



Elara

# PROJECT OVERVIEW AND RENDERS

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# LOCATION MAP

## The Centre of Dubai



**2 Minutes to Sheikh Zayed Road**



**5 Minutes to Nearest Mall**



**5 Minutes to Dubai Media City**



**8 Minutes to Dubai Internet City**



**25 Minutes to DXB Airport**





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# MASTERPLAN HIGHLIGHTS

- A range of buildings varying in height
- Ample, convenient entrances and exits
- Absence of traffic and ambient noise
- Family friendly, pedestrian environment, safe for children
- Day care centres, play areas, gyms and swimming pools, community stores, Main connecting pedestrian open space with and pocket parks evenly distributed throughout the development
- Views of Burj Al Arab, pool deck, city skyline throughout the masterplan
- A series of interconnected, human scale spaces lead visitors and residents on a journey of discovery

# MJL MASTERPLAN



# MJL MASTER PLAN

## ELARA Master Planning Highlights

- A community within a community.
- Family Oriented with higher % of 2 & 3 bedroom units
- Controlled access for security and safety.
- Direct access to each building both from the joint basement and from the main lobby of each building.
- Exceptional views all around – both internal and external.



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# ELARA Design Highlights

- A Contemporary Façade Architecture style in line with the overarching vision of the project.
- Modern & Elegant Interiors for Main Entrance Lobbies, Lift Cabins & Floor Lobbies.
- Premium Modern Internal finishes for all Units.
- Contemporary Landscape design that differentiates ELARA from surrounding.
- Unique unit layouts taking advantage of surrounding premium views in all directions.
- Wellness facilities such as, Infinity pool, 360 Views GYM, Sky gardens & Roof Terrace.

