



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





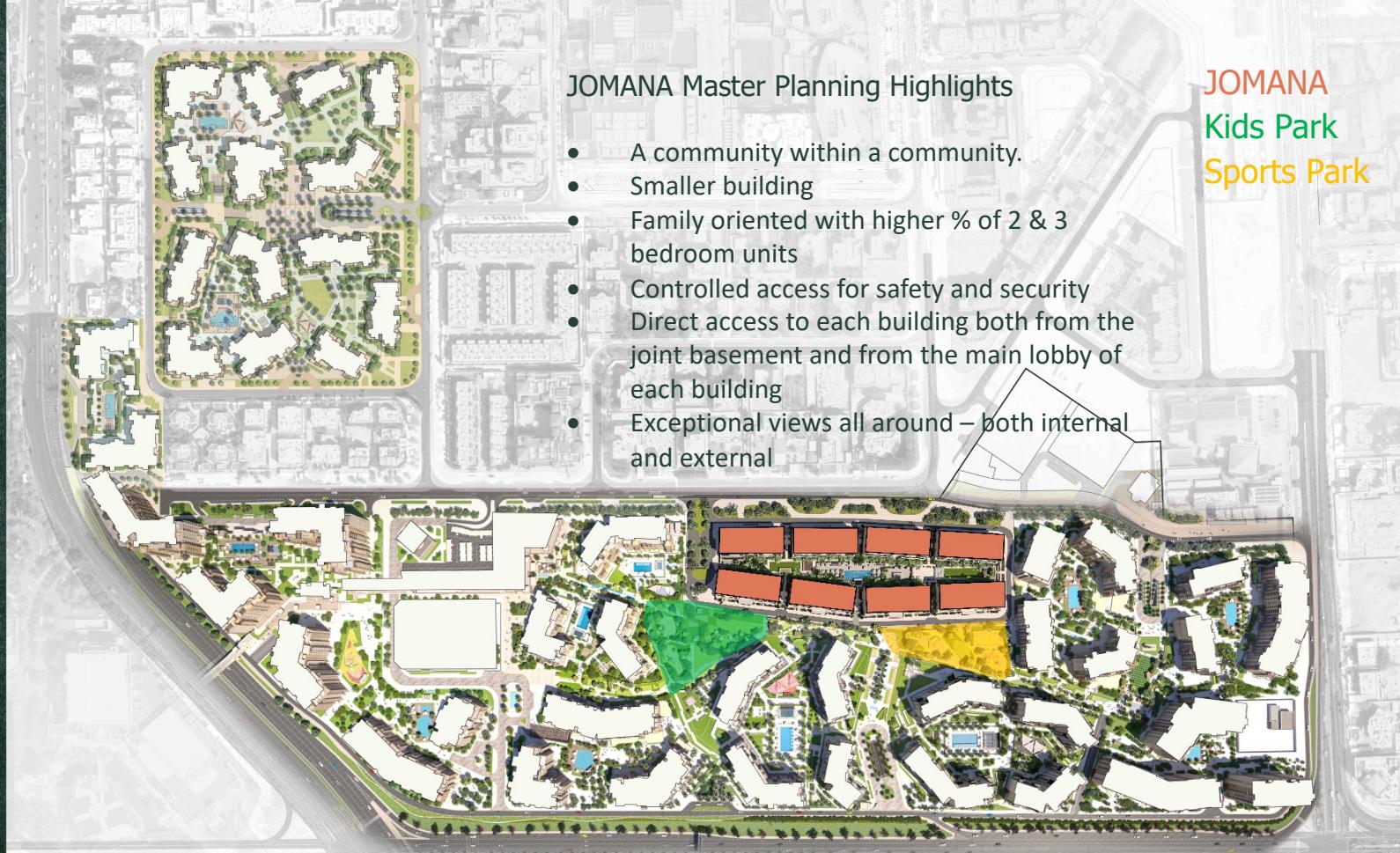
# MASTERPLAN HIGHLIGHTS

- 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 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



102 - 109  
108 - 106











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

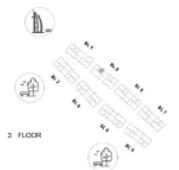
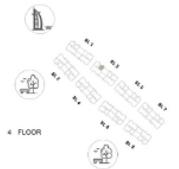
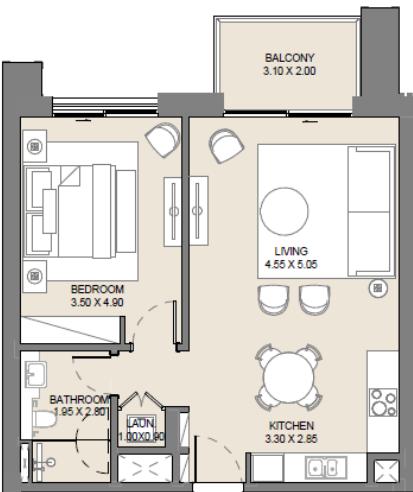
Gym

