



# Jebel Ali is getting a makeover

## THE NOOK



# MASTERPLAN

**Location:** wasl gate is located on Sheikh Zayed Road in Jebel Ali First, near Ibn Battuta Mall

**Vision:** To create a high quality urban mixed-use freehold development

**Objective:**

- Deliver a dynamic, well designed mixed use project that becomes the most sought-after place to live, work & entertain
- Provide a community where everyday life is easy, effortless, fun, and the diversity of choices is all-embracing in an inclusive, green and stimulating metropolitan district that allows for the celebration of multiple lifestyles and people

**Positioning:** Towards New Dubai / creating primarily upmarket residential buildings

**Uses:** Residential, retail, commercial, hospitality, community amenities, leisure, entertainment, restaurants and cafes

Zoning	Land area	Gross floor area	Number of residential units
Multiple zones	112.8 Ha / 1.13 million sqm	1.9 million sqm	Approx. 7,000 residential units

**Population estimate:** 58,000 (including residents / visitors)

**Community features:**

- Brand new Festival Plaza Mall including Ikea & Ace Hardware
- Direct metro access to Energy metro station
- Connection to south and north Sheikh Zayed road
- Close to freezones and business clusters of JAFZA, DMCC and Dubai Internet City
- Close to DWC, Expo 2020 & Dubai parks & resorts
- Central park, dog park, water features & kids play areas

# THE NOOK



Developer name: JAG Development LLC | Developer number: 1233 | Project name: The Nook | Project number: 2086

## Location:

“The Nook” is located in **wasl gate**, near Energy metro station and Sheikh Zayed Road

## Buildings:

Two residential buildings on a podium

## Height:

G+2P+12 levels

## Total units:

596 residential apartments

The Nook 1	The Nook 2
Plot area: 5,163 sqm	Plot area: 5,997 sqm
GFA: 24,400 sqm	GFA: 23,240 sqm

## Residential unit types:

Studio: 24 units (336 - 372 sq. ft.)

-1BR: 134 units (539 - 589 sq. ft.)

-2BR: 347 units (764-948 sq. ft.)

-3BR: 91 units (1,037 sq. ft.)

## Podium:

Landscape / Swimming pool / BBQ area  
Play area / Activity area

## Amenities:

Pool, gym, and kids area

## Technical specifications ( Façade):

Plaster finish and aluminium window frames with double glazed windows

## Metering:

DEWA metering for water and electricity guidelines plus gas metering

## Cooling:

VRF and DX system (individual unit for each apartment)

## IT specifications:

Data outlet provided as per Etisalat standard

## Parking:

625 parking bays (Ground floor + Podium)

## Interior summary:

Ceramic floor tiles / plaster wall / false ceiling in wet areas and entrance area

