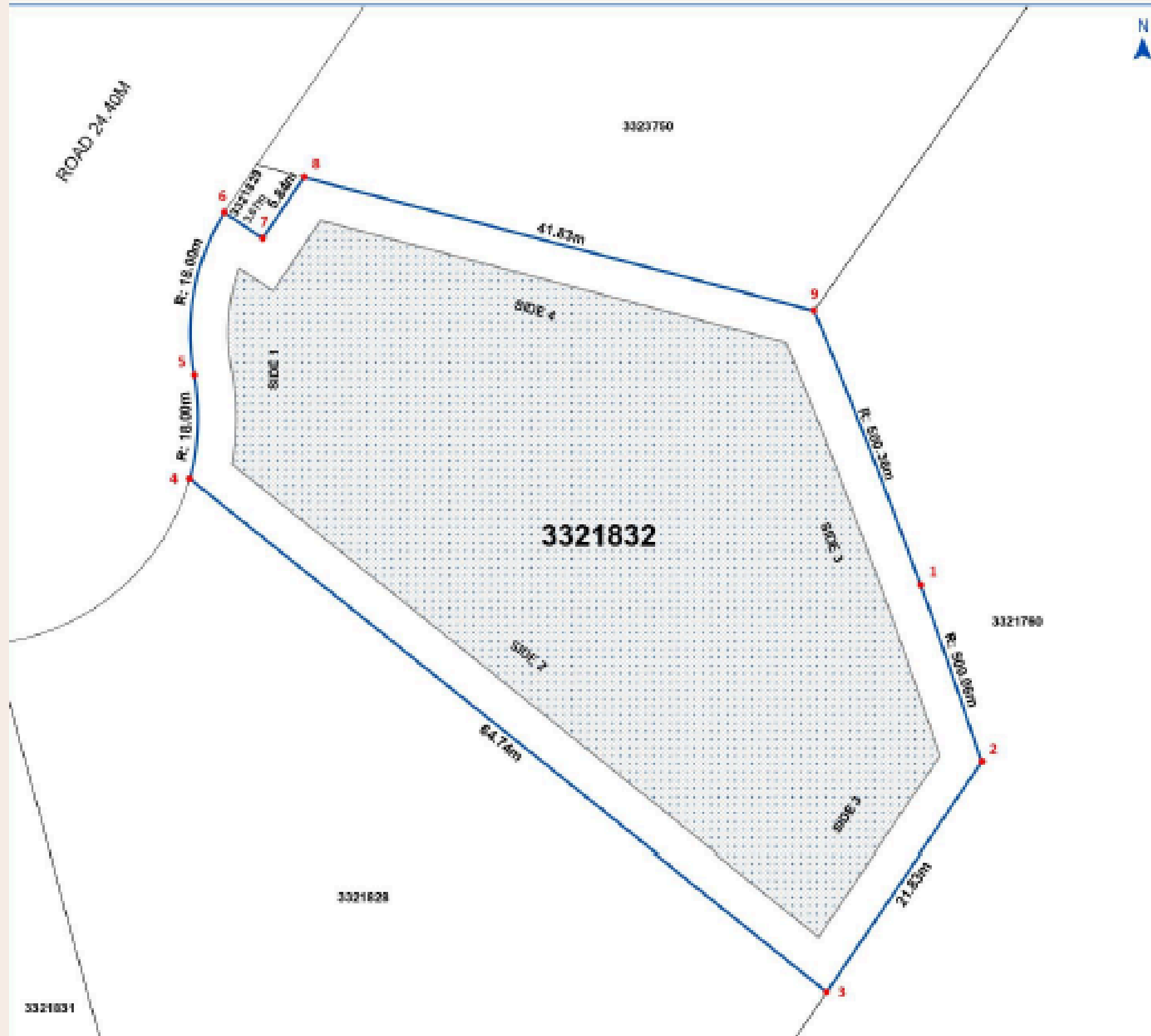




Investment Opportunity at La Mer Island

Prime Beachfront Villa Plot in
Jumeirah 1, Dubai

The Land: Plot 1



Plot Size: 24,619 sq. ft.

