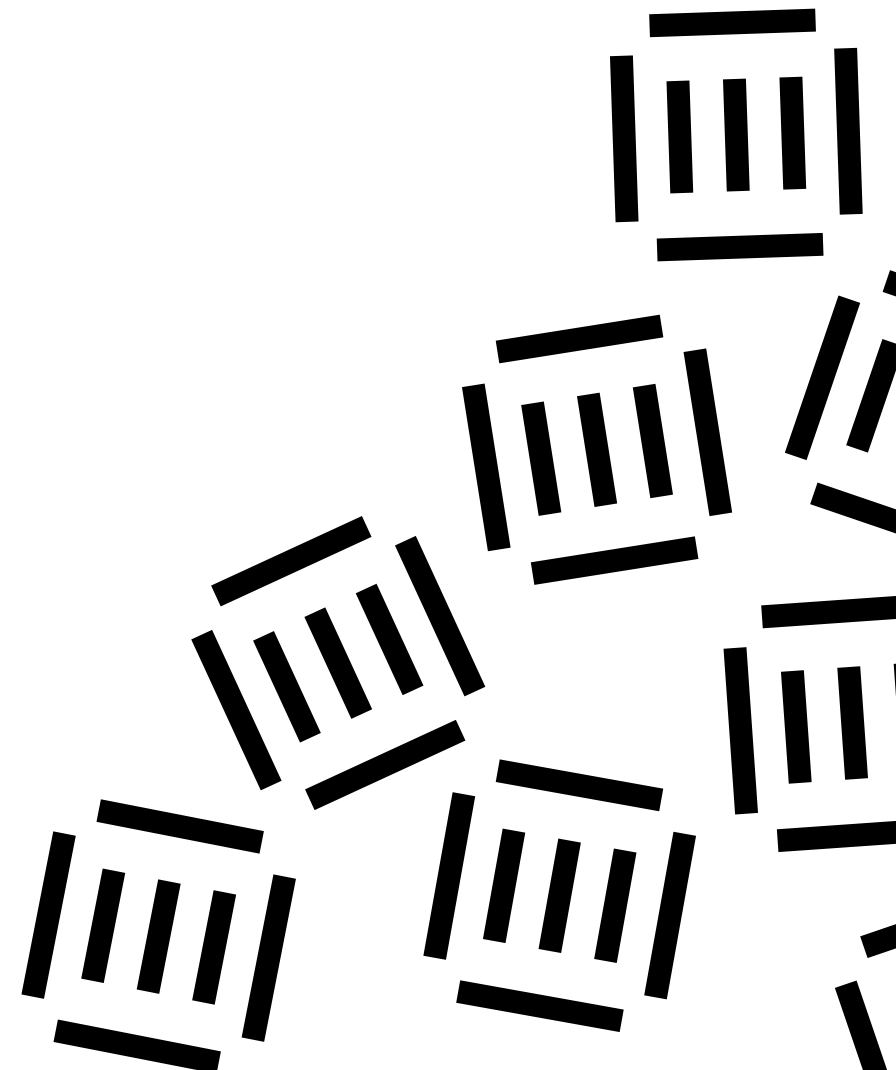


# Jebel Ali Hills



Jebel Ali Hills is a residential off-plan land development project by Meraas, offering among the most affordable freehold plots in the market today. The development will be the premier residential community within the wider Jebel Ali area, benefitting from an exceptional environment and open public spaces. Plots comprise of Ground Plus One (G+1) residential and (G+4) residential and mixed use plot options spanning up to 10,000 square feet, which can be fully customised to suit investor requirements.

Jebel Ali Hills is a mixed-used development in Saih Shuaib, strategically located near Dubai World Central and Dubai Parks and Resorts, and with easy access to Sheikh Zayed Road (E-11). Jebel Ali will also host the upcoming Expo 2020, making Jebel Ali Hills one of the most sought-after investment destinations in its class.



# Jebel Ali Hills





# Jebel Ali Hills

Jebel Ali Hills Development is located on Sheikh Zayed Road, in Saih Shuaib area near Dubai Parks & Resorts and close to Abu Dhabi. There are two zonings in the area, Residential Villas & Mixed-use buildings.



- **Usage: Residential Villa**  
Permitted Height G+1  
Permission can be given by the developer to build 2 villas in one plot (charges apply).
- **Usage: Mixed Use (Offices/Residential/Retail)**  
Permitted Height G+4
- **Ownership:** Freehold
- **Payment Method:**  
>Payment Plan
- **No time limit to construct**
- **No service charge**
- **The development follows Dubai Creative Clusters Authority (DCCA) rules and regulations in terms of design & construction**

LAND USE	PLOT TYPE
RESIDENTIAL - VILLAS	
RESIDENTIAL APARTMENTS	
SERVICED APARTMENT (APT. + RETAIL / CLINIC)	
MIXED USE - RETAIL / OFFICE	
COMMERCIAL / RETAIL	
COMMUNITY FACILITY	
LANDSCAPE / OPEN SPACE	
UTILITIES	
PARK	
RIGHT OF WAY	
UTILITY PLOT ACCESS	
BUS TERMINUS	

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