## Jomana Buildings

<b>NO. OF BEDROOMS</b>	<b>Units</b>	<b>MINIMUM TOTAL AREA</b>		<b>MAXIMUM TOTAL AREA</b>	
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

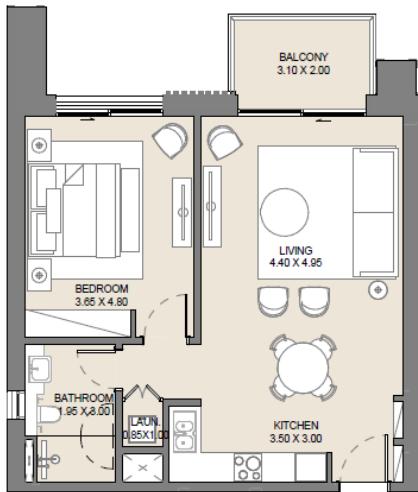


Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation,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

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

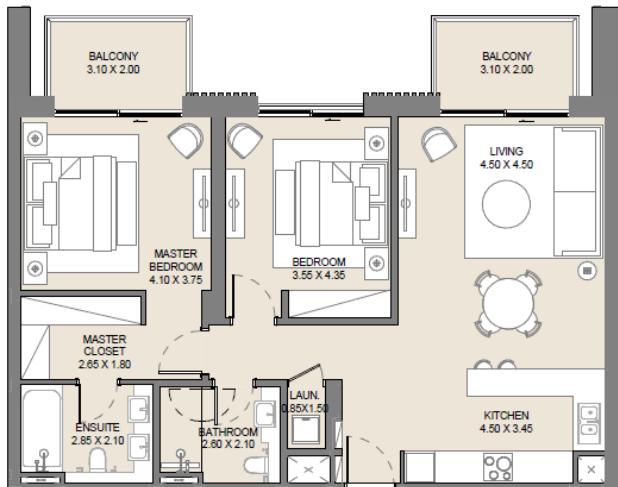


UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
BL3-306	68.28	734.96	6.15	66.20	74.43	801.16
BL3-406	68.28	734.96	6.15	66.20	74.43	801.16

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# 2 BEDROOM A

BUILDING NUMBER: 03 – LEVELS 3-4

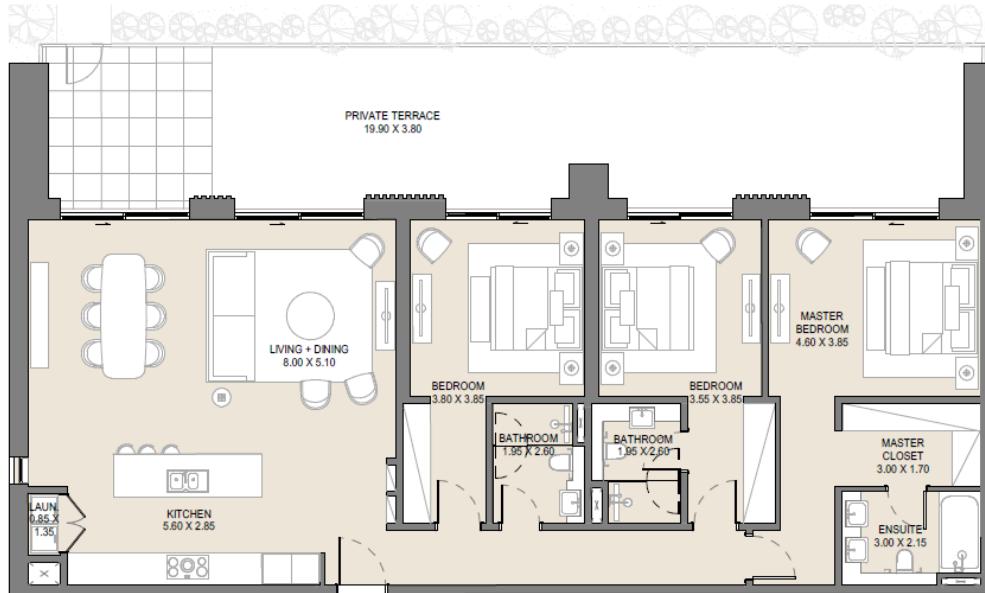


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UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
BL3-304	103.79	1117.19	12.27	132.07	116.06	1249.26
BL3-404	103.79	1117.19	12.27	132.07	116.06	1249.26

