

JAD GLOBAL
REAL ESTATE DEVELOPMENT

J188

FACTSHEET

**WELLNESS
RISES**

J188

ROOTED IN CULTURE, ELEVATED BY DETAILS

04 MIN

Al Jaddaf Waterfront
Creek Metro Station
Mohammed bin Rashid Library

07 MIN

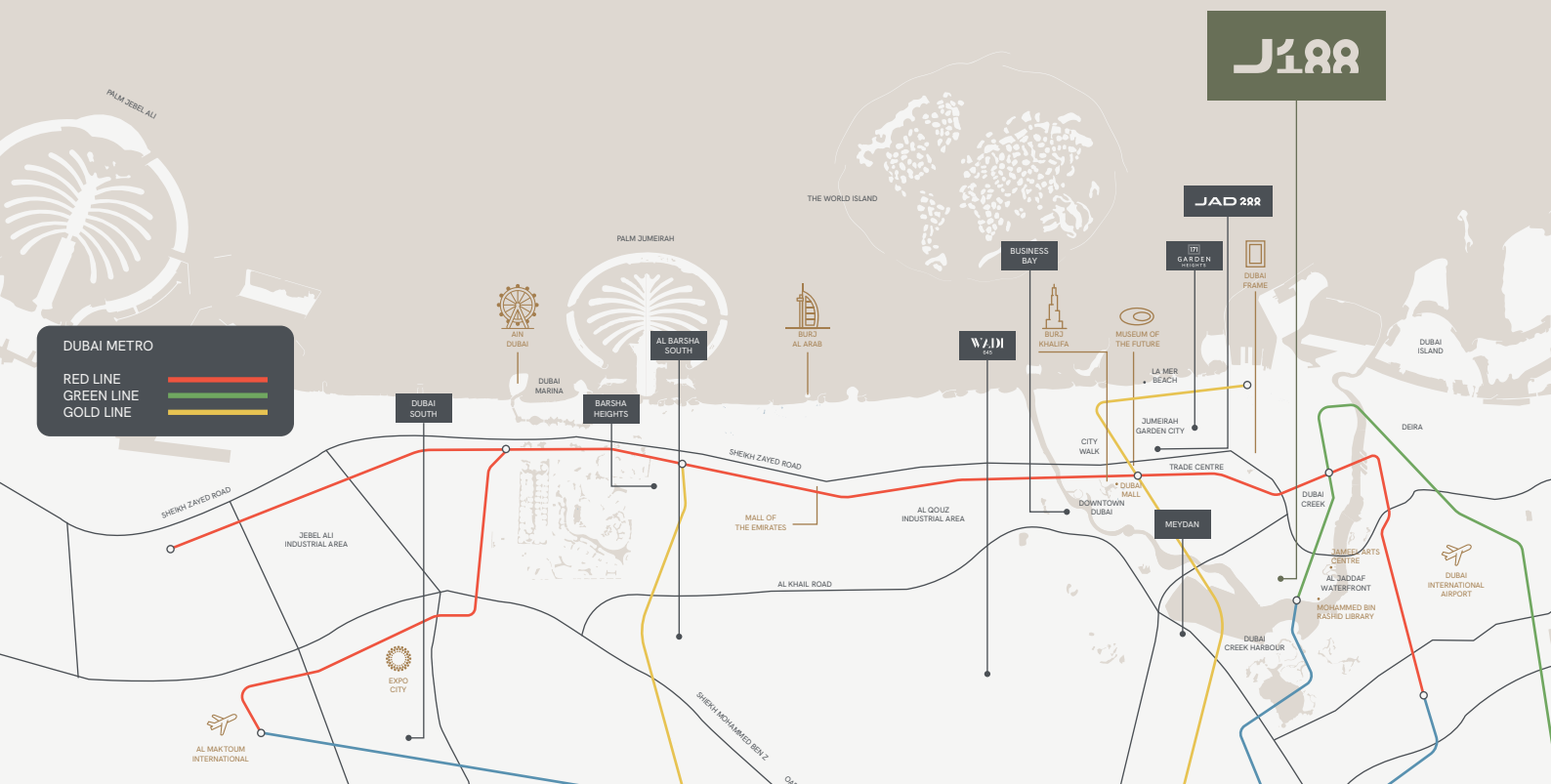
Al Jaddaf Metro Station
Swiss International School
Jameel Arts Centre

