

JAD GLOBAL  
REAL ESTATE DEVELOPMENT

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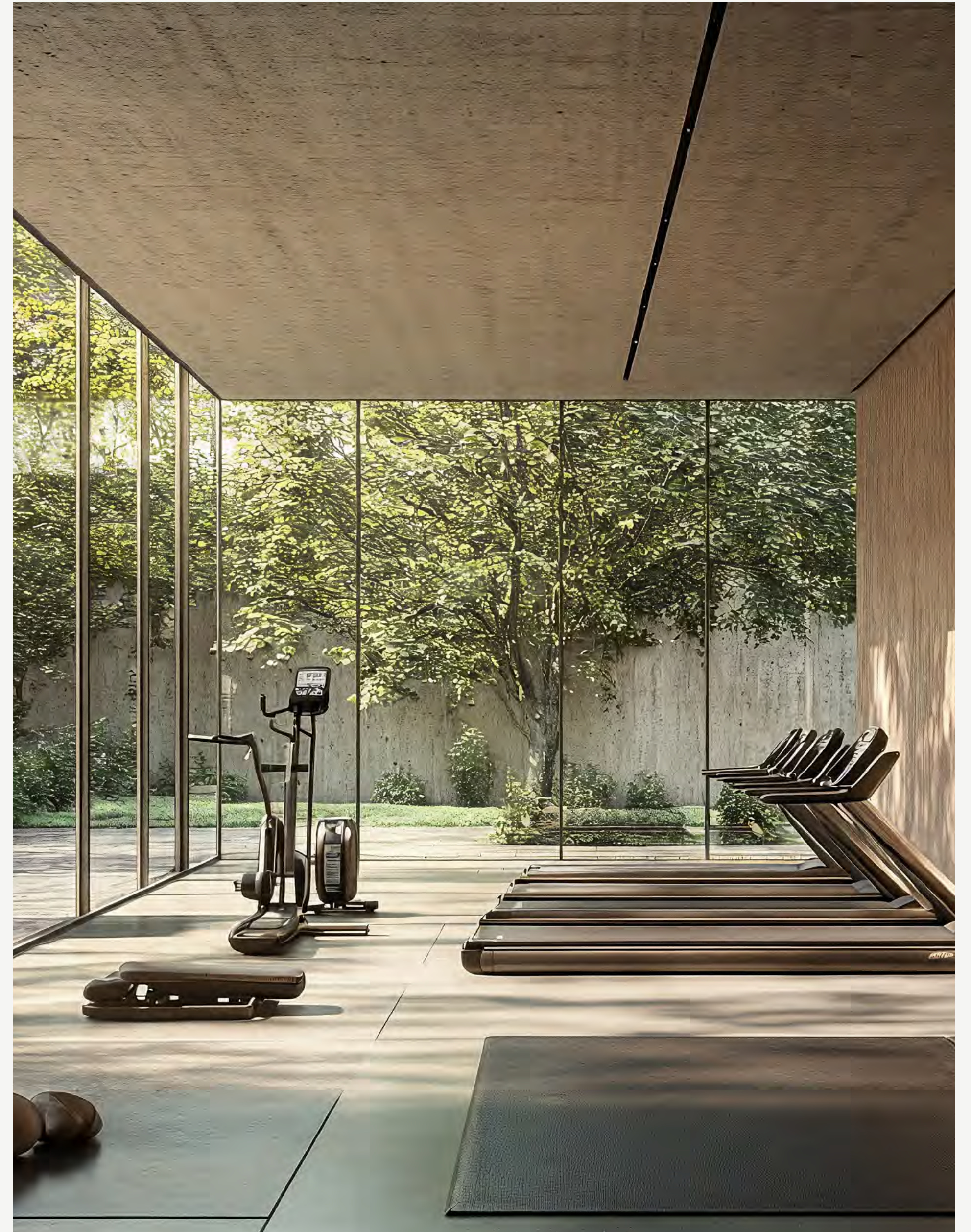
# JAD 288

