

madinat  
jumeirah  
living

Lamaa

MERAAS



LAMAA

LOCATION: MADINAT JUMEIRAH LIVING COMPLETED: Q4 2025

Lamaa is a newly launched 4-building 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



## SIZES & PRICES – BUILDING 1

1 BR – 730 SQFT TO 992 SQFT	FROM AED 1,455,000
2 BR – 1,105 SQFT TO 1,833 SQFT	FROM AED 2,178,000
3 BR – 1,841 SQFT TO 2,344 SQFT	FROM AED 4,227,000
4 BR – FROM 2,684 SQFT TO 3,297	FROM AED 7,982,000

## LOCAL AMENITIES / INFRASTRUCTURE

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

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

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

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

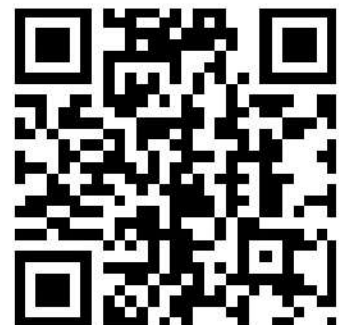
**PETROL STATION:** ENOC 1011 Umm Seqeim

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

**PUBLIC TRANSPORT:** METRO- Mall of the Emirates

## 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



Lamaa in MJL is built in a classic Arabesque style and each unit comes with at least one balcony or terrace. The living areas of each residence will be open-plan and will feature floor-to-ceiling windows and doors. Interiors will be kept neutral and modern with high end finishes throughout so residents can put their own design stamp on the place.

## PITCH POINTS / WHY BUY?

- FREEHOLD COMMUNITY
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA AND THE BURJ AL ARAB
- EXCELLENT LOCATION, INFRASTRUCTURE AND COMMUNITY AMENITIES
- RENTAL PRICE FOR 1BR UNIT IS 85K
- 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:** 50/50 (20% booking fee)

**ROI:** 1BR 6.1%

## 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 15 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
- ALL UNITS COME WITH A LAUNDRY ROOM
- MASTER BEDROOMS INCLUDES AN EN-SUITE
- INCLUSIVE COMMUNITY – EVERYTHING ON YOUR DOORSTEP
- ALL UNITS FEATURE AT LEAST ONE BALCONY OR A TERRACE
- VERY SPACIOUS UNITS COMPARED TO SIMILAR DEVELOPMENTS IN THE AREA
- INCREDIBLE VIEWS OF THE SEA, THE BURJ AL ARAB AND JUMEIRAH
- DIRECT ACCESS TO THE SOUK MADINAT JUMEIRAH AND MADINAT JUMEIRAH BEACHES