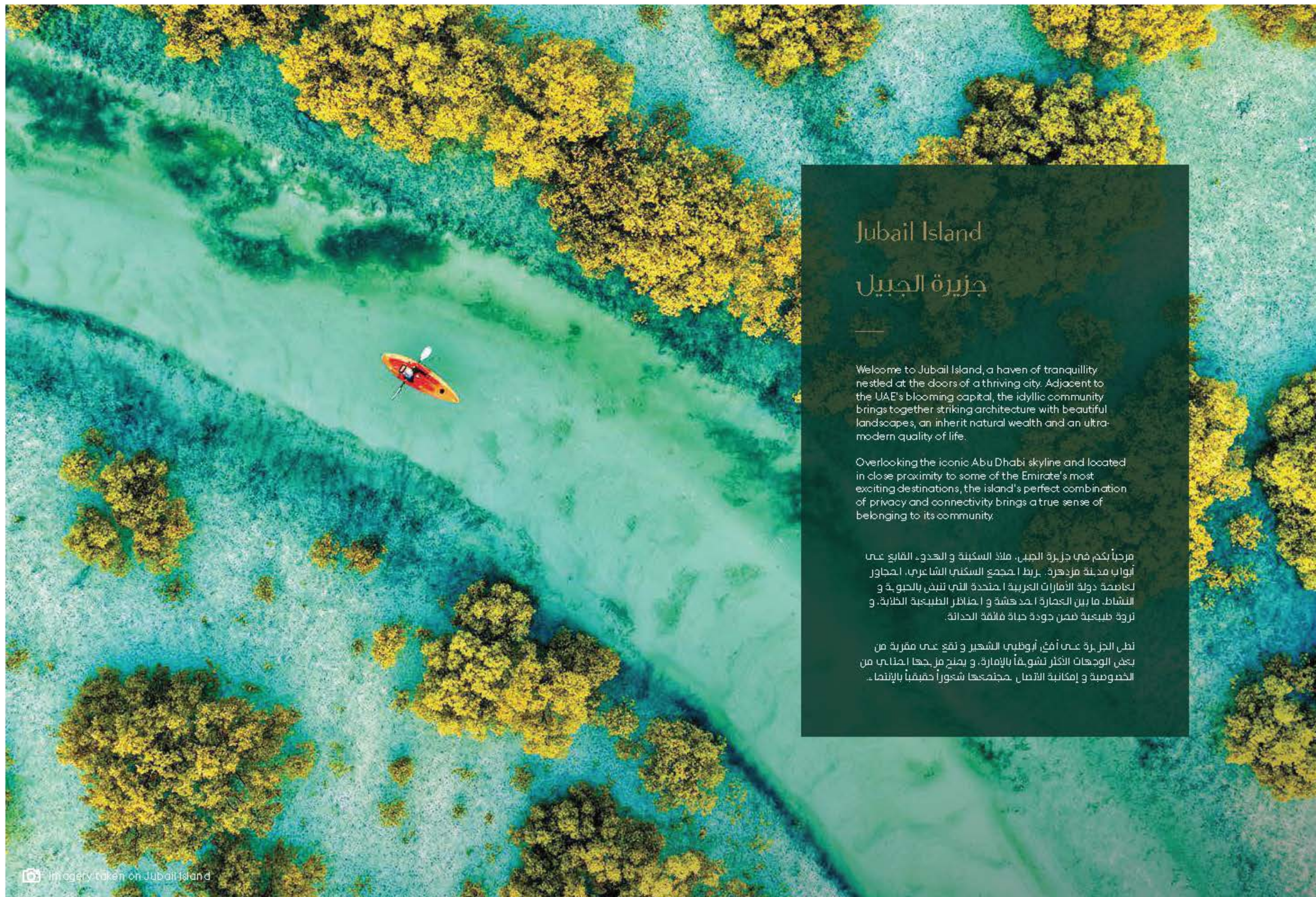




جزيرة الجبيل
JUBAIL ISLAND



Jubail Island

جزيرة الجبيل

Welcome to Jubail Island, a haven of tranquillity nestled at the doors of a thriving city. Adjacent to the UAE's blooming capital, the idyllic community brings together striking architecture with beautiful landscapes, an inherent natural wealth and an ultra-modern quality of life.

Overlooking the iconic Abu Dhabi skyline and located in close proximity to some of the Emirate's most exciting destinations, the island's perfect combination of privacy and connectivity brings a true sense of belonging to its community.

مرحباً بكم في جزيرة الجبيل، ملاذ السكينة و الهدوء القابع على أبواب مدينة مزدهرة، يربط المجتمع السكني الشاعري، المجاور لعاصمة دولة الإمارات العربية المتحدة التي تنبش بالحياة و النشاط، ما بين العمارات المدهشة و المناظر الطبيعية الخلابة، و ثروة طبيعية ضمن جودة حياة فائقة الحدائق.

نظي الجزيرة على أفق أبوظبي الشخير و تقع على مقربة من بعض الوجهات الأكثر تشويقاً بالإمارة، و يمنح من جها امتناي من الخصوصية و إمكانية الاتصال مجتمعا شجوراً حقيقياً بالإنتماء.

Imagery taken on Jubail Island





Jubail Island The Master Plan

جزيرة الجبيل المخطط الرئيسي

- | | |
|------------------------------------|----------------------------------|
| 1. Marfaa Al Jubail
مرفا الجبيل | 4. Ain Al Maha
عين المها |
| 2. Nad Al Dhabī
ند الظبي | 5. Souk Al Jubail
سوق الجبيل |
| 3. Seef Al Jubail
سيف الجبيل | 6. Bed'a Al Jubail
بدع الجبيل |

An Oasis for the Modern Age.

