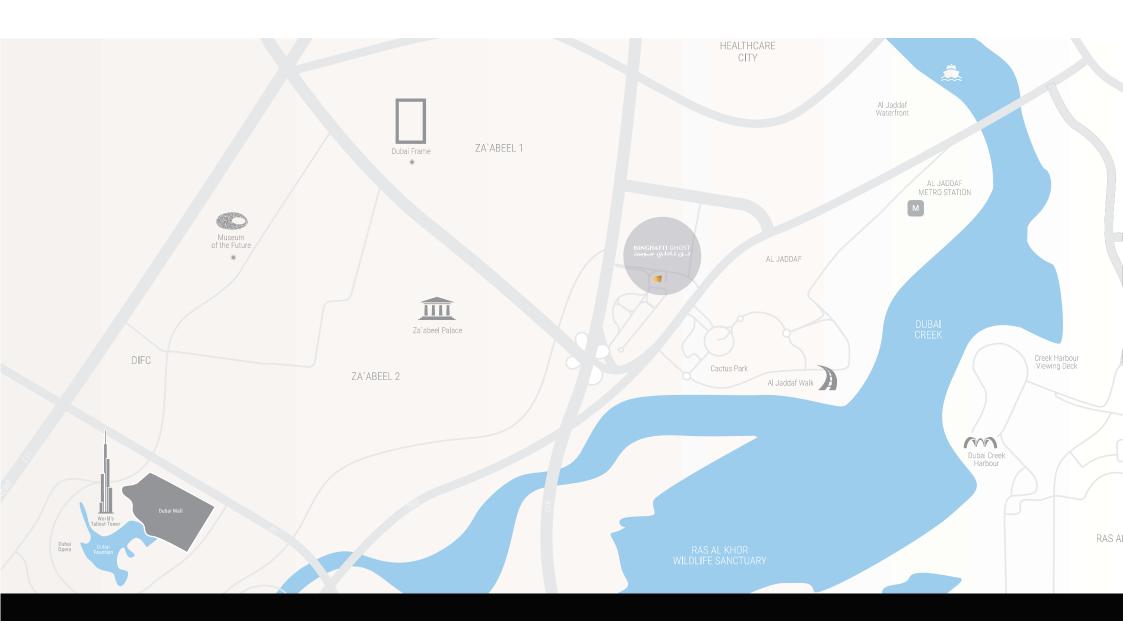
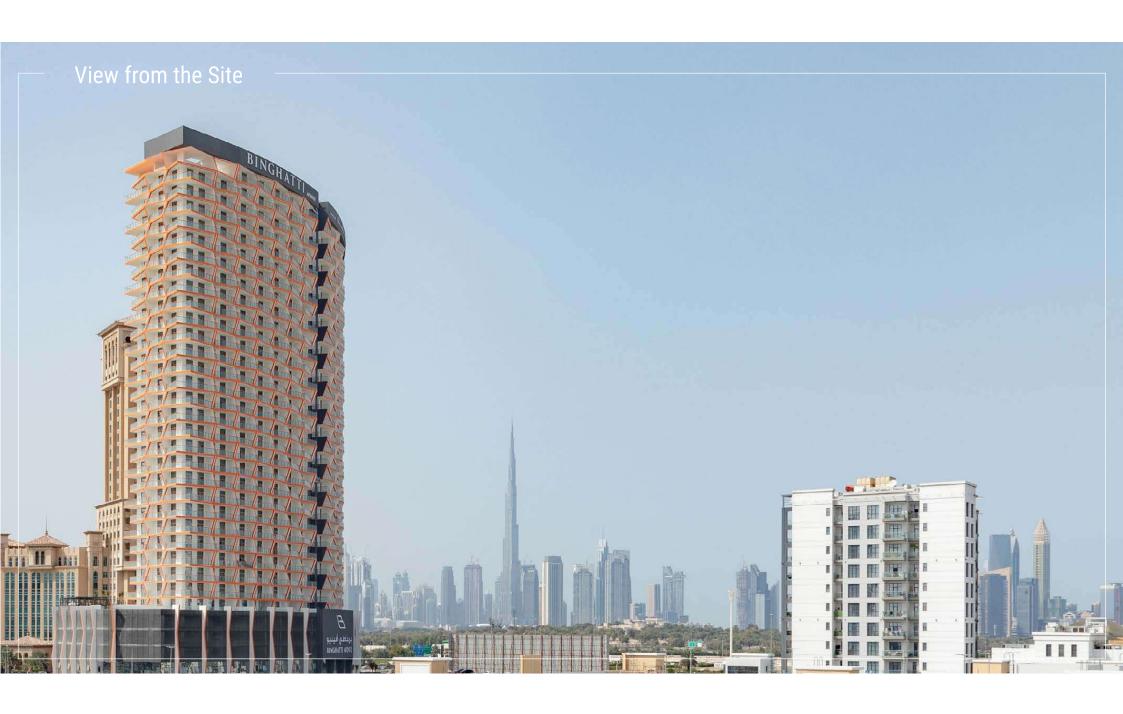


