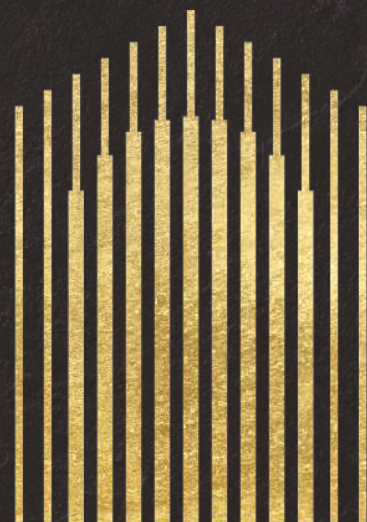




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JUMEIRAH GOLF ESTATES: A PREMIER LIFESTYLE DESTINATION

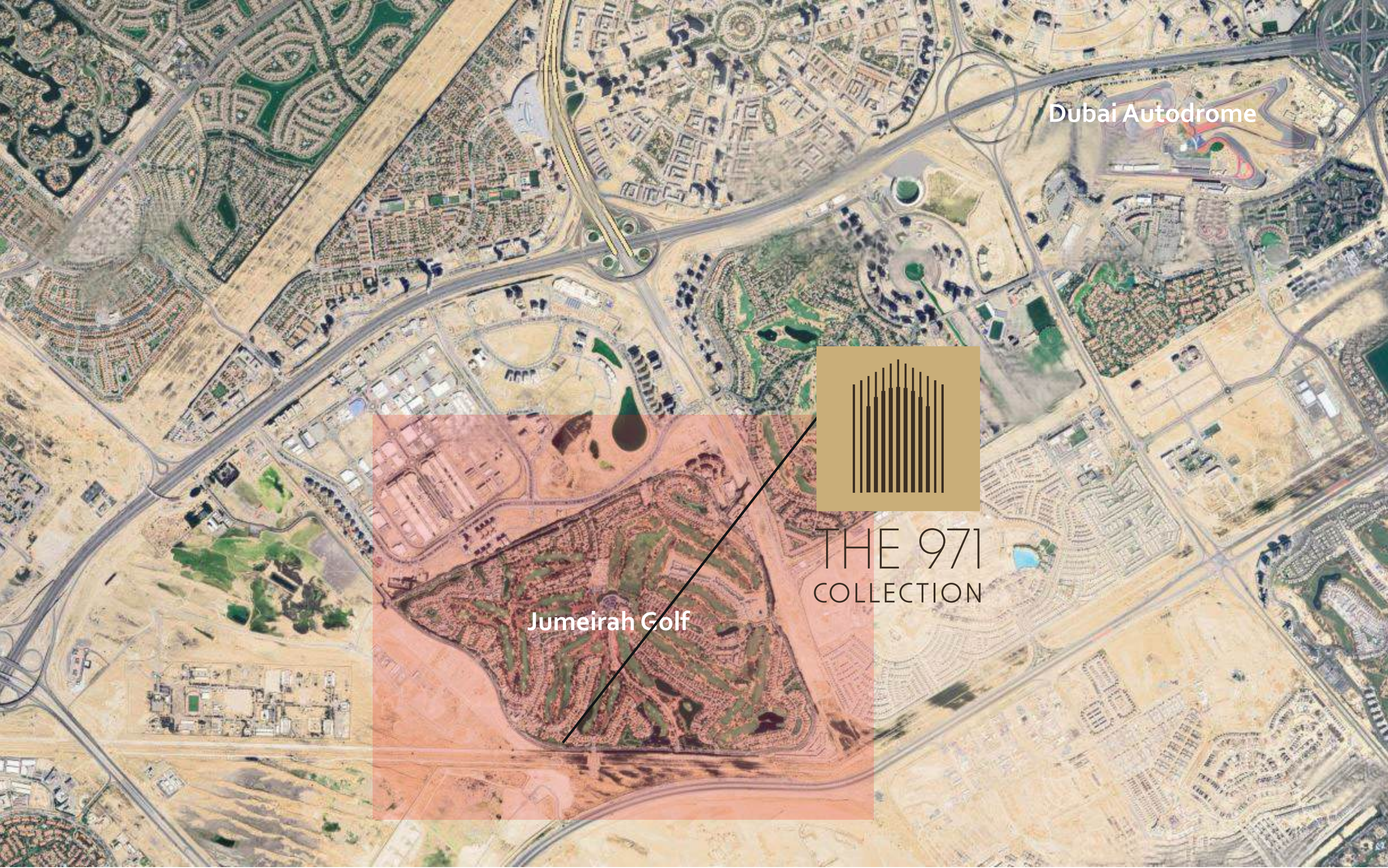
ABOUT JUMEIRAH GOLF ESTATES

Nestled in the heart of Dubai, Jumeirah Golf Estates is a luxurious residential community renowned for its elegant homes and world-class amenities.

