



Jomana

PROJECT OVERVIEW AND RENDERS

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





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 MASTER PLAN



MJL MASTER PLAN

JOMANA Master Planning Highlights

- A community within a community.
- Smaller building
- Family oriented with higher % of 2 & 3 bedroom units
- Controlled access for safety and security
- 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

JOMANA
Kids Park
Sports Park



JOMANA Design Highlights

- A contemporary façade architecture style in line with the overarching vision of the project
- Modern and elegant interiors for main entrance lobbies, lift cabins & floor lobbies
- Premium and modern internal finishes for all units
- Integrated Kitchen Appliances
- Contemporary landscape design that differentiates Jomana from surrounding areas
- Unique unit layouts taking advantage of surrounding premium views

PROJECT FACILITIES AND LIFESTYLE



















PROJECT INTERIORS













FLEX >>
YOU KNOW YOU
WANT TO

ONE MORE
REP

BE LEGENDARY



PROJECT FLOOR PLANS

MJL – SALES CLUSTER

1, 2, 3 & 4 Bedroom Units

Pool + Children's pool

Play Area

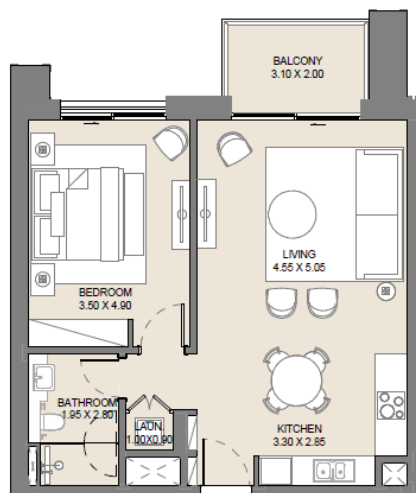
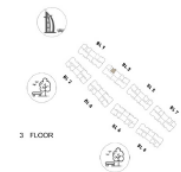
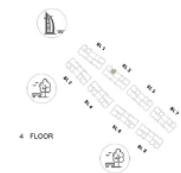
Gym

Jomana Buildings

NO. OF BEDROOMS	Units	MINIMUM TOTAL AREA		MAXIMUM TOTAL AREA	
1 BR	135	73.99 sq.m	796.42 sq.ft	104.02 sq.m	1,119.66 sq.ft
2 BR	96	116.04 sq.m	1,249.04 sq.ft	153.31 sq.m	1,650.22 sq.ft
3 BR	87	202.93 sq.m	2,184.32 sq.ft	256.97 sq.m	2,766.00 sq.ft
4 BR	8	311.50 sq.m	3,352.96 sq.ft	317.52 sq.m	3,417.76 sq.ft
Total	326	73.99 sq.m	796.42 sq.ft	317.52 sq.m	3,417.76 sq.ft

1 BEDROOM A

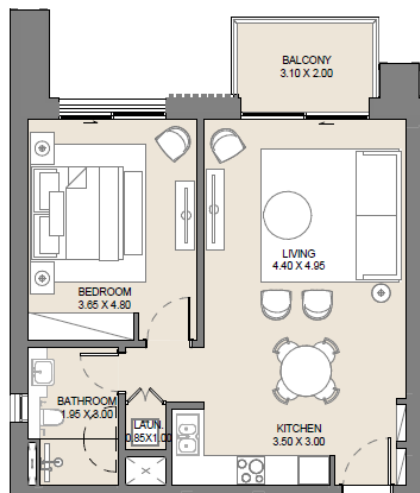
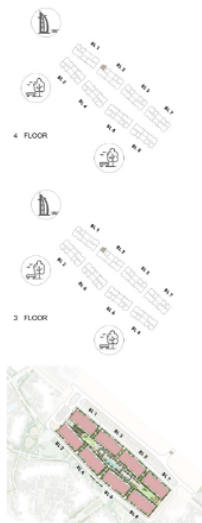
BUILDING NUMBER: 03 – LEVELS 3-4



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
BL3-307	68.07	732.70	6.14	66.09	74.21	798.79
BL3-407	68.07	732.70	6.14	66.09	74.21	798.79