# 3 BEDROOM C

BUILDING NUMBER: 01 – LEVEL GROUND

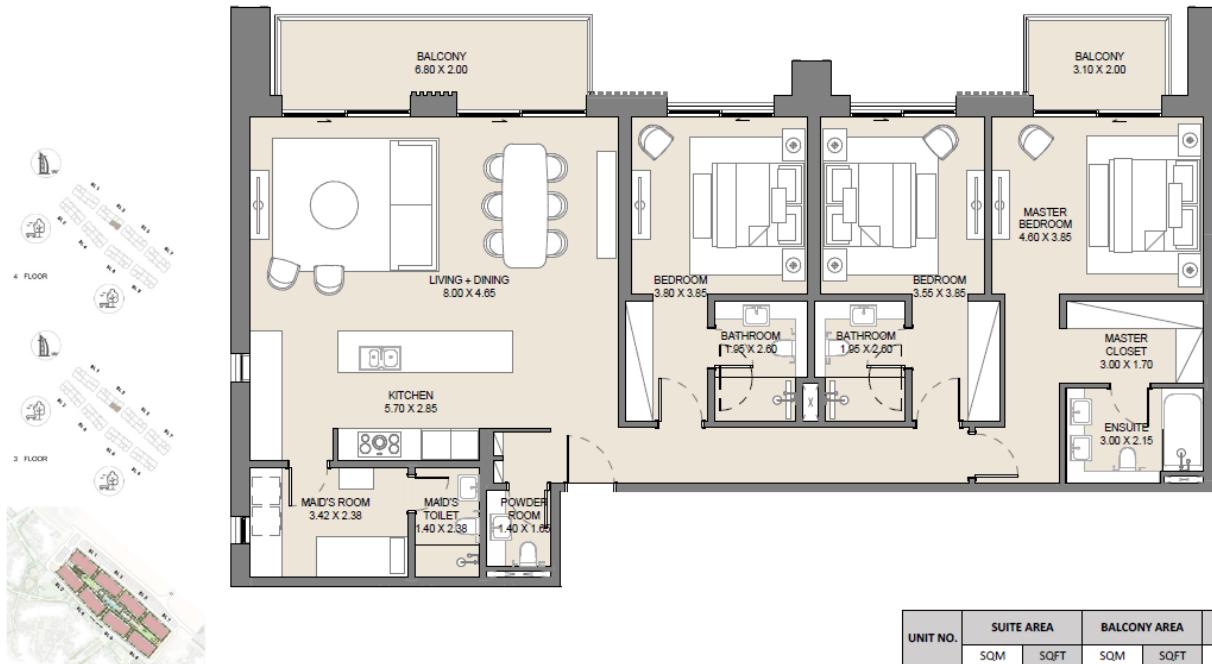


UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
BL1-603	169.31	1822.44	72.13	776.40	241.44	2598.84

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# 3 BEDROOM A

BUILDING NUMBER: 03 – LEVELS 3-4

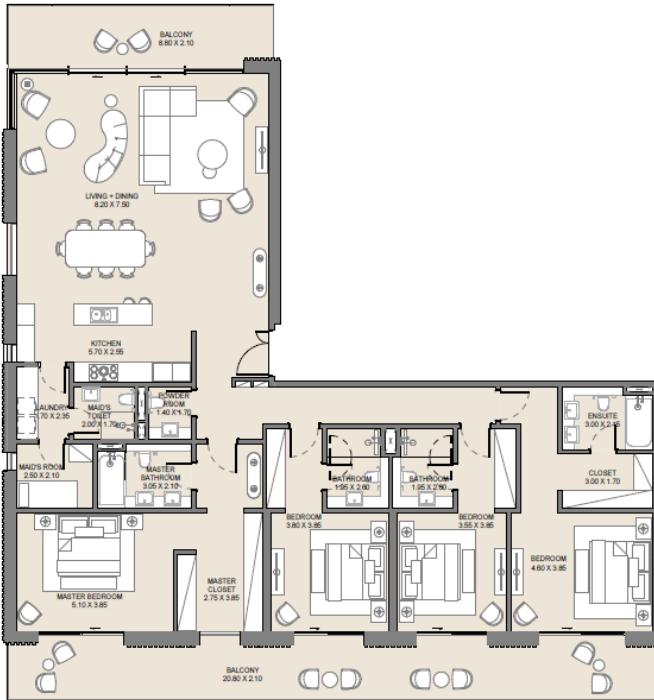
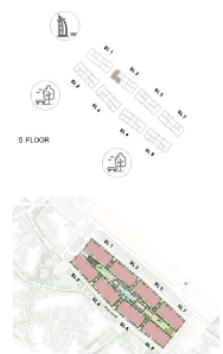


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UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
BL3-303	183.65	1976.79	19.57	210.65	203.22	2187.44
BL3-403	183.65	1976.79	19.57	210.65	203.22	2187.44

# 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

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# LAUNCH EVENT DETAILS

## Date

Monday, 6<sup>th</sup> 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](http://meraas.com)