



JUMEIRAH BAY ISLAND
ISLAND IN THE HEART OF DUBAI



KPS RERA Reg. 210

JUMEIRAH BAY ISLAND



JBI IS A 6MILLION SQFT MIXED-USE DEVELOPMENT THAT WILL HOUSE LOW RISE MULTIFAMILY RESIDENTIAL AND VILLAS ALONG WITH A BOUTIQUE RESORT AND A MARINA

JBI BE THE HOME FOR FEW EXCLUSIVE HOME OWNERS WHO WILL HAVE THE LUXURY OF BEING ON THEIR

PRIVATE BEACH WITH GREAT VIEWS OUT TO SEA AND/OR TO DUBAI'S WORLD RENOWNED SKYLINE INCLUDING THE TALLEST BUILDING IN THE WORLD.

THE ISLAND IS LOCATED IN THE HEART OF DUBAI – THE SHORELINE NORTH OF JUMEIRAH WITH DIRECT ACCESS FROM JUMEIRAH BEACH ROAD THROUGH A 300M LONG BRIDGE THAT IS EXCLUSIVELY PROVIDED FOR RESIDENCES AND VISITORS.





JUMEIRAH BAY ISLAND

BURJ ARAB

BEACH PARK

JUMEIRA BEACH RD

AL WASH RD

SAFA PARK

INT-2

SHEIKH ZAYED RD

INT-1

BURJ KHALIFA

DOHA ST

CBD

TRADE CENTER

AIRPORT

KEY ASPECTS



TOTAL AREA: 560,708 SQM (HIGH TIDE LEVEL)
ESTIMATED RESIDENT POPULATION-TBC

VILLA PLOTS FOR SALE: 127 PLOTS;
SIZES: 15,811 ~ 36,335 SQFT

TOWN HOUSES: NO. OF UNITS - TBC

APARTMENTS: NO. OF APARTMENTS - TBC

RETAIL: MARINA FRONTING RETAIL, RESTAURANTS AND CAFÉ

HOTEL: 5* STAR BOUTIQUE HOTEL
MARINA: CAPACITY - TBC







15 VILLA PLOT

15 VILLA PLOT

15 VILLA PLOT

LARGE VILLA PLOT 14

14 LARGE VILLA PLOT

LARGE VILLA PLOT 14

13 SIGNATURE BEACH PLOT

HOTEL

BEACH CLUB 10

MARINA

12

11

4

5

3

5

7

2

9

14

COMPONENTS

1. BRIDGE TO JUMEIRA BEACH ROAD
2. MAIN ENTRY
3. BOUTIQUE HOTEL
4. MARINA & RETAIL & CAFE
5. MARINA APARTMENTS
6. CENTRAL APARTMENTS
7. UTILITY
8. WATERFRONT TOWNHOUSES
9. CENTRAL TOWNHOUSES
10. BEACH CLUB
11. YACHT CLUB
12. JETTY

WATERFRONT VILLA PLOTS FOR SALE:

13. SIGNATURE BEACH VILLA PLOTS
[26,910 ~36,335 SQFT]
14. LARGE VILLA PLOTS
[23,0023~ 26,243 SQFT]
15. VILLA PLOTS
[15,811~ 18,040 SQFT]



 BOUTIQUE
HOTEL

&  MARINA

 BEACH
CLUB

SHOPS
CAFÉ
APARTMENTS

THE BOUTIQUE HOTEL IS THE ONLY LUXURY HOTEL ON JUMANA ISLAND, LOCATED ON A STUNNING WHITE SANDY BEACH COVE, RIGHT ON THE WATER'S EDGE WITH SPECTACULAR VIEWS OF THE ARABIAN GULF.

THE HOTEL ROOMS OFFER AN ATMOSPHERE OF SERENITY, INTIMACY, AND SECLUSION IN A STYLISH MODERN, STATE-OF-THE-ART SETTING, PROVIDING THE PERFECT BEACH-FRONT ESCAPE EXPECTED FROM THE BEST BOUTIQUE HOTEL.

THE BEACH CLUB IS A BEACH HAVEN PROVIDING AN ARRAY OF AMAZING CUISINES AND ENTERTAINMENT, THIS HIGH-END VENUE WILL BECOME THE MOST SOUGHT-AFTER DESTINATION TO ENJOY AN AFTERNOON BITE OR AN EXQUISITE EVENING.

