



**CANARY ISLAND
PROPERTIES**

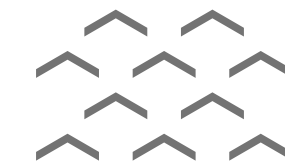
INVESTMENT PROSPECTUS



JEBEL ALI HILLS

Residential Plots





JEBEL ALI *Hills*

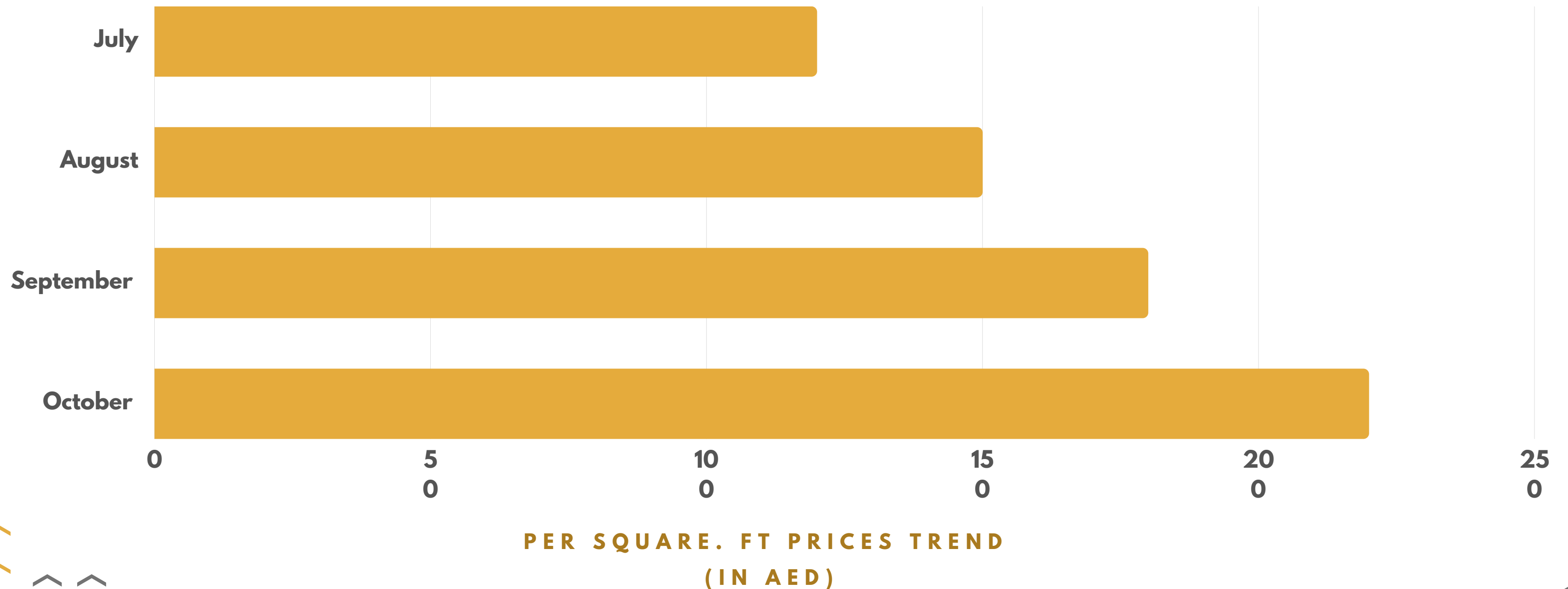
INTRODUCTION

Jebel Ali Hills is a residential off-plan land development project by Meraas, offering among the most affordable freehold plots in the market today. The development will be the premier residential community within the wider Jebel Ali area, benefitting from an exceptional environment and open public spaces. Plots comprise of Ground Plus One (G+1) residential and (G+4) residential and mixed use plot options, which can be fully customised to suit investor requirements.



PRICE TREND

There has been an **uptrend in per square foot prices** in the community since July-end where almost every week there was an **increase of AED 10-15** in the prices.



