



## FACTSHEET

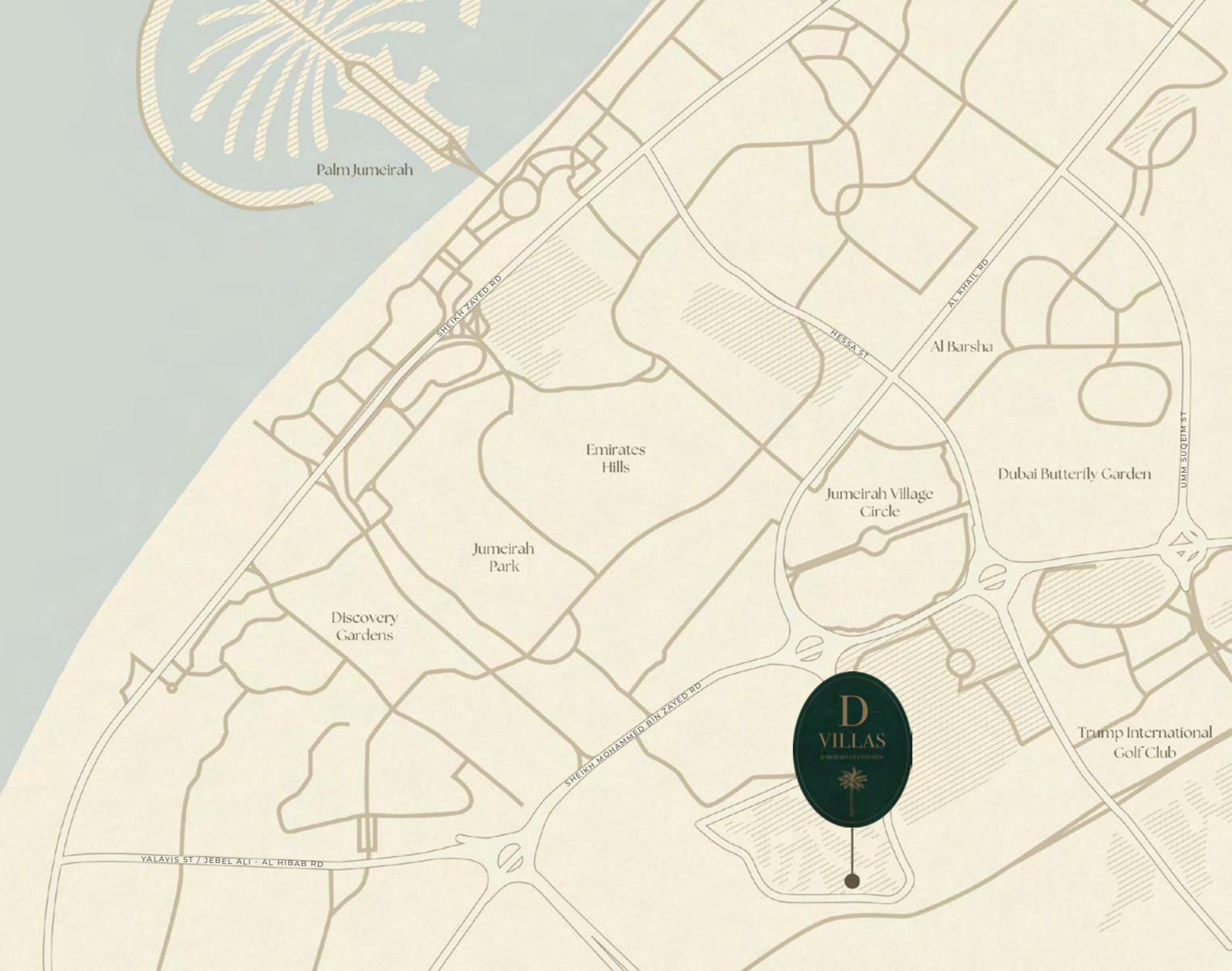
### PROJECT

D VILLAS

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### LOCATION

JUMEIRAH GOLF ESTATE, DUBAI, UAE



## DUBAI'S TROPHY ADDRESS

KEY DESTINATIONS WITHIN MINUTES

### COMMERCIAL

- 5 MIN - CITY CENTRE ME'AISEM
- 6 MIN - SPINNEYS
- 10 MIN - DUBAI HILLS MALL
- 16 MIN - CARREFOUR
- 18 MIN - MALL OF THE EMIRATES
- 19 MIN - WAITROSE
- 20 MIN - PALM JUMEIRAH
- 23 MIN - DUBAI MARINA
- 25 MIN - DOWNTOWN DUBAI

