



ALEXANDER PROPERTIES

WATERFRONT VILLAS

JUMEIRAH PARK

www.alexanderproperties.ae

YOUR DREAM VILLA



PHILOSOPHY

Timeless design and highest quality

Alexander Properties is an international boutique developer of villas in the premium segment, offering timeless design and the highest quality.

Our lived corporate culture and philosophy is: "Best quality from one source". Because the real estate market in Dubai is extremely attractive, but at the same time very demanding due to the subtropical weather conditions.

Our experienced team, including a European team of architects with years of experience in Dubai and German construction and project managers on site, ensure the necessary quality measures to realize the highest quality standards in shell construction as well as interior finishing, in addition to the beautiful design.

These 5 modern and unique villas are located directly on the beautiful waterfront in Jumeirah Park and provide a dreamlike and idyllic living experience.



WATERFRONT VILLAS

All 5 villas are different and unique both inside and out. In this detailed brochure you will find all the information you need to find your new perfect home or a very attractive investment property.



„THE ROLE OF THE ARCHITECT IS
THAT OF A GOOD, CONSIDERATE
HOST WHO APPRECIATES THE
NEEDS OF HIS GUESTS.”

-Charles Eames -



Jumeirah Park is one of the quietest, most family friendly and best residential areas in Dubai. Our properties are located directly on the beautiful Jumeirah Islands Lake and are within 10-15 minutes of the Marina and Palm Jumeirah.

