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*THERE COMES A TIME WHERE YOU REALIZE,  
ONLY THE BEST IS GOOD ENOUGH*



THE 971





## JUMEIRAH ISLANDS

*A HAVEN OF LUXURY*

Imagine a world where your desires meet architectural marvels, where each residence is a masterpiece of craftsmanship and sophistication.

Jumeirah Islands isn't just a location; it's a statement of achievement, a sanctuary where privacy and extravagance converge, with an ideal balance between seclusion and accessibility.

This carefully curated residential paradise transcends ordinary living, catering to the discerning tastes of those who seek nothing less than perfection.



## JUMEIRAH ISLANDS COMMUNITY

*WHERE LUXURY, CONVENIENCE, AND FAMILY-CENTRIC LIVING  
CONVERGE IN PERFECT HARMONY*

Jumeirah Islands is a haven for families, with an idyllic environment perfect for creating lasting memories. During the day, the community exudes a serene tranquility, offering a sanctuary of peace. Residents who choose to stay within the comforts of their luxurious homes can take advantage of the myriad of amenities available, ensuring every need is met within the community's elegant embrace.

Discover a world of active living within the neighborhood's expansive jogging and cycling tracks, comprehensive fitness centers, and state-of-the-art sports facilities, including squash, tennis, and basketball courts.

Elevate your senses with ultimate pampering at our exquisite beauty salons, conveniently located within the vicinity. Embrace a life of luxury and exclusivity at Jumeirah Islands, where every desire is met within the elegant embrace of this remarkable community.







## AN EXCLUSIVE AND ENCHANTING LIFESTYLE

Experience the allure of Jumeirah Islands, as the enchanting atmosphere beckons you to explore picturesque surroundings. Jog along scenic lakesides, stroll through meticulously maintained parks, and create cherished moments with loved ones.

Indulge in exquisite dining at The Pavilion, an acclaimed waterfront enclave offering upscale shopping, charming cafes, and exclusive amenities. Experience refined luxury and convenience, with private parking spaces ensuring a seamless and hassle-free experience for visiting guests.

Discover a community that exudes elegance and charm at Jumeirah Islands, where every moment is etched with luxury and exclusivity.



## JUMEIRAH ISLANDS CLUBHOUSE

*EXCLUSIVITY AND OPULENCE CONVENE TO  
ENHANCE YOUR LIVING EXPERIENCE*

Discover stylish and exclusive living at Jumeirah Islands, where luxury abounds. Indulge in lavish amenities at the prestigious Clubhouse, featuring a state-of-the-art gym, exquisite dining, sparkling pools, and recreational facilities.

Experience a life filled with sophistication and leisure, where residents can revel in an array of events held regularly at the clubhouse, fostering a sense of belonging and community.

Nestled within the luxurious community, the Jumeirah Islands Clubhouse is designed to cater to the needs and desires of residents. Immerse yourself in a modern fitness center, elegant dining, and lounges for socializing. Relax under the sun by one of the multiple swimming pools or engage in sports at tennis and basketball courts.

With exceptional facilities accentuated by a focus on community, embracing life at Jumeirah Islands is unparalleled.









## THE ARTISTRY OF LUXURY LIVING

No detail is too small when it comes to the unique cluster of The 971.

As you explore the exclusive villas, prepare to be amazed by a symphony of superb materials and impeccable finishing that redefine opulence.

At this remarkable destination, we understand that a truly luxurious home is more than just a structure; it is a work of art. We have spared no effort in selecting materials of the highest pedigree, handpicked for their beauty, durability, and timeless appeal.





