



www.waslgate.ae



Jebel Ali is getting a
makeover

Your gate to everything opens now

Introducing **wasl gate**, a freehold master development from **wasl** that will transform urban living in Jebel Ali.

Whether you choose to live, work, or simply visit **wasl gate**, you will experience a life like nowhere else. It is a cosmopolitan development offering an extraordinary mix of residences, dining opportunities, retail businesses, entertainment and much more. Discover a place where bustling boulevards, schools and the Festival Plaza Mall by Al Futtaim including Ikea and Ace are at your doorstep, and where the central park with all its activities can be your own backyard.

wasl gate offers a perfect location in Jebel Ali, on Sheikh Zayed Road, with immediate access to the Energy Metro Station. It is also in close proximity to Al Maktoum International Airport and the highly anticipated Expo 2020.

wasl gate is your gate to everything, every day.





Make every **connection**
easy, every day.





A place to live a truly *connected* life

You're never too far from anything here.

This means you will never feel that all the excitement is happening somewhere else because now, you're at the heart of the action. Between Jebel Ali and Dubai Marina, you're right on Sheikh Zayed Road and directly linked to the Energy Metro Station.

wasl gate is your gate to everything connected.





Feel embraced by your
community, every day.





Creating a new sense of *community*

Come and experience a place that fills you with warmth every day. Find a new and exciting community, an inclusive district that is open to all, and a place that enriches your life. Whether it's with a unique experience or a friendly smile as you enter the place you call home, you will feel a sense of tranquility like you've never felt anywhere else.

wasl gate is your gate to everything joyful.



Enjoy an effortless lifestyle, every day.



Living *effortlessly* is now a reality

Imagine spending less time commuting to where you need to be and spending more time doing what you love.

Here at **wasl gate**, just a short walk separates you from shopping, leisure, work and your new favourite hangout spots. Nature, family and dog parks, bicycle tracks, popular stores and contemporary urban landscapes are seamlessly integrated. Life becomes simple when you're surrounded by everything you need.

wasl gate is your gate to everything effortless.





A life surrounded by
diversity, every day.



Here, diverse life amazes you

Now you can live in a place where something new inspires you every day, in a community filled with a beautiful variety of architecture, intriguing small businesses, and innovative services.

wasl gate is your gate to everything extraordinary.

A sneak peek

Zoom in and find the perfect match to your need and taste. We make sure your comfort is our everything, every day.



The Nook



Gardenia Townhomes



Gardenia Townhomes II

The Nook

Contemporary, cosy apartments are the hallmark of The Nook

Choose from studio, 1, 2, and 3-bedroom apartments that match every budget and taste. These homes come with all the amenities you need for a comfortable lifestyle including a pool, a state-of-the-art gym, a play area for kids, and lush landscaping.

Take your first step towards your dream apartment.
Make your home in **The Nook**.

Developer name: JAG Development LLC | Developer number: 1233 | Project name: The Nook
Project number: 2086 | Completion Date: February 2022 | Expected Service Charge: AED 13/sq.ft





Gardenia Townhomes

Step into the family home you've always wished for

At Gardenia Townhomes the whole family has the opportunity to have fun and be active together. You'll enjoy plenty of quality time whether it's within your spacious home, on the lush green lawns or in the dedicated children's play area at the community centre. With 3 and 4-bedroom townhome options, you can pick the family home that best suits your loved ones.

Developer name: JAG Development LLC | Developer number: 1233 | Project name: Gardenia Townhomes
Project number: 2075 | Completion date: 2019 | Expected service charge: AED 3.5/sq.ft





