



DOWNTOWN JEBEL ALI





DUBAI – A BOLD LEAP OF IMAGINATION





A TRULY DESIGNER CITY, Dubai boasts of a lifestyle that is unique and desirable. The destination for intelligent property investors, it has some of the most breathtaking buildings and prestigious projects.

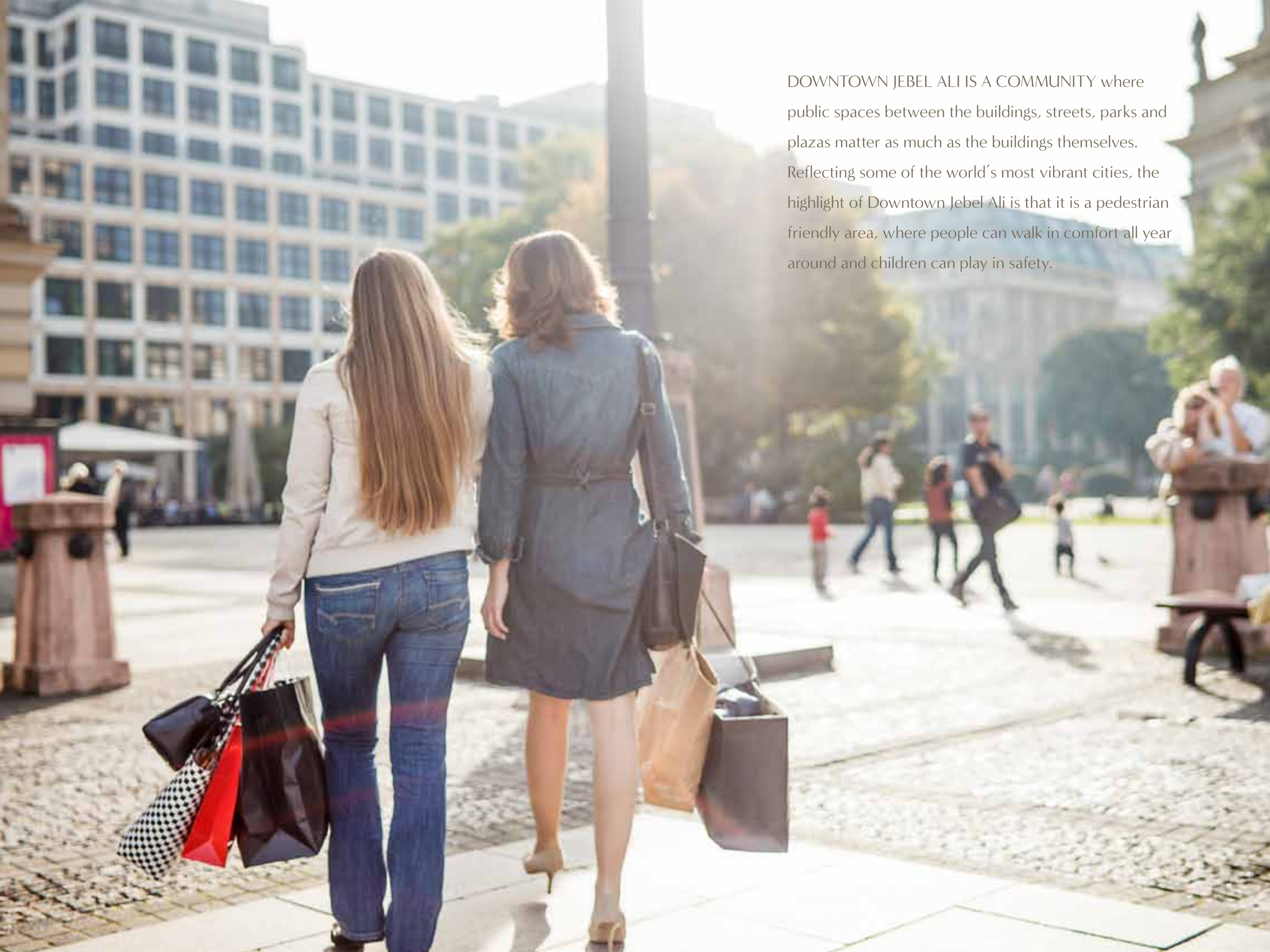
A bustling metropolis, with towering skyscrapers and quiet boutique offices, Dubai has world-class shopping malls, restaurants, cafes and entertainment facilities.

