



A HOME  
INCLUSIVE OF  
EVERYTHING EXCLUSIVE



EXQUISITE VILLAS  
WORLD CLASS  
GOLF COURSES

YOUR EXCUSE  
TO STAY & PLAY

DUBAI'S  
**TROPHY ADDRESS**  
KEY DESTINATIONS WITHIN MINUTES

**COMMERCIAL**

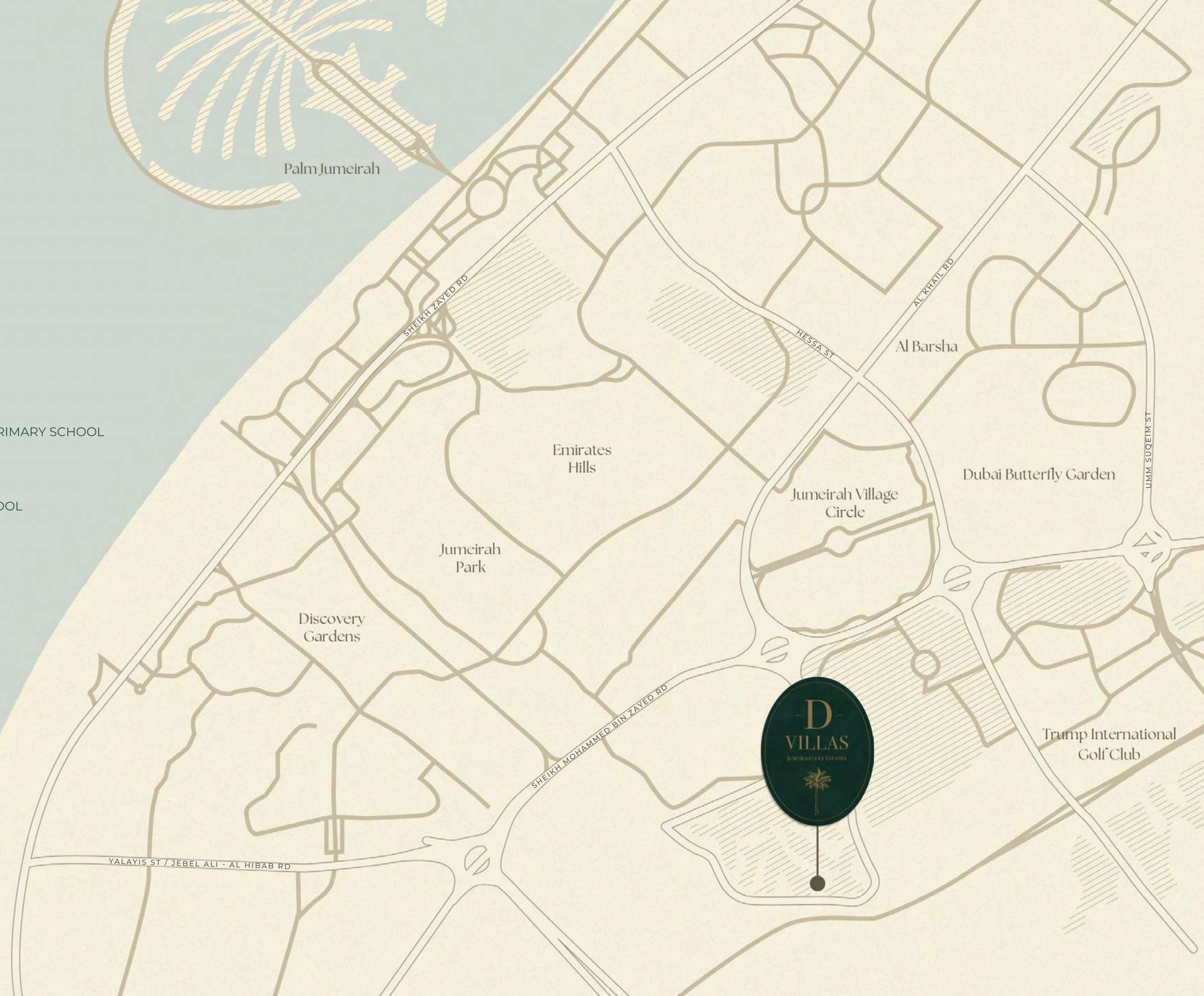
- 5 MIN - CITY CENTRE ME'AISEM
- 6 MIN - SPINNEYS
- 10 MIN - DUBAI HILLS MALL
- 16 MIN - CARREFOUR
- 18 MIN - MALL OF THE EMIRATES
- 19 MIN - WAITROSE
- 20 MIN - PALM JUMEIRAH
- 23 MIN - DUBAI MARINA
- 25 MIN - DOWNTOWN DUBAI

**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**

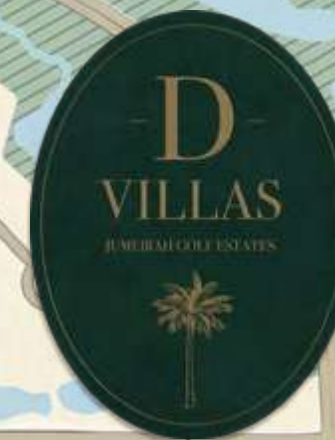
- 8 MIN - AL KHAIL RD
- 15 MIN - SHEIKH ZAYED RD





## A LOCATION LIKE NO OTHER

Jumeirah Golf Estates offers unparalleled access to the city's key attractions, including world-class shopping, dining, and entertainment options. Just minutes away from major highways and the bustling business districts, this prime location ensures that everything you need is within reach.



SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET



DISCOVER LIVING  
CURATED FOR THE FEW



## AN AWARD WINNING LIFESTYLE

JUMEIRAH GOLF ESTATES

Nestled in the heart of Dubai, Jumeirah Golf Estates is an award-winning residential golf destination offering luxury homes and leisure facilities amidst two internationally acclaimed championship golf courses.

This prestigious community is renowned for its beautiful landscape, world-class amenities, and an unmatched lifestyle that combines serenity and sophistication.



HOME TO TWO  
CHAMPIONSHIP  
GOLF COURSES

Jumeirah Golf Estates boasts two of the most prestigious golf courses in the world: the Earth Course and the Fire Course, both designed by the legendary golfer Greg Norman. Both courses are meticulously maintained to ensure they remain in pristine condition, providing an unparalleled golfing experience in the heart of Dubai.



## THE EARTH COURSE

HOST OF THE ANNUAL DP WORLD TOUR CHAMPIONSHIP

This course is characterized by its lush fairways, rolling terrain, and strategically placed bunkers, offering a challenging yet rewarding experience for golfers of all skill levels.



## THE FIRE COURSE

Its distinct layout and design, provides a contrasting experience to its sibling. Inspired by the natural landscape, this course features undulating fairways, deep bunkers, and a variety of water hazards. The Fire Course offers a strategic challenge that requires precision and skill, making it a favorite among seasoned golfers.

