MERAAS

MADINAT JUMEIRAH LIVING

NOURELLE


LOCATION



AT THE HEART OF EXCLUSIVITY

2 MIN
SHEIKH ZAYED ROAD

5 MIN
MALL OF THE EMIRATES

10 MIN
PALM JUMEIRAH

15 MIN
BLUEWATERS ISLAND

20 MIN
THE DUBAI MALL

25 MIN
DXB AIRPORT

MASTERPLAN



MASTERPLAN HIGHLIGHTS

- A diverse range of buildings with varying heights
- Multiple convenient entrances and exits
- Minimal traffic and reduced ambient noise
- A family-friendly, pedestrian-oriented environment that is safe for children
- Daycare centres, play areas, gyms, swimming pools, community stores, and pocket parks
- Panoramic views of Jumeirah Burj Al Arab, the pool deck, and the city skyline throughout the masterplan



NOURELLE


MADINAT JUMEIRAH LIVING
NOURELLE
Jumeira Street
Umm Suqeim Street
Al Wasl Road



DESIGN HIGHLIGHTS

- Contemporary façades feature elegant cut-outs integrated with greenery, creating a refined and dynamic visual identity
- Three interconnected buildings are unified by a sculptural skybridge, forming a landmark silhouette on the city skyline
- Entrance lobbies, lounges, lift cabins, and floor lobbies are designed with modern elegance, combining refined materials to create a welcoming atmosphere
- All residences are finished with modern interiors, curated to deliver both style and comfort
- The landscape, from the feature drop-off to the elevated sky gardens, complements the architecture across every level
- Unit layouts are carefully planned to maximise premium views in all directions
- Wellness amenities include infinity pools, a gym, yoga areas, children’s play areas, and sky gardens with vistas of Jumeirah Burj Al Arab



KEY FEATURES



SIGNATURE FEATURES

- ARRIVAL
- DAY CARE CENTRES
- GYM
- SWIMMING POOLS
- YOGA AREAS
- COMMUNITY STORES
- KIDS' PLAY ZONES
- POCKET PARKS
- SKY GARDENS
- POOL DECK

ARCHITECTURE



Nourelle is designed with elegance and exclusivity in mind, with three buildings seamlessly linked by a breathtaking skybridge.



The façades have been thoughtfully crafted to capture natural light, create open, breathable spaces, and frame uninterrupted views of the city skyline and surrounding landscape.
Defined by bespoke finishes, every element conveys timeless sophistication and exceptional quality.



The skybridge stands as a defining architectural landmark, seamlessly integrating sky gardens and shimmering infinity pools that frame uninterrupted views of Jumeirah Burj Al Arab, Jumeirah Beach Hotel, Jumeirah Marsa Al Arab, and the surrounding skyline.



This elevated oasis provides seamless access to premium wellness amenities, including a state-of-the-art gym and dedicated yoga spaces.
High above the city, it creates a harmonious balance of relaxation and fitness, offering an invigorating experience at any time of day.



The fully equipped gym features openable glass walls that flood the space with natural light and refreshing breezes, creating an airy atmosphere.
Panoramic views extend over the shimmering pool and the iconic skyline, offering an inspiring backdrop for every workout.



Adjacent to the gym, the yoga room offers a serene retreat for mindful relaxation and rejuvenation. Bathed in natural light and framed by calming views, it creates the perfect setting to enrich every practice.



The drop-off area, set between the buildings and enhanced by greenery and a tranquil water feature, ensures convenient access while serving as a striking focal point of architectural elegance and natural beauty.



Beneath this, basement access is seamlessly integrated within the drop-off area, combining functionality with lush landscaping.



Set beside a lush green park, the landscape design forms a seamless transition between architectural styles, uniting the timeless character of traditional buildings with the contemporary elegance of Nourelle.



This interplay of styles reflects the community's evolving design language, creating a visually captivating journey through time and architectural expression.



At every level, residents are embraced by an environment that feels vibrant, immersive, and alive.


