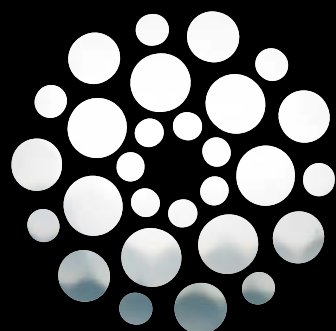




# Jouri Hills

at Jumeirah Golf Estates

---

**AES**  
REAL ESTATE  
STAY AHEAD, INVEST SMART

**db**  
DUBRICKS  
POSSIBILITIES ARE LIMITLESS

---







## Welcome to Jouri Hills at Jumeirah Golf Estates

Jouri Hills is part of the exclusive Jumeirah Golf Estates, a world-class residential golf destination offering luxury homes and leisure facilities amidst two internationally-acclaimed championship golf courses, creating an unmatched lifestyle experience in the heart of new Dubai.

Set across 1,119 hectares of lush green landscape, the development is an unrivalled destination offering attractive investment opportunities and world-class amenities. With more than 1,835 homes, Jumeirah Golf Estates

currently comprises a series of unique communities, which overlook two of the world's finest golf courses, Earth and Fire. Each individually designed villa, apartment and townhouse is more than a residence; it is an ideal home in its own right.

As host of the annual DP World Tour Championship and home to the Middle East's only European Tour Performance Institute, Jumeirah Golf Estates rivals the best golfing destinations in the world.









## Smart living in a golfing haven

Blending the best in modern living with the wonders of nature, Jouri Hills at Jumeirah Golf Estates presents a rare opportunity to live in a community that has been carefully planned to meet the needs of the modern family.

Inspired by the majesty of nature, with stunning architecture, incredible views, wonderful amenities and an exclusive location in the world's fastest growing city, the community offers an unmatched way of life for its residents.





## Where nature meets modernity

Let life begin at Jouri Hills, a stylish enclave of 300 villas and townhouses all carefully designed to engage and inspire.

From three-bedroom townhouses to six-bedroom mansions, there are a range of living experiences to suit every lifestyle and every desire.

Each home is defined by contemporary architecture designed to make the most

of natural light, with floor-to-ceiling windows, skylights and double-height spaces all combining to create a feeling of lightness and relaxation.

Nature-inspired touches, including weaving trees and greenery into the design of your home, are matched with a range of smart home features, which enhance your security and convenience, while helping to protect the environment at the same time.









## Enjoy a sophisticated contemporary lifestyle

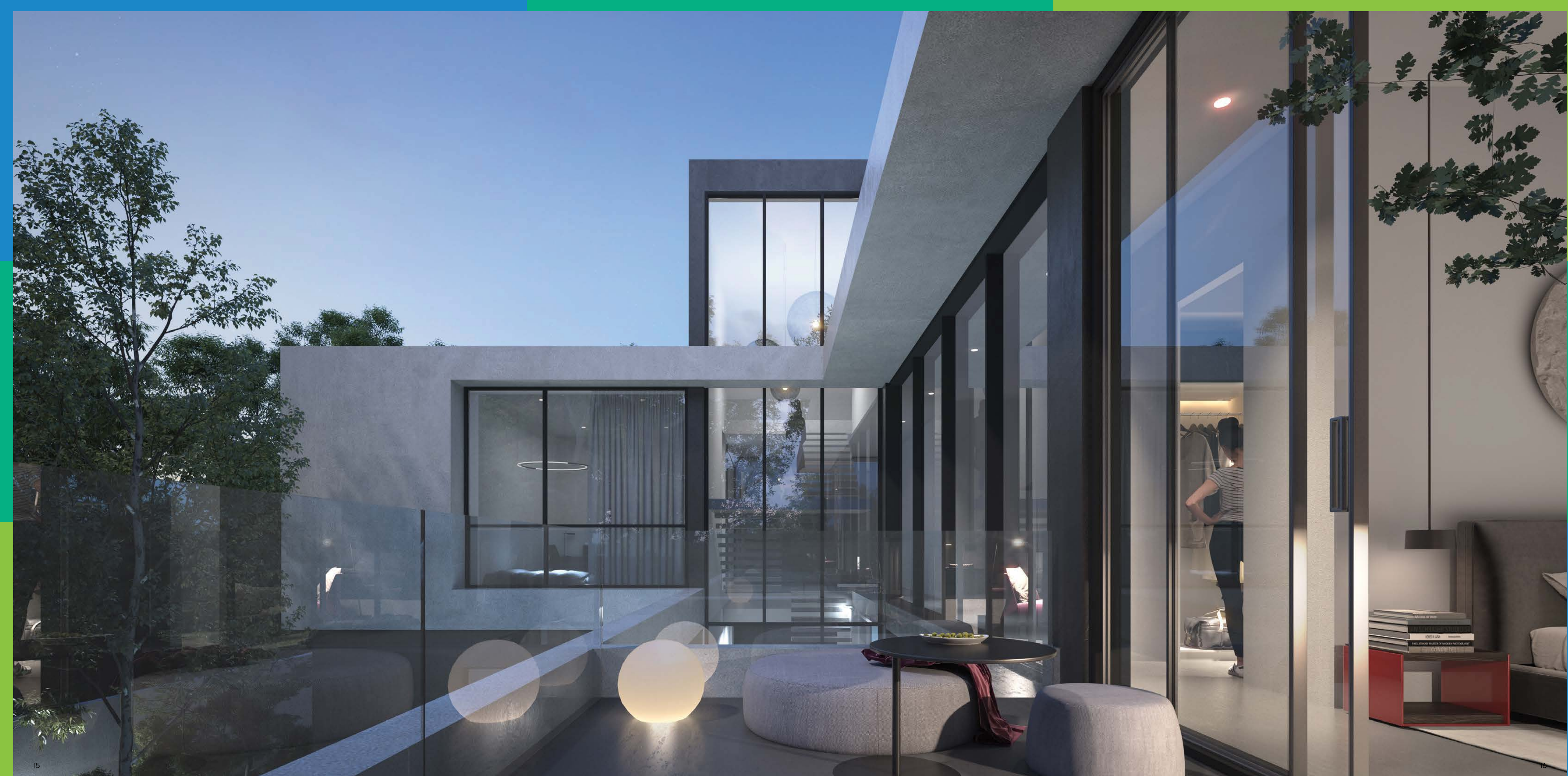
Set amid the lushly landscaped Jumeirah Golf Estates master plan, Jouri Hills is an exclusive collection of luxury homes designed with your family in mind.

