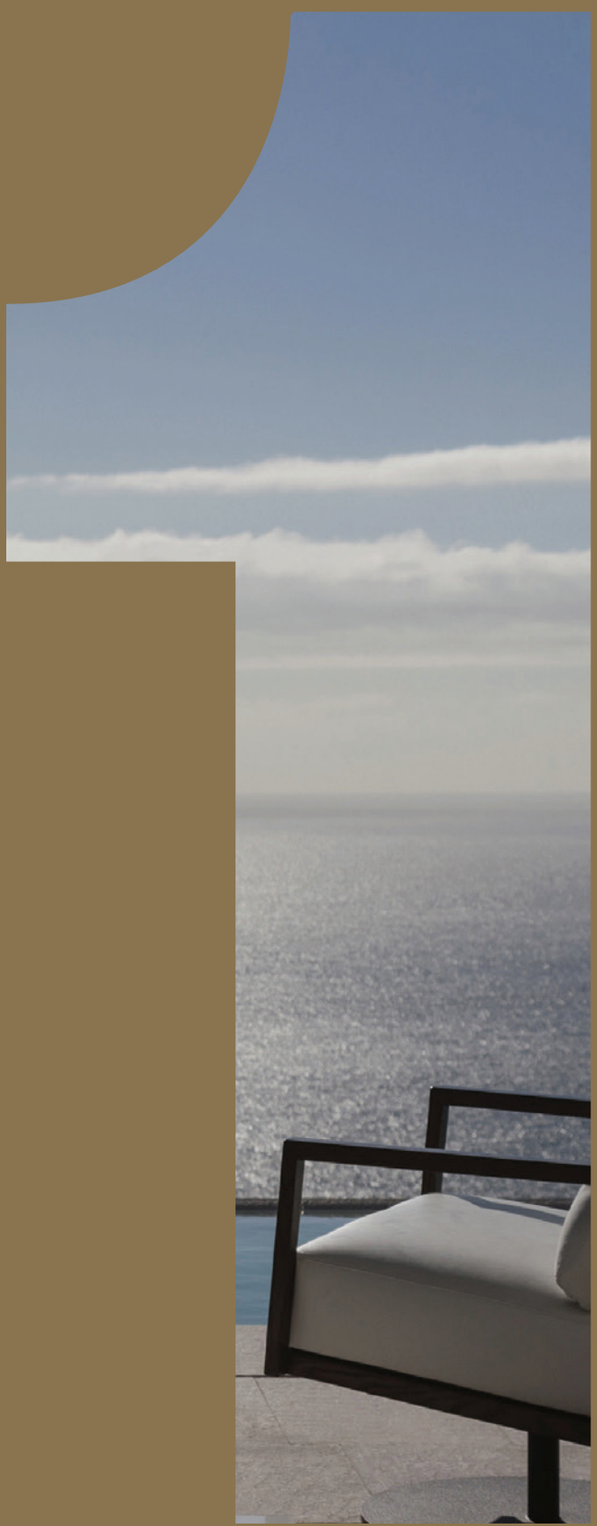


1/JBR

CITYSCAPE AWARDS EMERGING MARKETS 2018 WINNER

Cityscape Awards Emerging Markets 2018 Winner:
Residential - Medium to High Rise Project Award (FUTURE)

1 / JBR

IT'S NOT FOR EVERYONE,
BUT IT COULD BE FOR YOU.

DAZZLING DUBAI.

WHERE THE WORLD COMES TO LIVE IN STYLE.

Dubai is truly one of the most cosmopolitan cities in the world. It offers world-class lifestyles for residents and a safe haven for investors.

Some of the tallest structures – including the world's tallest building – adorn Dubai's skyline. The city is also a retail paradise, home to world-class concepts such as the world's largest shopping mall.

DUBAI PROPERTIES.

REDESIGNING DUBAI'S LANDSCAPE WITH LANDMARK DESTINATIONS.

An integral part of Dubai Holding, Dubai Properties (DP) was established to develop and manage properties, communities and destinations across Dubai. One such iconic concept is JBR, a vibrant and bustling community.

Finding pride of place within JBR is **1JBR**, a luxurious residential centrepiece nestled between two five-star hotels. Staying true to its name, **1JBR** represents the last available piece of real estate on the prestigious beachfront.

JUMEIRAH BEACH RESIDENCE. HOME TO THE HAUT MONDE OF DUBAI.

Jumeirah Beach Residence – or JBR as it is popularly known – is among Dubai's most iconic destinations, famed for its 1.7-kilometre scenic waterfront community overlooking the Arabian Gulf.

An uber residential enclave of 40 high-profile towers (35 residences & 5 hotels), JBR is also known for al fresco dining and shopping, making it among the most sought-after addresses in Dubai.

1/JBR

THE ADDRESS FOR THE PRIVILEGED FEW.

An address where the elite of the world converge.
A community that redefines bespoke living.
A lifestyle that is truly beyond imagination.
Welcome to **1JBR**, Dubai's most prestigious address for the elite few.

1/JBR

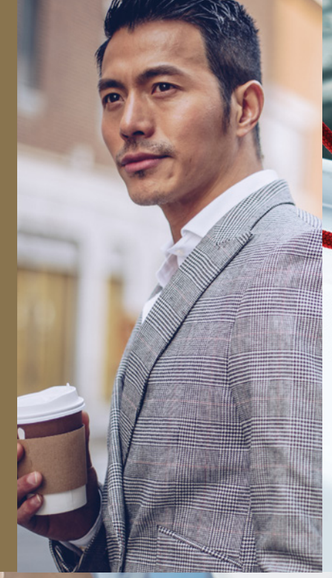
THE LOCATION SAYS IT ALL.