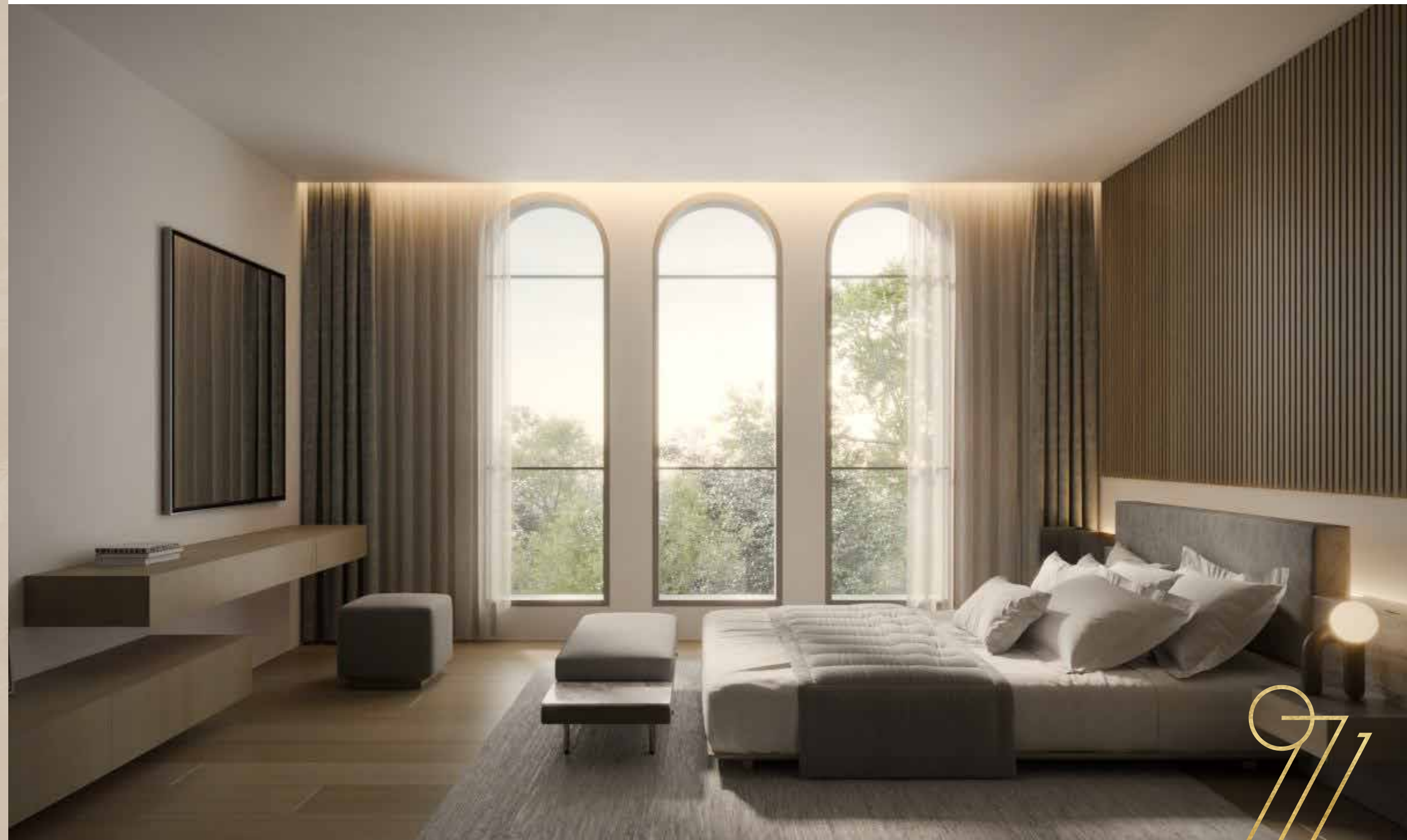
## UNMATCHED OPULENCE:

*IMMERSE YOURSELF IN THE EPITOME LUXURY LIVING*

Our elegant designs feature the highest quality imported materials and fixtures from Italy, expertly blended to create an exclusive and unforgettable living experience. The 971 offers superior finishing touches that elevate your home to new heights of opulence. With meticulous attention to detail, our villas exude an unmatched level of refinement within the community.

Each villa boasts unique and exquisite detailing that exudes sophistication and refinement, making your home a true masterpiece.

Do not settle for anything less than perfection when it comes to your dream home.







## MATERIALS THAT DEFINE TIMELESS ELEGANCE

The styling of these villas is a harmonious blend of classic sophistication and contemporary luxury. Timeless design elements are seamlessly integrated with cutting-edge technology to create a living space that is as functional as it is visually stunning.

Every villa in this exclusive cluster is a testament to the architectural brilliance. The seamless flow of spaces and the use of natural light create an ambiance that transcends time and trends.

This is not just a property; it is a legacy, a statement of your discerning taste, and an investment in a lifestyle of unrivaled elegance. Welcome home to the pinnacle of luxury living.







