

M
MANJOTHI
4 STAR HOTEL
JUMEIRAH GARDEN CITY, DUBAI

M
MANJOTHI
DEVELOPMENTS
LEGACY IN EVERY BRICK
SINCE 1981

دوبريكس للعقارات ذ.م.م
DUBRICKS
POSSIBILITIES ARE LIMITLESS
WWW.DUBRICKS.COM

DISCOVER MANJOTHI
WHERE *Luxury* MEETS CONVENIENCE



**MANJOTHI
DEVELOPMENTS**

LEGACY IN EVERY BRICK
SINCE 1981

Manjothi Real Estate Development LLC, established in 1981 in Oman, has been a trusted name in the real estate and construction industry for over four decades. With a solid reputation for quality, integrity, and timely delivery, the company has successfully developed and delivered more than 200 projects across the region.

The company's portfolio includes a diverse range of developments, from residential communities and commercial complexes to mixed-use developments and modern infrastructure projects. Each project reflects Manjothi's core values of excellence in design, commitment to international standards, and customer-centric approach.

In 2015, Manjothi Real Estate Development LLC expanded its operations into Dubai, UAE, bringing its legacy of expertise and quality to one of the world's most dynamic real estate markets.



OVER
4 Decades
OF REAL ESTATE
EXCELLENCE



EXPERIENCE THE
Future
OF HOSPITALITY IN
DUBAI





M 4 MANJOTHI
STAR HOTEL

A New Standard
OF REFINED HOSPITALITY IN
JUMEIRAH GARDEN CITY

Welcome to Manjothi Hotel, an upcoming 4 Star hospitality destination positioned at the heart of Jumeirah Garden City in off the Shiekh Zayed Road, Dubai – a thriving urban address that connects world-class living, business opportunities, culture and entertainment.

Designed for modern travellers who demand comfort, convenience and exceptional value, Manjothi Hotel redefines what it means to stay in the city's most sought-after emerging community.



THOUGHTFULLY *Designed* GUEST ROOMS & SUITES

At Manjothi Hotel, each guest room and suite has been meticulously crafted to deliver an elevated stay experience. The interiors reflect contemporary design sensibilities, blending sleek modern aesthetics with functional comfort. Every detail has been chosen with the guest in mind, ensuring that whether you are here for a short stay or a longer visit, your comfort is always a priority.





METICULOUSLY
CRAFTED TO DELIVER
AN ELEVATED STAY
Experience



PROJECT FACTS

PROPERTY TYPE

Mixed-Use Commercial

PLOT AREA

14,160/=SqFt

BUILT UP AREA

107,463/= SqFt

DESCRIPTION:

G+2P+8F+R

No. of Hotel Rooms

Standard Rooms	89
Suit Rooms	07
Restaurant	01
Cafe	01
Sauna	02
Spa	02
Shop	01
Ballroom	01
Business Center/Conference	01
Podium 1	17 Parking's
Podium 2	19 Parking's
Total Parkings	36





Jumeirah GARDEN CITY

Jumeirah Garden City defines prime central living – perfectly positioned in the heart of Dubai with exceptional access to the city’s most iconic destinations. Its unbeatable connectivity places major freeways, the financial district, Downtown Dubai, and Jumeirah’s beaches just minutes away.

With a low-density master plan, walkable streets, charming character and generous community parks, this vibrant neighbourhood offers strong growth potential and an investment opportunity that’s hard to match.