WORLD-CLASS DESTINATIONS  
IN YOUR NEIGHBORHOOD



**TOMMY  
FLEETWOOD**

PERFECT YOUR GAME AT THE  
**TOMMY FLEETWOOD**  
ACADEMY

The Tommy Fleetwood Academy at Jumeirah Golf Estates offers a premier golfing experience in the region, providing top-tier instruction from fully qualified PGA Professionals. Located within the DP World Golf Performance Centre, the academy caters to golfers of all abilities, from beginners to advanced players. The Academy features structured coaching programs, individual lessons, and group clinics designed to enhance every aspect of the game.

With a strong focus on fundamentals and personalized instruction, the Tommy Fleetwood Academy aims to develop the skills and confidence of its students, fostering both enjoyment and competitive excellence in golf.





ACE IT AT  
**THE TENNIS ACADEMY**

The Tennis Academy at Jumeirah Golf Estates, operated by Tennis 360, is a premier facility dedicated to offering comprehensive tennis programs for players of all ages and skill levels. Featuring three state-of-the-art courts, the academy provides both group and individual coaching sessions, ensuring personalized attention to enhance player development. With a team of world-class tennis professionals, the academy caters to beginners, recreational players, and aspiring professionals alike. The academy's extensive schedule includes lessons, clinics, and competitive opportunities, making it an ideal destination for tennis enthusiasts seeking to improve their game in a supportive and high-quality environment.



## INSATIABLE EXPERIENCES AT YOUR DOORSTEP

### THE CLUB HOUSE

The Jumeirah Golf Estates Clubhouse epitomizes refined luxury and exceptional service, offering an array of amenities designed to cater to the most discerning tastes. Enjoy gourmet dining at its signature restaurants, unwind in the sophisticated lounge areas, or rejuvenate in the state-of-the-art fitness center and spa. The clubhouse also features an elegant event space, perfect for private gatherings and celebrations.

Families and singles alike will find insatiable experiences with our Olympic-sized swimming pool, resort-style pools, and dedicated kids' pools, ensuring every member of the family enjoys their time. With accurately maintained tennis and paddle courts and beautifully landscaped sports fields and gardens, every visit to the Clubhouse promises insatiable experiences.





# EMBRACE THE LIFESTYLE

## OF JUMEIRAH GOLF ESTATES

### A SERENE MORNING

Imagine starting your day with a leisurely walk around the community, where beautifully landscaped paths wind through lush green spaces and alongside tranquil lakes. Where children explore dedicated play areas, while you see fellow neighbors find peace in cozy spots next to shimmering lakes and verdant parks. Across the way people enjoying picnics, outdoor yoga, or simply unwinding with a good book.

### CONVENIENCE IS KEY

Convenience is key at Jumeirah Golf Estates, within walking distance from anywhere in the community, there are two malls featuring high-end supermarkets, boutique shops, and a variety of dining options, these hubs of activity ensure that all your shopping and leisure needs are met.



### WELLNESS AMENITIES FOR EVERY ENTHUSIAST

There are sports enthusiasts everywhere, some in the state-of-the-art Tennis Academy offering group and individual coaching, catering to all skill levels. Some are in the Paddle and tennis courts, while others are in the fitness center or spa rejuvenating. Across the way, there are cool swimming pools, from Olympic size to resort-style, there is something for everyone.

### EMBRACING A LUXURIOUS LIFESTYLE

Whether you're enjoying a relaxing afternoon by the pool, participating in a competitive tennis match, or savoring a meal at one of the exquisite dining venues, Jumeirah Golf Estates offers a lifestyle that harmonizes luxury, convenience, and natural beauty, making every day better than the next.



MORE OF WHAT  
YOU LOVE AT YOUR  
DOORSTEP





A PLACE YOU WILL  
NEVER WANT TO LEAVE



TWO WORLD-CLASS  
CHAMPIONSHIP GOLF COURSES



WORLD-RENOWNED TENNIS  
& GOLF ACADEMIES



FINE DINING



COMMUNITY EVENTS



RESORT-STYLE SWIMMING POOLS



COMMUNITY SPORTS TOURNAMENTS



OLYMPIC SIZE POOLS



SPA SERVICES



DEDICATED CHILDREN'S POOL



PROSHOPS



FITNESS CENTRES



ARCADE AND PLAY ZONES



TENNIS COURTS



RETAIL SHOPS



PADEL COURTS



SUPERMARKETS



KID'S PLAY AREAS



TWO MALLS

# LIVE TO THE FULLEST



## PARKS AND GREEN SPACES

Beautifully landscaped gardens, parks, jogging, and cycling tracks.

## ARCADE AND PLAY ZONES

Recreational areas including arcade games and children's play zones.



## COMMUNITY EVENTS AND TOURNAMENTS

Social events, golf tournaments, holiday celebrations, and community activities for a vibrant lifestyle.

## RETAIL AND SUPERMARKETS

Multiple retail shops and supermarkets for convenient shopping.



## EDUCATIONAL SERVICES

Education halls are available in the community.

## GOLF PROSHOPS

Discounts on purchases at Proshops across Dubai Golf clubs.



DISCOVER THAT  
SWEET SPOT  
SOMEWHERE BETWEEN  
WORK AND A VACATION

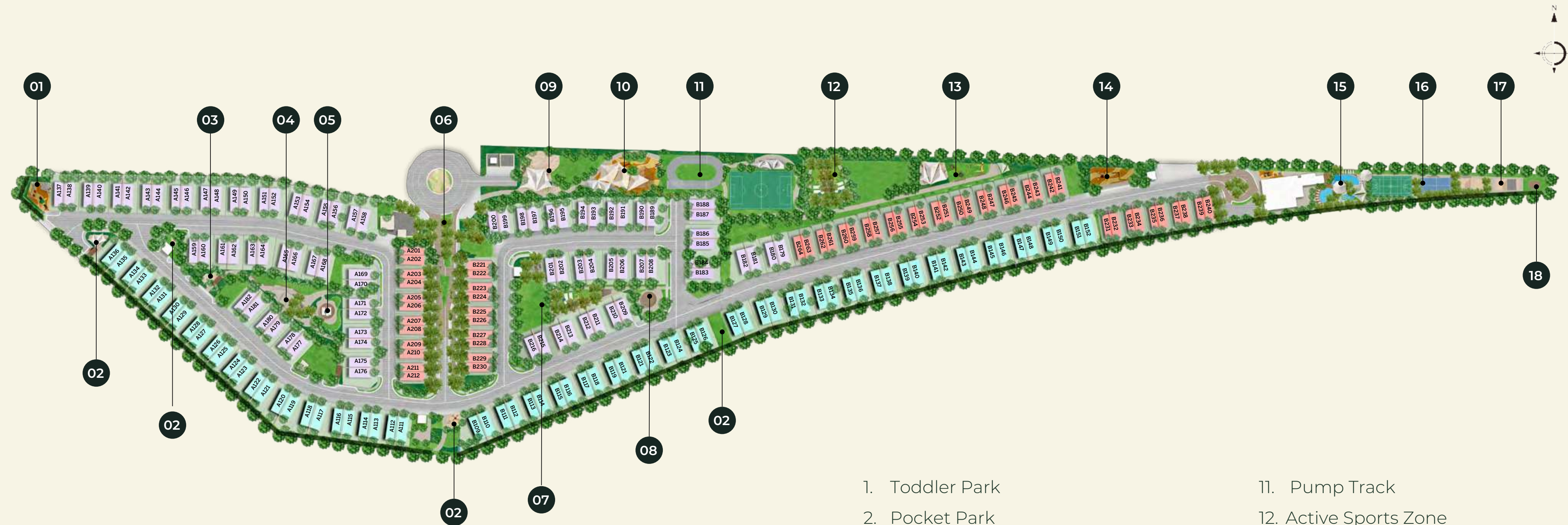


## D-VILLAS COMMUNITY LIVING

IN JUMEIRAH GOLF ESTATES

The D-Villas by DarGlobal offer an unparalleled blend of refined luxury and serene tranquility, set amidst the lush landscapes of Jumeirah Golf Estates in Dubai. These Villas are designed for those who appreciate a lifestyle filled with the finer things in life. The D-Villas represents the first villas of their kind in a series of exclusive luxury residences, featuring the ultimate architecture, prime location, and exceptional interior specifications by one of the leading luxury real estate developers in the world, DarGlobal.