## THE TWO FACES OF 971

In the world of opulent living, every detail matters. Each villa within this exclusive cluster is a canvas of craftsmanship, where design meets sophistication, and luxury knows no limits.

Explore the exquisite finishing touches that set these homes apart as works of art—GunMetal and Brass.



## GUN METAL

Gun Metal finishing offers a sleek, contemporary allure that resonates even with the most discerning taste. It exudes a sense of refined minimalism, making a bold statement without overwhelming the senses. When you step into a villa adorned with Gun Metal finishes, you enter a world of understated luxury.



## BRASS

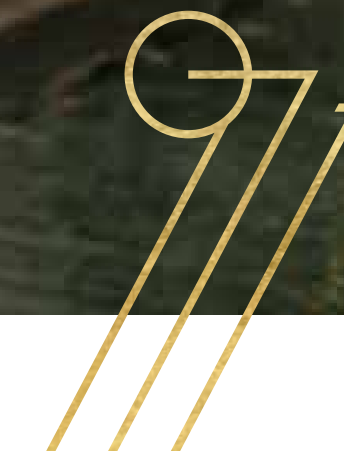
Brass is the embodiment of timeless luxury—a material that has graced the most exquisite homes and palaces throughout history. Its warm, inviting tones and opulent sheen create an atmosphere of regal splendor. When you choose a villa with Brass finishes, you choose to envelop yourself in a world of timeless opulence.



## THE TIMELESS ALLURE OF TRAVERTINE BEIGE

Travertine Beige is no ordinary material; it is a testament to nature's artistry. Formed over millennia in mineral-rich springs, each piece carries the unique imprint of time, making your property a living piece of history. Its natural variations ensure that no two pieces are alike, celebrating the beauty of imperfection.

Let your property stand as a testament to your discerning taste. Your masterpiece awaits.







## THE MYSTERY OF REVERSO GRIGIO

Welcome to a world of timeless beauty and sophistication with Reverso Grigio, a luxurious travertine gray that will redefine your perception of contemporary style.

This soft, muted shade embodies a refined aesthetic that seamlessly combines classic and modern design. The travertine texture of this material exudes an air of natural elegance, making it a perfect, understated choice for your new home.



## THE ELEGANCE OF CEPPO DI GRE

In the world of luxury, few materials can match the timeless elegance and enduring beauty of Ceppo Di Gre. This exquisite natural stone, known for its distinctive appearance and remarkable durability, has become a hallmark of sophisticated design and architectural excellence.

Ceppo Di Gre, hails from the picturesque quarries of Italy, where it has been revered for centuries. Its origins can be traced back to the heart of Tuscany.