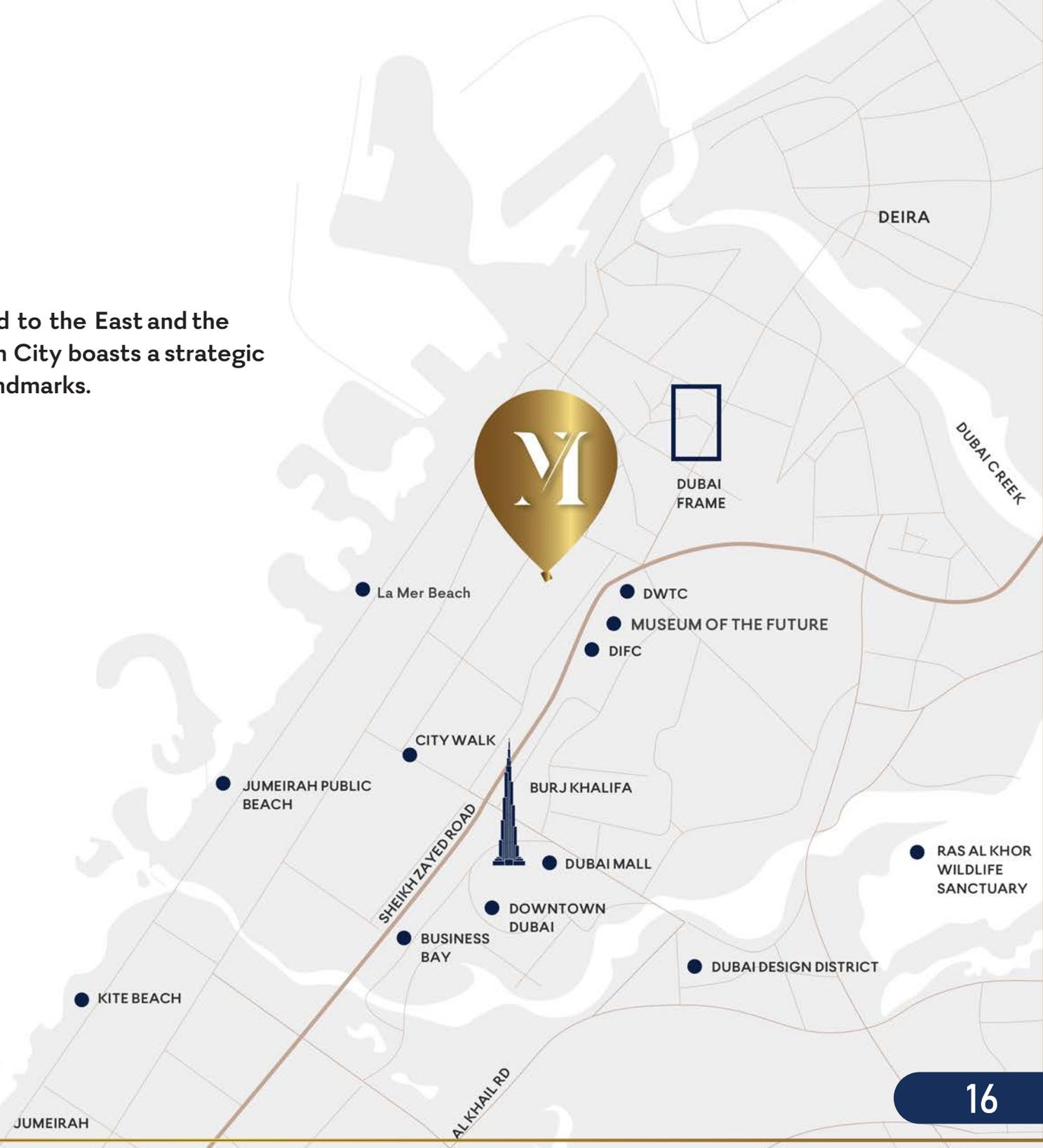


MINUTES FROM *Iconic* LANDMARKS

LOCATION MAP

Nestled between the DIFC and Sheikh Zayed Road to the East and the beaches of Jumeirah to the West, Jumeirah Garden City boasts a strategic central location just minutes from Dubai's major landmarks.

DESTINATION	DISTANCE	TIME
City Walk	3 km	6 Min
La Mer Beach	3 km	8 Min
DWTC	4 km	8 Min
One Central	5 km	10 Min
DIFC	5 km	10 Min
Downtown Dubai	7 km	10 Min
Business Bay	11 km	12 Min
Dubai Design District (D3)	11 km	14 Min
Dubai International Airport	11 km	15 Min



UNMATCHED CONNECTIVITY

Jumeirah Garden City is exceptionally well-connected, sitting directly parallel to Sheikh Zayed Road (E11) and adjacent to City Walk and the World Trade Centre. This central, residential-led, freehold district offers prime access to major business hubs, beaches, and metro stations, making it a highly accessible, central location.



