



MADINAT JUMEIRAH  
LIVING

NOURELLE





LOCATION















# MASTERPLAN HIGHLIGHTS

- ◆ A diverse range of buildings with varying heights
- ◆ Multiple convenient entrances and exits
- ◆ Minimal traffic and reduced ambient noise
- ◆ A family-friendly, pedestrian-oriented environment that is safe for children
- ◆ Daycare centres, play areas, gyms, swimming pools, community stores, and pocket parks
- ◆ Panoramic views of Jumeirah Burj Al Arab, the pool deck, and the city skyline throughout the masterplan







NOURELLE









## DESIGN HIGHLIGHTS

- ◆ Contemporary façades feature elegant cut-outs integrated with greenery, creating a refined and dynamic visual identity
- ◆ Three interconnected buildings are unified by a sculptural skybridge, forming a landmark silhouette on the city skyline
- ◆ Entrance lobbies, lounges, lift cabins, and floor lobbies are designed with modern elegance, combining refined materials to create a welcoming atmosphere
- ◆ All residences are finished with modern interiors, curated to deliver both style and comfort
- ◆ The landscape, from the feature drop-off to the elevated sky gardens, complements the architecture across every level
- ◆ Unit layouts are carefully planned to maximise premium views in all directions
- ◆ Wellness amenities include infinity pools, a gym, yoga areas, children's play areas, and sky gardens with vistas of Jumeirah Burj Al Arab





KEY FEATURES





# SIGNATURE FEATURES



ARRIVAL



GYM



YOGA AREAS



KIDS' PLAY ZONES



SKY GARDENS



DAY CARE CENTRES



SWIMMING POOLS



COMMUNITY STORES



POCKET PARKS



POOL DECK





ARCHITECTURE





Nouvelle is designed with elegance and exclusivity in mind, with three buildings seamlessly linked by a breathtaking skybridge.





The façades have been thoughtfully crafted to capture natural light, create open, breathable spaces, and frame uninterrupted views of the city skyline and surrounding landscape. Defined by bespoke finishes, every element conveys timeless sophistication and exceptional quality.





The skybridge stands as a defining architectural landmark, seamlessly integrating sky gardens and shimmering infinity pools that frame uninterrupted views of Jumeirah Burj Al Arab, Jumeirah Beach Hotel, Jumeirah Marsa Al Arab, and the surrounding skyline.





This elevated oasis provides seamless access to premium wellness amenities, including a state-of-the-art gym and dedicated yoga spaces. High above the city, it creates a harmonious balance of relaxation and fitness, offering an invigorating experience at any time of day.





The fully equipped gym features openable glass walls that flood the space with natural light and refreshing breezes, creating an airy atmosphere. Panoramic views extend over the shimmering pool and the iconic skyline, offering an inspiring backdrop for every workout.





Adjacent to the gym, the yoga room offers a serene retreat for mindful relaxation and rejuvenation. Bathed in natural light and framed by calming views, it creates the perfect setting to enrich every practice.





The drop-off area, set between the buildings and enhanced by greenery and a tranquil water feature, ensures convenient access while serving as a striking focal point of architectural elegance and natural beauty.





Beneath this, basement access is seamlessly integrated within the drop-off area, combining functionality with lush landscaping.





Set beside a lush green park, the landscape design forms a seamless transition between architectural styles, uniting the timeless character of traditional buildings with the contemporary elegance of Nourelle.





This interplay of styles reflects the community's evolving design language, creating a visually captivating journey through time and architectural expression.





At every level, residents are embraced by an environment that feels vibrant, immersive, and alive.





RESIDENCES





Select layouts feature expansive open terraces, thoughtfully designed to frame panoramic views of iconic landmarks and the surrounding skyline.





This curated collection of residences is thoughtfully crafted to balance style and functionality.





The main entrance lobbies feature refined, elegant designs, with towering double-height spaces that evoke both grandeur and sophistication.





The residents' lounges are crafted to enrich the living experience, offering warm and welcoming spaces designed to inspire a sense of comfort and connection.





The lift lobbies showcase a sleek, contemporary design that unites functionality with refined aesthetics to create an elevated experience.





Select unit layouts feature open terraces, expertly crafted to capture stunning panoramic views of iconic landmarks and the city skyline in every direction.





Sleek, contemporary open-plan kitchens form the heart of the home, flowing effortlessly into adjoining living and dining areas to elevate modern living.





Within the apartments, premium modern finishes are curated with refined material selections.





A modern bedroom with full-height glazing features expansive windows that extend from floor to ceiling.





The bathrooms reveal a fresh, contemporary design vision, combining style with functionality.





Premium finishes, refined details, and thoughtfully planned layouts create spaces that feel both elegant and restorative.