# PROJECT MAIN FACILITIES & LIFESTYLE

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# PROJECT ELEGANT INTERIORS

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# MJL - ELARA FLOOR PLANS

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# MJL - SALES CLUSTER

- 1, 2 and 3-bedroom apartments
- 4-bedroom penthouses

Infinity Pool + Children's pool

Roof Terrace

Sky Gardens

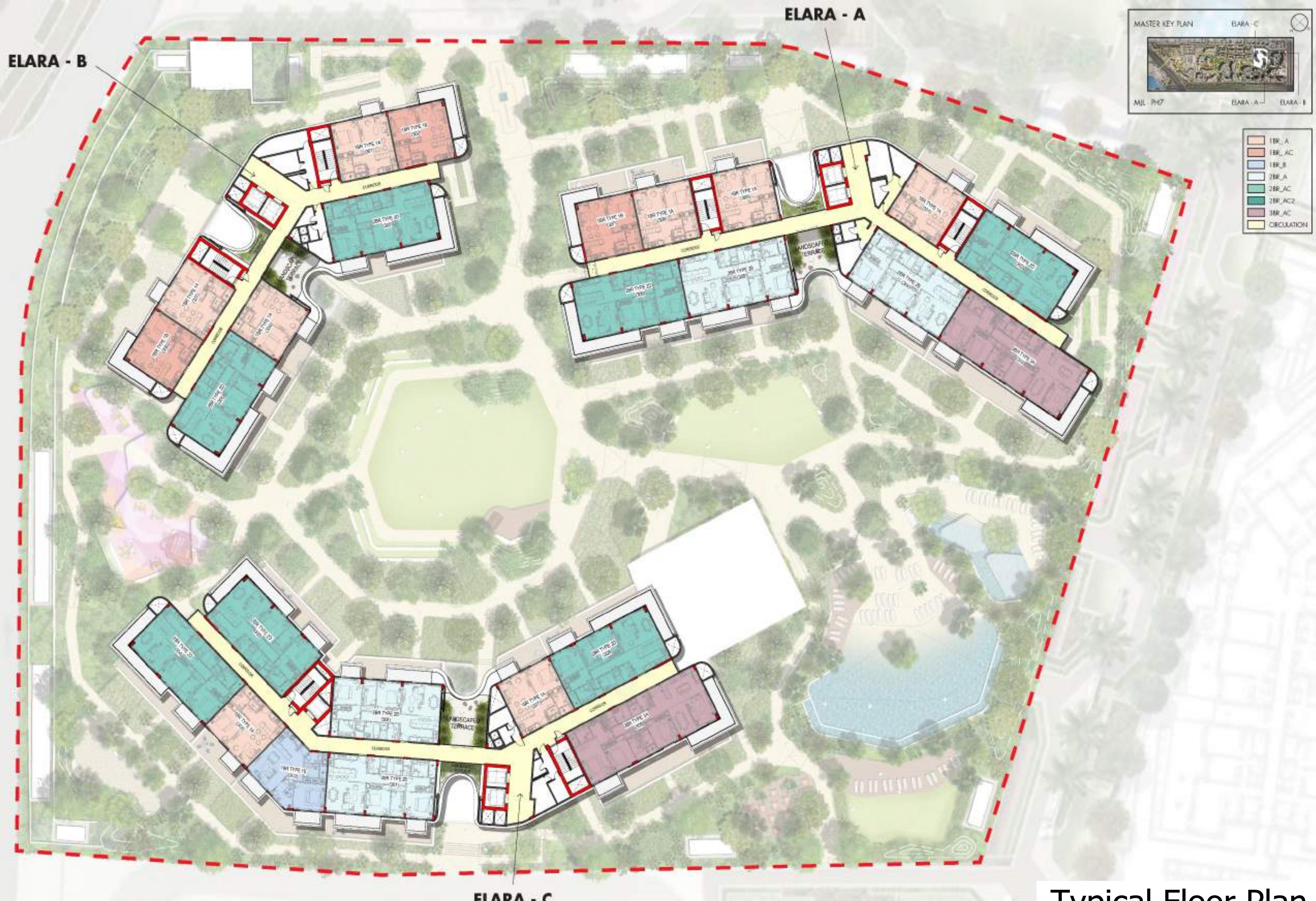
Gym

Play Area

## ELARA BUILDINGS

NO. OF BEDROOMS	Units	MINIMUM TOTAL AREA		MAXIMUM TOTAL AREA	
1 BR	103	66.54 sq.m	716.23 sq.ft	125.58 sq.m	1,351.73 sq.ft
2 BR	105	131.31 sq.m	1,413.41 sq.ft	165.93 sq.m	1,786.06 sq.ft
3 BR	23	179.24 sq.m	1,929.32 sq.ft	218.56 sq.m	2,352.56 sq.ft
4 BR	3	341.49 sq.m	3,675.77 sq.ft	424.19 sq.m	4,565.94 sq.ft
Total	234	718.58 sq.m	7,734.73 sq.ft	934.26 sq.m	10,056.29 sq.ft



