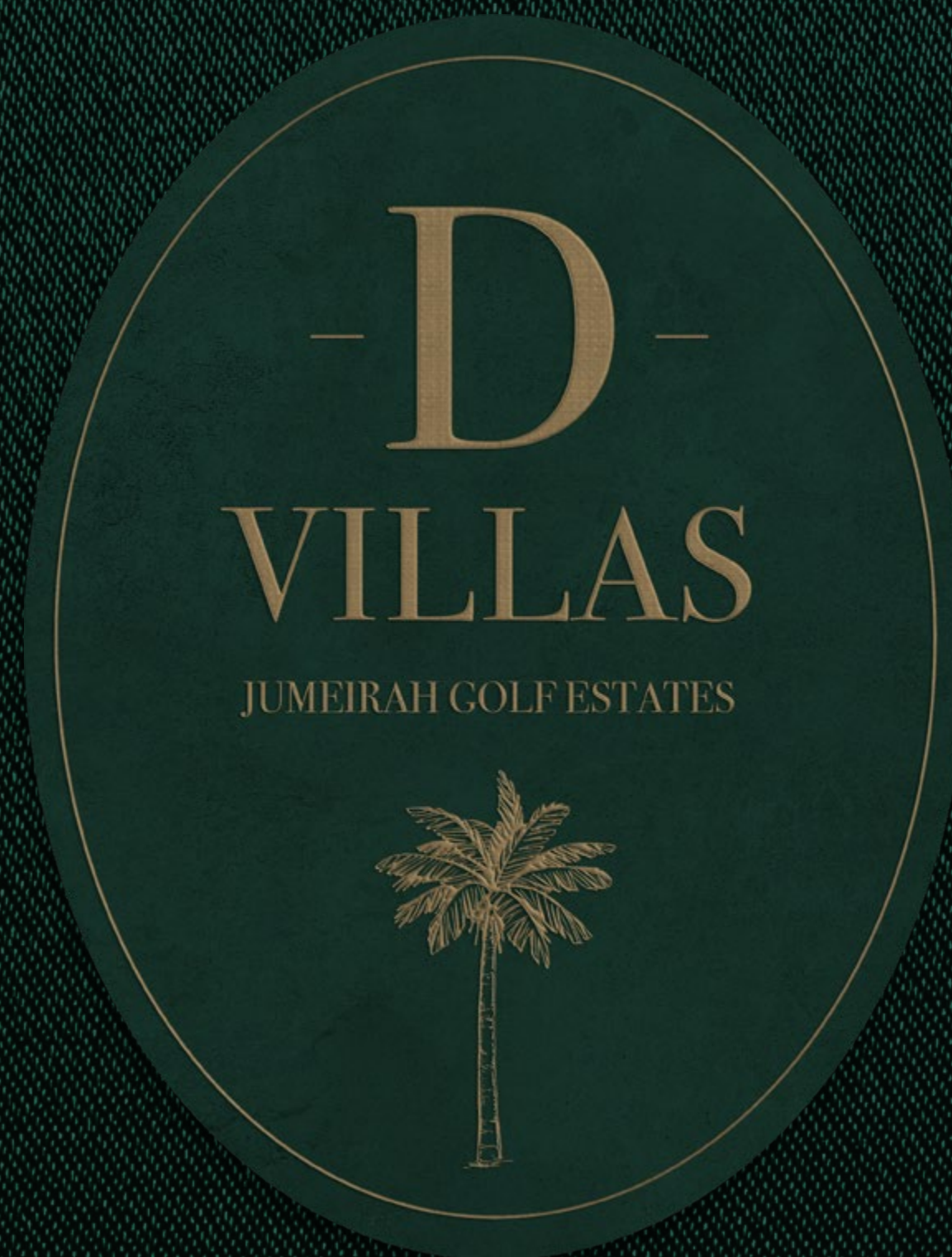




DARGLOBAL





A HOME  
INCLUSIVE OF  
EVERYTHING EXCLUSIVE





# EXQUISITE VILLAS WORLD CLASS GOLF COURSES

YOUR EXCUSE  
TO STAY & PLAY



DUBAI'S  
TROPHY ADDRESS  
KEY DESTINATIONS WITHIN MINUTES

COMMERCIAL

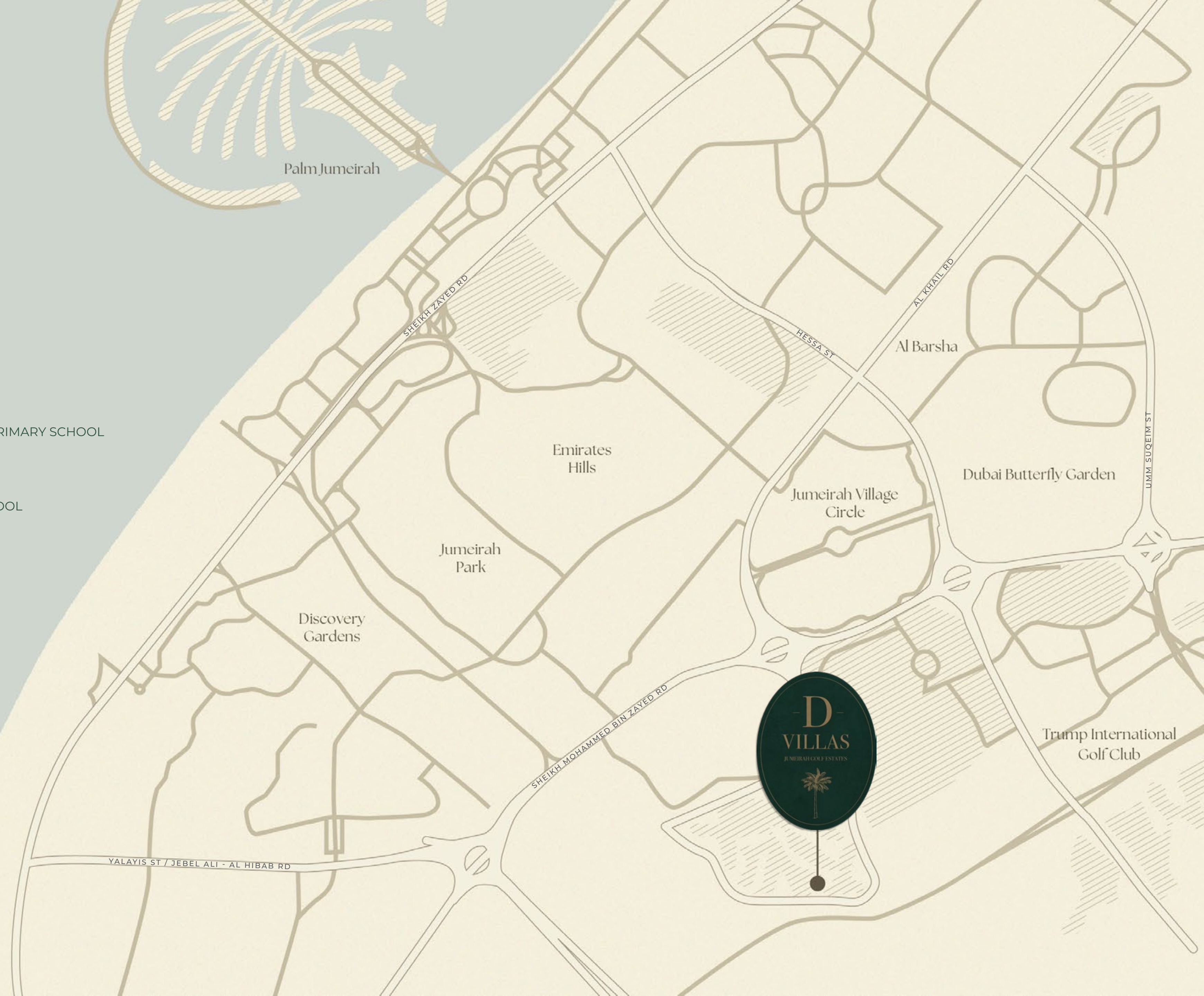
- 5 MIN - CITY CENTRE ME'AISEM
- 6 MIN - SPINNEYS
- 10 MIN - DUBAI HILLS MALL
- 16 MIN - CARREFOUR
- 18 MIN - MALL OF THE EMIRATES
- 19 MIN - WAITROSE
- 20 MIN - PALM JUMEIRAH
- 23 MIN - DUBAI MARINA
- 25 MIN - DOWNTOWN DUBAI