Thoughtfully designed and meticulously planned, the 2 to 4-bedroom apartments and 5-bedroom penthouses at **1JBR** pair contemporary design with exquisite interiors and spectacular views.

TIMELESS. DISTINCT. AT THE HEART OF THE MOST VIBRANT LIFESTYLE.

Wake up to breathtaking views of the sea, Palm Jumeirah and the Dubai Eye. Wake up to exclusivity.













A LIFESTYLE UNLIKE ANY OTHER.

The pool at the ground level – and in select apartments – offers a fine balance of fitness and recreation. Residents can enjoy a brisk workout at the gym or a leisurely stroll on the private-access beach.

EXCLUSIVE IS IN OUR DNA.

The contemporary 2, 3 & 4-bedroom apartments and the 5-bedroom penthouses feature living rooms with panoramic vistas, designer fittings, spacious bedrooms with en-suite bathrooms and wide sundecks.

With an eye on the future, the units at **1JBR** will feature smart home technology so residents can customise their own home. While some apartments will be designed to accommodate hot tubs, the penthouses will play host to private balcony pools.

IMPECCABLE FROM EVERY ANGLE.

A LOBBY THAT'S MORE THAN JUST WELCOMING.

The multi-storeyed 60-foot-high atrium conveys the impression of the outdoors seamlessly extending indoors. The canopy also reveals an artistic shadow onto the lobby as the sun sweeps across the sky.







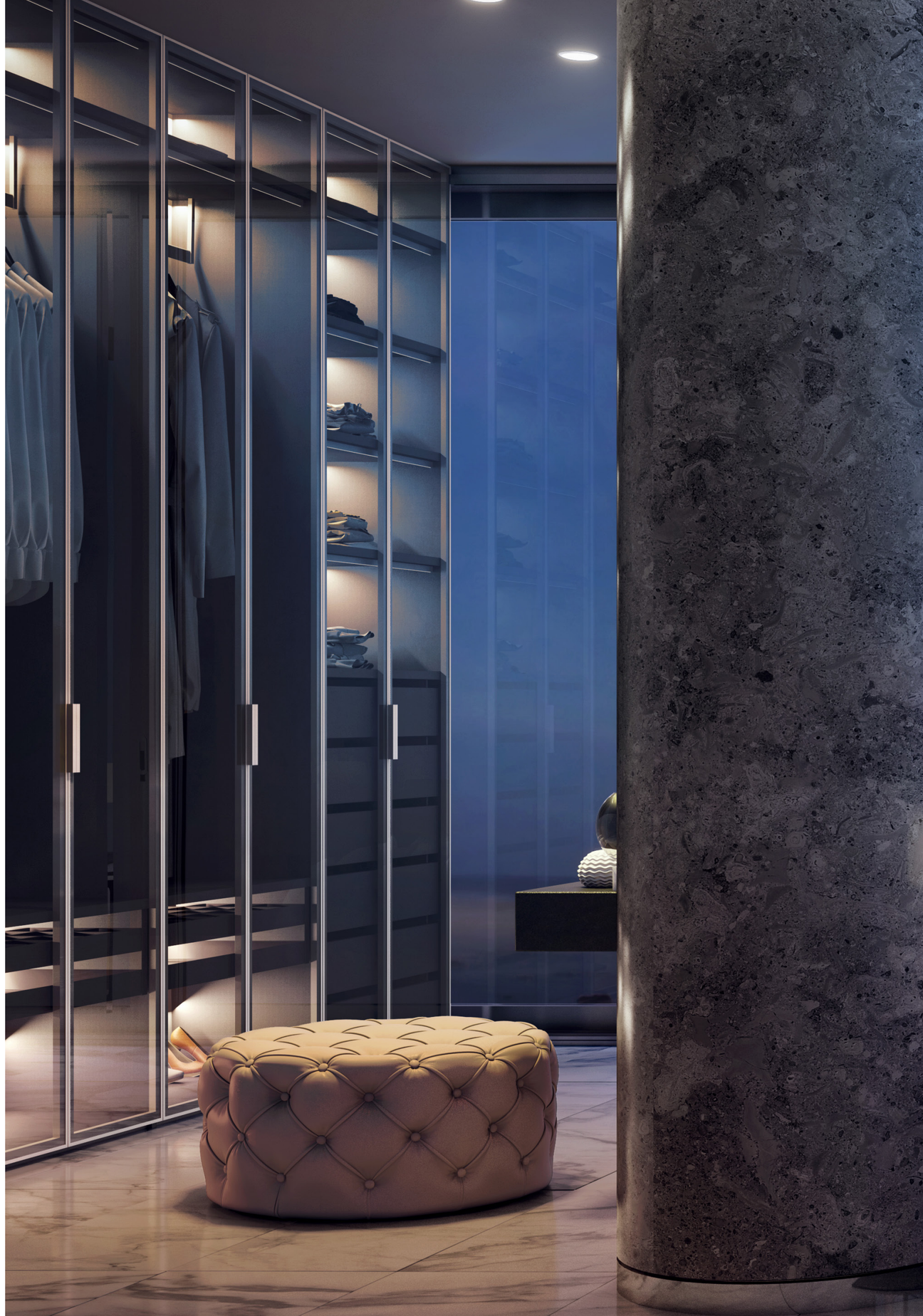
FOR THOSE WHO SEE LUXURY AS A WAY OF LIFE.