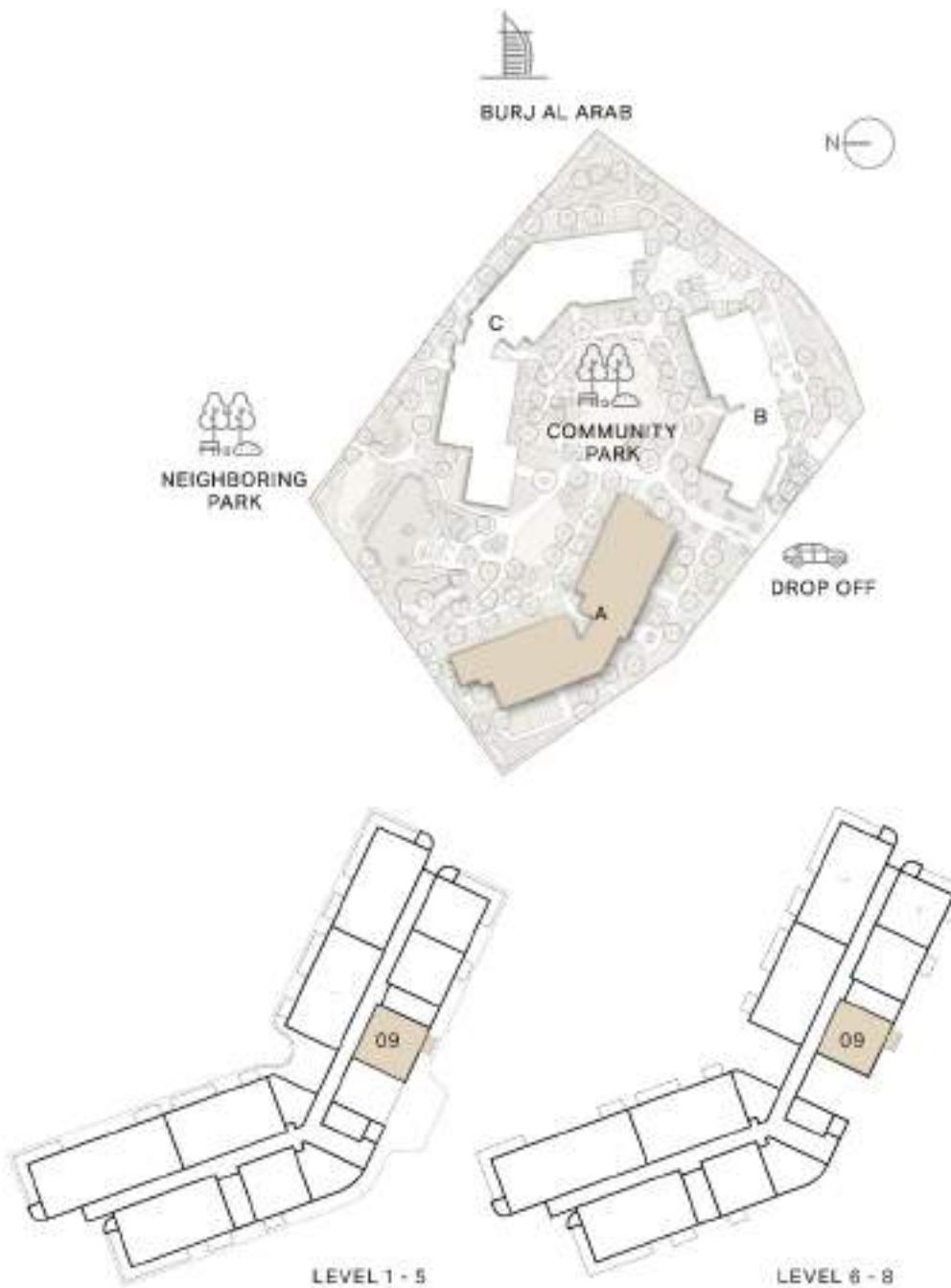


## Typical Floor Plan

# ONE BEDROOM

BUILDING A | APARTMENT TYPE 1A

LEVEL 1-5 & LEVEL 6-8



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**MJ**  
madinat  
jumeirah  
living