EDUCATION

- 13 MIN - VICTORY HEIGHTS PRIMARY SCHOOL
- 13 MIN - JESS SCHOOL
- 16 MIN - RAFFLES NURSERY
- 17 MIN - DUBAI BRITISH SCHOOL
- 20 MIN - DIBBER NURSERY
- 22 MIN - KINGS' SCHOOL

CONNECTIVITY

- 8 MIN - AL KHAIL RD
- 15 MIN - SHEIKH ZAYED RD

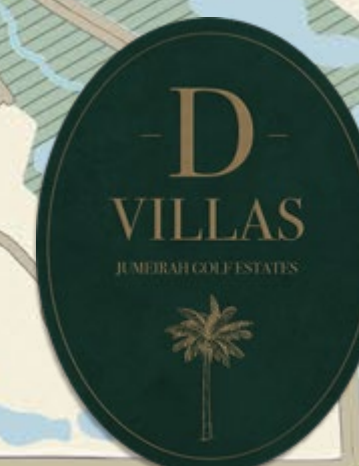






## A LOCATION LIKE NO OTHER

Jumeirah Golf Estates offers unparalleled access to the city's key attractions, including world-class shopping, dining, and entertainment options. Just minutes away from major highways and the bustling business districts, this prime location ensures that everything you need is within reach.



SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET





DISCOVER LIVING  
CURATED FOR THE FEW





## AN AWARD WINNING LIFESTYLE

JUMEIRAH GOLF ESTATES

Nestled in the heart of Dubai, Jumeirah Golf Estates is an award-winning residential golf destination offering luxury homes and leisure facilities amidst two internationally acclaimed championship golf courses.

This prestigious community is renowned for its beautiful landscape, world-class amenities, and an unmatched lifestyle that combines serenity and sophistication.





## HOME TO TWO CHAMPIONSHIP GOLF COURSES

Jumeirah Golf Estates boasts two of the most prestigious golf courses in the world: the Earth Course and the Fire Course, both designed by the legendary golfer Greg Norman. Both courses are meticulously maintained to ensure they remain in pristine condition, providing an unparalleled golfing experience in the heart of Dubai.





## THE EARTH COURSE

HOST OF THE ANNUAL DP WORLD TOUR CHAMPIONSHIP

This course is characterized by its lush fairways, rolling terrain, and strategically placed bunkers, offering a challenging yet rewarding experience for golfers of all skill levels.





## THE FIRE COURSE

Its distinct layout and design, provides a contrasting experience to its sibling. Inspired by the natural landscape, this course features undulating fairways, deep bunkers, and a variety of water hazards. The Fire Course offers a strategic challenge that requires precision and skill, making it a favorite among seasoned golfers.



# WORLD-CLASS DESTINATIONS

IN YOUR NEIGHBORHOOD





**TOMMY  
FLEETWOOD**

## PERFECT YOUR GAME AT THE TOMMY FLEETWOOD ACADEMY

The Tommy Fleetwood Academy at Jumeirah Golf Estates offers a premier golfing experience in the region, providing top-tier instruction from fully qualified PGA Professionals. Located within the DP World Golf Performance Centre, the academy caters to golfers of all abilities, from beginners to advanced players. The Academy features structured coaching programs, individual lessons, and group clinics designed to enhance every aspect of the game.

With a strong focus on fundamentals and personalized instruction, the Tommy Fleetwood Academy aims to develop the skills and confidence of its students, fostering both enjoyment and competitive excellence in golf.







## ACE IT AT THE TENNIS ACADEMY

The Tennis Academy at Jumeirah Golf Estates, operated by Tennis 360, is a premier facility dedicated to offering comprehensive tennis programs for players of all ages and skill levels. Featuring three state-of-the-art courts, the academy provides both group and individual coaching sessions, ensuring personalized attention to enhance player development. With a team of world-class tennis professionals, the academy caters to beginners, recreational players, and aspiring professionals alike. The academy's extensive schedule includes lessons, clinics, and competitive opportunities, making it an ideal destination for tennis enthusiasts seeking to improve their game in a supportive and high-quality environment.





# INSATIABLE EXPERIENCES AT YOUR DOORSTEP

## THE CLUB HOUSE

The Jumeirah Golf Estates Clubhouse epitomizes refined luxury and exceptional service, offering an array of amenities designed to cater to the most discerning tastes. Enjoy gourmet dining at its signature restaurants, unwind in the sophisticated lounge areas, or rejuvenate in the state-of-the-art fitness center and spa. The clubhouse also features an elegant event space, perfect for private gatherings and celebrations.

Families and singles alike will find insatiable experiences with our Olympic-sized swimming pool, resort-style pools, and dedicated kids' pools, ensuring every member of the family enjoys their time. With accurately maintained tennis and paddle courts and beautifully landscaped sports fields and gardens, every visit to the Clubhouse promises insatiable experiences.









# EMBRACE THE LIFESTYLE

## OF JUMEIRAH GOLF ESTATES

### A SERENE MORNING

Imagine starting your day with a leisurely walk around the community, where beautifully landscaped paths wind through lush green spaces and alongside tranquil lakes. Where children explore dedicated play areas, while you see fellow neighbors find peace in cozy spots next to shimmering lakes and verdant parks. Across the way people enjoying picnics, outdoor yoga, or simply unwinding with a good book.

### CONVENIENCE IS KEY

Convenience is key at Jumeirah Golf Estates, within walking distance from anywhere in the community, there are two malls featuring high-end supermarkets, boutique shops, and a variety of dining options, these hubs of activity ensure that all your shopping and leisure needs are met.