Max GFA: 15,287 sq. ft.

Max Height: G+1+R

Asking Price: AED 44,314,200

(AED 1,800 per sq. ft.)

The Land: Plot 2

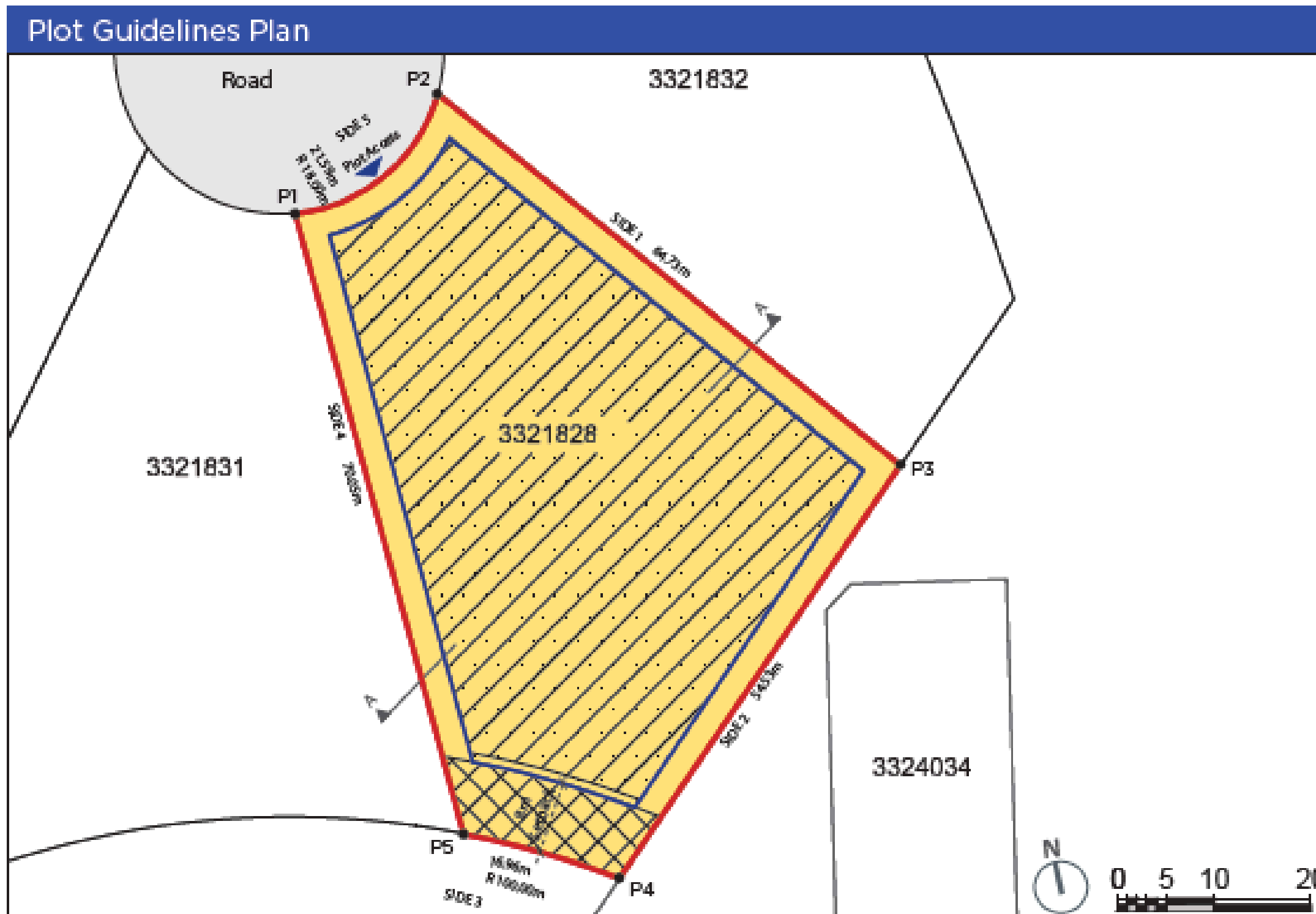


