



Jebel Ali is getting a makeover

THE NOOK



Location: wasl gate is located on Sheikh Zayed Road in Jebel Ali First, near Ibn Battuta Mall

Vision: To create a high quality urban mixed-use freehold development

Objective:

- Deliver a dynamic, well designed mixed use project that becomes the most sought-after place to live, work & entertain
- Provide a community where everyday life is easy, effortless, fun, and the diversity of choices is all-embracing in an inclusive, green and stimulating metropolitan district that allows for the celebration of multiple lifestyles and people

Positioning: Towards New Dubai / creating primarily upmarket residential buildings

Uses: Residential, retail, commercial, hospitality, community amenities, leisure, entertainment, restaurants and cafes

Zoning	Land area	Gross floor area	Number of residential units
Multiple zones	112.8 Ha / 1.13 million sqm	1.9 million sqm	Approx. 7,000 residential units

Population estimate: 58,000 (including residents / visitors)

Community features:

- Brand new Festival Plaza Mall including Ikea & Ace Hardware
- Direct metro access to Energy metro station
- Connection to south and north Sheikh Zayed road
- Close to freezones and business clusters of JAFZA, DMCC and Dubai Internet City
- Close to DWC, Expo 2020 & Dubai parks & resorts
- Central park, dog park, water features & kids play areas

THE NOOK



Developer name: JAG Development LLC | Developer number: 1233 | Project name: The Nook | Project number: 2086

Location:

“The Nook” is located in **wasl gate**, near Energy metro station and Sheikh Zayed Road

Buildings:

Two residential buildings on a podium

Height:

G+2P+12 levels

Total units:

596 residential apartments

The Nook 1	The Nook 2
Plot area: 5,163 sqm	Plot area: 5,997 sqm
GFA: 24,400 sqm	GFA: 23,240 sqm

Residential unit types:

Studio: 24 units (336 - 372 sq. ft.)

-1BR: 134 units (539 - 589 sq. ft.)

-2BR: 347 units (764-948 sq. ft.)

-3BR: 91 units (1,037 sq. ft.)

Podium:

Landscape / Swimming pool / BBQ area
Play area / Activity area

Amenities:

Pool, gym, and kids area

Technical specifications (Façade):

Plaster finish and aluminium window frames with double glazed windows

Metering:

DEWA metering for water and electricity guidelines plus gas metering

Cooling:

VRF and DX system (individual unit for each apartment)

IT specifications:

Data outlet provided as per Etisalat standard

Parking:

625 parking bays (Ground floor + Podium)

Interior summary:

Ceramic floor tiles / plaster wall / false ceiling in wet areas and entrance area

Fire alarm system:

Fire alarm system in line with Dubai Civil Defence

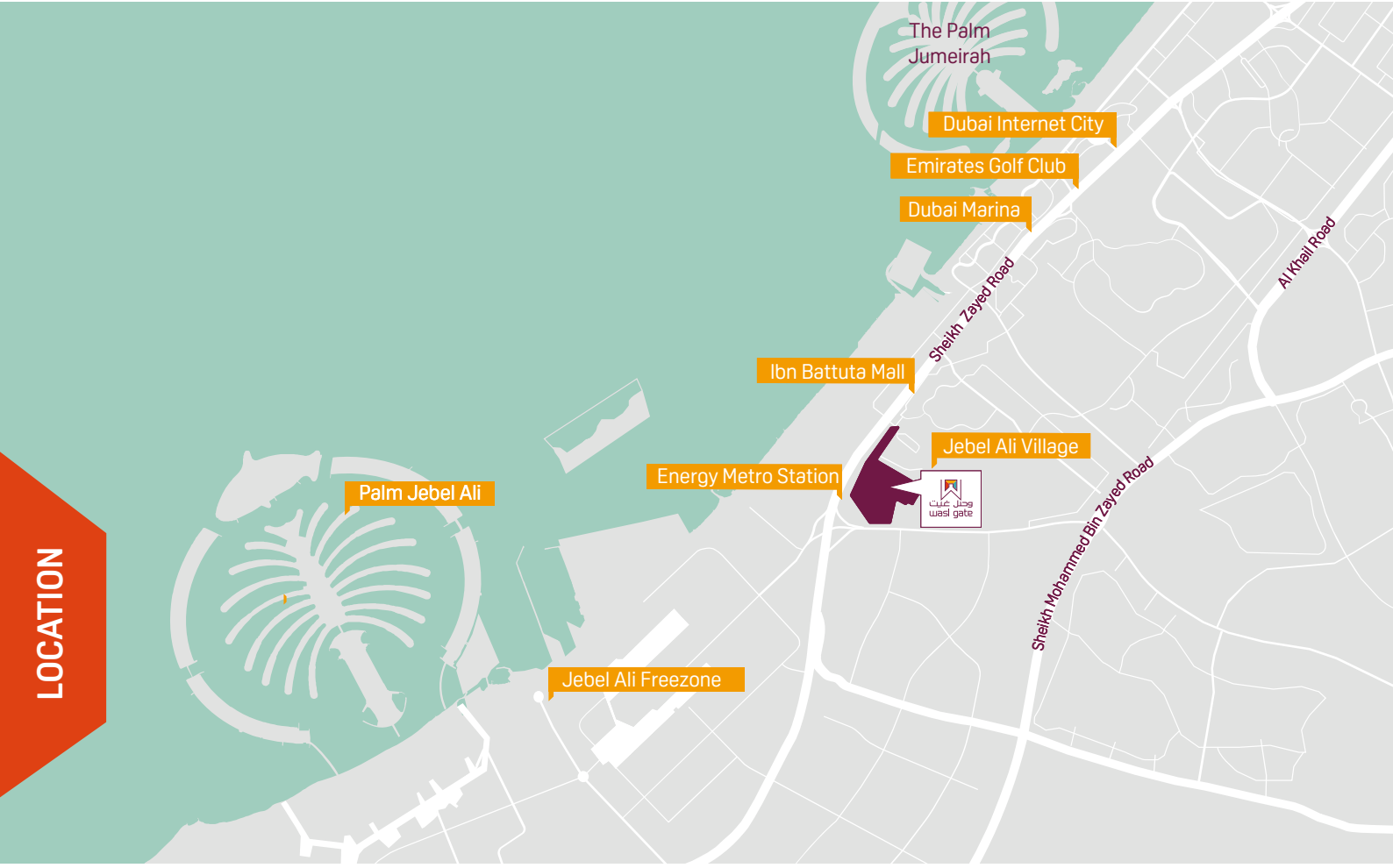
White goods / Appliances:

Wardrobe and kitchen counter provided by developer / white appliances by buyer

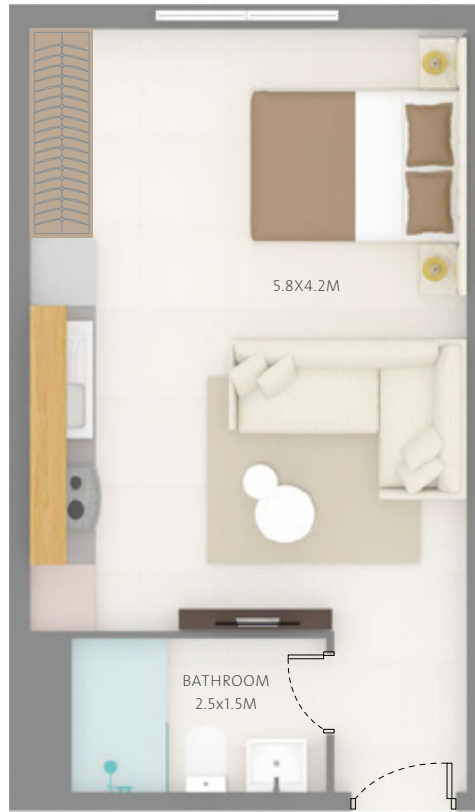


Festival Plaza Mall

Brand new Festival Plaza Mall including IKEA and Ace Hardware



LOCATION



STUDIO / TYPE A

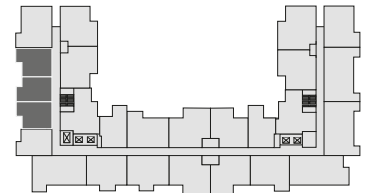
SUITE	353.6 SQ.FT.	32.9 SQ.M.
TERRACE	- SQ.FT.	- SQ.M.
TOTAL	353.6 SQ.FT.	32.9 SQ.M.