### WELLNESS AMENITIES FOR EVERY ENTHUSIAST

There are sports enthusiasts everywhere, some in the state-of-the-art Tennis Academy offering group and individual coaching, catering to all skill levels. Some are in the Paddle and tennis courts, while others are in the fitness center or spa rejuvenating. Across the way, there are cool swimming pools, from Olympic size to resort-style, there is something for everyone.

### EMBRACING A LUXURIOUS LIFESTYLE

Whether you're enjoying a relaxing afternoon by the pool, participating in a competitive tennis match, or savoring a meal at one of the exquisite dining venues, Jumeirah Golf Estates offers a lifestyle that harmonizes luxury, convenience, and natural beauty, making every day better than the next.





MORE OF WHAT  
YOU LOVE AT YOUR  
DOORSTEP







## A PLACE YOU WILL NEVER WANT TO LEAVE



TWO WORLD-CLASS  
CHAMPIONSHIP GOLF COURSES



FINE DINING



RESORT-STYLE SWIMMING POOLS



OLYMPIC SIZE POOLS



DEDICATED CHILDREN'S POOL



FITNESS CENTRES



TENNIS COURTS



PADEL COURTS



KID'S PLAY AREAS



WORLD-RENOWNED TENNIS  
& GOLF ACADEMIES



COMMUNITY EVENTS



COMMUNITY SPORTS TOURNAMENTS



SPA SERVICES



PROSHOPS



ARCADE AND PLAY ZONES



RETAIL SHOPS



SUPERMARKETS



TWO MALLS



# LIVE TO THE FULLEST



## PARKS AND GREEN SPACES

Beautifully landscaped gardens, parks, jogging, and cycling tracks.



## COMMUNITY EVENTS AND TOURNAMENTS

Social events, golf tournaments, holiday celebrations, and community activities for a vibrant lifestyle.



## EDUCATIONAL SERVICES

Education halls are available in the community.

## ARCADE AND PLAY ZONES

Recreational areas including arcade games and children's play zones.

## RETAIL AND SUPERMARKETS

Multiple retail shops and supermarkets for convenient shopping.

## GOLF PROSHOPS

Discounts on purchases at Proshops across Dubai Golf clubs.



A scenic photograph of a park at sunset. In the foreground, a calm body of water reflects the warm, golden light of the setting sun and the silhouettes of trees. A grassy path runs along the water's edge. On the path, a person is riding a bicycle and another person is jogging. The background is filled with lush green trees, and the overall atmosphere is peaceful and serene.

# DISCOVER THAT SWEET SPOT

SOMEWHERE BETWEEN  
WORK AND A VACATION



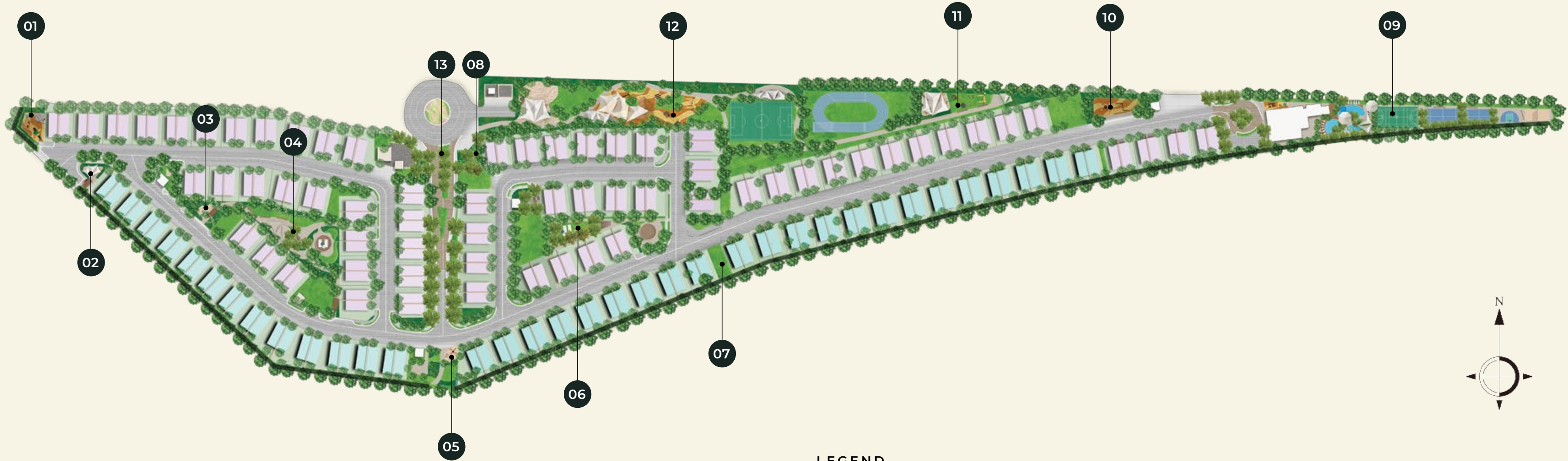


## D-VILLAS COMMUNITY LIVING IN JUMEIRAH GOLF ESTATES

The D-Villas by DarGlobal offer an unparalleled blend of refined luxury and serene tranquility, set amidst the lush landscapes of Jumeirah Golf Estates in Dubai. These Villas are designed for those who appreciate a lifestyle filled with the finer things in life. The D-Villas represents the first villas of their kind in a series of exclusive luxury residences, featuring the ultimate architecture, prime location, and exceptional interior specifications by one of the leading luxury real estate developers in the world, DarGlobal.



# D-VILLAS MASTERPLAN



**LEGEND**

- |                                                                     |                                                                                                              |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| 1. Kids play area                                                   | 9. Club House with Swimming Pool, Fitness Centre, Indoor Play Area, Tennis Court, Basketball Court, Cafes    |
| 2. Dog Park                                                         | 10. Adventure Edutainment Kids Play Area                                                                     |
| 3. Outdoor Gym                                                      | 11. Outdoor Gym                                                                                              |
| 4. Kids Splash Park, Botanical Gardens, Hanging Hammocks, Yoga Park | 12. Kids Play Area, Football Pitch, Green Parks                                                              |
| 5. Kids Edutainment Play Area                                       | 13. Gate House & Entry Landscape                                                                             |
| 6. Meditation and Yoga Park                                         |  Walking & Running Path |
| 7. Kids Bike and Scooter Trail Park                                 |                                                                                                              |
| 8. Outdoor Gym                                                      |                                                                                                              |









## ARCHITECTURAL ELEGANCE



The D-Villas reflect sophisticated architectural design, embodying the visionary essence of DarGlobal. Each villa is a testament to refined taste, with unique profiles and graceful finishes that enhance their surroundings. These residences are designed to harmonize with the environment, creating a timeless aesthetic.













## THE ULTIMATE SPECIFICATIONS

Inside, the villas are thoughtfully designed to deliver vast living spaces, sophisticated interiors, and secluded gardens. Each embodying interior excellence, ensuring unmatched comfort and refinement.