A luxurious experience that appeals to the senses, the interiors at **1JBR** are as spectacular as the views that surround them, with the residences overlooking the glistening waters of the Arabian Gulf.

Abounding with space and amenities, these residences have a unique glass façade designed to provide panoramic views of Palm Jumeirah and the Dubai Eye, along with wide sundecks attached to every room.

Penthouse layout.



UNRIVALED VIEWS.

Each of the apartments boasts unbeatable views that are synonymous with luxury and opulence, offering a visual treat that one can never tire of.

SERENITY MEETS THE CITY.

AN EXTRAORDINARY RETAIL EXPERIENCE.

JBR is home to a selection of shopping outlets, international cuisine restaurants, boutique cafés and open-air lounges. The expansive, well-appointed terraces offer a relaxed atmosphere in luxuriant surroundings.





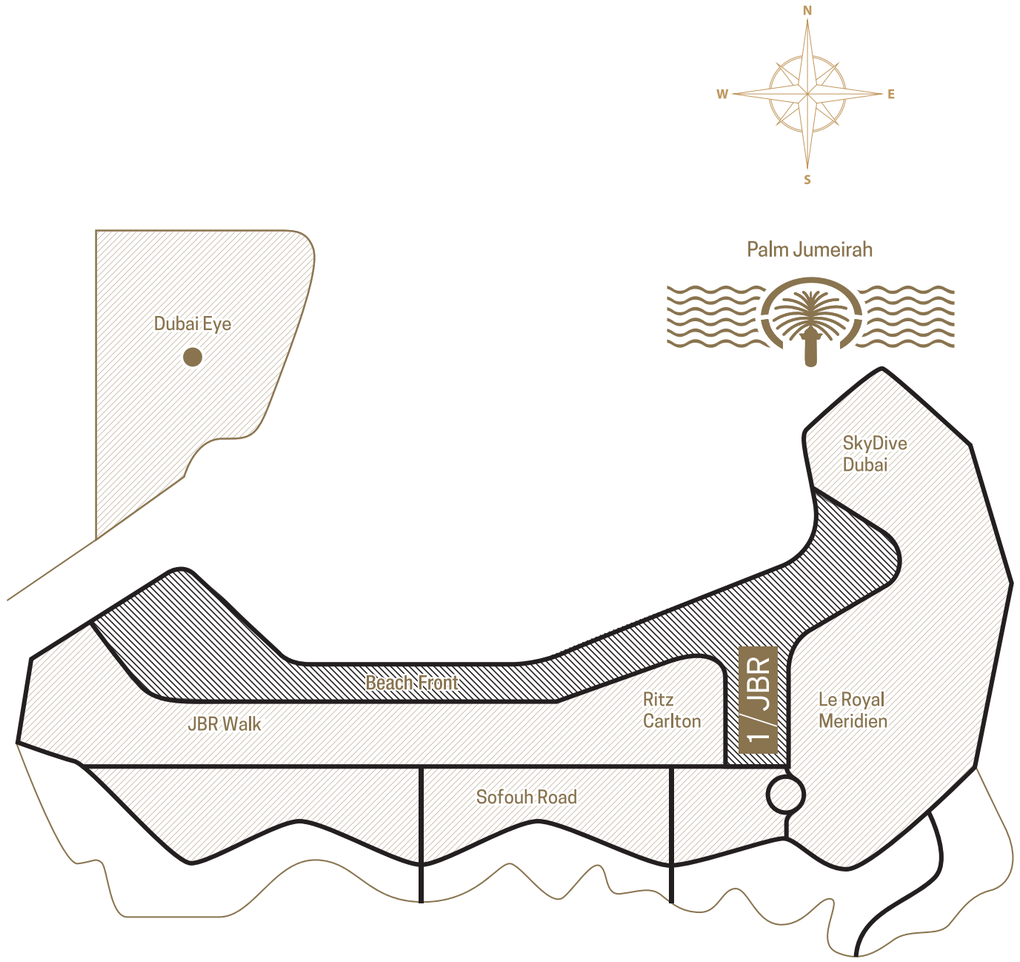




KEY FEATURES

- Iconic high-rise of 47 floors.
- Luxury high-end private residential spaces composed of 2, 3 and 4 bedroom apartments, and 5 bedroom penthouses.
- Iconic design endorsed by unique façade lighting from all sides.
- Each apartment boasts an A-grade high-end finish.
- All apartments have spacious balconies and generous sea views.
- Semi-private lobbies for all apartments until the 30th floor.
- Exclusive private lobbies for apartments starting at the 31st floor.
- Private lift lobby for each penthouse at parking level.
- Spacious modern lobby with 60-foot-high ceilings.
- 10-foot-high ceiling in the living / dining room.
- Sustainable design.
- Lush landscapes.
- Impeccable views of the Dubai Eye and Palm Jumeirah from each apartment.
- Infinity pool that overlooks the sea.
- Indoor and outdoor gym facilities with landscape views.
- Direct private beach access.
- Valet parking services.
- A grand 5-star resident's drop-off and VIP parking.
- Apartments from 1,647 sq. ft. to 3,251 sq. ft.
- Penthouses measuring 6,715 sq. ft. to 6,775 sq. ft.
- Easy access in and out of JBR.
- Two parking spaces allocated to each apartment.
- Two neighbouring 5-star hotels.

