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OFF PLAN

Cedarwood Estates

Location: Jumeirah Golf Estates, Dubai

Starting From: AED 9,400,000

Permit No: 2

Cedarwood Estates

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Wasl Properties	**Villas & Mansions**	**Q4 2028**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Cedarwood Estates at Jumeirah Golf Estates is an exclusive collection of luxury villas and mansions designed for buyers seeking privacy, generous living spaces and a prestigious golf-community lifestyle in Dubai. Set within the established surroundings of Jumeirah Golf Estates, the development combines contemporary architecture, landscaped outdoor environments and spacious family residences with convenient access to championship golf courses and premium community facilities.

Cedarwood Estates is conceived as a low-density residential neighbourhood rather than a conventional high-rise or townhouse development. The emphasis is on substantial private homes, generous plots and a quieter residential environment suited to families and long-term owner-occupiers.

The collection comprises approximately **120 villas**, creating a limited residential community within the wider Jumeirah Golf Estates master development.

Residences are offered in **4, 5 and 6-bedroom configurations**, providing a range of options for families requiring substantial internal and external space.

The homes begin at approximately **4,700 sq. ft. of built-up area**, already placing the entry-level residences firmly within Dubai's luxury villa segment.

Larger configurations extend beyond **8,700 sq. ft.**, offering significantly more expansive living environments for buyers seeking additional bedrooms, entertainment spaces, staff accommodation and

larger private outdoor areas.

The architectural approach is contemporary and understated, combining clean horizontal and vertical lines with extensive glazing, shaded terraces and carefully considered landscaping.

Large windows allow natural light to enter the principal living areas while maintaining a strong visual connection with gardens and surrounding green spaces.

The villas are planned around spacious family living. Formal and informal living areas create different environments for entertaining and everyday use, while open-plan dining spaces provide generous settings for family gatherings.

Premium kitchens are integrated into the overall residential concept, with layouts designed to accommodate the requirements of larger households. Selected configurations can include both show and preparation kitchens, allowing entertaining areas to remain visually refined while supporting practical everyday use.

Bedrooms are designed as private retreats, with larger primary suites incorporating substantial wardrobes and premium bathrooms.

The 5 and 6-bedroom residences provide additional flexibility for multigenerational families, guests or residents who require dedicated office and study spaces.

Private gardens are central to the Cedarwood Estates lifestyle. Outdoor environments extend the living space beyond the villa and provide residents with areas for relaxation, entertaining and family activities.

Selected residences incorporate **private swimming pools**, strengthening the resort-style character of the community and giving owners greater privacy than shared residential facilities can provide.

Generous terraces and outdoor seating environments create opportunities for year-round indoor-outdoor living during Dubai's cooler months.

The lower-density masterplan is particularly important to Cedarwood Estates' positioning. Instead of concentrating a large number of homes into a compact site, the community prioritises privacy, greenery and space between residences.

This approach complements the wider character of **Jumeirah Golf Estates**, one of Dubai's most established premium villa and golf communities.

Jumeirah Golf Estates is internationally recognised for its championship golf environment and extensive landscaped areas. The community is centred around the **Earth and Fire golf courses**, creating a distinctive residential setting built around greenery and recreation.

The Earth Course is particularly well known as the venue associated with the season-ending **DP World Tour Championship**, reinforcing Jumeirah Golf Estates' international profile among golfers and luxury property buyers.

Residents of Cedarwood Estates benefit from proximity to the wider leisure and recreational infrastructure of Jumeirah Golf Estates, including golf facilities, fitness environments, dining venues and landscaped community spaces.

The surrounding master community also provides everyday services required for long-term residential living, while established schools, healthcare facilities and shopping destinations can be accessed throughout neighbouring areas.

Connectivity is another advantage. Jumeirah Golf Estates sits close to major road corridors, providing convenient connections towards **Dubai Marina, JLT, Palm Jumeirah, Dubai Hills Estate, Downtown Dubai and Business Bay**.

The community's location also provides access towards **Expo City Dubai and Dubai South**, connecting Cedarwood Estates with the expanding southern development corridor.

For families, the combination of large private residences and a mature low-density environment creates an alternative to Dubai's denser urban neighbourhoods.

Four-bedroom villas provide the most accessible entry point into Cedarwood Estates while still delivering approximately 4,700 sq. ft. of built-up space.

Five-bedroom residences provide additional flexibility for larger families, guests and staff accommodation while retaining the project's emphasis on privacy and generous living areas.

Six-bedroom villas represent the upper end of the collection, with the largest residences extending beyond approximately 8,700 sq. ft. These homes are aimed at buyers seeking mansion-scale accommodation within an established Dubai golf community.

From an investment perspective, Cedarwood Estates occupies a specialised segment of Dubai's residential market. Large villas within established golf communities generally target a substantially different buyer and tenant profile from apartment-led off-plan developments.

Scarcity is therefore an important consideration. With a limited number of residences, individual factors such as **plot size, golf or landscape outlook, villa type, internal configuration, swimming pool, privacy and orientation** can materially affect the value of individual properties.

Jumeirah Golf Estates also benefits from being an established community rather than an entirely new location. Existing landscaping, golf courses, road infrastructure and surrounding residential neighbourhoods provide a mature setting for new luxury villa development.

For international buyers, golf-community property can offer a distinctive lifestyle proposition combining privacy, security, green surroundings and recreational facilities while remaining connected to central Dubai.

For end-users, Cedarwood Estates provides the space required for long-term family living, with substantially larger residences than typical townhouse communities.

For investors, the project provides exposure to Dubai's premium villa market within an established master community where limited land availability can differentiate newly released luxury residences.

The combination of large built-up areas, private gardens, premium architecture and Jumeirah Golf Estates' established reputation positions Cedarwood Estates as a high-end alternative for buyers comparing Dubai's newest villa communities.

With completion currently targeted for **Q4 2028**, Cedarwood Estates offers buyers the opportunity to secure a new-generation luxury residence within one of Dubai's best-established golf destinations.

Why Buy Cedarwood Estates Through A1 Properties?
Buying a residence at **Cedarwood Estates through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available villas according to exact built-up area, plot size, bedroom configuration, orientation, golf and landscape views, privacy, internal layout, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's luxury villa and off-plan property market, helping buyers evaluate Cedarwood Estates against other opportunities within Jumeirah Golf Estates and Dubai's wider premium villa communities.

For investors, our advisors can assess entry pricing, villa scarcity, plot and view premiums, comparable transactions, rental positioning and potential resale opportunities. End-users can receive tailored guidance according to villa size, plot, floor plan, outdoor space, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	30%	50%
Down Payment	During Construction	On Handover

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