# D-VILLAS CLUB HOUSE





# D-VILLAS CLUB HOUSE





# 14 BENEFITS OF BEING A D-VILLA OWNER

01

**Exclusive Access to the Golf Courses and Clubhouse:**

The privilege of receiving direct access to the world-class golf courses and the JGE clubhouse.

02

**Driving Range Access:** Available from 4:00 pm onwards, seven days a week (excluding maintenance periods and during tournaments).

03

**Gymnasium Access:** Full access to the gymnasium at the Country Club at Jumeirah Golf Estates.

04

**Tennis Academy Access:** Includes access to the Tennis Academy, Fitness Studio, and Swimming pools.

05

**Dining Discounts:**

- 25% discount at all dining outlets within the Clubhouse and golf courses at Jumeirah Golf Estates.
- 25% discount at the dining outlets of Emirates Golf Club and Dubai Creek Golf & Yacht Club.

06

**Midweek Access:** Midweek access to Emirates Golf Club and Dubai Creek Golf & Yacht Club FitLab recreational facilities, including gymnasium and swimming pool, Monday to Friday, excluding public holidays.

07

**Spa Discounts:** 20% discount for The Lounge Spa within the Clubhouse of Jumeirah Golf Estates.

08

**Proshop Discount:** 10% discount on Proshop purchases at all three Dubai Golf clubs.

09

**Complimentary Classes:** Complimentary group exercise classes on selected seasonal classes at Jumeirah Golf Estates.

10

**Children's Activities:** Complimentary seasonal children's activities.

11

**Arcade and Play Zone Access:** Access to arcade games and the Children's Play Zone, which includes table tennis and pool.

12

**Preferential Rates:** Preferential rates for Tennis tuition and tournaments, swimming, dance classes, and Padel Tennis.

13

**Guest Green Fees:** Seasonal Member Guest green fees when playing golf on the Fire and Earth courses at Jumeirah Golf Estates.

