



PREMIER ESTATES



1 / JBR

1 / JBR

IT'S NOT FOR EVERYONE,
BUT IT COULD BE FOR YOU.



DAZZLING DUBAI. WHERE THE WORLD COMES TO LIVE IN STYLE.

Dubai is truly one of the most cosmopolitan cities in the world. It offers world-class lifestyles for residents and a safe haven for investors.

Some of the tallest structures – including the world's tallest building – adorn Dubai's skyline. The city is also a retail paradise, home to world-class concepts such as the world's largest shopping mall.





DUBAI PROPERTIES. REDESIGNING DUBAI'S LANDSCAPE WITH LANDMARK DESTINATIONS.

An integral part of Dubai Holding, Dubai Properties (DP) was established to develop and manage properties, communities and destinations across Dubai. One such iconic concept is JBR, a vibrant & bustling community.

Finding pride of place within JBR is **1/JBR**, a luxurious residential centrepiece nestled between two five-star hotels. Staying true to its name, **1/JBR** represents the last available piece of real estate on the prestigious beachfront.



JUMEIRAH BEACH RESIDENCE. HOME TO THE HAUTE MONDE OF DUBAI.

Jumeirah Beach Residence – or JBR as it is popularly known – is among Dubai's most iconic destinations, famed for its 1.7-km scenic waterfront community overlooking the Arabian Gulf.

An uber residential enclave of 40 high-profile towers (35 residences & 5 hotels), JBR is also known for al fresco dining and shopping, making it among the most sought-after addresses in Dubai.

1 / JBR

THE ADDRESS FOR THE PRIVILEGED FEW.

An address where the elite of the world converge.
A community that redefines bespoke living.
A lifestyle that is truly beyond imagination.
Welcome to **1/JBR**, Dubai's most prestigious
address for the elite few.



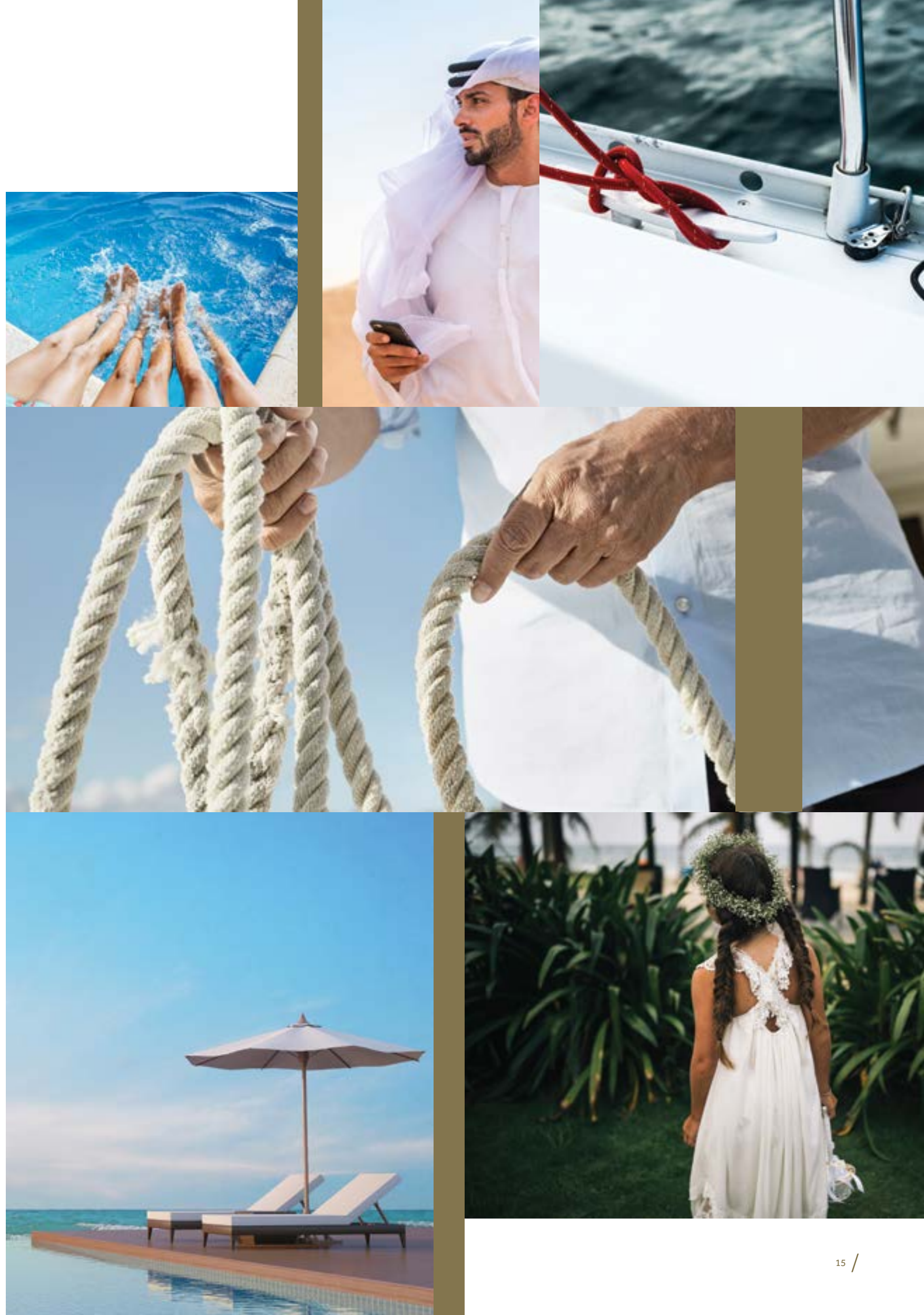
1 / JBR THE LOCATION SAYS IT ALL.