This exclusive enclave boasts a championship golf course, offering golf enthusiasts an unparalleled experience. Residents enjoy unmatched convenience with a range of supermarkets, upscale restaurants, and a clubhouse perfect for social gatherings.

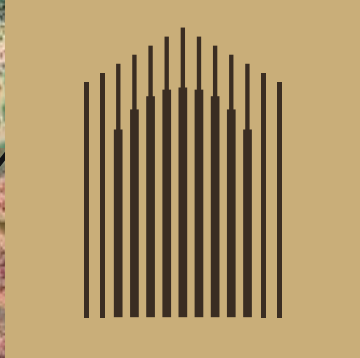
Scenic walking paths, lush parks, and excellent recreational facilities promote an active lifestyle.

With meticulously designed landscapes, serene lakes, and abundant greenery, Jumeirah Golf Estates provides a tranquil escape from the bustling city life, making it an ideal haven for families and individuals seeking a refined lifestyle that seamlessly blends sophistication with nature's beauty.



Dubai Autodrome

Jumeirah Golf



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PRIME LOCATION

Jumeirah Golf Estates provides the perfect balance of being slightly removed from the hustle and bustle of central Dubai, allowing residents to enjoy a peaceful, lush green environment while still having everyday conveniences within reach.

Surrounded by nature and serene landscapes, this exclusive community offers a welcome escape from the city's fast pace.

- **Dubai Marina:** Just 20 minutes away for stunning waterfront dining and entertainment.
- **Downtown Dubai:** A 25 minutes drive connects you to iconic landmarks like the Burj Khalifa and The Dubai Mall.
- **The Palm Jumeirah:** 25 minutes away, offering beautiful beaches and vibrant nightlife.
- **Dubai International Airport & Al Maktoum Airport:** Both airports are conveniently located just 30 minutes away.

This location offers the best of both worlds: a peaceful retreat from the city's hustle, yet close enough to easily access Dubai's key destinations, shopping, and entertainment.

CHAMPIONSHIP GOLF AT YOUR DOORSTEP

Jumeirah Golf Estates is a golfer's paradise, featuring two world-class championship courses: Earth and Fire.

The Earth Course, designed by the legendary Greg Norman, is the prestigious host of the DP World Tour Championship, the finale of the European Tour's Race to Dubai.

Living in this community offers exclusive access to these exceptional courses, along with the unique privilege of experiencing world-class golf events right in your backyard.

Additionally, the Tommy Fleetwood Academy provides golfers of all levels the opportunity to refine their skills, making Jumeirah Golf Estates the ultimate destination for golf enthusiasts.



WORLD-CLASS FACILITIES AT JUMEIRAH GOLF ESTATES

The Jumeirah Golf Estates Clubhouse is the vibrant hub of the community, offering more than just golf.

Residents enjoy a variety of top-tier amenities designed for both relaxation and recreation:

- **Dining at renowned restaurants** like Bussola and Crafty Fox, offering stunning views of the courses
- **Padel courts, tennis courts, and a fully equipped gym and fitness center** for an active lifestyle
- **Luxurious spa treatments** to unwind and rejuvenate
- **Multiple swimming pools and children's play areas**
- **Scenic walking paths, parks, and lush landscapes** for leisurely strolls
- **Nearby supermarkets** for everyday convenience
- **Private event spaces and social clubs**, fostering a welcoming atmosphere for gatherings

These exceptional facilities make Jumeirah Golf Estates a destination where luxury living meets a healthy, active lifestyle.





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A FAMILY-FRIENDLY OASIS WITH TOP-TIER SCHOOLS

Jumeirah Golf Estates offers proximity to some of Dubai's leading schools, making it an ideal community for families:

- **GEMS World Academy:** A prestigious IB school offering a globally recognized curriculum with state-of-the-art facilities.
- **Dubai British School:** Known for its strong academic record, offering the British curriculum with a focus on holistic student development.
- **Victory Heights Primary School:** A well-regarded primary school providing a nurturing environment and a UK-based curriculum.
- **International School of Choueifat:** Part of the SABIS network, offering a rigorous international curriculum with a focus on academic excellence.

Children in the community enjoy a safe, secure, and close-knit environment, with access to parks, playgrounds, and scenic nature trails.

The gated community, with 7/24 security, ensures peace of mind for parents.

Combined with family-focused amenities, Jumeirah Golf Estates provides an ideal setting for raising and nurturing children in a luxurious yet secure environment.

INTRODUCTION TO VILLA 47

Welcome to Villa 47, a luxurious residence featuring six spacious bedrooms and six elegant bathrooms, with a built-up area of 12156 sq.ft. and a plot size of 9155.24 sq.ft.

This stunning villa spans four levels:

• **Basement** - 3169 sq.ft.

A wellness haven with a full spa, gym, indoor swimming pool, and dedicated cinema room, along with a maid's room.

• **Ground Floor** - 3498 sq.ft.