14

**Guest Passes:** 12 guest Country Club passes per household, allowing guests to use the gymnasium and swimming pool.













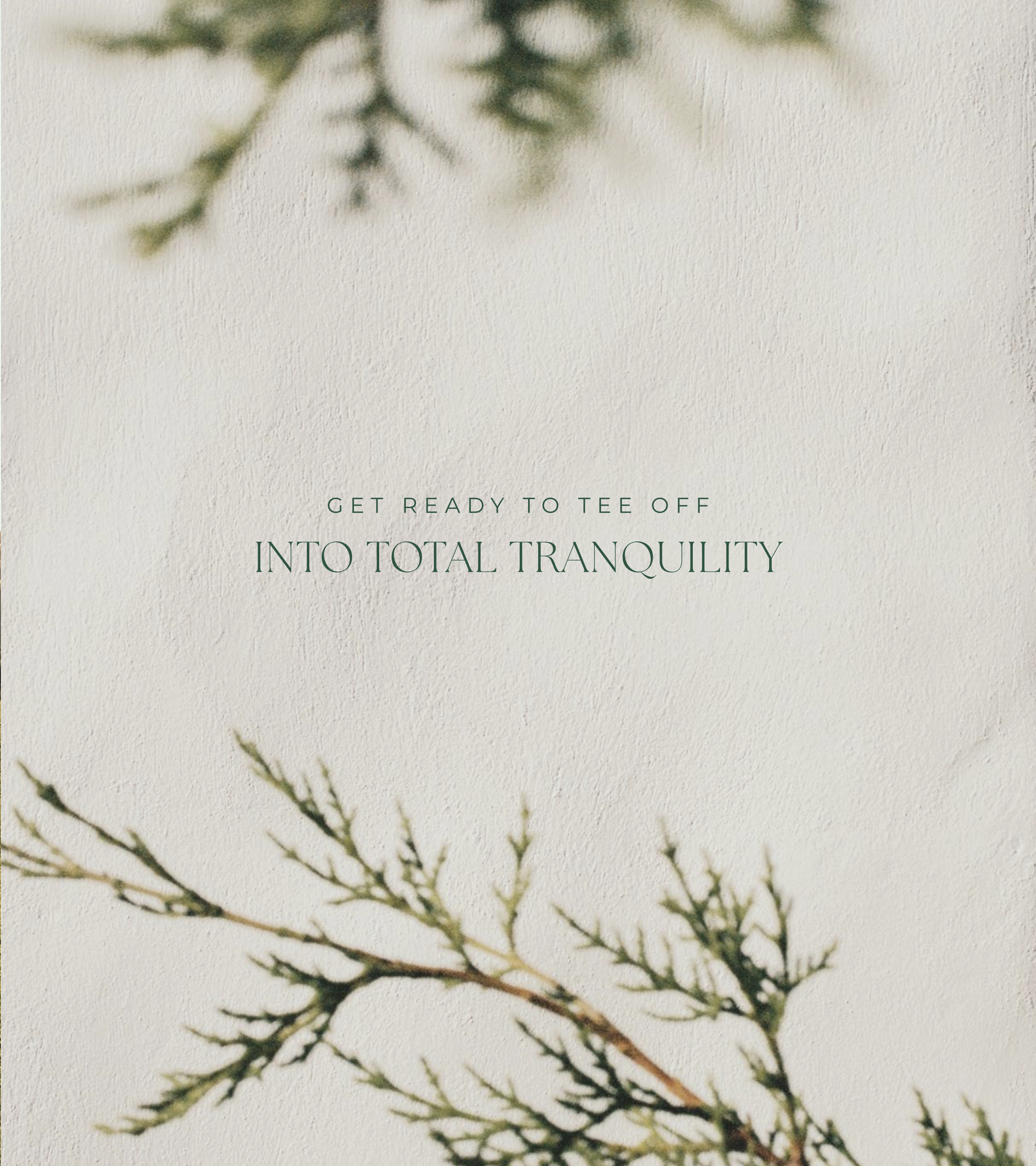








GET READY TO TEE OFF  
INTO TOTAL TRANQUILITY





# FLOOR PLANS



# 4 BEDROOM

FRONT VIEW



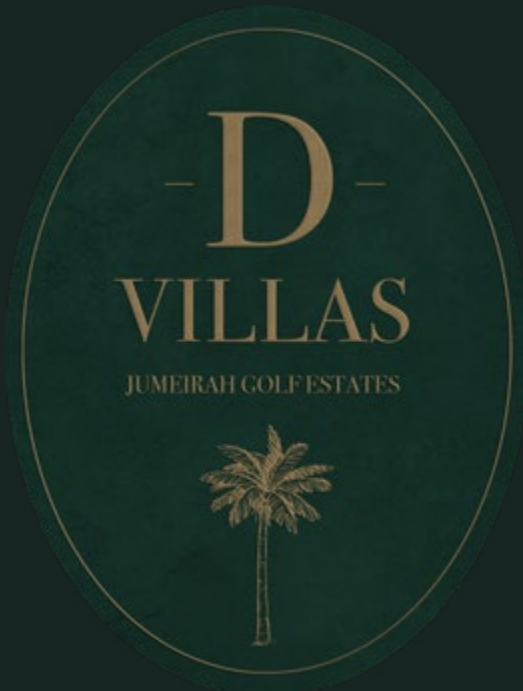


# 4 BEDROOM

REAR VIEW





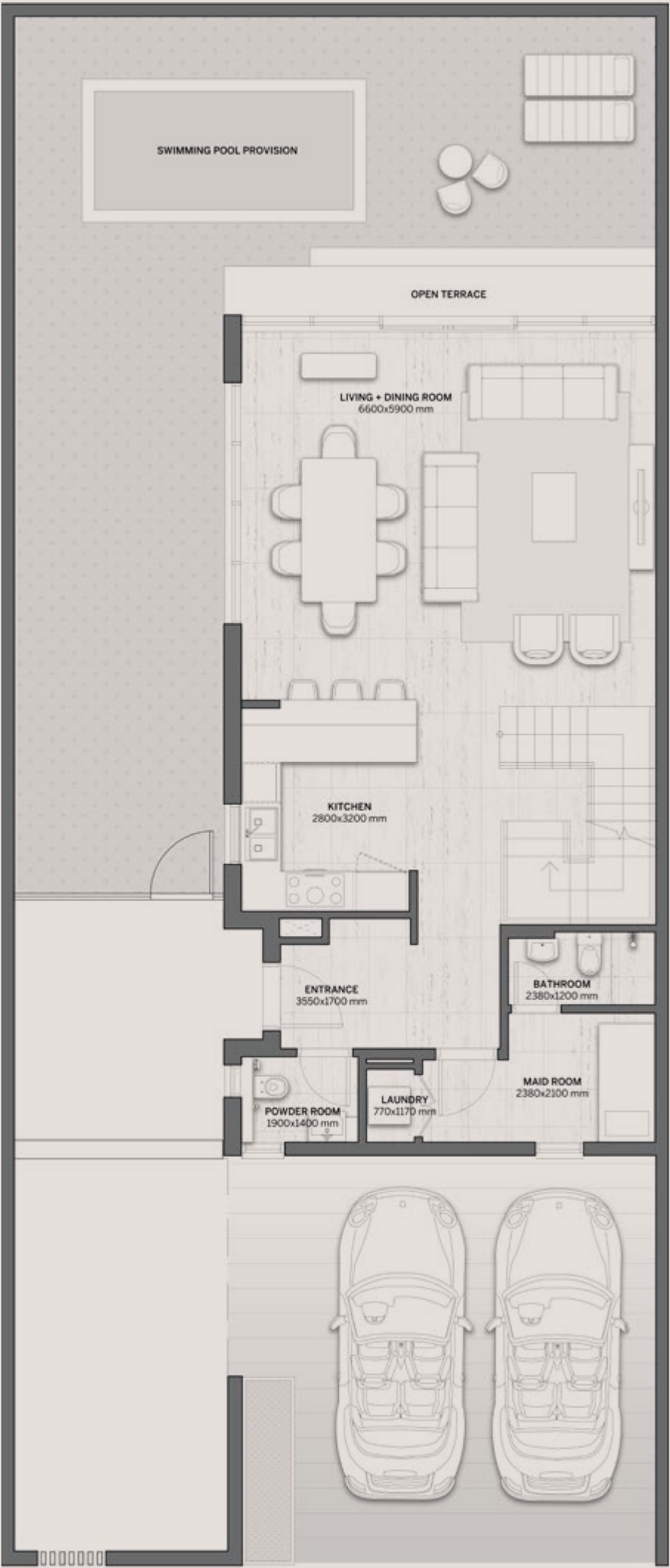


VILLA V24A  
4-BEDROOM

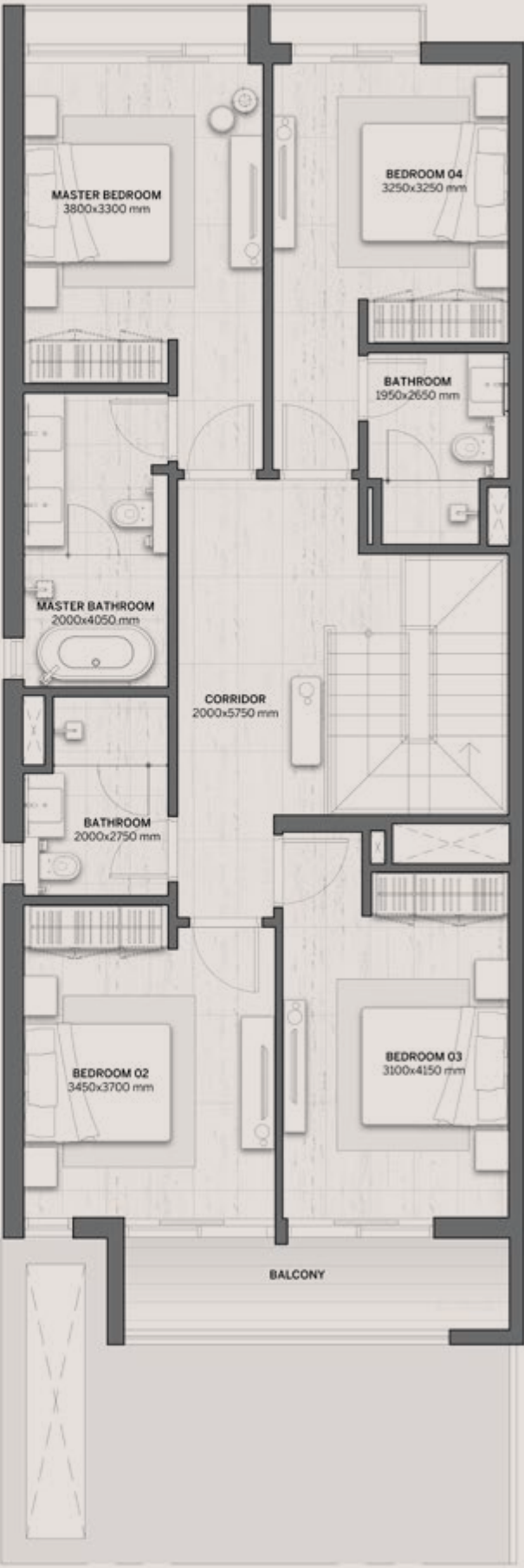
| RESIDENCE     | SQM       | SQFT          |
|---------------|-----------|---------------|
| PLOT AREA     | 259 - 336 | 2,785 - 3,620 |
| BUILT UP AREA | 269       | 2,899         |



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, swimming pool(s) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the unit and are shown for illustrative purposes only.

