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OFF PLAN

Nourelle

Location: Madinat Jumeirah Living, Dubai

Starting From: AED 3,680,000

Permit No: 2

Nourelle

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Meraas	**Apartments**	**Q2 2029**	**75/25**	**Off Plan**

ABOUT THE PROJECT

Nourelle at Madinat Jumeirah Living is a premium residential development by Meraas in **Umm Suqeim**, introducing a distinctive three-building architectural concept to the established Madinat Jumeirah Living community. The buildings are connected by a dramatic elevated skybridge incorporating landscaped gardens and lifestyle amenities.

The development offers **1, 2, 3 and 4-bedroom residences**, ranging from approximately 742 sq. ft. to more than 5,600 sq. ft. The first 12-storey building contains 66 residences, comprising 27 one-bedroom, 28 two-bedroom, 10 three-bedroom and a single four-bedroom residence.

Nourelle represents a more contemporary architectural direction within Madinat Jumeirah Living. Clean lines, geometric forms, extensive glazing and landscaped architectural elements distinguish the development while maintaining its connection to the greenery and pedestrian environment of the wider community.

Residences are designed to maximise natural light, space and views. Depending on building, floor and orientation, apartments can overlook the **Burj Al Arab, surrounding Madinat Jumeirah Living landscape or Dubai skyline**.

One of Nourelle's defining features is its **skybridge**. Rather than functioning purely as an architectural connection between buildings, it incorporates an elevated lifestyle environment with **sky gardens, an infinity swimming pool, gym and yoga spaces**.

The wider amenity offering includes **children's play zones, daycare facilities, pocket parks, landscaped gardens and community retail**, complemented by the extensive pedestrian and recreational infrastructure throughout Madinat Jumeirah Living.

The project's Umm Suqeim location places residents close to **Burj Al Arab, Madinat Jumeirah, Jumeirah Beach and Mall of the Emirates**, while providing convenient road connectivity toward Dubai Marina, Downtown Dubai and other established districts.

Nourelle launched from **AED 3.68 million for a one-bedroom residence**. Meraas' official pricing also lists two-bedroom apartments from AED 4.35 million, two-bedroom plus maid residences from AED 6.36 million, three-bedroom residences from AED 8.36 million and four-bedroom residences from AED 19.37 million.

The payment structure is **75/25**, consisting of **20% on booking, 55% through scheduled construction instalments and 25% at completion**. The final payment and estimated construction completion are scheduled for **June 2029**.

Construction is underway. Meraas currently reports approximately **4% overall development progress**, with shoring completed and piling works progressing as the project moves toward its main building and superstructure phase.

From an investment perspective, Nourelle combines **Meraas development, a highly established Jumeirah location, Burj Al Arab proximity, limited low-rise supply and a distinctive skybridge concept**. Its positioning within Madinat Jumeirah Living also gives it access to an established premium residential identity rather than relying on the future creation of an entirely new community.

Buyers should compare individual residences according to **building, floor, exact internal and balcony area, Burj Al Arab or skyline orientation, original purchase price and remaining payment obligations**. This is particularly important for larger two and three-bedroom configurations, where expansive terraces can materially increase the total saleable area.

Why Buy Nourelle Through A1 Properties?
Purchasing **Nourelle at Madinat Jumeirah Living** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare residences according to building, floor, square footage, terrace area, Burj Al Arab views, price per square foot and payment structure. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also benchmark Nourelle against other premium developments throughout Madinat Jumeirah Living and Umm Suqeim.

For investors, our advisors can assess **entry pricing, view premiums, terrace efficiency, competing MJL supply, handover timing and potential rental and resale positioning**. For end-users, the selection process can focus on usable living space, privacy, outdoor areas, views and proximity to Jumeirah's established lifestyle destinations.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the**

right opportunity.

PAYMENT PLAN

20%	55%	25%
Down Payment	During Construction	On Handover

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