ATTRACTIONS

- 0.5 KM** | MUSEUM OF THE FUTURE
- 1.8 KM** | JUMEIRAH MOSQUE
- 2.2 KM** | LA MER BEACH
- 3.4 KM** | DUBAI WORLD TRADE CENTRE
- 4.6 KM** | COCA COLA ARENA
- 5.4 KM** | BURJ KHALIFA



PARKS

- 0.4 KM** | JUMEIRAH GARDEN CITY CENTRAL PARK
- 0.4 KM** | JUMEIRAH GARDEN CITY CENTRAL PARK 2
- 0.5 KM** | JUMEIRAH GARDEN CITY WEST PARK



GOLF CLUBS

- 6.4 KM** | DUBAI CREEK GOLF & YACHT CLUB
- 7.5 KM** | THE TRACK MEYDAN GOLF
- 8.7 KM** | AL BADIA GOLF CLUB



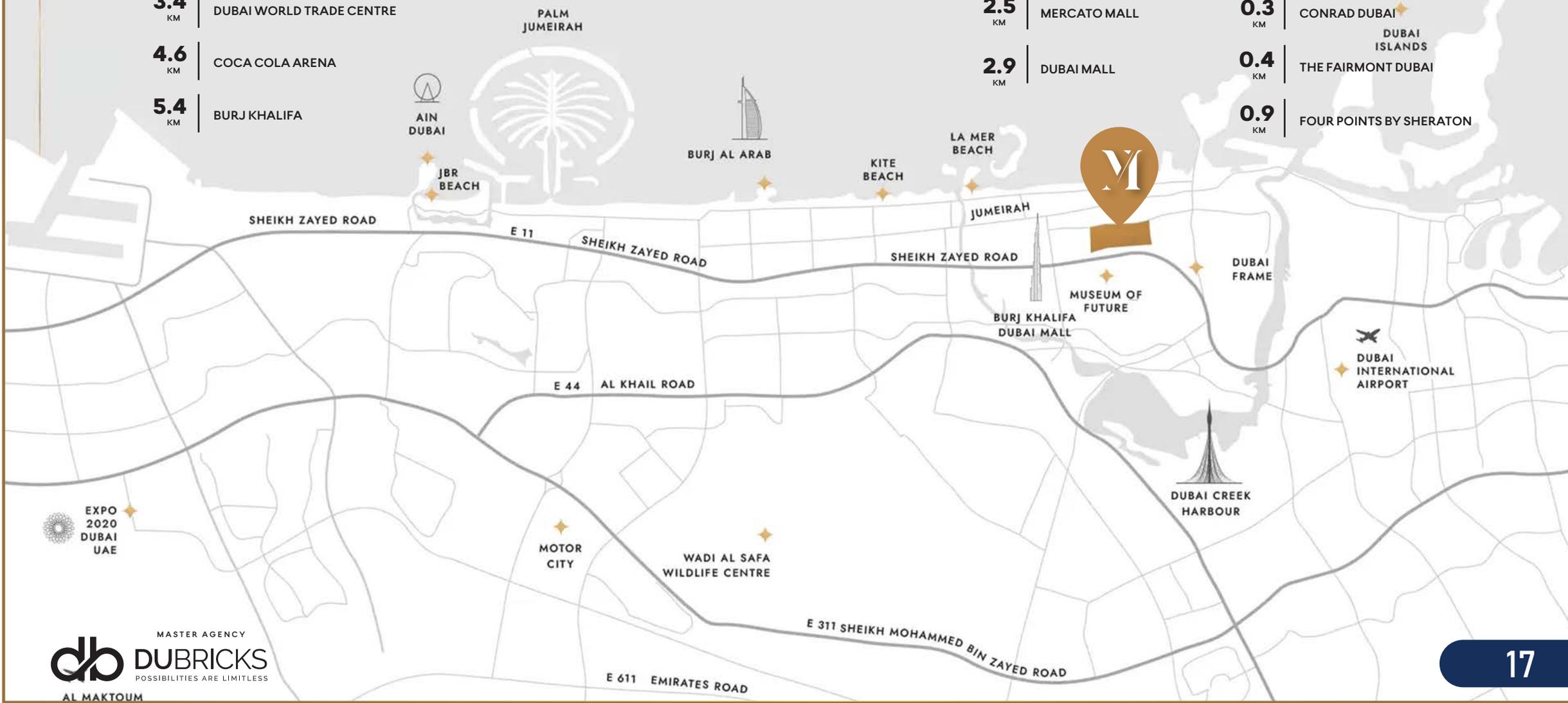
MALLS

- 1.2 KM** | GATE AVENUE
- 1.7 KM** | THE VILLAGE MALL
- 1.8 KM** | INDEX MALL
- 2.5 KM** | MERCATO MALL
- 2.9 KM** | DUBAI MALL



HOTELS

- 0.2 KM** | ROSE EXECUTIVE HOTEL
- 0.2 KM** | VOCO DUBAI
- 0.2 KM** | NASSIMA TOWERS HOTEL APARTMENTS