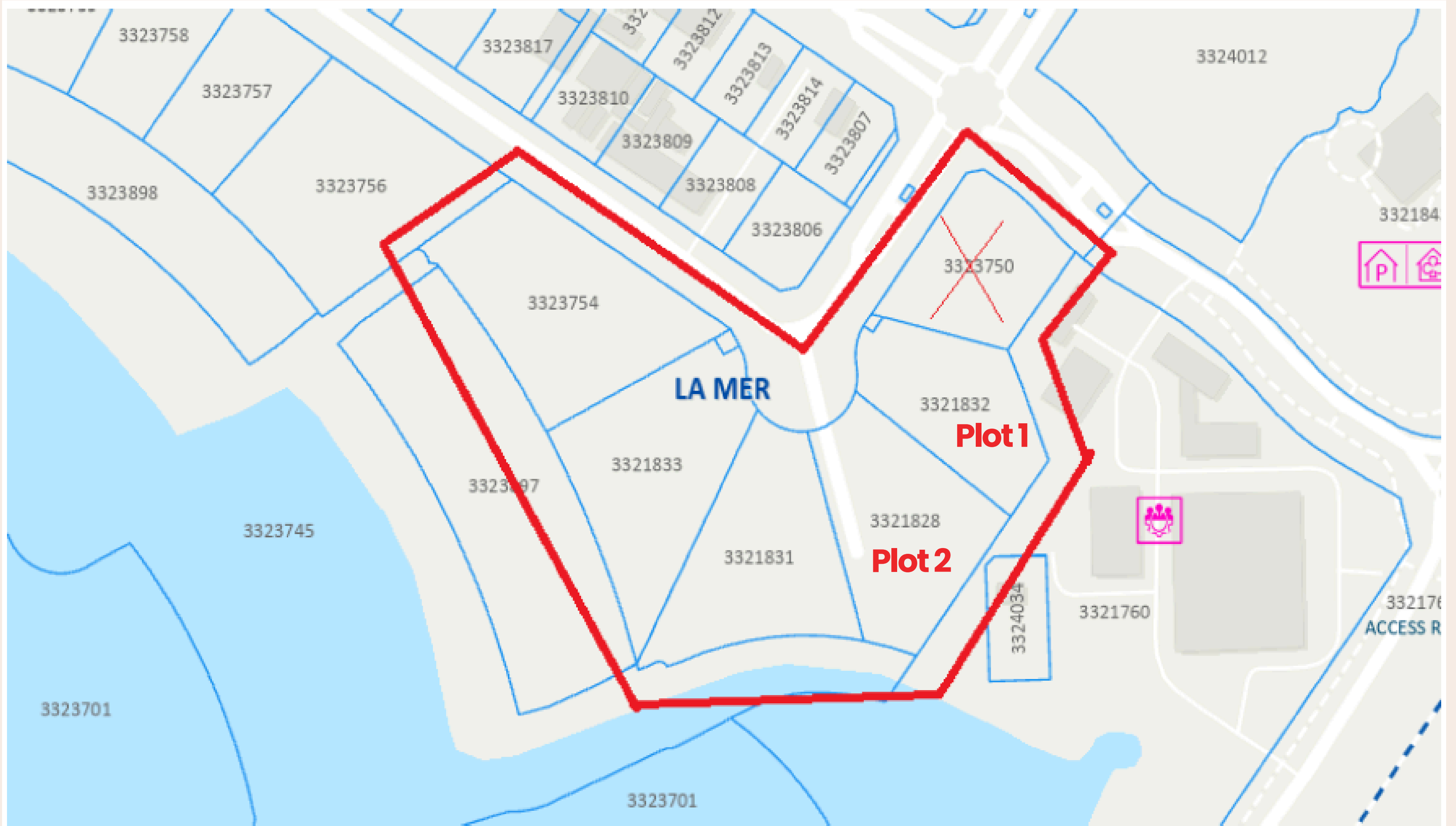
Plot Size: 32,701 sq. ft.

Max GFA: 15, 578 sq. ft.

Asking Price: AED 65M

(AED 1,987 per sq. ft.)