واحة للعصر الحديث

Surrounded by thousands of mangrove trees, picturesque estuaries and a sparkling waterfront, Jubail Island is home to six village communities that offer the best in residential estates.

Surrounded by the sparkling waters of the Gulf Sea and overlooking beautiful scenery on all sides, the modern community offers a slow, contented lifestyle in a lush natural setting.

تتميز جزيرة الجبيل بمناظر الطبيعية الساحرة التي تضم آلاف من أشجار القرم الرائجة، ومصبات الأنهار الخلابة، والواجهات المائية المتلألئة، وهي موطن لسنة مجتمعات قروية تقدم لقاطنيها أفضل العقارات السكنية.

يوفر هذا المجتمع العمراني الحديث، الذي تحيط به مياه بحر الخليج المتلألئة وطقس على مناظر طبيعية خلابة من جميع الجهات، أسلوب حياة هادئاً يمتلئ بالسعادة وراحة البال وسط بيئة طبيعية خضراء وارفعة الظلال.

Imagery taken on Jubail Island



A Breath of Fresh Air.

نسمة من الهواء النقي.

Located just outside Abu Dhabi between Yas Island and Saadiyat Island, Jubail Island offers an experience unparalleled anywhere else in the UAE.

The island is located in a protected natural environment and home to some of the most stunning and diverse wildlife and greenery.

تقع جزيرة الجبيل خارج أبوظبي مباشرة بين جزيرة ياس و جزيرة
السعديات، وتقدم لقاطنيها وزوارها تجربة لا مثيل لها في أي
مكان آخر في دولة الإمارات العربية المتحدة.

وتتميز الجزيرة بأنها تقع في بيئة طبيعية محمية وتحوي على
مساحات خضراء تعد موطناً للحياة البرية والنباتية الأكثر روعة وتنوعاً.

Where Dreams
Meet Reality.

حيث يلتقي الحلم بالواقع

Jubail Island perfectly brings together the serenity and tranquillity of a rich, natural setting with the excitement and fun of a modern city.

With a vibrant annual calendar of festivals and events celebrating music, poetry, theatre and sports, as well as celebrations, holiday gatherings and local and international outdoor markets, the island is at the heart of a buzzing cultural scene that connects its community and enriches lives.

تجمع جزيرة الجبيل بشكى مثالي بين هدوء ومفاء الأجواء الطبيعية الخفية والإثارة والنشوة، والمرح لحياة المدينة الحديثة.

ومع جدول سنوي حافل بالمهرجانات والفعاليات التي نحتفي بموسيقى والشعر والمسرح والرئاسة، بالإضافة إلى الاحتفالات المتنوعة وتجمعات الأعياد والعطلات، والأسواق الخارجية المحلية والدولية، تقع الجزيرة في قلب مشهد ثقافي غني بالحياة يربط بين سكانها وتربح حياتهم.



An Exclusive Affair
at Every Corner.

ميزة حصرية في كل زاوية.

A perfect mix of greenery, diverse wildlife, beautiful scenery and stunning views, Jubail Island stands proudly between Yas Island and Saadiyat Island.

The community is located adjacent to the UAE's thriving capital to provide residents with an escape at the doors of the bustling city.

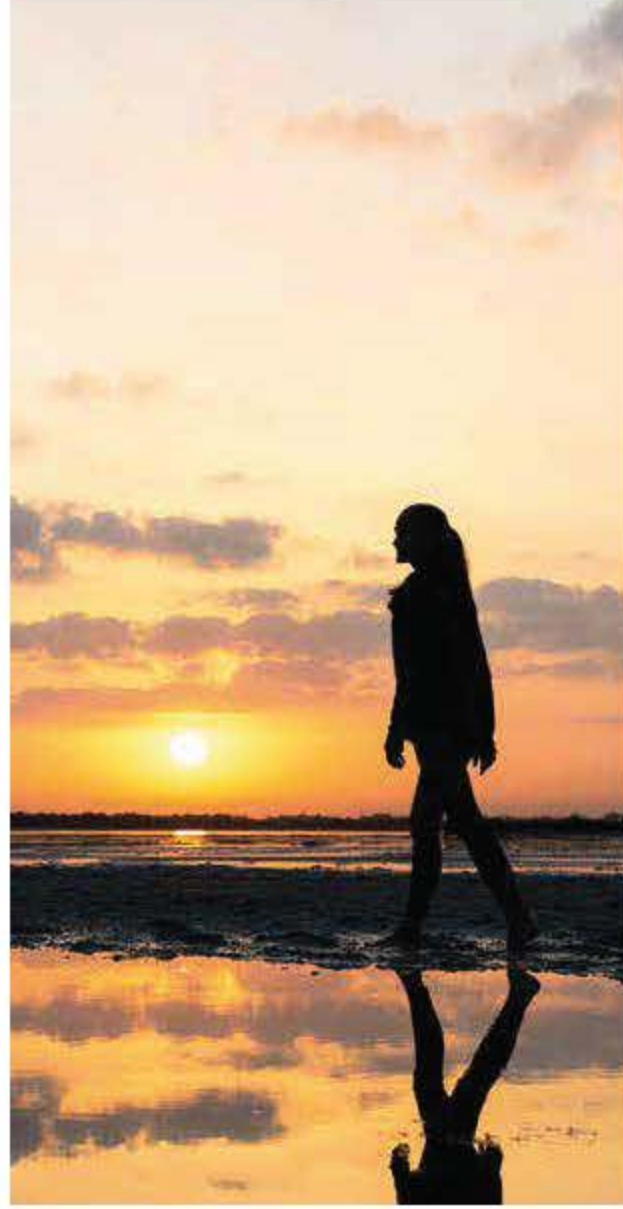
مزيج مثالي من المساحات الخضراء الوارفة و الحياة البرية المتنوعة و المناظر الطبيعية الرائعة و الإطلالات الخلابة، تمتاز جزيرة الجبيل بموقعها بين جزيرتي ياس و السعديات.

