

A photograph of a sunrise over a field of tall grass. The sun is low on the horizon, creating a warm, golden glow. The sky is filled with soft, orange and yellow clouds. The grass in the foreground is silhouetted against the bright light, with some stalks reaching up. The overall mood is peaceful and serene.

# SUNRISE LIVING

AT JUMEIRAH PARK





A vertical bar on the left side of the image with an orange-to-brown gradient.

ELEVATING  
THE  
STANDARD  
OF  
**LUXURY  
LIVING**



# WELCOME TO DUBAI

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Welcome to Dubai, a modern architectural and engineering marvel. Nestled along the shimmering coast of the Arabian Gulf, this cosmopolitan metropolis is a vibrant fusion of awe-inspiring architecture, world-class amenities, and boundless opportunities.





Known for its unmatched quality of life, Dubai offers a captivating blend of luxury, innovation, and cultural diversity that attracts ambitious individuals and families from around the globe.

Indulge in the opulence of a modern oasis, where an impeccable blend of architectural marvels, pristine beaches, and a thriving business hub combine to create an unparalleled living experience.

Experience the allure of Dubai as it continually redefines the boundaries of luxury living and sets new standards for elegance and sophistication.





# JUMEIRAH PARK

A HAVEN OF NATURAL BEAUTY  
IN THE HEART OF DUBAI

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Jumeirah Park is a prestigious residential community that offers an exceptional blend of luxury, tranquility, and convenience. Spanning across a vast expanse of beautifully landscaped grounds, it is renowned for its picturesque beauty and family-friendly atmosphere.

The Jumeirah Park community boasts meticulously manicured parks, sprawling jogging tracks, and cycling paths, perfect for outdoor enthusiasts and families looking to enjoy an active lifestyle. The community centres serve as hubs for social activities and gatherings, enhancing the sense of community within Jumeirah Park.







## EASY ACCESS TO DUBAI'S KEY DESTINATIONS

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Conveniently located near major highways, Jumeirah Park offers easy access to Dubai's key destinations. Residents can enjoy the proximity to world-class shopping malls, renowned schools, healthcare facilities, and entertainment venues, ensuring a convenient and vibrant lifestyle.

Whether you are seeking a haven of tranquility, a safe environment for your family, or an upscale community with an abundance of amenities, Jumeirah Park can fulfill your desires. Indulge in a refined living experience where comfort, convenience, and natural beauty seamlessly blend to create an idyllic place to call home.