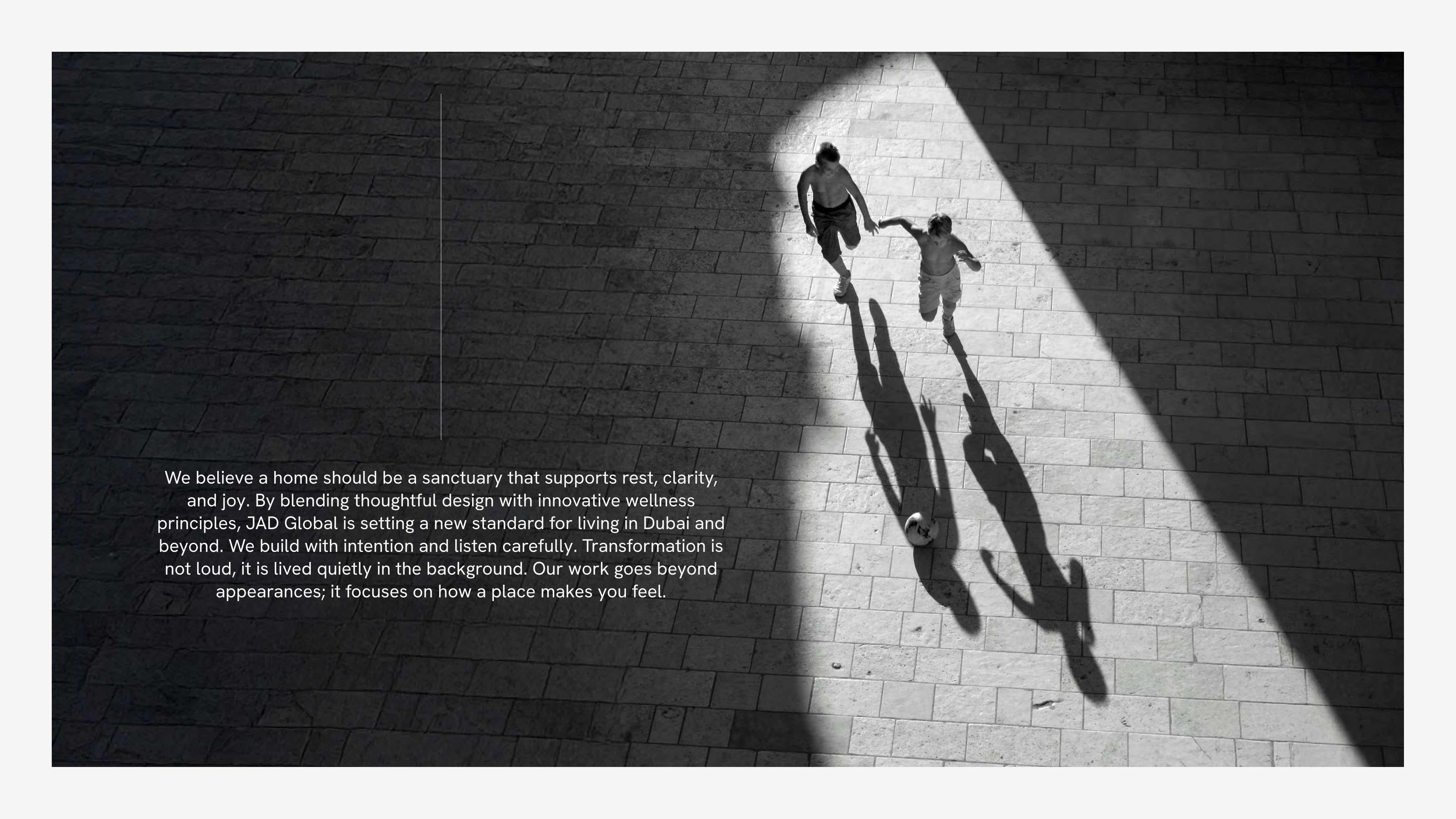


WELLNESS AWAITS

## CREATING SPACES THAT FEEL LIKE HOME

At JAD Global, we build homes that reflect our values of care, quality, and longevity. With over 89 years of experience in real estate and brand development, we focus on creating spaces that enrich daily life. Every project begins with understanding people's needs, ensuring that each home supports wellbeing, connection, and feels timeless in both design and function.





