

# THE ULTIMATE PROPERTY GUIDE

## Top FAQs



JUMEIRAH  
GOLF ESTATES





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## General Development

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### 1. Where is the location of Jumeirah Golf Estates (JGE) - The Next Chapter?

The next Chapter of Jumeirah Golf Estates is set within the Meyaisem First neighbourhood in Dubai, United Arab Emirates.

### 2. Who's the developer of Jumeirah Golf Estates (JGE) - The Next Chapter?

The next Chapter of Jumeirah Golf Estates is Developed by Wasl Group, one of the largest real estate development and management companies in the UAE.

### 3. What is the total size of the Jumeirah Golf Estates (JGE) - The Next Chapter development?

The Jumeirah Golf Estates - The Next Chapter development is a sprawling expanse of approximately 4.68 million sqm, meticulously planned to offer a harmonious blend of luxury living and natural beauty. This extensive area underscores our commitment to creating a world-class community that sets a new benchmark for upscale living in Dubai.

### 4. How many zones are in the development?

JGE - The Next Chapter is thoughtfully organized into 6 distinctive zones and a dynamic TOD (Transit Oriented Development), each designed to offer a unique lifestyle experience. The zones include: the vibrant Central Park District, the charming Village District, the bustling Town Centre & Sports District, the serene Golf Course North, the picturesque Golf Course South, and the unique Equestrian Village.

## 5. How many residential unit are planned for the development?

The development is planned to accommodate approximately 51,703 residents, within 12,345 elegantly designed units, spread across 1.83 million sqm of residential areas. This substantial capacity highlights our vision of fostering a vibrant and thriving community.

## 6. What is the expected timeline for project completion?

We are working tirelessly across teams to ensure a suitable timeline is met and set. We will share an update on this as soon as the date is decided. Units will be available in 3 stages during the sales period: Starting off with the Estate Homes which will kick off in June, followed by Villas, and the mansions. In terms of project completion, the golf courses and the clubhouse will both be completed in Phase One of the handover.

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## Residential Options

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## 7. What types of residential units are available in Jumeirah Golf Estates - The Next Chapter?

Jumeirah Golf Estates - The Next Chapter includes a variety of residential options that cater to different needs and requirements. These include Estate Homes, villas, golf course villas, apartments, branded residences, and mansions.

## 8. Are there any apartments with views of Central Park?

Yes, the Central Park Apartments are strategically located within the Central Park District, offering residents the unparalleled luxury of breathtaking views of the lush Central Park, allowing for a daily connection with nature and leisure.

## 9. Are there any residential units with views of the golf course?

Certainly! The Golf Course North and Golf Course South zones feature exquisite golf-view villas, mansions, in addition to select apartments. These options provide residents with the prestige of overlooking the verdant fairways and enjoying the tranquility of the golf course setting.

## 10. Are there signature mansions in the development, and how many?

Yes, JGE - The Next Chapter will feature a limited collection of ultra-luxury hilltop mansions. These signature residences represent the pinnacle of exclusivity and opulence, offering unparalleled privacy, expansive living spaces, and commanding views.

## 11. Is the community gated and what kind of security will be in place?

Yes, Jumeirah Golf Estates - The Next Chapter Residential Districts

will be a gated with controlled access points with staff available 7/24, ensuring privacy and security for all residents. Additionally, CCTV surveillance and regular patrols will be available throughout the community for added safety.

## 12. What are Estate Homes?

Estate Homes are fresh concepts that are unique to Jumeirah Golf Estates – they are elevated townhouses with unique views. The four bedrooms corner units are accessed by elevators, with private pools.

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## Amenities

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## 13. What community facilities are planned for the development?

JGE - The Next Chapter is envisioned as a holistic community, enriched by a variety of community facilities. These include a Tennis Stadium, Sport Complex for active living, a town center for social interaction, a golf clubhouse for leisure, an equestrian center for sports and recreation, a Country Club, and community gardens for a touch of nature.



## 14. What will the Country Club include?

JGE The Next Chapter's Country Club will include a wellness center, Lap pool, an events space, and an F&B village that offers a variety of world-class restaurants and cafes for residents and visitors.

## 15. Is there a school within the development, and what is its plot area?

Yes, JGE – The Next Chapter is dedicated to creating a family-friendly environment. The development will include Dulwich College International School, set on a spacious 46,000 sqm plot. This premier facility will offer outstanding educational opportunities right within the community.