## Fire alarm system:

Fire alarm system in line with Dubai Civil Defence

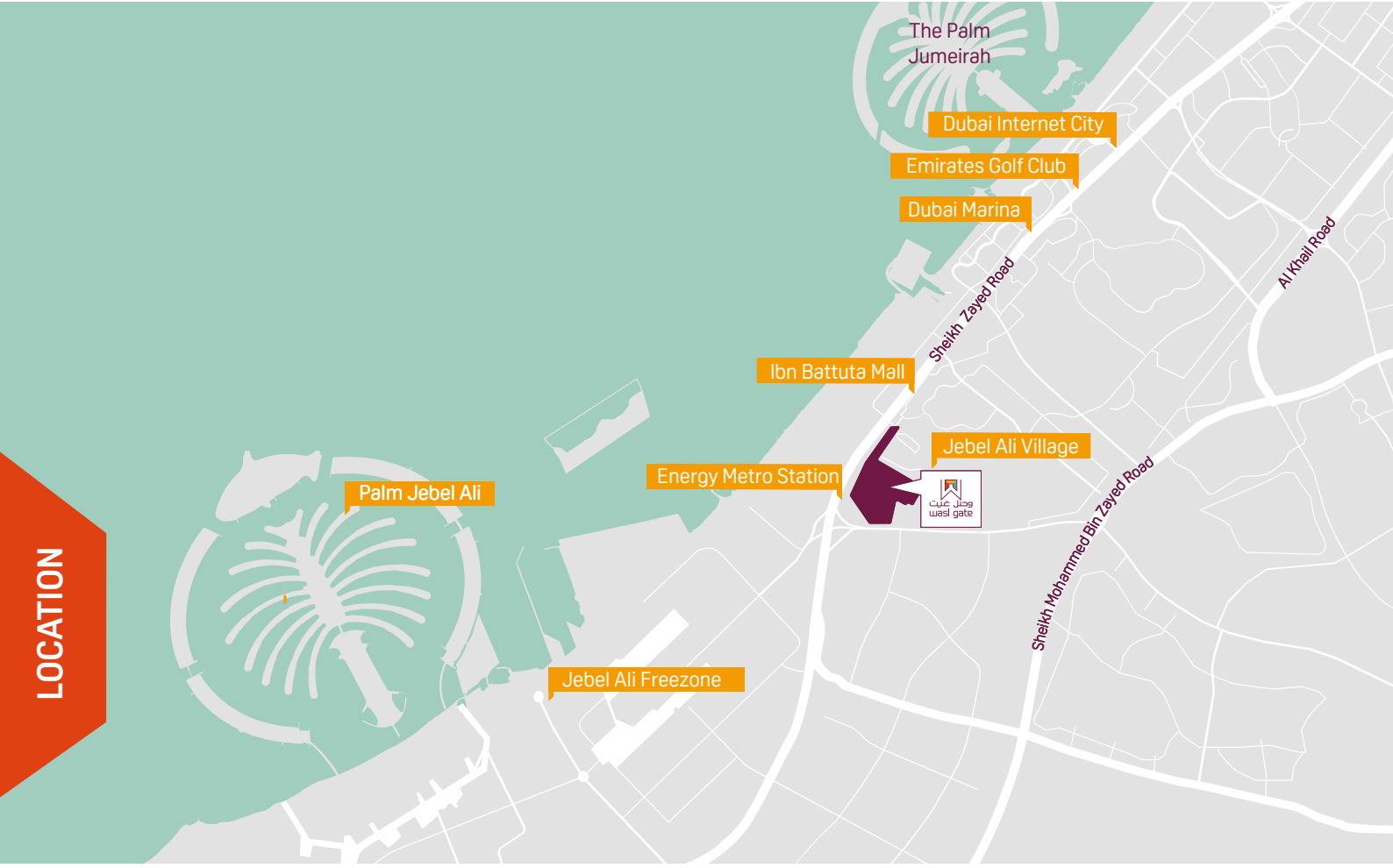
## White goods / Appliances:

Wardrobe and kitchen counter provided by developer / white appliances by buyer

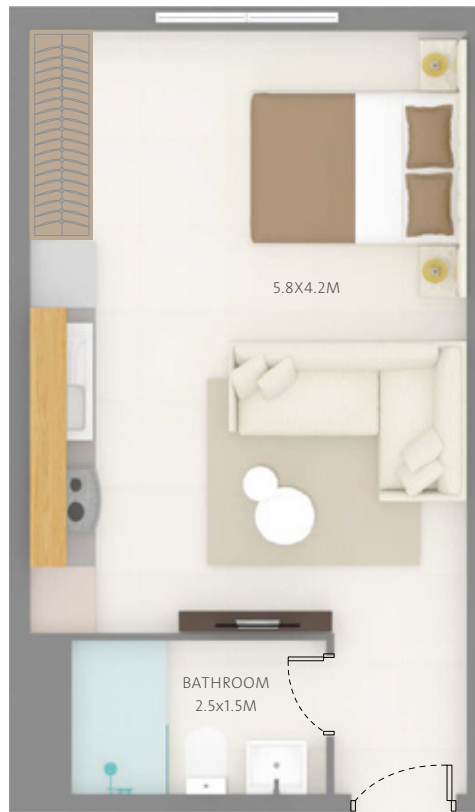


**Festival Plaza Mall**

Brand new Festival Plaza Mall including IKEA and Ace Hardware

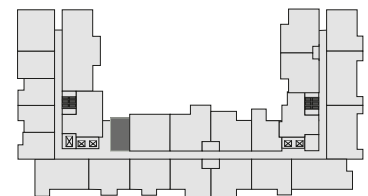


**LOCATION**



### STUDIO / TYPE A

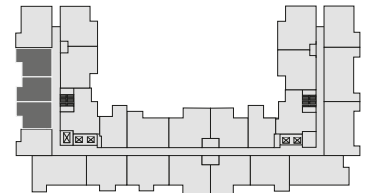
SUITE	353.6 SQ.FT.	32.9 SQ.M.
TERRACE	- SQ.FT.	- SQ.M.
<b>TOTAL</b>	<b>353.6 SQ.FT.</b>	<b>32.9 SQ.M.</b>





