



senses

AT THE FIELDS

G&Co. Fortune5 meydan



SENSES - JADE AT THE FIELDS

LOCATION: DISTRICT 11 - MEYDAN COMPLETED: JUNE 2023

Senses - Jade at The Fields sits within the upcoming District 11- Meydan area of The Fields. The project consists of 3 & 4-bedroom villas that all come with a garden and a provision for a swimming pool. Once completed, The Fields community will be a self-contained area with all amenities within walking distance. End units in the development will have a slightly bigger floor plan space.

FACILITIES

- RESIDENTS' LOUNGE
- KID'S PARTY HALL
- THE FIELDS CLUB HOUSE
- COMMUNITY MALL
- GYM
- CAFES AND F&B
- WELLNESS CENTER
- INDOOR GARDENING AREA
- SUPERMARKET
- INDOOR & OUTDOOR KID'S PLAY AREAS

SIZES & PRICES

3 BR - 2,775 SQFT	FROM AED 3,397,777
4 BR MID - 3,163 SQFT	FROM AED 3,597,777
4 BR - 3,562 SQFT	FROM AED 4,697,777

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Spinneys Nad Al Sheba, Allday Fresh, Spinneys Meydan

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Kido International Nursery D1, Rashid School for Boys, Latifa School for Girls, ICE School IB

MEDICAL FACILITIES: Nad Al Sheba Health Center, Multi Care Medical Center, Clemenceau Medical Center DHCC

RETAIL/F&B: Meydan Heights Clubhouse, Meydan Heights

PETROL STATION: ADNOC Nad Al Sheba

LANDMARKS: Meydan Hotel, Meydan Heights Clubhouse

LOCATION FACTORS

- PART OF THE BIGGER DISTRICT 11 AREA IN MEYDAN
- ONCE COMPLETED, THE COMMUNITY WILL BE SELF-CONTAINED WITH ITS OWN MALL
- AWAY FROM THE BUSY CITY CENTER BUT CLOSE TO GOOD ROAD NETWORKS
- BIG SPINNEYS SUPERMARKET IN MEYDAN HEIGHTS, AS WELL AS A HAIRDRESSERS, PHARMACY AND A FOREIGN EXCHANGE
- 15 MINUTES TO DOWNTOWN DUBAI AND BUSINESS BAY
- CYCLING AND RUNNING TRACK RUNS THROUGH THE WHOLE OF THE MEYDAN AREA
- CLOSE TO MEYDAN HEIGHTS WHICH HAS PLENTY OF AMENITIES
- 20 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DXB AIRPORT
- 10 MINUTES FROM AL KHAIL ROAD AND SHEIKH ZAYED ROAD
- CLOSE TO RAS AL KHOR ROAD, AL WASL ROAD AND JUMEIRAH STREET



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The open-plan design of these contemporary villas uses the light from the floor-to-ceiling windows to bring a bright and warm atmosphere into the living spaces. There will also be an open family living area on the first floor of each unit which can be turned into something different, depending on the needs of the owner. The interiors of residences will be in muted tones with different textures and refined fittings throughout.

PITCH POINTS / WHY BUY?

- SENSES – JADE AT THE FIELDS IS LOCATED BETWEEN TWO VERY ESTABLISHED COMMUNITY DEVELOPMENTS AND AREAS
- LOCATED IN AN UPCOMING, DEVELOPING AREA OF MEYDAN
- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY
- LOCAL AMENITIES AVAILABLE IN LESS THAN 5 MINUTES BY CAR
- AED 270K P/A RENTAL PRICE FOR 3BR TOWNHOUSES
- EXCELLENT ROI POTENTIAL
- MORE TRADITIONAL AREA OF DUBAI BUT BIG EXPAT COMMUNITY IN MEYDAN AND DUBAI HILLS
- COMMUNITY MALL WILL BE BUILT WITH A SUPERMARKET, PHARMACY, HEALTH CLUB, RETAIL AND CAFES
- COMMUNITY CLUBHOUSE
- THE DEVELOPMENT IS PART OF 4 RESIDENTIAL ZONES, OFFERING PLENTY OF AMENITIES

PROMOTION:	2% discount launch offer
PAYMENT PLAN:	30/70 (20% deposit)
ROI:	3BR TOWNHOUSES 7.7%

DEVELOPER OVERVIEW

G&CO HAS BEEN A HOUSEHOLD NAME IN REAL ESTATE DEVELOPMENT FOR OVER 10 YEARS. STRONG BELIEVERS IN A CUSTOMER-CENTRIC APPROACH, G&CO HAVE SUCCESSFULLY BUILT AND DELIVERED LUXURIOUS LIVING COMMUNITIES SUCH AS 'MILLENNIUM ESTATES' AND 'GRAND VIEWS', BOTH IN THE HIGHLY SOUGHT-AFTER ADDRESS OF MOHAMMAD BIN RASHID CITY.

THINGS TO KNOW

SERVICE CHARGE:	AED 3.5 PER SQFT
ALLOCATED PARKING:	YES (GARAGE X2 SPACES)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 2.3km PETROL STATION
- 3.1km SPINNEYS SUPERMARKET
- 3.5km MEYDAN HEIGHTS CLUBHOUSE
- 3.6km RASHID SCHOOL FOR BOYS
- 4.8km NAD AL SHEBA HEALTH CENTER
- 4.8km BUS STATION
- 15.4km THE DUBAI MALL



KEY FEATURES

- OPEN-PLAN LAYOUTS WITH FLOOR-TO-CEILING WINDOWS AND DOORS
- MASTER BEDROOMS INCLUDE A DRESSING AREA/WALK-IN-CLOSETS AND ALL OTHER BEDROOMS COME WITH BUILT-IN WARDROBES
- ALL UNITS COME WITH A MAID'S ROOM WITH AN EN-SUITE AND 2 LARGE TERRACES OR BALCONIES
- A FAMILY AREA IS LOCATED ON THE FIRST FLOOR OF EACH UNIT
- ALL RESIDENTS COME WITH A STORAGE ROOM, ENTRANCE LOBBY AND A POWDER ROOM ON THE GF
- ALL UNITS COME WITH A GARDEN AND A PROVISION FOR A SWIMMING POOL