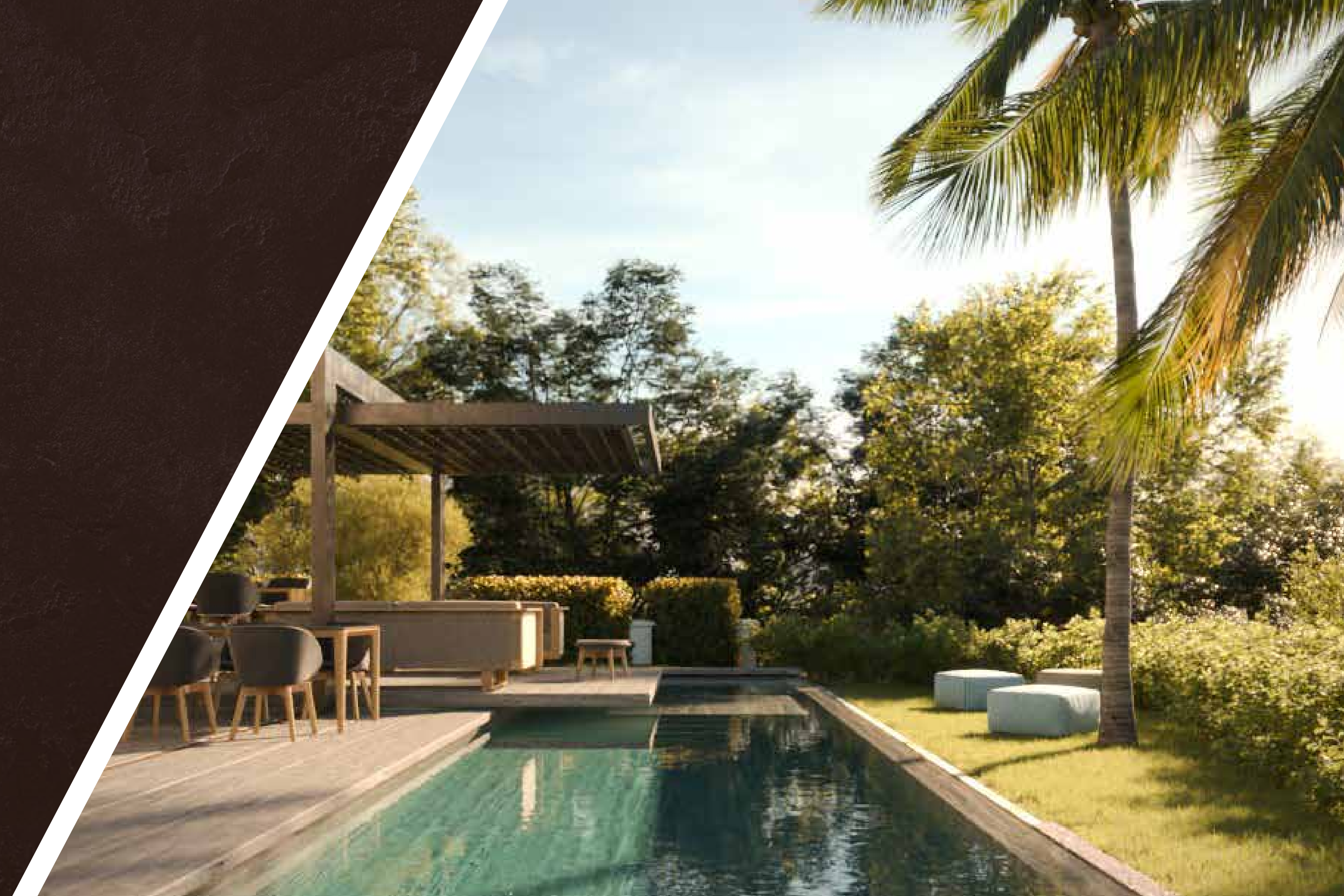
## THE PERFECT OASIS

Welcome to a world where opulence knows no bounds. Our concept of a garden area with a pool transcends mere aesthetics; it becomes an embodiment of refined living and an investment in well-being.

When it comes to luxury living, it's not just about the four walls; it's about creating a seamless connection between your indoor and outdoor spaces.

A meticulously landscaped garden adjoining your pool transforms your property into a private oasis—a sanctuary that indulges your senses and provides an escape from the hustle and bustle of everyday life.