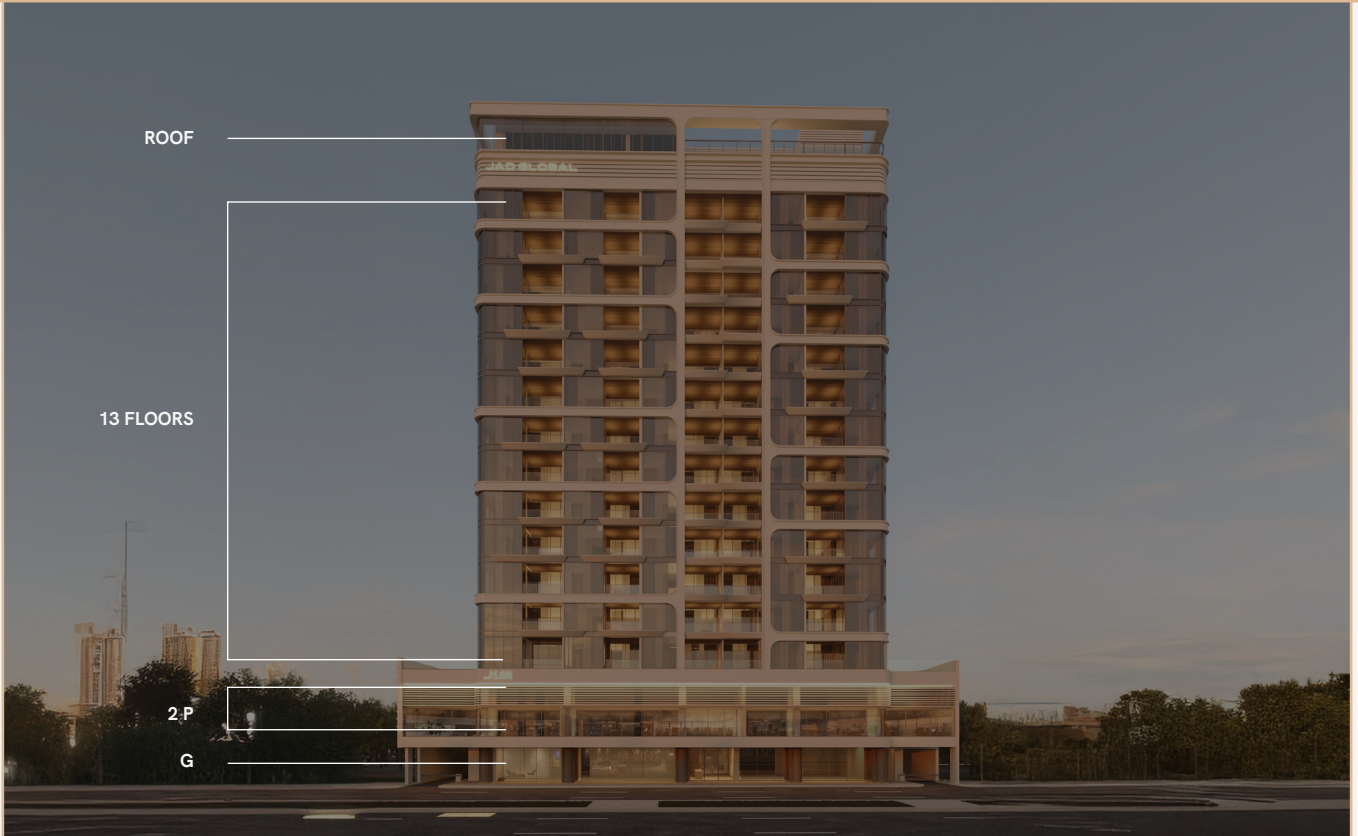
08 MIN

Downtown Dubai
Dubai Creek
Dubai Creek Harbour
Lycée Français International

12 MIN

Dubai Healthcare City





PROJECT DETAILS

Ownership

FREEHOLD

UNIT TYPE

ONE BEDROOM & TWO BEDROOM

PARKING

1 SPACE PER APARTMENT

ANTICIPATED COMPLETION DATE

Q2 2028

Property Type

UNFURNISHED APARTMENTS

Elevators

3 RESIDENCE - 1 SERVICE

Anticipated Service Charge

AED 15 PER SQ.FT ANNUALLY

SIZE RANGE

One Bedroom

686 SQ.FT → 850 SQ.FT

Two Bedroom

1,064 SQ.FT → 1,292 SQ.FT

SPACES THAT MOVE WITH YOU.

