

JAD GLOBAL
REAL ESTATE DEVELOPMENT

J188

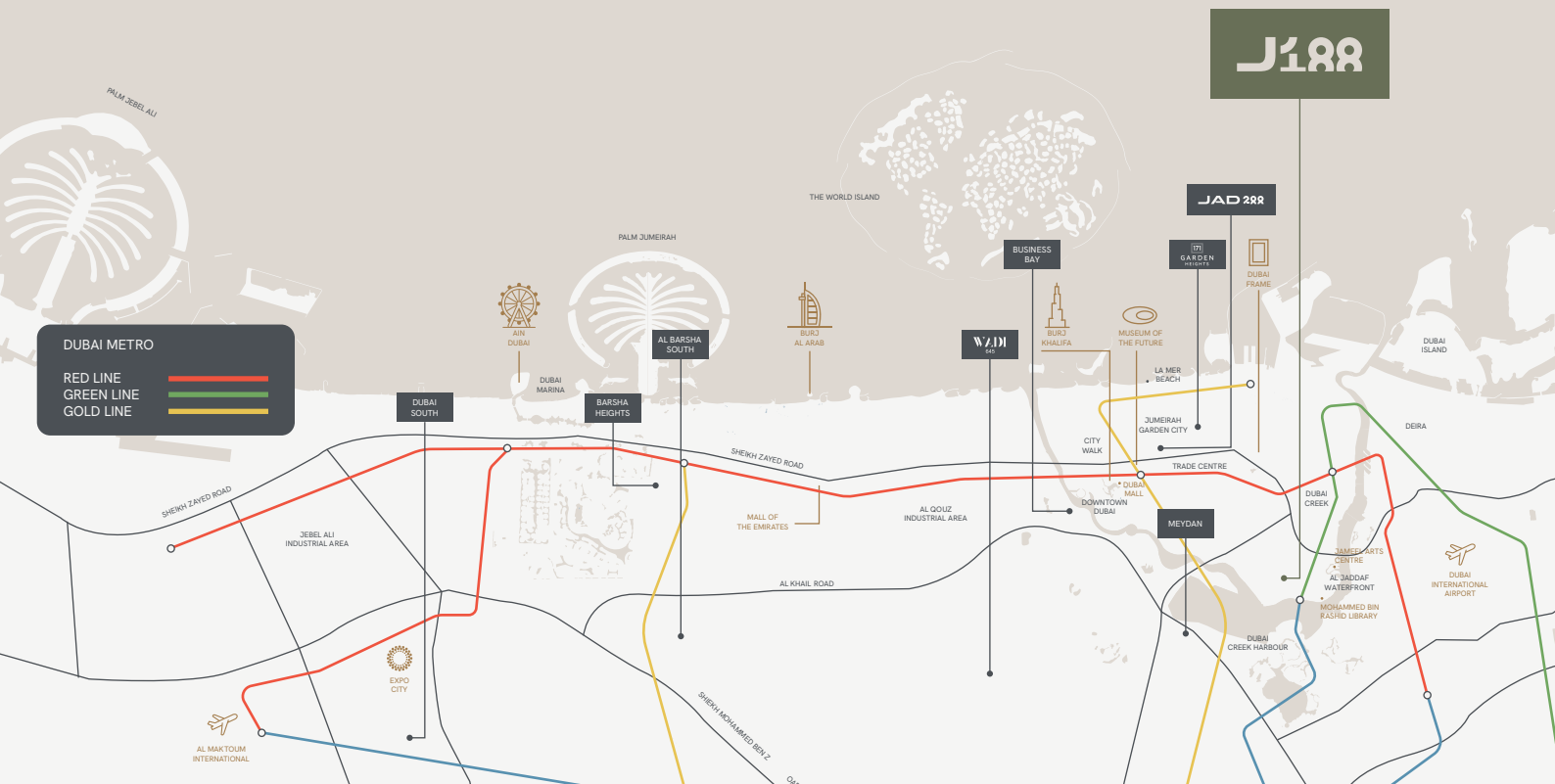
FACTSHEET

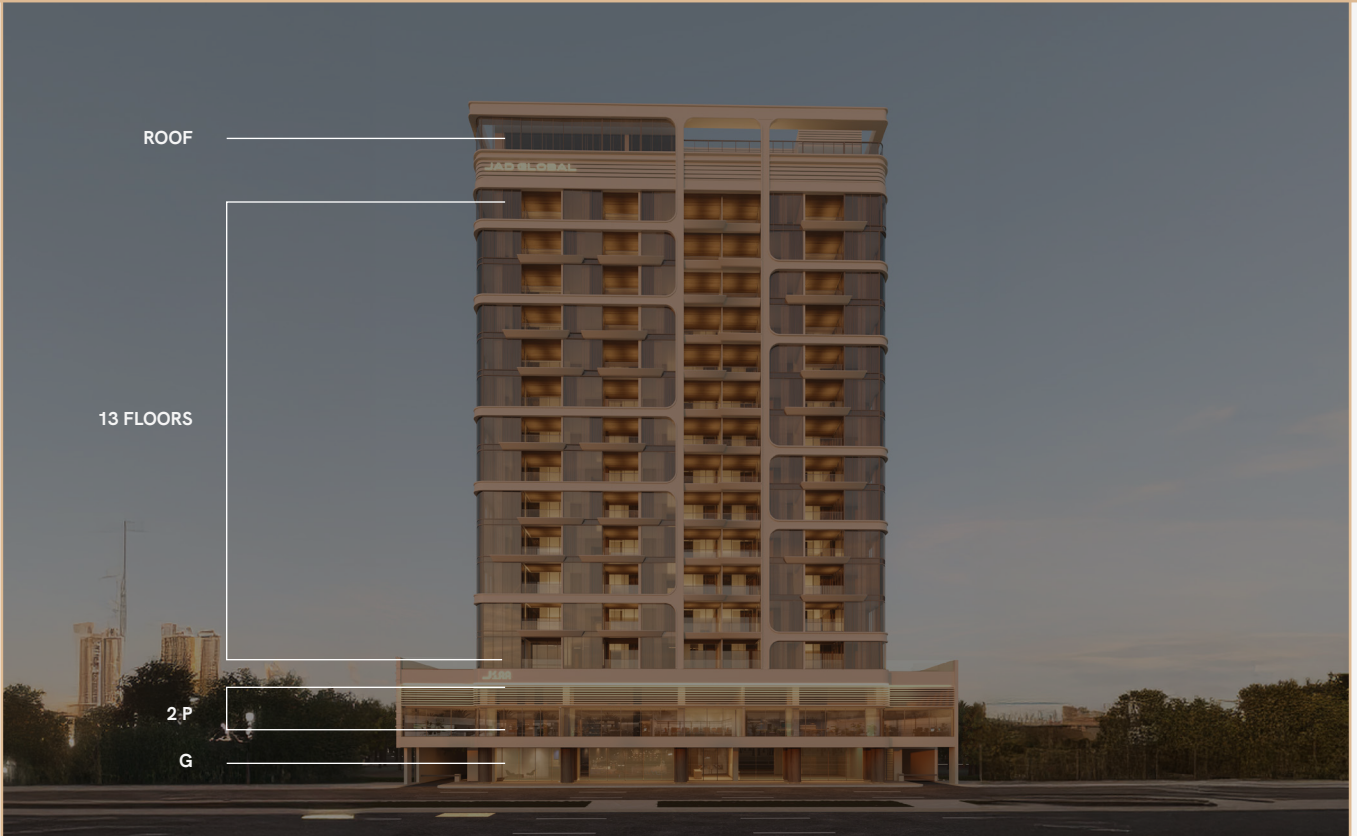
**WELLNESS
RISES**

J188

ROOTED IN CULTURE, ELEVATED BY DETAILS

04 MIN	_____	Al Jaddaf Waterfront Creek Metro Station Mohammed bin Rashid Library
07 MIN	_____	Al Jaddaf Metro Station Swiss International School Jameel Arts Centre
08 MIN	_____	Downtown Dubai Dubai Creek Dubai Creek Harbour Lycée Français International
12 MIN	_____	Dubai Healthcare City





PROJECT DETAILS

Ownership

FREEHOLD

UNIT TYPE

ONE BEDROOM & TWO BEDROOM

PARKING

1 SPACE PER APARTMENT

ANTICIPATED COMPLETION DATE

Q2 2028

Property Type

UNFURNISHED APARTMENTS

Elevators

3 RESIDENCE - 1 SERVICE

Anticipated Service Charge

AED 15 PER SQ.FT ANNUALLY

SIZE RANGE

One Bedroom

686 SQ.FT → 850 SQ.FT

Two Bedroom

1,064 SQ.FT → 1,292 SQ.FT

SPACES THAT MOVE WITH YOU.

All thoughtfully curated to support movement, rest, and connection.



SOCIAL HUBS



THE FITNESS ROOM



THE BALANCE ROOM



THE SKYLINE POOL



THE HEAT ROOM



THE OFFICES



THE SKY VIEW DECK



THE PADEL COURT



THE GRILL LOUNGE



THE LIBRARY



THE STEPS



THE PLAY ROOM

SKYLINE POOL

A rooftop pool with panoramic views, offering residents a place to swim, relax, or enjoy memorable moments with friends and family.



THE SKY VIEW DECK

A green rooftop garden providing a calm, open-air space for reflection, relaxation, and informal gatherings above the city.

THE GARDENS

Landscaped outdoor areas throughout the property where residents can unwind, connect with nature, and spend time with family or neighbors.



THE PADEL COURT

A dedicated court for recreational play, giving residents a space for active movement, friendly matches, and social interaction.

THE PLAYROOM INDOOR

Children's indoor play area take cues from Montessori principles, encouraging curiosity and open-ended play.