LOCATION MAP



FLOOR PLANS

All **1JBR** penthouse units have the following standard features:

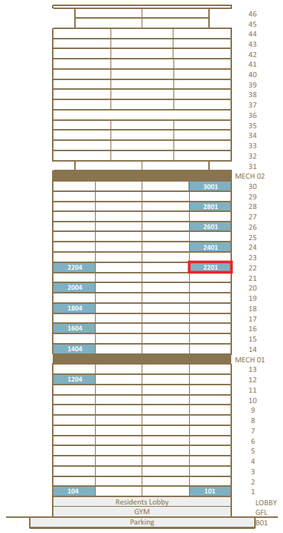
- Phenomenal sea views from all residences.
- View of the Dubai Eye and Palm Jumeirah from the living / dining room and master bedroom.
- Semi-private lift.
- 10-foot high ceiling in the living / dining room.
- En-suite bathrooms for all bedrooms.
- 5-piece master bath.
- Spacious balcony overlooking the sea.



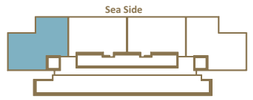
2-Bedroom Corner + Maid's Room

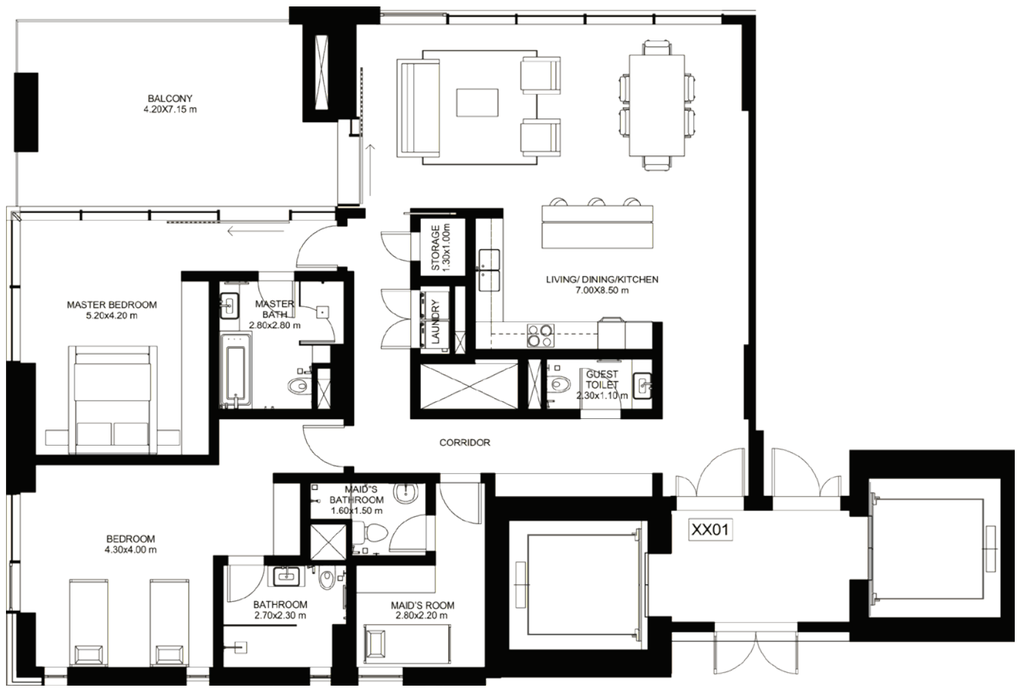
Located on levels 1-30
Area: 176 sq. mt. (1,891 sq. ft.)
Balcony Area: 28 sq. mt. (302 sq. ft.)
Includes maid's room, storage room and possibility of adding a pool or jacuzzi

Location of Unit in Vertical Space Allocation Diagram
View From Sea Side



Location of Unit in Plan



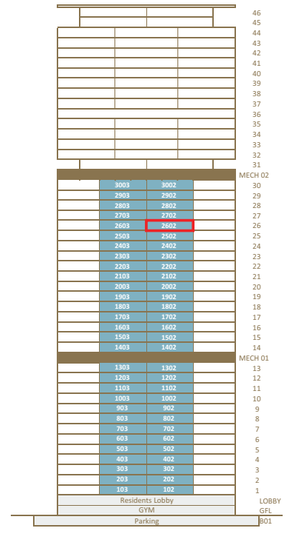


Note: Balconies vary based on the floor level and unit number.
For final selection refer to individual sales plans.