Central location



Dubai Marina
8 Minutes



Bluewaters
10 Minutes



The Walk JBR
10 Minutes



Palm Jumeirah
12 Minutes



Mall of the Emirates
15 Minutes



Dubai Hills Mall
18 Minutes



Dubai Mall
20 Minutes



Burj Al Arab
18 Minutes



DIFC
25 Minutes

LOCATION

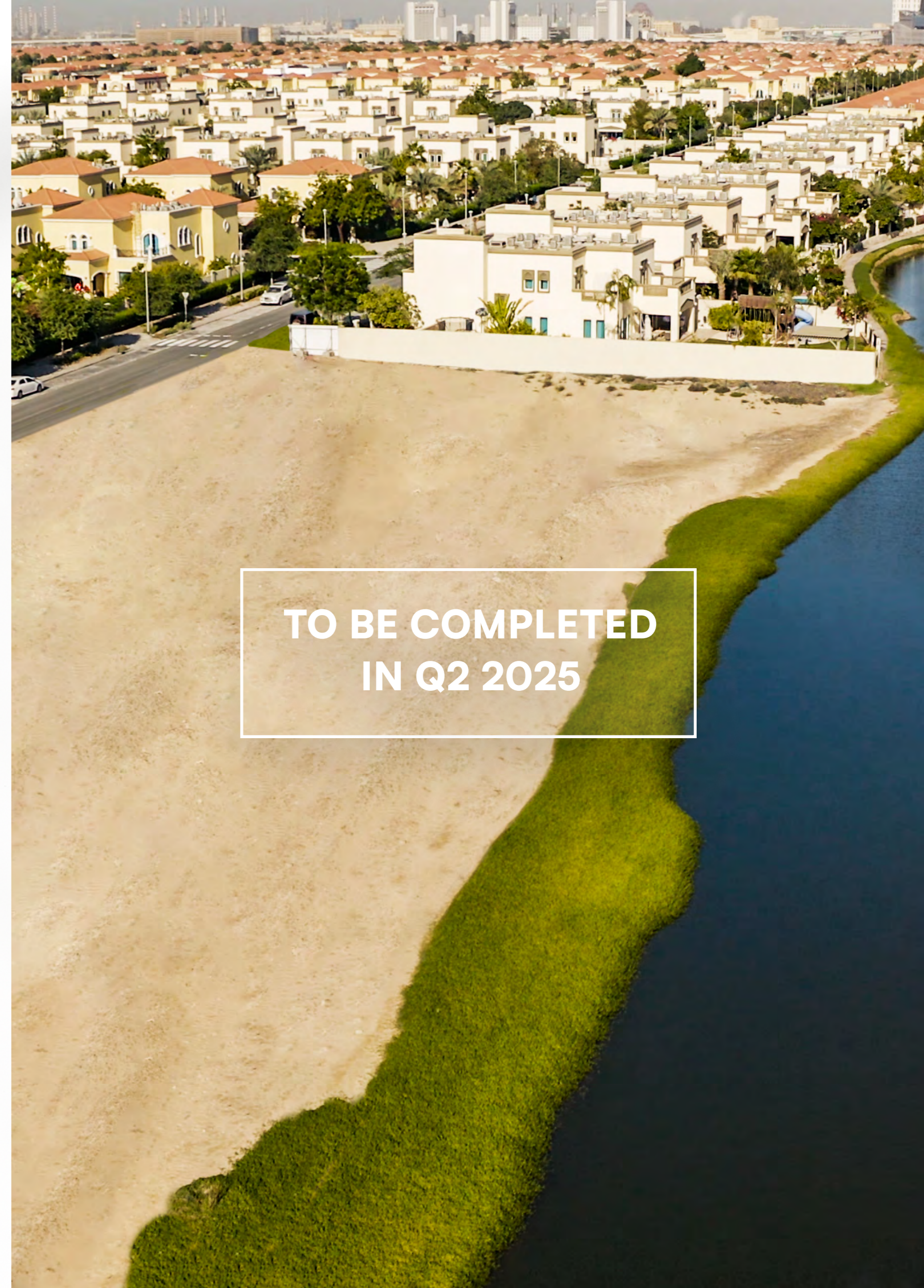
Idyllic living at Jumeirah Park

Jumeirah Park is a 95% developed community of villas in Dubai, surrounded by beautiful parks and communal green spaces.

The air in Jumeirah Park is significantly better and fresher than many other places in Dubai. Jumeirah Park is also a fully developed community, so you can expect no construction noise or disruptive building sites once the last of the waterfront developments are completed from Q2 2025.

A large shopping complex, Jumeirah Park Village, is located nearby with a Géant supermarket, restaurants, cafes, retail shops, beauty salons and dry cleaners.

The central location provides quick access to Dubai Marina, Jumeirah Lake Towers and Sheikh Zayed Road. Sheikh Zayed Road is the main access point, but residents can also reach Jumeirah Park via Jumeirah Islands or The Meadows.



**TO BE COMPLETED
IN Q2 2025**



Jumeirah Park Mall
5 Minutes



British School Dubai
2 Minutes



Fitness Centre
5 Minutes



Medical Centre
4 Minutes



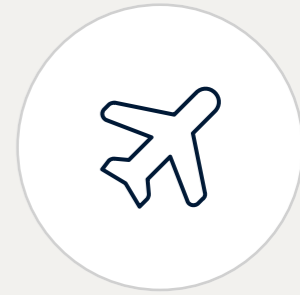
Gas station
10 Minutes



Emirates Golf Club
5 Minutes



Dubai International
Airport
30 Minutes



Dubai World
Central Airport
26 Minutes

Arabian Gulf

World

Palm
Jebel Ali

Palm
Jumeirah

The Walk - JBR

Burj Al Arab

Jebel Ali
Port

Dubai Marina

Emirates
Golf Club

Mall of The
Emirates

Downtown
Dubai

Dubai World
Central Airport

Dubai
International
Airport

JUMEIRAH PARK



ALEXANDER PROPERTIES

Find your new dream villa or highly attractive investment property with **Alexander Properties.**

- 5 unique villas
- Timeless design
- Impeccable construction quality
- High warranty period
- Transparent payment plan
- Timely handover

