

# 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, 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, making Jebel Ali Hills one of the most sought-after investment destinations in its class.



# Jebel Ali Hills



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

- **Usage:** Residential Villa
- **Permitted Height:** G+1
- **Usage:** Mixed Use (Offices/Residential/Retail)
- **Ownership:** Freehold
- **Payment Method:**
  - > Payment Plan
- **No time limit to construct**
- **No service charge**
- **The development follows Dubai Development Authority (DDA) rules and regulations in terms of design & construction**  
[dda.gov.ae/dda-services/zoning-services/](http://dda.gov.ae/dda-services/zoning-services/)

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	