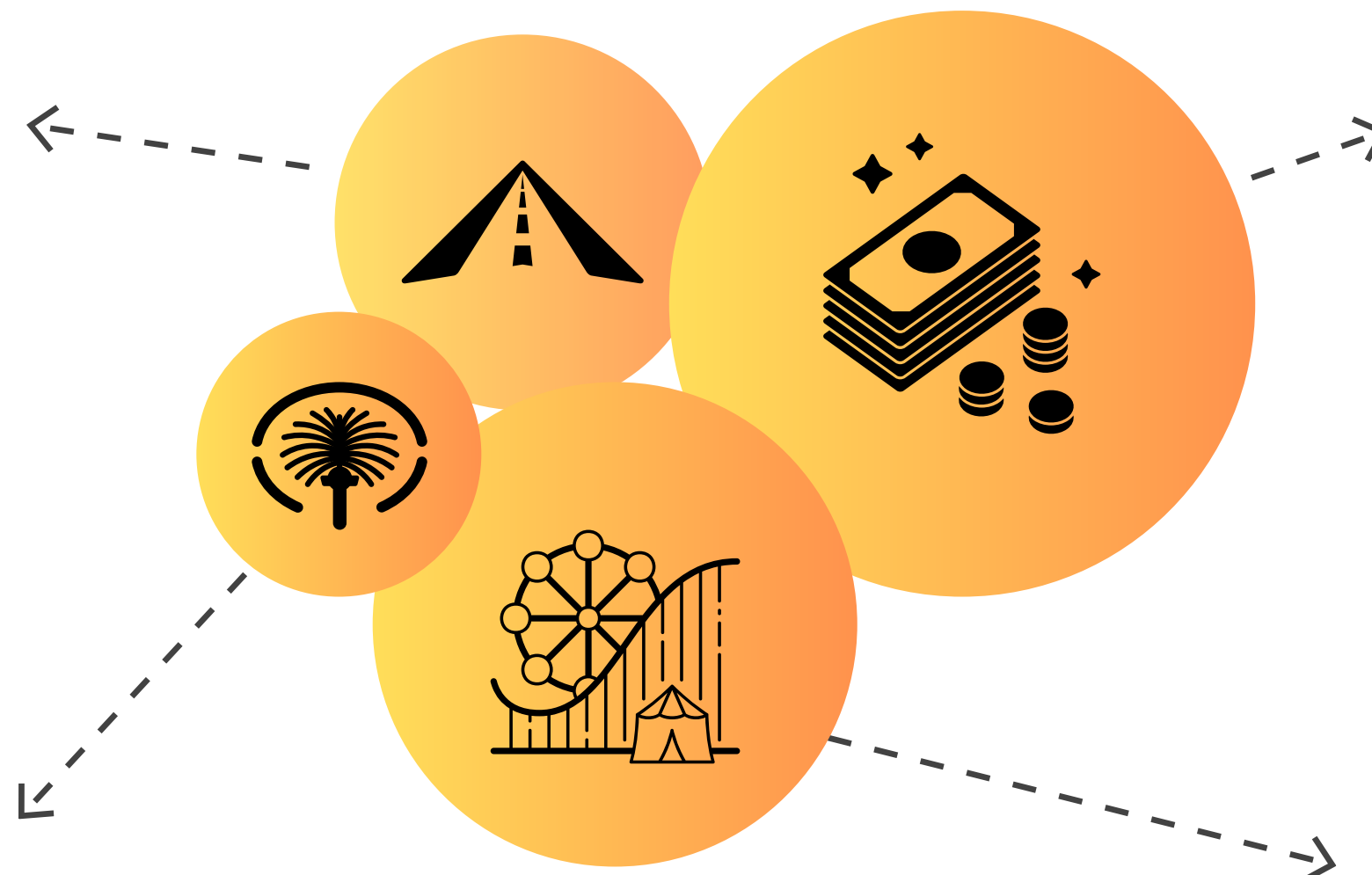
REASONS FOR THE CURRENT & FUTURE UPTREND

Accessibility from Sheikh Zayed Road

The Community is infact the only villa Community directly situated on Sheikh Zayed Road.

Relaunch & Development of Palm Jebel Ali

With the development the district of Jebel Ali will be bustling with tourists



Still at Cheap Valuation

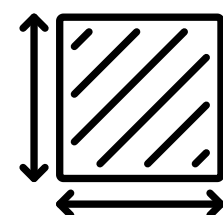
When compared with average prices in whole Dubai, per square. Ft prices are still cheaper.

Located right next to Dubai Parks & Resorts

The functioning tourist attraction will also be a factor in good population influx.

PLOT DETAILS OVERVIEW

Details of Plots Available



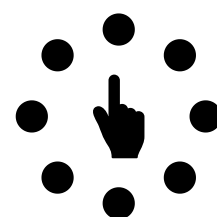
Plot Size Ranges

9,000 to 19,000 Sq. Ft
Independent Residential Villa Plots



Starting Price From

AED 1.92 Million
at Per Square Foot Price of AED 190

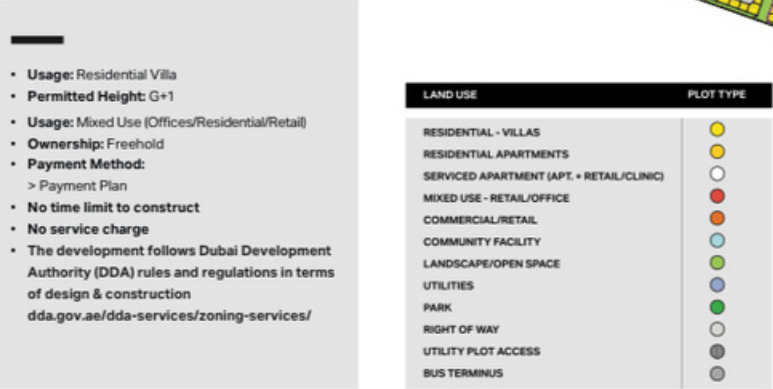


Available Plot Types

All Independent Residential Villa Plots (G + 1)
Independent Plots are available in various sub-locations
Multiple Bulk Plots also available in packs of 4, 6, 8, & 10.

Jebel Ali Hills

Jebel Ali Hills Development is located on Sheikh Zayed Road, in Saih Shuaib area near Dubai Parks and Resorts and close to Abu Dhabi. There are two zones in the area, Residential villas and mixed-use buildings.



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