RESIDENCES



Select layouts feature expansive open terraces, thoughtfully designed to frame panoramic views of iconic landmarks and the surrounding skyline.



This curated collection of residences is thoughtfully crafted to balance style and functionality.



The main entrance lobbies feature refined, elegant designs, with towering double-height spaces that evoke both grandeur and sophistication.



The residents' lounges are crafted to enrich the living experience, offering warm and welcoming spaces designed to inspire a sense of comfort and connection.



The lift lobbies showcase a sleek, contemporary design that unites functionality with refined aesthetics to create an elevated experience.



Select unit layouts feature open terraces, expertly crafted to capture stunning panoramic views of iconic landmarks and the city skyline in every direction.



Sleek, contemporary open-plan kitchens form the heart of the home, flowing effortlessly into adjoining living and dining areas to elevate modern living.



Within the apartments, premium modern finishes are curated with refined material selections.



A modern bedroom with full-height glazing features expansive windows that extend from floor to ceiling.



The bathrooms reveal a fresh, contemporary design vision, combining style with functionality.

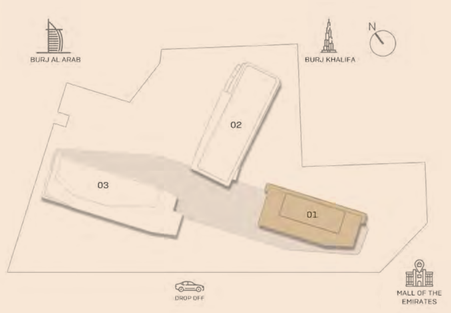


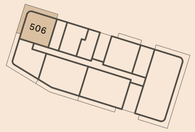
Premium finishes, refined details, and thoughtfully planned layouts create spaces that feel both elegant and restorative.

FLOOR PLANS

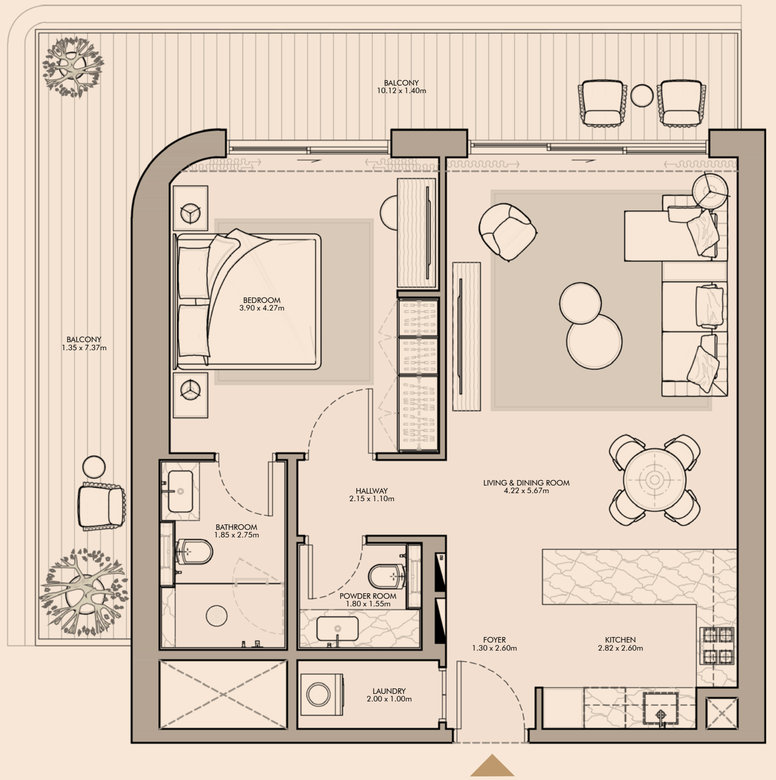
1-BEDROOM | TYPE B1-1I

MADINAT JUMEIRAH LIVING





LEVEL 5



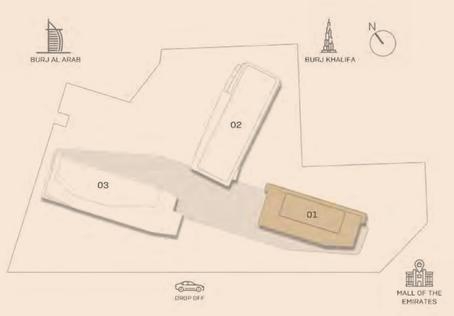
UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
506	70.82	762.3	29.34	315.81	100.16	1078.11