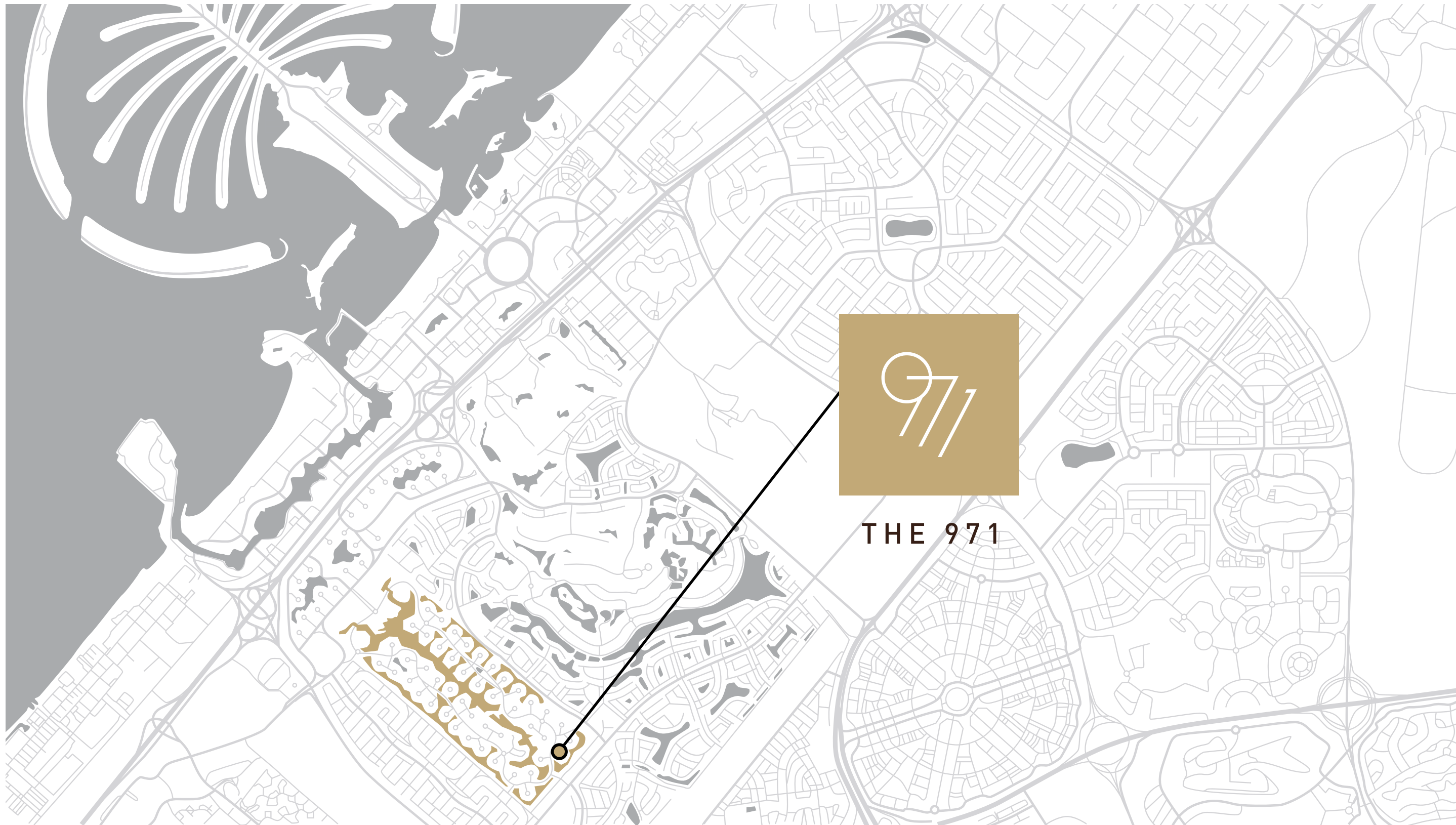
It's a testament to your appreciation for the finer things in life, a commitment to well-being, and a reflection of your impeccable taste.











## PRIME LOCATION

Embrace the convenience of living in Jumeirah Islands, with a prime location amidst a plethora of exciting attractions and experiences. Notably, the iconic Palm Jumeirah is located nearby, offering a range of luxurious hotels and entertainment for the family.

This prime location also grants easy access to an array of prestigious shopping destinations. Experience luxury retail, dining, and entertainment at the Mall of the Emirates, Ibn Battuta Mall, and Dubai Marina Mall, all just a short drive away.

These are just a few examples of the diverse range of experiences available in close proximity to this luxurious community.