## LOCATION MAP



**12 minutes**  
to Ibn Battuta Mall



**18 minutes**  
to Burj Al Arab



**13 minutes**  
to Palm Jumeirah



**21 minutes**  
to Dubai Mall



**14 minutes**  
to The Walk JBR



**28 minutes**  
to Al Maktoum Int'l Airport



**16 minutes**  
to Mall of the Emirates



**45 minutes**  
to Dubai Int'l Airport





Mall of the Emirates

Palm Jumeirah

The Walk JBR

SUNRISE LIVING

AT JUMEIRAH PARK

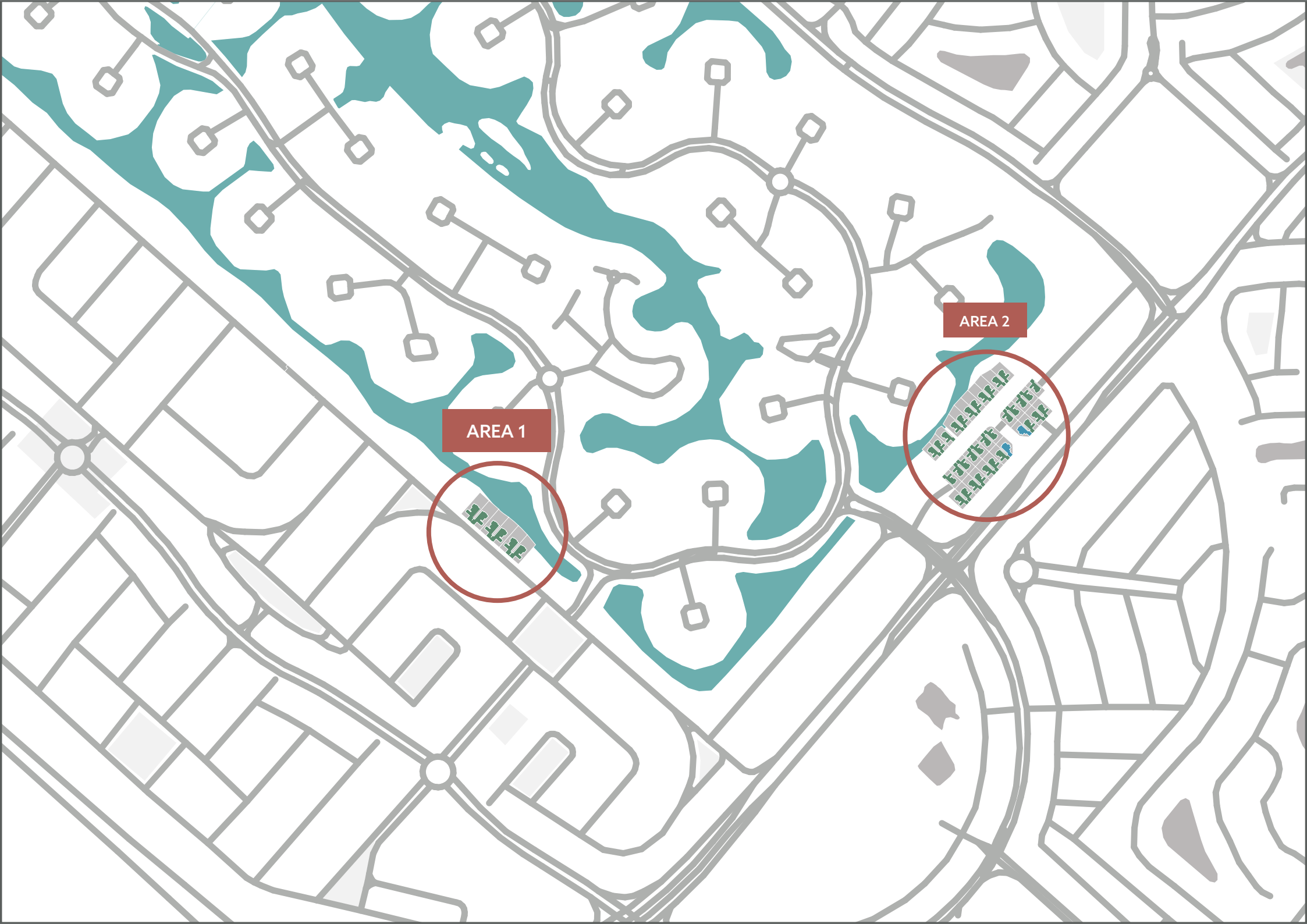
Jumeirah Islands

Ibn Battuta Mall

Jumeirah Park

AREA 1

AREA 2



AREA 1

AREA 2

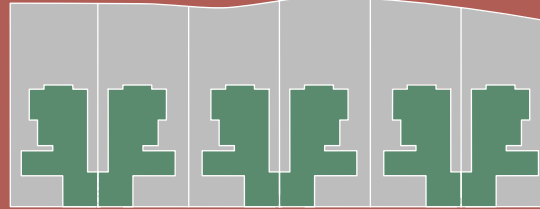


AREA 1



LAKE

A41\* A40 A39 A38 A37 A36



G+1 VILLA



TYPE A

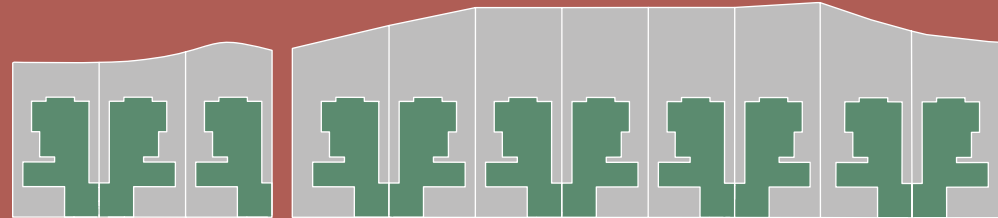


TYPE B



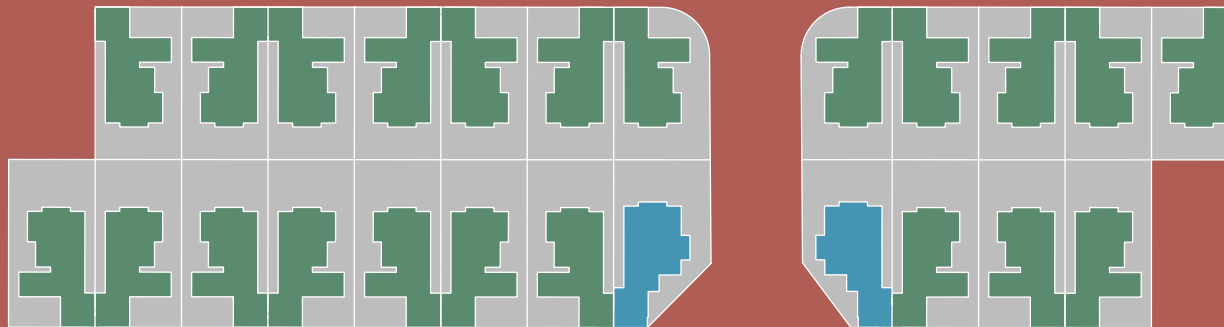
LAKE

SS11 SS12 SS13 SS14 SS15 SS16 SS17 SS18 SS19\* SS20 SS21



AREA 2

SS55 SS54 SS53 SS52 SS51 SS50 SS49 SS48 SS47 SS46 SS45 SS44



R35 R36 R37 R38 R39 R40 R41 R42 R43 R44 R45 R46



AL ASAYEL ST. (MAIN ROAD)





# SUNRISE LIVING AT JUMEIRAH PARK

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Sunrise Living at Jumeirah Park pays homage to its surroundings while rising as a contemporary landmark itself.

Verdant parks and carefully curated communal spaces, including a community park, a tennis court, children's playgrounds, inviting cafes, and exquisite restaurants, foster a sense of community engagement and interaction, imbuing the area with vibrancy and life.

Bordered by the prestigious Jumeirah Island neighborhood, the exclusive Sunrise Living at Jumeirah Park rises to meet the highest standards of privacy, ensuring a comfortable and enjoyable living experience for residents within the local community.

The prime location of this magnificent development grants easy access to the best Dubai has to offer.



Community Parks



Tennis Court



Children's Park



Inviting Cafes



Exquisite Restaurants





## WHERE LUXURY FINDS ITS TRUEST EXPRESSION

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Discover an unparalleled blend of modernity and exquisite architectural design at Sunrise Living at Jumeirah Park. These private villas are not just architecturally elegant; they also elevate the overall environment, enriching the lives of those who are privileged to experience them. Immerse yourself in luxury within the borders of Sunrise Living at Jumeirah Park, as you enter a world of opulence and spaciousness.













## REDEFINING LUXURY LIVING

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Each villa features five bedrooms, a private swimming pool, a meticulously manicured garden, private terraces, and double garages.