A grand reception area, stylish TV room, modern kitchen, guest bedroom, dirty kitchen, and driver's room.

• **First Floor**- 3498 sq.ft.

One master and four en-suite bedrooms and a cozy family area.

• **Roof Floor**- 1991 sq.ft.

Expansive open space with a chic bar, kitchenette, and U-shaped terrace.

Villa 47 embodies luxury living, offering an exceptional lifestyle in one of Dubai's most desirable communities.



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VILLA 47 FEATURES CONTEMPORARY DESIGN.

ARCHITECTURAL ELEGANCE AND HARMONIOUS DESIGN

- The facade shown in the image captures the view from the back of the villa, as seen from the golf course or back garden, highlighting its stunning elegance from every angle.
- The raised infinity pool mirrors the elegant arches, casting their reflections on the water, enhancing the villa's serene and sophisticated ambiance.
- Glass arches seamlessly connecting the indoor and outdoor spaces, enhancing the flow of natural light and creating an expansive feel.

VILLA 47 EXUDES ARCHITECTURAL SOPHISTICATION

SEAMLESSLY BLENDING MODERN DESIGN WITH NATURAL BEAUTY.

The facade features three distinct elements that harmonize together:

- The central section, grand and recessed, creates a welcoming and impressive main entrance.
- To the right, a prominent forward structure houses the garage, adding depth to the overall design.
- Slightly behind, a serene water feature with a striking tree at its centre emerges from the piazza, surrounded by lush greenery, offering a tranquil and inviting atmosphere.



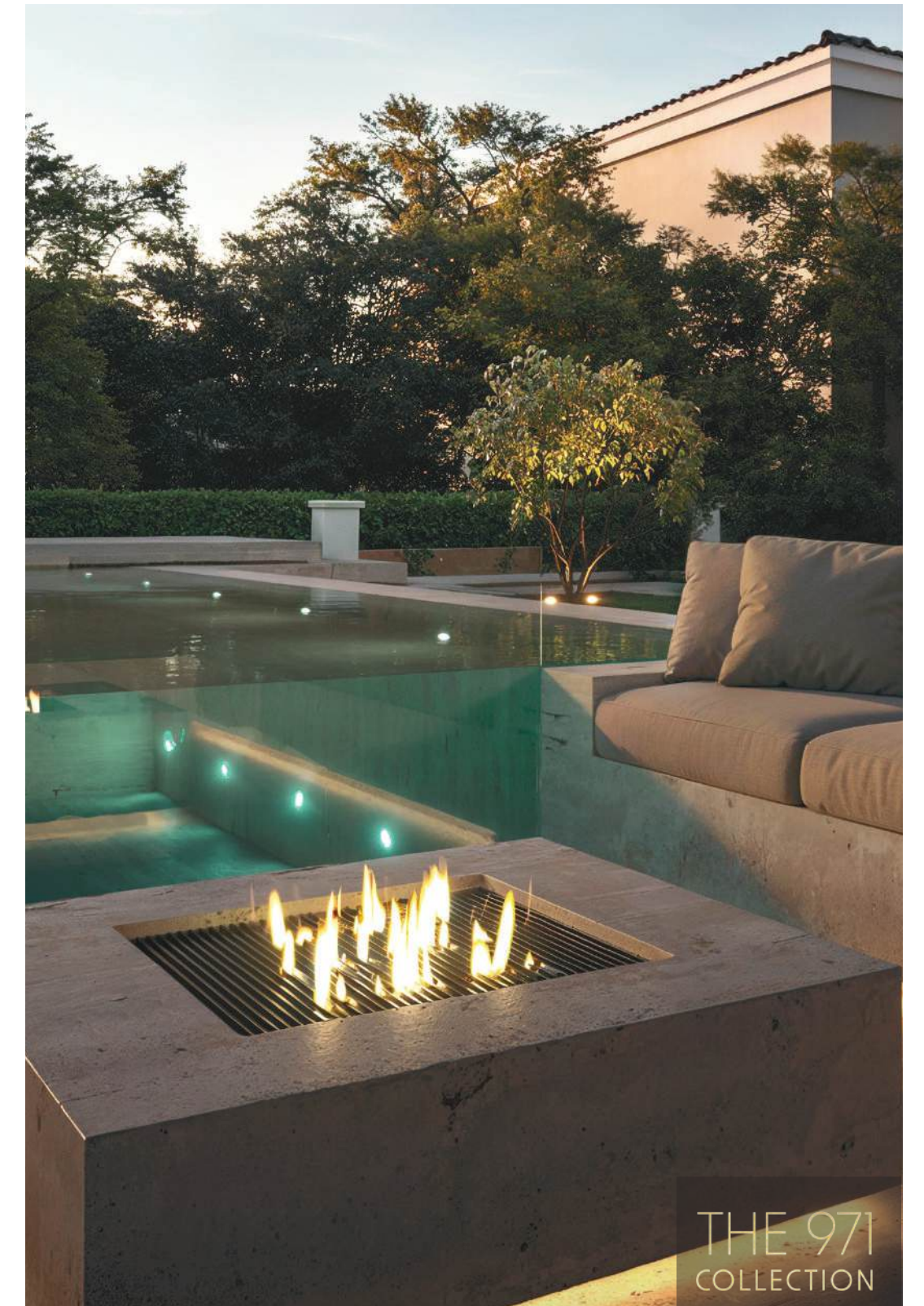
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VILLA 47 OFFERS A TRANQUIL INFINITY POOL REFLECTING THE SKY

