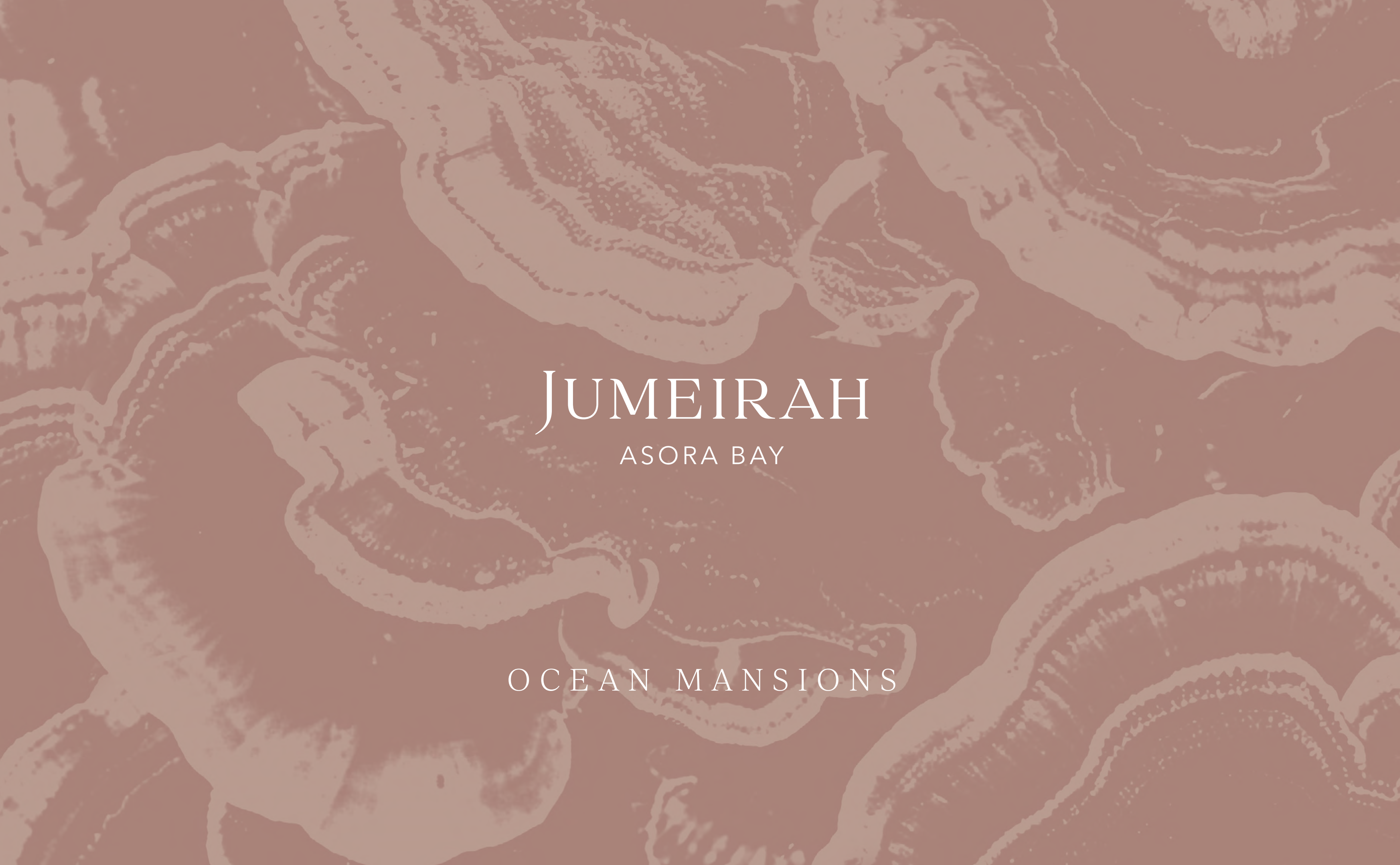




JUMEIRAH

ASORA BAY

OCEAN MANSIONS



The image features a close-up, high-angle view of sand dunes. The sand is a warm, golden-brown color, and the dunes are characterized by smooth, undulating ridges and valleys. The lighting creates soft shadows, emphasizing the texture and contours of the sand. In the center of the image, the word "JUMEIRAH" is written in a white, elegant serif typeface. The letters are well-spaced and have a classic, sophisticated feel. The overall composition is minimalist and evokes a sense of luxury and tranquility, typical of a high-end resort or travel brand.

JUMEIRAH

LEADERS IN GLOBAL HOSPITALITY



Jumeirah Hotels and Resorts have been at the forefront of global hospitality for over two decades. They proudly stand as the creators of internationally iconic properties such as Burj Al Arab in Dubai, Olhahali Island in the Maldives, and Capri Palace in Italy, to name just a few.



JUMEIRAH

RESIDENCES

A REALM OF LUXURY IN LIVING SPACES

Jumeirah Residences represent an ultra-luxurious and serviced residential development brand, offering a lifestyle defined by exclusivity, originality and sophistication.