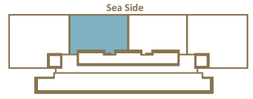
2-Bedroom Middle + Laundry / Ironing

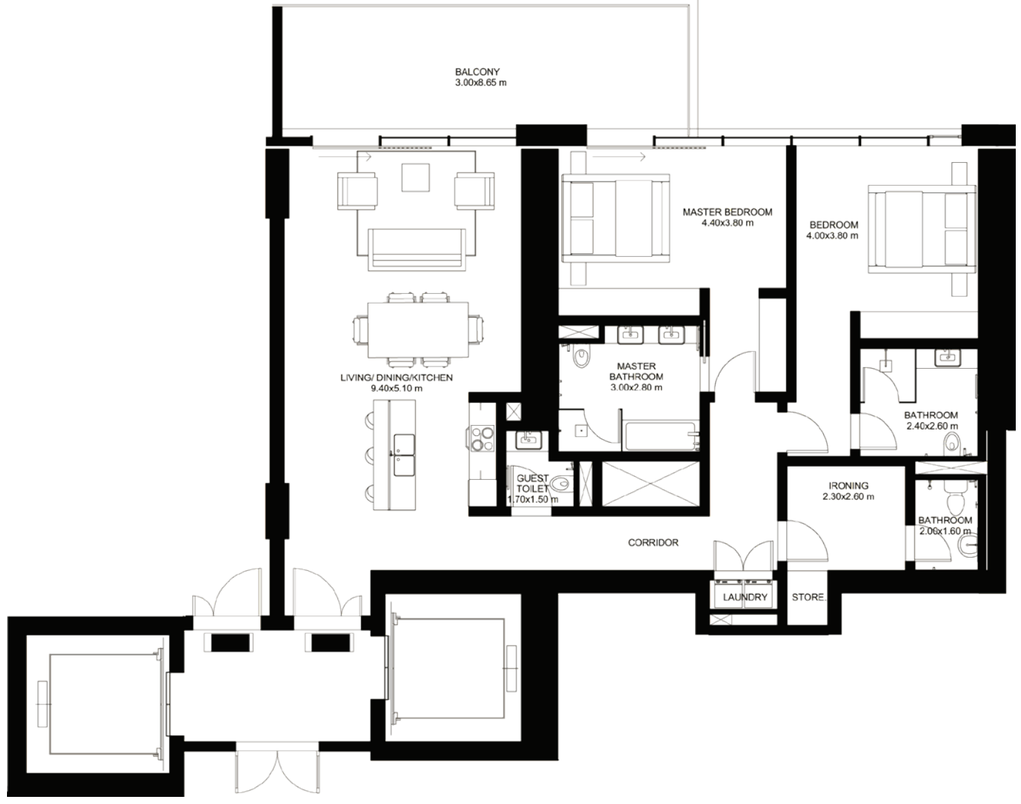
Located on levels 1-30
Area: 153 sq. mt. (1,647 sq. ft.)
Balcony Area: 26 sq. mt. (279 sq. ft.)
Includes ironing room, storage room

Location of Unit in Vertical Space Allocation Diagram
View From Sea Side



Location of Unit in Plan



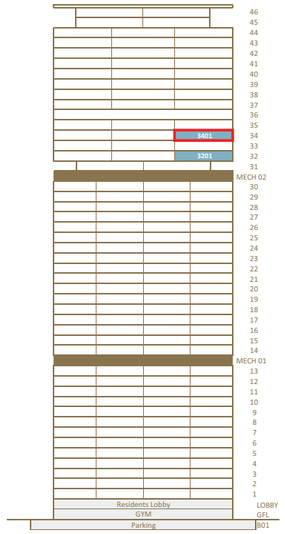


Note: Balconies vary based on the floor level and unit number.
For final selection refer to individual sales plans.

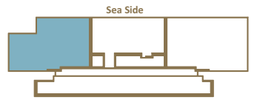
3-Bedroom Corner + Maid's Room

Located on levels 32-44
Area: 271 sq. mt. (2,917 sq. ft.)
Balcony Area: 42 sq. mt. (452 sq. ft.)
Includes private lift lobby, maid's room, walk-in closet and possibility of adding a pool or jacuzzi

Location of Unit in Vertical Space Allocation Diagram
View From Sea Side



Location of Unit in Plan



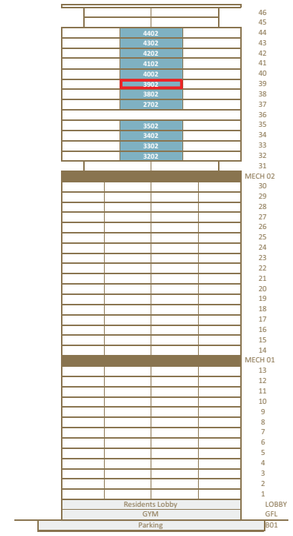


Note: Balconies vary based on the floor level and unit number.
For final selection refer to individual sales plans.