At the rear of Villa 47, a tranquil sanctuary of refined design unfolds:

- A sunken seating area with an L-shaped sofa features a glass panel that invites you to gaze into the serene waters of the raised infinity pool, while a concealed fire pit enhances the cozy ambiance.
- Soft, indirect lighting casts a warm glow, creating an inviting atmosphere perfect for relaxation.
- The stunning raised infinity pool seamlessly integrates with the lush surroundings, providing a breathtaking view of the golf course.

Villa 47's rear design exemplifies the perfect blend of luxury and tranquility, creating an ideal setting for peaceful living.



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VILLA 47 CAPTURES A SEAMLESS INTEGRATION OF INDOOR AND OUTDOOR SPACES

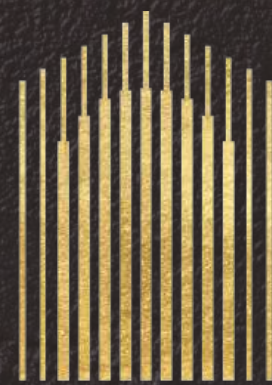
The design of Villa 47 truly showcases the seamless integration of indoor and outdoor spaces.

THE VILLA 47 MATERIALS

In the world of opulent living, every detail matters. Each villa within this exclusive cluster is a canvas of craftsmanship, where design meets sophistication, and luxury knows no limits.

These homes captivate with their exquisite finishes, featuring natural travertine and brass accents throughout the living and bedroom areas.

The exclusive spa and rooftop multipurpose area offer the perfect blend of relaxation and entertainment. The spa and indoor pool, adorned in Ceppo de Grey and Gun Metal finishes, provide a serene retreat of refined elegance



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NATURAL TRAVERTINE

Natural Travertine, in beige, is lightweight, durable, and cool underfoot, ideal for indoor and outdoor use. Its porous texture can be polished for a smooth, reflective finish. Used for flooring and wall cladding, it requires regular sealing and maintenance, with each piece offering unique patterns.



BRASS

Brass is the embodiment of timeless luxury—a material that has graced the most exquisite homes and palaces throughout history. Its warm, inviting tones and opulent sheen create an atmosphere of regal splendor. When you choose a villa with Brass finishes, you choose to envelop yourself in a world of timeless opulence.



CEPPO DE GREY

Porcelaine Ceppo de Grey is durable, scratch-resistant, moisture-resistant, and less porous than natural stone, making it ideal for high-traffic areas. With a matte finish and consistent color and texture, it's used for flooring in the basement and roof.



GUN METAL

Gun Metal finishing offers a sleek, contemporary allure that resonates even with the most discerning taste. It exudes a sense of refined minimalism, making a bold statement without overwhelming the senses. When you step into a villa adorned with Gun Metal finishes, you enter a world of understated luxury.

THE VILLA 47 FINISHING OVERVIEW

This villa boasts an exquisite array of high-end finishes, exemplifying luxury and sophistication throughout its spaces.



POLIFORM KITCHEN

The heart of the home features a stunning Poliform open kitchen, designed for both functionality and style, equipped with premium Miele appliances for culinary excellence.

MIELE APPLIANCES

High-performance Miele appliances enhance the kitchen's efficiency and elevate the overall cooking experience.

DIRTY KITCHEN AND LAUNDRY

Featuring Porcelanosa cabinetry and Smeg appliances, the dirty kitchen and laundry room provide practicality with sophisticated design.



POLIFORM WARDROBES

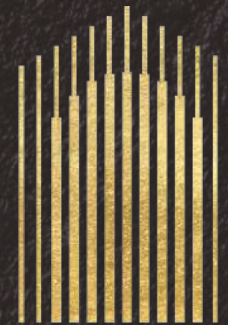
Spacious Poliform wardrobes provide ample storage while adding a touch of elegance to the bedrooms.



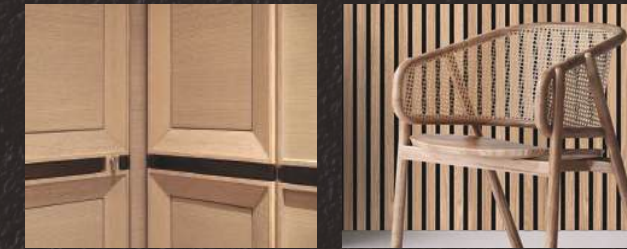
GLASS ITALIA

Glass italia Sherazade Wall Patchwork by the designer Piero Lissoni

Sherazade Wall Patchwork is a floor-to-ceiling partition with different glass finishes.