Villa Design Permissions



Villa Type: Independent

Floors: Ground, First, Roof Terrace

Basement: Parking, Storage, Gym

(No extra GFA impact)

La Mer Island Overview

Launched: 2018

Features: Beaches, retail, cafes, hotel, cinema, waterpark

Activities: Jet skiing, kayaking, water biking, paddle boarding

Target Market: Affluent buyers, end users, investors



Location & Connectivity

Proximity:

- Downtown Dubai: 10 mins
- Burj Khalifa, Dubai Opera, Dubai Mall, DIFC: 10 mins
- Dubai International Airport: 15 mins

Nearby Hotels: Mandarin Oriental, Four Seasons

New Developments:

- J1 Beach: Exclusive beach clubs & dining (Almayass, African Queen, Baoli)
- **Completion:** Within next 12-18 month



Comparable Properties

Property	Plot Size (sq. ft.)	Built-Up Area (sq. ft.)	Price	Price per sq. ft.	Additional Notes
Ellington Property	30,000	19,000	AED 330m	AED11,000	High-end finishes, completion late 2024
Jumeirah Bay	24,000	N/A	AED 120m - 150m	AED6,200	Plots appreciated significantly from AED 2,300 per sq. ft.
Custom Built Villas	24,000 - 40,000	15,000 - 23,000	AED 280m - 400m	N/A	BUA for luxury custom-built villas
Harrisoni Villa	10,055	11,140	AED 100m	AED8,980	Smaller plot, 5-bedroom villa, market entry later this year

Future Prospects and Conclusion

Demand: High for UHNW buyers

Supply: Limited beachfront plots in Jumeirah

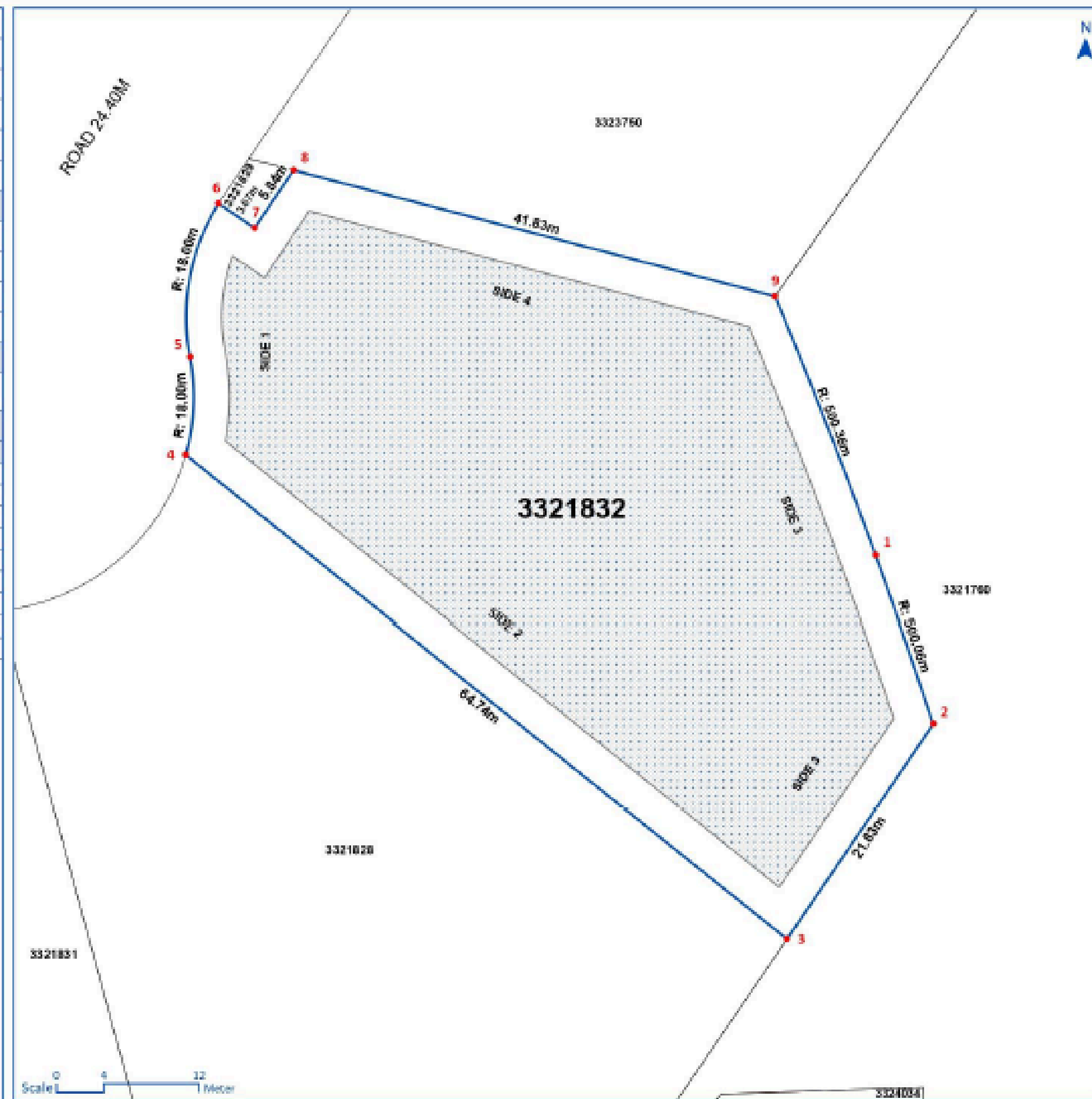
Market Trend: Increasing value and exclusivity