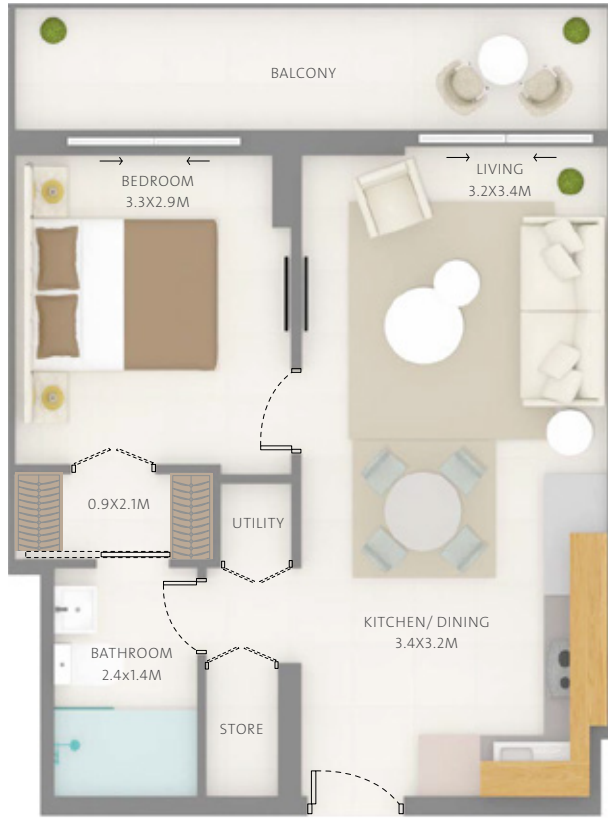




1BR / TYPE A1

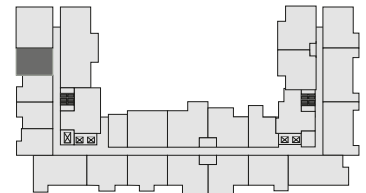
SUITE	469.3 SQ.FT.	43.6 SQ.M.
TERRACE	54.8 SQ.FT.	5.1 SQ.M.
TOTAL	524.1 SQ.FT.	48.7 SQ.M.





1BR / TYPE A2

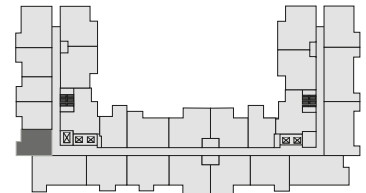
SUITE	469.3 SQ.FT.	43.6 SQ.M.
TERRACE	101.7 SQ.FT.	9.5 SQ.M.
TOTAL	571.0 SQ.FT.	53.1 SQ.M.





1BR / TYPE B

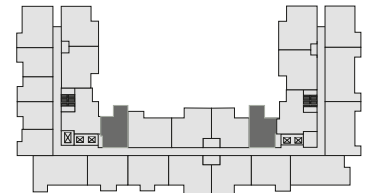
SUITE	463.6 SQ.FT.	43.1 SQ.M.
TERRACE	55.2 SQ.FT.	5.1 SQ.M.
TOTAL	518.8 SQ.FT.	48.2 SQ.M.





1BR / TYPE C

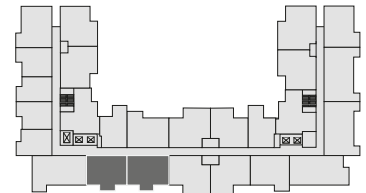
SUITE	487.5 SQ.FT.	45.3 SQ.M.
TERRACE	56.9 SQ.FT.	5.3 SQ.M.
TOTAL	544.4 SQ.FT.	50.6 SQ.M.





2BR / TYPE A

SUITE	691.6 SQ.FT.	64.3 SQ.M.
TERRACE	49.7 SQ.FT.	4.6 SQ.M.
TOTAL	741.3 SQ.FT.	68.9 SQ.M.





2BR / TYPE B1

SUITE	704.9 SQ.FT.	65.5 SQ.M.
TERRACE	54.6 SQ.FT.	5.1 SQ.M.
TOTAL	759.5 SQ.FT.	70.6 SQ.M.





2BR / TYPE B2

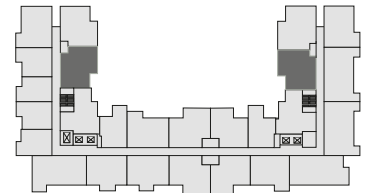
SUITE	705.6 SQ.FT.	65.6 SQ.M.
TERRACE	155.2 SQ.FT.	14.4 SQ.M.
TOTAL	860.8 SQ.FT.	80.0 SQ.M.