The design philosophy accentuates brightness and light through a modern minimalistic style, creating a unique hybrid of sophistication and elegance.

These exquisite villas exemplify a harmonious blend of aesthetics and functionality, providing a seamless integration of indoor and outdoor living spaces.

Featuring meticulously designed living spaces and an emphasis on creating a peaceful environment, Sunrise Living at Jumeirah Park sets the standard for luxurious living.





## DESIGN IS OUR LANGUAGE OF EXPRESSION

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Every material has been carefully chosen for its sustainability, durability, and ability to activate the senses.

Energy-efficient glass panels amplify the light-filled environments, erasing the boundaries between indoor and outdoor spaces. Softly finished, heavenly white walls provide users with a serene, transformative, and healing experience.

The carefully selected color scheme soothes the soul and creates a calming interior that exudes tranquility.









## ESCAPE TO YOUR PERSONAL HAVEN OF TRANQUILITY

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Step onto the rooftop gardens and rediscover tranquility and privacy amidst the vibrant city.

These captivating recreational spaces offer ample open areas, providing a sense of well-being and relaxation to its privileged inhabitants.

A seamless visual connection is established between the ground floor living spaces and the gardens, while traditional passive cooling techniques in the landscape and the rooftop terrace keep the temperature pleasant and ensure ultimate privacy.





## UNPARALLELED PRIVACY AND SERENITY

YOUR HOME OASIS  
AWAITS

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The ashen brown powder-coated mashrabiya screens not only provide captivating views from the villas but also protect your privacy. These screens animate both the facade and the interior spaces, creating an enchanting play of light and shadow.

The villa's layout maximizes efficiency and ensures every moment spent within its walls is devoid of disturbances.





## **BLENDING MODERNITY WITH NATURE**

TRANSCENDING  
EXPECTATIONS

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The design philosophy at Sunrise Living at Jumeirah Park embodies thoughtfulness, and contextual awareness.

Seamlessly integrating modernity with the surrounding environment, these breathtaking properties set an unprecedented standard for luxury living, elevating the quality of life and enchanting all who set foot within their grandeur.