Jumeirah Residences have successfully introduced Marsa Al Arab, a collaboration with Meraas, where opulent residences and the breathtaking allure of a waterfront location come to life.

As architects of magnificent design and hospitality, Meraas and Jumeirah Residences will yet again leave an indelible mark on Dubai's skyline with Jumeirah Asora Bay.





JUMEIRAH

ASORA BAY

FROM THE SERENE TO THE SENSATIONAL



Jumeirah Asora Bay offers an unparalleled lifestyle with a collection of residences ranging from four to seven bedrooms. Each is a masterpiece, crafted with private amenities and shared spaces to create a retreat of both grandeur and intimacy.

Designed for those who seek more, Jumeirah Asora Bay redefines hospitality with an innovative approach. Here, guests are welcomed into a haven of warmth and rejuvenation, with a wellness spa, members club, and more to provide comfort and mindful well-being.

A close-up, high-contrast photograph of a person's face, heavily shadowed, with the text "THE VISION" centered over it. The image is in black and white, with the subject's features partially obscured by deep shadows. The text is in a white, serif, all-caps font.

THE VISION



A TALE OF THE HILLS AND THE SECRET COVES

In a city where towering structures rise from the flat desert landscape, Jumeirah Asora Bay offers a new perspective — one that redefines both architecture and nature.

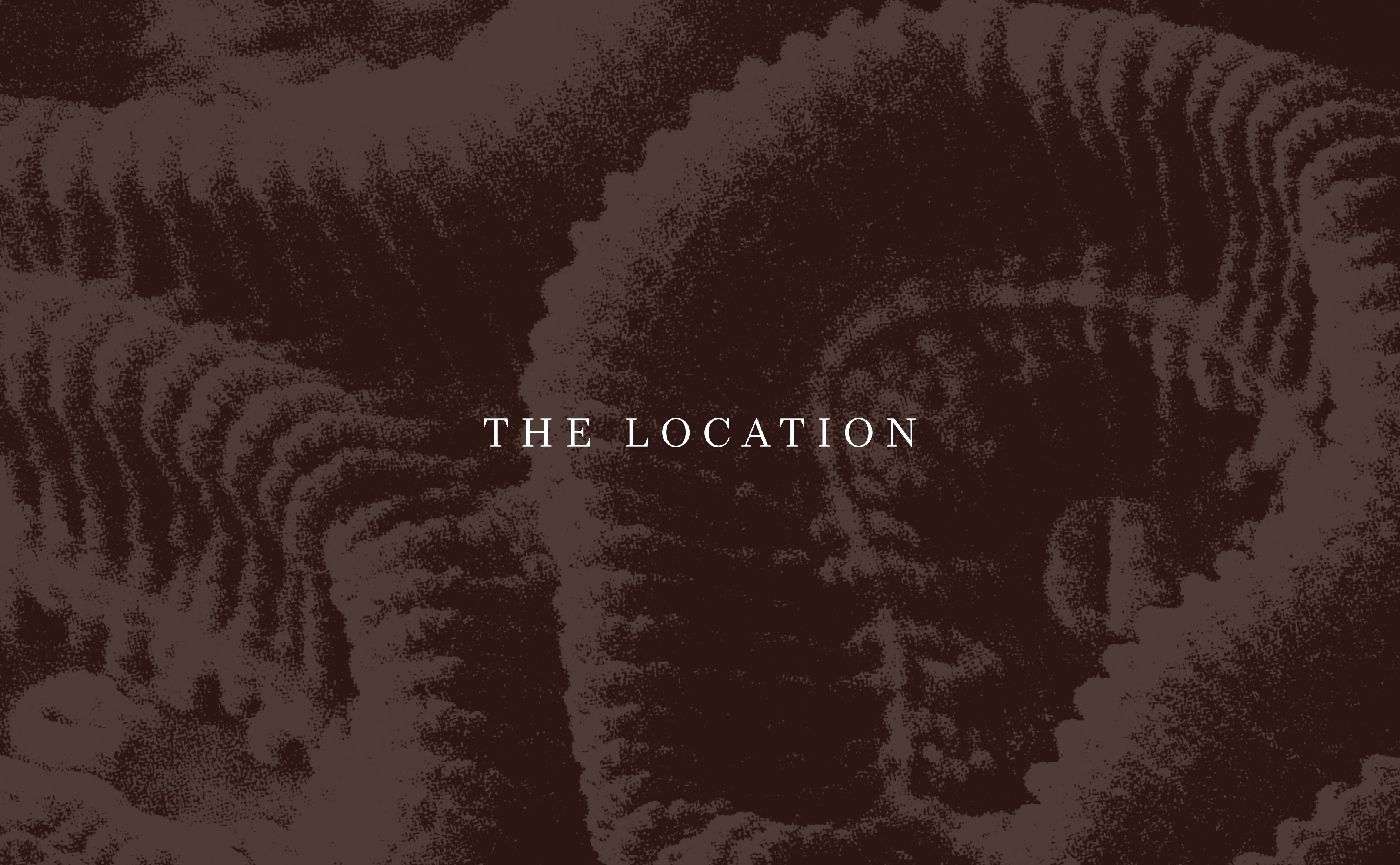
Unlike the conventional skyline standing tall above the sands, this project introduces a landscape of its own, with two majestic hills carved into the coast, each embracing the natural beauty of the sea. It is a vision where architecture merges seamlessly with the land, creating an enclave of serenity that invites exploration.