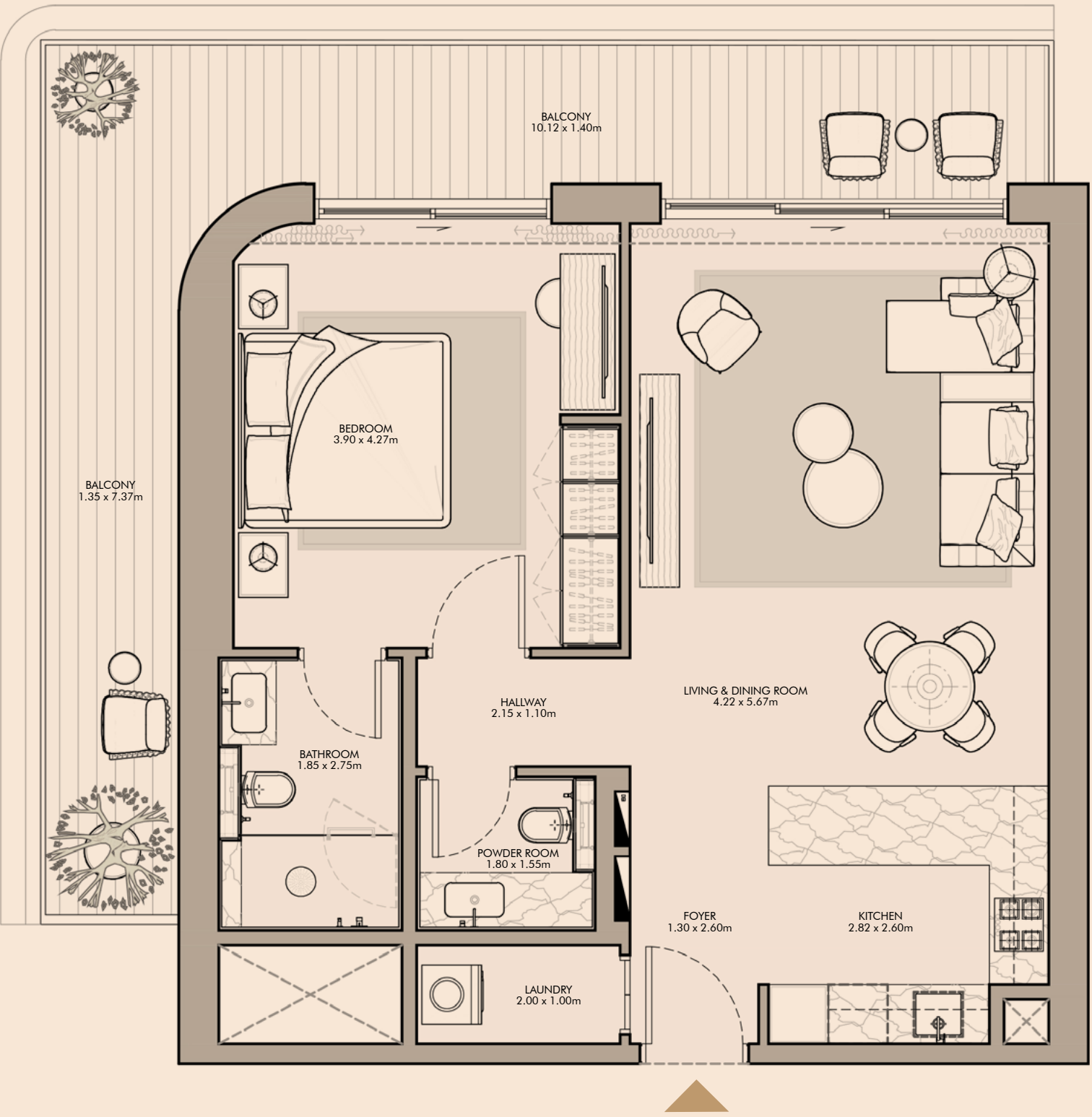
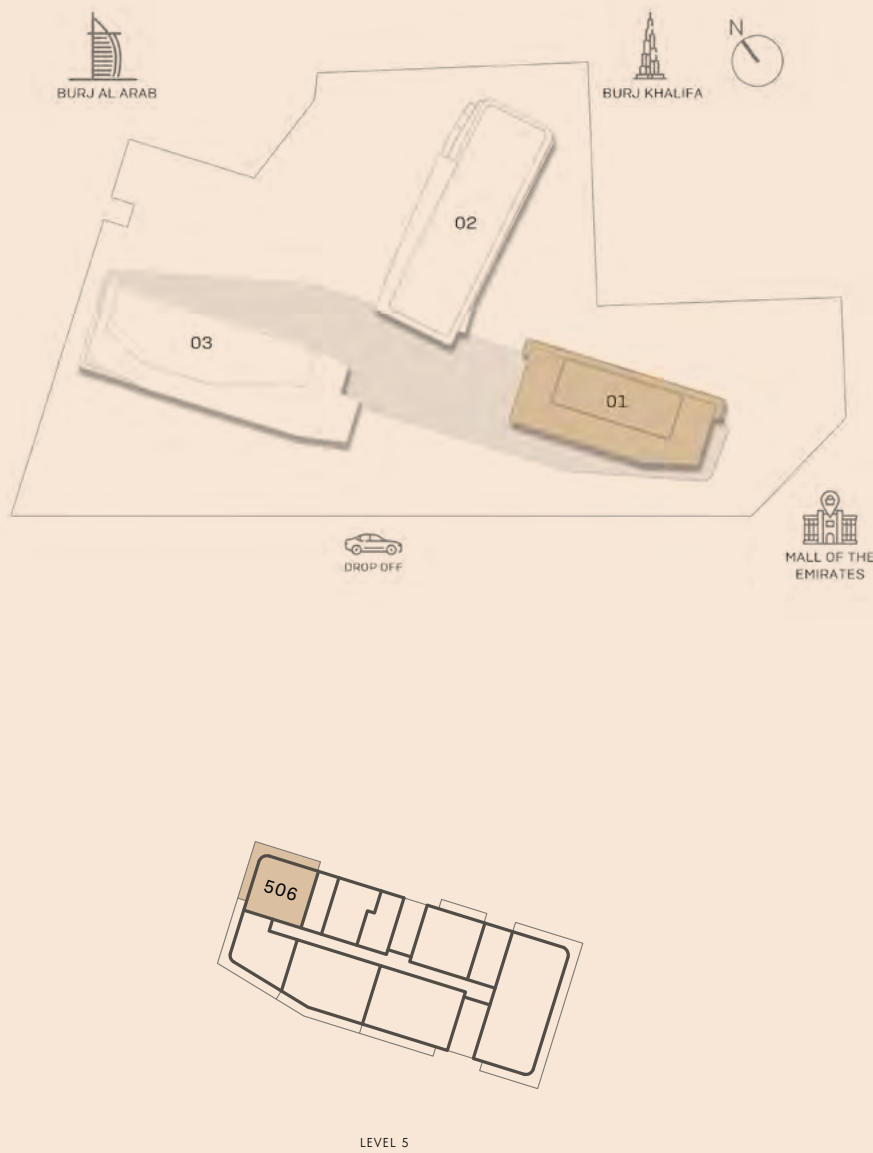
The background features large, faint, stylized letters 'UR' in a light tan color. The 'U' is on the left and the 'R' is on the right, both rendered in a serif font. The 'R' has a long, thin vertical stem that extends downwards.