All thoughtfully curated to support movement, rest, and connection.



SOCIAL HUBS



THE FITNESS ROOM



THE BALANCE ROOM



THE SKYLINE POOL



THE HEAT ROOM



THE OFFICES



THE SKY VIEW DECK



THE PADEL COURT



THE GRILL LOUNGE



THE LIBRARY



THE STEPS



THE PLAY ROOM

SKYLINE POOL

A rooftop pool with panoramic views, offering residents a place to swim, relax, or enjoy memorable moments with friends and family.



THE SKY VIEW DECK

A green rooftop garden providing a calm, open-air space for reflection, relaxation, and informal gatherings above the city.

THE GARDENS

Landscaped outdoor areas throughout the property where residents can unwind, connect with nature, and spend time with family or neighbors.



THE PADEL COURT

A dedicated court for recreational play, giving residents a space for active movement, friendly matches, and social interaction.

THE PLAYROOM INDOOR

Children's indoor play area take cues from Montessori principles, encouraging curiosity and open-ended play.

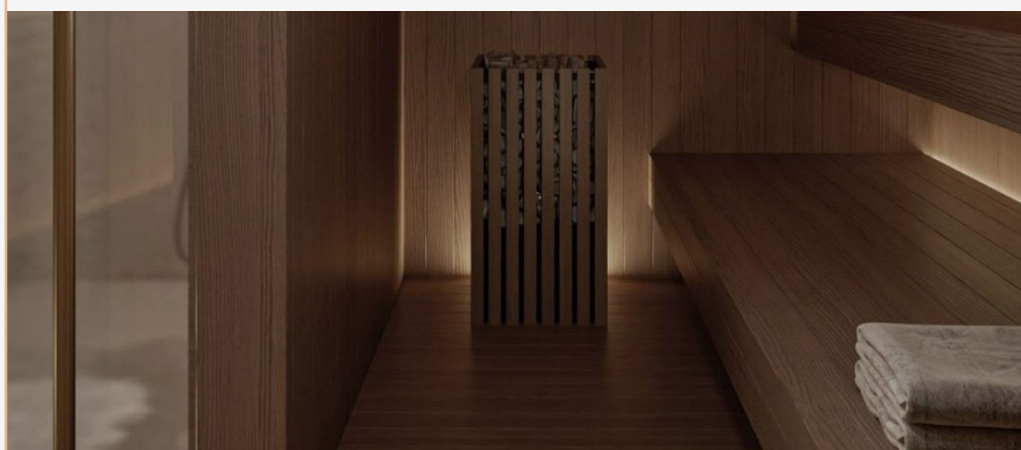
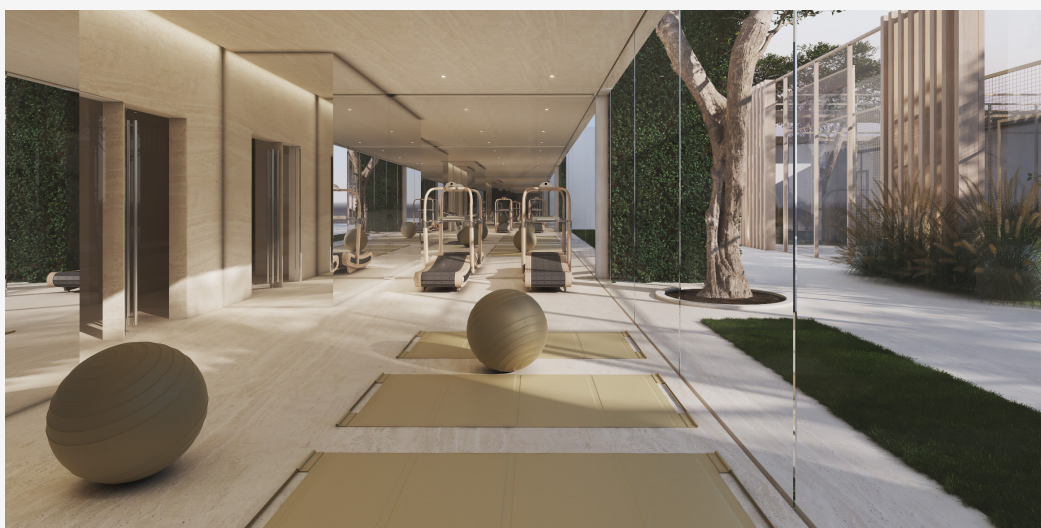