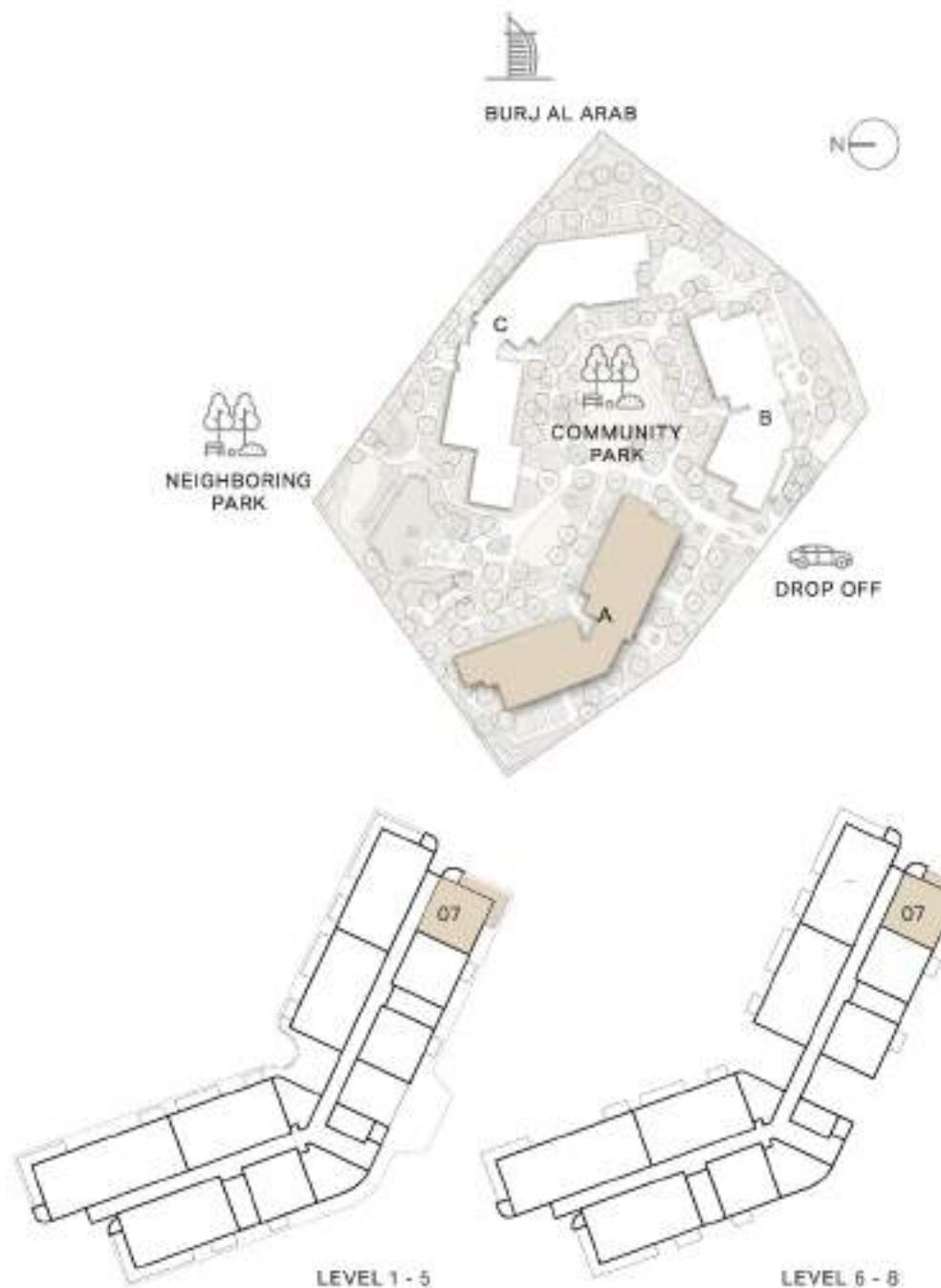
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# ONE BEDROOM

