



Front



Rear

An upscale residential development, the new Jebel Ali Village is the latest project by Nakheel. Seamlessly marrying the values of a charming heritage and a new perspective, the gated community is conveniently located just off Sheikh Zayed road, providing easy access to prime locations in Dubai, and is two minutes away from Ibn Battuta Mall.

Jebel Ali Village offers modern 4 and 5-bedroom villas with open-plan layouts, lush green landscapes, and a myriad of amenities.

- 4-bedroom villas range from 4,200 – 6,000 sq.ft.
- 5-bedroom villas range from 4,700 – 6,000 sq.ft.

\*Please refer to the floor plans for each layout.



## AMENITIES

- Kids play areas
- Green trails
- Cycling tracks
- Multiple open spaces, and parks, encouraging outdoor activity
- Off-roading mountain bike trail
- "The Valley" – a green area with lots of dips and valleys in the landscape
- "The Green" – an open green space for the community

- Sports zones: 5-a-side football, paddle tennis, tennis courts, and basketball courts
- Pedestrian bike path
- 5/6 community parks
- Community vegetable farm
- Duck pond
- Jebel Ali Recreation Club with licensed F&B



## STRATEGICALLY LOCATED

### SHOPPING AND ENTERTAINMENT:

|                           |        |
|---------------------------|--------|
| IBN BATTUTA MALL:         | 2 MINS |
| FESTIVAL PLAZA JEBEL ALI: | 2 MINS |

### PLACES OF WORSHIP:

|                                        |        |
|----------------------------------------|--------|
| MOSQUE:                                | 2 MINS |
| CHRIST CHURCH JEBEL ALI:               | 5 MINS |
| ST. FRANCIS OF ASSISI CATHOLIC CHURCH: | 5 MINS |
| GURU NANAK DARBAR TEMPLE:              | 5 MINS |
| ST. MINA COPTIC ORTHODOX CHURCH:       | 5 MINS |

## VILLA FEATURES

- Floor-to-ceiling windows
- Modern open-plan layouts
- Contemporary design
- Terraces
- Spacious backyards
- Fully retractable patio doors for seamless indoor and outdoor living
- 3 parking spaces
- Electric car chargers in garage



Please scan the QR Code to download the project assets.

For more information, please contact [brokers@nakheel.com](mailto:brokers@nakheel.com)