Home to some of the most unique master plans in the world, Dubai also boasts the world's richest horse race and the Palm Jumeirah – frequently called the 8th wonder of the world. No wonder it is the most favoured investment destination in the Gulf region.

JEBEL ALI
THE FIRST WITNESS TO THE RISE OF A NATION

Jebel Ali, the visionary port town in Dubai was established way back in the eighties, the curtain-raiser to a glorious future. Long preceding today's landmarks such as Burj Khalifa, Emirates Towers, Burj Al Arab and the Palm.





DOWNTOWN JEBEL ALI IS A COMMUNITY where public spaces between the buildings, streets, parks and plazas matter as much as the buildings themselves. Reflecting some of the world's most vibrant cities, the highlight of Downtown Jebel Ali is that it is a pedestrian friendly area, where people can walk in comfort all year around and children can play in safety.



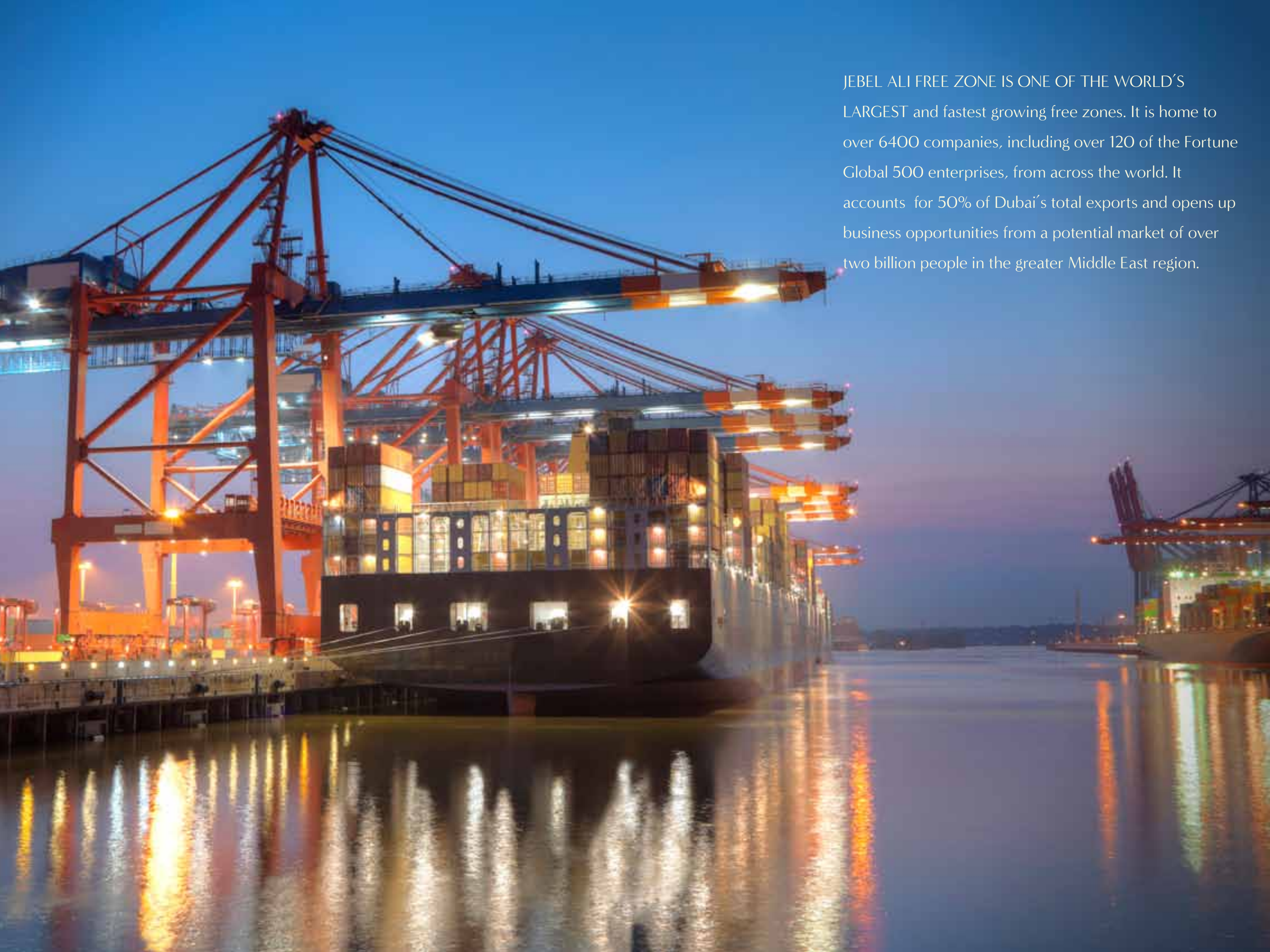
DOWNTOWN JEBEL ALI
THE NEW-AGE NEIGHBOURHOOD





DOWNTOWN JEBEL ALI
THE GATEWAY TO THE WORLD





JEBEL ALI FREE ZONE IS ONE OF THE WORLD'S LARGEST and fastest growing free zones. It is home to over 6400 companies, including over 120 of the Fortune Global 500 enterprises, from across the world. It accounts for 50% of Dubai's total exports and opens up business opportunities from a potential market of over two billion people in the greater Middle East region.



DOWNTOWN JEBEL ALI THE CITY OF THE FUTURE





THE DUBAI LOGISTICS CORRIDOR, which links sea, land and air trade, was officially inaugurated last year. The corridor bridges Jebel Ali Port, the sixth-largest container port in the world; Jebel Ali Free Zone, host to more than 6,500 companies; and Dubai World Central, home to Al Maktoum International Airport, which, upon completion, will be the world's largest airport in both size and volume. Bringing together for the first time in the Middle East all of the components needed to create a true multimodal logistics platform, this is the megahub that the world awaits.