# D-VILLAS MASTERPLAN



- 1. Toddler Park
- 2. Pocket Park
- 3. Fitness Zone
- 4. Kids Splash Park
- 5. Zen Gardens and Yoga Deck
- 6. Gate House and Entry Landscape
- 7. Retreat Wellness Park
- 8. Yoga Deck
- 9. Senior Play Area
- 10. Dog Park
- 11. Pump Track
- 12. Active Sports Zone
- 13. Picnic Grove
- 14. Junior Play Area
- 15. Adult and Kids Pool
- 16. Sports Courts
- 17. Outdoor Majlis
- 18. Stargazing Deck
- Walking & Running Path





## ARCHITECTURAL ELEGANCE



The D-Villas reflect sophisticated architectural design, embodying the visionary essence of DarGlobal. Each villa is a testament to refined taste, with unique profiles and graceful finishes that enhance their surroundings. These residences are designed to harmonize with the environment, creating a timeless aesthetic.







## THE ULTIMATE SPECIFICATIONS

Inside, the villas are thoughtfully designed to deliver vast living spaces, sophisticated interiors, and secluded gardens. Each embodying interior excellence, ensuring unmatched comfort and refinement.



D-VILLA  
CLUB HOUSE



D-VILLA  
CLUB HOUSE



## 14 BENEFITS OF BEING A D-VILLA OWNER

01

**Exclusive Access to the Golf Courses and Clubhouse:**

The privilege of receiving direct access to the world-class golf courses and the JGE clubhouse.

02

**Driving Range Access:** Available from 4:00 pm onwards, seven days a week (excluding maintenance periods and during tournaments).

03

**Gymnasium Access:** Full access to the gymnasium at the Country Club at Jumeirah Golf Estates.

04

**Tennis Academy Access:** Includes access to the Tennis Academy, Fitness Studio, and Swimming pools.

05

**Dining Discounts:**

- 25% discount at all dining outlets within the Clubhouse and golf courses at Jumeirah Golf Estates.

- 25% discount at the dining outlets of Emirates Golf Club and Dubai Creek Golf & Yacht Club.

06

**Midweek Access:** Midweek access to Emirates Golf Club and Dubai Creek Golf & Yacht Club FitLab recreational facilities, including gymnasium and swimming pool, Monday to Friday, excluding public holidays.

07

**Spa Discounts:** 20% discount for The Lounge Spa within the Clubhouse of Jumeirah Golf Estates.

08

**Proshop Discount:** 10% discount on Proshop purchases at all three Dubai Golf clubs.

09

**Complimentary Classes:** Complimentary group exercise classes on selected seasonal classes at Jumeirah Golf Estates.

10

**Children's Activities:** Complimentary seasonal children's activities.

11

**Arcade and Play Zone Access:** Access to arcade games and the Children's Play Zone, which includes table tennis and pool.

12

**Preferential Rates:** Preferential rates for Tennis tuition and tournaments, swimming, dance classes, and Padel Tennis.

13

**Guest Green Fees:** Seasonal Member Guest green fees when playing golf on the Fire and Earth courses at Jumeirah Golf Estates.

14

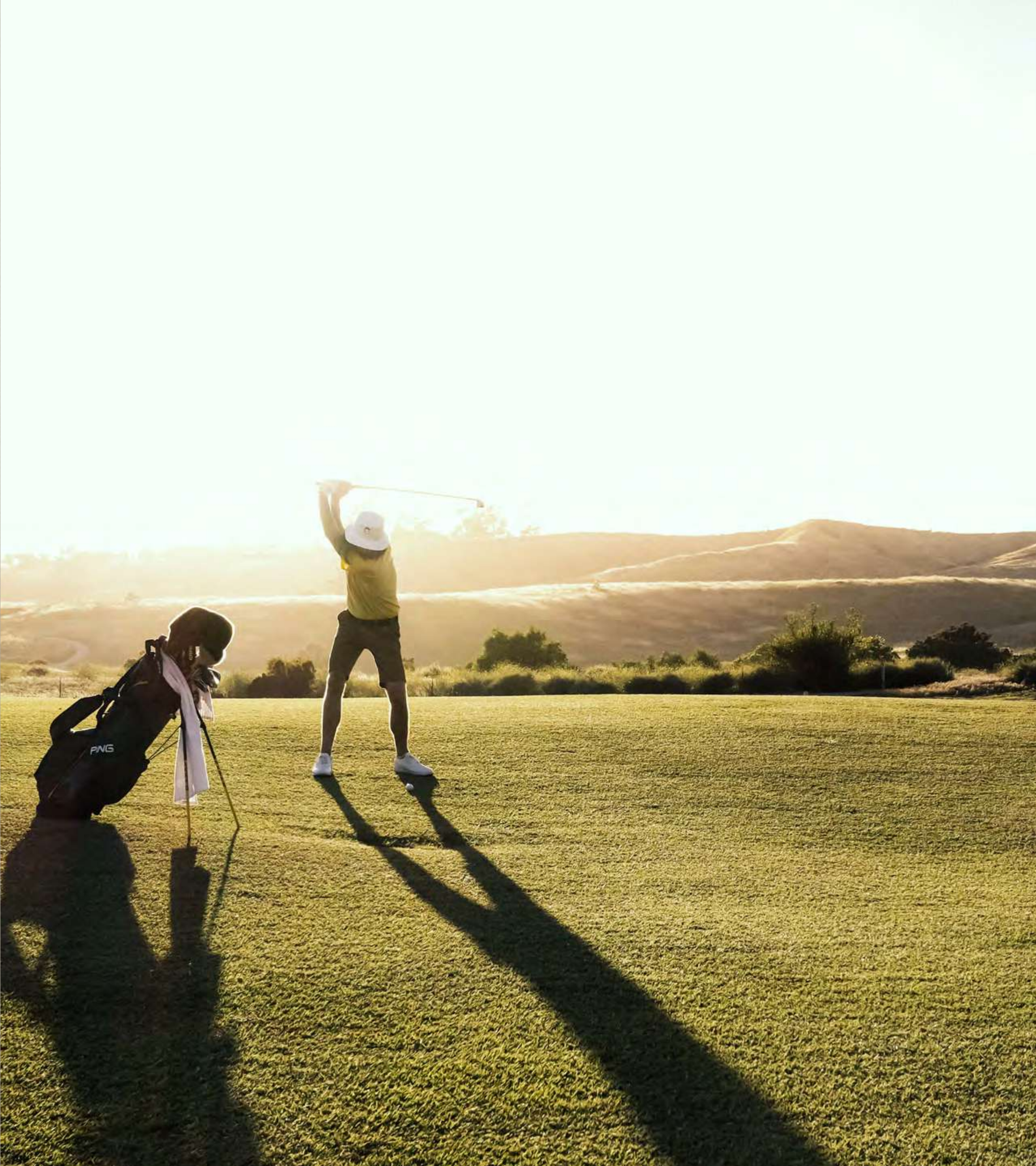
**Guest Passes:** 12 guest Country Club passes per household, allowing guests to use the gymnasium and swimming pool.