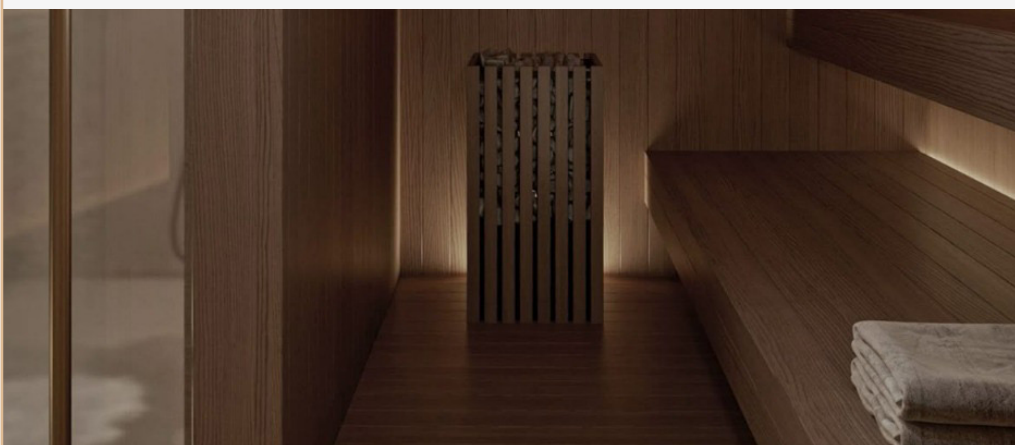


THE PLAYROOM OUTDOOR

A safe and inspiring space where children can play, explore, and enjoy activities, with areas designed for both indoor and outdoor fun.

THE FITNESS ROOM

A stylish gym with modern equipment, offering spaces for strength, cardio, and wellness-focused workouts.



THE HEAT ROOM

A sauna with steam features providing a quiet area for recovery, relaxation, and stress relief.

SOCIAL HUBS

Shared community spaces, including co-working areas, designed to encourage connection, conversation, and collaboration among residents.



THE LIBRARY

A quiet space for reading, studying, or reflection, offering a calm environment to enjoy focused time or a peaceful pause.

THE STEPS

A padded, well-lit stairway that invites gentle daily activity and makes counting your steps effortless.



PAYMENT PLAN

The project offers accessible ownership through a flexible 50/50 payment plan tailored to suit today's buyers, providing flexibility and ease.

5%

On Booking

5%

Within 30 Days From Booking

10%

6 Months From Booking

10%

12 Months From Booking

10%

18 Months From Booking

10%

24 Months From Booking

50%

On Completion

ESCROW ACCOUNT DETAILS

DETAILS OF THE ESCROW ACCOUNT APPROVED BY THE REAL ESTATE REGULATORY AGENCY (RERA) AND THE DUBAI LAND DEPARTMENT

BANK NAME

DUBAI ISLAMIC BANK

ACCOUNT NAME

J188

ACCOUNT NO.

001582227914701

IBAN

AE040240001582227914701

SWIFT CODE

DUIBAEAD

CURRENCY

UAE DIRHAM

ADDRESS

DUBAI, UAE

CORPORATE ACCOUNT DETAILS

BANK NAME

DUBAI ISLAMIC BANK

ACCOUNT NAME

JAD GLOBAL REAL ESTATE DEVELOPMENT L L C

ACCOUNT NO.

097524407138001

IBAN

AE90 0240 0975 2440 7138 001

SWIFT CODE

DUIBAEAD

CURRENCY

UAE DIRHAM

ADDRESS

DUBAI, UAE

BOOKING STEPS

01

Customer pays the booking amount and submits the required documents to initiate the unit reservation.

03

Customer receives a receipt and Statement of Account from sales@jadglobal.ae within 2-4 working days.

05

Following the execution of the (SPA), the customer will receive a scanned copy of the SPA via sales@jadglobal.ae

02

Customer receives the booking form and Sales and Purchase Agreement (SPA) via PandaDoc within a few hours to sign from Customer Support at sales@jadglobal.ae

04

Customer completes the down payment and registration fees then both copies of the (SPA) will be duly executed by JAD Global's authorized signatory, and the developers' **Official Stamp will be fixed.**

06

They will also be formally notified that the original executed copies are available for collection at the JAD Global's Sales Center.

PURCHASER(S) SUPPORTING DOCUMENTS

INDIVIDUAL PURCHASER

- Clear copy of a valid passport.
- Clear copy of Emirates ID for purchasers holding a residence visa or National ID, if applicable.
- Home address, email address, and contact number (must match the home address)

CORPORATE PURCHASER

- Trade license.
- Memorandum of Association (MOA).
- Authorized signatory proof, such as MOA or a Power of Attorney (POA).
- Passport copy and Emirates ID of the authorized signatory signing on behalf of the company.
- Home address, email address, and contact number (must match the home address)

FOR FREE ZONE COMPANIES (IN ADDITION TO THE ABOVE):

- Certificate of Good Standing.
- Certificate of Incumbency.
- NOC from the trade license issuing authority.
- Home address, email address, and contact number (must match the home address)