Unique investment opportunity in a prime location with high potential returns due to limited supply and high demand.

Plot 1

PLOT NUMBER	3321832	
OLD NUMBER	3323749.01	
PLOT AREA	2,287.22 M ² (24,819.43 FT ²)	
MAX. GFA	1,420.19 M ² (15,266.60 FT ²)	
MAX. HEIGHT	G+14R	
MAX. COVERAGE		
SETBACK (M)	BUILDING	PODIUM
SIDE (1)	3	N/A
SIDE (2)	3	N/A
SIDE (3)	3	N/A
SIDE (4)	3	N/A
LAND USE / GFA SPLIT		
RESIDENTIAL : VILLA		
PLOT COORDINATES		
ID	EAST	NORTH
1	491967.652	2790896.327
2	491972.498	2790882.288
3	491990.209	2790864.245
4	491993.603	2790894.733
5	491910.042	2790813.955
6	491912.442	2790825.834
7	491913.401	2790823.789
8	491918.747	2790828.642
9	491959.216	2790818.050

COORDINATES SYSTEM IS DTM



GENERAL NOTES

- PARKING: MINIMUM ONE PARKING
- MOC FROM DUBAI MUNICIPALITY COASTAL ZONE AND WATERWAYS MANAGEMENT SECTION TO BE OBTAINED.
- THIS SITE PLAN TO BE READ IN CONJUNCTION WITH THE PLOT GUIDELINES FOR ADDITIONAL INFORMATION.
- COVERAGE OF THE ROOF FLOOR SHALL NOT EXCEED 20% OF THE ROOF AREA.
- MAXIMUM BUILDING HEIGHT: 15.5M INCLUSIVE OF PARAPET WALL, TERRACE UTILITIES AND ROOF.
- RESTRICTED BUILD ZONE: NO CONSTRUCTION ALLOWED, SUBJECT TO MASTER DEVELOPER APPROVAL.

THIS DOCUMENT IS FOR ILLUSTRATION PURPOSE. FINAL DATA CAN BE OBTAINED THROUGH SITE PLAN AND DEMARCATION CERTIFICATES REQUESTS.