Each home is an architectural statement in itself, blending a modern aesthetic with natural touches and smart

technology to deliver a lifetime of comfort and convenience.

Your future home also benefits from all the incredible leisure facilities that have made Jumeirah Golf Estates one of the world's most popular sporting destinations.







# Living well never felt this easy

Every home enjoys direct access to greenery through the garden, with a beautifully landscaped community park just a few minutes' walk away.

Make the most of a network of leafy footpaths and cycling tracks, as well as an array of sports facilities and a

children's adventure playground located in the park.

Residents can also access the Wellfit fitness center in the heart of the community, which contains high-end equipment and qualified trainers.







Smart home technology for every home



Large living spaces designed to facilitate entertainment and leisure



Every home has direct access to greenery



Community neighborhood park with local sports facilities



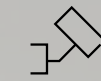
Contemporary home designs with nature-inspired touches



Swimming pools as standard for detached homes



Wide range of home sizes and floor plans



Fully gated community with 24 hour security







## Upgrade to a new lifestyle

Residents living in Jouri Hills can make the most of the world-class facilities available in the rest of the Jumeirah Golf Estates master plan.

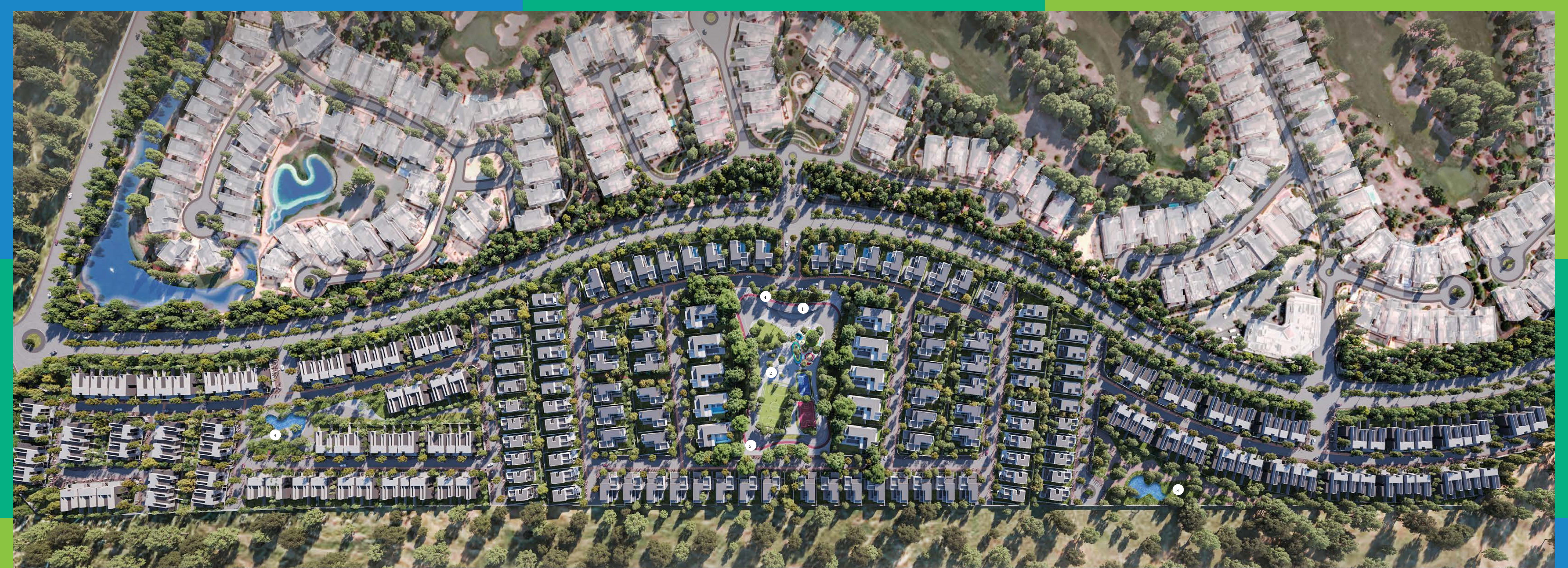
These include a five-star Country Club with access to three swimming pools, a fitness center, a sauna and five restaurants as well as bars boasting an impressive variety of flavours and cuisines, three padel tennis courts and the state of the art European Tour