يقع المجمع السكني بجوار عاصمة دولة الإمارات العربية المتحدة المزدهرة ليقدّم لقاطنيه ملاذاً ساحراً على أبواب المدينة النابضة.



The Adventure of a Lifetime.

Reach out to the explorer in you and discover the beautiful and diverse wildlife and scenery of Jubail Island.



مغامرة لا مثيل لها.

اطلغ العنان للمستكشف بداخلك واكتشف الحياة البرية الرائعة والمختلفة والمناظر الطبيعية الخلابة التي تتميز بها جزيرة الجبيل.



Stay on the Move.

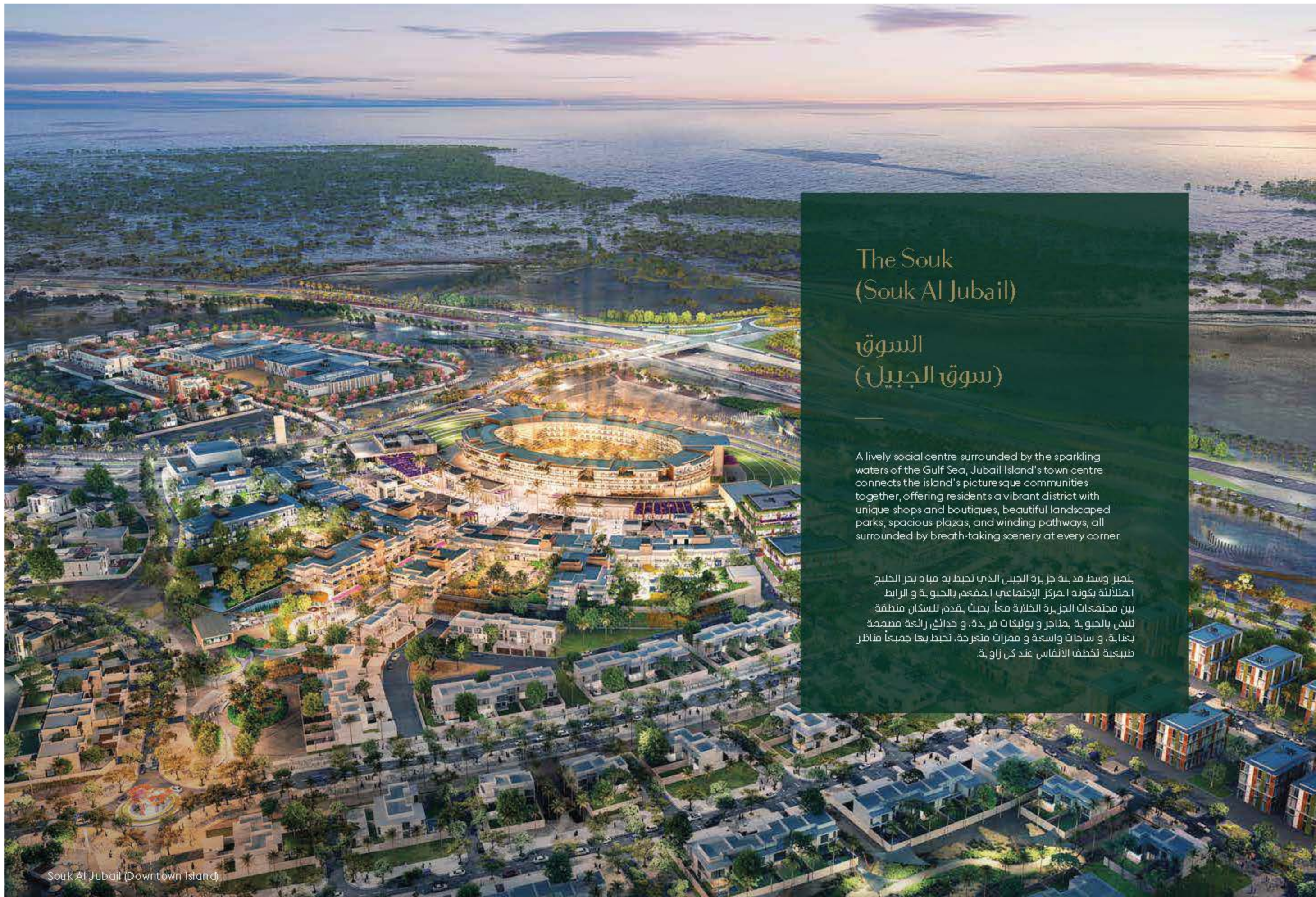
From jogs on the waterfront to strolls in the parks, enjoy the natural wealth and greenery offered by the island to stay active, happy and healthy.



لا تتوقف أبداً.

استمتع بالثروة الطبيعية وجمال المساحات الخضراء التي توفرها الجزيرة الساحرة بينما تركز على الشاطئ أو تتجول في الحدائق، لنظف نشيطاً وسعيداً وتتمتع بصحة جيدة.