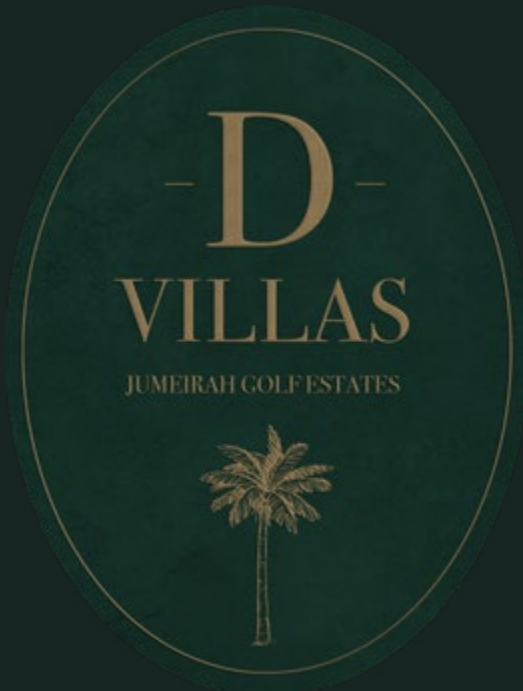


GROUND FLOOR



FIRST FLOOR



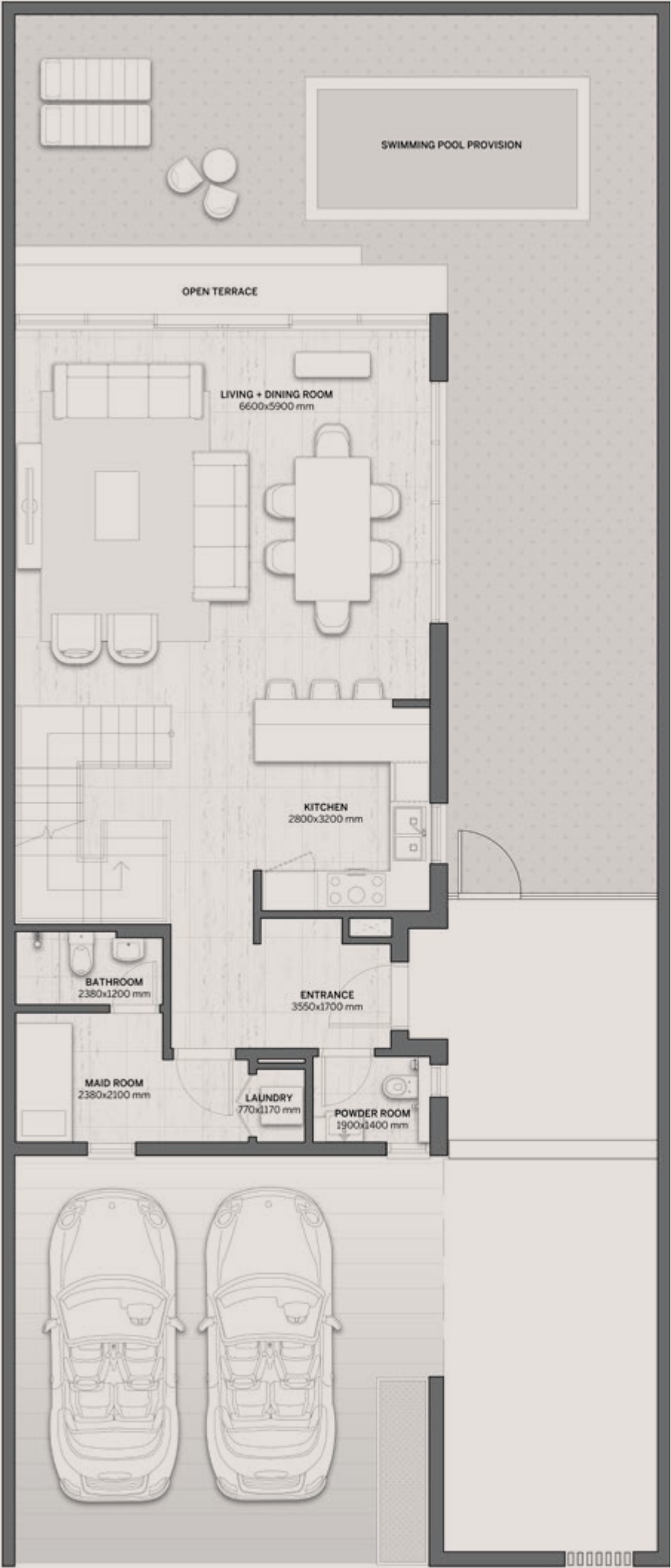


VILLA V24B  
4-BEDROOM

| RESIDENCE     | SQM       | SQFT          |
|---------------|-----------|---------------|
| PLOT AREA     | 256 - 364 | 2,761 - 3,922 |
| BUILT UP AREA | 271       | 2,914         |



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GROUND FLOOR



FIRST FLOOR



# 5 BEDROOM

FRONT VIEW

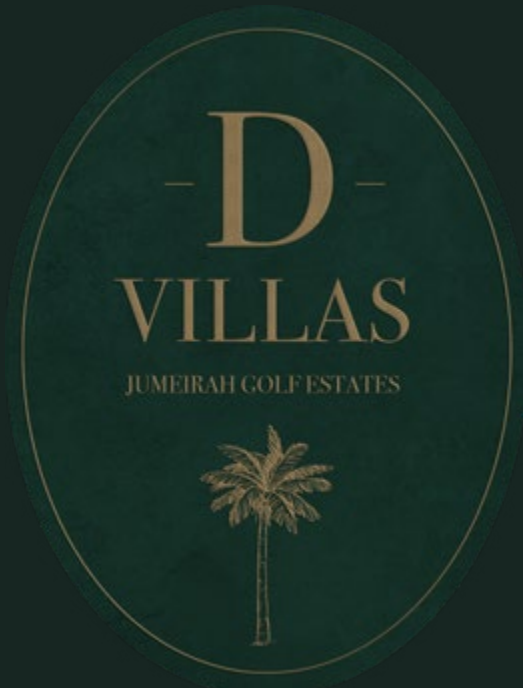




5 BEDROOM  
REAR VIEW







VILLA V29A  
5-BEDROOM

|               |           |               |
|---------------|-----------|---------------|
| RESIDENCE     | SQM       | SQFT          |
| PLOT AREA     | 258 - 362 | 2,782 - 3,898 |
| BUILT UP AREA | 373       | 4,011         |