We believe a home should be a sanctuary that supports rest, clarity, and joy. By blending thoughtful design with innovative wellness principles, JAD Global is setting a new standard for living in Dubai and beyond. We build with intention and listen carefully. Transformation is not loud, it is lived quietly in the background. Our work goes beyond appearances; it focuses on how a place makes you feel.



## LIVE WELL EVERY DAY

Every property is built on the idea that living well begins with the spaces we inhabit. Rooted in the science of neuro-architecture, its design considers how light, form, and flow influence mood, focus, and wellbeing. Every detail is shaped to create balance and calm, offering a sanctuary that supports body and mind while keeping you connected to the rhythm of Dubai.

Our approach embraces neuro-architecture, a science that shows how the spaces around us shape the way we feel, think, and connect. By applying these principles, we create an environment that supports your wellbeing without demanding your attention.



Natural light fills each room, softening edges and lifting spirits. Materials are chosen for their calming textures and ability to ground you. The dimensions of rooms flow intuitively, making movement feel easy and natural. Light and shadow play gently across surfaces throughout the day, offering subtle moments of peace and beauty.



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This attention to detail is about more than appearances.  
It creates a home that supports restful sleep, clear  
thinking, and meaningful connection. It gives you space to  
pause and breathe amid your busy life.  
The design works alongside you, making routines feel  
effortless. Your downtime becomes truly restorative.



**BODY**

Each home is complemented by wellness gyms and active lifestyle amenities that encourage movement and vitality.



**MIND**

Neuroarchitecture principles guide the layout and materials, with sound insulation and calming spaces crafted to support mental wellbeing and focus.



**SOUL**

Community areas, inspiring art installations, and thoughtfully designed environments support connection, creativity, and a sense of belonging.



**FINANCIAL**

An investment that flourishes, offering not only lifestyle but lasting value.

# JAD 288

More than a residence, JAD 288 offers a place where you can grow, recharge, and find a deep sense of belonging. Here, wellness is the foundation for everything. This is a home created to help you thrive both body and mind.



## CITY ENERGY MEETS CALM COMMUNITY

Conveniently located in Jumeirah Garden City, JAD 288 is perfectly placed to connect you with the best Dubai has to offer. Nestled just off Sheikh Zayed Road, residents benefit from quick and easy access to key destinations across the city.

05 MIN

Sheikh Zayed Road (E11)  
DIFC  
Canadian University Dubai

10 MIN

Dubai International Airport (DXB)