Thoughtfully designed and meticulously planned, the 2 to 4-bedroom apartments and 5-bedroom penthouses at **1/JBR** pair contemporary design with exquisite interiors and spectacular views.



TIMELESS. DISTINCT. AT THE HEART OF THE MOST VIBRANT LIFESTYLE.

Wake up to breathtaking views
of the sea, Palm Jumeirah and
Dubai Eye. Wake up to exclusivity.



A LIFESTYLE UNLIKE ANY OTHER.

The pool at the ground level – and in select apartments – offers a fine balance of fitness and recreation. Residents can enjoy a brisk workout at the gym or a leisurely stroll on the private-access beach.





EXCLUSIVE IS IN OUR DNA.

The contemporary 2, 3 & 4-bedroom apartments and the 5-bedroom penthouses feature living rooms with panoramic vistas, designer fittings, spacious bedrooms with en-suite bathrooms and wide sundecks.

With an eye on the future, the units at **1/JBR** will feature smart home technology so residents can customize their own home. While some apartments will be designed to accommodate hot tubs, the penthouses will play host to private balcony pools.

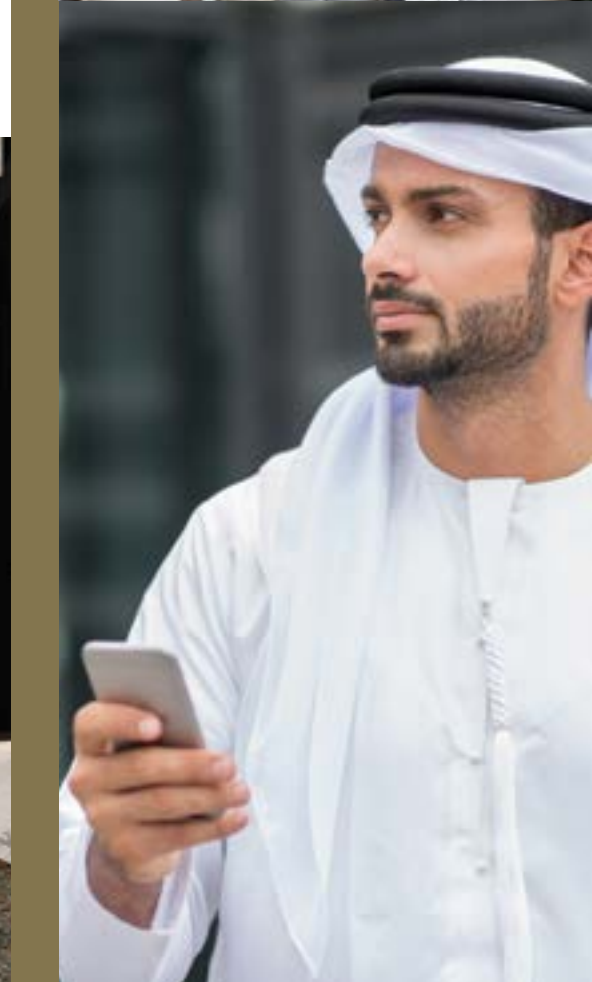


IMPECCABLE
FROM EVERY
ANGLE.

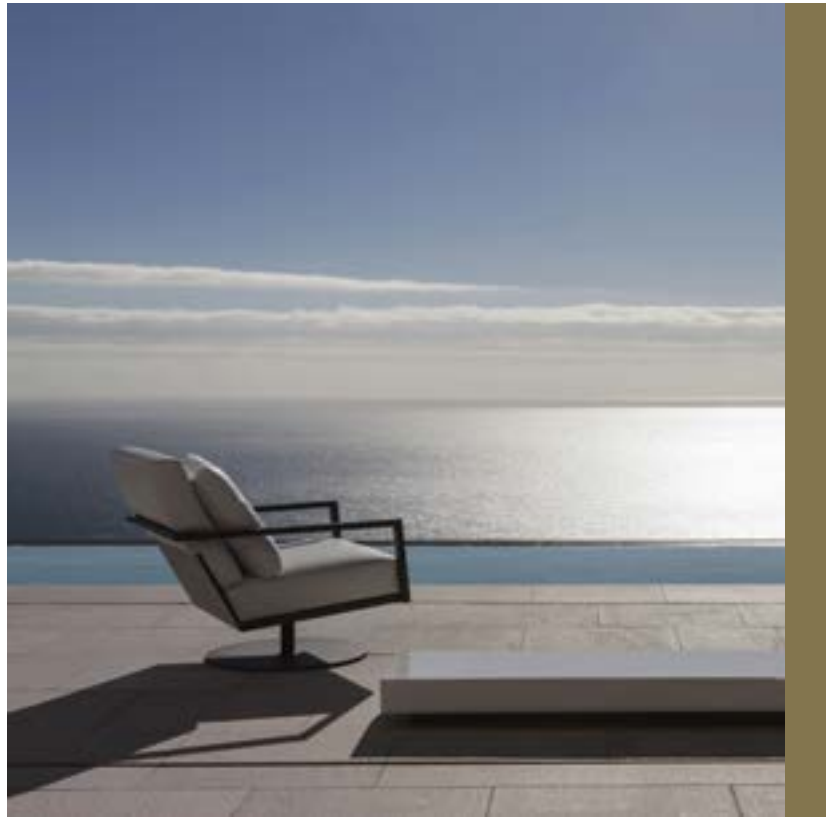


A LOBBY THAT'S MORE THAN JUST WELCOMING.

The multi-storeyed 60-foot-high atrium conveys the impression of the outdoors seamlessly extending indoors. The canopy also reveals an artistic shadow onto the lobby as the sun sweeps across the sky.



FOR THOSE WHO SEE LUXURY AS A WAY OF LIFE.



A luxurious experience that appeals to the senses, the interiors at **1/JBR** are as spectacular as the views that surround it, with the residences overlooking the glistening waters of the Arabian Gulf.

