THE WAVES

SHAMAL COMMUNITY

BROKERS BRIEF

WELCOME TO

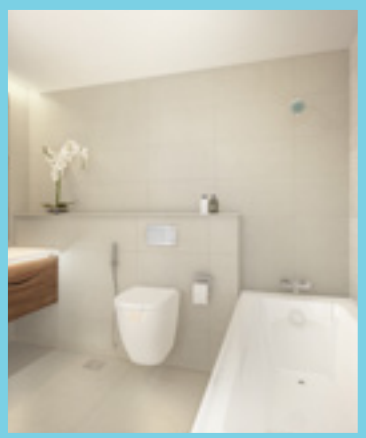
LOOTAH

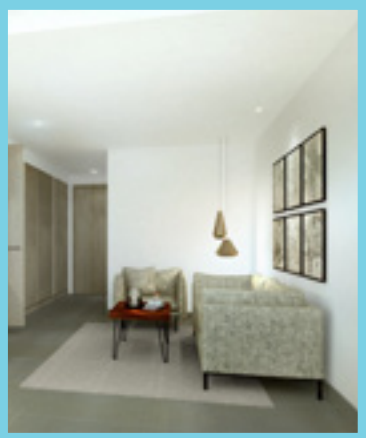
REAL ESTATE DEVELOPMENT

Overview:

The Waves, identical 2 (G+4) buildings and part of new developments at Shamal neighbourhood community located in Jumeirah Village Circle (JVC). The Waves spans a total built-up area of 16,342 sq/m (175,905 sq/ft) and comprises 135 studios, 1 bed apartments and 1 bed lofts. The completion time of the new development has been scheduled for the fourth-quarter of 2018.

The Waves is designed to a specific residential lifestyle. This is because of thorough research, and an understanding of modern trends and requirements of communities in Dubai. It makes it even more valuable for the investors due to being in the centre of the city and in close proximity to the busy business districts of Dubai such as Jabal Ali Free Zone, Dubai Internet and Media cities, and Al Maktoum International Airport, also the Expo 2020 site.





Facilities:

- First-class swimming pool
- State-of-the-art gymnasium
- Covered parking spaces
- All rooms are fitted with wardrobes
- Creative kitchen design for more convenience
- A limited number of exclusive lofts

Finishes:

The Waves is inspired by Shamal Community with a glimpse of exciting ambience.

From that moment you step into your home you will feel that everything is designed to your liking. You know that the selection of each item is thanks to thorough research, and an understanding of modern trends and requirements. This is from the tiniest details to big design implementations, everything is equally important. It is the philosophy that is behind the finishes mentioned below:

- The external façade creates a commanding expression with its glass railing and balustrade, glazing aluminum doors, windows and louvres.
- Beautiful porcelain tiles and counter tops add color and verve to the kitchen/pantry and studio.
- Functionality meets great style in bathrooms fitted with quality bathtubs and elegant sanitary ware making bathrooms feel luxurious and spacious.
- Lighting, painting and ceilings are done keeping in mind residents' dreams and tastes.

MORE ROOM FOR YOUR IMAGINATION

WELCOME TO LOOTAH

SPACIOUS STUDIOS
FROM 485 SQ. FT. AND
ONE-BED LOFT APARTMENTS
FROM 1,133 SQ. FT.

The Waves,
Jumeirah Village Circle
Cluster 14

JUMEIRAH
VILLAGE
TRIANGLE

Jumeirah Village Circle

SHEIKH MOHAMMED BIN ZAYED ROAD

CITY CENTRE
MEAISEM

ABOUT LOOTAH REAL ESTATE DEVELOPMENT

Since the inception, Lootah Real Estate Development has acted as the pioneering real estate development arm of Lootah Holding. Through a culture of excellence and an unswerving commitment to provide the very highest standards of living, Lootah Real Estate Development's employees have not only achieved, but exceeded, the most ambitious goals. Already over 1,000 units have been delivered to satisfied occupants, with many more planned for the future.

Lootah Real Estate Development successfully launched Ewan Residences in Dubai Investment Park and Shamal Terraces in Jumeirah Village Circle. Ewan Residences, comprises 85 buildings with up to 12 apartments in each block. The apartment blocks have been designed in a unique manner to make them suitable to own or rent. Ewan Residences is a secure, gated community with beautifully landscaped gardens, a state-of-the-art recreation centre, swimming pools, jogging track, and community facilities that include a shopping centre and play areas for children throughout the community.