1 BEDROOM B

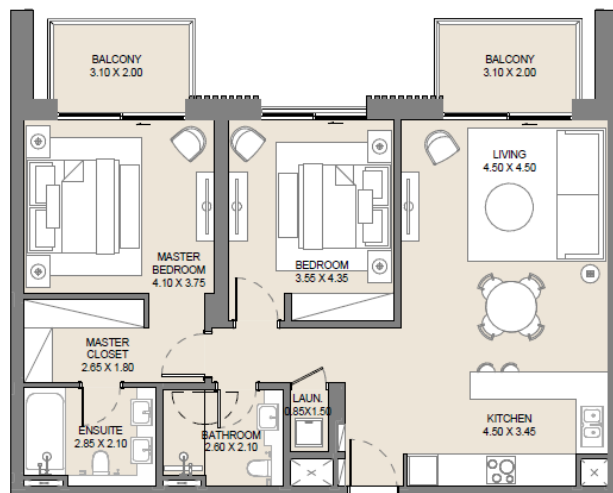
BUILDING NUMBER: 03 – LEVELS 3-4



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
BL3-306	68.28	734.96	6.15	66.20	74.43	801.16
BL3-406	68.28	734.96	6.15	66.20	74.43	801.16

2 BEDROOM A

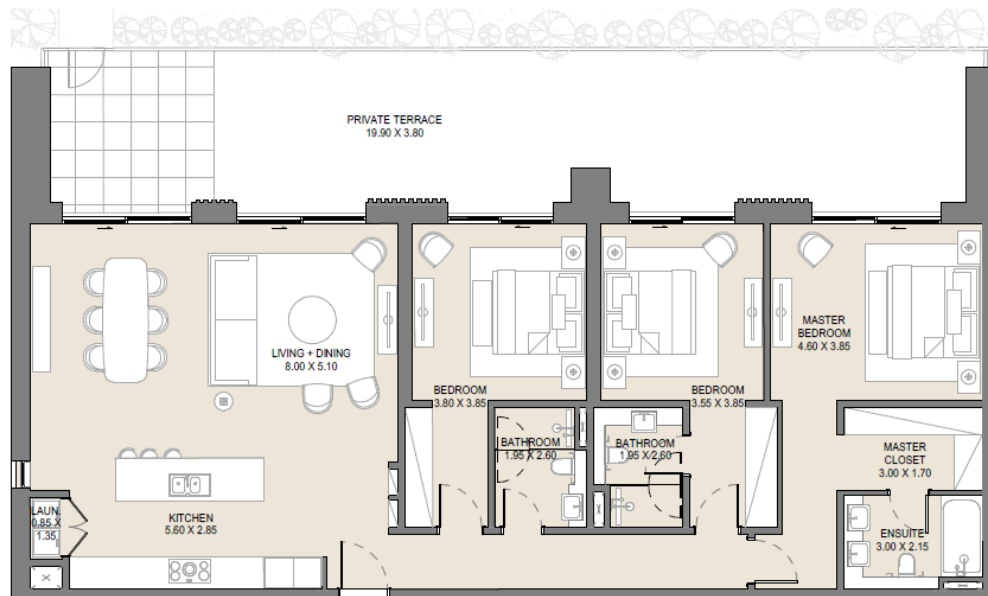
BUILDING NUMBER: 03 – LEVELS 3-4



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
BL3-304	103.79	1117.19	12.27	132.07	116.06	1249.26
BL3-404	103.79	1117.19	12.27	132.07	116.06	1249.26