BUILDING A | APARTMENT TYPE 1B

LEVEL 1-5 & LEVEL 6-8



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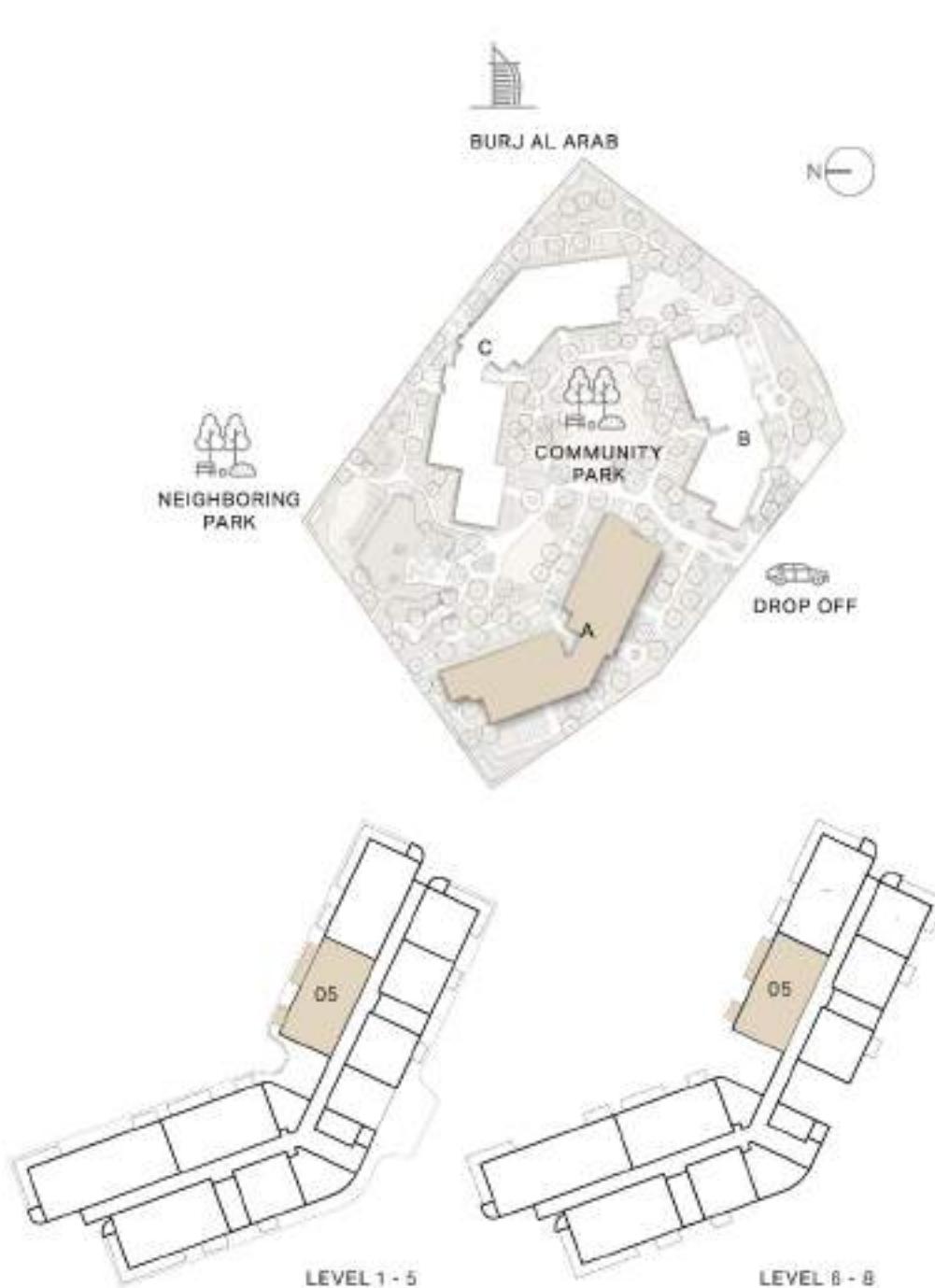
# TWO BEDROOM