Gardenia Townhomes II

Your dream home is on its way

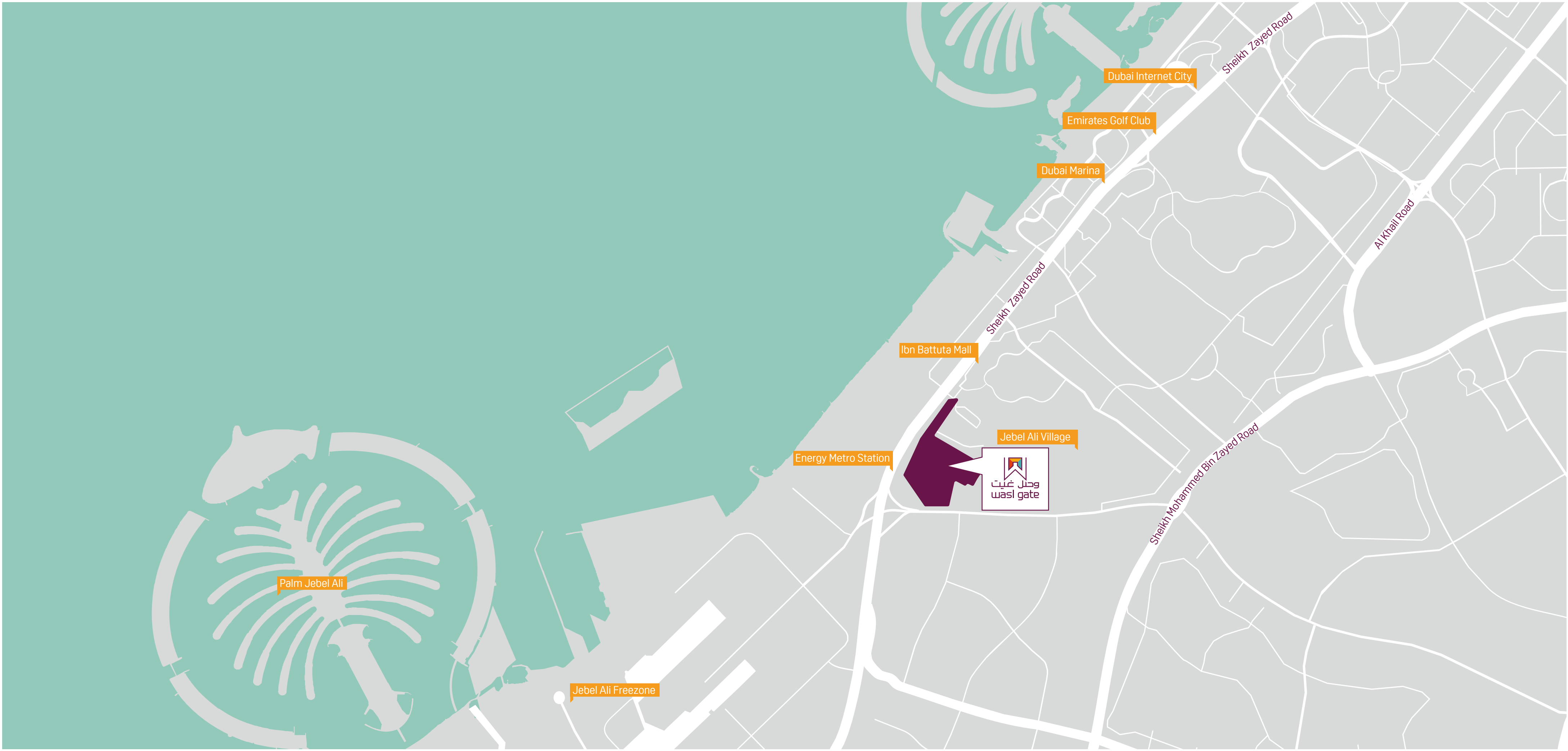
Gardenia Townhomes II is the choice for families looking for a home with green scenic surroundings. Our 3- and 4-BR villas offer a modern yet cosy atmosphere for those who like to kick back and relax at home. At the same time, our clubhouse, community swimming pool, and fully-equipped gym are perfect for the active residents of our community.

Developer name: JAG Development LLC | Developer number: 1233 | Project name: Gardenia Townhomes II
Project number: 2347 | Completion Date: June 2024 | Expected service charge: AED 3.73/sq.ft



Value Offerings

- Festival Plaza Mall including IKEA & Ace Hardware
- Central Park, Dog Park and Main Boulevard
- Landscaped green areas between different zones of the project
- Direct Metro access to Energy Metro Station
- Connectivity to South and North Sheikh Zayed Road
- Close to Free Zones & business clusters of JAFZA, DMCC and Dubai Internet City
- Close to Al Maktoum International Airport, Expo 2020 & Dubai Parks & Resorts



Dubai Internet City

Emirates Golf Club

Dubai Marina

Ibn Battuta Mall

Energy Metro Station

Jebel Ali Village

Palm Jebel Ali

Jebel Ali Freezone



Sheikh Zayed Road

Sheikh Zayed Road

Al Khail Road

Sheikh Mohammed Bin Zayed Road



About wasl

wasl Asset Management Group was established in 2008 by the Dubai Real Estate Corporation (DREC) to oversee the management of its assets and grow its real estate portfolio.

Today **wasl** is one of the largest real estate management companies in Dubai with over 40,000 properties under management, ranging from residential and commercial properties to industrial plots of land, as well as hotels and serviced apartments.

To register your interest in **wasl gate**, please visit **waslgate.ae**
Send your enquiries to **sales@waslgate.ae** and the concerned team will contact you.