The Souk (Souk Al Jubail)

السوق (سوق الجبيل)

A lively social centre surrounded by the sparkling waters of the Gulf Sea, Jubail Island's town centre connects the island's picturesque communities together, offering residents a vibrant district with unique shops and boutiques, beautiful landscaped parks, spacious plazas, and winding pathways, all surrounded by breath-taking scenery at every corner.

يتميز وسط مدينة جزيرة الجبيل الذي تحيط به مياه بحر الخليج احتلائية بكونه المركز الاجتماعي المحفم بالحياة و الرابط بين مجتمعات الجزيرة الخلابة معاً، بحيث يقدم للسكان منطقة تليق بالحياة، محاجر و بوتيكات فريدة، و حدائق رائعة مصممة بعناية، و ساحات واسعة و ممرات متعرجة، تحيط بها خصباً مناظر طبيعية تخطف الأنفاس عند كل زاوية.

Souk Al Jubail (Downtown Island)



Souk Al Jubail (Downtown Island)



The Club (Seef Al Jubail)

نادي الشاطئ (سيف الجبيل)

Jubail Island's wealth lies in its stunning views, seafront promenades and vibrant waterfront. A perfectly private escape, this hidden gem is home to a luxurious Jubail Club, first-class resort facilities, lavish hotels, and relaxing wellness centres and spas. So whether it's a quick dip in the sea, a jog along the beach, or a fun day out with the family, the island is waiting to welcome you to your new favourite destination.

تكمُن ثروة جزيرة الجبيل في منظرها الخلابة، وامتيازات الشاطئية والواجهة المائية النابضة بالحياة. فهذه الجوهرة الخفية ملاذ خاص مناخ وهي موطن لنادٍ شاطئي فاخر، ومرافق منتجعات من الدرجة الأولى، وفنادق فخمة، ومراكز صحية ومنتجعات صحية تساعد على الاسترخاء. لذا، سواء كنت ترغب في السباحة في البحر، أو الركض على الشاطئية، أو قضاء يوم ممتع في الهواء الطلق مع الأسرة، فالجزيرة بالنظارك لترحب بك في وجعتك المحفلة الجديدة.

Jubail Club (At Seef Al Jubail)



Jubail Club (At Seef Al Jubail)

The Marina (Marfaa Al Jubail)

المرسى (مرفاً الجبيل)

Further adding to the luxury, beauty and serenity of the community, Jubail Island's Marina connects it to the mainland and its neighbouring islands. A spacious waterfront marvel ready to welcome yachts, boats and cruise liners, the harbour is located in close proximity to some of the island's most exciting waterfront destinations.

يضيف مرسى الجبيل المزيد من الفخامة والجمال والمفاجآت للمجتمع السكني ويربطه بالبر الرئيسي والجزر المجاورة له. يقع المرفأ الواسع، الذي يعد أعجوبة الواجهة المائية، على مقربة من بعض من أكثر وجهات الواجهة المائية بالجزيرة تشويقاً، وهو مستعد لاستقبال البخوت والقوارب وسفن الرحلات البحرية.

Jubail Marina (Marfaa Al Jubail)



Schools (Nad Al Dhabi - Ain Al Maha)

المدارس (ند الظبي - عين المها)

Jubail Island is home to a number of excellent schools and educational facilities. Fully outfitted and staffed with trained educators and teachers, the island's institutions aim to provide children with top-notch education, to ensure a prosperous and fruitful future for the generations to come.

تضم جزيرة الجبيل عدداً من المدارس والمرافق التعليمية الممتازة. وتهدف مدارس الجزيرة، المجهزة بالكامل والمزودة بمعلمين ومدرسين مدربين، إلى توفير تعليم من الدرجة الأولى للأطفال، لضمان مستقبل مزدهر وثمر للأجيال القادمة.

The Parks

الحدائق

Whatever the lifestyle that you lead, Jubail Island's beautiful landmarks, lush greenery, diverse wildlife and rich eco-system allow you to touch base and connect with nature throughout the day.

Complete with interconnected trails and winding walkways, sparkling coastal promenades, a slew of outdoor and indoor sports amenities, children's playgrounds, plazas, parks, and wild landscapes of mangroves, dunes and rock formations, the island also enjoys a bustling events calendar that includes festivals, music celebrations, live plays, outdoor markets and holiday festivities, among others.

أيا كان نمط حياتك، ستجد من بين معالم جزيرة الجبيل من الخضرة الساحرة والحياة البرية الغنية والنظام البيئي المتنوع ما يسمح لك بالتواصل مع الطبيعة والاستمتاع بها طوال اليوم.

تتمتع جزيرة الجبيل بمسارات متداخلة للتنزه ومساحات شاطئية للمشى، وعدد لا يحصى من أماكن ممارسة الرياضة في الهواء الطلق، بالإضافة إلى المساحات والمتنزهات وغابات القرم الجميلة والكثبان الرملية وتشكيلات الصخور الفريدة.

وكتفى سحر الجزيرة بالحفلات الموسيقية والمهرجانات والفعاليات والمسرحيات والأسواق، المفتوحة والاحتفالات.