### 1BR / TYPE A1

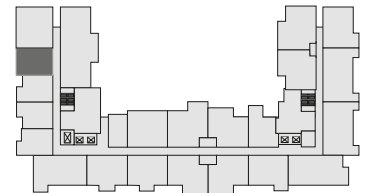
SUITE	469.3 SQ.FT.	43.6 SQ.M.
TERRACE	54.8 SQ.FT.	5.1 SQ.M.
<b>TOTAL</b>	<b>524.1 SQ.FT.</b>	<b>48.7 SQ.M.</b>





### 1BR / TYPE A2

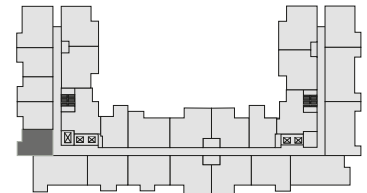
SUITE	469.3 SQ.FT.	43.6 SQ.M.
TERRACE	101.7 SQ.FT.	9.5 SQ.M.
<b>TOTAL</b>	<b>571.0 SQ.FT.</b>	<b>53.1 SQ.M.</b>





### 1BR / TYPE B

SUITE	463.6 SQ.FT.	43.1 SQ.M.
TERRACE	55.2 SQ.FT.	5.1 SQ.M.
<b>TOTAL</b>	<b>518.8 SQ.FT.</b>	<b>48.2 SQ.M.</b>

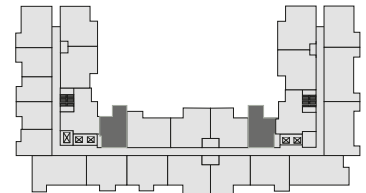


## The Nook 1



### 1BR / TYPE C

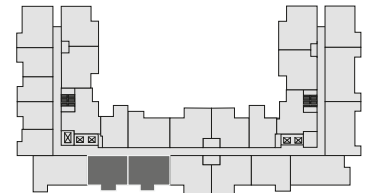
SUITE	487.5 SQ.FT.	45.3 SQ.M.
TERRACE	56.9 SQ.FT.	5.3 SQ.M.
<b>TOTAL</b>	<b>544.4 SQ.FT.</b>	<b>50.6 SQ.M.</b>





### 2BR / TYPE A

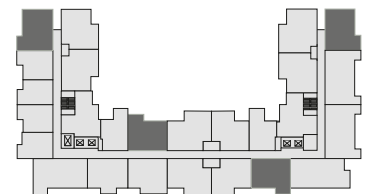
SUITE	691.6 SQ.FT.	64.3 SQ.M.
TERRACE	49.7 SQ.FT.	4.6 SQ.M.
<b>TOTAL</b>	<b>741.3 SQ.FT.</b>	<b>68.9 SQ.M.</b>





### 2BR / TYPE B1

SUITE	704.9 SQ.FT.	65.5 SQ.M.
TERRACE	54.6 SQ.FT.	5.1 SQ.M.
<b>TOTAL</b>	<b>759.5 SQ.FT.</b>	<b>70.6 SQ.M.</b>





### 2BR / TYPE B2

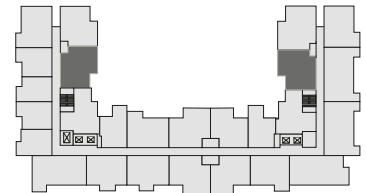
SUITE	705.6 SQ.FT.	65.6 SQ.M.
TERRACE	155.2 SQ.FT.	14.4 SQ.M.
<b>TOTAL</b>	<b>860.8 SQ.FT.</b>	<b>80.0 SQ.M.</b>