A NEW HORIZON OF LIVING



At Jumeirah Asora Bay, your journey begins with an immersion into a valley that winds through lush, green landscapes. As you ascend the hills, you'll experience a fusion of nature and design that creates breathtaking beauty. Hidden coves along the cliffside beach redefine the horizon, reshaping what it means to live by the sea.

Far beyond the expected, Jumeirah Asora Bay offers a place of connection — to both the surroundings and oneself.



THE LOCATION

A NEW COASTAL LANDSCAPE



J1 BEACH	4 MINUTES
CITY WALK	9 MINUTES
DUBAI MALL	10 MINUTES
BVLGARI RESORT DUBAI	10 MINUTES
JUMEIRAH BEACH	13 MINUTES
BURJ KHALIFA	11 MINUTES
DUBAI INTERNATIONAL AIRPORT	17 MINUTES
MALL OF THE EMIRATES	18 MINUTES
BURJ AL-ARAB	21 MINUTES
DUBAI KNOWLEDGE PARK	21 MINUTES
HISTORIC OLD TOWN	24 MINUTES
PALM JUMEIRAH	33 MINUTES
DUBAI MARINA	30 MINUTES

THE ULTIMATE EXPRESSION OF LIVING

Just 5 kilometres from Downtown,
La Mer captures the essence of coastal
refinement, blending natural beauty with
an elevated lifestyle. Located on Jumeirah
Street, this seaside destination transcends

expectations — from the pristine sands
of the Arabian Gulf to the vibrant
shores of J1 Beach, where exclusive
dining experiences bring a new level of
sophistication to beachfront cuisine.



PORT DE LA MER

J1 BEACH

LA MER SOUTH

DOWNTOWN DUBAI

JUMEIRAH ASORA BAY

JUMEIRAH RESIDENCES ASORA BAY

OCEAN MANSIONS

MASTERPLAN

- | | |
|-------------------------|------------------|
| 1 OCEAN MANSIONS | 6 HOTEL POOLS |
| 2 HOTEL VILLAS | 7 HOTEL BEACH |
| 3 HOTEL BUILDING | 8 HOTEL HILLSIDE |
| 4 SPECIALITY RESTAURANT | 9 DOCK |
| 5 RESIDENCES | |



RESIDENTIAL AMENITIES

- 
- The image is an aerial architectural rendering of a coastal residential development. It features a central cluster of buildings, including a large central structure and several smaller units along the coastline. The development is surrounded by lush greenery, palm trees, and various pools and gardens. A dotted line indicates a path or boundary. The ocean is visible on the left and bottom edges, with a small boat in the water. The amenities are numbered 1 through 14, corresponding to the list provided.
- | | | |
|--------------------|-------------------------------|----------------------------|
| 1 LAP POOL | 6 APARTMENTS PARKING ENTRANCE | 11 OCEAN MANSIONS PARKING |
| 2 INFINITY POOL | 7 APARTMENTS DROP-OFF | 12 OCEAN MANSIONS ENTRANCE |
| 3 INFINITY TERRACE | 8 MAIN ENTRANCE | 13 SKYLINE GARDEN |
| 4 COASTAL GARDEN | 9 PENTHOUSE VIP DROP-OFF | 14 MULTI-PURPOSE SPACE |
| 5 SCULPTURE GARDEN | 10 OCEAN MANSIONS ACCESS | |

BEYOND THE EXPECTED

Hidden from plain sight, Jumeirah Asora Bay is a place where every moment is infused with wonder. It is a realm conceptualised for those who seek more — where the ordinary gives way to the extraordinary, and the boundaries of living are expanded to new heights.

“Living in Ultra” goes beyond anything done before. Meraas’ vision for Jumeirah Asora Bay introduces a destination where wellness, nature, and craftsmanship come together to create an unmatched experience. In a city dominated by glass towers, Jumeirah Asora Bay stands out as a destination rooted in natural beauty, redefining modern living.





AN ESCAPE INTO WELLNESS AND EXPLORATION

At Jumeirah Asora Bay, every amenity is thoughtfully crafted to enrich both body and mind, providing a seamless blend of wellness and exploration. The exclusive residents' lounge, spa, gym facilities, and specialty restaurants offer an ever-evolving journey of discovery.

Each experience is designed to inspire well-being, connection, and delight, elevating every moment of life at Jumeirah Asora Bay.