WATERFRONT VILLAS



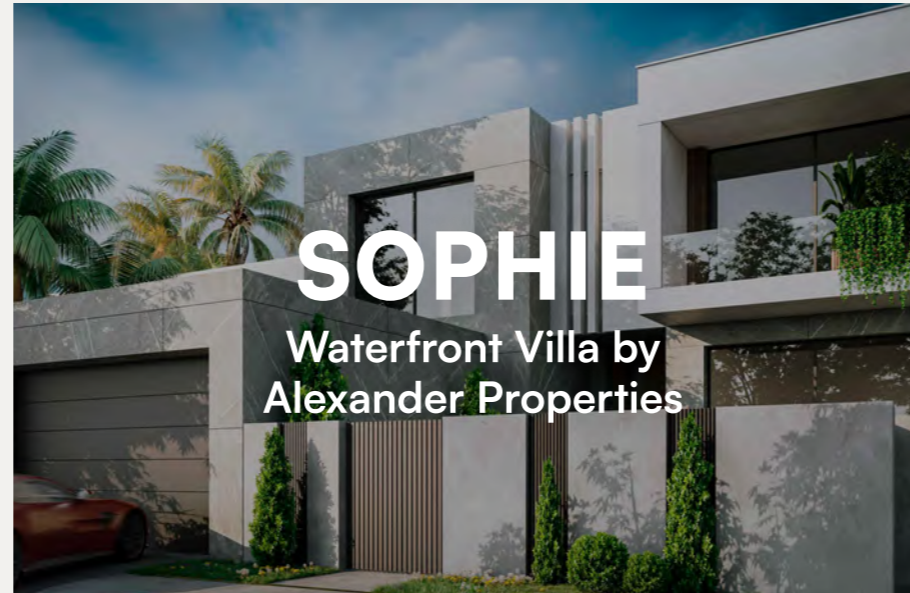
AMBER
Waterfront Villa by
Alexander Properties

Villa size: **539,21 m²**

Bathrooms: **5**

Land area: **671,04 m²**

Bedrooms: **5**



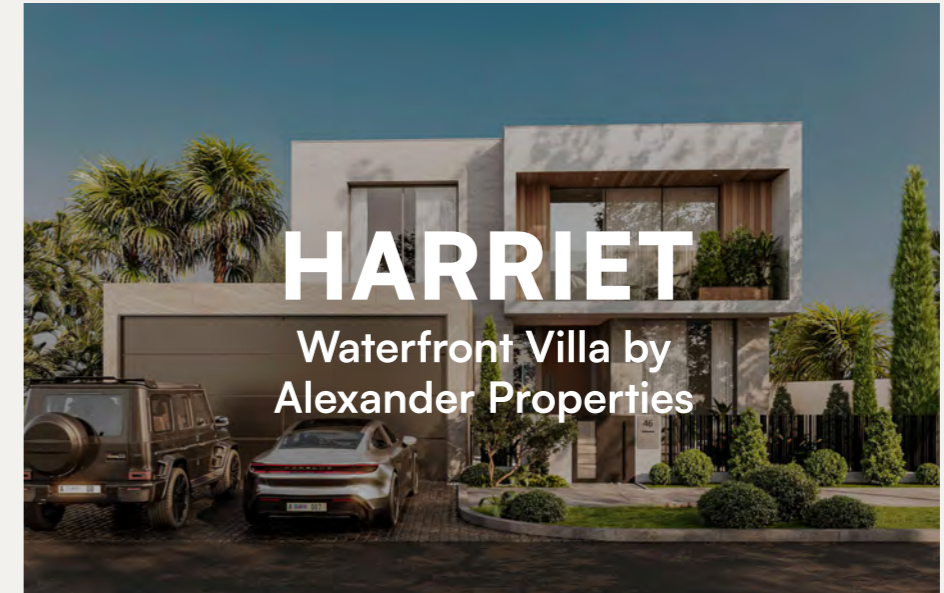
SOPHIE
Waterfront Villa by
Alexander Properties