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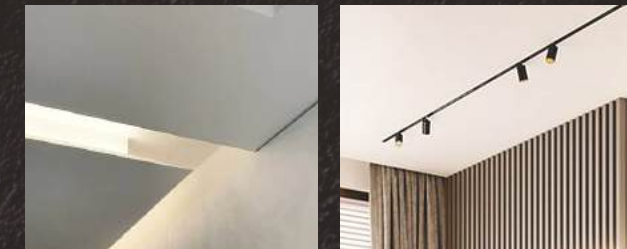
JOINERY AND DOORS

Crafted from French oak with brass inserts, the doors and joinery add warmth and richness to the interiors.



OLIVARI HANDLES

Elegant Olivari handles adorn cabinetry and doors, showcasing meticulous attention to detail.



ITALIAN LIGHTING

Indoor lighting by Microlux and outdoor lighting by Flexa create ambient atmospheres, while German KNX home automation controls manage air conditioning, lighting, and curtains effortlessly.



LUXONOV METAL WIRING DEVICES

The heart of the home features a stunning Poliform open kitchen, designed for both functionality and style, equipped with premium Miele appliances for culinary excellence.



SLIM ALUMINIUM PROFILES

Elegant slim aluminium profiles with recessed embedded rails by Cortizo seamlessly integrate into the design, enhancing the villa's sleek and modern aesthetic.



ITALIAN BATHROOM FINISHES

The bathrooms are beautifully appointed with premium Italian finishes from renowned brands such as GEBERIT, DISEGNO, RITMONIO, NOKEN, CRISTINA, and SKARABEO, ensuring a spa-like experience with elegant fixtures and modern designs.

GROUND FLOOR - ENTRANCE

THE ENTRANCE IS SPACIOUS AND BRIGHT

Step into a spacious, light-filled foyer that immediately sets the tone for luxury living.

A large glass window connects the interior with the outdoors, offering stunning views of the golf course.

- The entrance leads to an elegant reception area.
- On the right, you'll find a sleek, modern elevator for easy access to all floors.
- To the left, a stunning sculptural staircase serves as a centerpiece, offering both functionality and artistic flair.
- A custom-designed wine cellar is positioned to your right, ideal for showcasing your finest collection.



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GROUND FLOOR - LIVING ROOM

THIS OPEN-CONCEPT LIVING AND DINING SPACE INVITES NATURAL LIGHT AND LUXURY INTO EVERY CORNER.

Floor-to-ceiling glass windows provide a seamless connection between indoor comfort and outdoor beauty, continuing the expansive views of the golf course.

- The reception area, positioned between the dining and TV room, allows for a smooth, uninterrupted flow throughout, creating an airy and inviting atmosphere.
- The large bay window floods the space with sunlight.
- A glass-enclosed wine cellar on the right adds a modern touch near the dining area.



GROUND FLOOR - DINING ROOM

THIS EXPANSIVE DINING AREA SEAMLESSLY EXTENDS FROM THE POLIFORM OPEN KITCHEN, CREATING A VAST, OPEN SPACE PERFECT FOR ENTERTAINING.

With stunning views of the golf course ahead and a beautifully illuminated green patio behind, the room is bathed in natural light.

- The dining area is centrally connected to both the kitchen and reception area, offering effortless flow between cooking, dining, and relaxation.
- The large windows provide breathtaking views, blending indoor and outdoor living effortlessly.



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FIRST FLOOR - MASTER BEDROOM

THE MASTER BEDROOM IS A SERENE SANCTUARY, FILLED WITH NATURAL LIGHT FROM THE LARGE GLASS WINDOW THAT OFFERS PICTURESQUE VIEWS OF THE EXTERIOR GARDEN AND GOLF COURSE

- A private entrance leads to the walk-in closets, en-suite bathroom, and bedroom.
- The bedroom offers ample space for a king-size bed and a cozy seating area with stunning views of the golf course.
- Two separate Poliform walk-in wardrobes, his and hers, provide generous storage, with hers featuring a glass door that overlooks the beautifully lit green patio.
- The luxurious en-suite includes a freestanding bathtub, spacious shower, double sinks, and a separate room for the toilet, all designed with a split layout for privacy.



FIRST FLOOR - MASTER BATHROOM

THE MASTER EN-SUITE IS A LUXURIOUS, SPA-LIKE RETREAT, DESIGNED WITH BOTH STYLE AND COMFORT IN MIND, OFFERING PRIVACY AND ELEGANCE.

The bathroom also overlooks the green patio, creating a calming atmosphere.

- A freestanding bathtub takes center stage, offering a perfect spot to unwind while enjoying views of the green patio.
- The spacious walk-in shower features modern fixtures and ample space for a relaxing experience.
- Double sinks with sleek countertops provide ample space for personal items, making it practical and stylish.
- A separate room for the toilet ensures privacy and convenience within the en-suite layout.