Recently, Lootah Real Estate Development handed over its new freehold project to numerous proud buyers. The project comprises 259 studios and 1 bed loft apartments. This aesthetically appealing landmark offers a superlative swimming pool, state-of-the-art gymnasium and an invigorating sauna. Winner of the prestigious International Real Estate Award, 2016, Shamal Residences features exceptionally high quality construction, imaginative interior design and a charm and ambience of its very own.

ARABIAN PROPERTY AWARDS
WINNER 2016-2017

Lootah Sales Centre, Shamal Terraces,
JVC, Villa #8.

Payment Plan

The Waves: 10% - 40% - 50%

Payment Schedule	Due Date
10%	On booking
40%	Equal installments during construction
50%	On handover

Completion: Q4 – 2018

THINK BIG ACT NOW

We would be happy to meet you at our sales center office, alternatively one of our Sales Executives could visit you any time to discuss your investment requirements.

For information on any of our properties please don't hesitate to visit us at Lootah Sales Centre, Shamal Terraces, JVC, Villa #8 or call 800 LRED.

Thank you!

CHECK OUT
HOW CLOSE
WE ARE
TO YOU

THE WAVES
SHAMAL COMMUNITY

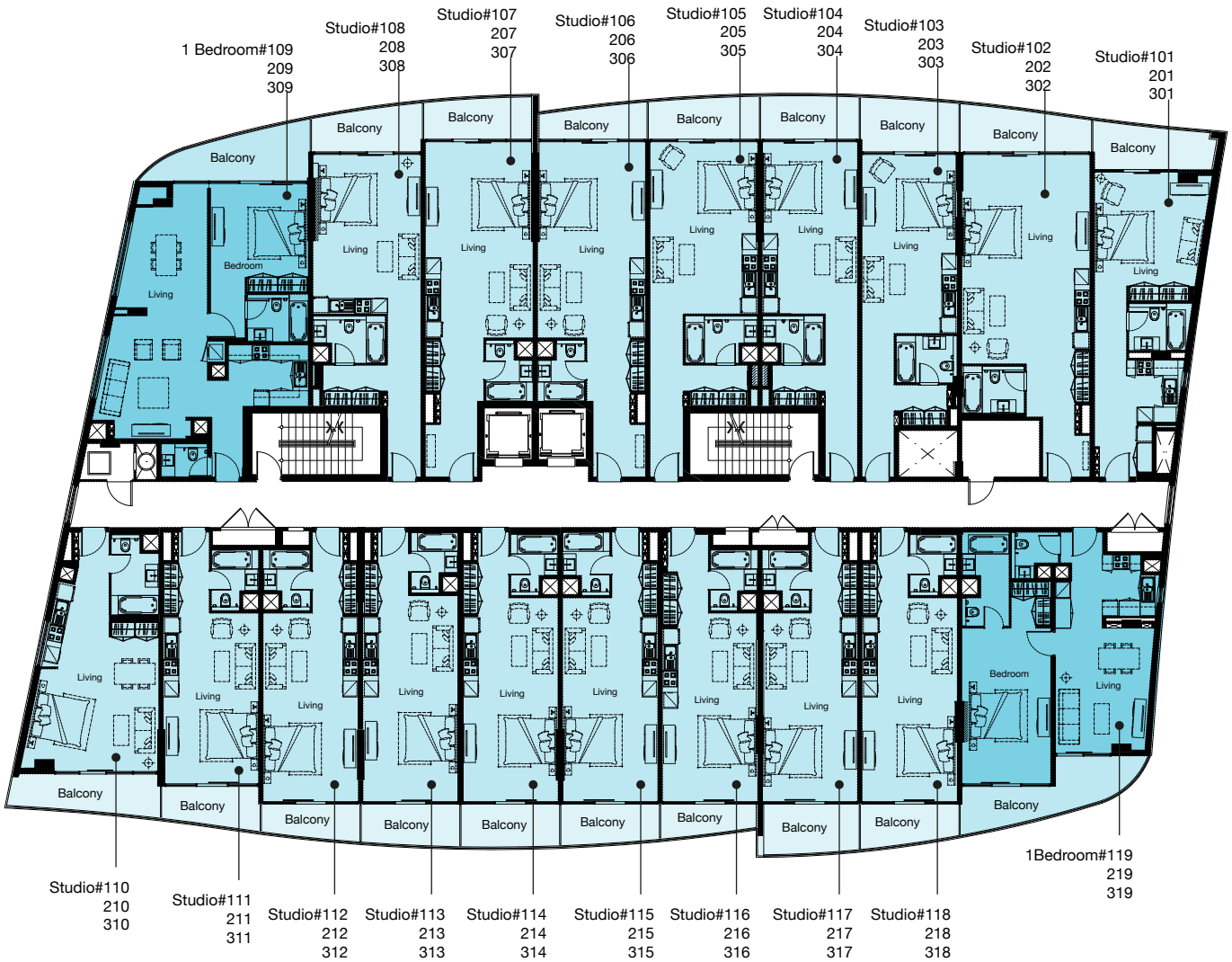
TYPICAL FLOOR PLAN

G002 TYPICAL
1ST | 2ND | 3RD FLOOR

1 BEDROOM

STUDIO

PARKING VIEW

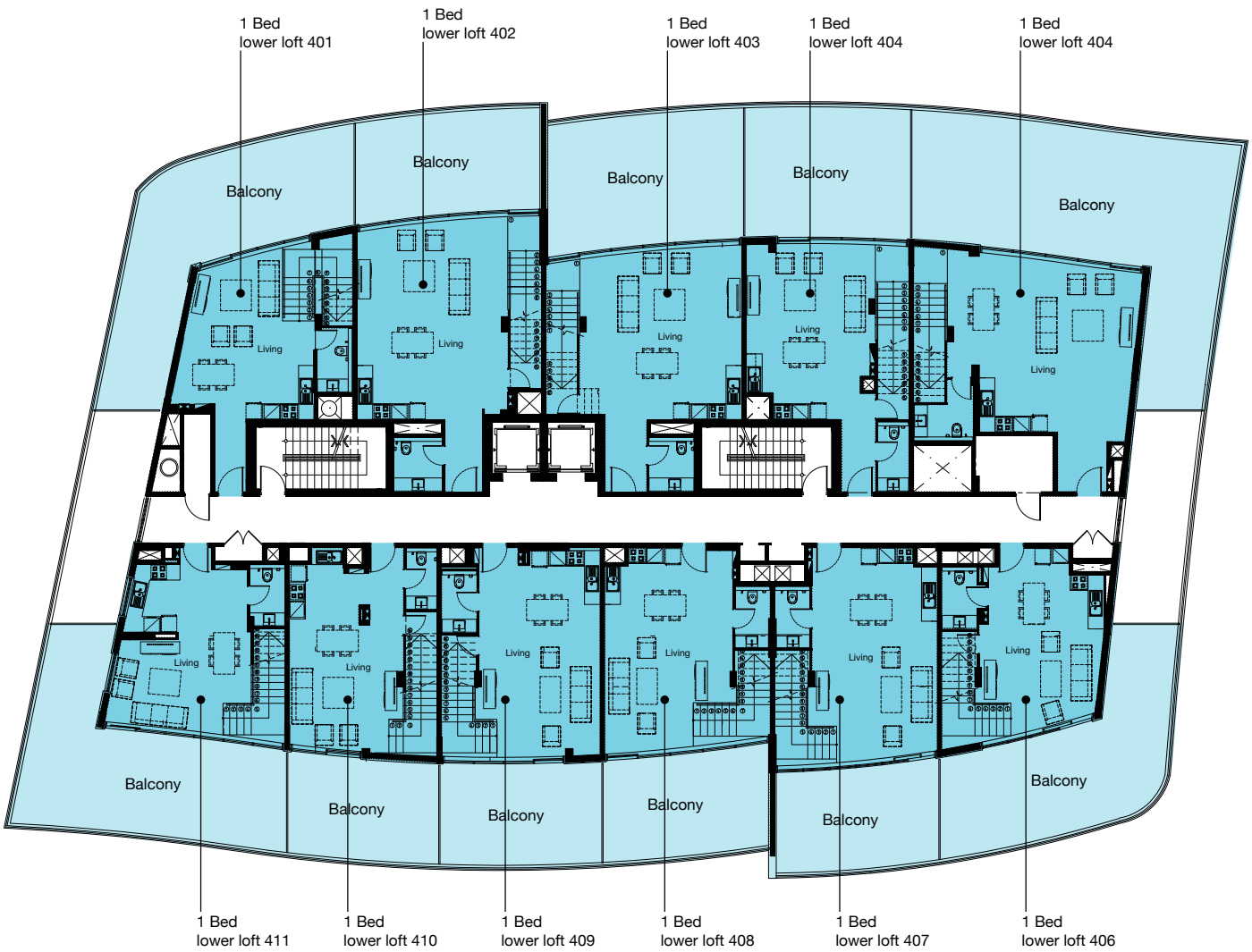


STREET VIEW

THE WAVES
SHAMAL COMMUNITY

G002 LOFT
LOWER FLOORS

PARKING VIEW

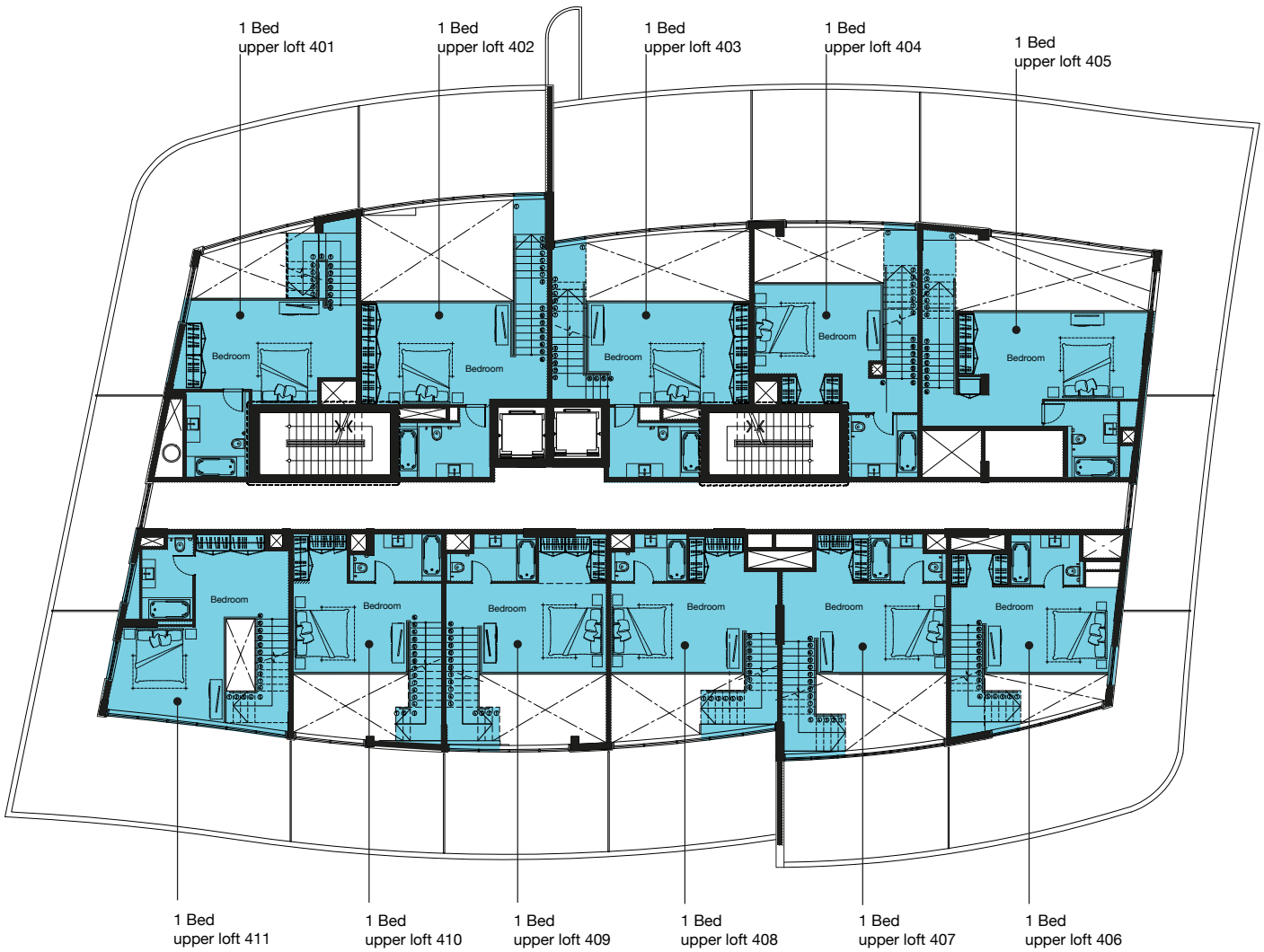


STREET VIEW

THE WAVES
SHAMAL COMMUNITY

G002 LOFT
UPPER FLOORS

PARKING VIEW



STREET VIEW

THE WAVES
SHAMAL COMMUNITY

CORNER STUDIO APARTMENT

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THE WAVES

SHAMAL COMMUNITY

TYPICAL A STUDIO APARTMENT

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THE WAVES
SHAMAL COMMUNITY

TYPICAL B STUDIO APARTMENT

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THE WAVES

SHAMAL COMMUNITY

1 BEDROOM APARTMENT

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THE WAVES
SHAMAL COMMUNITY

CORNER 1 BEDROOM LOFT APARTMENT

LOWER FLOOR

UPPER FLOOR

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THE WAVES
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TYPICAL 1 BEDROOM LOFT APARTMENT

LOWER FLOOR

UPPER FLOOR

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