THE PLAYROOM OUTDOOR

A safe and inspiring space where children can play, explore, and enjoy activities, with areas designed for both indoor and outdoor fun.

THE FITNESS ROOM

A stylish gym with modern equipment, offering spaces for strength, cardio, and wellness-focused workouts.



THE HEAT ROOM

A sauna with steam features providing a quiet area for recovery, relaxation, and stress relief.

SOCIAL HUBS

Shared community spaces, including co-working areas, designed to encourage connection, conversation, and collaboration among residents.



THE LIBRARY

A quiet space for reading, studying, or reflection, offering a calm environment to enjoy focused time or a peaceful pause.

THE STEPS

A padded, well-lit stairway that invites gentle daily activity and makes counting your steps effortless.



PAYMENT PLAN

The project offers accessible ownership through a flexible 50/50 payment plan tailored to suit today’s buyers, providing flexibility and ease.

5%	On Booking
5%	Within 30 Days From Booking
10%	6 Months From Booking
10%	12 Months From Booking
10%	18 Months From Booking
10%	24 Months From Booking
50%	On Completion

ESCROW ACCOUNT DETAILS

DETAILS OF THE ESCROW ACCOUNT APPROVED BY THE REAL ESTATE REGULATORY AGENCY (RERA) AND THE DUBAI LAND DEPARTMENT

BANK NAME
DUBAI ISLAMIC BANK

ACCOUNT NAME
J188

ACCOUNT NO.
001582227914701

IBAN
AE040240001582227914701

CURRENCY
UAE DIRHAM

SWIFT CODE
DUIBAEAD

ADDRESS
DUBAI, UAE

CORPORATE ACCOUNT DETAILS

BANK NAME
DUBAI ISLAMIC BANK

ACCOUNT NAME
JAD GLOBAL REAL ESTATE DEVELOPMENT L L C

ACCOUNT NO.
097524407138001

IBAN
AE90 0240 0975 2440 7138 001

CURRENCY
UAE DIRHAM

SWIFT CODE
DUIBAEAD

ADDRESS
DUBAI, UAE

BOOKING STEPS

01

Customer pays the booking amount and submits the required documents to initiate the unit reservation.

03

Customer receives a receipt and Statement of Account from sales@jadglobal.ae within 2-4 working days.

05

Following the execution of the (SPA), the customer will receive a scanned copy of the SPA via sales@jadglobal.ae

02

Customer receives the booking form and Sales and Purchase Agreement (SPA) via PandaDoc within a few hours to sign from Customer Support at sales@jadglobal.ae

04

Customer completes the down payment and registration fees then both copies of the (SPA) will be duly executed by JAD Global's authorized signatory, and the developers' **Official Stamp will be fixed.**

06

They will also be formally notified that the original executed copies are available for collection at the JAD Global's Sales Center.

PURCHASER(S) SUPPORTING DOCUMENTS

INDIVIDUAL PURCHASER

- Clear copy of a valid passport.
- Clear copy of Emirates ID for purchasers holding a residence visa or National ID, if applicable.
- Home address, email address, and contact number (must match the home address)

CORPORATE PURCHASER

- Trade license.
- Memorandum of Association (MOA).
- Authorized signatory proof, such as MOA or a Power of Attorney (POA).
- Passport copy and Emirates ID of the authorized signatory signing on behalf of the company.
- Home address, email address, and contact number (must match the home address)

FOR FREE ZONE COMPANIES (IN ADDITION TO THE ABOVE):

- Certificate of Good Standing.
- Certificate of Incumbency.
- NOC from the trade license issuing authority.
- Home address, email address, and contact number (must match the home address)

GET IN TOUCH

We welcome you to explore J188 further and see how it can transform your life and investment portfolio.

EXPERIENCE CENTRE

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