

# MIAMI HOUSE COLLECTION



# DUBAI

*Where luxury is redefined constantly*

Which other city can offer a truly unparalleled lifestyle but Dubai?

Being synonymous with international trade, innovation, tourism, retail and world-class business communities, Dubai has stamped its reputation as one of the most cosmopolitan cities in the world today.

By offering world-class lifestyles to residents and becoming a safe haven for investors, it has become an aspirational living destination for millions of expatriates and a geographic gateway for businesses.







# THE NEW CENTER OF THE WORLD

With the largest international passenger traffic in the world, Dubai has become the gateway to the East, occupying a very important strategic position, offering easy and direct connections to the world's major cities. For travelers from around the world, it is the perfect bridge between countries.

For businesses, Dubai is the ideal hub for international expansion. It never sleeps and continues to transform itself.

Evolving and transforming is part of the essence of the city, which has grown from a fishing village to a global real estate hub. From the world's tallest building to artificial islands shaped like a world map, the UAE's most populous city has never shied away from ambitious construction projects.



# JUMEIRAH ISLANDS AN ICONIC LOCATION

Set within the heart of Dubai, Jumeirah Islands offers an unparalleled living experience with its world-first 23:77 water-to-land ratio.

This engineering marvel comprises 46 clusters of man-made islands spread across 300 hectares, each surrounded by seawater to mimic a natural beach environment.

Advanced technologies pump 400 liters of seawater per second from the Gulf to sustain vibrant artificial lakes and canals.

These groundbreaking features, along with a focus on sustainability—evidenced by a state-of-the-art district cooling system and meticulous landscaping—combine to make Jumeirah Islands more than just a residence; it's an "out-of-this-world experience" for those who desire the epitome of luxury and waterfront living.







## HIGH STANDING FACILITIES

Residents of Jumeirah Islands will be able to enjoy an active lifestyle with access to a range of services.

The 4,000 square metre clubhouse has been completely refurbished. Now offering a restaurant, pub, beauty salon, wellness centre and gym all under one roof and of course a large swimming pool, offering 360 degree views of the lakes and the beautiful villas.

The resort also offers facilities for children, including a nursery, children's pool and numerous parks, as well as a supermarket and medical clinic.

# Unmatched Amenities for an Elevated Lifestyle



Nearby Licensed Restaurants



Long walkways and jogging paths



Uptown, the second heart of Dubai



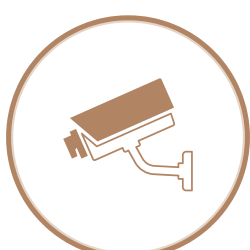
Barber, restaurants, shops, gym & spa



Multiple park and kids area



Elevated community garden



Safe & secure community



Pool House access



A unique community surrounded by 60% of water



# PERFECTLY CONNECTED

Jumeirah Islands is located in close proximity to several schools and has easy access to Dubai's main roads, landmarks and attractions.