PLOT DETAILS

MASTER DEVELOPER

MERAAS ESTATES (L.L.C)

PROJECT NAME

LA MER

LOCATION MAP



COMMUNITY

JUMEIRA FIRST

LEGEND

- PROJECT LIMIT
- PLOT
- BASEMENT LIMIT
- BUILDING LIMIT



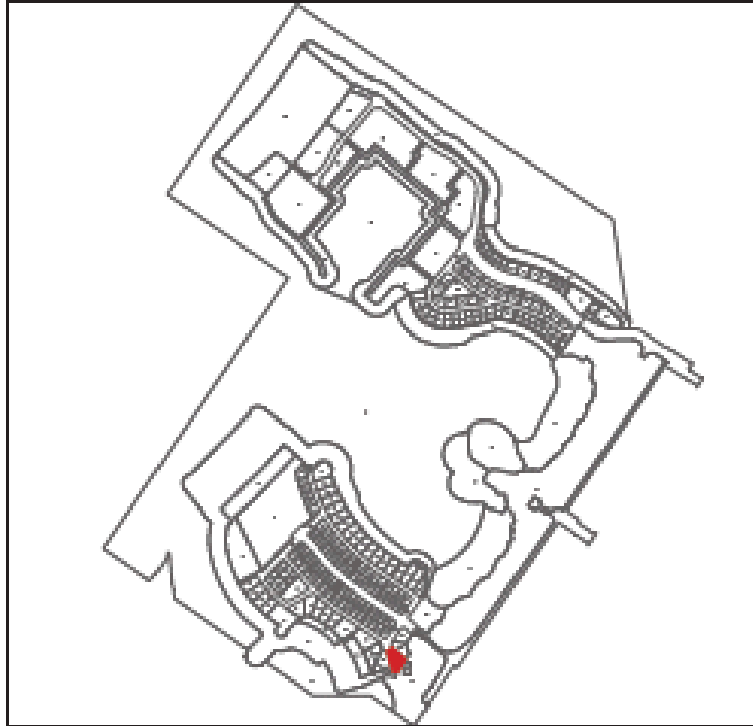
For live information please scan the QR code or visit
<https://gis.dda.gov.ae/ds/?PlotNumber=3321832>

ISSUE DATE

29/01/2024 12:31:12 PM

Plot 2

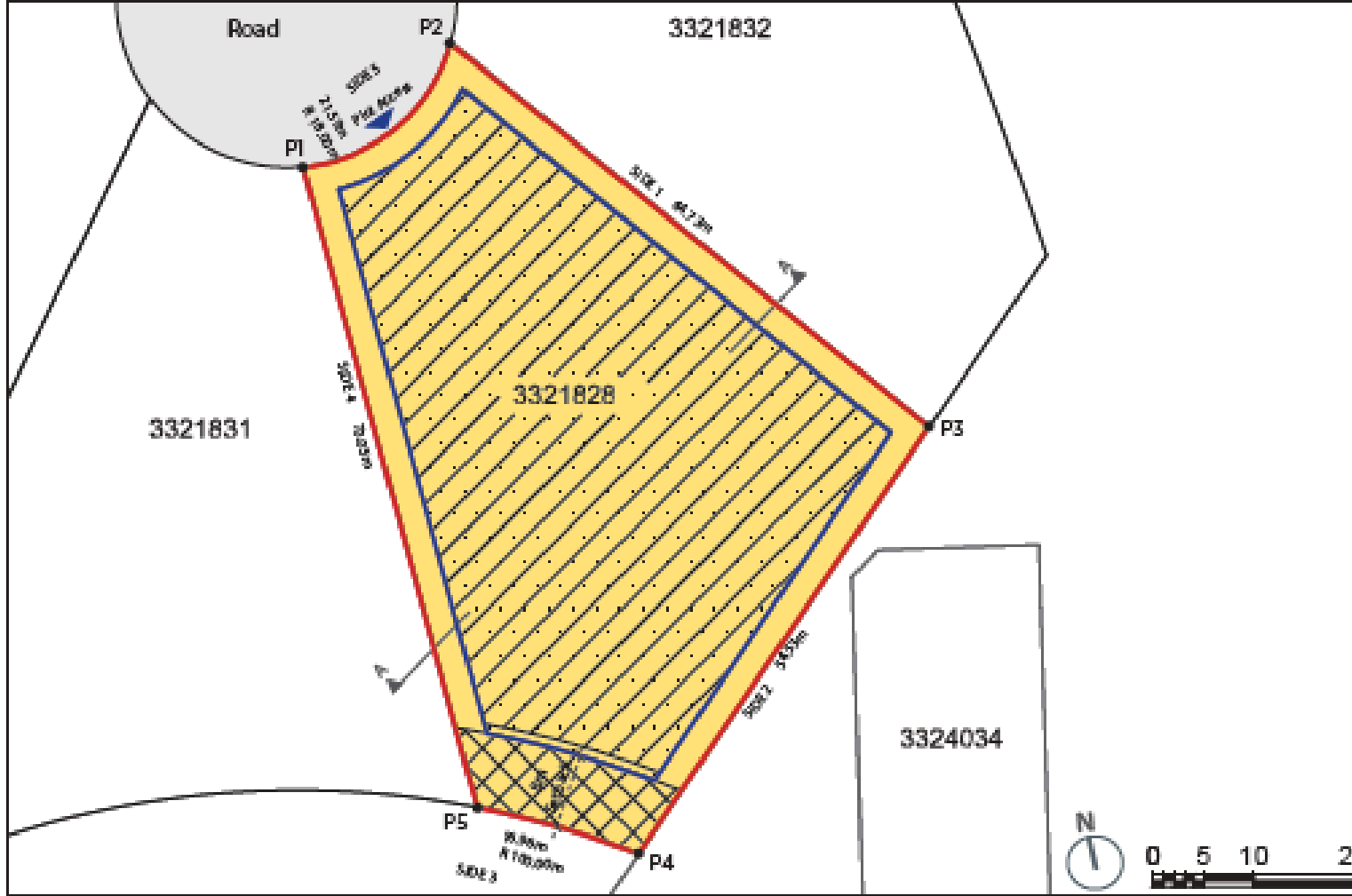
Plot Location Key Plan (s)