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ROOF FLOOR - MULTIPURPOSE

THIS VERSATILE SPACE IS BATHED IN NATURAL LIGHT FROM LARGE WINDOWS AT THE FRONT AND SIDES, OFFERING STUNNING VIEWS OF THE EARTH GOLF COURSE AND AN ELEGANT CURVED CEILING THAT ADDS ARCHITECTURAL INTEREST.

- The open layout includes a sleek kitchen and bar area, perfect for entertaining.
- A private powder room is conveniently located within the space.
- The room opens onto a spacious U-shaped terrace, offering panoramic views of the golf course and creating a seamless indoor-outdoor flow.



BASEMENT FLOOR - POOL SITTING AREA

THIS POOL SITTING AREA SERVES AS A LUXURIOUS RETREAT, OVERLOOKING THE INDOOR POOL AND OFFERING A TRANQUIL ATMOSPHERE. ACCESSIBLE FROM BOTH INSIDE THE HOUSE AND FROM THE OUTSIDE, IT PROVIDES CONVENIENCE AND VERSATILITY.

- The room features a spacious seating area, perfect for relaxation or entertainment.
- A large window floods the space with natural light and provides direct access to the pool area.
- Adjacent to the room, a glass-walled gym offers views of both the pool and living area, creating a vibrant and energetic environment.
- Additionally, the basement includes a spa area complete with a massage room, sauna and steam room, providing a complete wellness experience.



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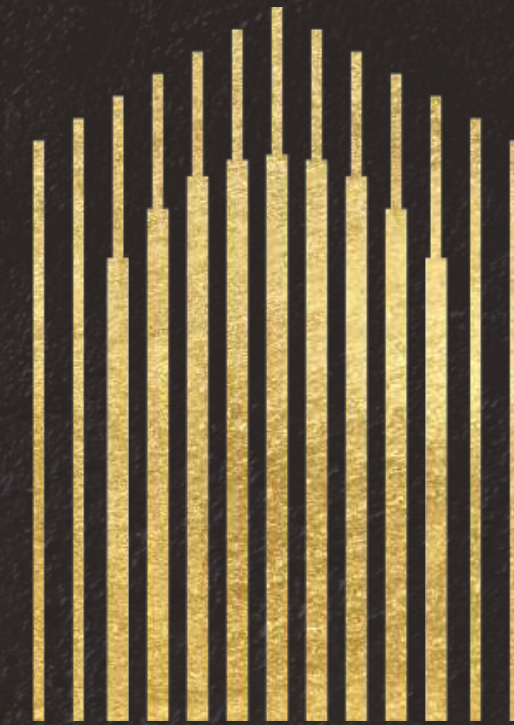
BASEMENT FLOOR - HOME THEATER

This state-of-the-art home theatre is designed for the ultimate cinematic experience, featuring two levels for seating for optimal screen views.

- The room is equipped with a specialized acoustic wall and ceiling that enhances sound quality, ensuring an immersive viewing experience.
- Subtle indirect lighting flows seamlessly along the side walls and ceiling, creating an inviting atmosphere.
- The elegant combination of slatted wood panels adds a contemporary touch, enhancing the room's aesthetic.
- With ample space and thoughtfully designed features, this home theater is perfect for movie nights and entertaining guests.