5

Mins to  
Dubai Marina

5

Mins to  
Sheikh Zayed Road

15

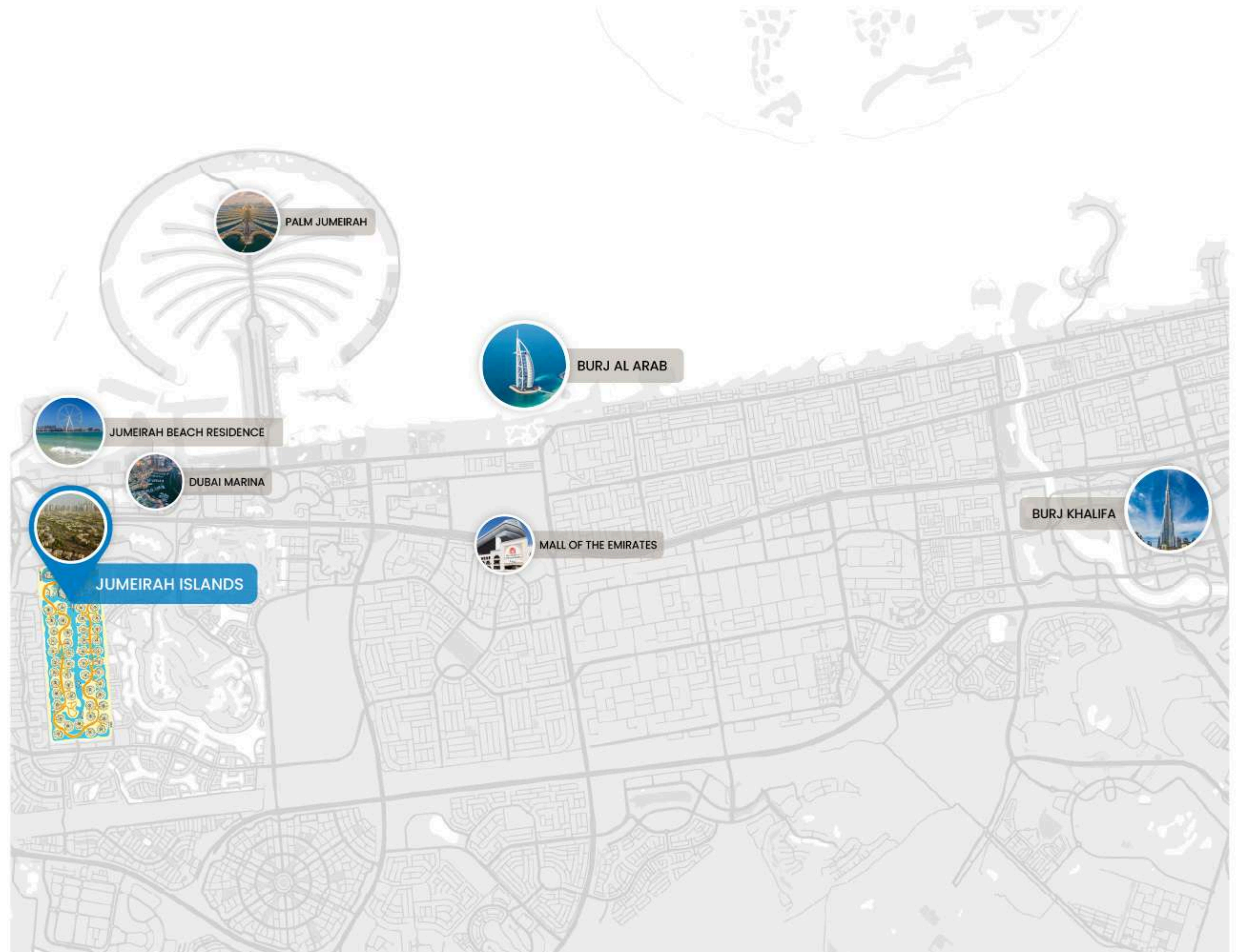
Mins to  
Mall of the Emirates

25

Mins to  
Downtown Dubai

25

Mins to  
Dubai Int'l Airport





# A PREMIUM LIFESTYLE

We are delighted to present this beautiful, fully renovated, 4 bedrooms villa in a luxurious minimalist style in Jumeirah Islands.

Our "Miami Style" collection offers villas that have been extended and modernised to create a dream family home.

Every detail of this property has been designed to provide you a luxurious, spacious and open-plan setting.

Our signature, white colour scheme and chic details make all the difference, especially in a luxurious layout. You will find a large fully furnished house with large bedrooms and several sumptuous bathrooms.

The exterior is simply paradise. It's quiet and relaxing, with an infinity pool.

If you are looking for a luxurious family villa,  
join us on the island !

BUA  
5488 SQFT

PLOT  
10 636 SQFT

4 BEDROOMS

FULLY  
FURNISHED







The essence of  
high-end minimalism

Welcome home



# KEY FEATURES & BRANDS

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## KEY FEATURES

- Big Plot
- Solar Water Heater
- Premium European Brands
- Modern High-End Luxury Layout
- Prime Cluster in Jumeirah Islands
- Pristine Waterfall Pergola
- Peaceful & Quiet Location

## APPLIANCIES

- Oven: MIELE ITALY
- Microwave: MIELE ITALY
- Dishwasher: ELBA ITALY
- Built-in Fridge and Freezer: ELBA ITALY
- Induction Hob: NIKOLA TESLA
- Wine Chiller: VESTFROST