Professional Institute (ETPI) golf academy and practice facilities.

There is also the option for golf membership that can include individual or family week day play only or annual membership with access.

Lastly, the destination includes two shopping centers anchored by major supermarkets, which host an array of retail offerings and casual dining outlets.



An aerial rendering of a modern residential development. The layout features a central cluster of buildings with a green courtyard containing a wellfit gym, entertainment zone, and two parks. Surrounding this are rows of townhouses and a larger complex with a swimming pool and children's playground. The entire development is integrated with extensive landscaping, including trees, lawns, and winding paths. Numbered markers 1 through 5 indicate specific amenity locations.

## Factsheet

- |                          |                                                                       |                         |
|--------------------------|-----------------------------------------------------------------------|-------------------------|
| 1. Wellfit gym           | d. Football pitch                                                     | 4. Looped jogging track |
| 2. Entertainment zone    | e. Basketball court                                                   | 5. Looped cycling track |
| a. Skate park            | f. Padel tennis court                                                 |                         |
| b. Children's playground | 3. Two parks, which include a swimming pool and children's playground |                         |
| c. Amphitheater          |                                                                       |                         |





# Masterplan

- 6 Bedroom Jouri Hills Signature Villas
- 5 Bedroom Jouri Hills Signature Villas 1
- 5 Bedroom Jouri Hills Signature Villas 2
- 5 Bedroom Jouri Hills Villas
- 4 Bedroom Jouri Hills Townhouses
- 3 Bedroom Jouri Hills Townhouses





## Six Bedroom Jouri Hills Signature Villa

Spread over four floors, the Six Bedroom Jouri Hills Signature Villa consists of a number of breathtaking living spaces, combining to create a home that has been designed with your comfort and wellbeing in mind.

From the master bedroom and terrace on the second floor, through to the vast basement with a flexible entertainment or fitness floor plan that can be designed in line with your needs, this home also includes a lift, underground parking for three cars and swimming pool as standard. Signature features include a landscaped 'English courtyard' for outdoor entertainment.







6 Bedroom Jouri Hills  
Signature Villa - A

|               |                       |
|---------------|-----------------------|
| Basement :    | 4,788 sq. ft.         |
| Ground floor: | 3,434 sq. ft.         |
| First floor:  | 3,557 sq. ft.         |
| Second floor: | 2,542 sq. ft.         |
| <b>Total:</b> | <b>14,321 sq. ft.</b> |



Basement



Ground floor



First floor



Second floor









## 6 Bedroom Jouri Hills Signature Villa - B

|               |                       |
|---------------|-----------------------|
| Basement :    | 4,788 sq. ft.         |
| Ground floor: | 3,434 sq. ft.         |
| First floor:  | 3,557 sq. ft.         |
| Second floor: | 2,542 sq. ft.         |
| <b>Total:</b> | <b>14,321 sq. ft.</b> |



Basement



Ground floor



First floor



Second floor





## Five Bedroom Jouri Hills Signature Villa 1

Luxury touches and inspired architecture comes as standard at the Five Bedroom Jouri Hills Signature Villa. Spread over four floors, this distinctively designed home offers incredible architecture and beautiful vistas showcasing natural light right from the moment you open your door.

Contemporary features include a second-floor master bedroom and terrace featuring beautiful views of the community, a lift and a swimming pool as standard. The four other bedrooms are all ensuite, and all located on the second floor.