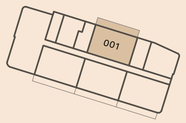
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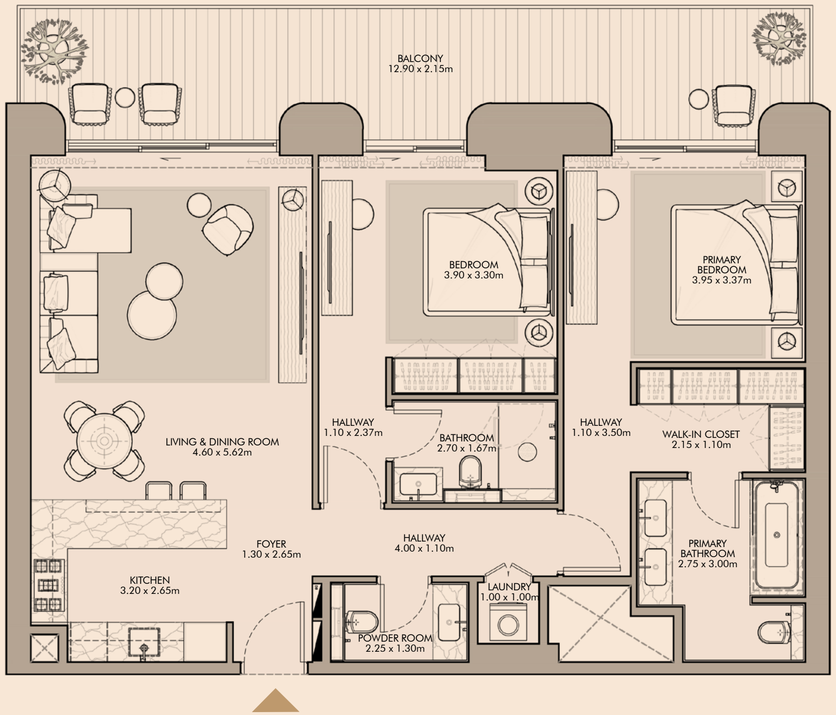
2-BEDROOM | TYPE B1-2A

MADINAT JUMEIRAH LIVING





GROUND FLOOR



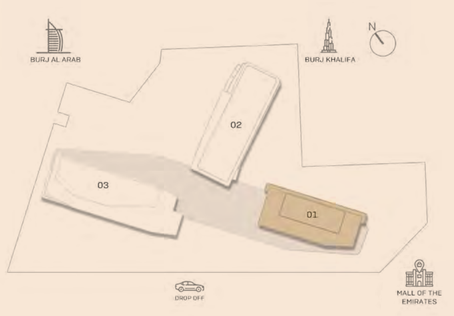
UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
001	107.6	1158.2	28.97	311.83	136.57	1470.03