13 Minutes to **Emirates Hills**

15 Minutes to **Palm Jumeirah**

27 Minutes to **Burj Khalifa**

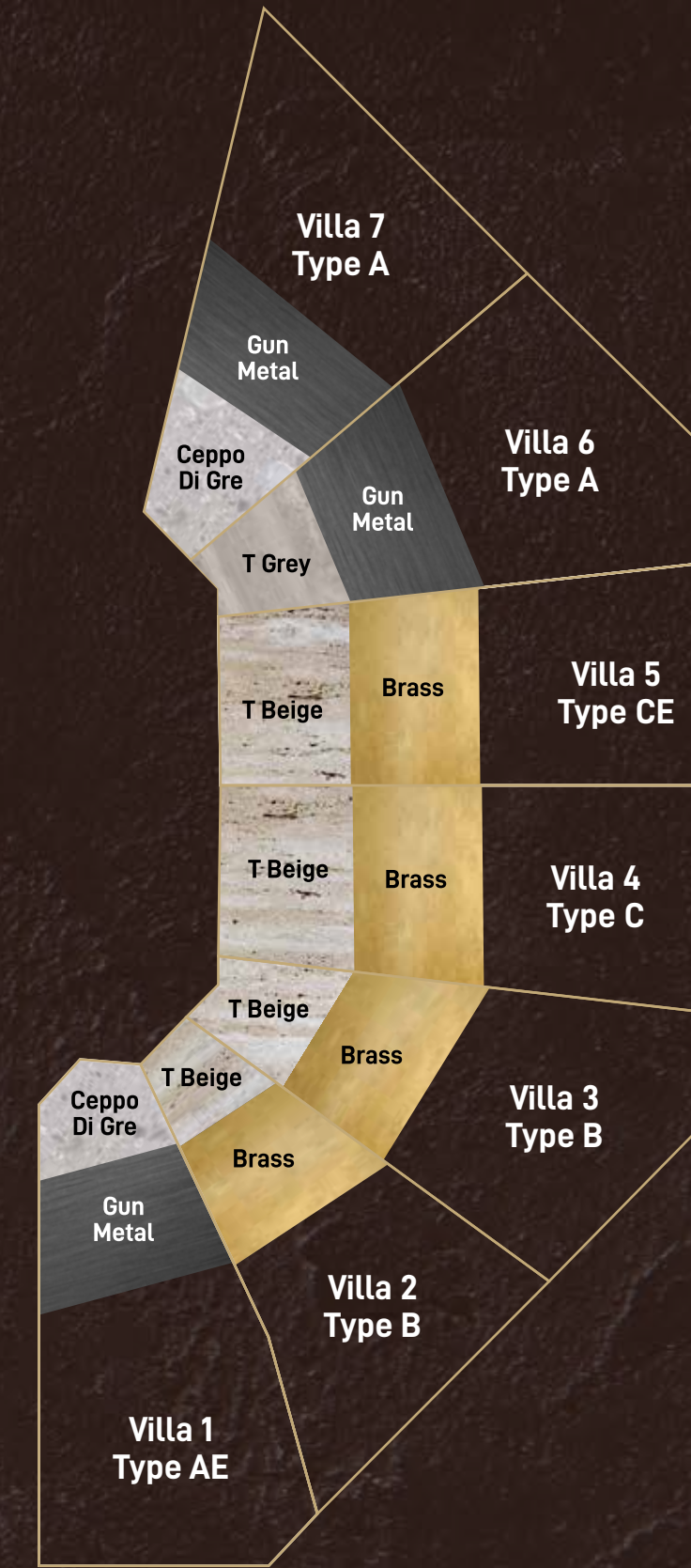
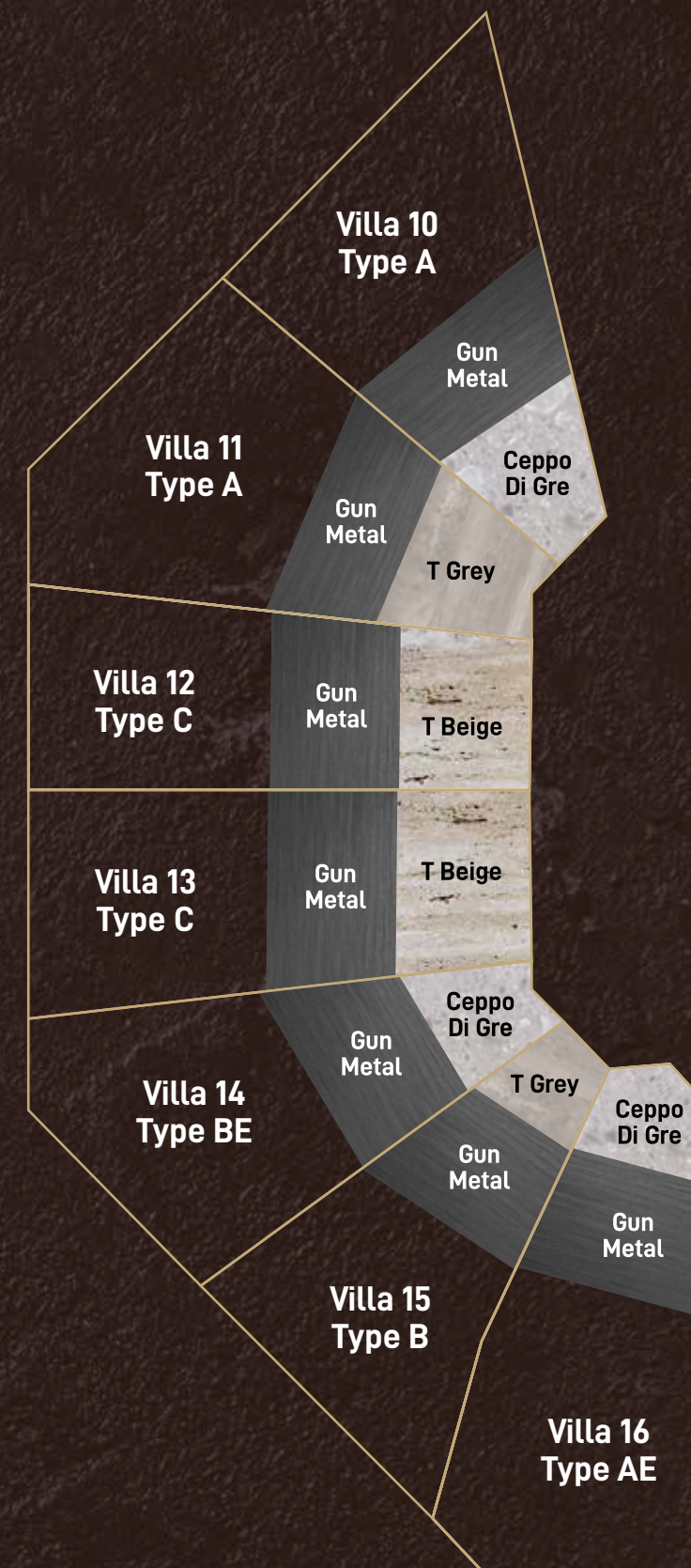
30 Minutes to **DIFC**