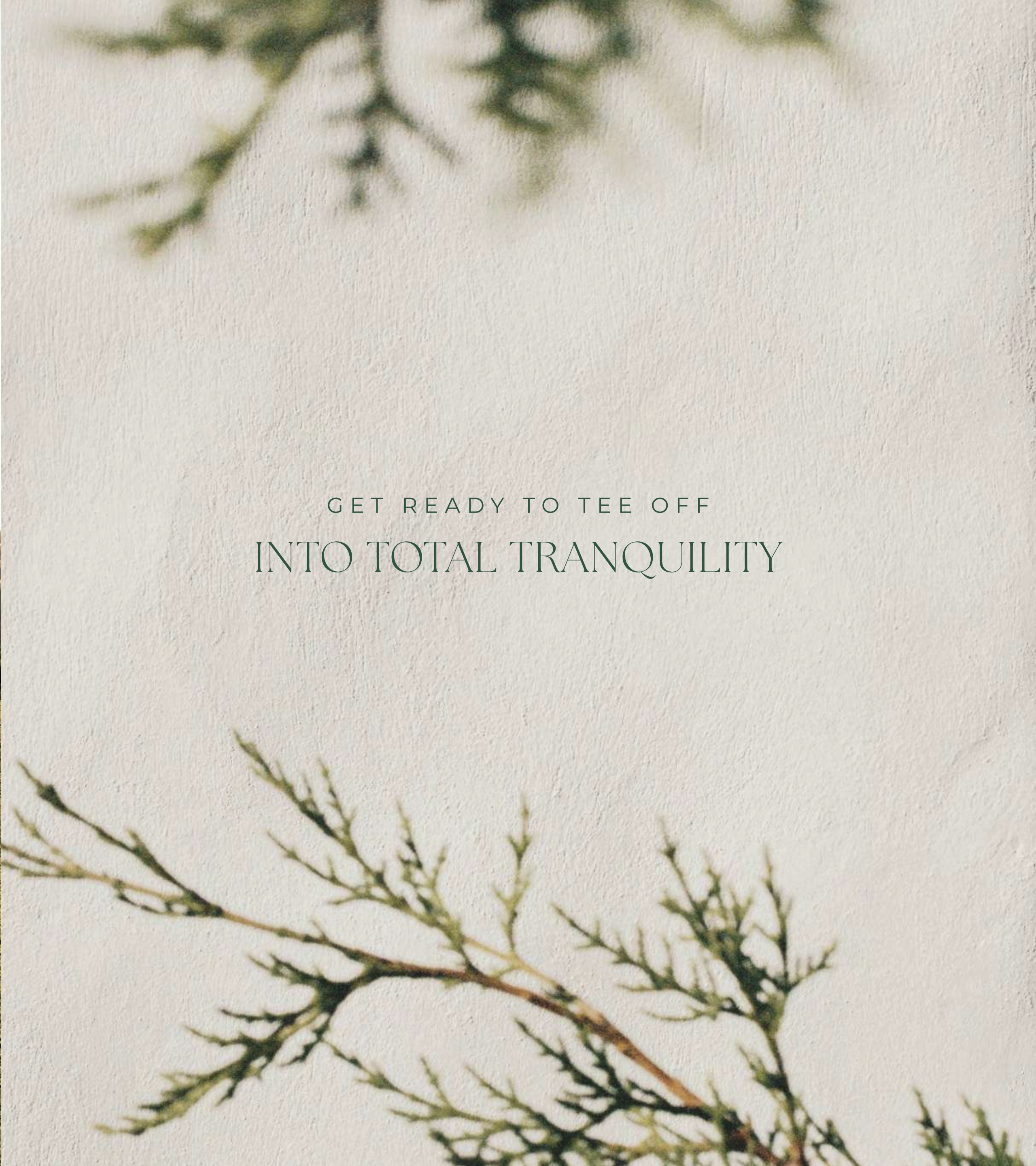








GET READY TO TEE OFF  
INTO TOTAL TRANQUILITY



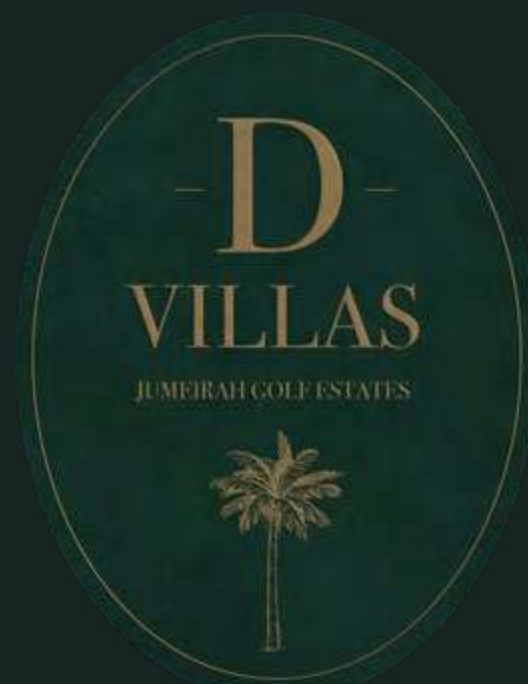
# FLOOR PLANS

4 BEDROOM  
FRONT VIEW



4 BEDROOM  
REAR VIEW





**VILLA V26 LEFT**  
4-BEDROOM WITH LIFT

RESIDENCE	SQM	SQFT
PLOT AREA	212	2,287
BUILT UP AREA	295	3,181



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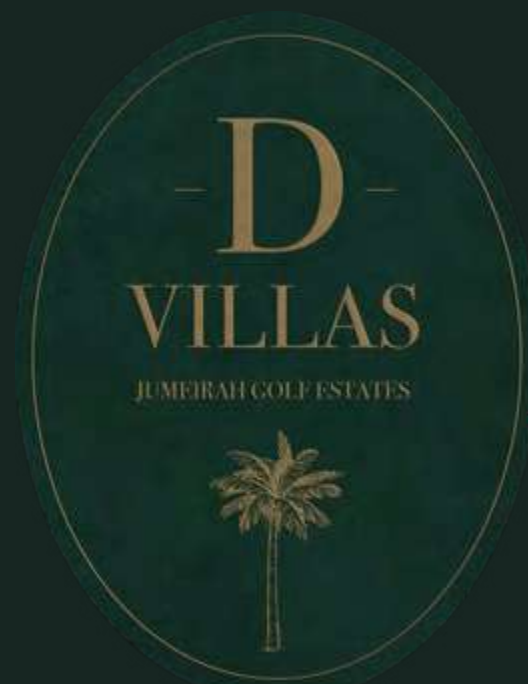
GROUND FLOOR