- 0.3 KM** | CONRAD DUBAI DUBAI ISLANDS
- 0.4 KM** | THE FAIRMONT DUBAI
- 0.9 KM** | FOUR POINTS BY SHERATON





EXCEPTIONAL HOSPITALITY AND *World-Class* AMENITIES

Manjothi Hotel's commitment to exceptional service is reflected in its abundant amenities and the meticulous attention paid to every detail of the guest experience. Designed to cater to business professionals, families and leisure travellers alike, the hotel presents a mix of recreational, fitness, dining and business spaces that elevate every stay.

WELLNESS & LEISURE
Facilities

WELLNESS & LEISURE *Facilities*

GYM

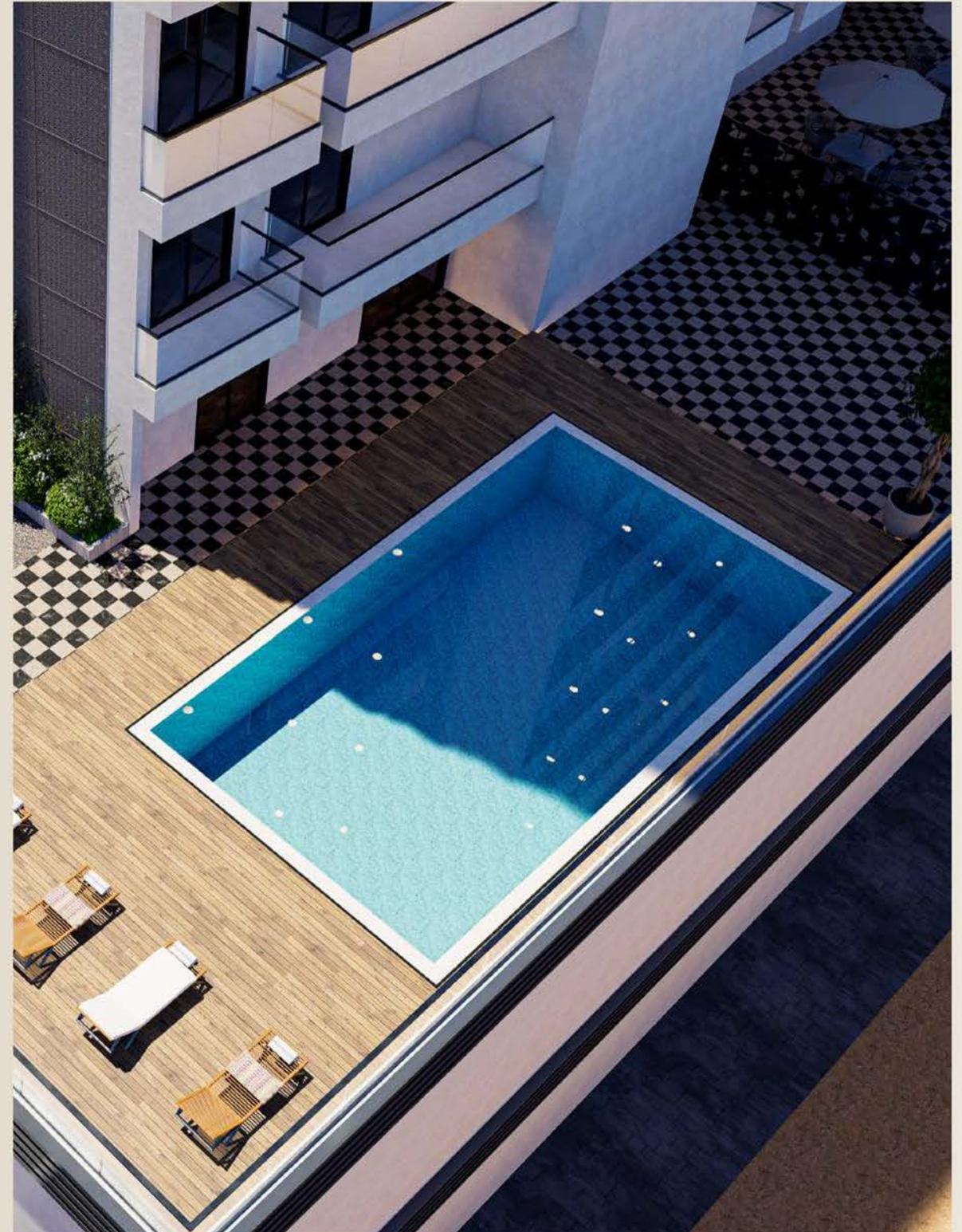
A fully equipped gym and fitness centre, offering dedicated spaces for strength, cardio, and flexibility training.