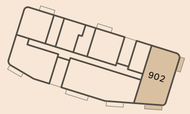
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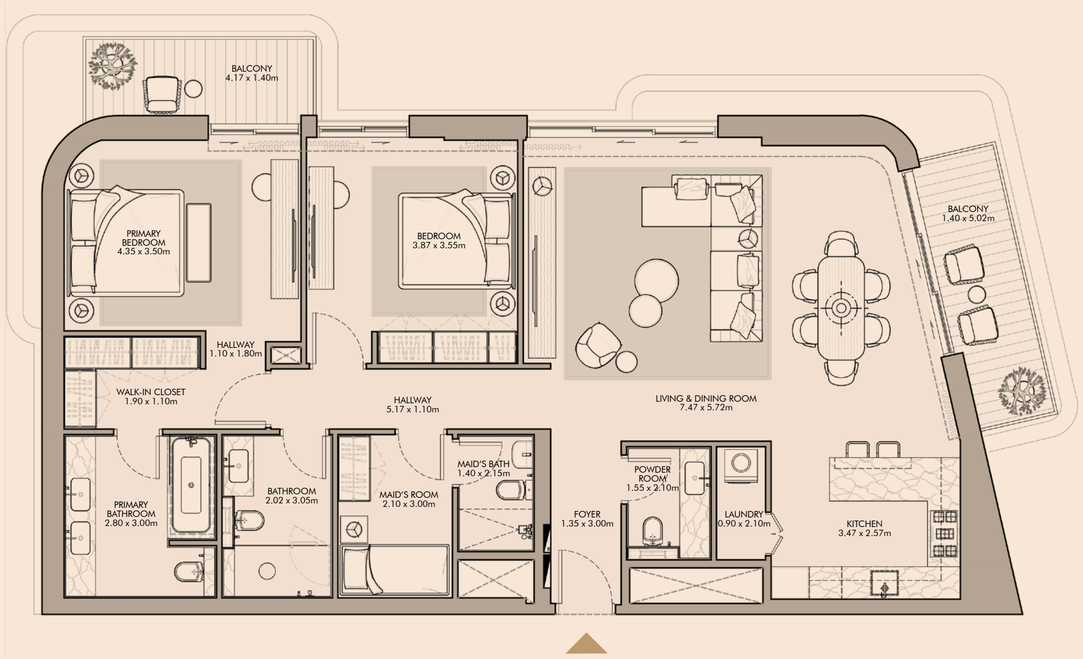
2-BEDROOM | TYPE B1-2M

MADINAT JUMEIRAH LIVING





LEVEL 9-10



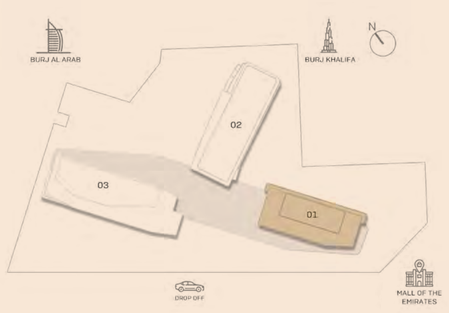
UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
902, 1002	139.96	1506.52	15.89	171.04	155.85	1677.55

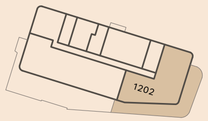
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3-BEDROOM | TYPE B1-3G

MADINAT JUMEIRAH LIVING





LEVEL 12



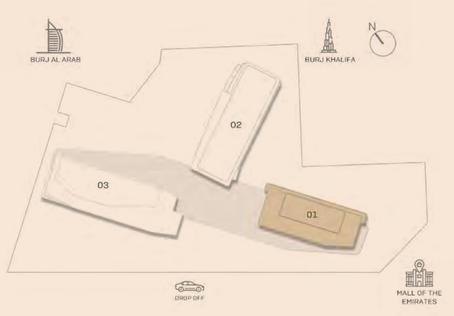
UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1202	211.42	2275.70	153.33	1650.43	364.75	3926.13

