

# JUMEIRA BAY



Jumeira Bay is a six million square foot mixed-use island development by Meraas, sculpted in the shape of a titanic seahorse riding the arcs of sand and rock. With a variety of accommodation and leisure options, including low-rise residential buildings and villas, it is home to the world-famous Bvlgari Resort and Residences as well as the first-ever Bvlgari Yacht Club.

Set to become the address of choice for home owners keen to enjoy the luxury of their own private beach on an island replete with great sea views and vistas of Dubai's impressive skyline, Jumeira Bay features a limited number of plots that are currently available for sale .

Jumeira Bay is located off the coast of Jumeirah Beach Road (D-94) and can be accessed directly via a 300-metre bridge that has been provided for residents and visitors.



- Permitted Height: G+1
- FAR: 0.75
- Service Charge: estimated AED 1.46/sq.ft
- Early access is provided upon covering 30% of payment
- Resale is permitted upon covering 70% of payment
- Restriction is applicable by Meraas in terms of design & construction guidelines
- The main authority is Dubai Creative Clusters Authority (DCCA)  
<https://dcca.gov.ae/en/freezone/>
- Dubai Land Department Registration fee is paid equally by the Buyer & the Seller

## ONE YEAR & FOUR MONTHS PAYMENT PLAN:

Jumeira Bay	Months from Effective Date					
	On or before Effective Date	4	8	12	14	16
Payment Plan %	30%	10%	10%	20%	15%	15%

Terms & conditions are subject to change without prior notice