BUILDING A | APARTMENT TYPE 2B

LEVEL 1-5 & LEVEL 6-8



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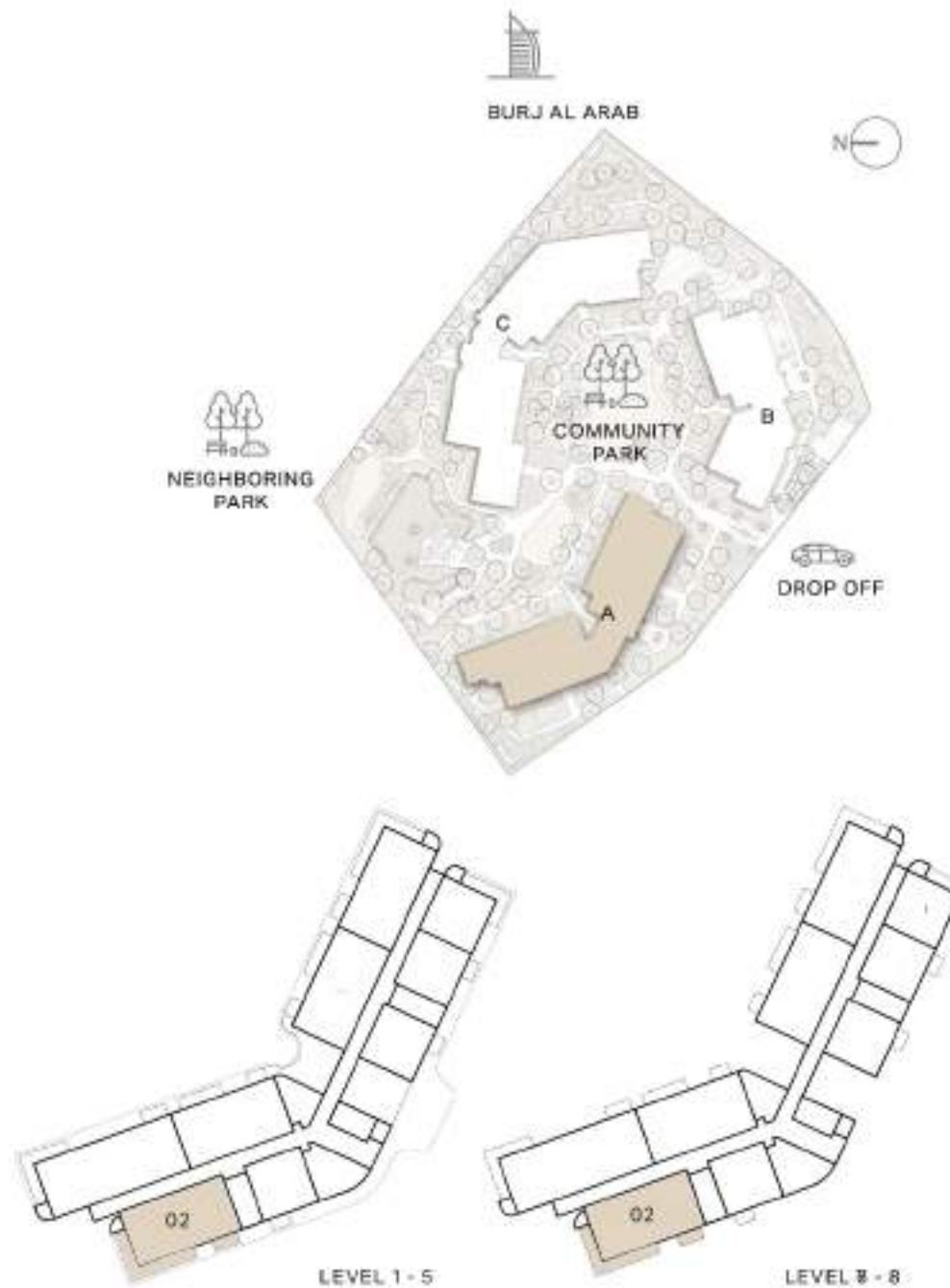
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# TWO BEDROOM