# 5 Bedroom Jouri Hills Signature Villa - 1 A

|               |                      |
|---------------|----------------------|
| Basement :    | 1,587 sq. ft.        |
| Ground floor: | 2,662 sq. ft.        |
| First floor:  | 2,419 sq. ft.        |
| Second floor: | 1,282 sq. ft.        |
| <b>Total:</b> | <b>7,950 sq. ft.</b> |



Basement



Ground floor



First floor



Second floor









# 5 Bedroom Jouri Hills Signature Villa - 1 B

|               |                      |
|---------------|----------------------|
| Basement :    | 1,587 sq. ft.        |
| Ground floor: | 2,662 sq. ft.        |
| First floor:  | 2,419 sq. ft.        |
| Second floor: | 1,282 sq. ft.        |
| <b>Total:</b> | <b>7,950 sq. ft.</b> |

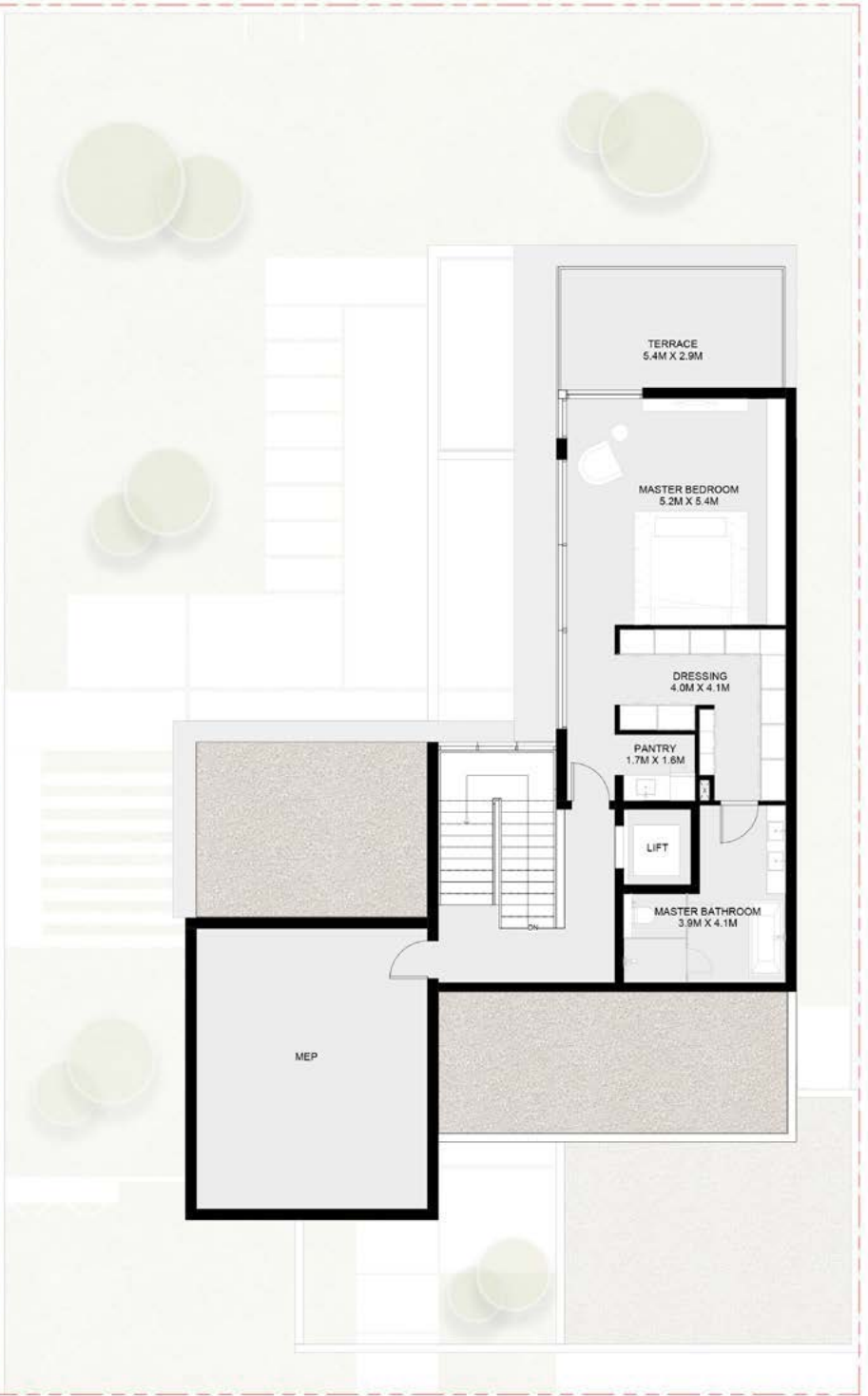


Basement

Ground floor

First floor

Second floor





## Five Bedroom Jouri Hills Signature Villa 2

The beautifully appointed Five Bedroom Jouri Hills Townhouse makes the most of natural touches, with trees incorporated as part of the design and stunning use of natural light.

Smart home technology complements the fresh design of this home, creating a truly modern, comfortable and luxurious living experience.