2BR / TYPE C1

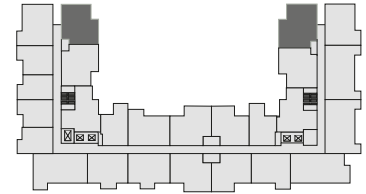
SUITE	704.6 SQ.FT.	65.5 SQ.M.
TERRACE	56.2 SQ.FT.	5.2 SQ.M.
TOTAL	760.8 SQ.FT.	70.7 SQ.M.





2BR / TYPE D1

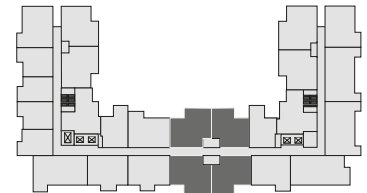
SUITE	721.4 SQ.FT.	67.0 SQ.M.
TERRACE	57.4 SQ.FT.	5.3 SQ.M.
TOTAL	778.8 SQ.FT.	72.4 SQ.M.





2BR / TYPE E1

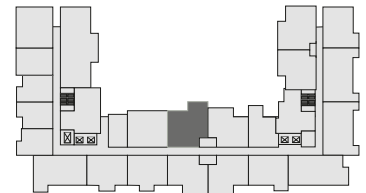
SUITE	723.9 SQ.FT.	67.3 SQ.M.
TERRACE	57.0 SQ.FT.	5.3 SQ.M.
TOTAL	780.9 SQ.FT.	72.6 SQ.M.





2BR / TYPE E2

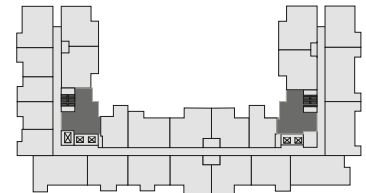
SUITE	724.5 SQ.FT.	67.3 SQ.M.
TERRACE	184.3 SQ.FT.	17.1 SQ.M.
TOTAL	908.8 SQ.FT.	84.4 SQ.M.





2BR / TYPE F1

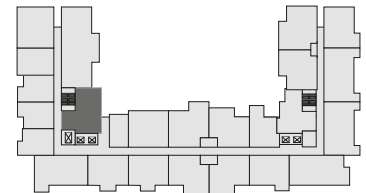
SUITE	669.9 SQ.FT.	62.2 SQ.M.
TERRACE	56.5 SQ.FT.	5.3 SQ.M.
TOTAL	726.5 SQ.FT.	67.5 SQ.M.





2BR / TYPE F2

SUITE	671.9 SQ.FT.	62.4 SQ.M.
TERRACE	156.5 SQ.FT.	14.5 SQ.M.
TOTAL	828.4 SQ.FT.	77.0 SQ.M.

