

1 / JBR



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LOCATION: JBR COMPLETED: Q4 2019

At 46 storey's high, 1/JBR stands out amongst the surrounding hotels and apartment blocks. One JBR is located at the very start of the Jumeirah Beach Residence strip and has excellent road connectivity. The One JBR tower features luxury apartments with 2-4 bedrooms, and 5-bedroom penthouses overlooking the beautiful Persian Gulf, Ain Dubai and the Palm Jumeirah.

FACILITIES

- INFINITY POOL
- GYM
- PARKING
- DINING OUTLETS
- PRIVATE BEACH ACCESS
- 24/7 CONCIERGE

SIZES & PRICES

2 BR – FROM 2,193 SQFT	RESALE MARKET
3 BR – FROM 3,369 SQFT	RESALE MARKET
4 BR – FROM 3,778 SQFT	RESALE MARKET

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

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

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

PETROL STATION: Dubai Harbour

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
- 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



Interiors of each unit are elegantly designed and include exquisite finishings throughout. Cabinetry and countertops in the open-plan kitchens are built with light-coloured materials and are fitted with state-of-the-art appliances. Every residence has large panoramic windows and A-grade high-end finishes.

PITCH POINTS / WHY BUY?

- JBR IS ONE THE MOST IN-DEMAND AREAS FOR REAL ESTATE IN DUBAI
- VERY POPULAR HOLIDAY DESTINATION AND TOURIST HOTSPOT
- SET AMONGST 5 STAR HOTELS AND OTHER PREMIUM RESIDENTIAL TOWERS
- WIDE VARIETY OF RESIDENTIAL AMENITIES ON-SITE
- EXCELLENT ROI POTENTIAL AS SIMILAR RESIDENTIAL TOWERS IN JUMEIRAH BEACH RESIDENCES IS 6.4%
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- EVERYTHING IS WITHIN WALKING DISTANCE

PAYMENT PLAN: Secondary market

ROI: 6.4%

DEVELOPER OVERVIEW

DUBAI PROPERTIES WAS FOUNDED IN 2002 AND BECAME PART OF THE NATIONAL COMPANY, DUBAI HOLDINGS IN 2002. THE DEVELOPMENT COMPANY OPERATES IN 13 COUNTRIES, ACROSS 10 DIFFERENT SECTORS AND IS MOST WELL KNOWN FOR ITS FIRST PROJECT – JBR; THE WORLDS LARGEST SINGLE-PHASE RESIDENTIAL PROJECT.

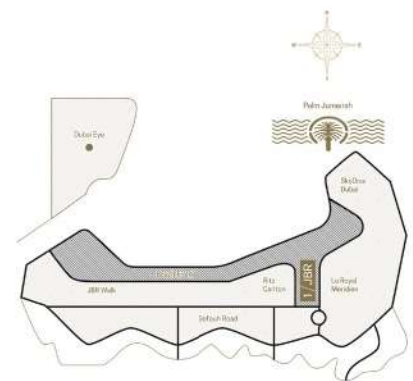
THINGS TO KNOW

ALLOCATED PARKING: YES X2 PER UNIT

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 AT LEAST ONE BALCONY
- 3 & 4BR UNITS INCLUDE WALK-IN WARDROBES
- LARGE PANORAMIC WINDOWS
- SMART HOME TECHNOLOGY
- A-GRADE HIGH-END FINISHES
- EVERY BEDROOM INCLUDES AN EN-SUITE BATHROOM
- ALL RESIDENCES COME WITH A MAID'S ROOM/LAUNDRY ROOM
- PRIVATE BEACH ACCESS