WELCOME TO SUBURBIA
AT DOWNTOWN JEBEL ALI





A STRATEGIC LOCATION





Overlooking Gate 5 of the Jebel Ali Free Zone, Suburbia is one of the first premium hotel apartments nestling amongst a predominantly commercial area. With direct views of the Sheikh Zayed Road and its convenient location, Suburbia is easily accessible from Dubai and Abu Dhabi. Ibn Battuta Mall, one of the world's largest themed malls is also located close by so that you can indulge in some retail therapy at a moment's notice.



DESIGNED FOR A VIBRANT LIFESTYLE





Suburbia is a spectacular hotel apartment complex development comprising of two apartment towers with spacious duplexes and single floor apartments. The exterior of the building is inspired by a montage of Moroccan architecture, incorporating bright colour schemes and geometrical patterns. Apart from the regular apartments Suburbia also houses duplexes which combine the convenience of an apartment with the feel of a villa. Each duplex comes with its own terrace and beautiful landscaping.

STUDIO 1, 2 AND 3 BEDROOM APARTMENTS

2,3 AND 4 BEDROOM DUPLEX APARTMENTS

OPEN ROOF TERRACES

24-HR CONCIERGE AND HELP DESK FACILITIES

OUTDOOR SWIMMING POOL

WALKWAY ON TOP OF PODIUM ROOF

GYMNASIUM AND SAUNA

CHILDREN'S PLAY AREA

RESTAURANT AT GROUND LEVEL



Closer to office, away from the stress of commuting. Suburbia's strategic location overlooking Gate 5 of the Jebel Ali Free Zone makes it the most ideal place to live in, rent out or host business associates. Perfect for corporate guesthouses for companies based in the Free Zone, it is an oasis of comforts for senior executives working in the area.