# Beyond the Nebulous









#### Location

- ALJADDAF DUBAI HEALTH CARE CITY 2
- Downtown Dubai, Dubai Health Care City, Zabeel Palace, DIFC, Jaddaf Waterfront.
- ACCESSIBILITY TO MAJOR ROADS:
  E11 SZR, Alkhail road, Oud Metha (Dubai Ain).
  (Metro for Holiday Home, Uber, Taxi's).
- PANORAMIC VIEWS OF THE DUBAI SKYLINE, including Burj Khalifa, Dubai Frame, SZR.
- PROXIMITY TO MAJOR LANDMARKS:
  Burj Khalifa, Dubai Frame, Jaddaf Waterfront and Ras Al Khor Wildlife Sanctuary



#### Amenities

- ON-SITE HIGH-END RETAIL OUTLETS proximity to major shopping centres:
  - \* Dubai Mall
  - \* Dubai Creek Harbour
  - \* Dubai Festival City
  - \* DIFC Gate Avenue
- FAMILY-FRIENDLY AND PET-FRIENDLY POLICIES with access to parks and recreational areas
- Luxury wellness and leisure facilities available within the project itself.



## Investment Opportunities

- PRIME LOCATION IN AL JADDAF DUBAI HEALTHCARE CITY 2, a sought-after residential community in Dubai, offering a tranquil lifestyle while being well-connected to the city's major hubs.
- EXCELLENT ACCESSIBILITY TO MAJOR ROADS taking you towards E11 SZR, Alkhail road, Oud Metha (Dubai Ain). (Metro for Holiday Home, Uber, Taxi's).
- HIGH RENTAL YIELD POTENTIAL, strong historical appreciation in property values within the area, Holiday Home's Haven.



### Design

- MODERN DESIGN with crystalline glass façades, Brass finish
- LUXURIOUS INTERIOR FINISHES with premium materials, including brushed brass accents, marble surfaces, and custom-designed fittings.
- 24/7 SECURITY WITH STATE-OF-THE-ART SURVEILLANCE SYSTEMS, ensuring the safety of residents in one of Dubai's most secure communities.
- **SMART HOME TECHNOLOGIES** integrated throughout the project, offering seamless automation, energy management, and Al-powered living solutions.



## Prices and Unit Types

| UNIT TYPE           | STARTING PRICES AFTER DISCOUNT |
|---------------------|--------------------------------|
| STUDIO APARTMENT    | AED 888,888                    |
| 1 BEDROOM APARTMENT | AED 1,299,999                  |
| 2 BEDROOM APARTMENT | AED 1,999,999                  |
| 3 BEDROOM APARTMENT | AED 2,999,999                  |
| RETAIL              | AED 2,189,000                  |