FIRST FLOOR



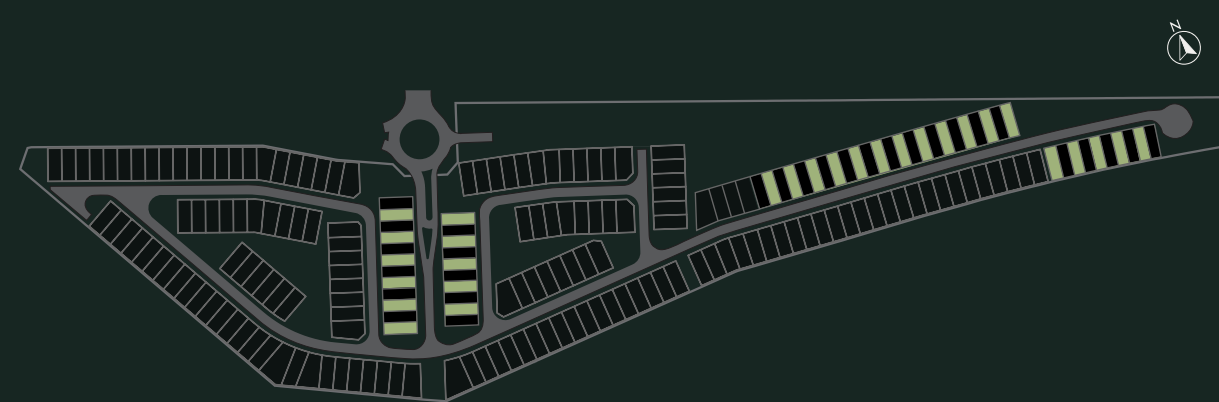
SECOND FLOOR



## VILLA V26 RIGHT

### 4-BEDROOM WITH LIFT

RESIDENCE	SQM	SQFT
PLOT AREA	212	2,287
BUILT UP AREA	295	3,181



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GROUND FLOOR



FIRST FLOOR



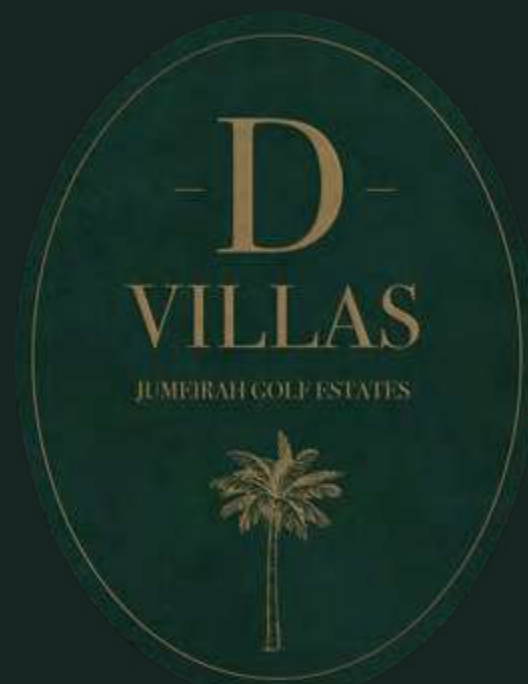
SECOND FLOOR

4 BEDROOM  
FRONT VIEW



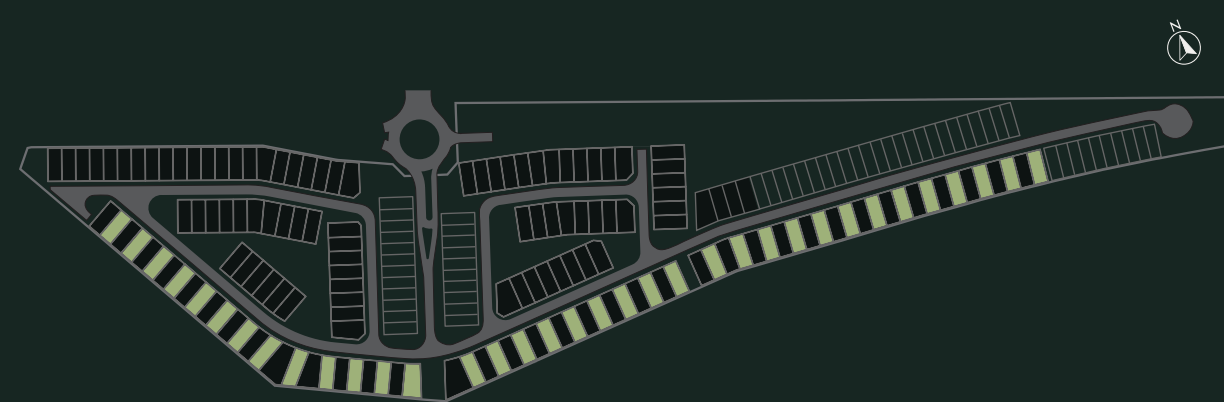
4 BEDROOM  
REAR VIEW





**VILLA V24A**  
4-BEDROOM

RESIDENCE	SQM	SQFT
<b>PLOT AREA</b>	259 - 336	2,785 - 3,620