## 16. Who is the lead Designer/ Architect of the Golf course?

This information is currently confidential and cannot be disclosed at this time. However, it will be shared publicly in the future once it is officially announced.

## 17. Is there a nursery within the development?

Yes, recognizing the needs of young families, a nursery is thoughtfully integrated into the development plans, ensuring convenient and high-quality early childhood care and education.

## 18. What are the details of the golf course, including the number of holes and its area?

The centerpiece of JGE - The Next Chapter is an impressive -18 hole golf course. The course will offer residents and visitors an unparalleled golfing experience, set within the community's stunning landscape. The Course will feature its own grass nursery, which will ensure the golf course's turf is maintained to the highest standards.

## 19. Is there an equestrian facility in the development, and does it include trails?

Yes, JGE - The Next Chapter celebrates an active lifestyle with a world-class equestrian facility, featuring scenic trails that stretch across 15km. Residents can indulge in the grace and beauty of equestrian sports while enjoying the natural splendor of the surroundings.

## 20. Is there a tennis stadium, and what is its approximate capacity?

For sports enthusiasts, JGE - The Next Chapter will include a tennis stadium with an approximate capacity of 5,000 persons. This facility will be a hub for tennis events and community sporting activities, alongside other sporting facilities that will be available within the sports zone.

## 21. Will there be a hotel available at JGE - The Next Chapter?

Yes, JGE - The Next Chapter will feature the prestigious Mandarin Oriental Hotel, complemented by branded luxury residence villas. This brings world-class hospitality and exclusive living to the heart of the community.

## 22. What is the size of Central Park, and what are its key features?

Central Park, a verdant jewel within JGE - The Next Chapter, will span 120,000 sqm, offering a refreshing escape and a vibrant community space. Key features include open lawns for relaxation and gatherings, bike trails for active pursuits, and a playground for family fun.

## 23. Is there a mall or retail area within the development, and what is its total retail GFA?

JGE - The Next Chapter will cater to the lifestyle needs of its residents with a comprehensive retail area, boasting a total retail GFA between 44k and 47k sqm within the Town Center. This ensures a diverse range of shopping, dining, and entertainment options are conveniently available within the community.

## 24. What facilities are available in the Village District?

The Village District is designed to be a self-sufficient and neighborly enclave, featuring essential facilities such as a school for quality education, apartments and Estate Homes for comfortable living, a mosque for spiritual needs, and a health care clinic.

## 25. Will there be community events or social programming?

Yes, Jumeirah Golf Estates fosters a vibrant community atmosphere with a range of social events, sports events, and family gatherings. Residents can expect a wide variety of regular events and seasonal celebrations.

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## Infrastructure and Accessibility

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## 26. Is there access to the Etihad Rail?

Yes, JGE - The Next Chapter offers seamless connectivity with direct access to the main Etihad Rail passenger station, conveniently located within the premises and adjacent to the JGE Metro station. The work on the Rail is currently on progress and is set to provide residents with effortless access to regional travel.



## 27. How does the development provide access to major roads like Sheikh Mohammed Bin Zayed Road?

JGE - The Next Chapter boasts exceptional accessibility, with strategic access to 4 main roads: Sheikh Mohammed Bin Zayed Road (E311), Al Yalaisy Street/Jebel Ali Al-Hibab Road (D57), Al Khail Road/Al Fay Road (E44), and Al Jamayel Street (D59). This prime location ensures convenient commutes and easy access to the wider Dubai area.

## 28. Is there a metro line serving the development?

Yes, residents of JGE - The Next Chapter will benefit from the convenience of the Jumeirah Golf Estates Metro Station, situated within the development and adjacent to the Etihad Rail passenger station, providing efficient and direct access to Dubai's metro network.

## 29. How is the internal circulation within the development designed?

The internal circulation within JGE - The Next Chapter is meticulously planned to prioritize ease of movement and accessibility for both residents and visitors. The design focuses on creating a smooth flow of traffic, pedestrian-friendly pathways, and convenient access to all key destinations within the community.

## 30. What public transport links will serve the area apart from the metro and rail?

We are working with the relevant authorities to ensure that the area is serviced with public transport options as the communities grows and demand increases, and will update you once these options are confirmed.



## 31. What parking provisions are available across the development?

Adequate parking provisions will be available across the development. Guest parking spaces will be strategically located throughout the community, including near the clubhouse, tennis stadium, retail areas, and other communal facilities, ensuring convenience for visitors and residents alike.

Thank You