WELLNESS & LEISURE *Facilities*

SWIMMING POOL

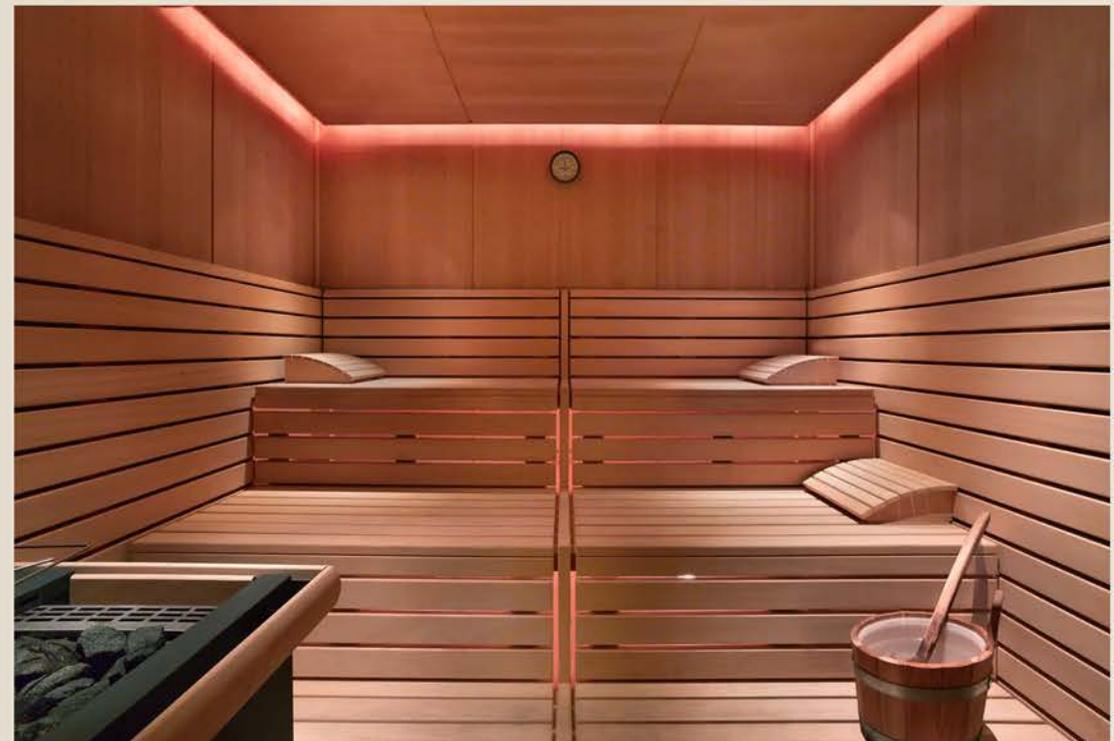
Outdoor Pool areas designed for relaxation and leisure.