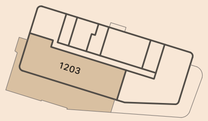
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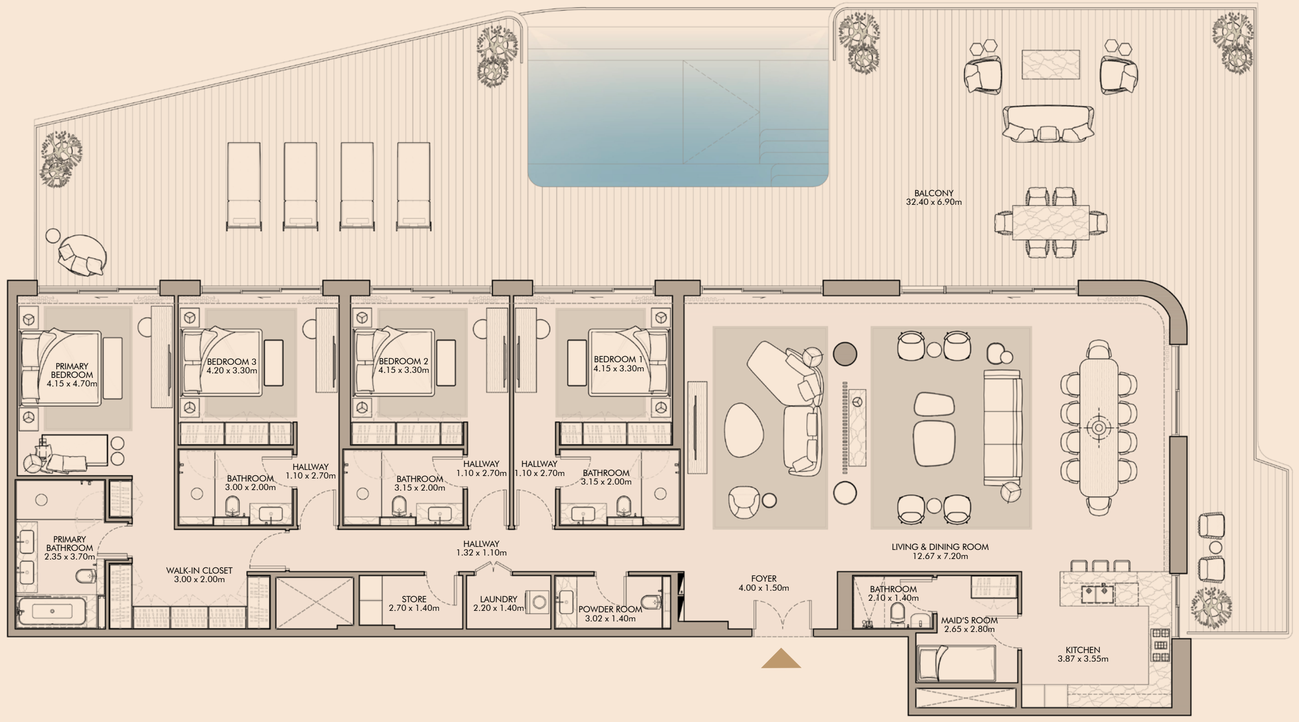
4-BEDROOM | TYPE B1-4A

MADINAT JUMEIRAH LIVING





LEVEL 12



UNIT	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1203	279.95	3013.35	242.47	2609.92	522.42	5623.28

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MERAAS

NOURELLE
BUILDING 1

NO. OF BEDROOMS	UNITS	MINIMUM TOTAL AREA		MAXIMUM TOTAL AREA	
1-Bedroom	27	68.98 sq.m	742.49 sq.ft	100.16 sq.m	1,078.11 sq.ft
2-Bedroom	28	105.47 sq.m	1,135.27 sq.ft	215.53 sq.m	2,319.94 sq.ft
3-Bedroom	10	178.84 sq.m	1,925.02 sq.ft	364.75 sq.m	3,926.13 sq.ft
4-Bedroom	1	522.42 sq.m	5,623.28 sq.ft	522.42 sq.m	5,623.28 sq.ft
Total	**66**				



PRICES

3.68M
1-BEDROOM

4.35M
2-BEDROOM

6.36M
2-BEDROOM + MAID

8.36M
3-BEDROOM

19.37M
4-BEDROOM

*ALL PRICES ARE IN AED

PAYMENT PLAN

20%
DOWN PAYMENT
ONBOOKING

10%
IST INSTALMENT
MARCH 2026

5%
2ND INSTALMENT
JULY 2026

10%
3RD INSTALMENT
DECEMBER 2026

10%
4TH INSTALMENT
MAY 2027

10%
5TH INSTALMENT
OCTOBER 2027

10%
6TH INSTALMENT
MARCH 2028

25%
FINAL INSTALMENT
JUNE 2029

*ESTIMATED CONSTRUCTION COMPLETION: JUNE 2029


MERAAS