Villa size: **548,50 m²**

Bathrooms: **4**

Land area: **670,99 m²**

Bedrooms: **4**



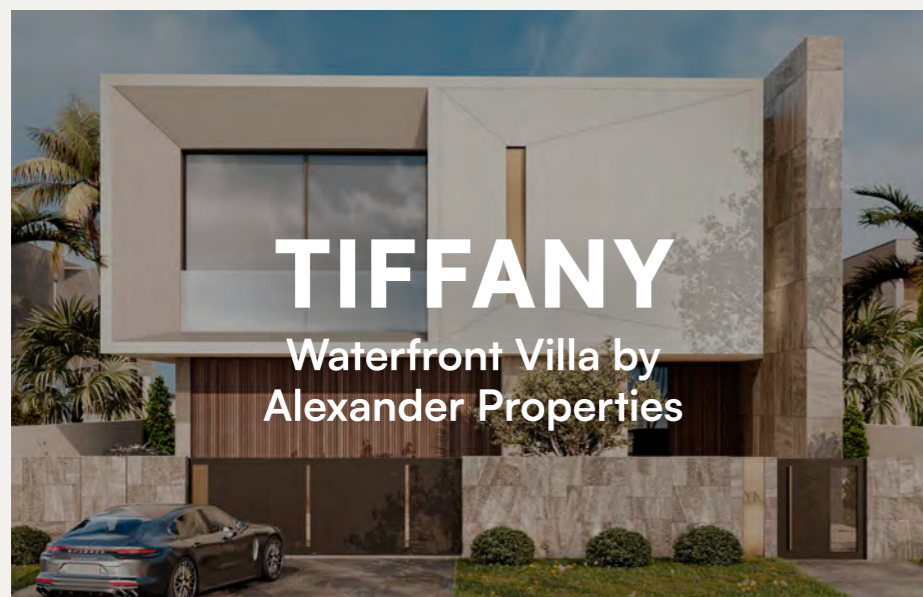
HARRIET
Waterfront Villa by
Alexander Properties

Villa size: **564,33 m²**

Bathrooms: **5**

Land area: **740,47 m²**

Bedrooms: **5**



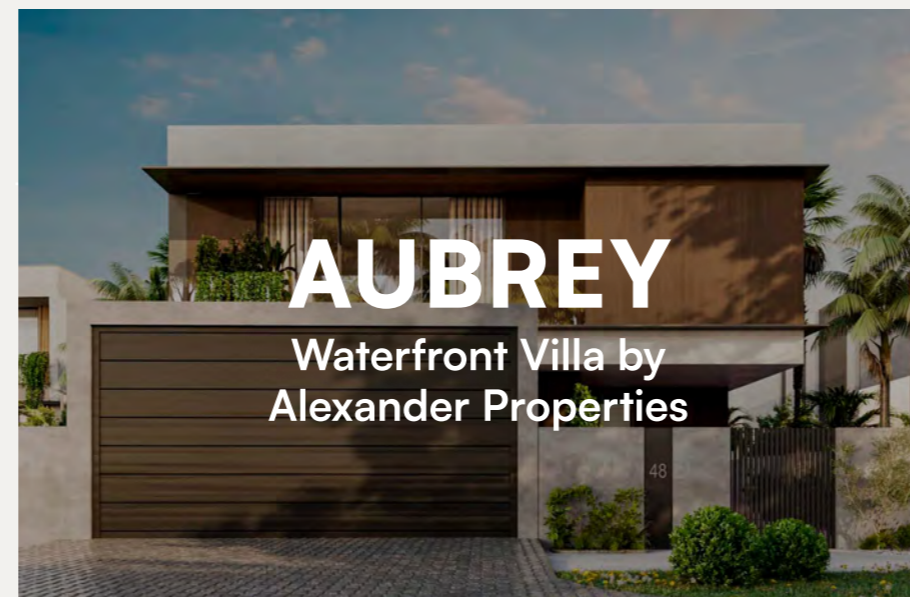
TIFFANY
Waterfront Villa by
Alexander Properties

Villa size: **616,24 m²**

Bathrooms: **5**

Land area: **723,22 m²**

Bedrooms: **5**



AUBREY
Waterfront Villa by
Alexander Properties

Villa size: **588,59 m²**

Bathrooms: **4**

Land area: **700,29 m²**

Bedrooms: **4**

As a boutique developer, we specialise in creating unique designs for both the exterior and interior. As a result, each of our villas is unique and has its own special charm. Please refer to our comprehensive project brochure for full details, floor plans and layouts, as well as information about Jumeirah Park.



A sophisticated living concept with all the extras

We have paid particular attention to intelligent space planning. This gives you the flexibility to decide whether you want to combine working and living as a couple or as a family. We are happy to adapt the individual rooms to suit your needs.