THE LAVISH APARTMENTS WILL OVERLOOK THE MARINA, PROVIDING FULL ACCESS TO A VARIETY OF DISTINCTIVE SHOPS AND CAFES WHICH WILL ALIGN THE MARINA WALK, ALL WITHIN WALKING DISTANCE.

THE YACHT MARINA IS SITUATED ON THE TIP OF THE ISLAND, OFFERING SOPHISTICATED MODERN FACILITIES AND SECURE BERTHS IDEAL FOR TRAVELERS' WORLD SAILING PIONEERS, BOAT OWNERS AND BERTHING YACHTS.



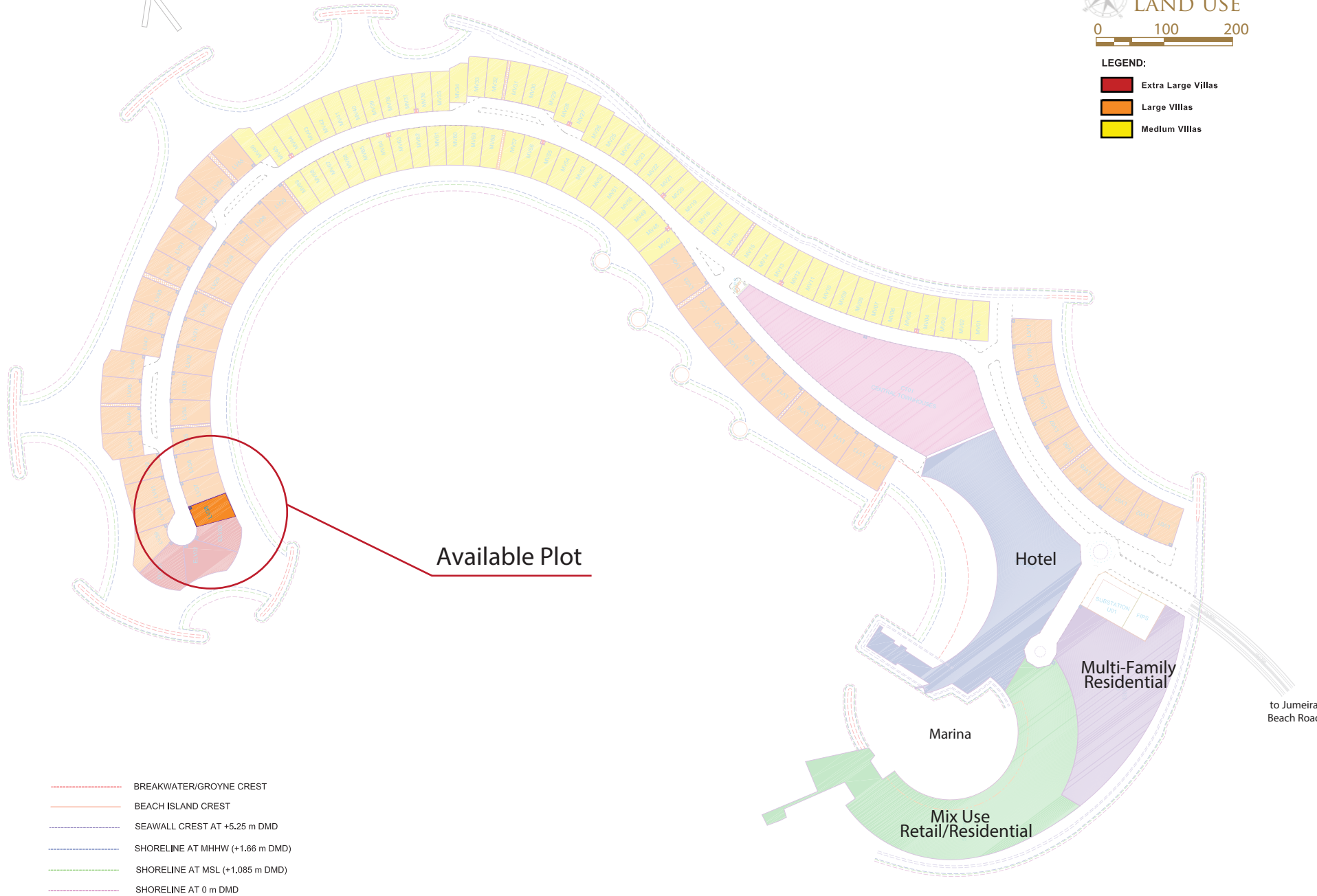








- LEGEND:**
- Extra Large Villas
 - Large Villas
 - Medlum Villas



Available Plot

to Jumeira Beach Road

Disclaimer:

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