### 2BR / TYPE C1

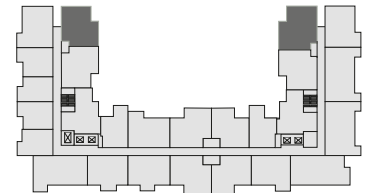
SUITE	704.6 SQ.FT.	65.5 SQ.M.
TERRACE	56.2 SQ.FT.	5.2 SQ.M.
<b>TOTAL</b>	<b>760.8 SQ.FT.</b>	<b>70.7 SQ.M.</b>





### 2BR / TYPE D1

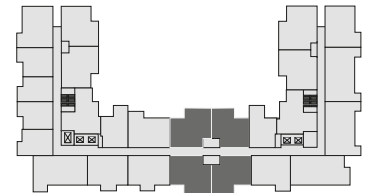
SUITE	721.4 SQ.FT.	67.0 SQ.M.
TERRACE	57.4 SQ.FT.	5.3 SQ.M.
<b>TOTAL</b>	<b>778.8 SQ.FT.</b>	<b>72.4 SQ.M.</b>





### 2BR / TYPE E1

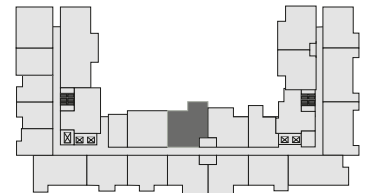
SUITE	723.9 SQ.FT.	67.3 SQ.M.
TERRACE	57.0 SQ.FT.	5.3 SQ.M.
<b>TOTAL</b>	<b>780.9 SQ.FT.</b>	<b>72.6 SQ.M.</b>





### 2BR / TYPE E2

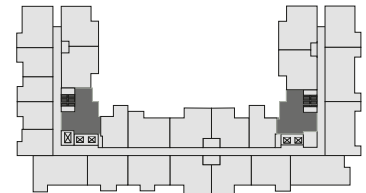
SUITE	724.5 SQ.FT.	67.3 SQ.M.
TERRACE	184.3 SQ.FT.	17.1 SQ.M.
<b>TOTAL</b>	<b>908.8 SQ.FT.</b>	<b>84.4 SQ.M.</b>





### 2BR / TYPE F1

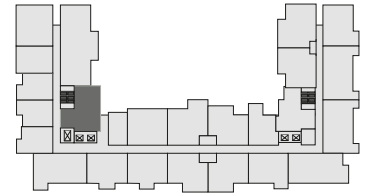
SUITE	669.9 SQ.FT.	62.2 SQ.M.
TERRACE	56.5 SQ.FT.	5.3 SQ.M.
<b>TOTAL</b>	<b>726.5 SQ.FT.</b>	<b>67.5 SQ.M.</b>





### 2BR / TYPE F2

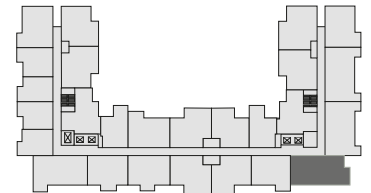
SUITE	671.9 SQ.FT.	62.4 SQ.M.
TERRACE	156.5 SQ.FT.	14.5 SQ.M.
<b>TOTAL</b>	<b>828.4 SQ.FT.</b>	<b>77.0 SQ.M.</b>