Abounding with space and amenities, these residences have a unique glass façade designed to provide panoramic views of Palm Jumeirah and Dubai Eye, along with wide sun decks attached to every room.

Layout of Penthouse





UNRIVALED VIEWS.

Each of the apartments boast unbeatable views that are synonymous with luxury and opulence, offering a visual treat that one can never tire of.

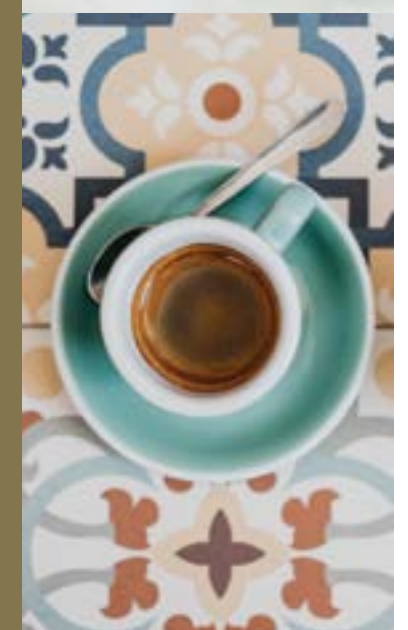
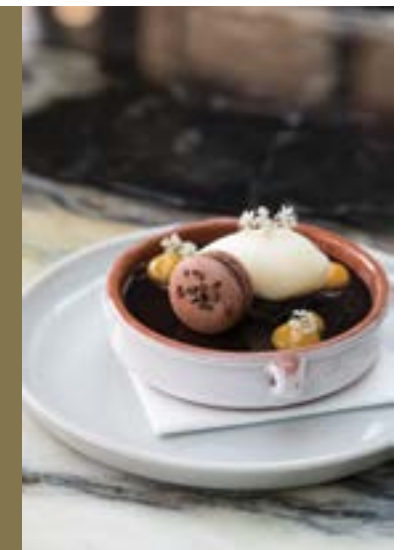


SERENITY
MEETS THE
CITY.



AN EXTRAORDINARY RETAIL EXPERIENCE.