3 BEDROOM C

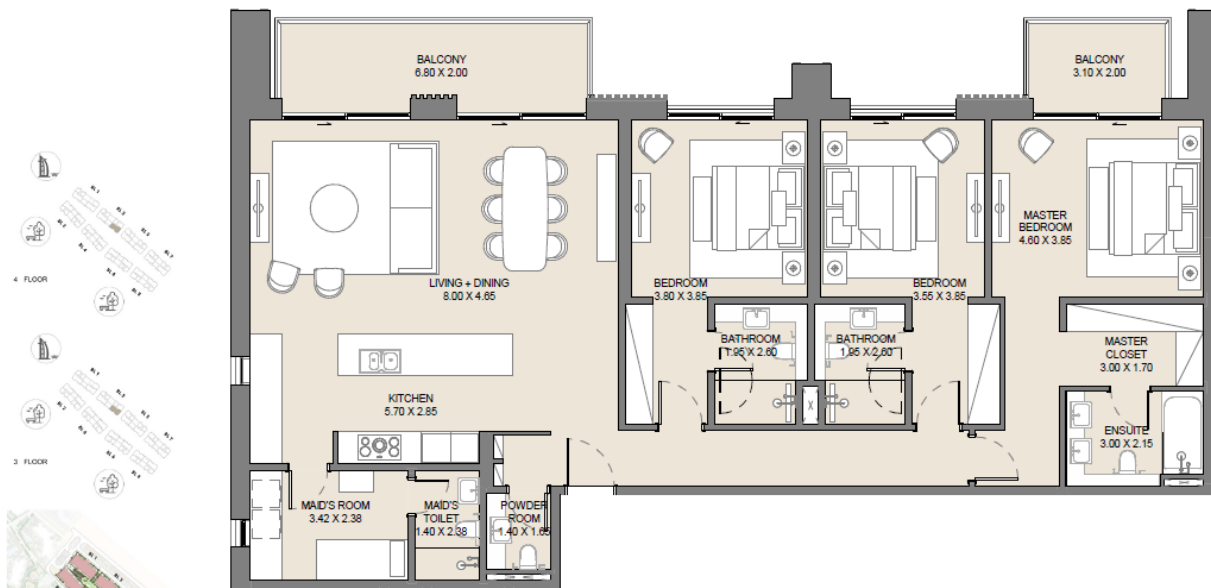
BUILDING NUMBER: 01 – LEVEL GROUND



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
BL1-G03	109.31	1822.44	72.13	776.40	241.44	2598.84

3 BEDROOM A

BUILDING NUMBER: 03 – LEVELS 3-4

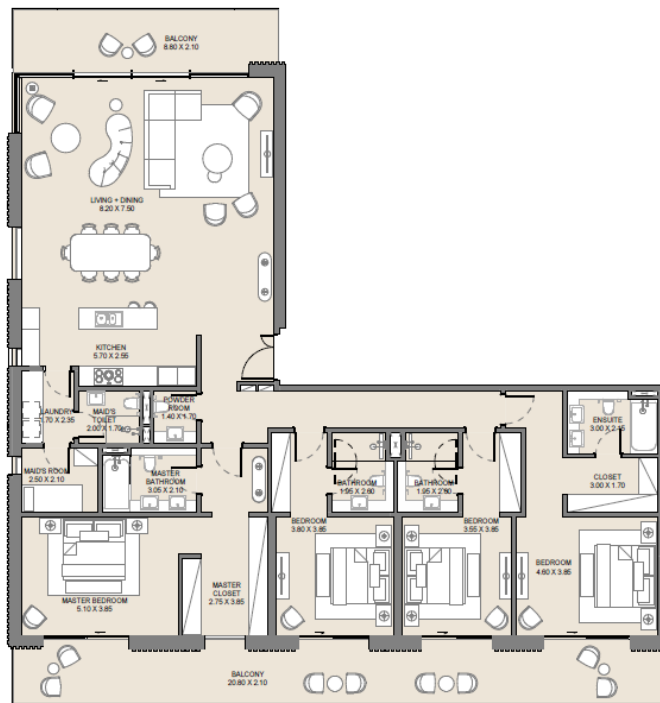


UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
BL3-303	183.65	1976.79	19.57	210.65	203.22	2187.44
BL3-403	183.65	1976.79	19.57	210.65	203.22	2187.44

Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

4 BEDROOM A

BUILDING NUMBER: 03 – LEVEL 5



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
BL3-505	255.99	2755.45	61.52	662.20	317.51	3417.65

LAUNCH EVENT DETAILS

Date

Monday, 6th March 2023

Time

9:00am onwards

Venue

Coca-Cola Arena, Dubai

PRICES

1 BEDROOM

STARTING FROM AED 1.91M

2 BEDROOM

STARTING FROM AED 2.75M

3 BEDROOM

STARTING FROM AED 5.52M

4 BEDROOM

STARTING FROM AED 10.06M

PAYMENT PLAN

20%

ON BOOKING

10%

JULY 2023

10%

JANUARY 2024

10%

JULY 2024

10%

JANUARY 2025

10%

JULY 2025

30%

MAY 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