The best air conditioning technology for healthy indoor air

In Dubai, air conditioning runs 24/7, so it is extremely important for us to integrate the best possible air conditioning technology for healthy indoor air. We also take the necessary measures to prevent mould growth in the long term.



Luxurious finishes & durable materials

We make no compromises when it comes to the quality of construction or workmanship of the materials used. Every detail is personally inspected by our architect and German site manager for optimum longevity.



Beautiful landscaped gardens with pool & fireplace

Enjoy elegant garden and barbecue parties and take daily advantage of the beautiful infinity pool, outdoor shower, recessed seating area with fireplace and beautiful BBQ area.



Luxury kitchens on a European scale

The beautiful show kitchen from Italian luxury brand Pedini, combined with Gaggenau built-in appliances, and the functional service kitchen with Siemens appliances will make gourmets' hearts beat faster.



Real time German construction supervision


Our engineers and site managers have over 20 years experience of building high quality villas in Germany and the Emirates. We also supervise the construction of your dream villa with the utmost care on a daily basis and document the progress in real time.



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AMBER

WATERFRONT VILLA BY
ALEXANDER PROPERTIES

 Villa size: **539,21 m²**

 Bathrooms: **5**

 Land area: **671,04 m²**

 Bedrooms: **5**

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Villa 42 AMBER

As an international boutique developer of premium villas, **Alexander Properties** combines timeless design with the highest quality.

Our experienced team, consisting of a European team of architects with many years of experience in Dubai and German construction and project managers on site, ensure that the highest quality standards are met in the construction of the shell and interior finishes, in addition to the beautiful design.

Amber is one of 5 modern and unique villas on the beautiful waterfront of Jumeirah Park.



Ground Floor

Villa size: **539,21 m²**

Land area: **671,04 m²**

Bathrooms: **3**

Bedrooms: **1**



✔ Built-in elevator

✔ Guest bedroom with bathroom

✔ Large living room

✔ Stunning outdoor space

✔ Guest bathroom in hall area

✔ Functional service kitchen

✔ Beautiful show kitchen

✔ Large dining area

✔ Enclosed garage for 2 cars

✔ Storeroom with built-in cupboards

✔ Household staff room

✔ Laundry room with built-in cupboards

Upper Floor

 Bathrooms: **4**

 Bedrooms: **4**

 Terrace: **1**



✔ 1 Master Bedroom

✔ Walk-in dressing room

✔ Master bathroom with palm tree view

✔ Access to the terrace

✔ Bedroom 1 with en-suite bathroom

✔ Bedroom 2 with en-suite bathroom

✔ Bedroom 3 with en-suite bathroom

✔ Built-in wardrobes in all rooms

✔ Maximum light in all rooms

✔ 1 large terrace with garden view

✔ All rooms can be personalised to suit your needs and requirements



ALEXANDER PROPERTIES

SOPHIE

WATERFRONT VILLA BY
ALEXANDER PROPERTIES



Villa size: **548,50 m²**



Bathrooms: **4**



Land area: **670,99 m²**



Bedrooms: **4**



Villa 43 SOPHIE


As an international boutique developer of premium villas, **Alexander Properties** combines timeless design with the highest quality.


Our experienced team, consisting of a European team of architects with many years of experience in Dubai and German construction and project managers on site, ensure that the highest quality standards are met in the construction of the shell and interior finishes, in addition to the beautiful design.

Sophie is one of 5 modern and unique villas on the beautiful waterfront of Jumeirah Park.



Ground Floor

 Villa size: **548,50 m²**

 Land area: **670,99 m²**

 Bathrooms: **3**

 Bedrooms: **1**



✔ Built-in elevator

✔ Guest bedroom with bathroom

✔ Large living room

✔ Stunning outdoor space

✔ Guest bathroom in hall area

✔ Functional service kitchen

✔ Beautiful show kitchen

✔ Large dining area

✔ Enclosed garage for 2 cars

✔ Storeroom with built-in cupboards

✔ Household staff room

✔ Laundry room with built-in cupboards

Upper Floor

 Bathrooms: **3**

 Bedrooms: **3**

 Terrace: **1**



- ✓ 1 Master Bedroom
- ✓ Walk-in dressing room
- ✓ Master bathroom with palm tree view
- ✓ Access to the terrace
- ✓ Bedroom 1 with en-suite bathroom
- ✓ Bedroom 2 with en-suite bathroom
- ✓ Workroom
- ✓ Built-in wardrobes in all rooms
- ✓ Maximum light in all rooms
- ✓ 1 large terrace with garden view
- ✓ All rooms can be personalised to suit your needs and requirements



