



## 7 PALM JUMEIRAH VILLAS

### What

A range of villas on the fronds. These include Signature Villas (five- to seven-bedrooms), Garden Homes (three- to five-bedrooms) and Canal Cove town homes (three- and four-bedrooms).

### Amenities and facilities

The homes come with a private garden and dual car ports, a visitor parking facility and a private pool. There is direct beach access. Canal homes have a shared pool. Entry to the fronds is restricted through card access.

### Rentals

Source: Choueri Real Estate

Canal Cove: Dh300,000 – Dh350,000  
Garden Villas: Dh370,000 – Dh450,000  
Signature Villas: Dh450,000 – Dh650,000

### Sales

Source: Choueri Real Estate

Canal Cove homes: Dh4.5m – Dh5.5m  
Garden Villas: Dh7.5 – Dh10m  
Signature Villas: Dh13m – Dh30m

### Service fee (approx)

Canal Cove: Dh6,000 per annum  
Garden Villas: Dh8,000 per annum  
Signature villas: Dh15,000 per annum

### Property's verdict

A perfect family abode, the homes offer a unique address. With your own private beach, life will never get dull here, especially for those who love water activities. However, beware of jellyfish stings. Residents are allowed to keep pets. On the downside, the villas are located very close to each other, and the beaches do not have lifeguards. Also, there are no shops on the fronds, so you need to plan your weekly supplies. 🇦🇪

## Things you need to know

■ All homes are serviced by a piped gas connection. The facility is provided by Lootah BC Gas. For connection or any other requirements call 800 5224, or 04 209 9634.

■ The Palm Jumeirah offers only du connectivity for internet and TV packages.

### FACILITIES MANAGEMENT

#### Air-con providers

■ **Tiara Residence**  
Zenersol Billing Solutions  
Tel: 04 813 5530.

Note: Residents can pay their air-con bills by cash or cheque every Thursday between 1pm and 5pm as a representative of the firm visits the complex's office every week.

■ **Oceana, Shoreline Apartments, Golden Mile, Marina Residences and Palm villas**

Palm District Cooling  
Tel: 800 72568/ 04 375 1200.

#### Maintenance

■ **Tiara Residence**  
Brookfield Multiplex  
Tel: 800 666 797.

■ **Palm villas, Marina Residences and Shoreline Apartments**  
Nakheel

Tel: 04 390 3333.  
Note: You need to call and select the Asset Management category for the above properties. Imdaad is the maintenance firm handling services on behalf of Nakheel.

#### ■ Oceana

Etisalat Facilities Management  
Tel: 800 336.

■ **Golden Mile and The Residences, Palm Jumeirah**

IFA Building Services  
Tel: 04 422 7575.

### SALES AND LEASING

■ **IFA Properties**  
Tel: 800-4322 or 04 447 8288.  
■ **Asteco Property Management**  
Tel: 04 403 7700.  
■ **Choueri Real Estate**  
Tel: 04 343 4999/04 344 2555. ▶

Sales and leasing rates mentioned are for properties listed at the above firms.