## TILES

- PORCELANOSA/ARGENTA

## SANITARIES

- PORCELANOSA



**Miele**

PORCELANOSA

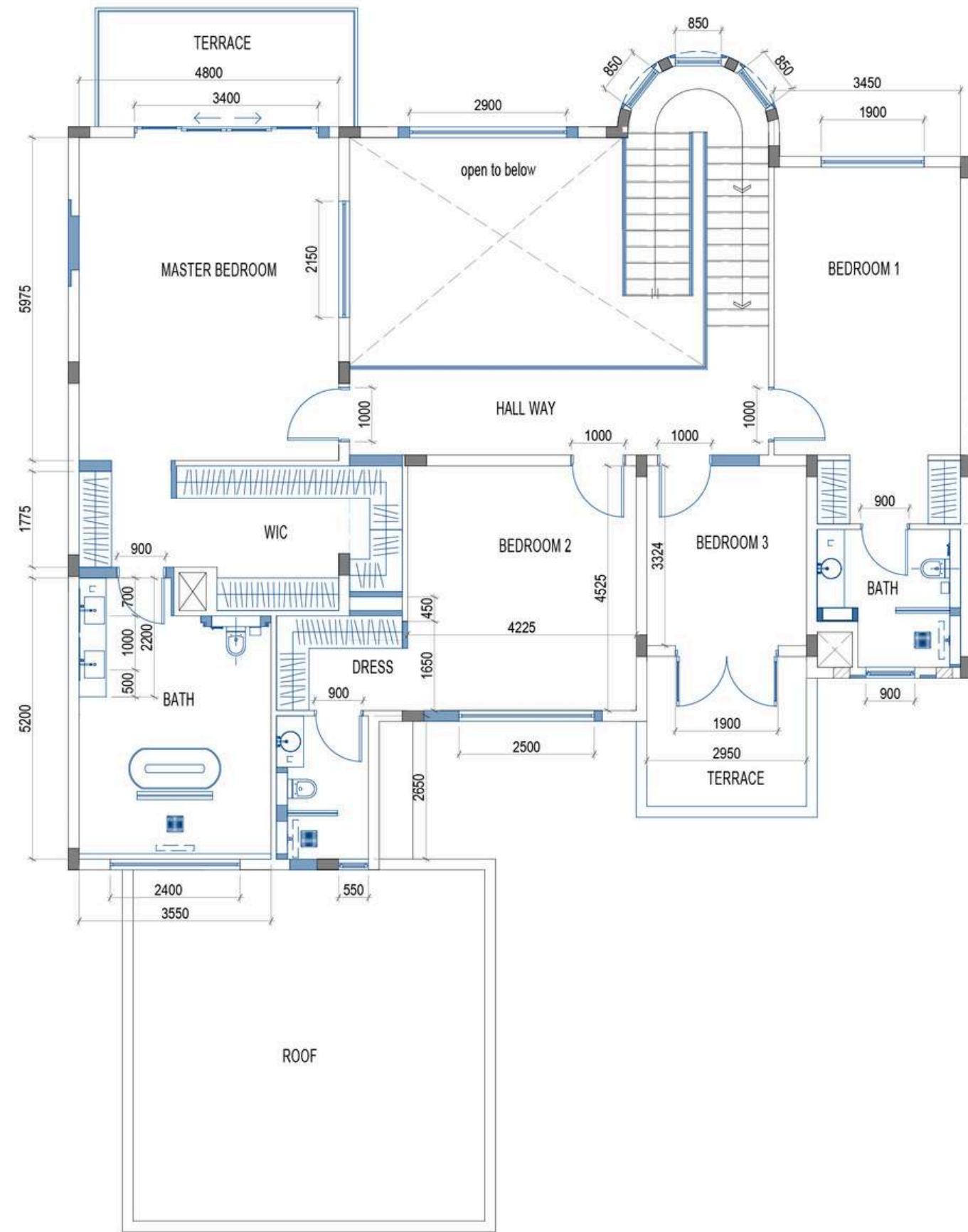
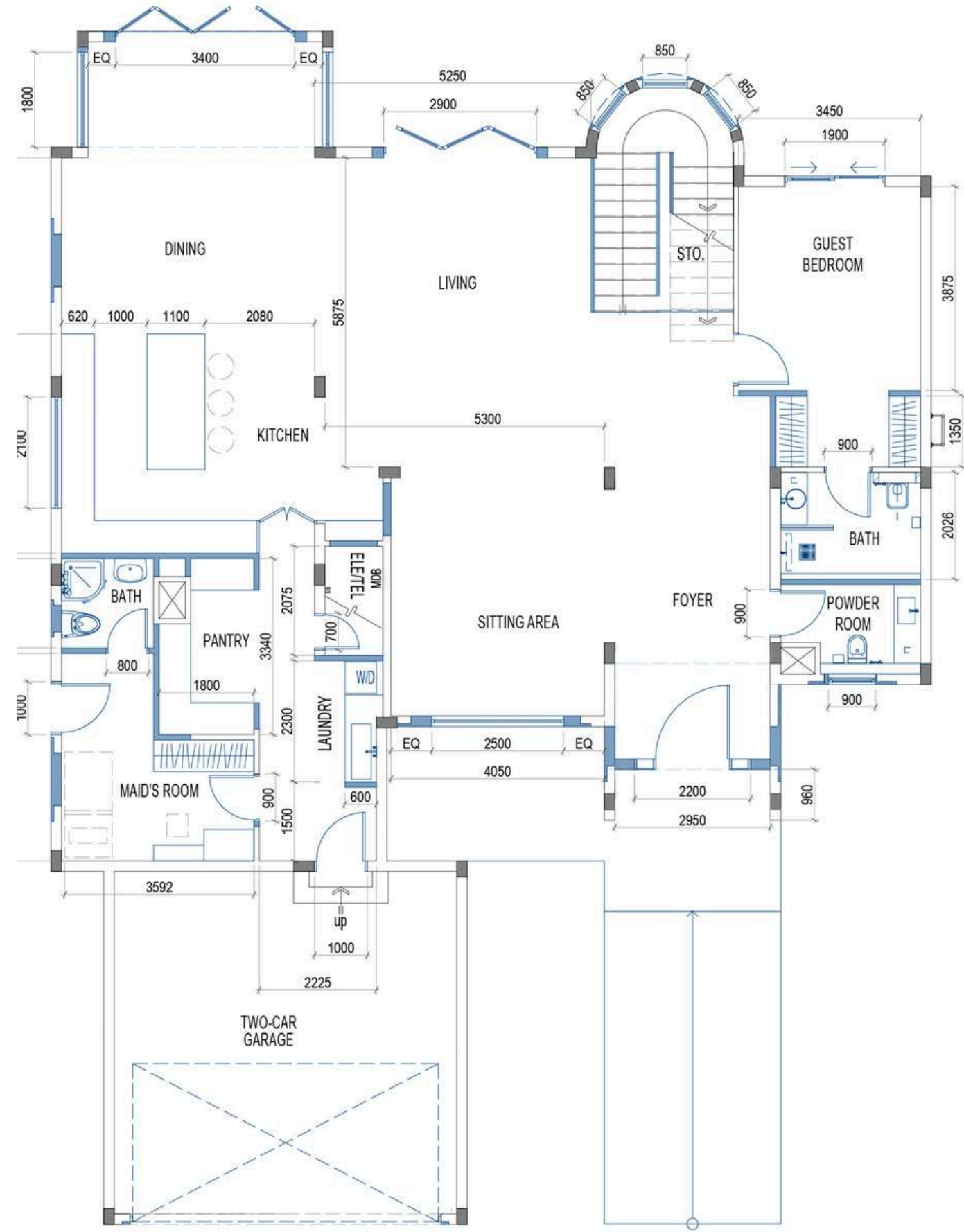
ARGENTA

VESTFROST

NIKOLATESLA



# FLOOR PLAN





Minimalism and Elegance  
in Every Line



















































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A photograph of a modern, light-colored house with large windows and a swimming pool. The house is a two-story structure with a clean, minimalist design. The pool is rectangular and surrounded by a light-colored patio. In the foreground, there are several steps leading down to the pool. To the right, there are large, lush tropical plants, including a palm tree. The overall scene is bright and sunny, suggesting a warm climate.

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