



JOURI HILLS

AED 3 999 999 - 27 441 000

PARAMETERS

City	Dubai
Type	Development
To sea	18000 m
To city center	28300 m
Completion date	II quarter, 2025



ABOUT JOURI HILLS

Experts of the forward-looking development company, Arada, are working on the implementation of Jouri Hills, a new residential development that will be added to the real estate market in Dubai in mid-2025. This development is part of the luxurious community, Jumeirah Golf Estates, located approximately half an hour from the iconic Burj Khalifa in Downtown Dubai. This property is perfect for investment, permanent accommodation or seasonal holidays.

With a lifestyle that can satisfy the needs of people of all ages, Jouri Hills offers a variety of hobbies and habits as well as a wide range of facilities and services, which include numerous recreational and wellness facilities, such as:

- Fitness studio, yoga and Pilates studio;
- Park and manicured garden;
- Football field;
- Jogging paths;
- Barbeque area;
- Playground;
- Lounge area; and
- Cafes and restaurants.

VILLAS IN JOURI HILLS

In the territory of the gated upmarket community, there will be 294 residential properties, the area of which varies from 294 to 1402 square meters. These are 2-storey townhouses with 3 to 4 bedrooms, 3-storey villas with 5 bedrooms, and luxurious 4-storey mansions with 6 bedrooms. The houses are designed in a modern architectural style, and the interiors are decorated in light colours that visually enlarge the space.

Panoramic windows will be installed in each property, filling the rooms with natural sunlight. Residences will be equipped with all necessary household appliances including dishwashers. The number of balconies and attics depends on the

layout. Prices for townhouses start at AED 3,900,000 (\$1,000,000) and villa prices start at AED 7,700,000 (\$2,000,000).

MALLS AND SUPERMARKETS IN JOURI HILLS

Supermarkets in Jouri Hills are situated close to the community. These include Spinneys, a popular chain in the UAE, which offers a wide variety of high-quality goods with a home delivery option. Besides Spinneys, there are several mini-markets and small stores around the complex, open 24/7. For larger purchases, locals can head to the City Center Me'aisem Mall, located in the neighbouring area of Dubai. The large mall includes a Carrefour hypermarket, numerous stores with clothing, appliances, and other goods, as well as several entertainment venues.

PLACES OF INTEREST NEAR JOURI HILLS

Jumeirah Golf Estates is one of the best locations in the UAE for sports enthusiasts, and especially, as the name suggests, for golf lovers. It is here that the Jumeirah Golf Estates Country Club is located, which is popular with players of all skill levels. Dubai Sports City, a sports complex with residential properties is located nearby, as well as the Dubai International Stadium, famous for international cricket tournaments.

Not far from this prime community is the Global Village, an interesting fair operational during the winter months. Here, in the pavilions of different cultures, you can buy souvenirs, try international cuisine, and ride mini-rides in the theme park.

INVESTMENT IN JOURI HILLS

Buying a property in Jouri Hills is the perfect opportunity to expand your investment portfolio. Signing the purchase-and-sale transaction at the initial stages of construction will be a profitable solution since prices increase significantly after the commissioning of facilities. This allows investors to profit from the resale.

Investors can also rent out Jouri Hills villas and townhouses in Jumeirah Golf Estates. This is a great option for those who are looking for stable high recurring income. The average rate of return of Jumeirah Golf Estates real estate investments reaches 8% per annum.

Start searching for investment real estate in Jouri Hills right now. Please feel free to contact our experts and get comprehensive advice and full support at all stages of the transaction.

PROPERTY FEATURES

LOCATION

- Great location
- City view
- Park/garden view
- Beautiful view

FEATURES

- Panoramic windows
- Panoramic glazing
- Terrace
- Finished
- Good quality
- New project
- Tap water
- Electricity
- Driveway to the land plot

INDOOR FACILITIES

- Child-friendly
- Restaurant
- Cafe
- Recreation area
- Fitness room
- Pilates and yoga room
- Golf course

OUTDOOR FEATURES

- Barbecue area
- Security
- Children's playground
- Landscaped garden
- Social and commercial facilities
- Car park
- Garden
- Park

- Footpaths
- Benches
- Swimming pool
- Basketball court
- Running track
- Sports ground
- Football pitch

PHOTO GALLERY