# 5 Bedroom Jouri Hills Signature Villa - 2 A

|               |                      |
|---------------|----------------------|
| Ground Floor: | 2,662 sq. ft.        |
| First Floor:  | 2,419 sq. ft.        |
| Second Floor: | 1,282 sq. ft.        |
| <b>Total:</b> | <b>6,363 sq. ft.</b> |



Ground floor



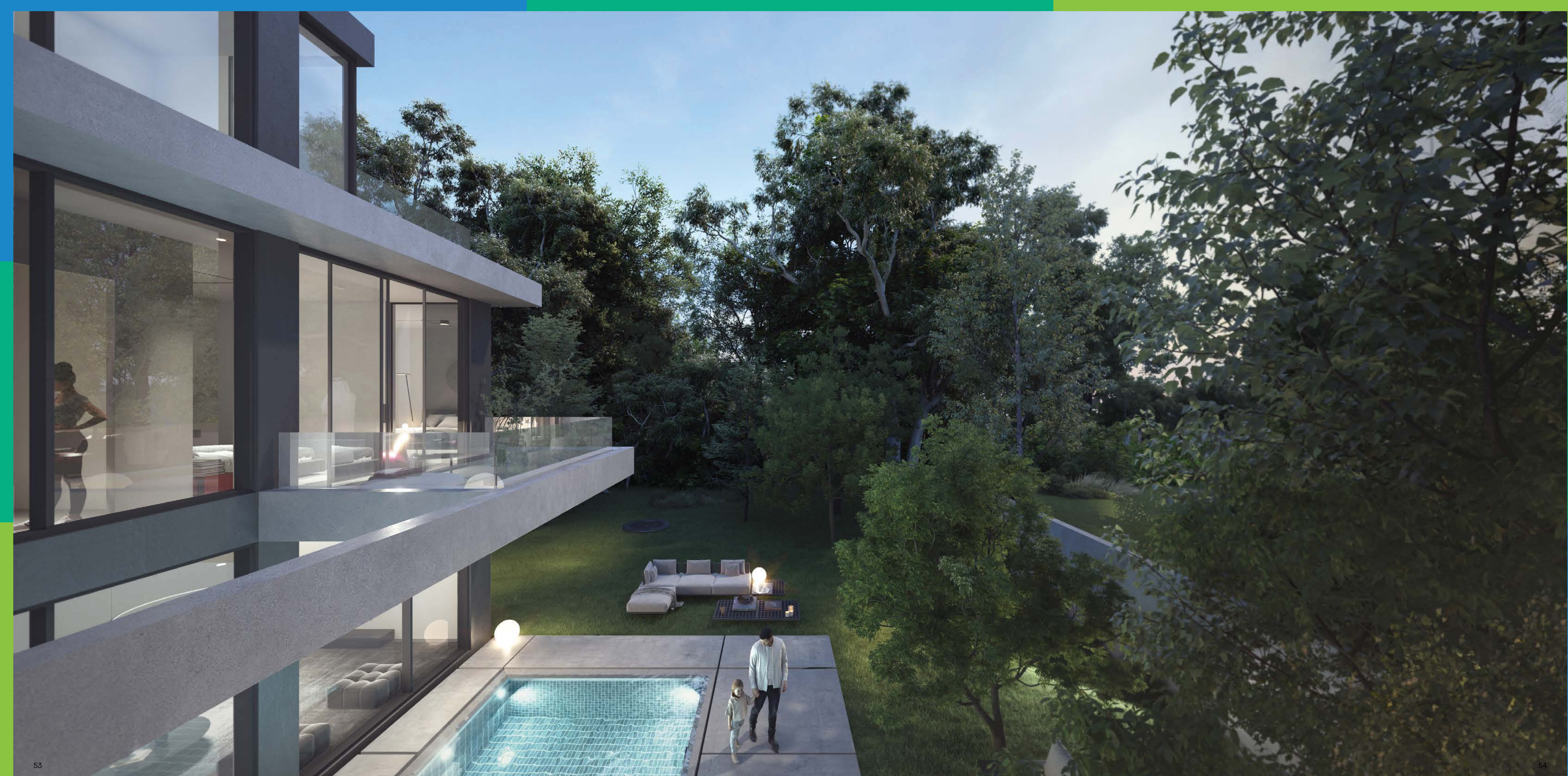
First floor



Second floor









5 Bedroom Jouri Hills  
Signature Villa - 2 B

|               |                      |
|---------------|----------------------|
| Ground Floor: | 2,662 sq. ft.        |
| First Floor:  | 2,419 sq. ft.        |
| Second Floor: | 1,282 sq. ft.        |
| <b>Total:</b> | <b>6,363 sq. ft.</b> |



Ground floor



First floor



Second floor







## Five Bedroom Jouri Hills Villa

Featuring superb contemporary design and an array of indoor and outdoor living and entertainment spaces, the Five Bedroom Jouri Hills Villa is a significant lifestyle statement in its own right. The use of smart technology and floor-to-ceiling windows help to deliver the feeling of a truly modern lifestyle.

This home features a master bedroom on the second floor with two terraces, as well as ensuite bathrooms for the four other bedrooms.