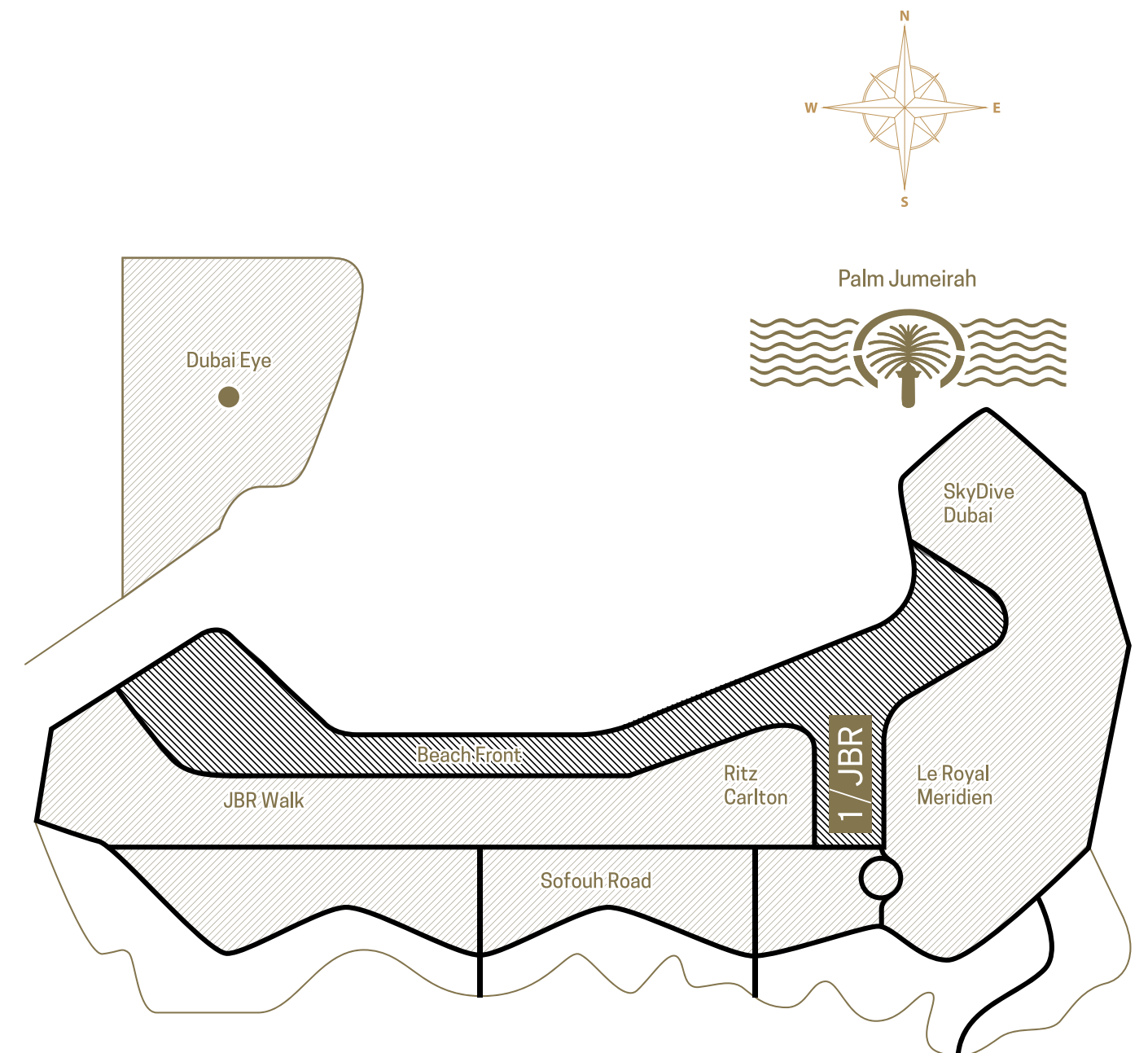
JBR is home to a selection of shopping, international cuisine restaurants, boutique cafés and open-air lounges. The expansive, well-appointed terraces offer a relaxed atmosphere in luxuriant surroundings.



KEY FEATURES

- Iconic , high-rise 47 floors.
- Luxury high-end private residential spaces 2,3 and 4 bedroom apartments, and 5 – bedroom penthouses.
- Iconic design endorsed by unique façade lighting from all sides.
- Each apartment boasts an A-grade high-end finish.
- All apartment have spacious balconies and generous sea view.
- Semi private lobbies for all apartments until the 30th floor.
- Exclusive private lobbies for apartments starting 31st floor.
- Private lift lobby for each penthouse at parking level.
- Spacious modern lobby with 60 ft. high ceilings.
- 10 ft. high ceiling in the living/dining room.
- Sustainable design.
- Lush landscapes.
- Impeccable views of Dubai Eye and Palm Jumeirah from each apartment.
- Infinity pool that overlooks the sea.
- Gym facilities in and outdoors with landscape views.
- Private direct beach access.
- Valet Parking Services.
- A Grand 5-star resident's drop off and VIP parking.
- Apartments from 1,647 sq. ft. to 3,251 sq. ft.
- Penthouses measuring 6,715 sq. ft. to 6,775 sq. ft.
- Easy access in and out of JBR.
- 2- parking spaces allocated to each apartment.
- Neighboring two 5 star hotels.

