

# DISCOVERY GARDENS

نخيل  
NAKHEEL



# A lifestyle in full bloom





Discovery Gardens, situated in the heart of the Jebel Ali masterplan community, is a unique and garden-inspired residential community.





## Exceptionally connected

Taking residence in South Dubai, a vibrant neighborhood within the greater metropolis, Discovery Gardens is located within minutes of the famed Ibn Battuta Shopping Mall, the Jebel Ali Freezone, and the Dubai Marina.

The development is accessible via Sheikh Zayed Road, the public bus line, and the Dubai Metro, with the Red and Expo 2020 lines running near the property.





## A vibrant and accessible neighborhood

The ideal community for families, this secure development is designed around the theme of garden living. With its lush landscaping and well-manicured lawns, Discovery Gardens offers a lifestyle grounded in greenery and time spent outdoors.

Generously spread across 273.4 hectares, five distinct communities, each with its own architectural aesthetic, offer impeccably designed studio, one, and two-bedroom residences.





## Amenities, Schools, Healthcare and Religious Institutions

An idyllic location that boasts an array of surrounding amenities and preferable landmarks in a highly popular area of the city.



Schools



Supermarkets



Churches



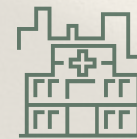
Temples



Mosques



Nurseries



Clinics



Hospitals



# FACILITIES & AMENITIES







# Offering Everything Needed

This secure community features a wide range of amenities and wellness facilities, including:



Tennis Courts



Basketball Courts



Swimming Pools



Children's Playgrounds



3 Dubai Metro Stations Nearby



Bus Shelters



Mosques



Lush Greenery and Landscaping



24 Hour Security



Ample Parking



# The Portfolio

## An incredible investment opportunity

Nakheel, the celebrated master developer of Dubai's most iconic communities and landmarks, presents an incredible opportunity to invest in a highly successful master-planned community. The available buildings include studio, one-bedroom and two-bedroom residences, which are the most popular unit type for residents.

Available buildings listed below and highlighted on the Map

1. DG-Con2-178
2. DG-Mog1-196





## Distinct Aesthetics

The highly sought-after residences, ranging from studio to two-bedroom homes, feature two themed design aesthetics: Contemporary and Mughal. These distinct aesthetics differ in layout and facade, with soft pastel exteriors lending themselves to the garden-inspired development.

With prime access to Sheikh Zayed Road, multiple bus feeder lines, and three metro stations, Discovery Gardens offers a convenient and well-connected lifestyle in South Dubai's most vibrant residential community.

- Highly regarded developer
- ~99% occupancy rate
- Studio–two-bedroom homes available
- Highly connected via highways and public transportation
- Located in the heart of South Dubai





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