BUILDING A | APARTMENT TYPE 2D

LEVEL 1-5 & LEVEL 6-8



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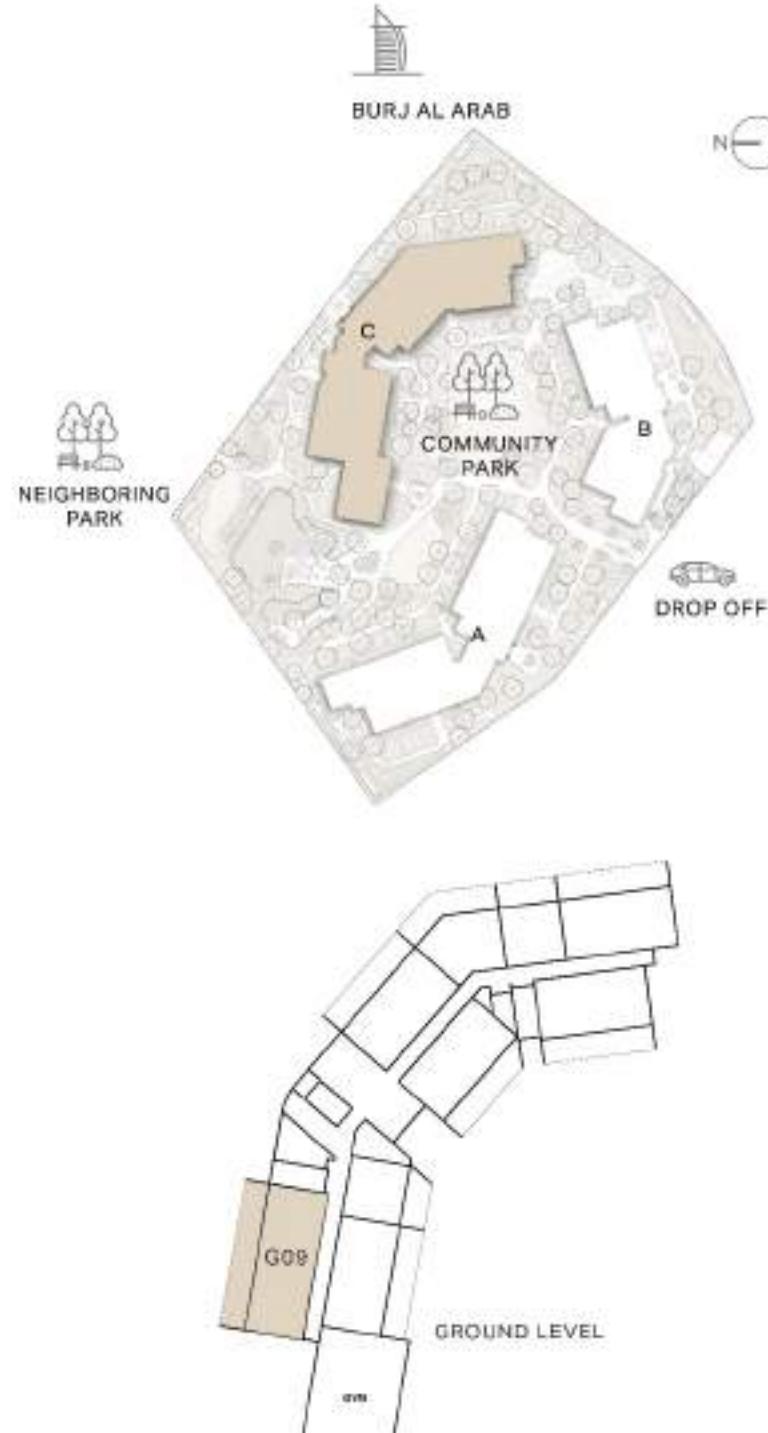
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# THREE BEDROOM