# 5 Bedroom Jouri Hills Villa A

|               |                      |
|---------------|----------------------|
| Ground Floor: | 2,309 sq. ft.        |
| First Floor:  | 2,010 sq. ft.        |
| Second Floor: | 1,410 sq. ft.        |
| <b>Total:</b> | <b>5,729 sq. ft.</b> |



Ground floor



First floor



Second floor









# 5 Bedroom Jouri Hills Villa B

|               |                      |
|---------------|----------------------|
| Ground Floor: | 2,309 sq. ft.        |
| First Floor:  | 2,010 sq. ft.        |
| Second Floor: | 1,410 sq. ft.        |
| <b>Total:</b> | <b>5,729 sq. ft.</b> |



Ground floor



First floor



Second floor







## Four Bedroom Jouri Hills Townhouse

Choose the ideal lifestyle for your growing family at the 4 Bedroom Jouri Hills Townhouse. Each beautifully designed home contains a range of smart features to make your life easier, more efficient and more environmentally friendly, while the nature-inspired architecture inspires growth and creativity.

This home contains three ensuite bedrooms on the first floor, with a further ensuite guest bedroom on the ground floor.







4 Bedroom  
Jouri Hills Townhouse - A

|               |                      |
|---------------|----------------------|
| Ground Floor: | 2,147 sq. ft.        |
| First Floor:  | 1,850 sq. ft.        |
| <b>Total:</b> | <b>3,997 sq. ft.</b> |



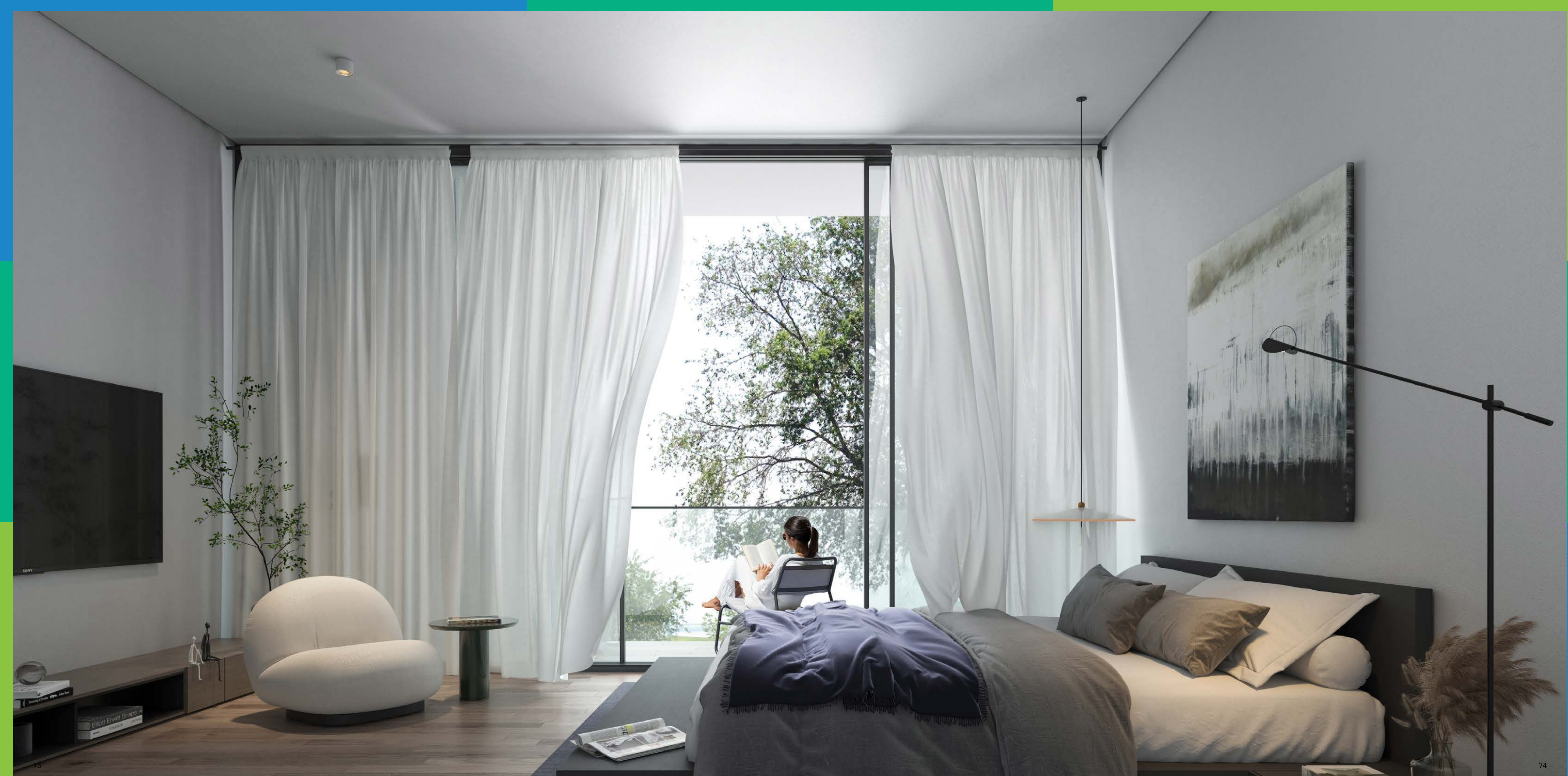
Ground floor



First floor









# 4 Bedroom Jouri Hills Townhouse – B

|               |                      |
|---------------|----------------------|
| Ground Floor: | 2,147 sq. ft.        |
| First Floor:  | 1,850 sq. ft.        |
| <b>Total:</b> | <b>3,997 sq. ft.</b> |