08 MIN

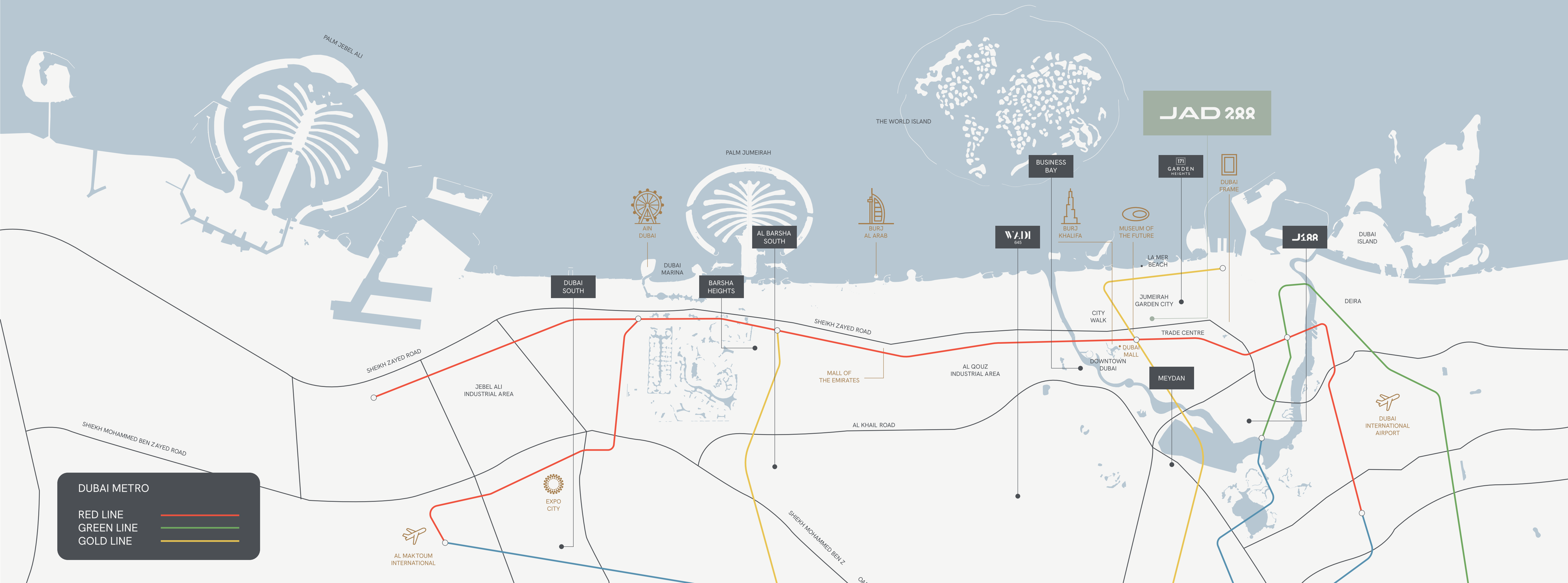
Burj Khalifa / Downtown Dubai  
Museum of the Future  
City Walk  
Coca-Cola Arena  
Dubai Mall  
Jumeirah Bacculaureate School (JBS)