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HARRIET

WATERFRONT VILLA BY
ALEXANDER PROPERTIES



Villa size: **564,33 m²**



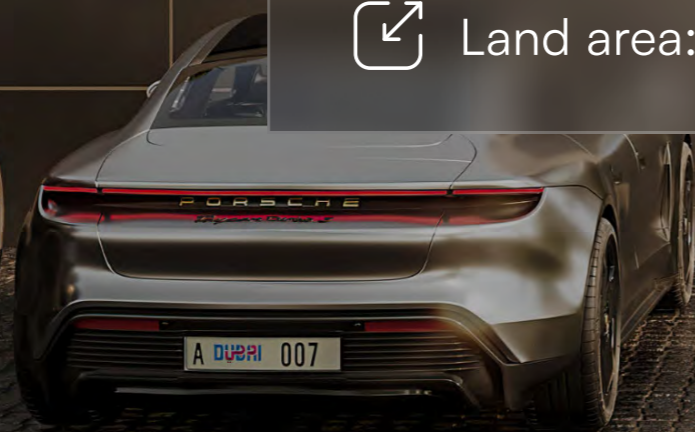
Bathrooms: **5**



Land area: **740,47 m²**



Bedrooms: **5**





Villa 46 HARRIET

As an international boutique developer of premium villas, **Alexander Properties** combines timeless design with the highest quality.

Our experienced team, consisting of a European team of architects with many years of experience in Dubai and German construction and project managers on site, ensure that the highest quality standards are met in the construction of the shell and interior finishes, in addition to the beautiful design.

Harriet is one of 5 modern and unique villas on the beautiful waterfront of Jumeirah Park.



Ground Floor

Villa size: **564,33 m²**

Land area: **740,47 m²**

Bathrooms: **3**

Bedrooms: **1**



✔ Built-in elevator

✔ Guest bedroom with bathroom

✔ Large living room

✔ Stunning outdoor space

✔ Guest bathroom in hall area

✔ Functional service kitchen

✔ Beautiful show kitchen

✔ Large dining area

✔ Enclosed garage for 2 cars

✔ Storeroom with built-in cupboards

✔ Household staff room

✔ Laundry room with built-in cupboards

Upper Floor

 Bathrooms: **4**

 Bedrooms: **4**

 Terrace: **2**



✓ 1 Master Bedroom

✓ Walk-in dressing room

✓ Master bathroom with palm tree view

✓ Access to the terrace

✓ Bedroom 1 with en-suite bathroom

✓ Bedroom 2 with en-suite bathroom

✓ Bedroom 3 with en-suite bathroom

✓ Built-in wardrobes in all rooms

✓ Maximum light in all rooms

✓ 2 beautiful terraces


✓ All rooms can be personalised to suit your needs and requirements




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TIFFANY

WATERFRONT VILLA BY
ALEXANDER PROPERTIES

 Villa size: **616,24 m²**

 Bathrooms: **5**

 Land area: **723,22 m²**

 Bedrooms: **5**



Villa 47 TIFFANY

As an international boutique developer of premium villas, **Alexander Properties** combines timeless design with the highest quality.

Our experienced team, consisting of a European team of architects with many years of experience in Dubai and German construction and project managers on site, ensure that the highest quality standards are met in the construction of the shell and interior finishes, in addition to the beautiful design.

Tiffany is one of 5 modern and unique villas on the beautiful waterfront of Jumeirah Park.