Ground floor



First floor







## Three Bedroom Jouri Hills Townhouse

A perfect home for couples and young families, the spacious Three Bedroom Jouri Hills Townhouse benefits from its modern design, premium finishes and the use of smart technology throughout.

Each bedroom in your new home comes with an ensuite bathroom, while generous living spaces allow you to entertain both inside and outside. A sizeable garden connects you to the rest of the Jouri Hills community and the wider Jumeirah Golf Estates master plan.







3 Bedroom  
Jouri Hills Townhouse – A

|               |                      |
|---------------|----------------------|
| Ground Floor: | 1,685 sq. ft.        |
| First Floor:  | 1,475 sq. ft.        |
| <b>Total:</b> | <b>3,160 sq. ft.</b> |



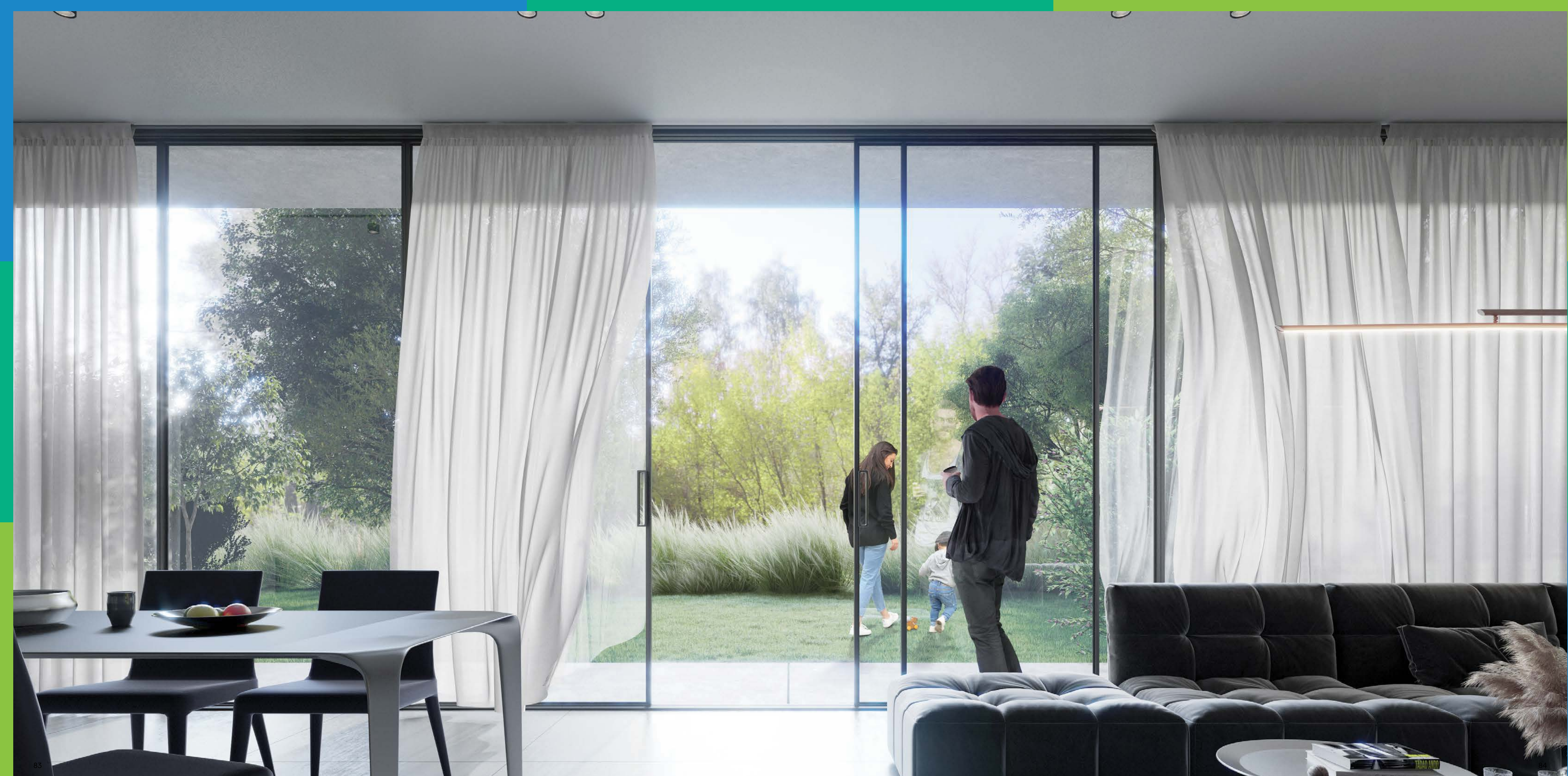
Ground floor



First floor







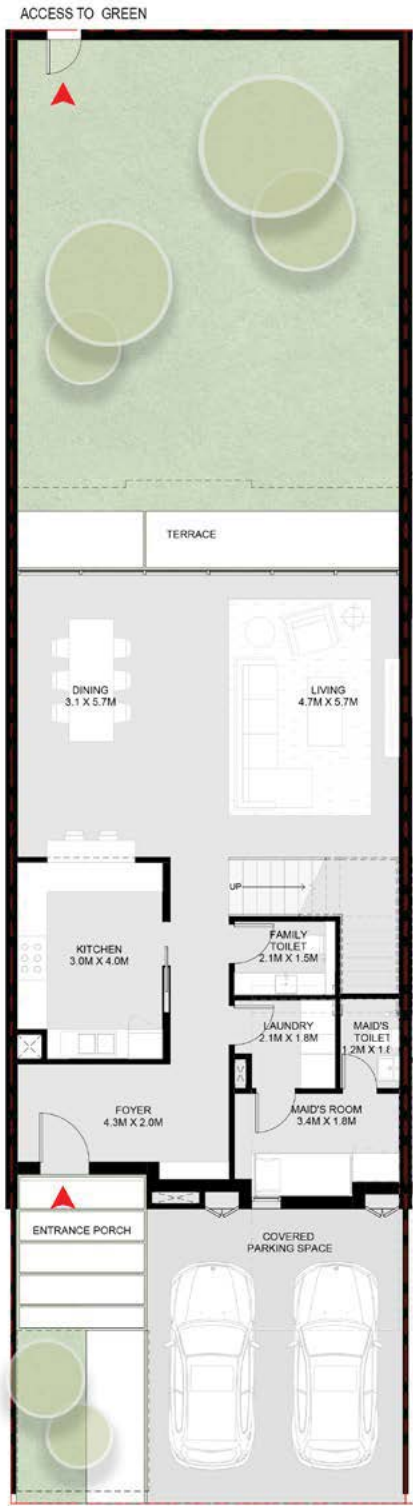


3 Bedroom  
Jouri Hills Townhouse – B

|               |                      |
|---------------|----------------------|
| Ground Floor: | 1,685 sq. ft.        |
| First Floor:  | 1,475 sq. ft.        |
| <b>Total:</b> | <b>3,160 sq. ft.</b> |



Ground floor



First floor







# The sport of kings

Whether you're a professional player, a beginner, or simply enjoy being an enthusiast, this is the home for you.

Designed by Greg Norman, Earth and Fire championship golf courses at Jumeirah Golf Estates offer golfers of all ages and abilities the opportunity to play two exciting and challenging layouts, with their own unique playing characteristics.



## European Tour Performance Institute (ETPI)

The European Tour Performance Institute at Jumeirah Golf Estates is one of only two facilities of its kind in the world and recognised for its unique features, designed specifically to enhance the performance of golfers at every level of play. The latest tools and technologies are on hand to help you fine-tune your game throughout the year.