33 Minutes to **Dubai int'l airport**





# CLUSTER & FLOOR PLANS



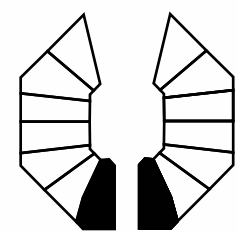


# VILLA TYPE A

Floor Type	Sq.m	Sq.ft
PLOT AREA	1,105.00	11,894.00
BUA	542.00	5,834.00







0 1 5 10m

## VILLA TYPE AE

Floor Type	Sq.m	Sq.ft
PLOT AREA	1,167.00	12,561.00
First Floor		
Terrace - First Floor	573.00	6,168.00



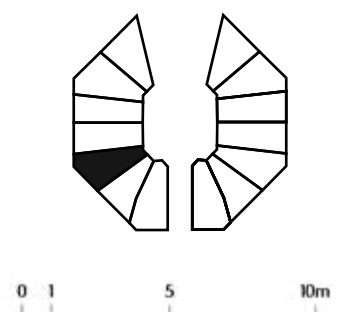


## VILLA TYPE B

Floor Type	Sq.m	Sq.ft
PLOT AREA	1,011.00	10,882.00
First Floor		
Terrace - First Floor	493.00	5,307.00







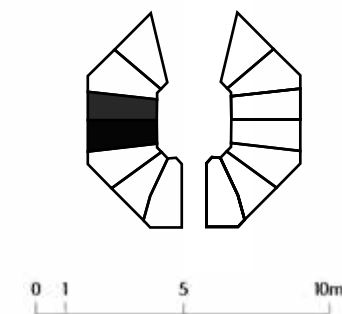
## VILLA TYPE BE

Floor Type	Sq.m	Sq.ft
PLOT AREA	1,117.00	12,023.00
BUA	525.00	5,651.05

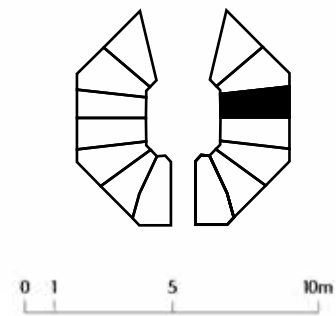


# VILLA TYPE C

Floor Type	Sq.m	Sq.ft
PLOT AREA	988.00	10,635.00
BUA	506.00	5,447.00







## VILLA TYPE CE

Floor Type	Sq.m	Sq.ft
PLOT AREA	1,056.00	11,367.00
BUA	543.00	5,845.00





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