

PROJECT UPDATE

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Clusters Building D – General View

Great progress!

In confirming its usual commitment to its customers in all its projects, Nakheel has entered into agreements with some of the major real estate developers in the area. In that regard, Nakheel has made four contracting appointments as it underlines its commitment to Jumeirah Heights, one of the major projects in Nakheel's portfolio.

Arenco has been appointed for several key areas of construction as the main consultant for the entire project, which includes the Clusters, Fronds and Village Centre. Hayder has been appointed as the infrastructure consultant for the entire project.

National Services Contracting Company (NSCC) has already carried out the piling works for the Fronds and Village Centre. Target Engineering (the "Contractor") is the main contractor for the Clusters, Sector A for the reclamation works and Turner International is the project manager for Jumeirah Heights. There is progress on all three parts of the project. At the Clusters, work is progressing as programmed and the scheduled completion date remains anticipated in June 2009.

Construction related to the substructure work



has been completed. Clusters are progressing well in both the east and west sectors. Roof floor slabs are progressing in Buildings A, B, D and 5th floor slabs for Buildings C, E and F. Currently, the Contractor has deployed more than 1,650 workers on site and Nakheel is following the highest local and international safety standards which Turner International is monitoring.

Contractors have also been appointed for the Fronds. Alghandi and Consolidated Contractors International (ACCI) for Frond A and Al Shaffar G Contracting (SGC) for Frond B. Both contractors have been mobilised to site and excavation is in progress. For the Village Centre, Piling works has commenced and tender drawings/documents have been completed and sent out for tender.

Welcome to your latest Project Update

We are making significant and pleasing progress in Jumeirah Heights. Our biggest landmark is that we have signed a Letter of Acceptance with Consolidated Contractors International and Al Shafar General Contracting for work on the Fronds.



We are extremely happy with these appointments, which means that our mutual expectations of the highest standards can be met with these Class A contractors on board.

Both contractors are being mobilised and set up is 95 per cent complete. Excavation work is also almost completed while pile head trimming has finished.

I want to thank buyers for choosing this unique development. We can see our vision moving forward every day. We are excited about this development knowing you will be amazed when you see the finished product. To give you a look behind the scenes into what we have been doing and, what we will be doing on site, we have released the first DVD presentation of Jumeirah Heights. It is available on our website and you can expect more in the very near future. For now enjoy this update and I look forward to publishing more information in future editions.

Kind Regards

Fahad Al Haidan
Director of Jumeirah Heights, Jumeirah Park,
Discovery Gardens and Al Misk.



PROJECT UPDATE



Clusters Building A – Elevation

A solid investment with Nakheel

When Anthony Dark heard the Jumeirah Heights properties were coming up for sale, he wasted no time in buying not just one but three properties.

Anthony, who lives in Britain, but is often in Dubai on business, was first introduced to property in the Emirate on Nakheel's Palm Jumeirah. He bought some properties there and after being so pleased with his investments, he decided to look at the next viable alternative.

The Jumeirah Heights properties fit the bill perfectly and so he bought one, two and three bedroom properties.

Anthony said: "The price was right at Jumeirah Heights, I was impressed with the launch, but the biggest selling point was that they were Nakheel built. You can be confident you are getting an excellent property from Nakheel.

"I had no hesitation buying Jumeirah Heights properties for investment, and I will look to sell them just before they are complete, when they will make an excellent home for someone."

And, Anthony is keen to buy more properties in Dubai and from Nakheel.

He added: "There is only one way the property market is going here for the foreseeable future and that's up. If the price is right and Nakheel is behind the development then I can see me buying even more properties. I am completely confident my investment is safe and sound."



Clusters Building B – Roof floor slab on progress

Reaching new

Jumeirah Heights Project Update talks to Falak Al Madramani, JH Commercial, to find out what you can expect when Jumeirah Heights opens its doors to its first owners and, why it is a unique project in Dubai.



■ **Jumeirah Heights:** Jumeirah Heights is described as a unique development in Dubai. Could you explain why this project offers something completely different?