JUMEIRAH ASORA BAY
IS MORE THAN A PLACE TO
LIVE; IT'S AN IMMERSIVE
JOURNEY INTO NATURE'S
EVER-CHANGING BEAUTY.

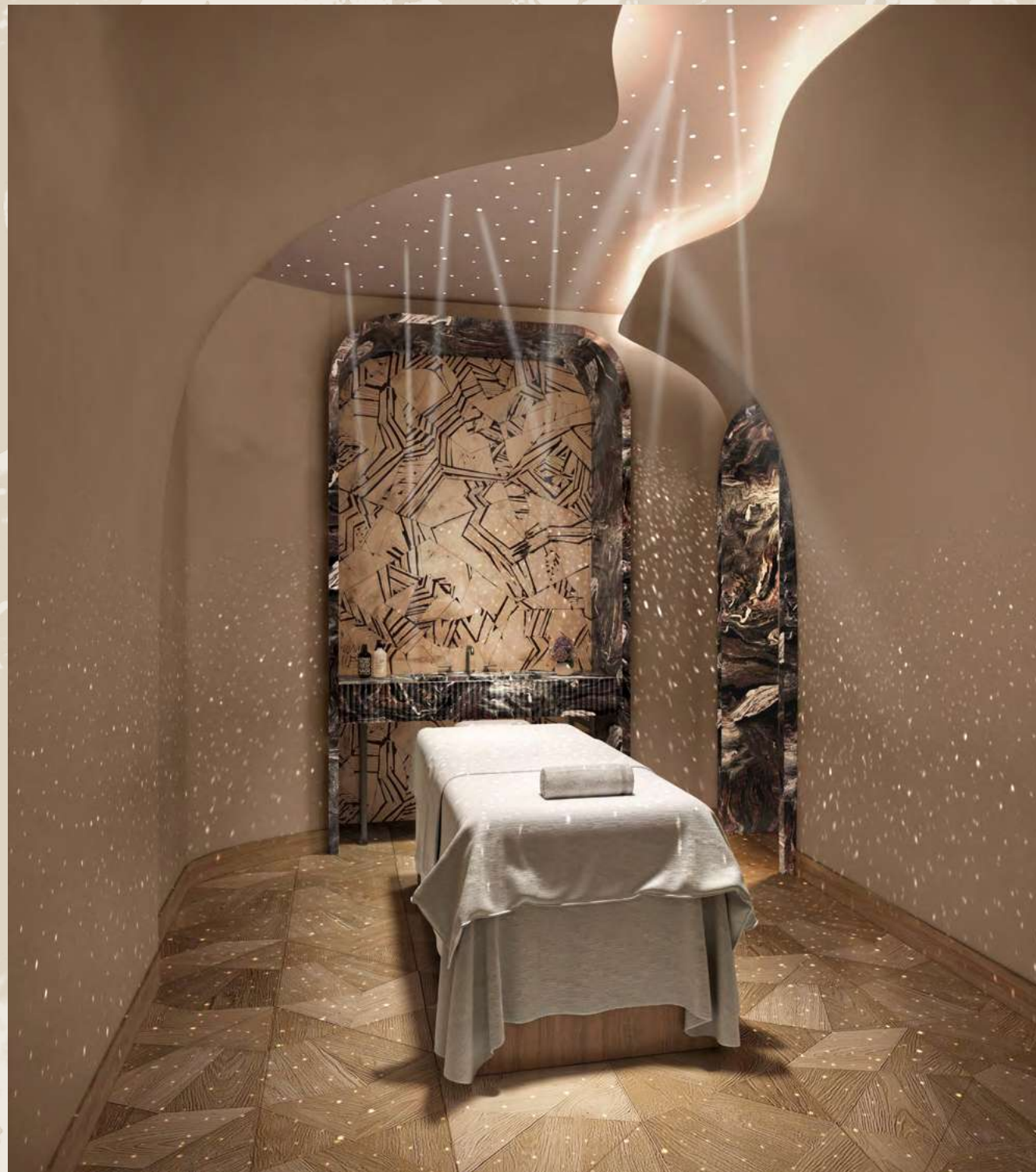
DINING ELEVATED TO THE SUBLIME

Jumeirah Asora Bay redefines dining with a series of transformative experiences by the renowned Jumeirah chefs.

Guests can enjoy all-day dining inspired by the beauty of Arabian landscapes, surrounded by cascading waters and lush greenery. Elevated venues on the hilltop bring gourmet cuisine to life with panoramic city views, creating intimate and memorable moments. Along the coastline, oceanfront dining extends over the water, allowing guests to savour meals at the water's edge, immersed in the sights and sounds of the sea.



WELLNESS BEYOND



BOUNDARIES



Start a voyage of personal transformation at Jumeirah Asora Bay. Infinity pools cascade toward the horizon, yoga decks overlook the sea, and secluded spaces invite moments of quiet reflection. Wellness here is a sanctuary of renewal — a place where every element works in harmony to elevate your well-being beyond the ordinary.