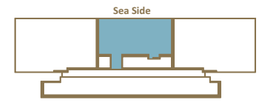
3-Bedroom + Laundry / Ironing

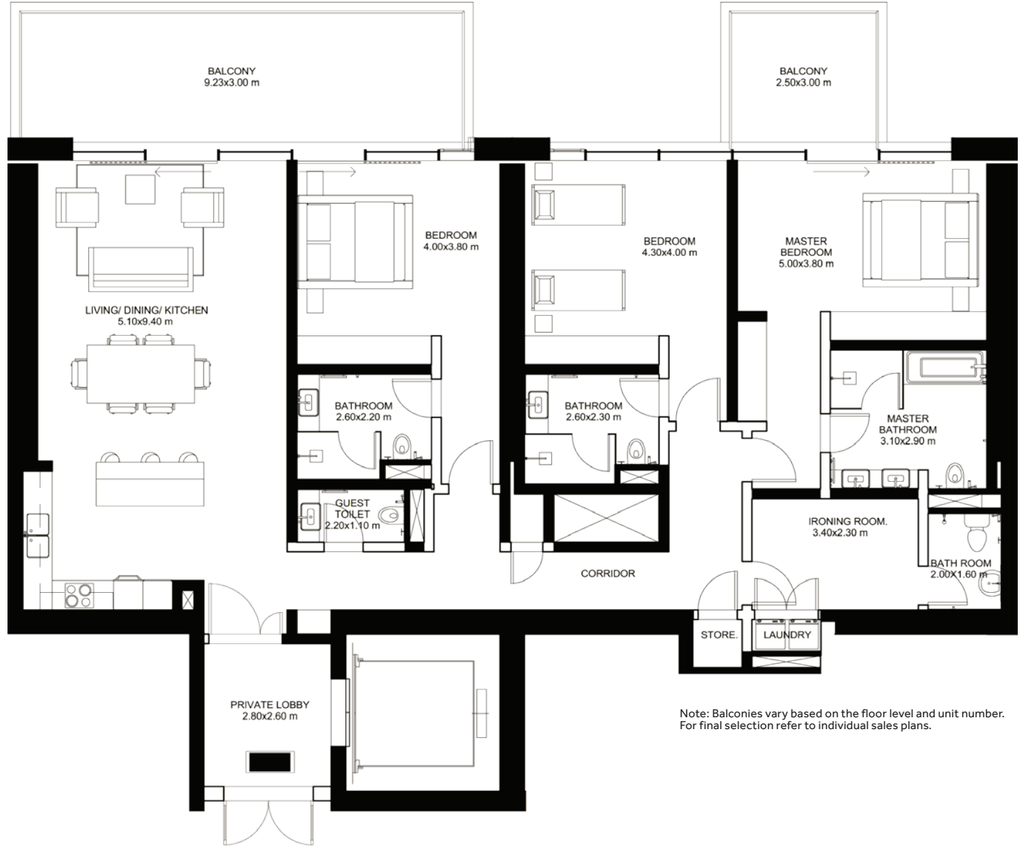
Located on levels 32-44
Area: 203 sq. mt. (2,185 sq. ft.)
Balcony Area: 33 sq. mt. (355 sq. ft.)
Includes private lift lobby, storage room, ironing room

Location of Unit in Vertical Space Allocation Diagram
View From Sea Side



Location of Unit in Plan



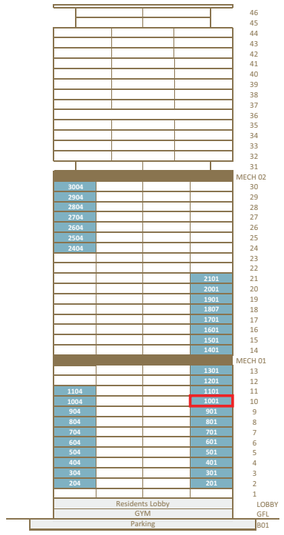


Note: Balconies vary based on the floor level and unit number.
For final selection refer to individual sales plans.

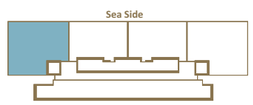
3-Bedroom Corner + Maid's Room

Located on levels 1-30
Area: 207 sq. mt. (2,228 sq. ft.)
Balcony Area: 34 sq. mt. (364 sq. ft.)
Includes maid's room, storage room

Location of Unit in Vertical Space Allocation Diagram
View From Sea Side



Location of Unit in Plan



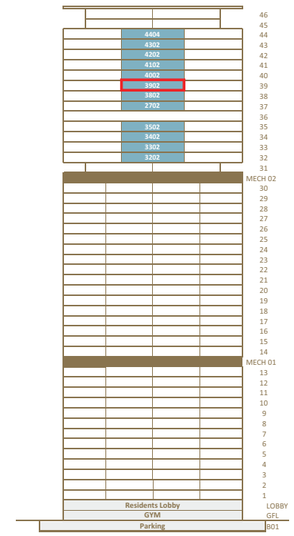


Note: Balconies vary based on the floor level and unit number.
For final selection refer to individual sales plans.

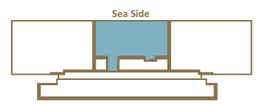
4-Bedroom Corner + Maid's Room

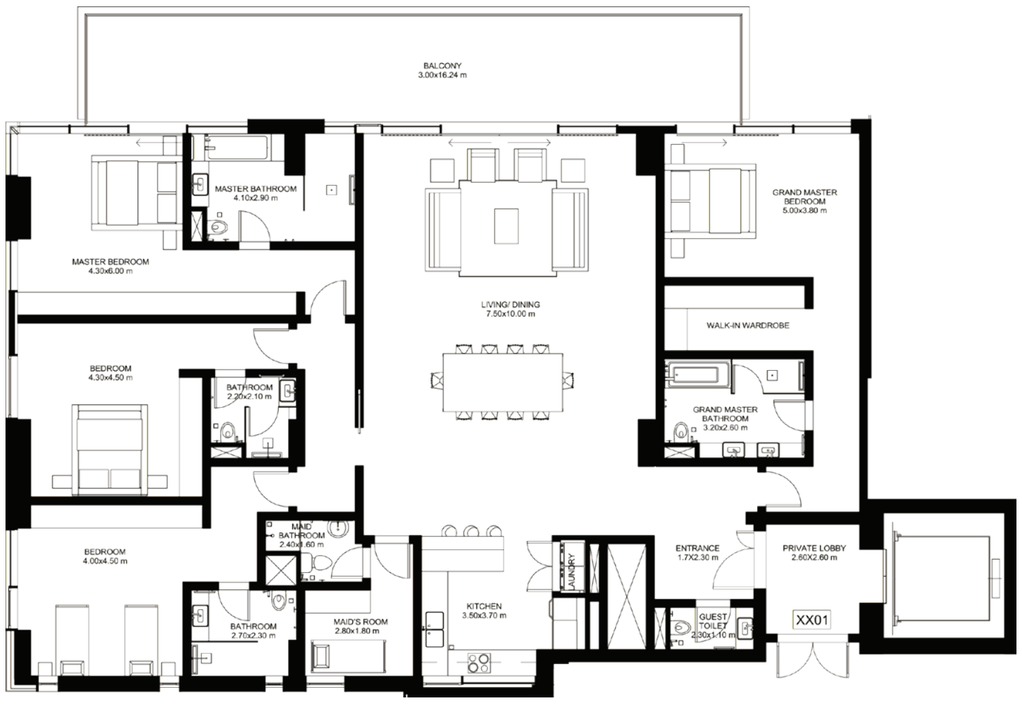
Located on levels 32-44
Area: 302 sq. mt. (3,251 sq. ft.)
Balcony Area: 49 sq. mt. (527 sq. ft.)
Includes private lift lobby, walk-in offset, maid's room