Ground Floor

Villa size: **616,24 m²**

Land area: **723,22 m²**

Bathrooms: **3**

Bedrooms: **1**



✔ Built-in elevator

✔ Guest bedroom with bathroom

✔ Large living room

✔ Stunning outdoor space

✔ Guest bathroom in hall area

✔ Functional service kitchen

✔ Beautiful show kitchen

✔ Large dining area

✔ Enclosed garage for 2 cars

✔ Storeroom with built-in cupboards

✔ Household staff room

✔ Laundry room with built-in cupboards

Upper Floor

 Bathrooms: 4

 Bedrooms: 4

 Terrace: 1



- ✓ 1 Master Bedroom
- ✓ Walk-in dressing room
- ✓ Master bathroom with palm tree view
- ✓ Access to the terrace

- ✓ Bedroom 1 with en-suite bathroom
- ✓ Bedroom 2 with en-suite bathroom
- ✓ Bedroom 3 with en-suite bathroom
- ✓ Built-in wardrobes in all rooms

- ✓ Maximum light in all rooms
- ✓ 1 large terrace with garden view
- ✓ All rooms can be individually adapted to suit your needs and requirements



ALEXANDER PROPERTIES

AUBREY

WATERFRONT VILLA BY
ALEXANDER PROPERTIES



Villa size: **588,59 m²**



Bathrooms: **4**



Land area: **700,29 m²**



Bedrooms: **4**

48



Villa 48 AUBREY

As an international boutique developer of premium villas, **Alexander Properties** combines timeless design with the highest quality.


Our experienced team, consisting of a European team of architects with many years of experience in Dubai and German construction and project managers on site, ensure that the highest quality standards are met in the construction of the shell and interior finishes, in addition to the beautiful design.

Aubrey is one of 5 modern and unique villas on the beautiful waterfront of Jumeirah Park.



Ground Floor

 Villa size: **588,59 m²**

 Land area: **700,29 m²**

 Bathrooms: **3**

 Bedrooms: **1**



✔ Built-in elevator

✔ Guest bedroom with bathroom

✔ Large living room

✔ Stunning outdoor space

✔ Guest bathroom in hall area

✔ Functional service kitchen

✔ Beautiful show kitchen

✔ Large dining area

✔ Enclosed garage for 2 cars

✔ Storeroom with built-in cupboards

✔ Household staff room

✔ Laundry room with built-in cupboards

Upper Floor

 Bathrooms: **3**

 Bedrooms: **3**

 Terrace: **2**



- ✓ 1 Master Bedroom
- ✓ Walk-in dressing room
- ✓ Master bathroom with palm tree view
- ✓ Access to the terrace

- ✓ Bedroom 1 with en-suite bathroom
- ✓ Bedroom 2 with en-suite bathroom
- ✓ Bedroom 3 with en-suite bathroom
- ✓ Built-in wardrobes in all rooms

- ✓ Maximum light in all rooms
- ✓ 2 beautiful terraces
- ✓ All rooms can be individually adapted to suit your needs and requirements

”

„ WE PUT EVERY CUSTOMER FIRST. OUR AIM IS TO PROVIDE YOU WITH THE HOME OF YOUR DREAMS. A HOME WHERE YOU FEEL RIGHT AT HOME. AN INDIVIDUAL INTERIOR DESIGN CONCEPT CAN BE PROVIDED UPON REQUEST.“

AN OASIS OF WELLBEING
FOR ALL YOUR NEEDS

As an international boutique developer of premium villas, Alexander Properties combines timeless design with the highest quality.



WELL THOUGHT OUT LIVING
CONCEPT WITH ALL THE EXTRAS

The lounge and dining area is flooded with light from floor to ceiling windows and has stunning views of the garden and pool.





WONDERFUL ATRIUM IN
VILLA 46, 47 AND 48

Harmony, tranquillity and an idyllic atmosphere for reading, relaxing and lingering are created by natural light and lush greenery.

Stylish ground floor guest bathroom

This beautiful guest bathroom is located directly on the ground floor, across the hall from the built-in lift.

The design is rounded off by a large built-in mirror, recessed washbasin and indirect lighting.





TIMELESS PALM VIEW
GUEST ROOM

Each villa has a beautiful guest room on the ground floor with built-in wardrobe and en-suite bathroom.