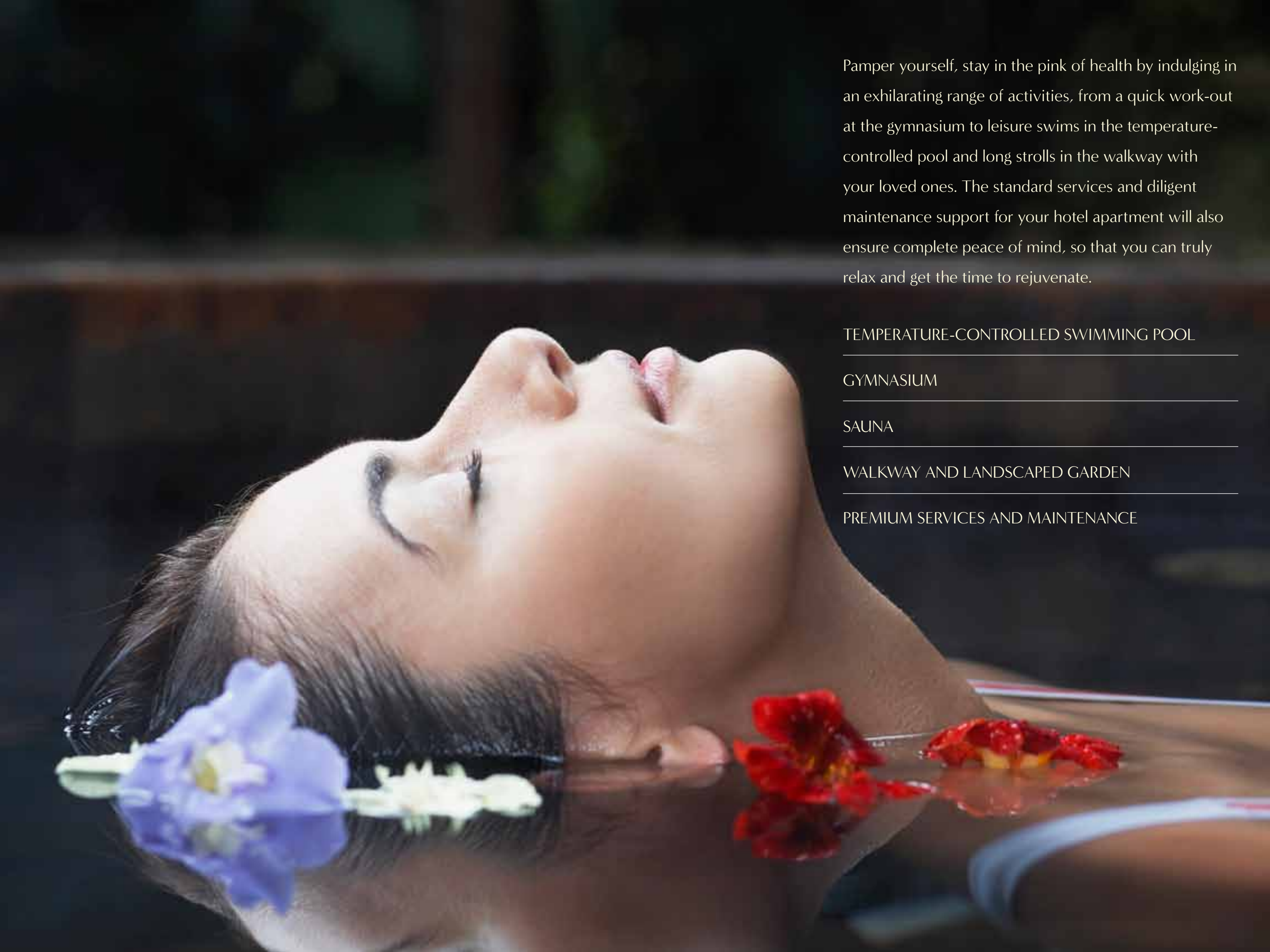
MAKES BUSINESS SENSE





RECHARGE YOUR SELF





Pamper yourself, stay in the pink of health by indulging in an exhilarating range of activities, from a quick work-out at the gymnasium to leisure swims in the temperature-controlled pool and long strolls in the walkway with your loved ones. The standard services and diligent maintenance support for your hotel apartment will also ensure complete peace of mind, so that you can truly relax and get the time to rejuvenate.

TEMPERATURE-CONTROLLED SWIMMING POOL

GYMNASIUM

SAUNA

WALKWAY AND LANDSCAPED GARDEN

PREMIUM SERVICES AND MAINTENANCE



MAKE ROOM FOR RENTAL RETURNS



Imagine your apartment as a constant performer.
It gives you ultimate comforts when you live in it and
premium returns when you don't. By being part of the
unique rental pool, you can ensure that your
apartment constantly pays you back.