WELLNESS & LEISURE *Facilities*

SPA

Spa facilities and wellness spaces that provide a perfect escape after a day of exploration or meetings.



DINING & SOCIAL SPACES
Facilities

DINING & SOCIAL SPACES *Facilities*

STYLISH RESTAURANT

A stylish all-day dining restaurant serving a blend of international dishes and local favourites, perfect for breakfast, lunch or dinner.



DINING & SOCIAL SPACES *Facilities*

CAFE LOUNGE

An elegant café lounge crafted for refined tastes, featuring specialty coffees and handcrafted delights.



DINING & SOCIAL SPACES *Facilities*

BALLROOM

Elegant event spaces that can host corporate functions, celebrations, meetings or social functions with flair.



BUSINESS & EVENT
Facilities

BUSINESS & EVENT *Facilities*

MEETING ROOMS

Flexible meeting rooms with advanced audio-visual support.



BUSINESS & EVENT *Facilities*

BUSINESS CENTRES

Dedicated business centres that support productivity on the go.



BUSINESS & EVENT *Facilities*

CONFERENCE AND EVENT PLANNING

Conference and event planning support teams ready to assist with seamless execution.





DESIGNED FOR EVERY TYPE OF
Traveler

DESIGNED FOR EVERY TYPE OF *Traveler*

FOR THE BUSINESS GUEST

- Proximity to major corporate hubs.
- Ready access to World Trade Centre and Dubai's financial zones.
- Fully equipped workspaces and event facilities.



DESIGNED FOR EVERY TYPE OF
Traveler

FOR THE LEISURE
TRAVELLER

- Easy access to Dubai's iconic attractions, entertainment districts, beaches and cultural hotspots.
- Wellness facilities and leisure spaces that elevate every stay.
- Central location that makes exploring Dubai effortless.



ARCHITECTURE AND DESIGN *Excellence*

With an G+2P+8F+R configuration and a thoughtful layout that incorporates 96 premium guest units, **Manjothi Hotel's** architecture reflects both form and function. Designed for comfort, efficiency and visual appeal, the building's exterior and interior spaces create an inviting first impression while providing practical comfort within.

From the moment guests arrive at the grand lobby, they are met with contemporary elegance and attention to detail that reflects both modern design sensibilities and a commitment to timeless hospitality.



A *Commitment* TO COMFORT AND SERVICE

At the heart of Manjothi Hotel's mission is a dedication to service excellence. A professional, friendly team stands ready to provide:

- 24-hour front desk and concierge support
- Valet and secure self-parking services.
- Assistance with travel, transport and local recommendations.
- Seamless check-in and check-out experiences.











OVERVIEW

Project Type	Mixed-Use Commercial
Location	Jumeirah Gardens City
Project's Configuration	G+2P+8F+R
Total Units	96
Total Retail	04

Unit Types	Sizes
Standard Room	175 SqFt
Suit Room	390 SqFt
Restaurant	1310 SqFt
Shop	287 SqFt
Ballroom	1522 SqFt
Business Center/Conference	309 SqFt
Cafe	1402 SqFt
Sauna	69 SqFt
Spa 1	100 SqFt (Couple Massage)
Spa 2	79 SqFt



M
MANJOTHI
4 STAR HOTEL

— MASTER AGENCY —



For more information, please contact us.

+971 50 674 2020 +971 4 242 2020

info@dubricks.com www.dubricks.com



M
MANJOTHI
DEVELOPMENTS
LEGACY IN EVERY BRICK
SINCE 1981