FLOOR PLANS
VILLA 47





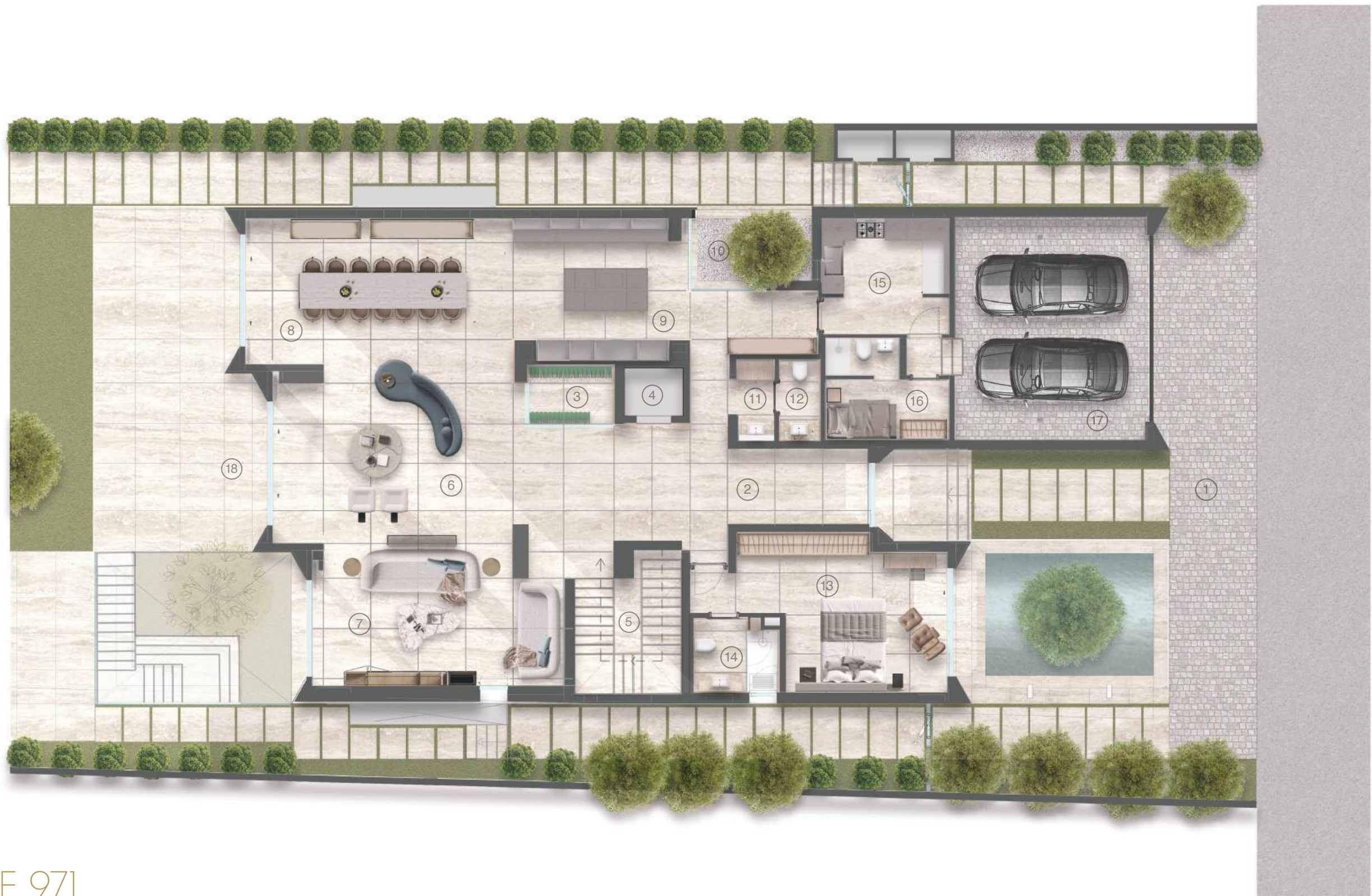
LANDSCAPE LAYOUT

This property offers a luxurious outdoor experience with a stunning main terrace featuring a water feature and a lit tree, all set on an expansive plot of 9,155.24 Sq.Ft.

The back garden boasts a floating terrace, a raised infinity pool overlooking the golf course, and a cozy firepit area. Additional highlights include a charming front piazza, tranquil waterfalls, and outdoor stairs to the basement patio, creating an ideal space for relaxation and entertaining.

- ① FRONT SIDE PIAZZA
- ② WATER FEATURE
- ③ WATER FALLS
- ④ MAIN TERRACE
- ⑤ BACK GARDEN
- ⑥ FIRE SITTING
- ⑦ POOL
- ⑧ STAIRS TO BASEMENT
- ⑨ BASEMENT PATIO





GROUND FLOOR LAYOUT

Floor Type	Sq.Ft.
Ground Floor	3,281 Sq.Ft.

The ground floor features a grand gallery entrance leading to a wine cellar and staircase. It includes a guest bedroom with an en-suite, reception area, TV room, and an open kitchen that overlooks the golf course.

The design promotes seamless indoor-outdoor living, with a Poliform kitchen connecting to a green back patio. Additional amenities include a dirty kitchen, maids room, drivers room, and double parking, all enhanced by elegant travertine, brass, and French oak finishes.

- ① **MAIN PIAZZA**
- ② **MAIN ENTRANCE:** (5.8x3.65m) + (4.2x2.25m)
- ③ **WINECELLAR:** 2.5x1.7m
- ④ **ELEVATOR:** 1.7x1.4m
- ⑤ **MAIN STAIRS:** 4.2x3.15m
- ⑥ **RECEPTION:** 7x5.2m
- ⑦ **TV ROOM:** 7.6x4.2m
- ⑧ **DINING ROOM:** 7.8x4.25m
- ⑨ **OPEN KITCHEN:** (5.1x3.5 m) + (3.75x1.85m)
- ⑩ **PATIO:** 1.95x3.35m
- ⑪ **LAVATORY:** 2.35x1.05m
- ⑫ **GUEST TOILET:** 2.35x1.2m
- ⑬ **GUEST EN SUITE:** 4.7x4.65m
- ⑭ **BATHROOM/DRESSING:** (3.75x2.8m) + (1.45x0.9m)
- ⑮ **DIRTY KITCHEN:** 3.85x3.4m
- ⑯ **DRIVER BEDROOM/BATHROOM:** (2.1x1.05 m) + (3.55x1.75m)
- ⑰ **PARKING:** 6.5x5.55m
- ⑱ **TERRACE:** 10.2X5.1m



FIRST FLOOR LAYOUT

Floor Type	Sq.Ft.
First Floor	3,396 Sq.Ft.