FEATURES & SPECIFICATIONS FOR UNIT(S)

UNIT FEATURES:

- Kitchen cabinets and countertops with refrigerator, washing machine with dryer option, hob, oven
- Balconies as per unit plan
- Wardrobes in bedrooms
- Fully tiled bathrooms, en-suites and guest toilets, wherever applicable
- Shower or bath tub with handle and shower in each bathroom
- Electrical shaver point with mirror in master bathroom
- Vanity Units and mirrors
- Centrally air conditioned
- Double glazed windows
- E-vision(or equivalent) and telephone connections
- Provision for high speed internet access
- Ceramic floor tiling

UNIT FURNITURE:

- Double bed with mattress in studio & 1 bedroom apartments
- 1 double bed & 2 single beds with mattresses in 2 bedroom apartments
- 2 double beds & 2 single beds with mattresses in 3 bedroom apartments
- Clean sheets, pillows and bed covers in appropriate portions
- Curtains
- Bedside table with drawer
- Couch in 1, 2 & 3 bedroom apartments only

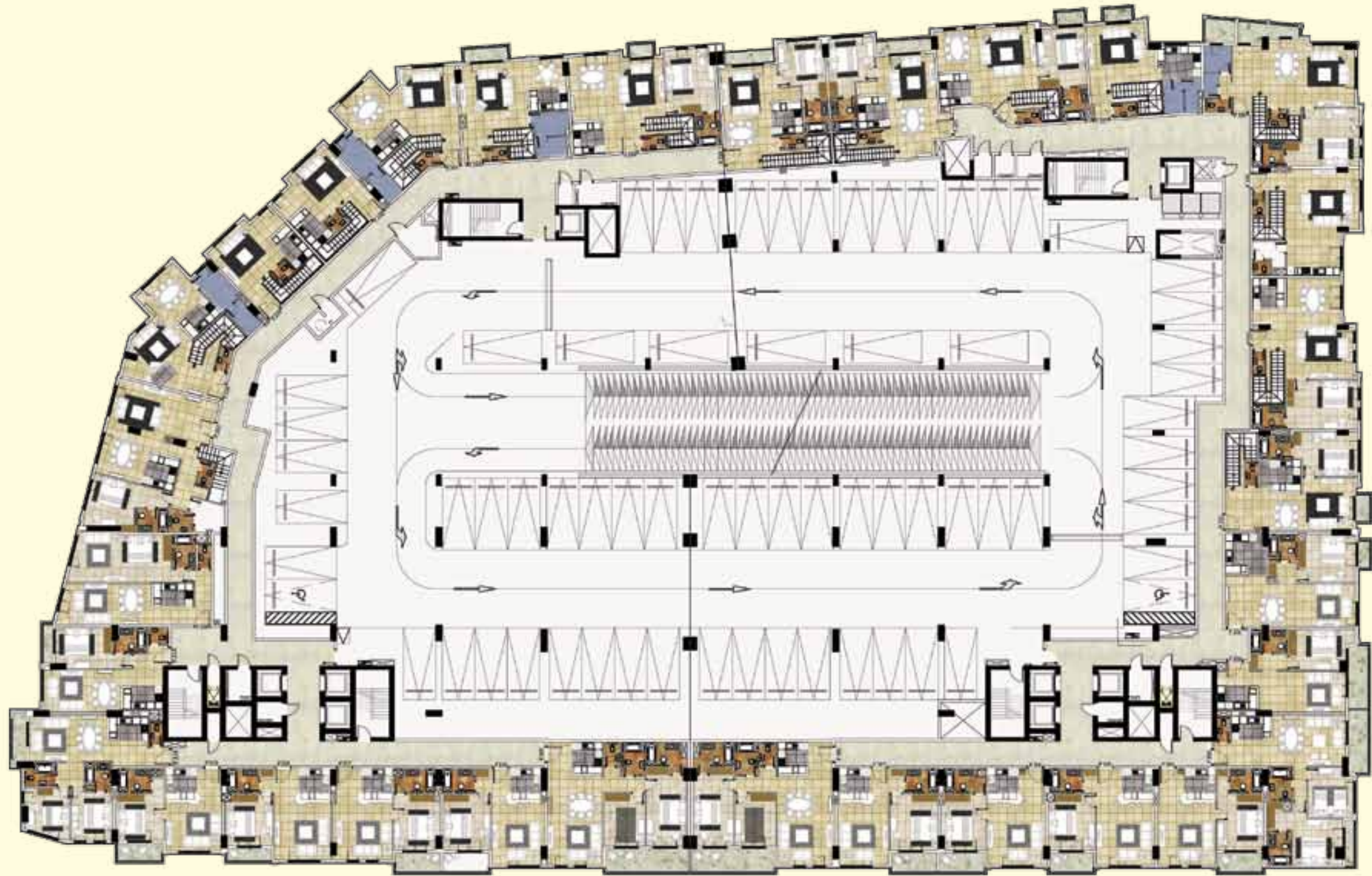
The following furniture in each living room and studio:

- Counter with bar stools in studio apartments only
- Dining table with chairs in 1, 2 and 3 bedroom apartments only
- Settee or arm chair
- Coffee table
- Television
- Glass and table ware
- Cooking utensils

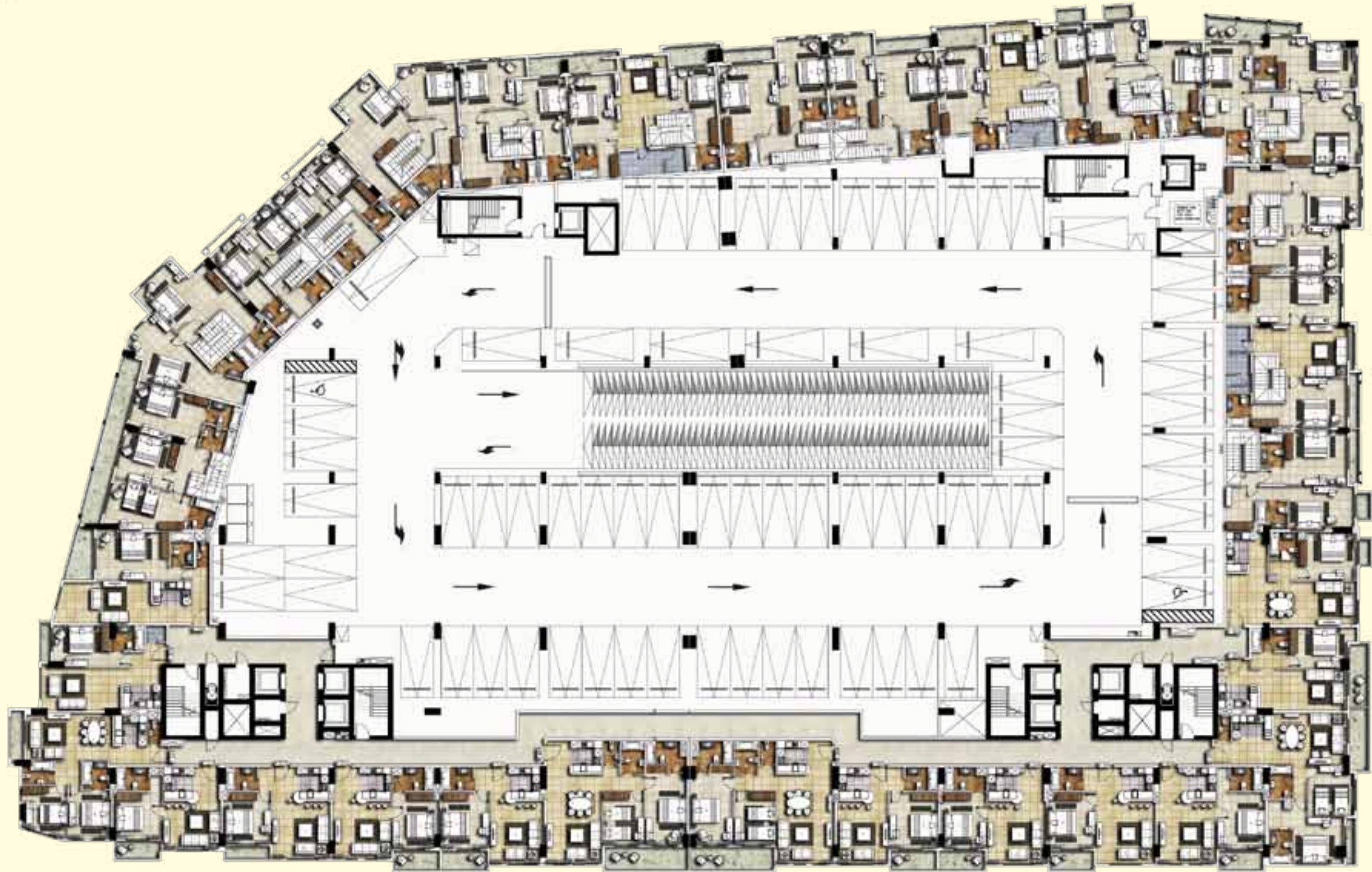
* Unless stated above, all accessories like wall paper, chandeliers, furniture, electronics, white goods, curtains, decorative wall elements, wall mirrors, walk in closets, mirror television etc. displayed in the show apartment are not part of the Standard Unit and exhibited for illustration purposes only.