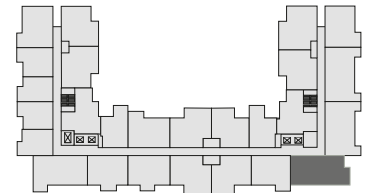


The Nook 1

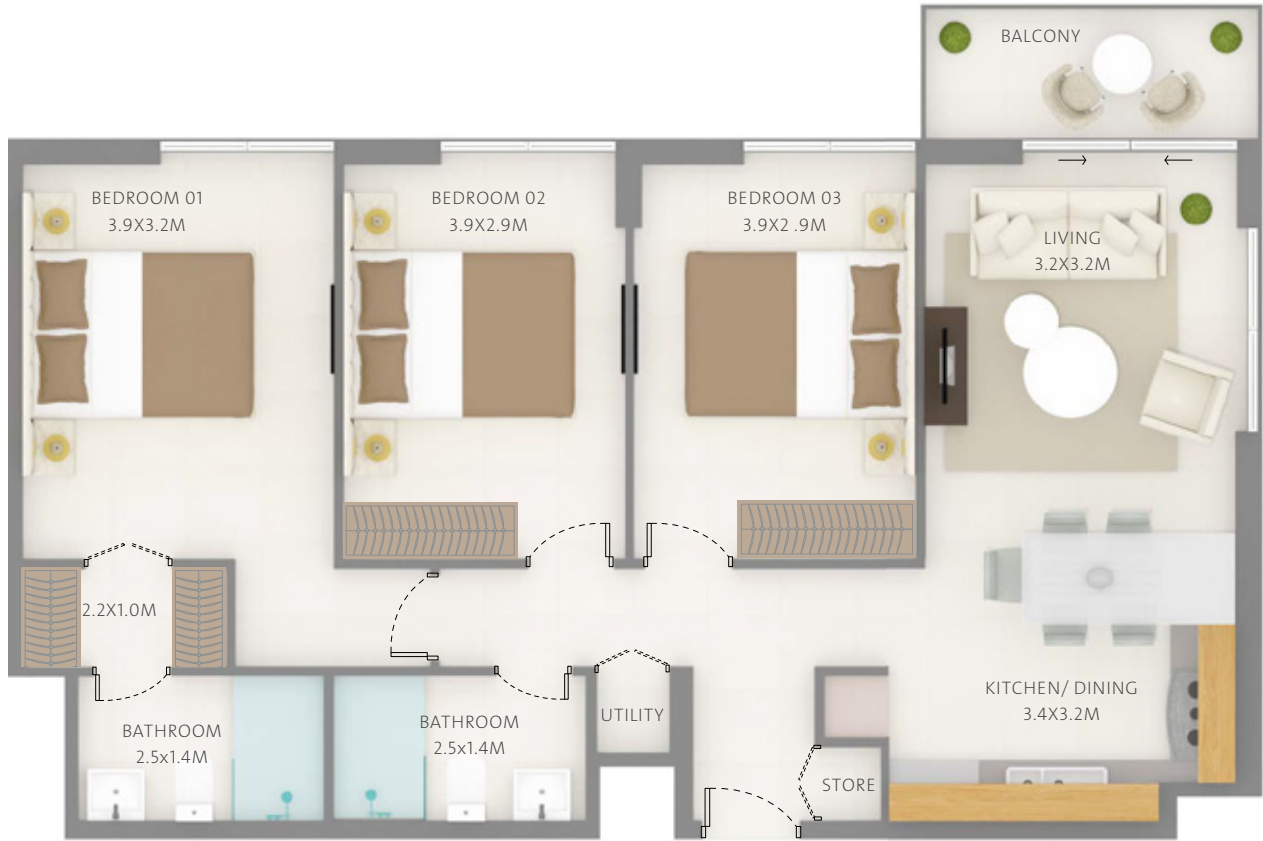


3BR / TYPE A1

SUITE	935.5 SQ.FT.	86.9 SQ.M.
TERRACE	50.5 SQ.FT.	4.7 SQ.M.
TOTAL	986.0 SQ.FT.	91.6 SQ.M.

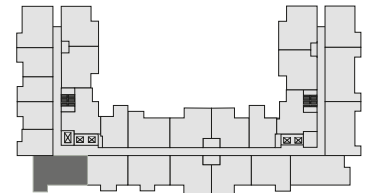


The Nook 1



3BR / TYPE A2

SUITE	936.2 SQ.FT.	87.0 SQ.M.
TERRACE	65.7 SQ.FT.	6.1 SQ.M.
TOTAL	1001.9 SQ.FT.	93.1 SQ.M.

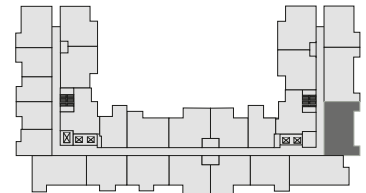


The Nook 1



3BR / TYPE B

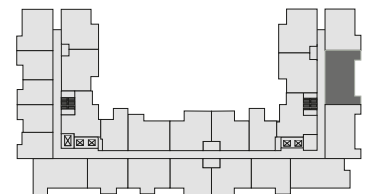
SUITE	934.8 SQ.FT.	86.9 SQ.M.
TERRACE	66.0 SQ.FT.	6.1 SQ.M.
TOTAL	1000.8 SQ.FT.	93.0 SQ.M.