The first-floor landing opens to multiple spaces, including a family living room with its own private toilet.

The master suite features a private entrance, walk-in closet, and a spacious bathroom. Two en-suite bedrooms overlook the golf course, while two additional en-suite bedrooms face the front garden, providing a balance of views and privacy throughout the floor.

- ① ELEVATOR: 1.7x1.4m

② MAIN STAIRS: 4.40x3.15m

③ LOBBY: 6.1x2.75m

④ FAMILY LIVING ROOM: 5.05x3.95m

⑤ FAMILY TOILET: 2.2x1.15m

⑥ MASTER ENTRANCE:4.4x2.65m

⑦ (HER) MASTER WALKING CLOSET: 4.7x2.05m

⑧ (HIS) MASTER WALKING CLOSET: 5.7X2.05m

⑨ MASTER BERDROOM: 7.95x7.2m
- ⑩ MASTER BATHROOM: 4.1x3.6m

⑪ BEDROOM 1 EN SUITE: 5x4.5m

⑫ BATHROOM/DRESSING: 5X2.65m

⑬ BEDROOM 2 EN SUITE: 4.6x4.2m

⑭ BATHROOM/DRESSING: 4.3x2.8m

⑮ BEDROOM 3 EN SUITE: 4.7x4.1m

⑯ BATHROOM/DRESSING: 4.2x2.8m

⑰ BEDROOM 4 EN SUITE: 6.4x3.75m

⑱ BATHROOM/DRESSING: (4x2.1m) + (4.35x1.7m)





ROOF FLOOR LAYOUT

Floor Type	Sq.Ft.
Roof Floor	1,493 Sq.Ft.

The indoor rooftop floor is a multipurpose space featuring an open bar and kitchenette, all beneath a striking 753 sq. ft. curved ceiling.

A U-shaped, wraparound covered terrace offers stunning views and a spacious outdoor seating area. The design is enhanced with a private restroom, blending functionality with elegance to create the perfect entertainment space.

- ① **ELEVATOR:** 1.7x1.4m

② **MAIN STAIRS:** 3.8x3.15m

③ **MULTIPURPOSE ROOM:** 5.9x5.65m

④ **OPEN BAR/KITCHINETTE:** 8.15x2.3m

⑤ **TOILET:** 3.9x1m
- ⑥ **LEFT SIDE COVERED TERRACE:** 7.45x3.8m

⑦ **FRONT SIDE COVERED TERRACE:** 6x3.15m

⑧ **RIGHT SIDE COVERED TERRACE:** 12.8x4.6m

⑨ **TECHNICAL AREA**



BASEMENT FLOOR LAYOUT

Floor Type	Sq.Ft.
Basement Floor	2,852 Sq.Ft.

The basement is illuminated by a patio and can be accessed both from the garden and inside the house. It features an indoor pool, a seating area, and a bar with a gaming section.

The gym is adjacent, and the spa includes a sauna, steam room, shower, and a dedicated massage room. A private cinema room offers a luxury entertainment experience, while the floor also includes a laundry room and maid’s room with a bathroom for added convenience.

- ①

ELEVATOR: 1.7x1.4m
- ②

MAIN STAIRS: 3.8x3.1m
- ③

LOBBY: 4.5x3.5m
- ④

TOILET: 2.6x2.55m
- ⑤

POOL SITTING AREA: 5.6x4.5m
- ⑥

INDOOR POOL: 5x4.4m
- ⑦

MULTIPURPOSE ROOM:
(6.05x4.45m)+(2.65x1.35m)
- ⑧

GYM/KITCHINETTE:
(6.95x3.35m)+(1.8x1.15m)
- ⑨

SAUNA: 2.35X2.15m
- ⑩

STEAM: 2.35x2m
- ⑪

SHOWER/CHANGING ROOM:
(2.8x2.15m)+(2.15x1.65m)
- ⑫

MASSAGE ROOM: 4.15x2.8m
- ⑬

MOVIE THEATER: 4.8x4.05m
- ⑭

LAUNDRY: 3.7x3.45m
- ⑮

STAFF ROOM: 3.9x2.5m
- ⑯

STAFF BATHROOM: 2.2X1.15m
- ⑰

PATIO: 6.2X4.4m





PRESTIGIOUS LUXURY AT WILDFLOWER, JUMEIRAH GOLF ESTATES

DISCOVER A ONE-OF-A-KIND HOME IN WILDFLOWER, AN EXCLUSIVE COMMUNITY OFFERING UNIQUE VILLAS WITH BREATHTAKING EARTH COURSE VIEWS, BESPOKE INTERIORS, AND UNPARALLELED PRIVACY.

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