TYPICAL FLOOR PLAN

DUPLEX (LEVEL 1)



DUPLEX (LEVEL 2)



LEVEL 4 TOWER A



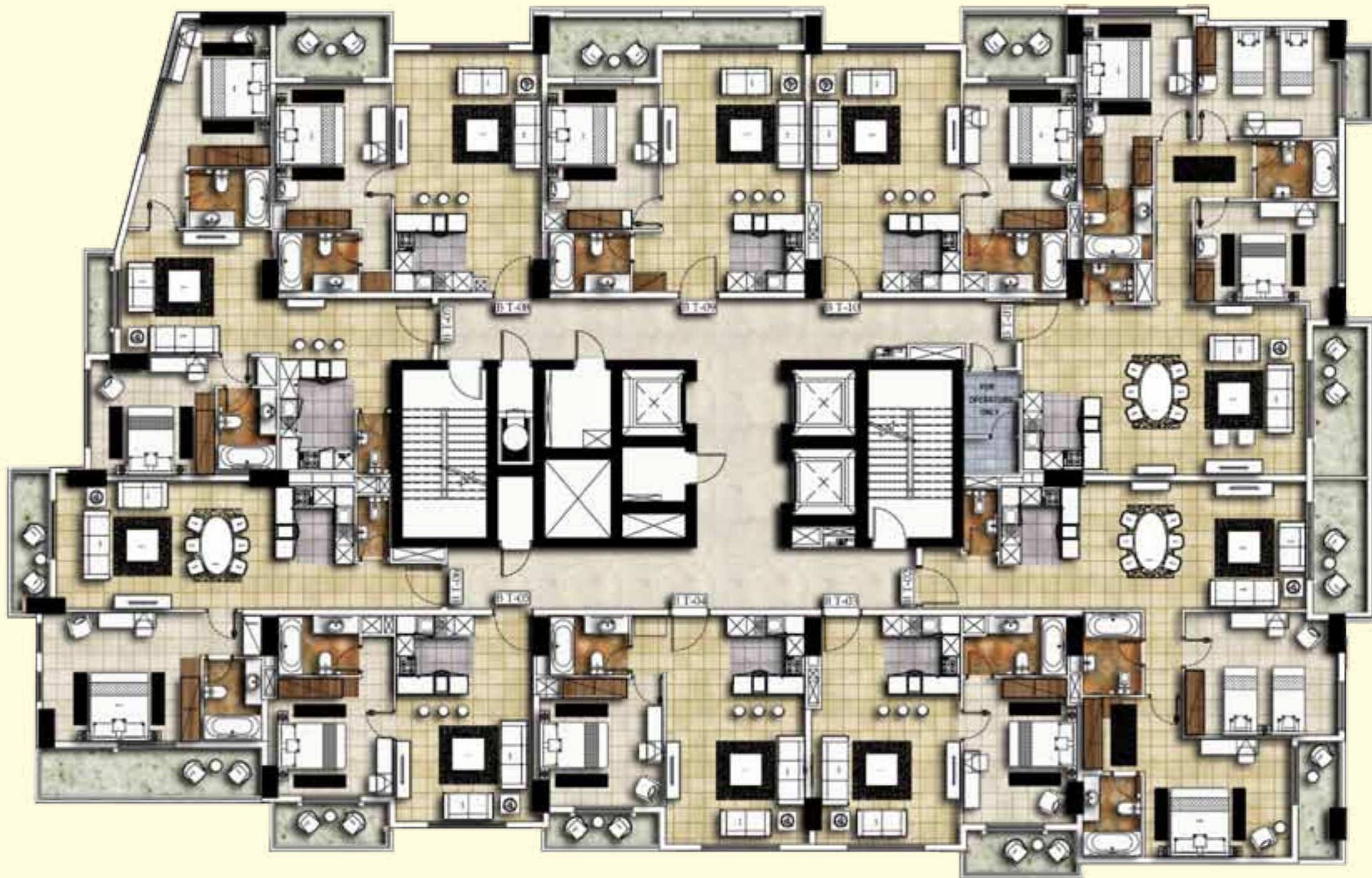
LEVEL 4 TOWER B



LEVEL 5-17 TOWER A



LEVEL 5-17 TOWER B







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