<b>BUILT UP AREA</b>	269	2,899

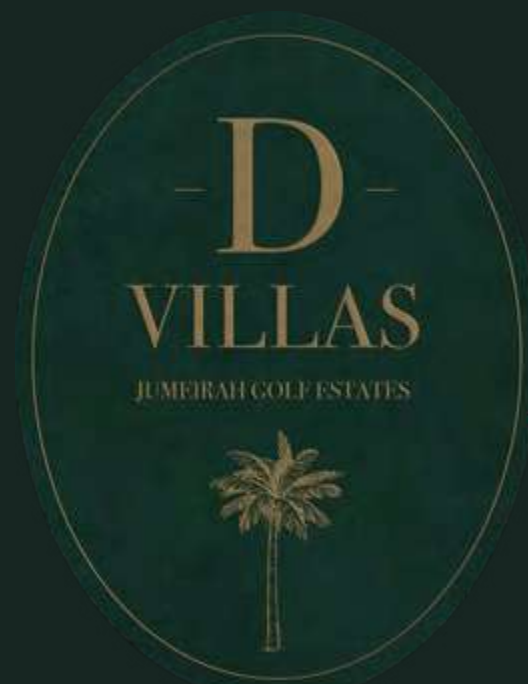


GROUND FLOOR



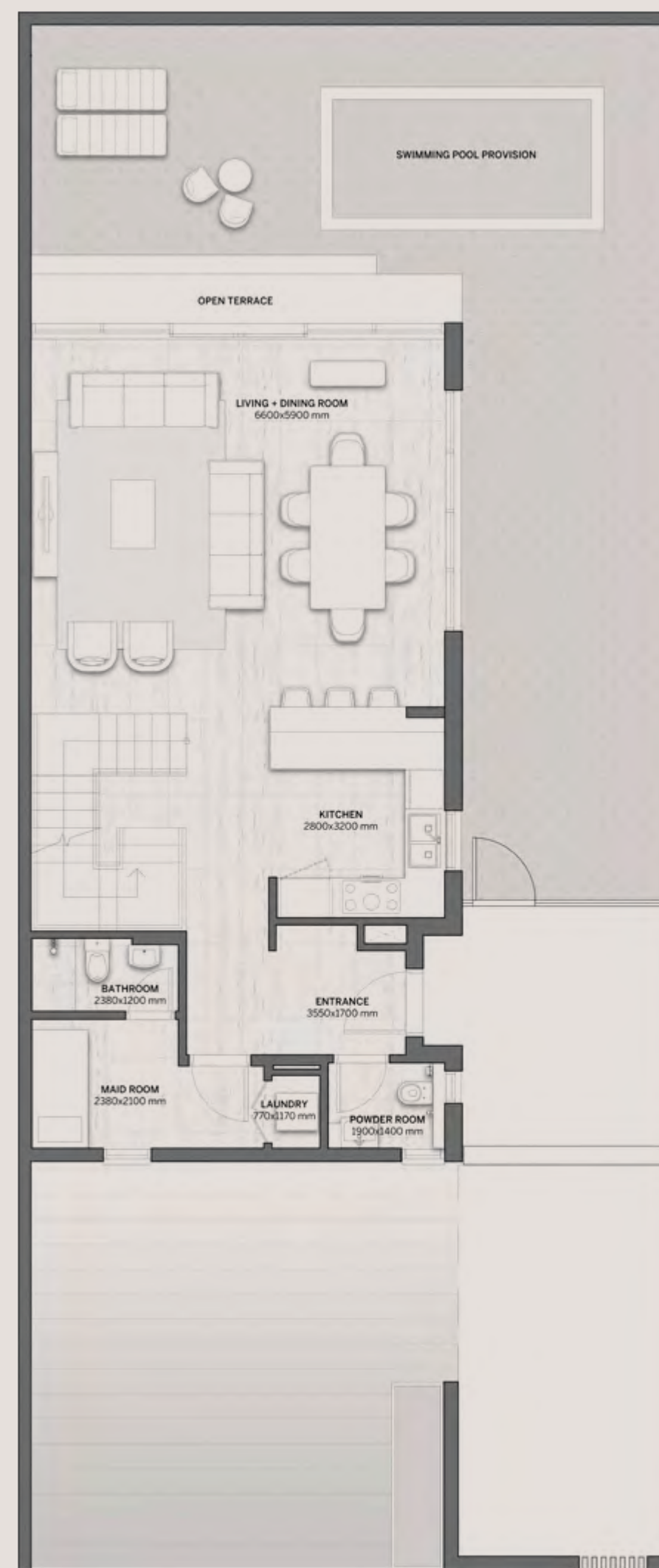
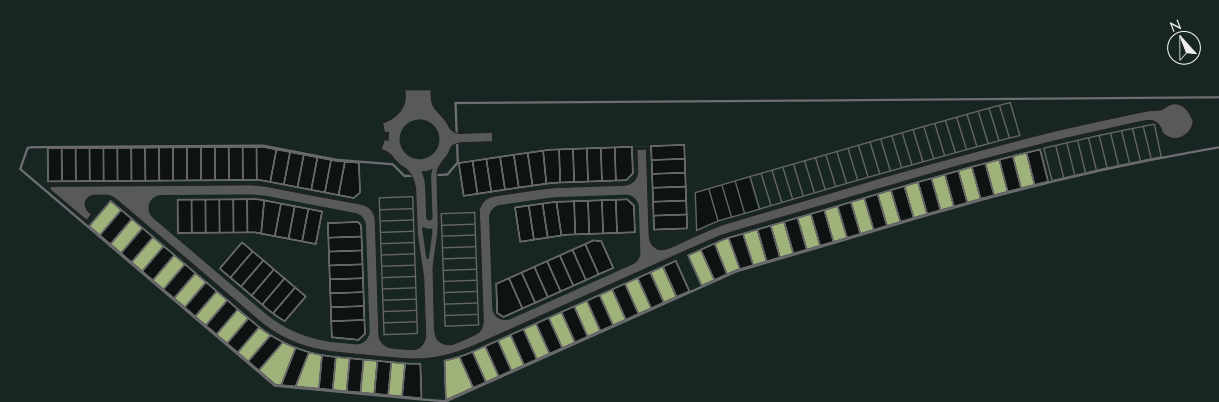
FIRST FLOOR

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**VILLA V24B**  
4-BEDROOM

RESIDENCE	SQM	SQFT
<b>PLOT AREA</b>	256 - 364	2,761 - 3,922
<b>BUILT UP AREA</b>	271	2,914



GROUND FLOOR



FIRST FLOOR

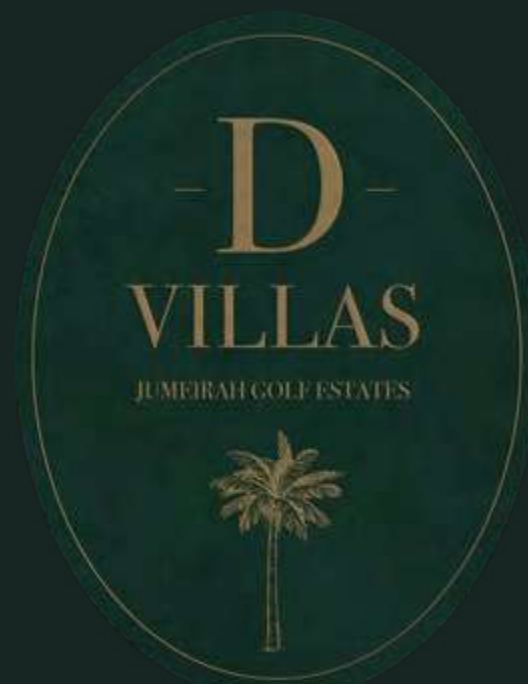
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5 BEDROOM  
FRONT VIEW