■ **Falak Al Madramani:** Jumeirah Heights is a community of more than 2,300 apartments and townhouses with a variety of localised retail and leisure amenities in the heart of New Dubai. Its prime location in itself is a unique selling point that will attract buyers from all over that are looking for community living in an open environment. JH offers a variety of retail facilities including a supermarket, cafés, bank, pharmacy, and a number of other outlets within the development offering residents easy living within close and easy access of the bright lights of Dubai.

■ **Jumeirah Heights:** Nakheel prides itself as a company on providing the best possible accommodation it can, especially concerning the finishes. Can you outline what we can expect with regard to the internal and external finishes on Jumeirah Heights property?

■ **Falak Al Madramani:** The master plan has been thoughtfully designed to ensure buildings are spaced out to provide a feeling of openness. From the architecture and landscaping to the choice of neighborhood amenities and interiors, Jumeirah Heights offers easy living in a contemporary environment. A variety of flexible lifestyle options include both open plan and traditional separated living areas that are complemented by advanced security devices.



Substation takes shape

w heights of excellence



Clusters Building E – Rebars work

Jumeirah Heights will offer the finest finishes you would expect in any modern home.

■ **Jumeirah Heights: Nakheel developments are largely viewed as not just a place to live, but as a community. Is this the case for Jumeirah Heights?**

■ **Falak Al Madramani:** Of course it is. Residences are set amongst a backdrop of lakes, water features, and landscaping combined with family amenities such as private gardens, swimming pools, children's play areas, and BBQ areas making Jumeirah Heights a relaxed, peaceful community. The Village Centre and each Frond and Cluster have landscaped gardens and activity areas offering easy access to a variety of outdoor activities. Leisure facilities, shopping and parking are all close by, while children and grownups alike will enjoy the play areas, multi-purpose courts, jogging circuits and cycle trails. Each of the three districts has its own pools and parks for recreation and relaxation making for the perfect community environment.

■ **Jumeirah Heights: When buying a property everybody talks about the location being primary. Could you explain why the location for Jumeirah Heights is such a selling point?**

■ **Falak Al Madramani:** Jumeirah Heights is situated in a prime location in the heart of New Dubai and conveniently located beside major 5 star beach hotels and Ibn Battuta Shopping Mall. Situated only moments from bustling commercial hubs - Internet City, Media City, and the Jumeirah Lake Towers, Jumeirah Heights is an ideal investment for a business professional in search of easy access to the office or an addition to their property portfolio.

■ **Jumeirah Heights: With so many different types of property available in this project, what kind of people can Jumeirah Heights appeal to?**

■ **Falak Al Madramani:** Jumeirah Heights offers a unique product mix where it has been designed with young families in mind perfectly accommodating a resident's busy lifestyle with localised retail and amenities just a stone's throw away.

JH not only appeals to modern families who are looking for high quality standards, the development also meets the needs of financially stable young couples and newlyweds with two incomes looking to purchase their first home together.

■ **Jumeirah Heights: The Nakheel brand and values have recently undergone an overhaul. Can you explain why this will help prospective investors choose Nakheel developments?**

■ **Falak Al Madramani:** We at Nakheel inspire others to achieve remarkable things. We are making a huge contribution to the improve-

ment of people's lives and opportunities. The key success of Nakheel comes from our internal makeup; we live by 8 values - customer focus, innovation, accountability, integrity, performance, team ethics, empowerment and finally a 'can do' mentality. All of our values ensure that we follow through with our promise to meet the growing needs and expectations of all of our stakeholders from residents to contractors, potential customers to suppliers and of course the future people of Dubai.

■ **Jumeirah Heights: The property market in the Middle East in general and Dubai specifically is creating huge interest both locally and internationally. How do you see this market progressing in the near to long term future?**

■ **Falak Al Madramani:** Fundamental attributes including geographic, economic and socio-political elements provide the drivers for real estate demand here in Dubai. 2008 has already been a year of huge growth for Nakheel both in the local market and internationally. Jumeirah Heights is a key element in Nakheel's success contributing to His Highness's vision for Dubai. Not only are we creating homes for three million people across all of our projects, Nakheel is also playing an integral role in helping Dubai become the leading business and tourism hub of the Middle East.



Clusters Building C – Elevation