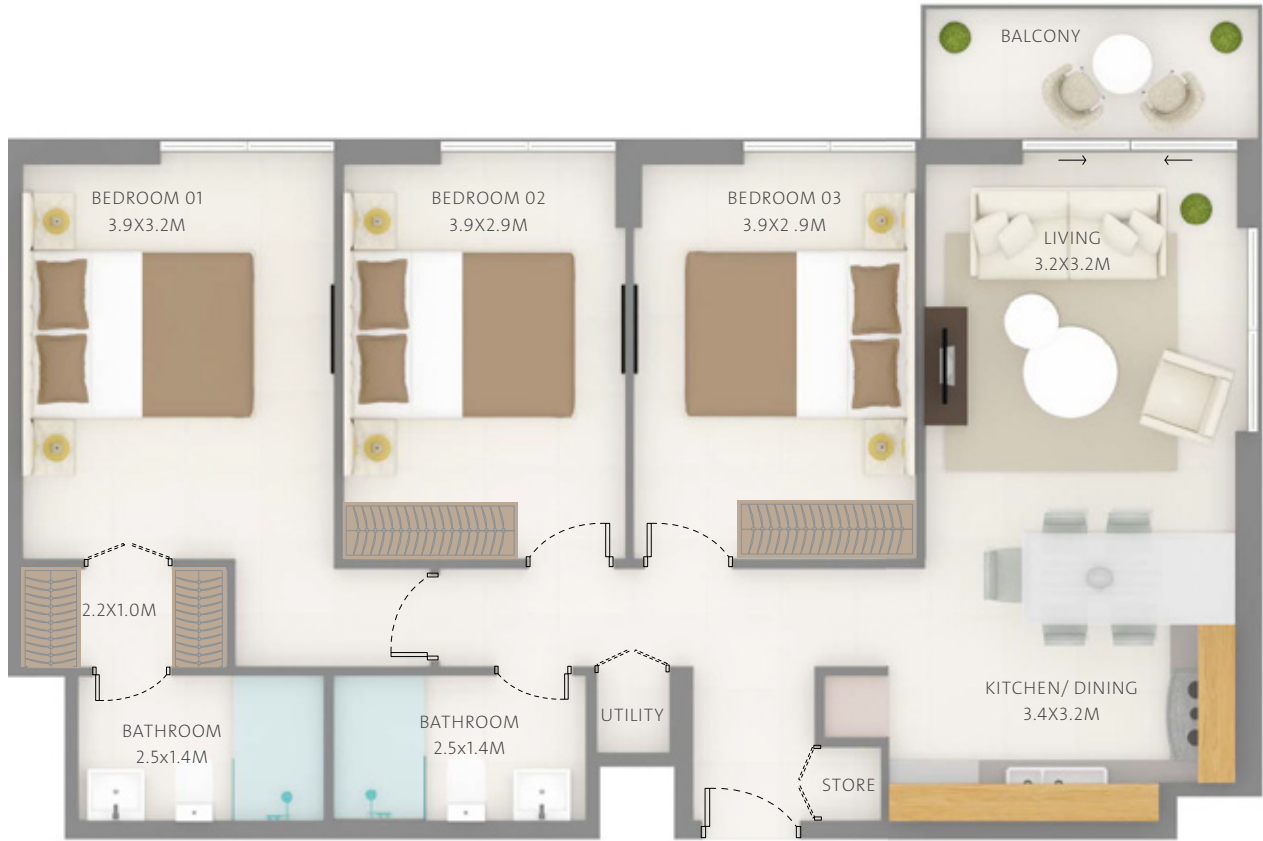


### 3BR / TYPE A1

SUITE	935.5 SQ.FT.	86.9 SQ.M.
TERRACE	50.5 SQ.FT.	4.7 SQ.M.
<b>TOTAL</b>	<b>986.0 SQ.FT.</b>	<b>91.6 SQ.M.</b>

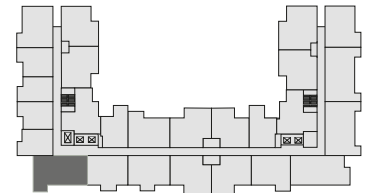


## The Nook 1



### 3BR / TYPE A2

SUITE	936.2 SQ.FT.	87.0 SQ.M.
TERRACE	65.7 SQ.FT.	6.1 SQ.M.
<b>TOTAL</b>	<b>1001.9 SQ.FT.</b>	<b>93.1 SQ.M.</b>

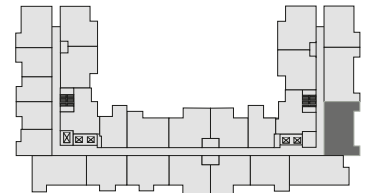


## The Nook 1



### 3BR / TYPE B

SUITE	934.8 SQ.FT.	86.9 SQ.M.
TERRACE	66.0 SQ.FT.	6.1 SQ.M.
<b>TOTAL</b>	<b>1000.8 SQ.FT.</b>	<b>93.0 SQ.M.</b>

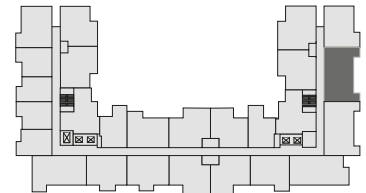