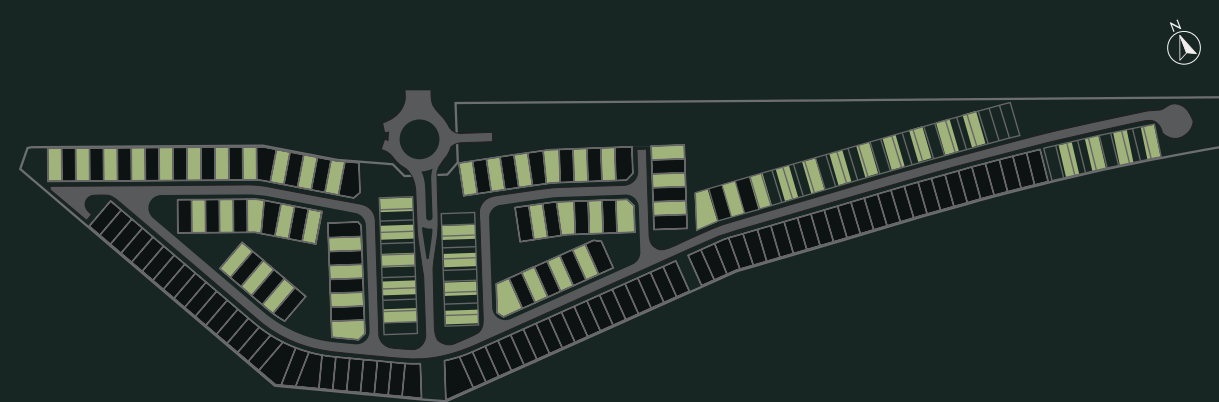
5 BEDROOM  
REAR VIEW





**VILLA V29A**  
5-BEDROOM

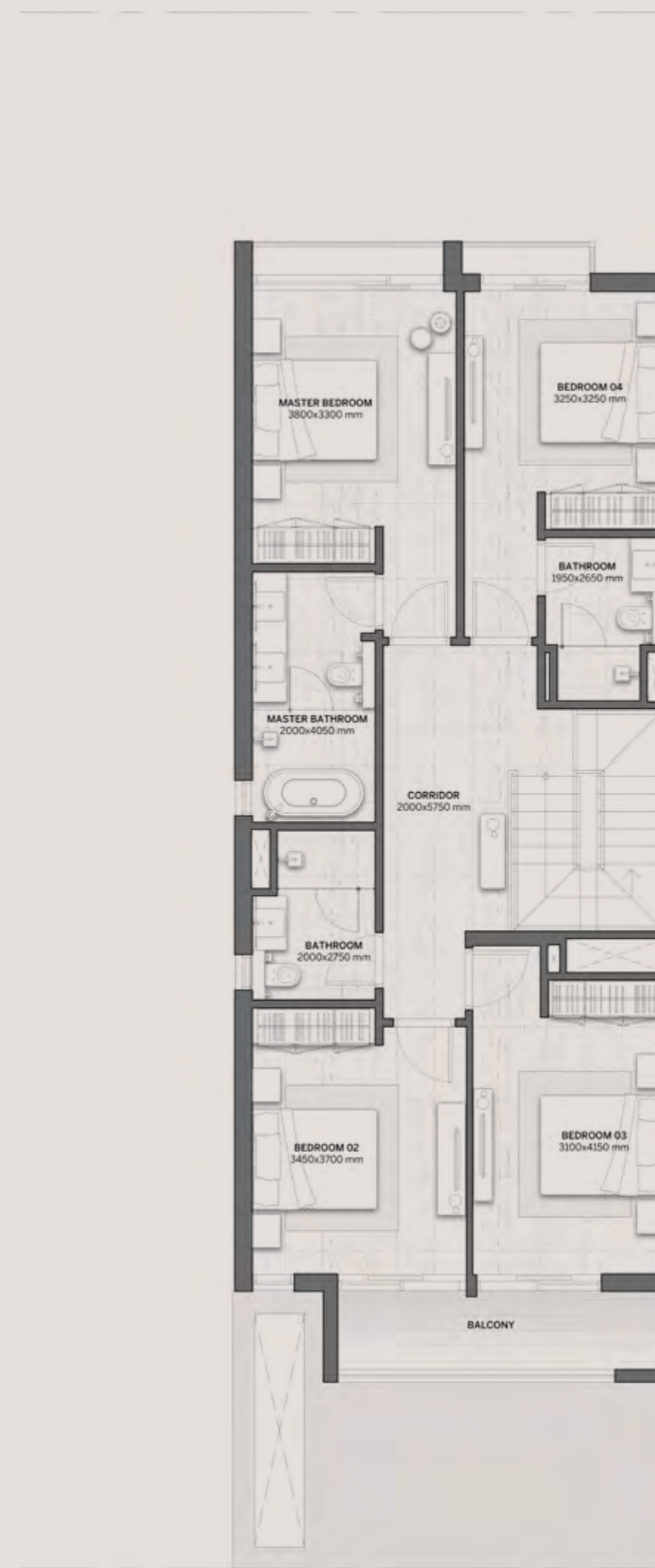
RESIDENCE	SQM	SQFT
PLOT AREA	258 - 362	2,782 - 3,898
BUILT UP AREA	373	4,011



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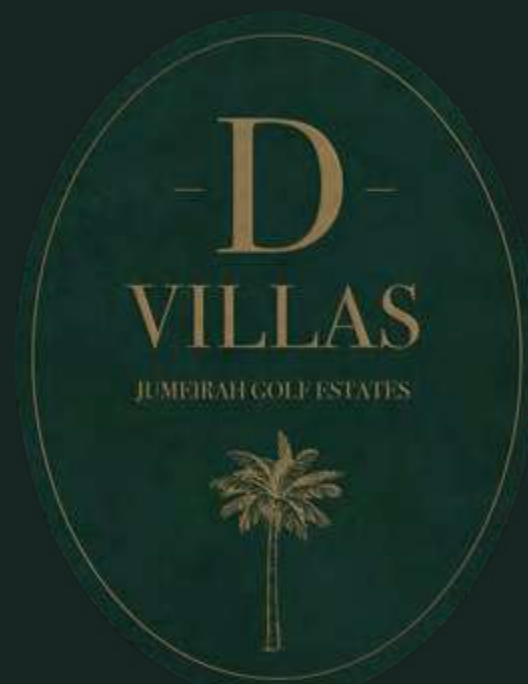
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

