

# PROJECT UPDATE

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## Welcome to your Jumeirah Heights Newsletter!

A warm welcome to the first edition of your exciting publication for Jumeirah Heights residents.



We are building Jumeirah Heights to help meet the demand for high quality communities for professionals and young families in the heart of New Dubai. With Jumeirah Heights we look forward to fulfilling our promise to investors by creating another project that faithfully reflects Nakheel's mission to create developments that are bold, innovative and show close attention to quality of detail.

Your newsletter also gives me the opportunity to introduce myself formally as a construction engineer, I have been with Nakheel for more than five years. During that time I have played a key part in the delivery of The Gardens, Ibn Battuta Mall and The Shoreline Apartments located on The Palm Jumeirah. Now, I am proud to be overseeing Jumeirah Heights.

On behalf of Nakheel, I would like to thank you again for choosing to invest with us. Stay tuned for more news on this exciting project in future editions of your newsletter.

Kind regards,

**Fahad Al Haidan**

Director of Discovery Gardens, Jumeirah Heights, Jumeirah Park & Al Misk

## Sales launch creates a market buzz

Jumeirah Heights is already creating astounding interest across Dubai after amazing sales numbers were recorded at the project's launch.

At the private sale alone more than 370 units sold within 24 hours to selected clients and customers of Tamweel and Dubai Islamic Bank. There was also tremendous interest at the public event.

Three buildings from the Clusters and two from the Fronds have been released so far, and a

date for the release of Village Centre will be announced later.

The strong sales numbers registered so soon after the launch has been no surprise given the quality construction and fine finishes of the project, as well as the careful development work that has perfectly positioned the product for its target market.

With a tag line "The ideal place for your next step in life", Jumeirah Heights was conceived as an attrac-

tive community for business professionals, newlyweds and young families – offering a choice of apartments, lofts, duplexes and townhouses. Located in the heart of New Dubai, these one-, two-, three- and four-bedroom apartments all offer free-flowing, open-plan living areas and glorious views of lakes, cascades and fountains. In total, Jumeirah Heights includes 2,300 units and will be home to approximately 11,000 residents.

## Full steam ahead

Nakheel sees Jumeirah Heights as a significant project within its portfolio, particularly given the target market and the special nature of the product, and its full steam ahead in our commitment to this fast moving development.

The project is divided into three areas: The Clusters, where construction is scheduled for completion in June 2009; the Fronds where it is

aimed to be complete by January 2010; and the Village Centre which has also been given a completion date of April 2010.

At the Clusters, the raft permit has been obtained and related works are in progress, including excavation, de-watering, concrete building and steel fabrication.

Piling works for Frond "A" has also been completed, along with



final tests.

The Village Centre area is being cleaned in preparation for piling work, and a contractor was assigned last month. The detailed design will be finalised soon – so watch this space for more details.



# The Jumeirah Heights story so far...

## ■ Appointed contractors & consultants

Contractors and consultants have already been appointed for several key areas of construction, with ARENCO as the main consultant for the entire project. Contractors include:

- National Services Contracting Company (NSCC), – piling work on the Fronds
- Target Engineering – the Clusters
- Larsen and Toubro (L&T) – Phase 2 - reclamation works
- AMBB – the two-bedroom mock-up of a Fronds apartment, to be ready soon at the Nakheel sales office.

The contractor for the Fronds and the Village Centre will be in place in the next two months.

## ■ Amenities and facilities

Designed for easy living, Jumeirah Heights will offer a wide range of amenities for its residents.

The Village Centre, the hub of the community, boasts scenic promenades hosting fine cuisine restaurants and cafes that spill out onto the walkways. Supermarkets, pharmacies, banks and other stores will be located nearby. Ample street and underground parking will also be provided as will a private gym, swimming pool and children's play areas.

Landscaped gardens and activity areas will be located in all parts of the development, which will include multi-purpose courts, jogging circuits and cycling trails. Each of the three areas, Village Centre, Fronds and Clusters, will have its own pool and park, while each building has a private gym. The community also features a state-of-the-art health club.



## ■ Superb finishes

One of the most distinctive aspects of the Jumeirah Heights project is the quality of its finishes.

Whether it is the Classic Contemporary features found in the Village Centre and the Fronds, or the Modern look at the Clusters (and select apartments in the Fronds), you will not be disappointed.

Lofts and duplexes feature freestanding staircases with solid wood treads and stainless-steel balustrades. Townhouses have marble-finish staircases, while high class ironwork can be found throughout the apartments and townhouses.

All kitchens feature European porcelain tiles with decorative splash-backs. In the spacious Classic Contemporary version there are swinging doors with polished-chrome handles and marble tops, while Modern Contemporary kitchens enjoy wooden doors with polished-chrome handles and stone counters.

All bathrooms feature European porcelain tiles, sanitary wares, sliding/swinging doors with polished-chrome handles and high-quality down-lights.

Bedrooms too feature down-lights, while built-in wardrobes with polished-chrome handles can be found throughout the rooms in all apartments. British screw-less sockets/switches, with a brushed stainless steel finish, complete the sophisticated interior design.

Please visit the Jumeirah Heights website at [www.jumeirahheights.com](http://www.jumeirahheights.com) where you can find updates on when the Jumeirah Heights show apartment will open.