3 Bedroom Villa
Type V3



Front Facade

3 Bedroom Villa
Type V3



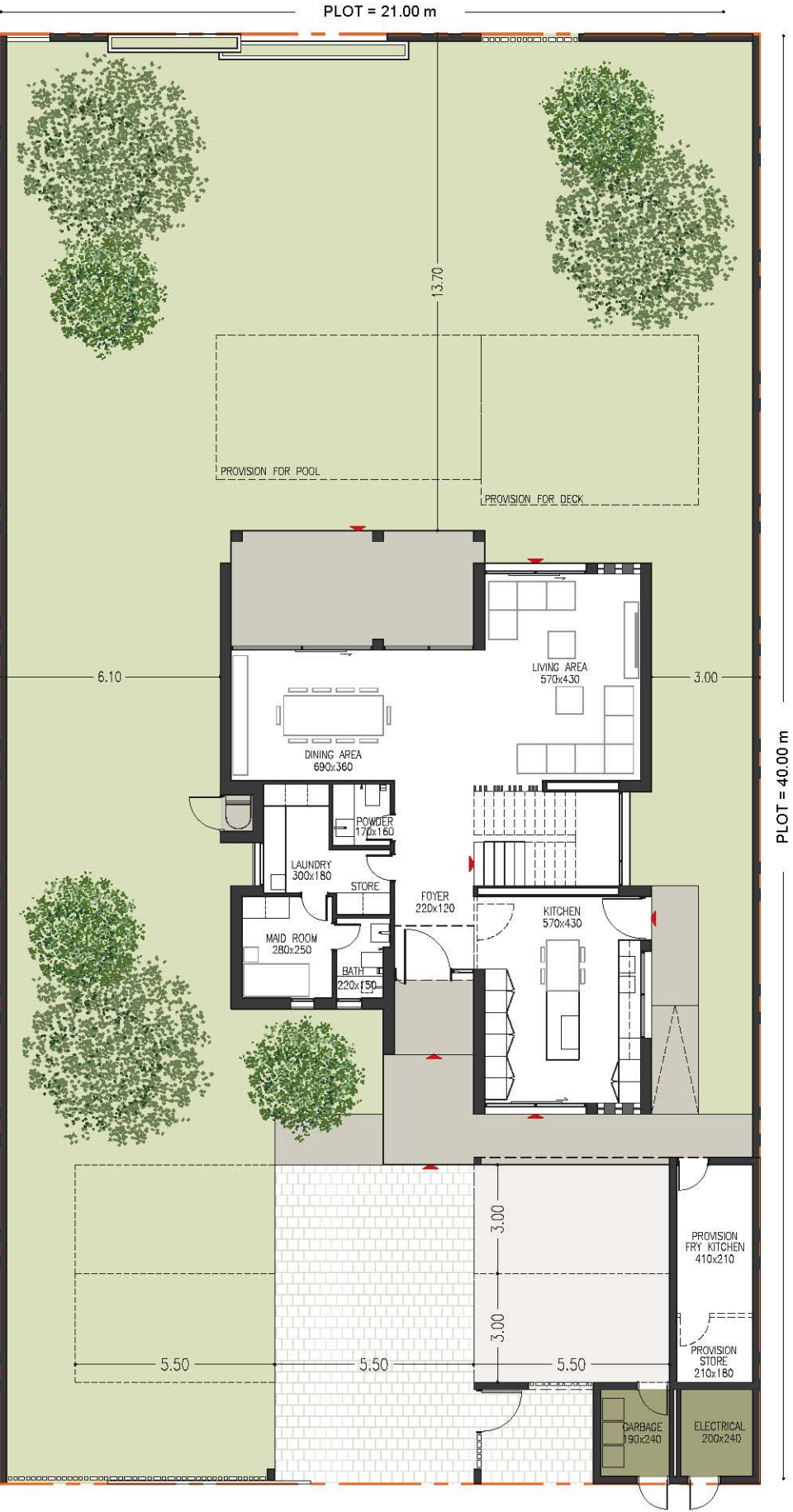
Back Facade

3 Bedroom Villa

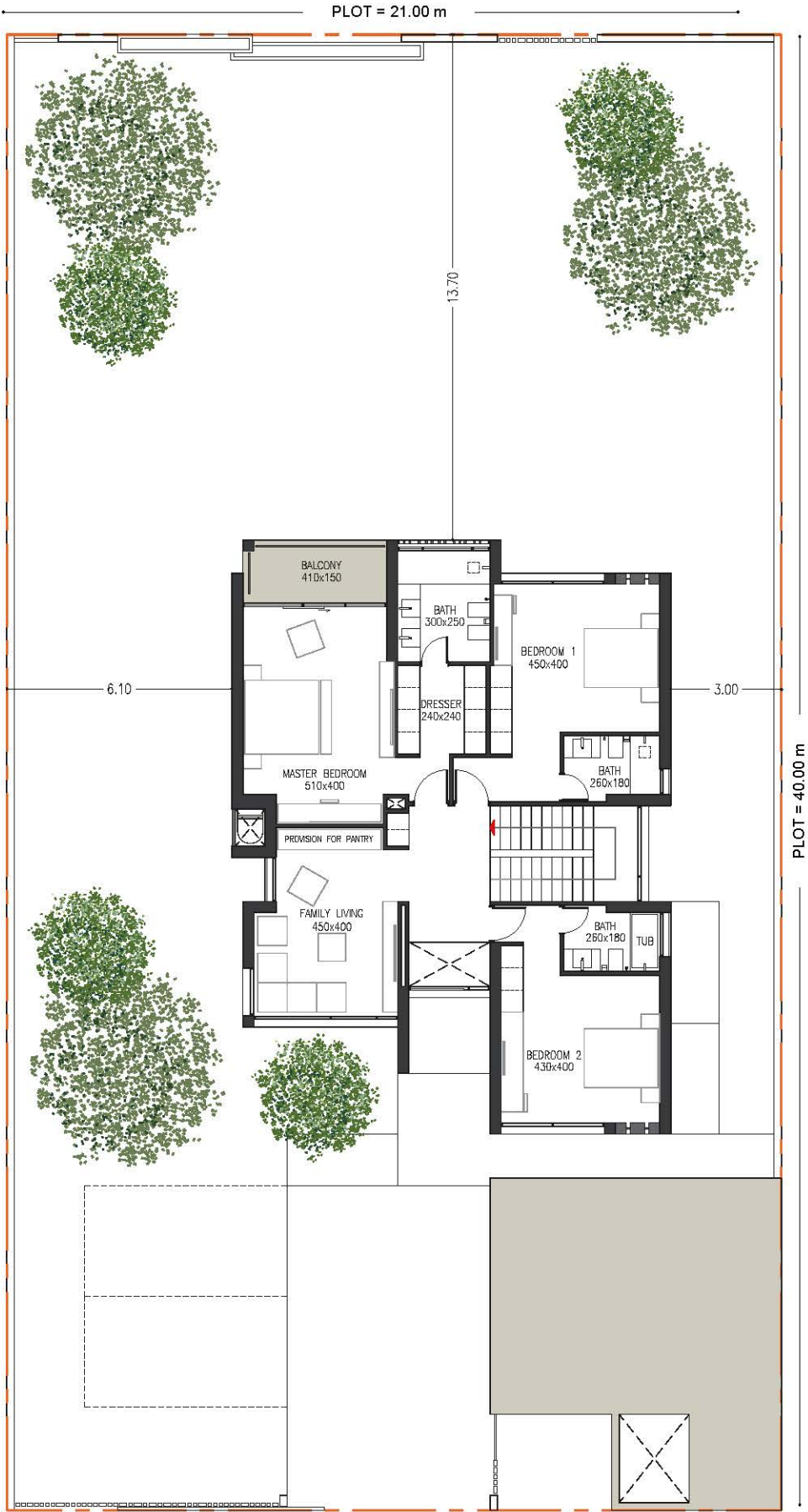
Type V3

Typology: 3 Bed Villa
Number of Floors: G+1
GSA: 331 m²
Plot Area (min): 701 m²
Plot Area (max): 1,164 m²

Ground Floor



First Floor



Disclaimer: All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architects. All materials, dimensions, drawing features and amenities are approximate at the time of printing. Actual area may vary from stated area. Drawing not to scale E&EO. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice. Actual area may vary from stated area.

3 Bedroom Villa
Type V3



Interior

4 Bedroom Villa
Type V4



Front Facade



4 Bedroom Villa

Type V4

Typology: 4 Bed Villa
 Number of Floors: G+1
 GSA: 337 m²
 Plot Area (min): 701 m²
 Plot Area (max): 1,164 m²

Ground Floor



First Floor



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4 Bedroom Villa
Type V4



Interior

4 Bedroom Villa
Type V4 Executive



Front Facade

4 Bedroom Villa