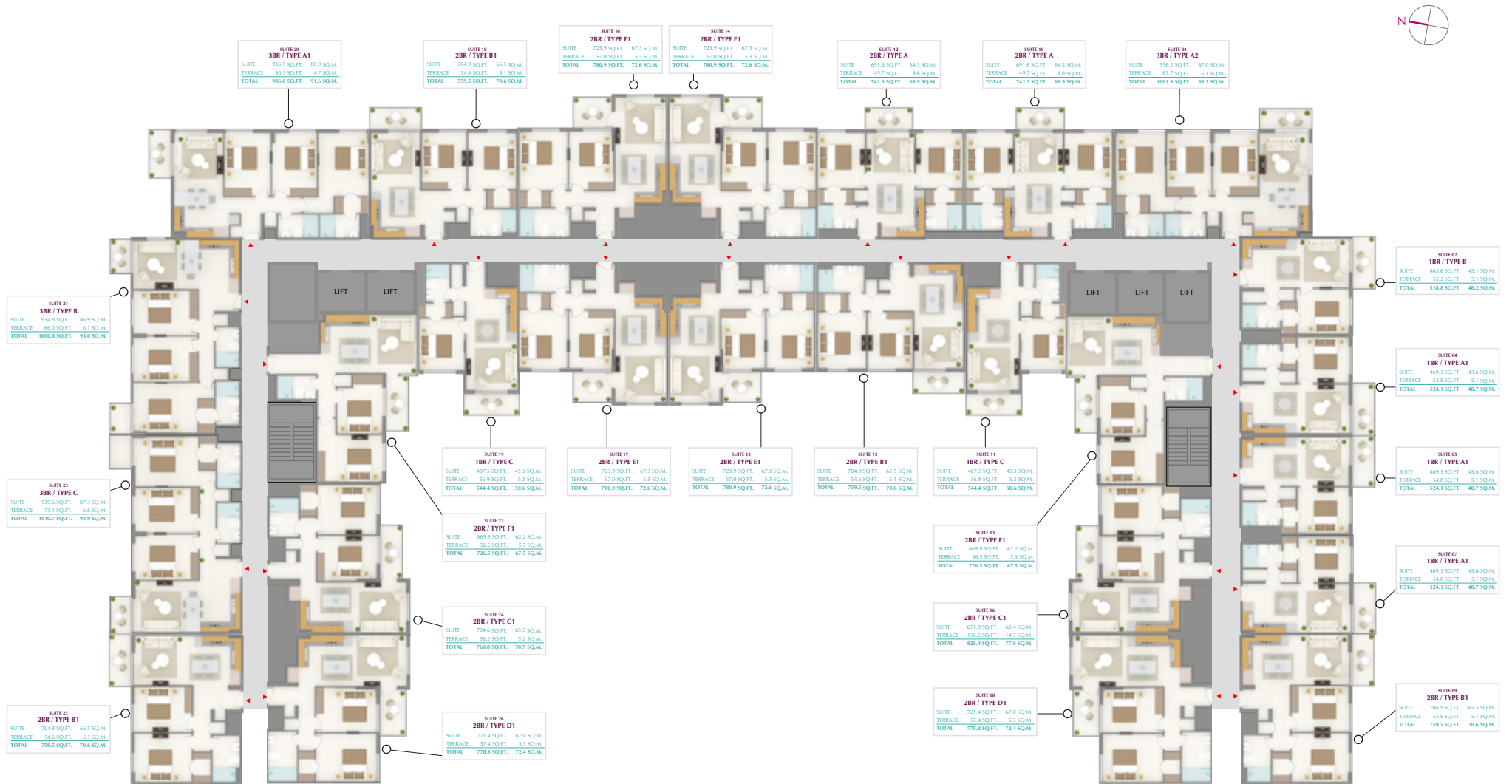




3BR / TYPE C

SUITE	939.6 SQ.FT.	87.3 SQ.M.
TERRACE	71.1 SQ.FT.	6.6 SQ.M.
TOTAL	1010.7 SQ.FT.	93.9 SQ.M.





The Nook 1 - Typical Level Plan (2-11)



All room dimensions are measured under the metric system and in relation to structural elements, excluding wall finishes and construction tolerances. Calculations of suite areas are measured as the area bounded by the center line of the demise or parting walls separating one unit from another unit, the exterior surface of all exterior walls and the exterior surface of the corridor wall on enclosing and abutting the unit. Calculation of terrace area is measured as the area bounded by the center lines of the demise or parting walls separating one unit from another unit, the outermost face of the enclosing guard and the external face of the site abutting the balcony. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information is subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale. The developer reserves the right to make revisions.



The Nook 1 - 12th Level Plan