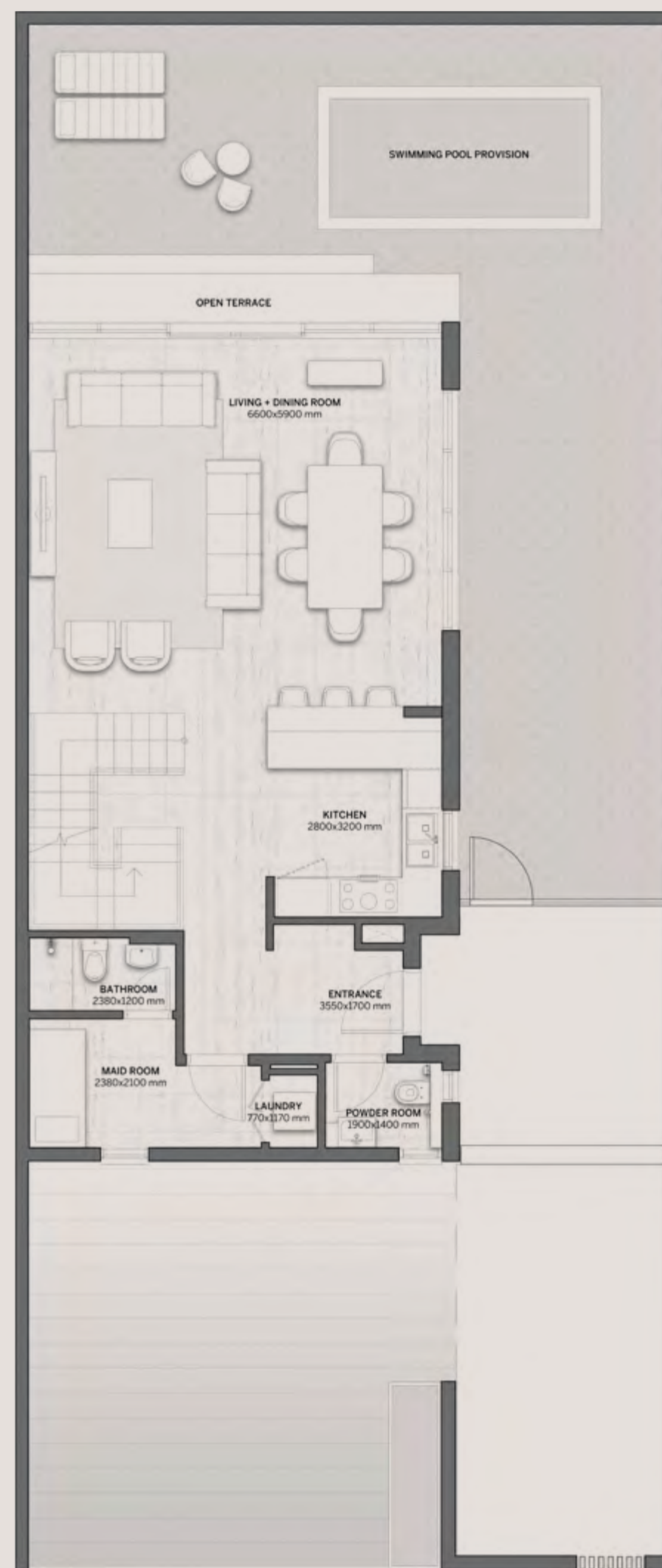


**VILLA V29B**  
5-BEDROOM

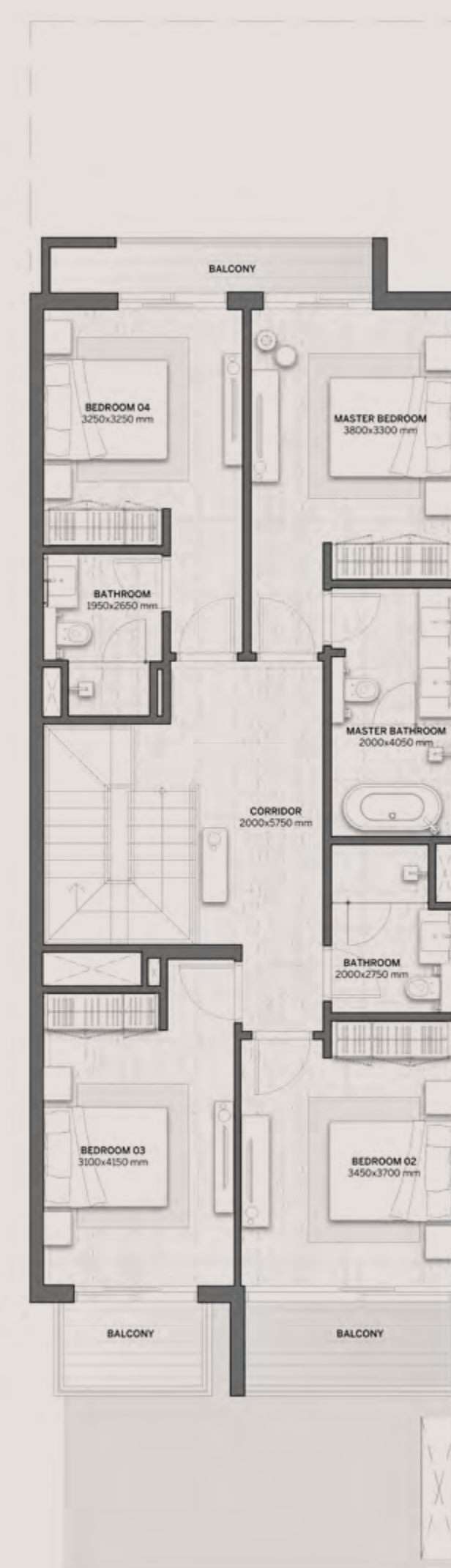
RESIDENCE	SQM	SQFT
<b>PLOT AREA</b>	260 - 312	2,799 - 3,364
<b>BUILT UP AREA</b>	376	4,048



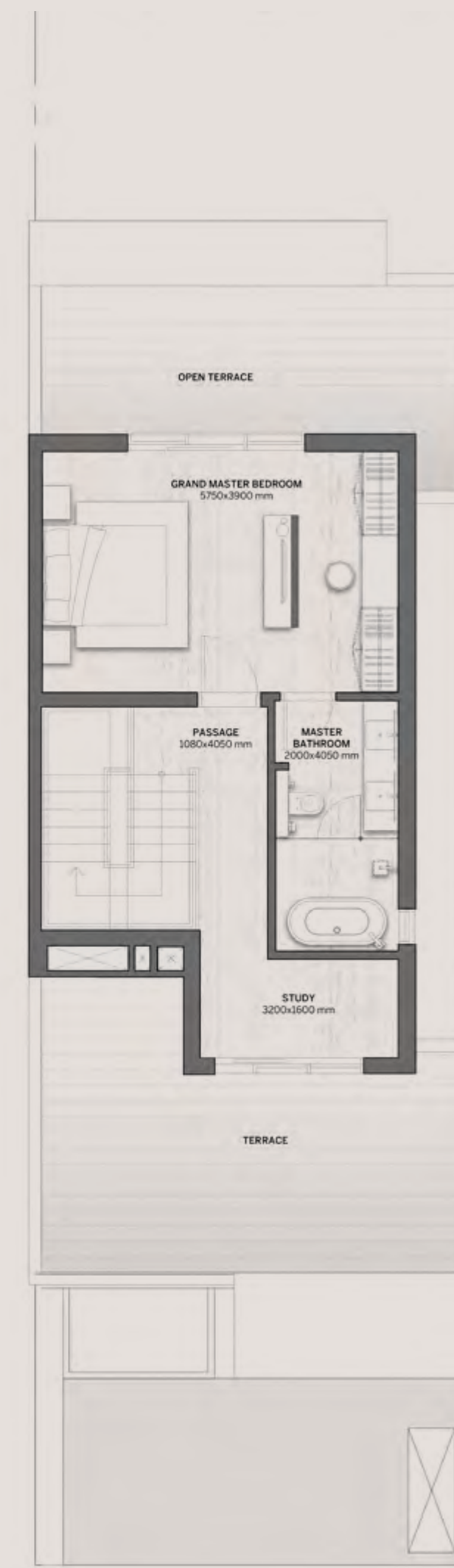
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## 8 REASONS TO INVEST IN THE UAE

- 01 0% INCOME TAX
- 02 0% PROPERTY TAX
- 03 100% BUSINESS OWNERSHIP
- 04 EASY BANK ACCOUNT SETUP
- 05 COSMOPOLITAN LIVING WITH OVER 200 NATIONALITIES IN DUBAI
- 06 RANKED FIRST IN SAFETY
- 07 TOURISM HUB THE TOP 5 VISITED CITIES IN THE WORLD
- 08 THE CITY OF SUPERLATIVES:  
HOME TO THE WORLD'S GREATEST