Nestled beneath the hill, an immersive spa offers a truly rejuvenating experience. With tranquil pools, serene outdoor spaces, and bespoke Jumeirah SPA treatments, each area is thoughtfully designed to nurture both body and mind.

A HIDDEN COVE OF PERFECT HARMONY



Conceived to merge with the natural landscape, the beach lagoon provides an environment where residents can unwind in the cool embrace of the Arabian Gulf, surrounded by greenery.

GARDENS ABOVE



THE OCEAN



At Jumeirah Asora Bay, hillside gardens shaped by natural topography offer serene retreats. Winding paths, intimate seating areas, and lush greenery create an inviting space for reflection, blending personal relaxation with opportunities for shared moments.



A WORLD OF MOVEMENT AND MINDFULNESS

Here, well-being is redefined through an active lifestyle immersed in nature. State-of-the-art courts are seamlessly integrated into the landscape, along with a running track that winds through lush, green hills.

The gym, surrounded by stone structures and flooded with natural light, invites both movement and mindfulness. Every element is thoughtfully designed to foster holistic well-being, offering a harmonious balance of energy and nature.

OCEAN MANSIONS

A NEW PINNACLE OF COASTAL LIVING

From stunning gardens to carefully curated interiors, each villa is a sanctuary made for inward reflection and outward beauty. The Ocean Mansions at Jumeirah Asora Bay embody a transformative experience, where nature and timeless architecture converge, creating a life that feels both grounded and extraordinary.



OCEAN MANSIONS



- | | |
|---------------------|-------------------|
| 1 ARRIVAL COURTYARD | 5 OUTDOOR SHOWER |
| 2 DINING AREA | 6 PLANTING BUFFER |
| 3 GYM PAVILION | 7 INFINITY POOL |
| 4 POOL PLATFORM | 8 TERRACE POOL |

THE ENTRANCE TO YOUR PRIVATE ESCAPE



As a villa resident, your journey begins with a winding road revealing a tapestry of trees and glimpses of the sea beyond.

Arriving at a shimmering bronze gate, you are welcomed into your secluded garden. Surrounded by lush greenery and the glimmer of your private pool, this is where quietness begins.



A PERSONAL SANCTUARY
WITHIN THE EXQUISITE
LANDSCAPE OF JUMEIRAH
ASORA BAY.

A SANCTUARY OF SEA, SKY, AND SERENITY



The Ocean Mansions offer a secluded oasis, enveloped by lush private gardens and the glistening waters of the sea. Each villa is a personal retreat, complete with an infinity ocean pool that dissolves into the horizon.

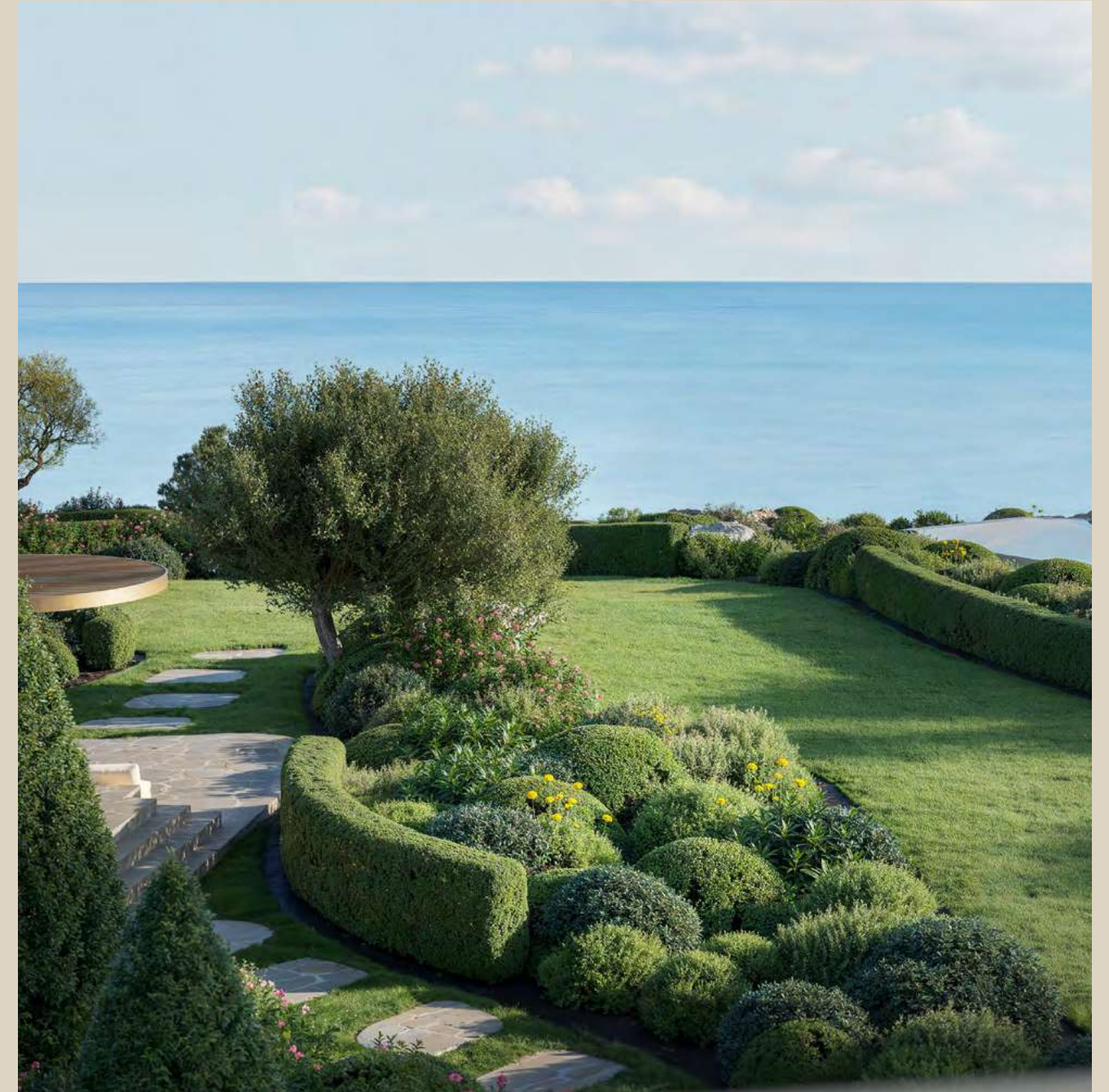
Nestled within these natural surroundings are tranquil garden rooms, offering spaces for

