CHURCHES



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The 3 and 4-bedroom townhouses offer modern interior finishes for buyers to choose from dark & light color scheme.

Every detail has been meticulously crafted with the ground-floor terraces, powder rooms and first-floor ensuite bathrooms. The floor-to-ceiling glass doors open onto expansive back garden, and garages are fully equipped with electric car chargers, and all homes embody open-plan living.

PITCH POINTS / WHY BUY?

- A CHOICE OF LIGHT AND DARK INTERIORS TO CHOOSE FROM
- WELL-REPUTED REGIONAL DEVELOPER
- THE WHOLE AREA IS BEING REDEVELOPED – ONE OF THE OLDEST AREAS IN DUBAI
- EXCELLENT COMMUNAL FACILITIES AND AMENITIES
- THE ENTIRE COMMUNITY WILL BE SELF-CONTAINED ONCE COMPLETED
- THE COMMUNITY IS BEING RELEASED IN 2 PHASES THIS IS THE SECOND PHASE

PROMOTION: 2% DLD Waiver

PAYMENT PLAN: 60/40

DEVELOPER OVERVIEW

Nakheel is a world-leading master developer, delivering developments across hundreds of seafront homes, resorts, hotels and attractions. The company is one of the biggest developers in the region, housing nearly 300,000 people with master developments across Dubai including Palm Jumeirah, The World, Jumeirah Islands, Jumeirah Park, Jumeirah Village, The Gardens, and many more.

THINGS TO KNOW

SERVICE CHARGE:	NOT YET DEFINED PER SQFT
ALLOCATED PARKING:	YES (x2 PER GARAGE)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 2.8km ARBOR SCHOOL
- 3.6km ENOC PETROL STATION
- 3.9km MEDICENTRES AL FURJAN
- 3.9km SPINNEYS SUPERMARKET
- 4.2km METRO – AL FURJAN METRO STATION 2
- 6.2km IBN BATTUTA MALL
- 6.4km SHEIKH ZAYED RD



KEY FEATURES

- 2 DESIGN FINISHES TO CHOOSE FROM: LIGHT OR DARK
- 2 CAR GARAGE WITH ELECTRIC CAR CHARGING
- ALL UNITS INCLUDE A STORAGE ROOM
- 4BR RESIDENCES FEATURE A MAID'S ROOM WITH EN SUITE AND A LAUNDRY ROOM
- FLOOR-TO-CEILING WINDOWS – DOWNSTAIRS OPENS ONTO THE BACK GARDEN
- MASTER BEDROOMS FEATURE WALK-IN WARDROBES AND AN EN-SUITE