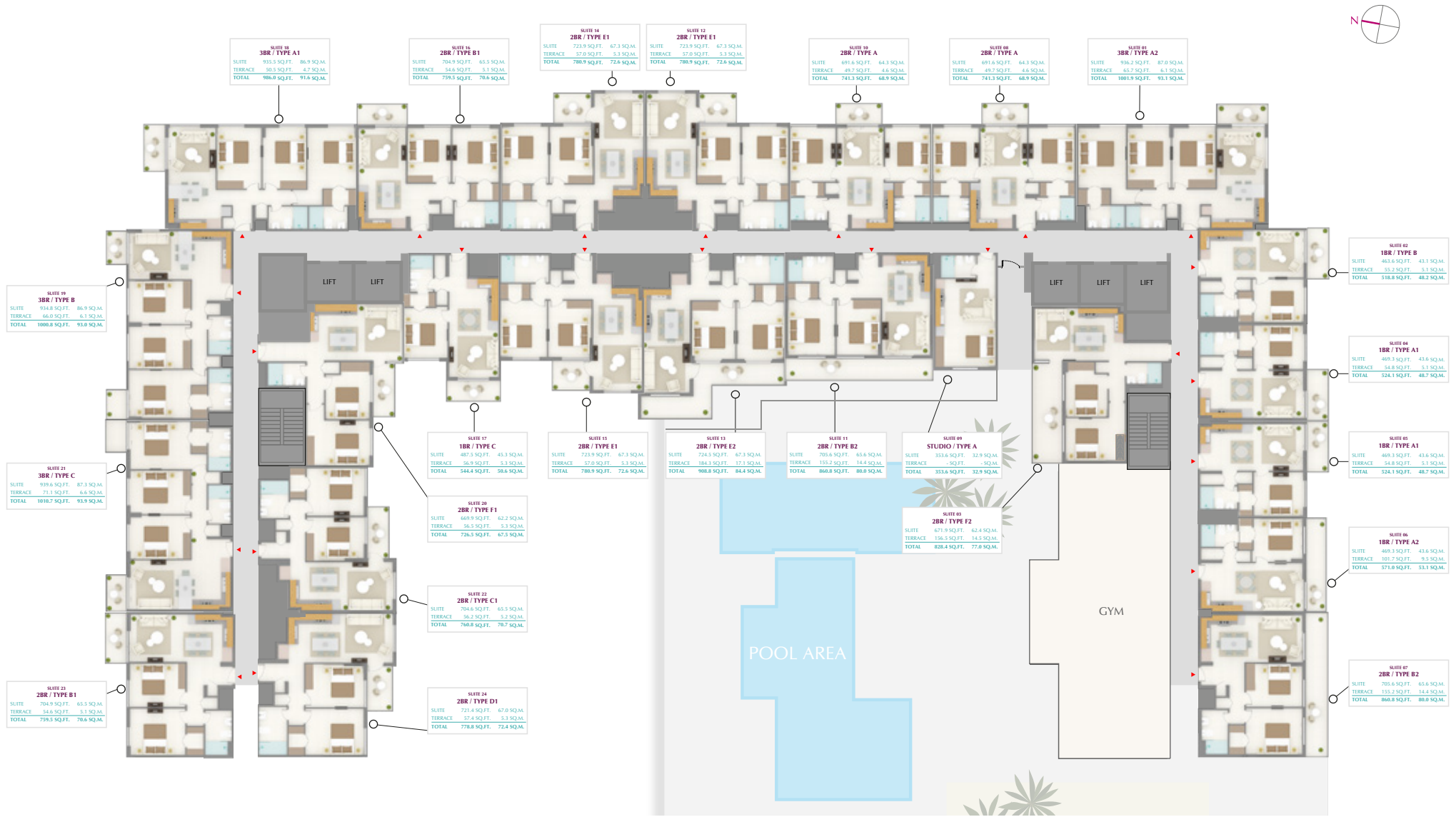
## The Nook 1



### 3BR / TYPE C

SUITE	939.6 SQ.FT.	87.3 SQ.M.
TERRACE	71.1 SQ.FT.	6.6 SQ.M.
<b>TOTAL</b>	<b>1010.7 SQ.FT.</b>	<b>93.9 SQ.M.</b>

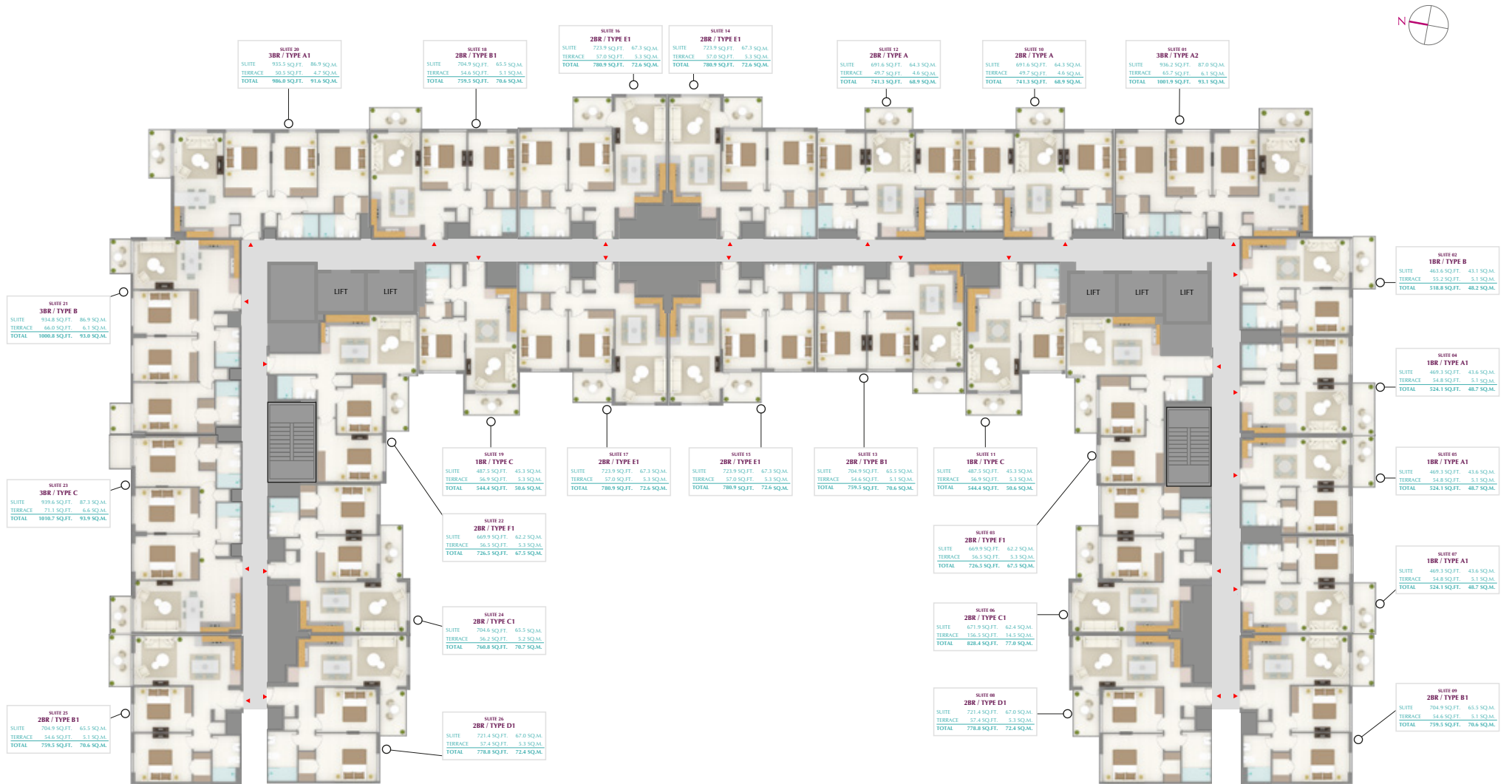




The Nook 1 - First Level Plan



All room dimensions are measured under the metric system and in relation to structural elements, excluding wall finishes and construction tolerances. Calculations of suite areas are measured as the area bounded by the center line of the demise or parting walls separating one unit from another unit, the exterior surface of all exterior walls and the exterior surface of the corridor wall on enclosing and abutting the unit. Calculation of terrace area is measured as the area bounded by the center lines of the demise or parting walls separating one unit from another unit, the outermost face of the enclosing guard and the external face of the site abutting the balcony. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information is subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale. The developer reserves the right to make revisions.



The Nook 1 - Typical Level Plan (2-11)



The Nook 1 - 12th Level Plan