reflection, while outdoor dining areas invite you to enjoy meals under the stars, serenaded by the soothing rhythm of the waves. Integrated into the greenery are outdoor fitness areas, blending wellness with nature.

PRESTIGE IN THREE LANDSCAPES

The Ocean Mansions' gardens offer three distinct planting styles, each crafted for a unique sense of immersion. Whether you prefer the serene elegance of a timeless design, the organic charm of nature landscapes, or the lush vibrancy of coastal greenery, these gardens cater to every aesthetic and lifestyle, transforming outdoor spaces into personalized sanctuaries of beauty, tranquility, and connection to nature.





THE TIMELESS GARDEN

The timeless garden features topiary plantings and earth-toned beds arranged in perfect symmetry. This design emphasizes balance and elegance, creating a peaceful retreat for sophisticated outdoor living.

The harmonious blend of nature and design transforms any landscape into an oasis of refinement.



THE TIMELESS GARDEN

THE NATURE GARDEN

The nature garden brings a soft, organic aesthetic, with layered textures and a seasonal flow that embraces natural evolution. This design style creates a serene and private retreat, showcasing the raw beauty of nature with an informal arrangement of plants. Beyond its visual charm, the garden fosters ecological harmony, offering a sustainable haven for those seeking tranquility and a deeper connection with nature.