It is designed to enhance the performance of tour professionals and

members alike. Using cutting-edge technology, the facility delivers unrivalled coaching and practice opportunities. The range of coaching and practice amenities includes a state-of-the-art gymnasium, biomechanical swing studios, physiotherapy treatment rooms, dedicated short game holes, practice bunkers, large contoured putting green, and practice teeing areas. Instructional programmes are available with the latest coaching concepts.







## About Arada

Launched in 2017 and headquartered in the UAE, Arada is the region's fastest-growing and most progressive developer. Arada was created to build communities and experiences that enrich, engage and inspire people.

Our homes are exceptionally designed and are complemented with best-in-class amenities, all provided at an accessible price point. Our prime focuses are on the intersection of community, technology

and sustainability – all critical and fastmoving issues in the world today – and how these three themes can improve the lives of residents, workers and visitors in Arada's developments.

Arada has so far launched three record-breaking communities in the Emirate of Sharjah, Aljada, Nasma Residences and Masaar. Jouri Hills is Arada's first development in Dubai, soon to be followed by another on Palm Jumeirah.





FOR MORE INFORMATION PLEASE CONTACT



 +971 55 476 7630  
 +971 4 368 7878  
 [info@afsrealestate.com](mailto:info@afsrealestate.com)  
 [www.afsrealestate.com](http://www.afsrealestate.com)



 +971 50 674 2020  
 +971 4 397 7731  
 [info@dubricks.com](mailto:info@dubricks.com)  
 [www.dubricks.com](http://www.dubricks.com)