Location of Unit in Vertical Space Allocation Diagram
View From Sea Side



Location of Unit in Plan



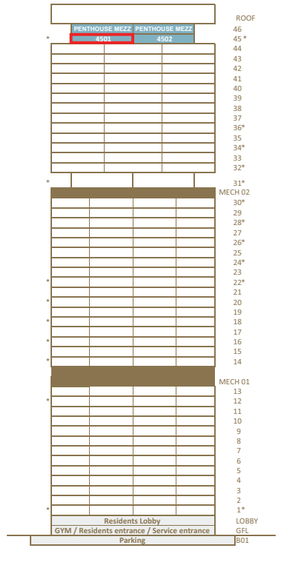


Note: Balconies vary based on the floor level and unit number.
For final selection refer to individual sales plans.

Level 45 Penthouse

(Downstairs) 4501

Location of Unit in Vertical Space Allocation Diagram
View From JBR Street Side



Location of Unit in Plan

Sea Side

JBR Street Side

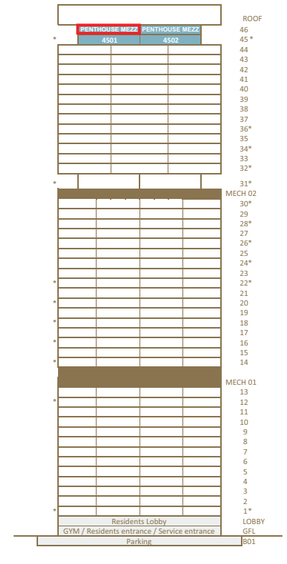
PENTHOUSE 4501
ENTRANCE LEVEL

Note: Balconies vary based on the floor level and unit number.
For final selection refer to individual sales plans.

Level 45 Penthouse

(Upstairs) 4501

Location of Unit in Vertical Space Allocation Diagram
View From JBR Street Side



Location of Unit in Plan

Sea Side

JBR Street Side

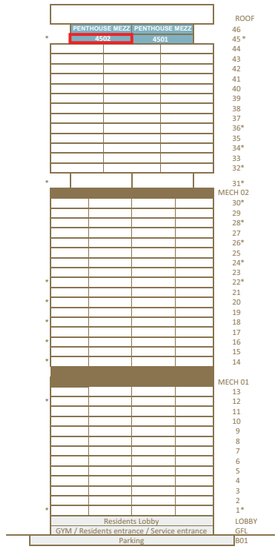
PENTHOUSE 4501
UPPER LEVEL

Note: Balconies vary based on the floor level and unit number.
For final selection refer to individual sales plans.

