

# PROJECT UPDATE

Issue Number 2 February 2008



## Welcome note

Welcome to the second issue of Jumeirah Heights Project Update, where you take your life to new heights.

Following the great success of our previous two sales launches, I am pleased to announce the release of Phase 3, offering more units of two and three-bedroom lofts and duplexes in The Clusters.

These properties are quite rare in Dubai and they have proved hugely popular with investors. So, we look forward to welcoming you at our Sales Centre to explore further this valuable investment opportunity.

Take time to look through the latest issue of the newsletter where you will find information on:

- The start of work on The Clusters.
- The finalisation of an agreement with several banks aimed at providing you with the best financing facilities designed to meet your every requirement.

On behalf of my team at Jumeirah Heights and everyone at Nakheel I would like to thank you again for investing in JH, one of the most attractive communities.

Kind regards,

**Fahad Al Haidan**

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

## Phase 3 sales success

Nakheel has launched Phase 3 of Jumeirah Heights and sales are already going well.

The new phase consists of two clusters each featuring two and three bedroom lofts and duplexes.

A rarity in Dubai and a unique feature of the development, the lofts and duplexes have proved

immensely popular with investors.

At the launch of Phase 3, more than 20 units were sold, with further units put on sale due to popular demand. Overall sales at Jumeirah Heights have now passed the 500 mark.

The Clusters have proved hugely popular thanks to their unique posi-

tioning within the overall development. Each unit offers a water or a garden view and those on the ground floor come with a private garden.

Sales are continuing so there are plenty of opportunities to arrange appointments by contacting our sales centre at 04-390 3333.

## Financing facilities for Jumeirah Heights

As a valued customer, we have finalised agreements with a number of banks prepared to offer favourable financing options for property in Jumeirah Heights.

They are Amlak, Badr, Barclays, CBD, NBD and Tamweel and you can download your partner's booklet with full details of their offer by visiting the Jumeirah Heights website.



# Infrastructure update Clusters work on target

Work on The Clusters site of Jumeirah Heights is in full swing and on target for completion in June, 2009.

Around 950 workers have been deployed onto the site, where the raft foundations for six buildings have been completed.

Building permits have been obtained for the superstructure and work related to it – construction of slabs, vertical elements up to the basement level and retaining walls up to the ground level – is progressing as per schedule.

At The Fronds element of the development, piling works for the Fronds A & B are 100% completed. The main contractor is due to be appointed in the first quarter of 2008.

The Village Centre area is being cleaned in preparation for piling



work to start. Final negotiations with the piling contractor are completed and the contract will be awarded soon.

The main contractor for the

Village Centre will be appointed in the first quarter of 2008.

## Amenities update

Amenities confirmed for Jumeirah Heights are:

The Clusters: main pool, children's pool, water feature, gymnasium, tennis/multi-purpose court, children's play area with equipment, sitting areas and interior landscape courtyard inside the building.

The Fronds: swimming pool, children's play area, gymnasium and promenade at the Podium level with



extensive landscape.

Village Centre: swimming pool, children's play area, gymnasium, squash court, promenade at the Podium level with extensive landscape and commercial gym.



## Meet the Jumeirah Heights team

Here's the project management team working hard to deliver your future home. The multinational team is adding value to the development with their skills, experience and commitment. They are (front row, from left): Bassel Al Beik, Project Manager; Sheeja Kurian – Project Administrator; Falak Al Madramani, Commercial; Fahad Al Haidan – Director, Jumeirah Heights; Pratima Kohli, Senior Accountant; Shaikh Afzal, Admin assistant; Nasser Ahmad, Admin assistant; K. Alex, Quantity Surveyor. Back row, from left: Tareq El Kholy, Construction Manager; Hassan Allaf, Operational MEP Manager; Khaldoun Al Rajjal, Project Manager; Labib Sibai Sr. Project Manager; Shanavas. K, Document Controller; Mohammed Arshad, Assistant Project Manager; Mohammed Najeeb, Project Manager Infrastructure, Roads & Landscaping; Zeid Al Qudah, Sr. Planning Engineer; Naveen, Hospitality Attendant; Karim Mirza, Sr. Project Engineer; Shawki Basma, Project Manager.



# We are adding Values

We like to think that you the customer have always had a fair idea of what we at Nakheel stand for. But for more clarity, we have now launched a set of eight corporate Values designed to guide our decision making, actions and to inspire us.

The package of Values is designed ultimately to deliver better products and service to you, the customer. This is a flavour of the Values most important to you, starting – naturally – with Customer Focus:

■ **Customer Focus** – we make sure that your needs are a primary focus of our actions and decisions. We listen to what our customers tell us, respond rapidly by delivering solutions that exceed your expectations and provide unparalleled service and support, fostering relations that are built on trust, respect and mutual understanding. The satisfaction of our customers underpins our continued success.

■ **Innovative** – Innovation is a cor-

nerstone of what we do. As a point of differentiation, our ability to develop fresh and creative ideas distinguishes us in all areas of our operations.

■ **Accountability** – individuals accept personal accountability for their own actions and results, and are held responsible for their contribution to the Group and impact on the wider community/environment. Nakheel individuals must do what they say they will do, being

proactive rather than reactive.

■ **Integrity** – Integrity means acting responsibly, honestly and fairly, at both the individual and team level. We will demonstrate honesty in all our dealings and will insist upon honesty from those dealing with us. We will be respectful of others and insist upon respect from others.

As a valued customer, we are sure you will keep us to our word and to our Values.

## How we are changing the landscape

Your future property is being carved out of the desert even now, but have you ever wondered about the broader impact that Nakheel is having on the landscape?

The view from space gives a truly stunning idea of how our developments are literally changing the face of Dubai. This satellite image shows how Dubai looked in 1973 and the other is now it will look in 2020.

Much of the change is thanks to Nakheel which is creating an additional 1,000 kilometres of coastline in Dubai as we go about creating some 50% of the future homes in the emirate.



## Now that you have bought

You have made the smart decision of investing in property from Nakheel and there are a few more steps to follow before you take possession.

Here's a simple guide to what those next steps are:

- 1) You buy your property from Nakheel.
- 2) Your contract will be made available in 60 days and you will be called for your signature.
- 3) 30 days is needed for final approval and delivery of the contract to you.
- 4) You will receive project updates through this

publication every three months. You can also call our contact centre on 390 3333 at any time to get additional updates.

- 5) You will be informed of the handover of your property one month before the date.
- 6) Full and final payment has to be made to Nakheel prior to, or on, the completion date.
- 7) Once the final payment is received, Nakheel will issue you with an NOC.
- 8) Nakheel registers the property in the owner's

name with the Lands Department.

- 9) The Title Deed is issued to the property owner. The owner must collect the Title Deed from Nakheel's Customer Services Department.
- 10) The owner of the property can apply for a Residency Visa through Nakheel.
- 11) Once the property is handed over all queries relating to the property or community should be addressed to the Nakheel Asset Management team.