Plot Coordinates Table

ID	East	North
P1	491894.1187	2790891.6728
P2	491909.6932	2790904.7331
P3	491960.2090	2790864.2451
P4	491929.5131	2790819.1725
P5	491912.4893	2790824.0648

Plot Guidelines Plan



Legend — Plot Boundary — Setback Line [Cross-hatched] Restricted Build Zone [Diagonal lines] Building Limit [Yellow] Basement Limit [Yellow with dots] • Coordinate Point

Development Details

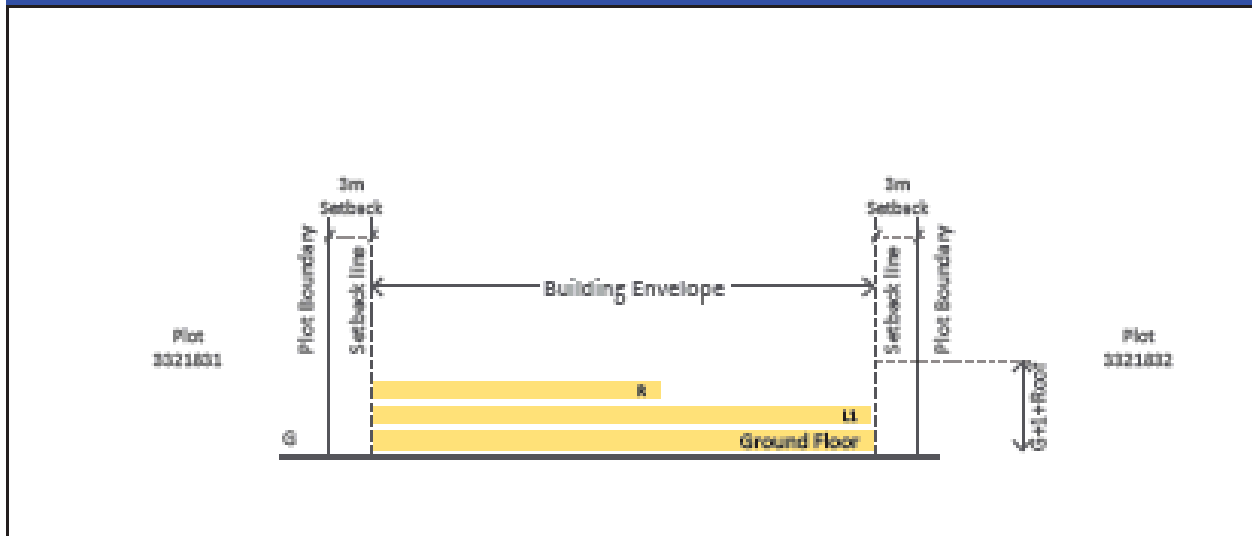
Plot(s) ID	3321828
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Land uses	GFA (Sq.m)		Parking rate
	Level 1	Level 2	
Residential	Villa	1,447.28	1 Car parks per Villa
Total GFA (sq.m)		1,447.28	
Total plot area (sq.m)		3,038.05	
Building height		G+1+20% of Roof	