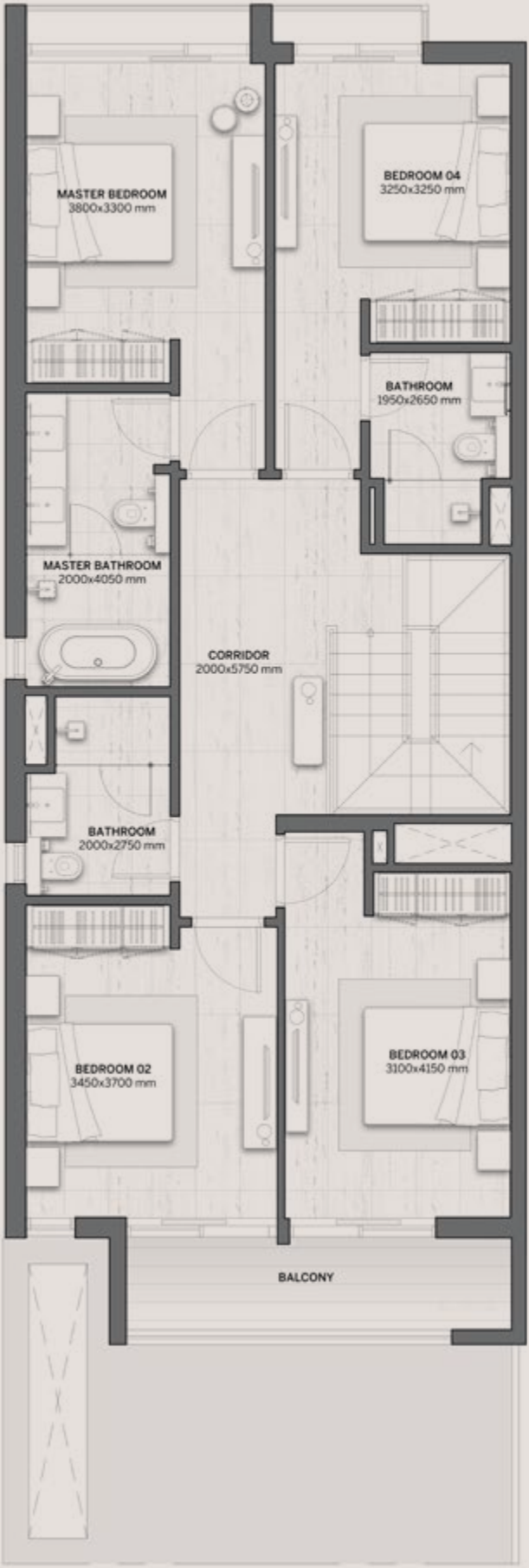


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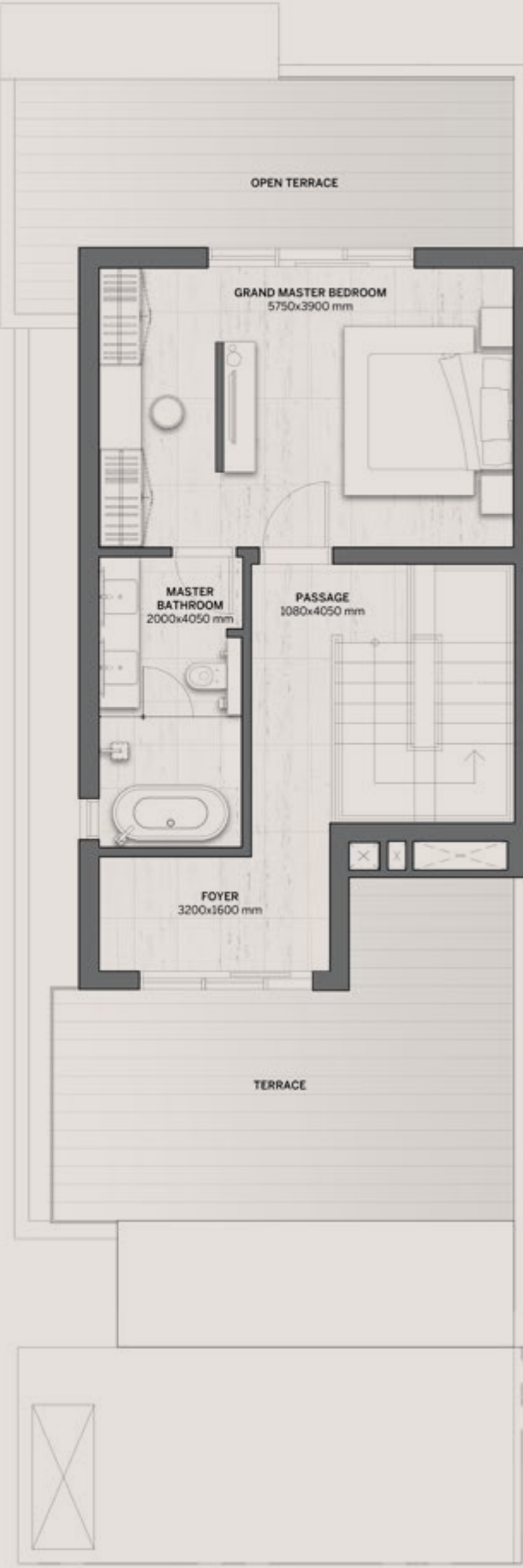
DARGLOBAL