### EDUCATION

- 13 MIN - VICTORY HEIGHTS PRIMARY SCHOOL
- 13 MIN - JESS SCHOOL
- 16 MIN - RAFFLES NURSERY
- 17 MIN - DUBAI BRITISH SCHOOL
- 20 MIN - DIBBER NURSERY
- 22 MIN - KINGS' SCHOOL

### CONNECTIVITY

- 8 MIN - AL KHAIL RD
- 15 MIN - SHEIKH ZAYED RD



## PROJECT DETAILS

OWNERSHIP	100% foreign ownership
PROPERTY TYPE	Villa
UNIT TYPE	4 Bedroom Villas 5 Bedroom Villas
NUMBER OF FLOORS	G + 1 & G + 2
SIZE RANGE	4 Bedrooms Plot Area : 212 - 364 sqm / 2,278 - 3,922 sqft Built Up Area : 269 - 284 sqm / 2,899 - 3,062 sqft  5 Bedrooms Plot Area : 258 sqm - 362 sqm / 2,782 sqft - 3,899 sqft Built Up Area : 373 - 376 sqm / 4,011 - 4,048 sqft
ANTICIPATED COMPLETION DATE	December 2029
SERVICE CHARGES	AED 5 per sqft
REGISTRATION FEE	4%



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## PROJECT SPECS AND FEATURES

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### GENERAL

Lift	Provisions will be provided in 4 BR Villa Type V26
External Glazing	Double Glazed Windows
Boundary Wall	Concrete Boundary wall on the Sides and Rear
Outdoor space	Area between side and rear boundary wall to the Building will be levelled /graded
Driveway / parking	Precast concrete pavers

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### FOYER

Floor	Marble Tiles
Skirting	Marble Tiles
Walls	Emulsion paint + Wood Paneling
Ceiling	Gypsum ceiling with emulsion paint

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### LIVING AREA

Floor	Marble Tiles
Skirting	Marble Tiles
Walls	Plastered walls with emulsion paint
Accent Wall	Wallpaper or equivalent
Ceiling	Gypsum ceiling with emulsion paint

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### DINING AREA

Floor	Marble Tiles
Skirting	Marble Tiles
Walls	Plastered walls with emulsion paint
Ceiling	Gypsum ceiling with emulsion paint

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### KITCHEN

Floor	European Porcelain Tiles with Marble Look
Skirting	Marble Tile Look
Walls	Tiled Backsplash and paint same as countertop
Ceiling	Gypsum ceiling with emulsion paint
Countertop & backsplash	Engineered Stone or Quartz or equivalent
Cabinets	Joinery with laminate finish

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## KITCHEN APPLIANCE

Oven	Gas
Cooker	Gas
Hood	Electric
Fridge/Freezer	Built-in
Dishwasher	Built-in

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## BEDROOMS

Floor	Porcelain Slabs, Marble look or equivalent
Skirting	Wood skirting
Walls	Plastered walls with emulsion paint
Accent Wall	Wallpaper or equivalent
Ceiling	Gypsum ceiling with emulsion paint
Joinery	Wardrobes laminate finish or equivalent

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## MASTER BATHROOMS & POWDER ROOM

Floor	European Porcelain Tiles with Marble Look
Walls	Porcelain Tiles
Ceiling	Moisture resistant gypsum ceiling finished with emulsion paint
Countertop	Marble or High Quality Solid Surface or equivalent
Joinery	Built-in painted/marble countertop
Sanitary fixtures	Kohler or equivalent
Sanitaryware	Kohler or equivalent
Mirror	Included

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## SECONDARY BATHROOM

Floor	European Porcelain Tiles with Marble Look
Walls	Porcelain Tiles
Ceiling	Moisture resistant gypsum ceiling finished with emulsion paint
Countertop	Marble or High Quality Solid Surface or equivalent
Joinery	Built-in painted/marble countertop
Sanitary fixtures	Kohler or equivalent
Sanitaryware	Kohler or equivalent
Mirror	Included

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## PAYMENT DETAILS

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### PAYMENT METHOD

Cheque, Online Transfer, Credit card, DarGlobal Pay Online

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### ESCROW ACCOUNT

Bank Name : Abu Dhabi Commercial Bank PJSC  
Account No. : 14041024920004  
IBAN : AE050030014041024920004  
Swift Code : ADCBAEAA

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MARKETING ASSETS