BUILDING C | APARTMENT TYPE 3B

GROUND FLOOR



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# FOUR BEDROOM PENTHOUSE

BUILDING A | PENTHOUSE TYPE 4C

LEVEL 9



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# FOUR BEDROOM PENTHOUSE

BUILDING C | PENTHOUSE TYPE 4B

LEVEL 10



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# FOUR BEDROOM PENTHOUSE

BUILDING C | PENTHOUSE TYPE 4A

LEVEL 10



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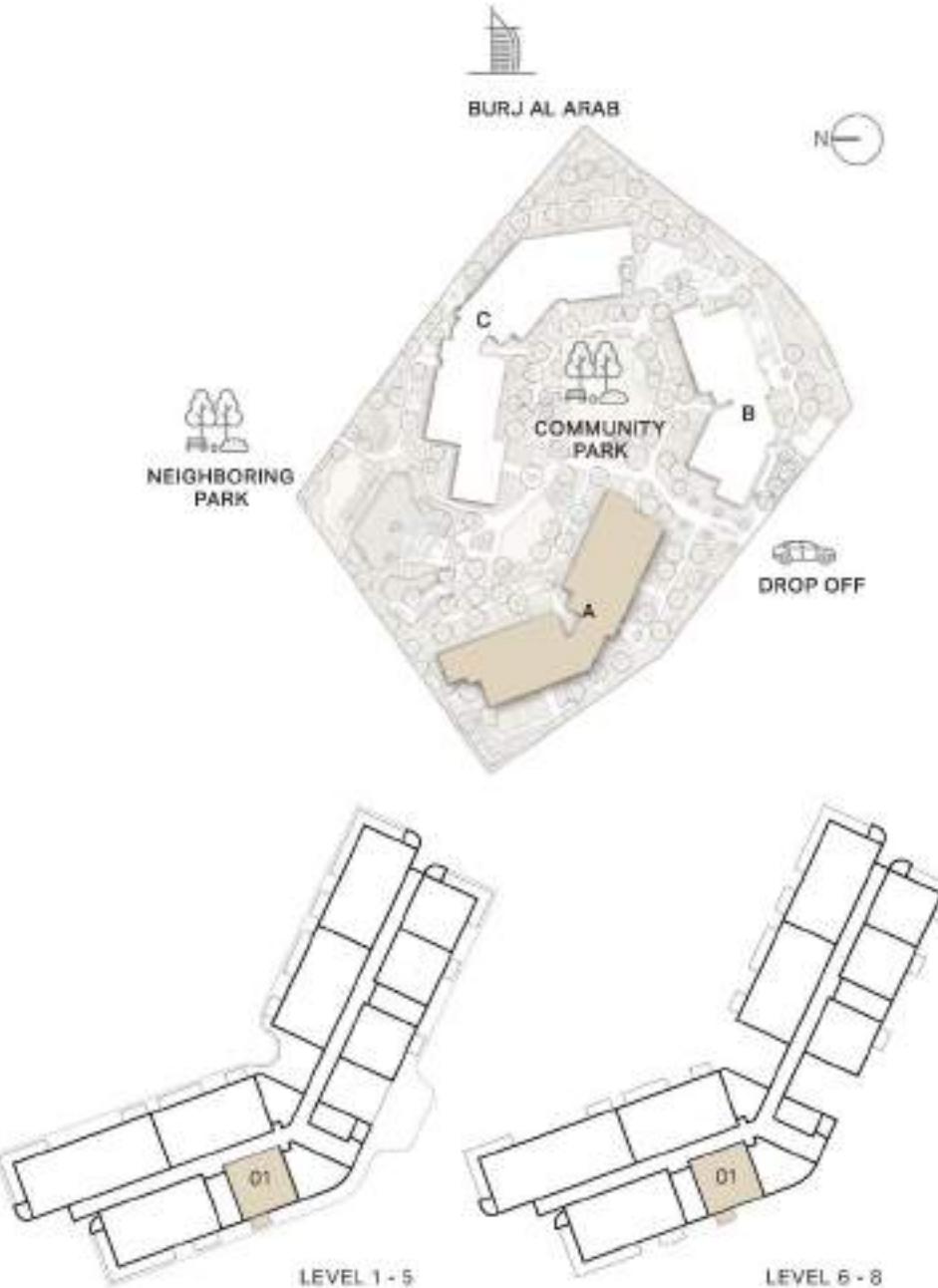
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# ONE BEDROOM

BUILDING A | APARTMENT TYPE 1A

LEVEL 1-5 & LEVEL 6-8



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# LAUNCH EVENT DETAILS

## DATE

Monday, 18<sup>th</sup> September 2023

## TIME

9:00am onwards

## VENUE

Majlis Al Salam Ballroom at Jumeirah  
Mina A'Salam Hotel, Dubai

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# PRICES

## 1 BEDROOM

Starting from AED 2.30M

## 2 BEDROOM

Starting from AED 3.13M

## 3 BEDROOM

Starting from AED 5.60M

## 4 BEDROOM PENTHOUSE

Starting from AED 10.95M

# PAYMENT PLAN

**20%**

ON BOOKING

**10%**

FEBRUARY 2024

**10%**

AUGUST 2024

**10%**

FEBRUARY 2025

**10%**

AUGUST 2025

**10%**

FEBRUARY 2026

**30%**

DECEMBER 2026  
(ON HANDOVER)

# ONLINE REGISTRATION PROCESS

After 2 to 3 days, you will receive a notification to register your clients with a few dos and don'ts to keep in mind.

## Do's

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

# ONLINE REGISTRATION PROCESS

## Don'ts

- Do not register your client before receiving the official registration notification. Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.



For more information,  
Please call 800 637227 or visit [meraas.com](http://meraas.com)