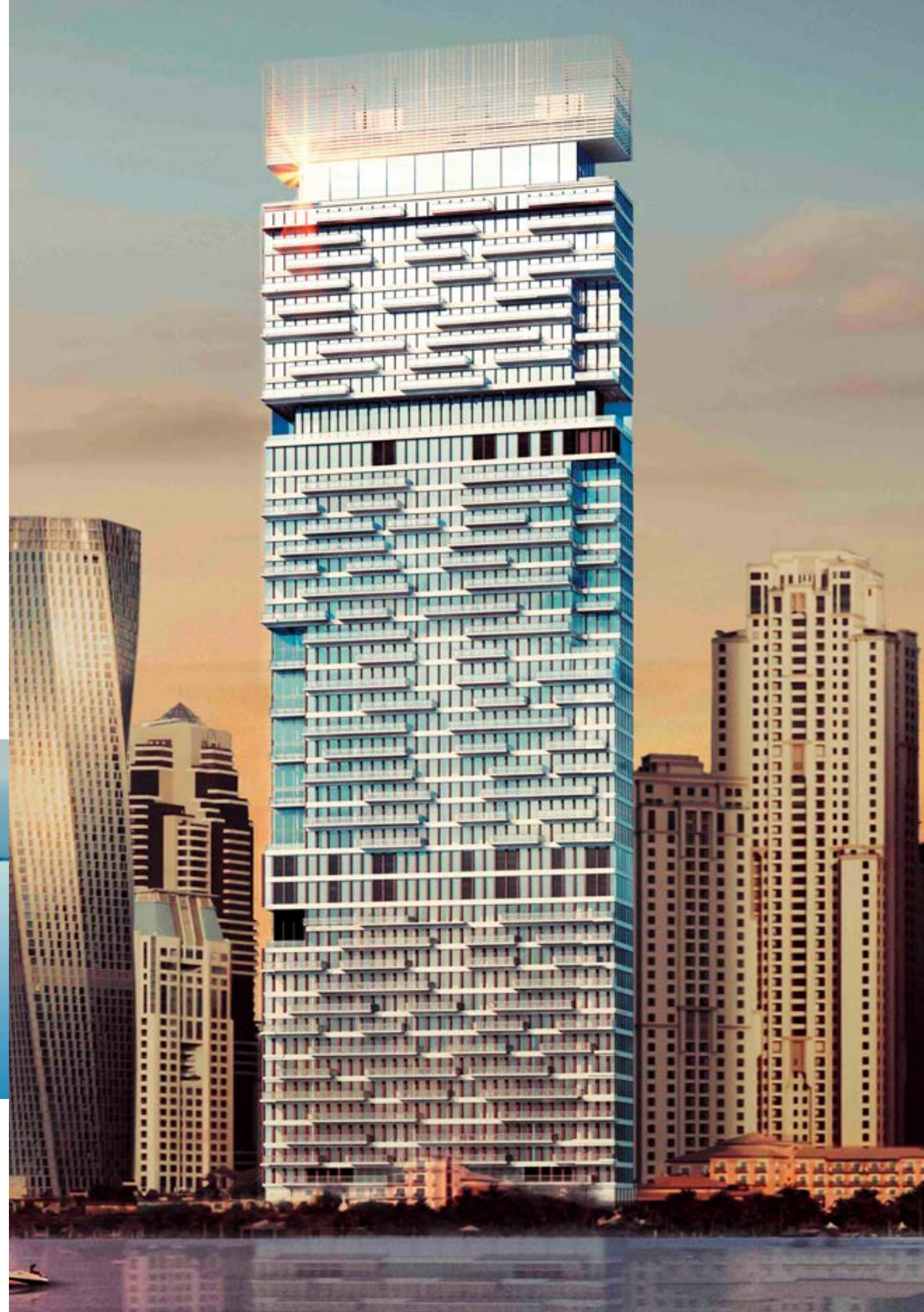
LOCATION MAP



FLOOR PLANS

All **1/JBR** penthouse units have the following standard features:

- Phenomenal sea views from all residences.
- View of Dubai Eye and Palm Jumeirah from the living / dining room and master bedroom.
- Semi-private lift.
- 10 ft High ceiling in the living / dining room.
- En-suite bathrooms for all bedrooms.
- 5-piece master bath.
- Spacious balcony overlooking the sea.





PREMIER ESTATES



1 / JBR