GROUND FLOOR

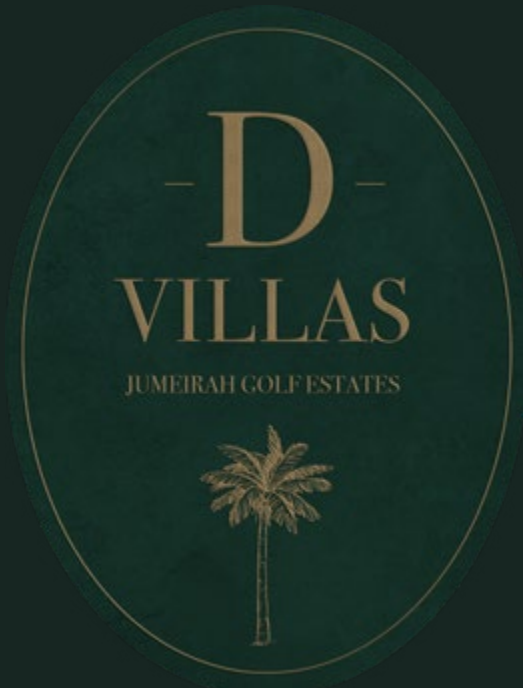


FIRST FLOOR



SECOND FLOOR





VILLA V29B  
5-BEDROOM

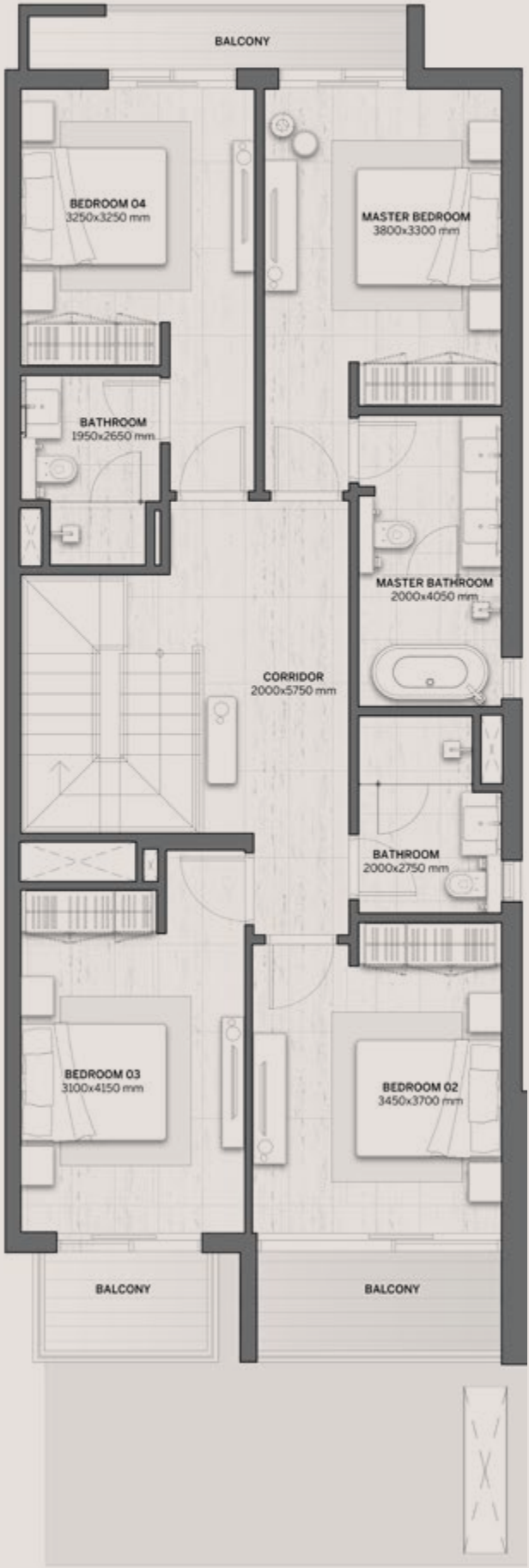
| RESIDENCE     | SQM       | SQFT          |
|---------------|-----------|---------------|
| PLOT AREA     | 260 - 312 | 2,799 - 3,364 |
| BUILT UP AREA | 376       | 4,048         |



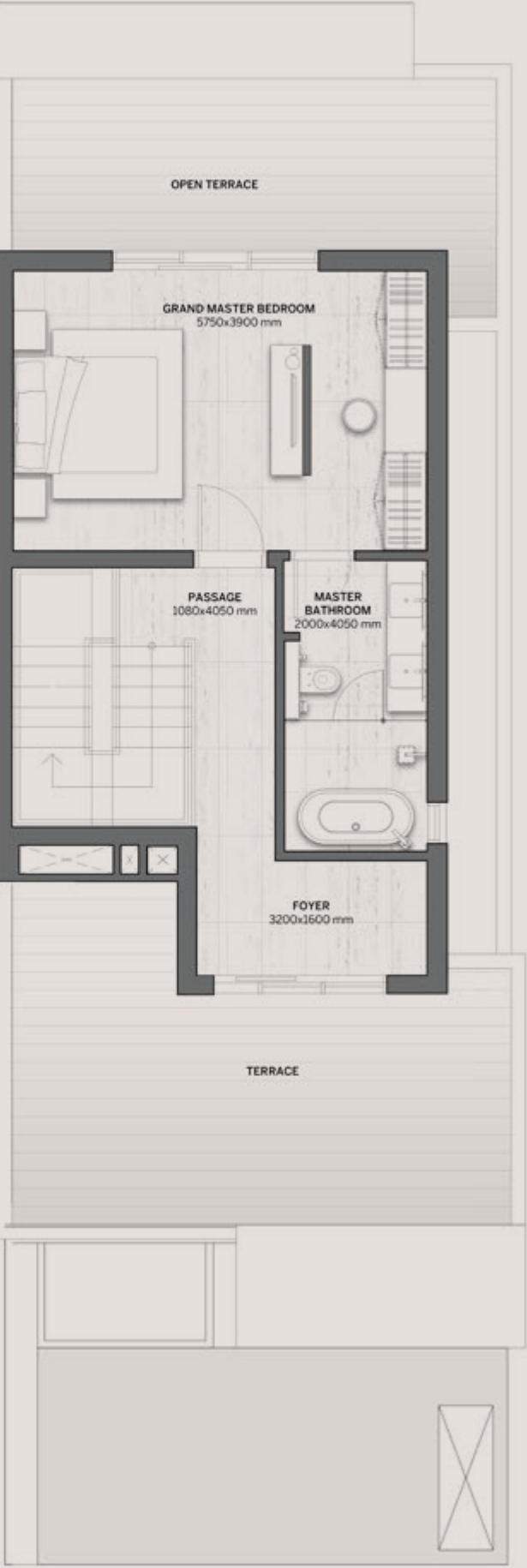
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





## 8 REASONS TO INVEST IN THE UAE

- 01 0% INCOME TAX
- 02 0% PROPERTY TAX
- 03 100% BUSINESS OWNERSHIP
- 04 EASY BANK ACCOUNT SETUP
- 05 COSMOPOLITAN LIVING WITH OVER 200 NATIONALITIES IN DUBAI
- 06 RANKED FIRST IN SAFETY
- 07 TOURISM HUB THE TOP 5 VISITED CITIES IN THE WORLD
- 08 THE CITY OF SUPERLATIVES: HOME TO THE WORLD'S GREATEST



DAR GLOBAL PLC

**DARGLOBAL**

## LISTED ON THE LONDON STOCK EXCHANGE

Established in 2021 to upend the global luxury real estate market, DarGlobal combines experience and innovation to deliver the highest quality properties. World-class architects curate DarGlobal's homes that are modelled by renowned design icons; each DarGlobal home is built with the highest quality materials and maintained by experts within the field.

DarGlobal believes there is no better investment than an investment in luxury and takes pride in choosing the best-in-class locations and properties to provide lucrative investment opportunities for a distinct clientele.





OUR OFFICES

DARGLOBAL

DUBAI, UAE

Jumeirah Emirates Towers  
30<sup>th</sup> Floor, Sheikh Zayed Road,  
PO Box 2523, Dubai,  
United Arab Emirates  
T +971 4 247 8999

MARBELLA, SPAIN

Marbella Club Golden Mile,  
Av. Bulevar Principe Alfonso  
de Hohenlohe, Marbella 29602  
Málaga, Spain  
T +34 952 68 76 80

LONDON, UK

50 Hans Crescent,  
Knightsbridge, London,  
SW1X 0NA,  
United Kingdom  
T +44 7875 495156

DOHA, QATAR

Malibu Building,  
Lusail Entertainment City,  
Doha, Qatar  
T +974 800 3536

MUSCAT, OMAN

Royal Opera House Muscat  
Shatti Al Qurum,  
Oman, Muscat  
T +968 2270 2777

RIYADH, KSA

2135 Tahlia St.,  
Al Olaya, 12222  
Riyadh  
T +966 800 118 8081

JEDDAH, KSA

Ash Shati, 23613,  
King Abdulaziz Road,  
Jeddah  
T +966 800 118 8081

NEW YORK CITY, USA

19th floor - Trump Tower  
New York, 725 5th Ave,  
NY 10022, USA  
T +1 212 715 1067

For more information on D-Villas,  
please call +971 4562 9616 (UAE)

You can visit our website at [darglobal.co.uk](https://darglobal.co.uk)  
or via our social media platforms