FLOOR PLANS



1-BEDROOM | TYPE B1-1I

MADINAT JUMEIRAH  
LIVING



| UNIT | SUITE AREA |       | BALCONY AREA |        | TOTAL AREA |         |
|------|------------|-------|--------------|--------|------------|---------|
|      | SQM        | SQFT  | SQM          | SQFT   | SQM        | SQFT    |
| 506  | 70.82      | 762.3 | 29.34        | 315.81 | 100.16     | 1078.11 |

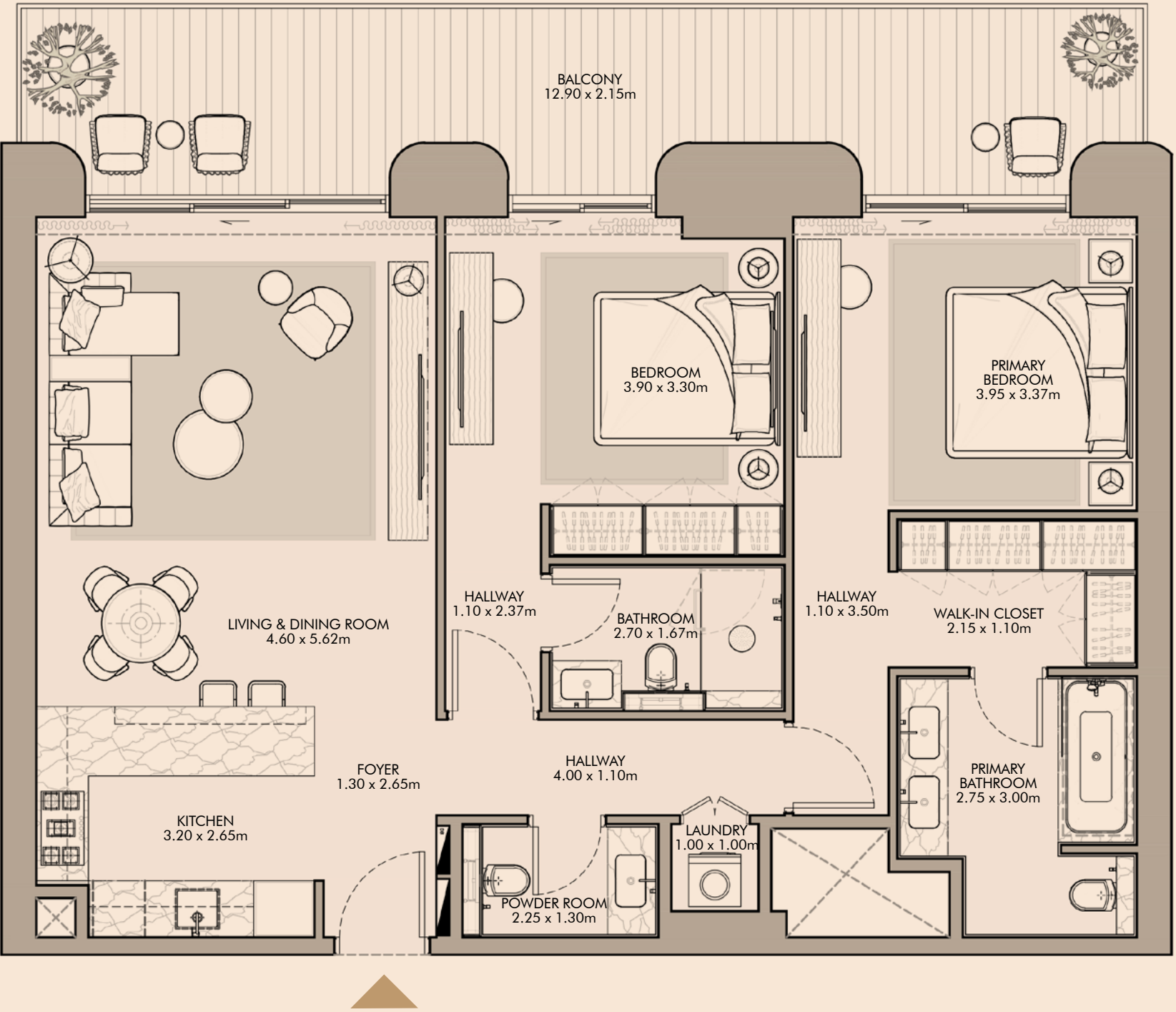
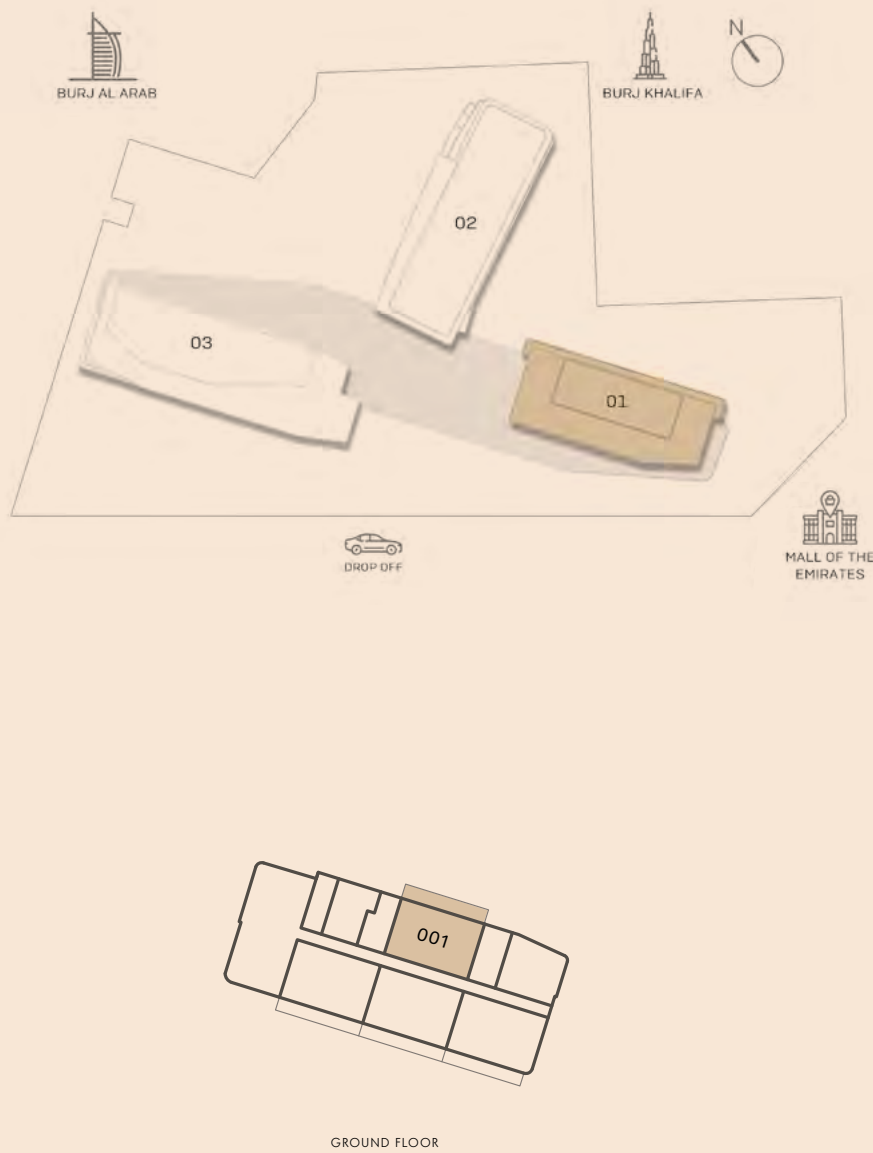
Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.