# FLOOR PLAN - TYPE A

## 5 BEDROOMS VILLA TYPE A

| AREAS                    | SQ.M | SQ.FT |
|--------------------------|------|-------|
| Ground Floor             | 178  | 1,913 |
| First Floor              | 163  | 1,755 |
| Second Floor             | 16   | 171   |
| Balcony                  | 5    | 60    |
| Garage - Covered         | 45   | 491   |
| BUA AS PER DLD*          | 407  | 4,390 |
| Roof Terrace - Uncovered | 148  | 1,586 |
| TOTAL USABLE AREA        | 555  | 5,976 |

\* Inclusive of 100% of balcony and garage.

Ground Floor Plan



All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the Unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations. Apartment unit sizes may vary. Actual unit sizes will be reflected on the Sales and Purchase Agreement.



## First Floor Plan



## Second Floor Plan





# FLOOR PLAN - TYPE B

## 5 BEDROOMS VILLA TYPE B

| AREAS                    | SQ.M | SQ.FT |
|--------------------------|------|-------|
| Ground Floor             | 175  | 1,887 |
| First Floor              | 162  | 1,741 |
| Second Floor             | 9    | 91    |
| Balcony                  | 5    | 60    |
| Garage - Covered         | 53   | 569   |
| BUA AS PER DLD*          | 404  | 4,348 |
| Roof Terrace - Uncovered | 155  | 1,664 |
| TOTAL USABLE AREA        | 559  | 6,012 |

\* Inclusive of 100% of balcony and garage.

Ground Floor Plan



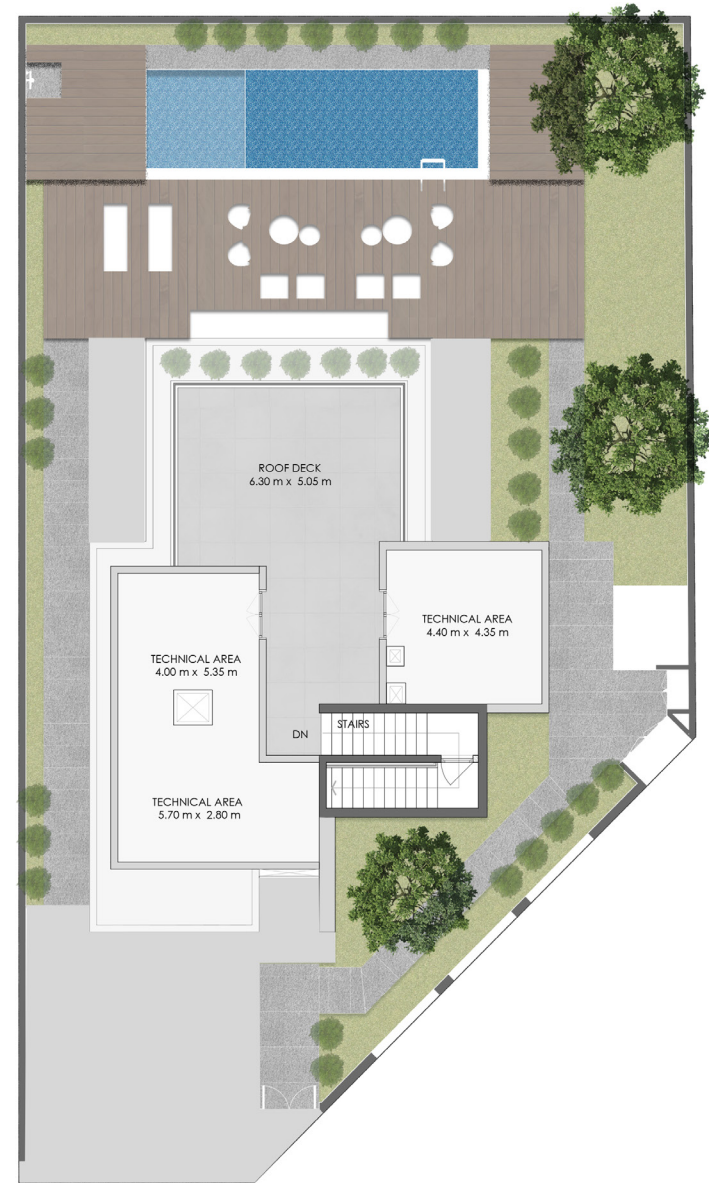
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## First Floor Plan



## Second Floor Plan









# SUNRISE LIVING

AT JUMEIRAH PARK

SALES & MARKETING PARTNER



DEVELOPED BY