THE NATURE GARDEN

THE COASTAL GARDEN

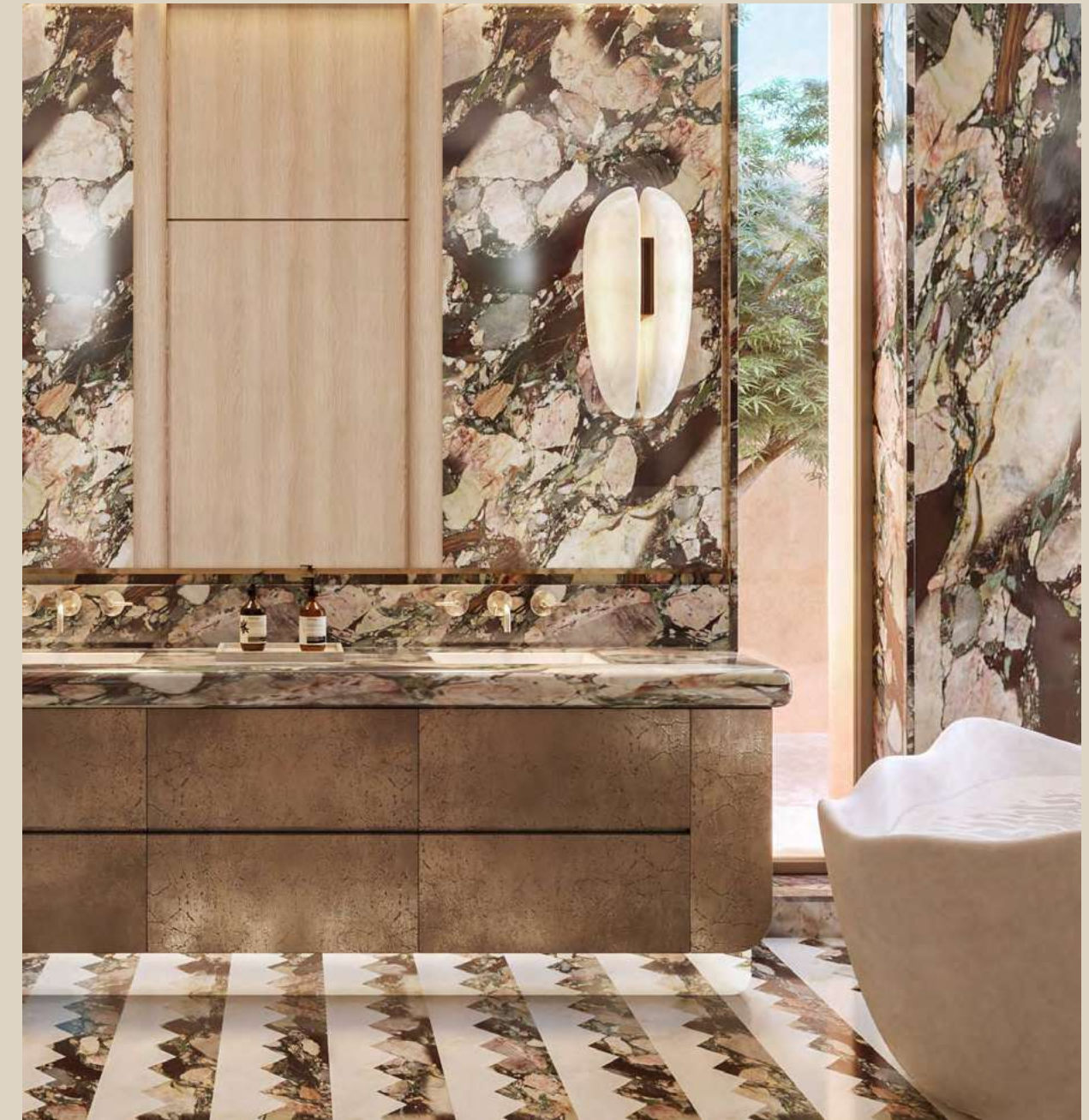


The coastal garden captivates with vibrant foliage, bold blooms, and lush density, striking a perfect balance between relaxation and adventure. Defined by oversized leaves and richly textured layers, this garden style offers an immersive experience filled with dramatic beauty.

The coastal garden's dynamic palette and abundant greenery create a tranquil yet energizing retreat, transforming any outdoor space into a vibrant sanctuary.



THE COASTAL GARDEN



INTERIORS OF TIMELESS ELEGANCE

The Ocean Mansions offer a sublime blend of privacy and exclusivity, nestled within lush, Mediterranean-inspired gardens. Expansive living areas merge effortlessly with private outdoor spaces, creating a harmonious connection between interior and exterior. Inside, open-plan layouts and resort-inspired

bathrooms evoke tranquility, while the lush surroundings enhance the sense of a private retreat. Every detail is thoughtfully designed to combine elegance and comfort, offering a lifestyle of refined sophistication.



MASTER BEDROOM



SECONDARY BEDROOM



MASTER BATHROOM



SECONDARY BATHROOM



LIVING ROOM



KITCHEN



DINING ROOM

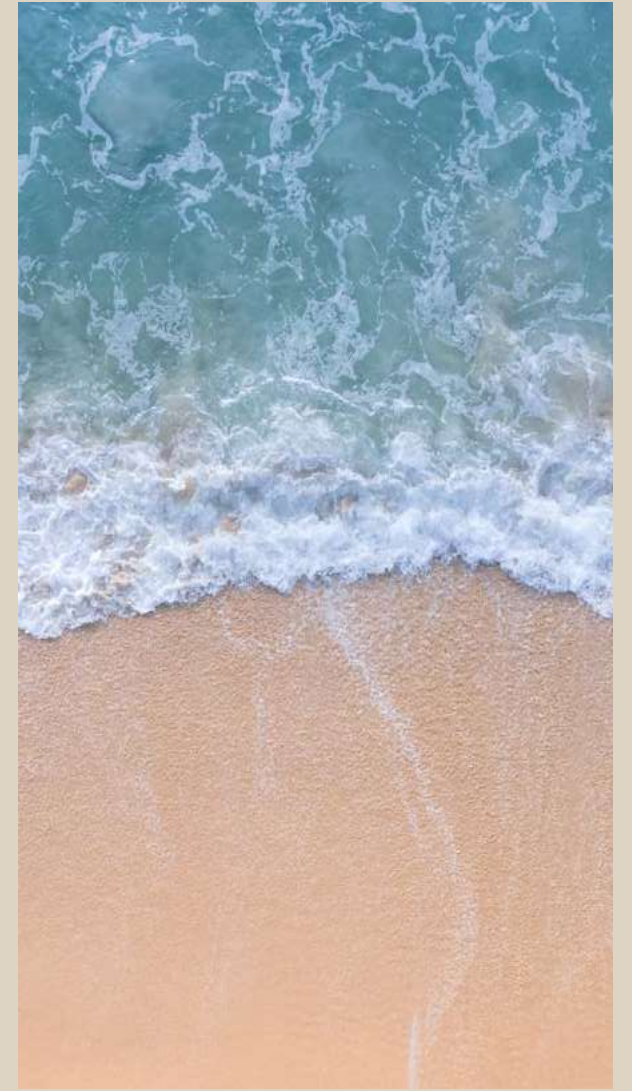
THE RESIDENCES

A NEW PINNACLE OF COASTAL LIVING

Jumeirah Asora Bay offers 29 residences, ranging from 4- to 6-bedroom apartments, along with an exclusive 7-bedroom penthouse.