2-BEDROOM | TYPE B1-2A

MADINAT JUMEIRAH  
LIVING



| UNIT | SUITE AREA |        | BALCONY AREA |        | TOTAL AREA |         |
|------|------------|--------|--------------|--------|------------|---------|
|      | SQM        | SQFT   | SQM          | SQFT   | SQM        | SQFT    |
| 001  | 107.6      | 1158.2 | 28.97        | 311.83 | 136.57     | 1470.03 |

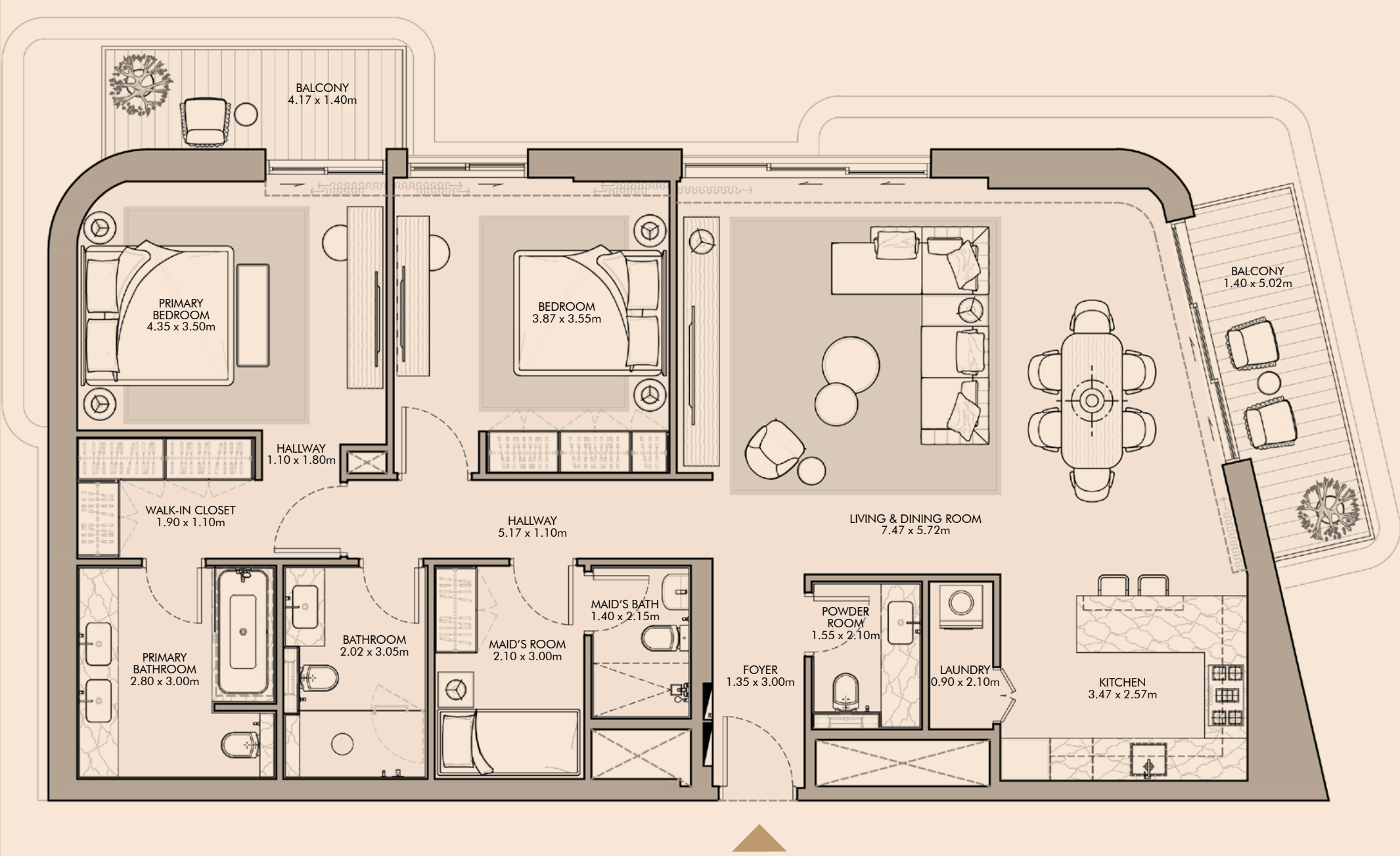
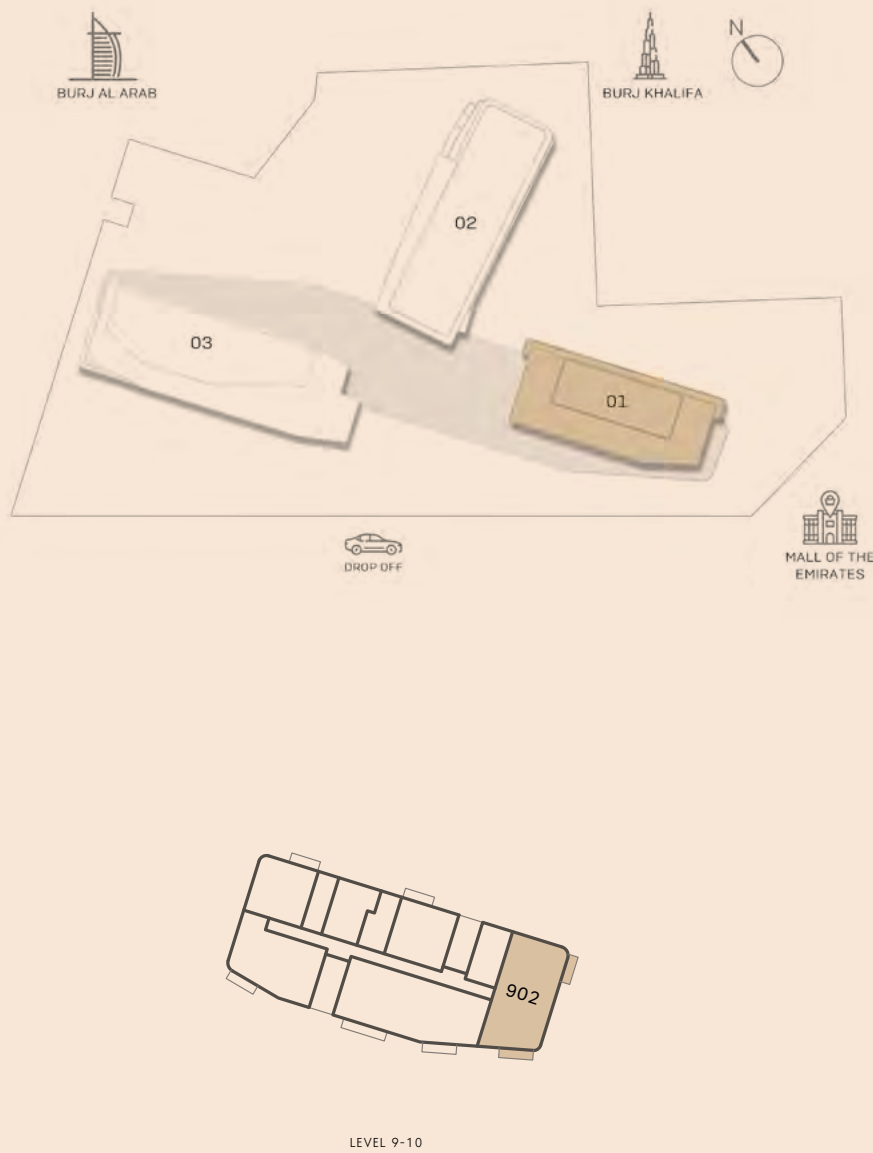
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2-BEDROOM | TYPE B1-2M