Type V4 Executive



Back Facade

Typology: 4 Bed Villa
Number of Floors: G+1
GSA: 423 m²
Plot Area (min): 742 m²
Plot Area (max): 1,266 m²

Typology: 4 Bed Villa
Number of Floors: G+1
GSA: 423 m²
Plot Area (min): 742 m²
Plot Area (max): 1,266 m²

PLOT = 23.00 m

12.00

8.00

5.00

PROVISION FOR POOL

PROVISION FOR DECK

FAMILY LIVING / DINING ROOM 720x670

KITCHEN 500x460

LAUNDRY STORE 190x140

MAID 300x250

BATH 190x140

WASH+POWDER 360x160

BATH 270x180

PROVISION FOR PARTITION

FORMAL LIVING / DINING ROOM 750x460

FOYER 200x180

GUEST BEDROOM 440x400

5.50

5.50

3.00

3.00

DRIVER 300x250

BATH 250x140

PROVISION FRY KITCHEN 450x210

STORE 210x140

GARBAGE 260x190

ELECTRICAL 260x220

PLOT = 23.00 m

PLOT = 41.00 m

Rooms and Dimensions:

- MASTER BEDROOM: 51'0" x 4'8"
- BEDROOM 2: 4'8" x 4'0"
- BEDROOM 1: 4'6" x 4'3"
- BATH: 3'10" x 3'0"
- BATH: 2'9" x 2'0"
- BATH: 2'7" x 2'7"
- DRESSER: 3'10" x 3'0"
- DRESSER: 2'4" x 1'8"
- DRESSER: 2'4" x 1'8"
- FAMILY LIVING: 4'5" x 4'0"
- KITCHEN: 4'5" x 4'0"
- PANTRY: 4'5" x 4'0"
- BALCONY: 5'2" x 2'10"
- BALCONY: 4'9" x 1'4"