FUNCTIONAL SERVICE KITCHEN

Located behind or next to the show kitchen, the service kitchen has everything you or your chef need - plenty of cooking space, ample storage and the latest Siemens built-in appliances.



PREMIUM SHOW KITCHEN

Gourmets' hearts will beat faster with the beautiful and timeless show kitchen from Italian luxury brand Pedini, combined with Gaggenau built-in appliances and a marble island.







GAGGENAU

GAGGENAU

GAGGENAU





Quooker®

A Quooker is pure convenience. It allows you to get 100 °C boiling, hot, cold, chilled still & chilled sparkling water directly from tap — all filtered.

Dutch quality since 1970

Elevator in all Villas

For the comfort and convenience of your family and guests, we have installed an elevator in each of the 5 Waterfront Villas to connect the Ground Floor with the Upper Floor.





SUPERB MASTER
BEDROOM WITH ACCESS
TO THE TERRACE

The elegant master bedroom has a separate large dressing room with access to the master bathroom.

WE ADAPT ALL ROOMS
TO SUIT YOUR NEEDS

Please note that all of the interiors we show are only suggested. We would be happy to create a personalised interior concept to suit your needs and requirements.





THERE ARE 3 OR 4 MORE
BEDROOMS ON THE UPPER FLOOR

All of the rooms have an en-suite bathroom and
high quality built-in wardrobes.

Flawless build quality & long warranty

You will receive between 1 and 10 years warranty on various components and can be assured of the highest quality materials and workmanship.

Our German site manager will provide a comprehensive quality report on handover. This means that you are guaranteed to receive the home of your dreams, free from any inconvenient building defects, so that you can move in straight away and make yourself at home.



BRIGHT MASTER BATHROOM FLOODED WITH LIGHT

This bathroom has everything you could want. The freestanding bathtub overlooks palm trees, the large built-in shower with multiple functions and the double vanity with LED mirror make this bathroom a real eye-catcher.





ADVANCED FILTRATION
TECHNOLOGY FOR CLEAN
DRINKING WATER

Alexander Properties stands for health and quality of life for the whole family. That's why we use water filtration units in our networks, so you can drink from any tap with confidence.

A SEPARATE DRESSING ROOM

This dressing room has everything you need. It offers plenty of storage space for all your clothes and is beautifully designed. Practically, you can access the dressing room from either the bedroom or the bathroom.



Timeless design and the highest level of quality

As an international boutique developer of premium villas, Alexander Properties combines timeless design with the highest quality.

Our company culture and philosophy is "Best quality from one source". Our experienced team, consisting of a European team of architects with over 20 years of experience in Dubai and German construction and project managers on site, ensure the necessary quality measures to realise not only the beautiful design, but also the highest quality standards in the shell construction as well as the interior finishing.





GROUND FLOOR LAUNDRY
AND STOREROOM

All Alexander Properties Villas are designed
for maximum comfort and convenience.



ELEGANT HOME OFFICE

We can transform a bedroom into a stylish home office to suit your needs.





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As an international boutique developer of premium villas, Alexander Properties combines timeless design with the highest quality

We make no compromises in the construction of your dream villa, putting our name to it and completing your new home with the same quality as if we were moving in ourselves.



Unique investment opportunity

The villas we build are built to last and therefore offer a high ROI, making them a unique opportunity to invest.



An individual approach to life

We put the customer at the centre of everything we do. Our aim is to provide you with a home that makes you feel right at home.



Fair Payment Schedules

To give our customers comfort and flexibility with their investment, our schedules include the payment of 60% during the construction phase and 40% on handover.



Long warranty period

We offer between 1 and 10 years warranty on various components and provide an unparalleled level of service in terms of the quality of materials and workmanship of the villas.



Handover on time

We prefer to allow more time for construction and completion - not less. Therefore, in accordance with the contract, you can be assured that the houses will be ready by Q2 2025.



Free from construction defects

Homes in Dubai are often handed over without a professional inspection. Our German construction manager will take care of this for you. You will be presented with a beautiful home, free of any construction defects, ready for you to move in and feel at home.





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MAKE DUBAI YOUR HOME