MADINAT JUMEIRAH  
LIVING



| UNIT      | SUITE AREA |         | BALCONY AREA |        | TOTAL AREA |         |
|-----------|------------|---------|--------------|--------|------------|---------|
|           | SQM        | SQFT    | SQM          | SQFT   | SQM        | SQFT    |
| 902, 1002 | 139.96     | 1506.52 | 15.89        | 171.04 | 155.85     | 1677.55 |

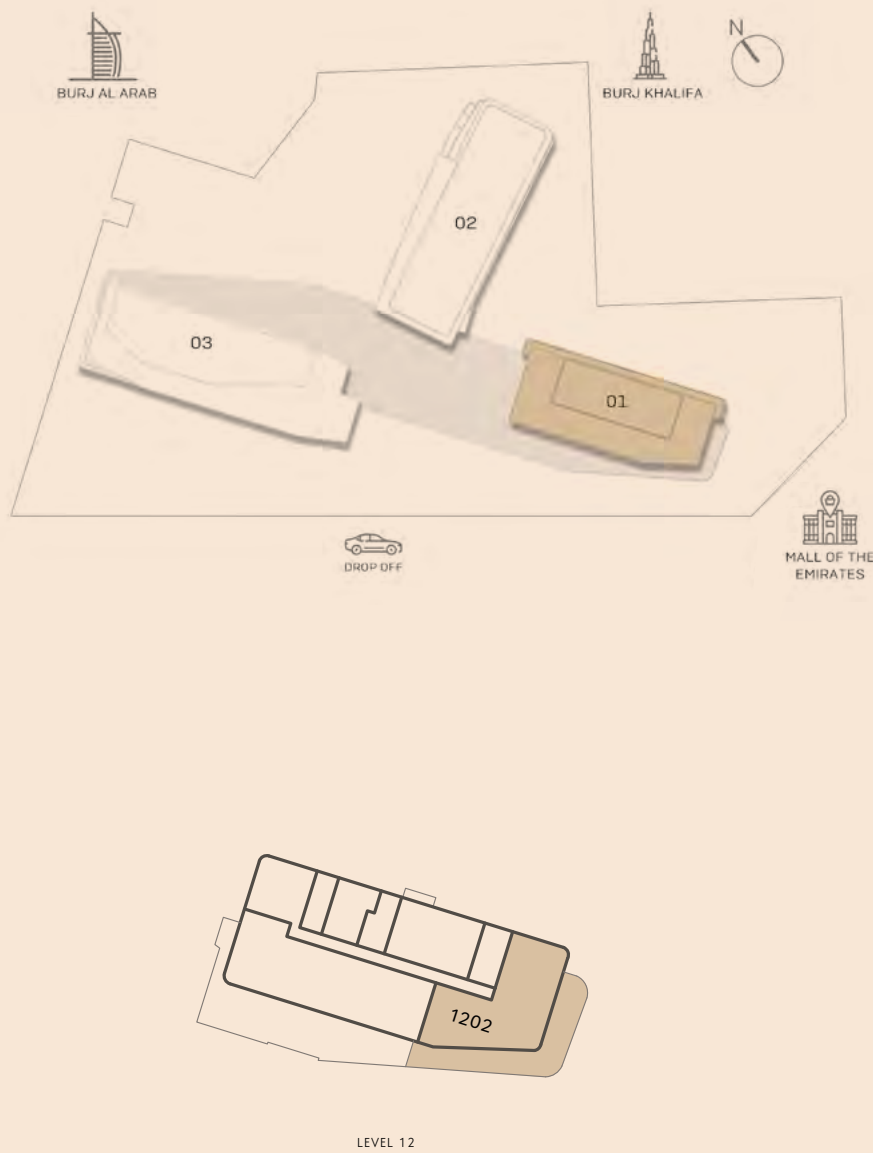
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3-BEDROOM | TYPE B1-3G