JUBAIL ISLAND

A Sense of Belonging

4 Bedroom Villa
Type V4 Executive



Interior

5 Bedroom Villa
Type V5



Front Facade

5 Bedroom Villa
Type V5



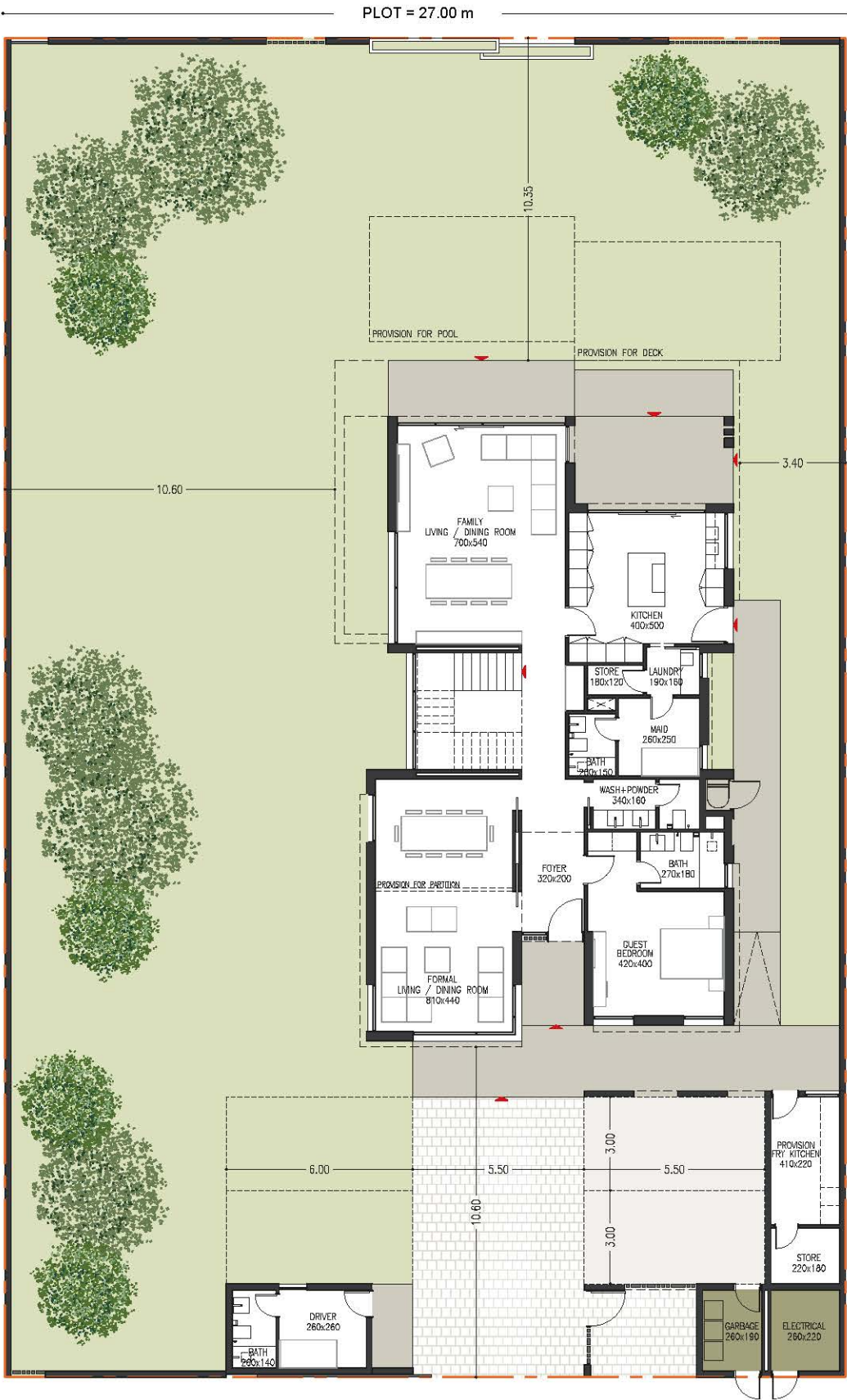
Back Facade

5 Bedroom Villa

Type V5

Typology: 5 Bed Villa
 Number of Floors: G+1
 GSA: 477 m²
 Plot Area (min): 921 m²
 Plot Area (max): 1,396 m²

Ground Floor



First Floor



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5 Bedroom Villa
Type V5



Front Facade

5 Bedroom Villa
Type V5 Executive



Front Facade

5 Bedroom Villa
Type V5 Executive



Back Facade

5 Bedroom Villa

Type V5 Executive

Typology: 5 Bed Villa
Number of Floors: G+1
GSA: 570 m²
Min Plot Area: 1,139 m²
Max Plot Area: 1,810 m²

Ground Floor



First Floor



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5 Bedroom Villa
Type V5 Executive



Interior

5 Bedroom Villa
Type V5 Select



Front Facade

5 Bedroom Villa
Type V5 Select



Back Facade

Typology: 5 Bed Villa
Number of Floors: G+1
GSA: 619 m²
Min Plot Area: 1,161 m²
Max Plot Area: 2,129 m²

Typology: 5 Bed Villa
Number of Floors: G+1
GSA: 619 m²
Min Plot Area: 1,161 m²
Max Plot Area: 2,129 m²

[illegible]

PLOT = 32.00 m

The floor plan is symmetrical around a central vertical axis. The overall dimensions are 14.00 m wide and 9.50 m deep. The layout includes:

- Top Section:**
 - Left:** BALCONY (6.70x1.50), BEDROOM 3 (6.10x4.00), BATH (2.80x2.90), DRESSER (2.90x2.00), PANTRY (2.30x1.80), and STORE (2.10x1.70).
 - Right:** MASTER BEDROOM (6.40x4.50), DRESSER (4.90x2.50), BATH (4.50x2.70), and a TUB.
- Central Section:**
 - Left:** BEDROOM 2 (4.30x4.20), BATH (3.00x1.80), and a BALCONY (6.70x2.00).
 - Right:** BEDROOM 1 (4.00x4.00), DRESSER (2.70x1.80), BATH (2.70x1.80), and a BALCONY (4.80x1.60).
 - Center:** FAMILY LIVING (3.80x4.80) and a central staircase area labeled "PROVISION FOR LIFT".
- Bottom Section:** A large rectangular area, possibly a garage or covered patio, with a small tree and a staircase leading up to the main entrance.