Each hillside residence ensures privacy, framed by sweeping views of the pristine horizon. Upon arrival, a dedicated lobby with valet parking welcomes you, unveiling a breathtaking expanse of the sea and setting the tone for the experience ahead. Crafted for those who seek more than just a home, these residences embrace the extraordinary in every moment.





SCULPTED BY NATURE ELEVATED BY DESIGN

The residences feature a smooth, flowing stone-inspired facade that evokes the natural shaping of elements like wind, sand, and water. This design softens the building's presence, allowing it to blend harmoniously with the horizon and surroundings.

Inspired by Dubai's sand dunes, the design emphasises horizontality through expansive balconies. Each balcony showcases an inverted dune motif on the underside, creating a seamless transition between interior and exterior.

4-BEDROOM
APARTMENTS

4-BEDROOM APARTMENTS

Step into a retreat where balconies offer a constant reminder of the beauty beyond. Inside, the 4-bedroom apartments envelop you in soft, abstract hexagonal timber patterns, elegantly crafted stone bathrooms, and retail-inspired closets that elevate everyday living. Every detail is thoughtfully tailored to create a seamless blend of privacy and comfort.





4-BEDROOM ARRIVAL LOBBY



4-BEDROOM MASTER BEDROOM



4-BEDROOM SECONDARY BEDROOM



4-BEDROOM MASTER BATHROOM



4-BEDROOM SECONDARY BATHROOM



4-BEDROOM LOUNGE



4-BEDROOM DINING & KITCHEN

5 - BEDROOM
APARTMENTS

5-BEDROOM APARTMENTS

In the 5-bedroom apartments, organic design meets architectural mastery. The soft, curved coffered ceilings diffuse natural light to illuminate generous living spaces. Bold geometric floor patterns seamlessly connect indoor and outdoor areas, embodying a sense of flowing tranquillity.

These residences are crafted for effortless transitions between interior and exterior, creating a harmonious blend of elegance and openness.





5-BEDROOM MASTER BEDROOM



5-BEDROOM MASTER BATHROOM



5-BEDROOM LIVING ROOM



5-BEDROOM KITCHEN



5-BEDROOM FAMILY DINING ROOM

6-BEDROOM APARTMENTS

The 6-bedroom apartments celebrate the ultimate connection between indoor and outdoor. Walls in pale geometric veneers create a soft atmosphere, while curved corners provide panoramic views from every angle.

Family spaces and bedrooms flow naturally into outdoor terraces, creating a harmonious experience where comfort and vistas intertwine seamlessly.





6-BEDROOM MASTER BEDROOM



6-BEDROOM MASTER BATHROOM



6-BEDROOM LIVING ROOM



6-BEDROOM DINING ROOM



6-BEDROOM KITCHEN



6-BEDROOM CLOSET

7-BEDROOM
PENTHOUSE

7-BEDROOM PENTHOUSE

The crown jewel of Jumeirah Asora Bay is a unique 7-bedroom penthouse that redefines ultra-premium living. With dual-aspect views of both the city and ocean, this residence features double-height entertainment spaces, stone-clad columns, and an expansive rooftop garden.

At its heart, an infinity pool and jacuzzi invite moments of both relaxation and indulgence. This penthouse is more than just a home — it offers unmatched spaces and breathtaking views from every angle.





7-BEDROOM TERRACE



7-BEDROOM PRIVATE GARAGE



7-BEDROOM PRIVATE LOBBY



7-BEDROOM MASTER BEDROOM



7-BEDROOM SECONDARY BEDROOM



7-BEDROOM LOUNGE



7-BEDROOM DINING ROOM



7-BEDROOM KITCHEN



7-BEDROOM BATHROOM



7-BEDROOM GYM

CRAFTING THE FUTURE OF ULTRA LIVING

At the forefront of redefining the global standard of modern living, Meraas has cemented its position as Dubai's leading master developer, consistently delivering projects that inspire and innovate.



With a commitment to creating world-class real estate that enhances Dubai's status as a premier global investment hub, Meraas has crafted an unparalleled portfolio of iconic developments. From the serene sophistication of Bvlgari Residences to the vibrant allure of City Walk and Bluewaters Residences, each project is a testament to Meraas' pursuit of innovation and refined living.

Every Meraas development blends artistry, precision, and visionary design, elevating the lifestyle experience of its residents and shaping the skyline of Dubai. At Jumeirah Asora Bay, this legacy of excellence continues, offering a new dimension in ultra living for the world's most discerning individuals.