MADINAT JUMEIRAH  
LIVING



| UNIT | SUITE AREA |         | BALCONY AREA |         | TOTAL AREA |         |
|------|------------|---------|--------------|---------|------------|---------|
|      | SQM        | SQFT    | SQM          | SQFT    | SQM        | SQFT    |
| 1202 | 211.42     | 2275.70 | 153.33       | 1650.43 | 364.75     | 3926.13 |

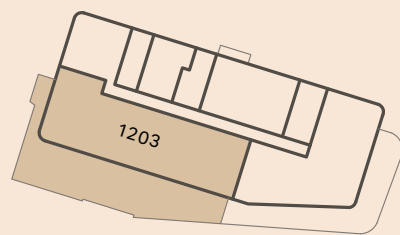
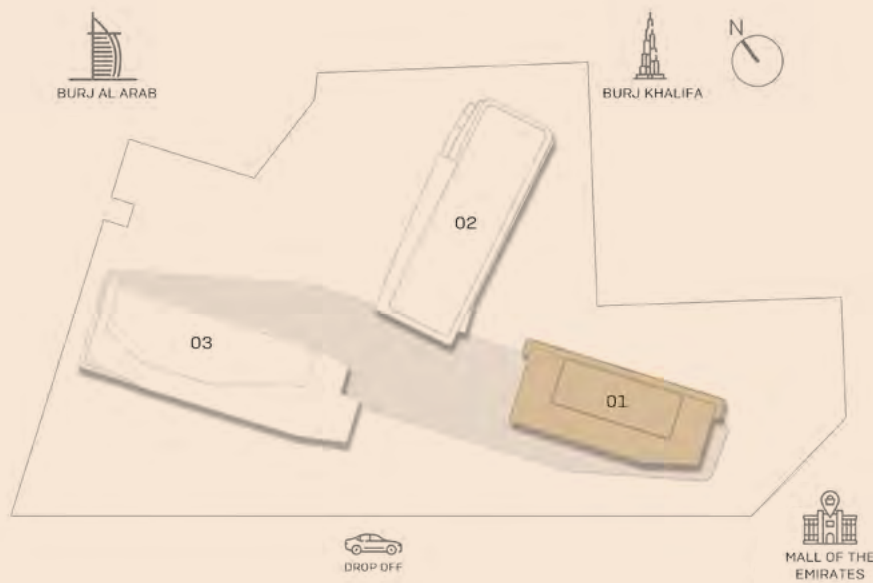
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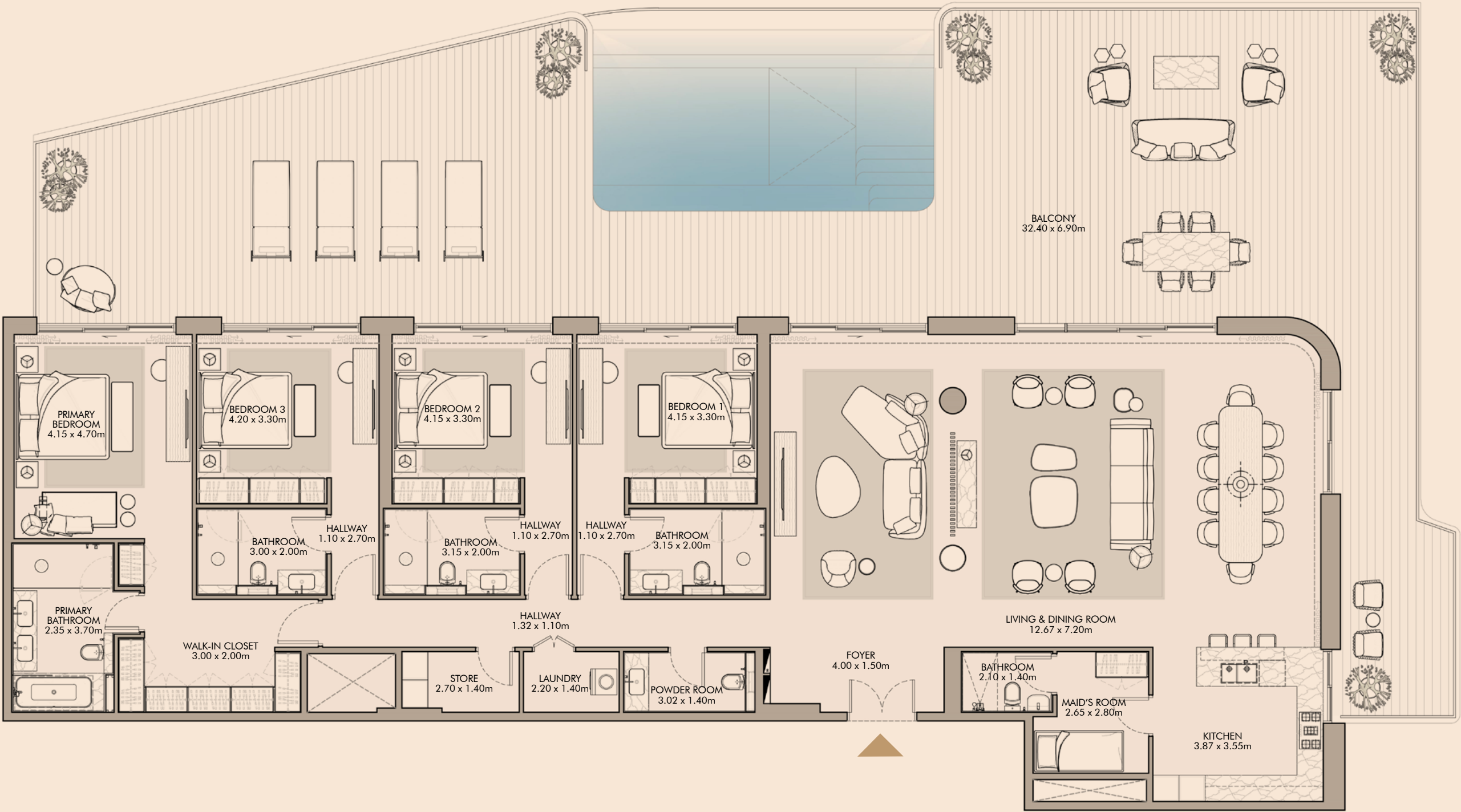