Level 45 Penthouse

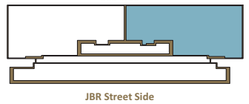
(Downstairs) 4502

Location of Unit in Vertical Space Allocation Diagram
View From Sea Side

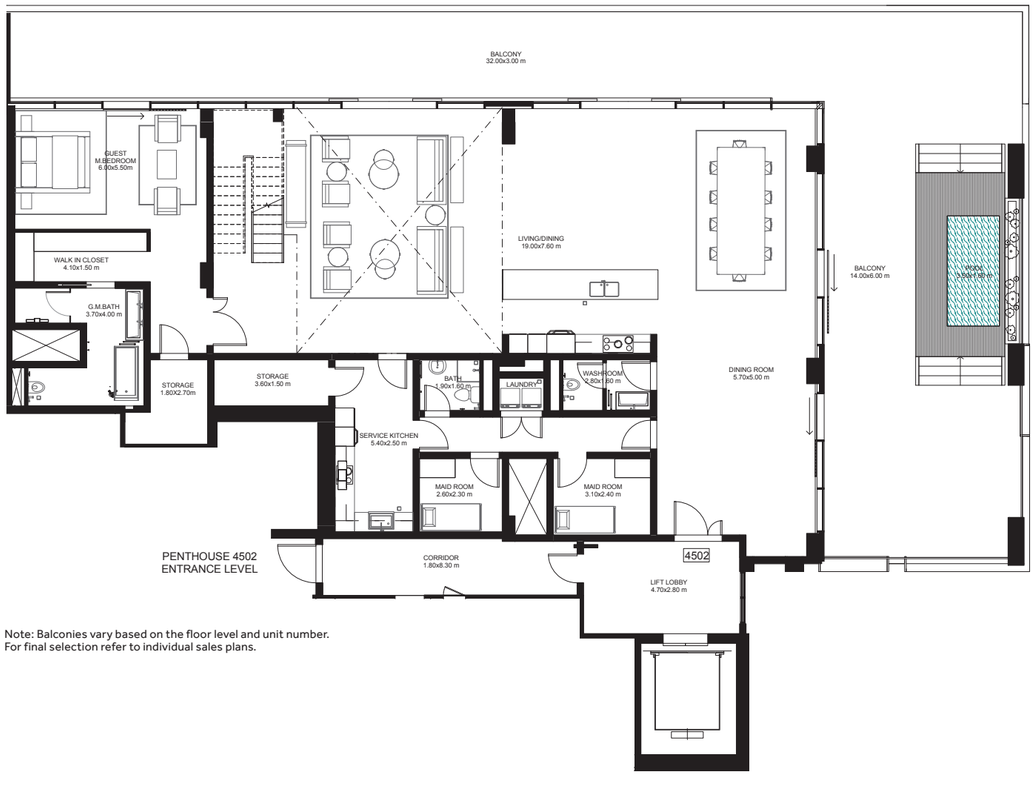


Location of Unit in Plan

Sea Side



JBR Street Side

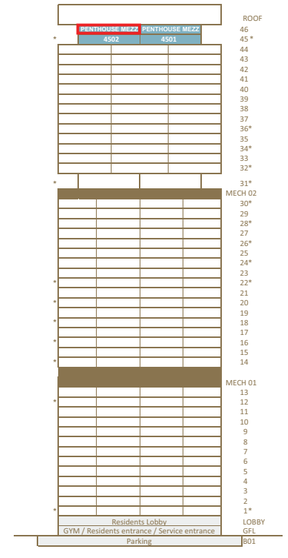


Note: Balconies vary based on the floor level and unit number.
For final selection refer to individual sales plans.

Level 45 Penthouse

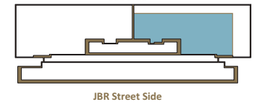
(Upstairs) 4502

Location of Unit in Vertical Space Allocation Diagram
View From Sea Side

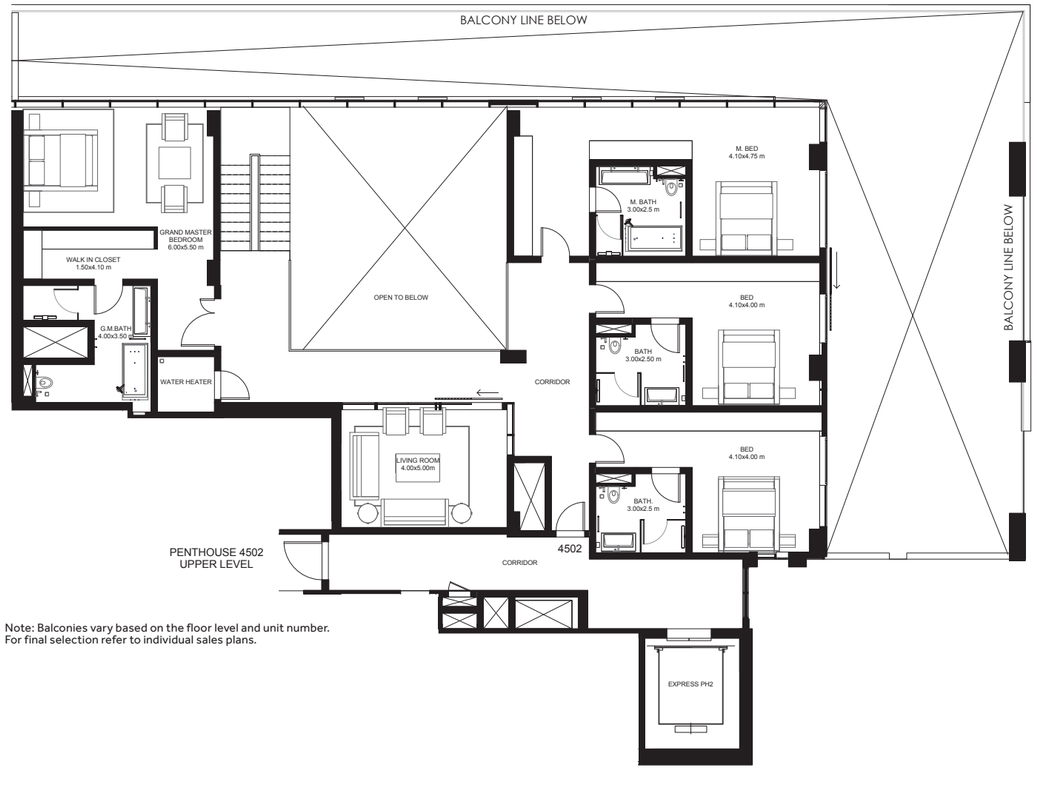


Location of Unit in Plan

Sea Side



JBR Street Side



Note: Balconies vary based on the floor level and unit number.
For final selection refer to individual sales plans.

1 / JBR

IT'S NOT FOR EVERYONE,
BUT IT COULD BE FOR YOU.