Setback (m)	Side 1	Side 2	Side 3	Side 4	Side 5
Building(m)	3	3	8	3	3
Podium	N/A	N/A	N/A	N/A	N/A

Parking		
Ground	Permitted	Y
Podium	Permitted	N/A
Basement	Permitted	N/A

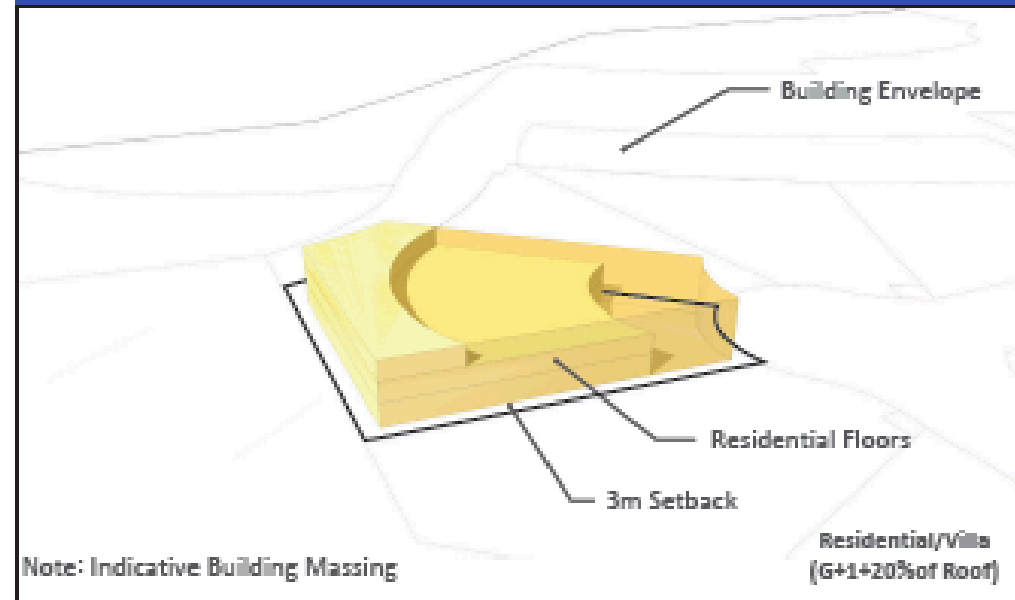
Section



Note: Indicative Section

Legend — Plot Boundary - - - - - Setback Line [Yellow] Residential Floors

Building Massing Diagram



Note: Indicative Building Massing

Legend — Plot Boundary [Yellow] Building envelope [Orange] Residential Floors

General Notes

1. This plot sheet should be read in conjunction with La Mer Development Controls & Guidelines for design guidelines and additional plot controls.
2. Plot Developer shall be responsible of obtaining NOC's and Permits as deemed required from Local Authorities and stakeholders before construction.
3. Massing represented here is indicative only.
4. Access Location is subject to authority approval.
5. Any modifications or changes in the plot information are not acceptable without Master Developer NOC.
6. Parking: minimum one parking.
7. Restricted build zone: no construction allowed. Subject to master developer & DM coastal section approval.
8. Maximum building height: 15.5 m inclusive of parapet wall, terrace utilities and roof.
9. NOC from dubai municipality coastal zone and waterways management section to be obtained.
10. Coverage of the roof floor shall not exceed 20% of the roof area.

Contact Us.

For further information and detail



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Dubai, UAE



[Arshad Zubair](#)