4-BEDROOM | TYPE B1-4A

MADINAT JUMEIRAH  
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LEVEL 12



| UNIT | SUITE AREA |         | BALCONY AREA |         | TOTAL AREA |         |
|------|------------|---------|--------------|---------|------------|---------|
|      | SQM        | SQFT    | SQM          | SQFT    | SQM        | SQFT    |
| 1203 | 279.95     | 3013.35 | 242.47       | 2609.92 | 522.42     | 5623.28 |

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# NOURELLE BUILDING 1

| NO. OF BEDROOMS | UNITS | MINIMUM TOTAL AREA |                | MAXIMUM TOTAL AREA |                |
|-----------------|-------|--------------------|----------------|--------------------|----------------|
| 1-Bedroom       | 27    | 68.98 sq.m         | 742.49 sq.ft   | 100.16 sq.m        | 1,078.11 sq.ft |
| 2-Bedroom       | 28    | 105.47 sq.m        | 1,135.27 sq.ft | 215.53 sq.m        | 2,319.94 sq.ft |
| 3-Bedroom       | 10    | 178.84 sq.m        | 1,925.02 sq.ft | 364.75 sq.m        | 3,926.13 sq.ft |
| 4-Bedroom       | 1     | 522.42 sq.m        | 5,623.28 sq.ft | 522.42 sq.m        | 5,623.28 sq.ft |
| Total           | 66    |                    |                |                    |                |





PRICES

3.68M  
1-BEDROOM

4.35M  
2-BEDROOM

6.36M  
2-BEDROOM + MAID

8.36M  
3-BEDROOM

19.37M  
4-BEDROOM

\*ALL PRICES ARE IN AED

PAYMENT PLAN

20%  
DOWN PAYMENT  
ONBOOKING

10%  
1ST INSTALMENT  
MARCH 2026

5%  
2ND INSTALMENT  
JULY 2026

10%  
3RD INSTALMENT  
DECEMBER 2026

10%  
4TH INSTALMENT  
MAY 2027

10%  
5TH INSTALMENT  
OCTOBER 2027

10%  
6TH INSTALMENT  
MARCH 2028

25%  
FINAL INSTALMENT  
JUNE 2029

\*ESTIMATED CONSTRUCTION COMPLETION: JUNE 2029





 MERAAS