Dimensions are provided for all rooms and balconies. The plot is surrounded by landscaping, including trees and shrubs.

5 Bedroom Villa
Type V5 Select



Interior

6 Bedroom Villa
Type V6 Select



Front Facade

6 Bedroom Villa
Type V6 Select



Back Facade

6 Bedroom Villa

Type V6 Select

Typology: 6 Bed Villa
Number of Floors: G+1
GSA: 813 m²
Min Plot Area: 1,645 m²
Max Plot Area: 3,008 m²

Ground Floor



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6 Bedroom Villa

Type V6 Select

Typology: 6 Bed Villa
Number of Floors: G+1
GSA: 813 m²
Min Plot Area: 1,645 m²
Max Plot Area: 3,008 m²

First Floor



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6 Bedroom Villa
Type V6 Elite



Interior

6 Bedroom Villa
Type V6 Elite



Front Facade

6 Bedroom Villa
Type V6 Elite



Back Facade

Type V6 Elite

Typology: 6 Bed Villa
Number of Floors: G+1
GSA: 831 m²
Min Plot Area: 2,113 m²
Max Plot Area: 2,486 m²

Ground Floor



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6 Bedroom Villa

Type V6 Elite

Typology: 6 Bed Villa
Number of Floors: G+1
GSA: 831 m²
Min Plot Area: 2,113 m²
Max Plot Area: 2,486 m²

First Floor



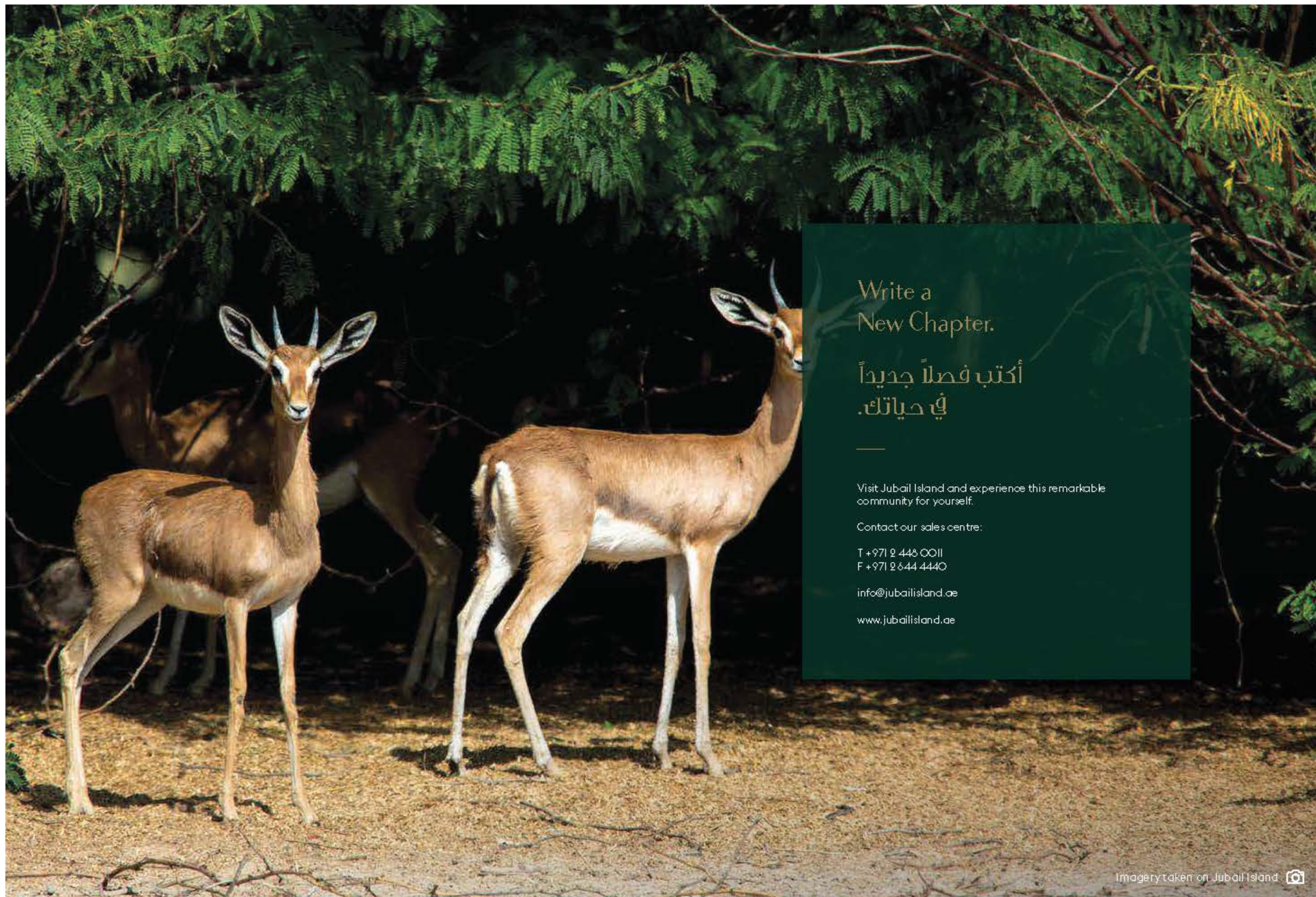
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6 Bedroom Villa
Type V6 Elite





Imagery taken on Jubail Island



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New Chapter.

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في حياتك.

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Imagery taken on Jubail Island 

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