

DOUBLETREE

by Hilton™

JUMEIRAH
GARDEN CITY



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Welcome
Home



The Comfort of Home

For over five decades, DoubleTree has opened its doors with one simple purpose: to create warm, welcoming spaces where people can simply be - places to settle in, unwind, and feel at home.



A Legacy of Warm Welcomes

Since 1969, DoubleTree has been defined by the small, thoughtful gestures that leave a lasting impression—a warm cookie at check-in, a smile that feels genuine, and a level of care that makes all the difference.

From a single hotel in Scottsdale, Arizona, DoubleTree has grown into a global brand built on connection, comfort, and care.





Rooted in Care, Recognized Worldwide

With over 690 hotels around the world—and more than 150 in the Europe, Middle East, and Africa region—DoubleTree is known for consistency, hospitality, and that unmistakable feeling of home.

Ranked the 6th most valuable and 3rd strongest hotel brand globally, the growth continues, grounded in a rare promise: to make everyone feel truly welcome, wherever they are.



Life At **DoubleTree Jumeirah Garden City**



Feel Right At Home

Perfectly positioned near Dubai's beautiful creek and coastline, DoubleTree by Hilton Jumeirah Garden City brings together the comfort of home and the joy of resort living.

Start your day poolside, watch your children play freely, and end with breathtaking city views as dusk settles. Here, life unfolds naturally and authentic moments happen daily.





A Way of Living

When we ask ourselves, “What would make this feel like home?” we’re really thinking about creating something special for you.

It’s about those little moments that make you exhale and think, “I can just be myself here.”

Home isn’t perfect or pretentious, it’s comfortable and real. So we’ve crafted spaces where kids can be kids, and you can put your feet up- a place to stay, but also a place that feels like it was waiting for you all along.





Contemporary in design and grounded in warmth, our residences give you the best of both worlds.

You'll enjoy all the privacy and comfort of your own space – that feeling of shutting your door and truly being “home” – while still having access to all those thoughtful touches that make hospitality special.





Lobby



We've put real care into creating spaces where you can actually live, not just stay.

The kitchens aren't just for show – they're designed for those mornings when you want to whip up something special for the kids or evenings when you'd rather cook something simple than order in or go out.



Kitchen



Living Area



Bedroom 1



The bathrooms aren't just functional – they're retreats where European fixtures and premium finishes turn your morning routine into something you actually look forward to.

We've designed these spaces thinking about those little moments that make a difference in your day.





Bedroom 2



Designed for Life and the Moments Between

From riser seating for relaxed gatherings to community zones that encourage friendly hellos, the entire property flows around people.



A Pool For Every Mood

With a main swimming pool, shallow pool, dedicated kid's pool, everyone finds their spot here—relaxed, refreshed, and right at ease.





Pool

Lounging, Your Way

The outdoor lounge balances privacy and connection, inviting you to settle into a book, enjoy an evening breeze, or just watch the day unfold around you.



Podium Pool



A Room For More

Hosting friends, watching a film, or running a quick meeting, our Multi-Function Room adapts to whatever your day has in store.





Wellness That Works

Our fully-equipped gym is ready when you are, whether you need a full-body workout or simply want to clear your head.



Project Overview

Project Name

Double Tree Jumeirah Garden City

Project Type

Residential Apartments

Location

Jumeirah Garden City

Handover

June, 2027

Building Configuration

G+2P+8

Total Units

128

Unit Types

75 One Bedroom
Apartments (76 sq.m)

53 Two Bedroom
Apartments (135 sq. m)

Payment Plan

50 / 50





The World Around You

Completely Connected

Positioned along one of Dubai’s most scenic stretches, DoubleTree Jumeirah Garden City places you within easy reach of the city’s landmarks, business hubs, and lifestyle destinations.

1
7 minutes
City Walk

2
7 minutes
Coca-Cola Arena

3
8 minutes
Dubai International Financial Center

4
8 minutes
Emirates Tower Metro Station

5
10 minutes
Museum of the Future

6
10 minutes
Dubai World Trade Center

7
10 minutes
J1 Beach

8
10 minutes
Dubai Mall





Rooted in Community

Still taking shape but already full of promise, Jumeirah Garden City offers the best of both worlds: urban energy meets residential calm.

This community brings together thoughtfully designed apartments, tree-lined paths, local shops, and green spaces—creating a more livable pace in the city's heart.

With direct access to Sheikh Zayed Road and nearby metro stations, everything Dubai offers is minutes away, whether it's your office, the beach, or evening plans. But you'll always come home to a genuine neighborhood that moves at a pace that feels right.

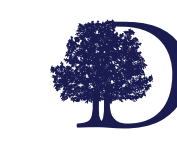


A City That Welcomes the World

Dubai is a place where ideas find momentum and people find their pace. With year-round sunshine, vibrant culture, and a future-focused mindset, it's a city designed to support ambition, comfort, and quality of life in equal measure.

The city has this remarkable way of embracing both tomorrow's innovation and timeless traditions. One day you're experiencing the warmth of Emirati hospitality in the historic districts, the next you're witnessing groundbreaking architecture that seems to defy possibility.





Why Dubai Makes Sense

With consistent rental yields, strong capital appreciation, and long-term residency options, it’s a city that makes sense—not just emotionally, but financially. Here’s why:

- | | | | |
|-----------------------------------|------------------------------------|------------------------------------|---|
| Golden Visa | Global Safety | Strategic Location | World-Class Education and Healthcare |
| Investor Friendly Policies | Outstanding Quality of Life | Cutting Edge Infrastructure | Tax-Free Economy |
| | Sustainability Focused* | Cultural Diversity** | |

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan’s Mori Memorial Foundation.
** Dubai topped the wish lists of an incredible 60 countries in Remitly’s study ‘The cities the world wants to move to’

ONE BROKER GROUP

EXCLUSIVE SALES PARTNER

One Broker Group (OBG) is the exclusive sales partner for
DoubleTree by Hilton Jumeirah Garden City.

Known for its focus on premium residential properties, OBG is
an award-winning real estate agency with deep roots in the UAE
market. With a track record of integrity and excellence, they're here
to guide you every step of the way.

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