14 MIN

Mall Of The Emirates

15 MIN

Medcare Hospital Al Safa  
Jumeirah Beach



**DUBAI METRO**

- RED LINE
- GREEN LINE
- GOLD LINE

JAD 2022

J100

171

WADI 645

BUSINESS BAY

AL BARSHA SOUTH

DUBAI SOUTH

MEYDAN

DEIRA

DUBAI INTERNATIONAL AIRPORT

THE WORLD ISLAND

PALM JUMEIRAH

AIN DUBAI

BURJ AL ARAB

DUBAI MARINA



DUBAI FRAME

MUSEUM OF THE FUTURE

BURJ KHALIFA

LA MER BEACH

JUMEIRAH GARDEN CITY

CITY WALK

TRADE CENTRE

DUBAI MALL

DOWNTOWN DUBAI

AL QOUZ INDUSTRIAL AREA

MALL OF THE EMIRATES

AL KHAIL ROAD

SHEIKH ZAYED ROAD

SHEIKH ZAYED ROAD

JEBEL ALI INDUSTRIAL AREA

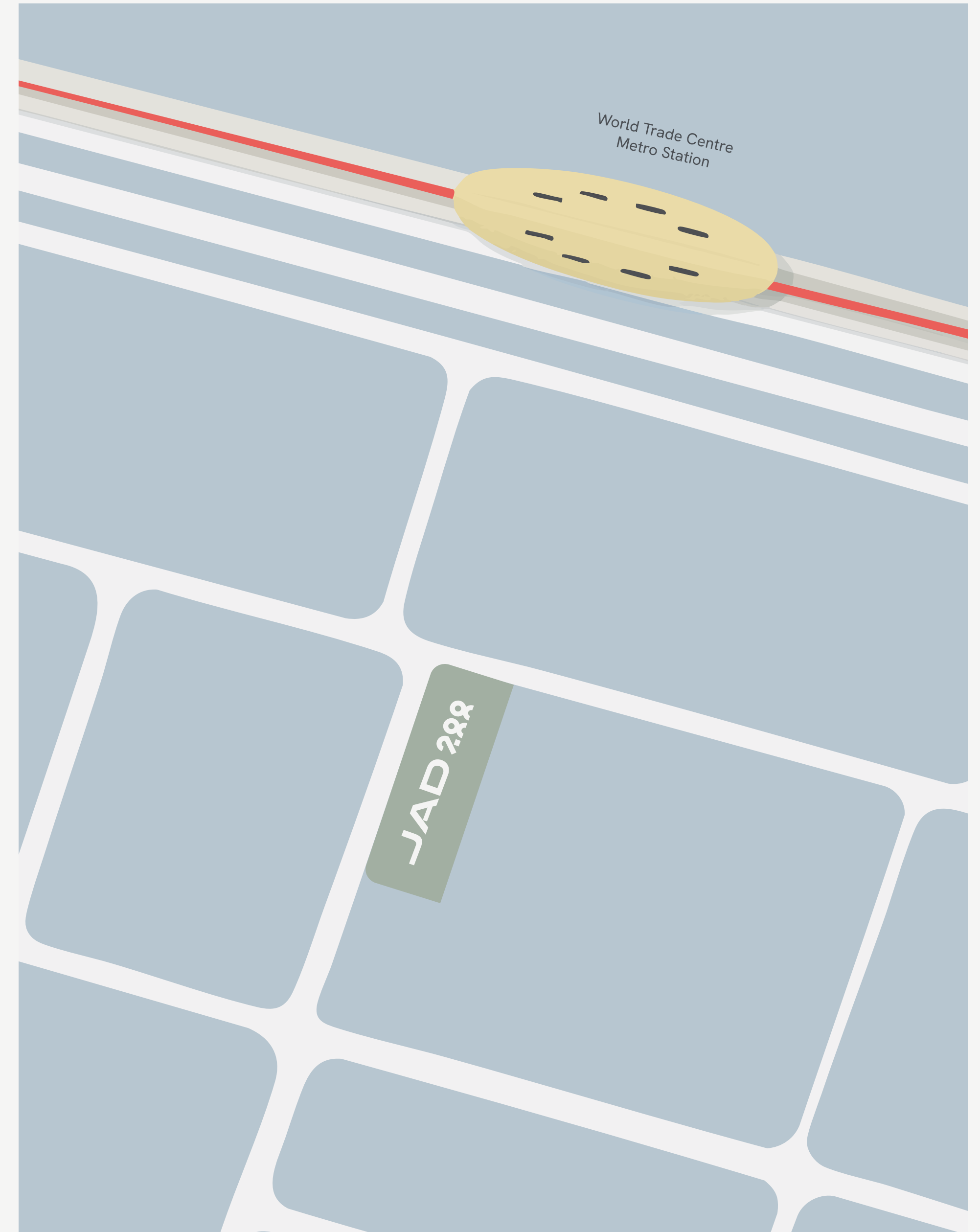
EXPO CITY

AL MAKTOUM INTERNATIONAL

SHEIKH MOHAMMED BEN Z

SHIEKH MOHAMMED BEN ZAYED ROAD

JAD 288 is only 2 minutes by car, or a 8-minute walk,  
from the nearest metro station, connecting you  
seamlessly to the city.



JAD GLOBAL

## FROM THE INSIDE OUT

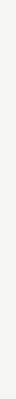


JAD 288 embraces minimalist design infused with natural warmth and calm, creating spaces that feel modern and welcoming. The architecture balances clean, elegant lines with textural richness, blending timeless style with everyday comfort. The façades are carefully crafted to play with light and shadow throughout the day, enhancing the peacefulness of the interiors.



Inside each apartment, floor-to-ceiling windows flood rooms with natural daylight, framing views of lush gardens and the city beyond. The interiors feature soft, neutral tones and natural materials, creating a soothing atmosphere that encourages relaxation and refreshes the senses.

Layouts prioritize flexibility and intuitive flow, thoughtfully zoning spaces to support living, working, and unwinding. High ceilings add a sense of openness, while acoustic glass minimizes outside noise, creating a serene retreat from the city's bustle. Advanced filtered air and water systems maintain freshness and wellbeing, ensuring your home feels clean and comfortable at every moment.



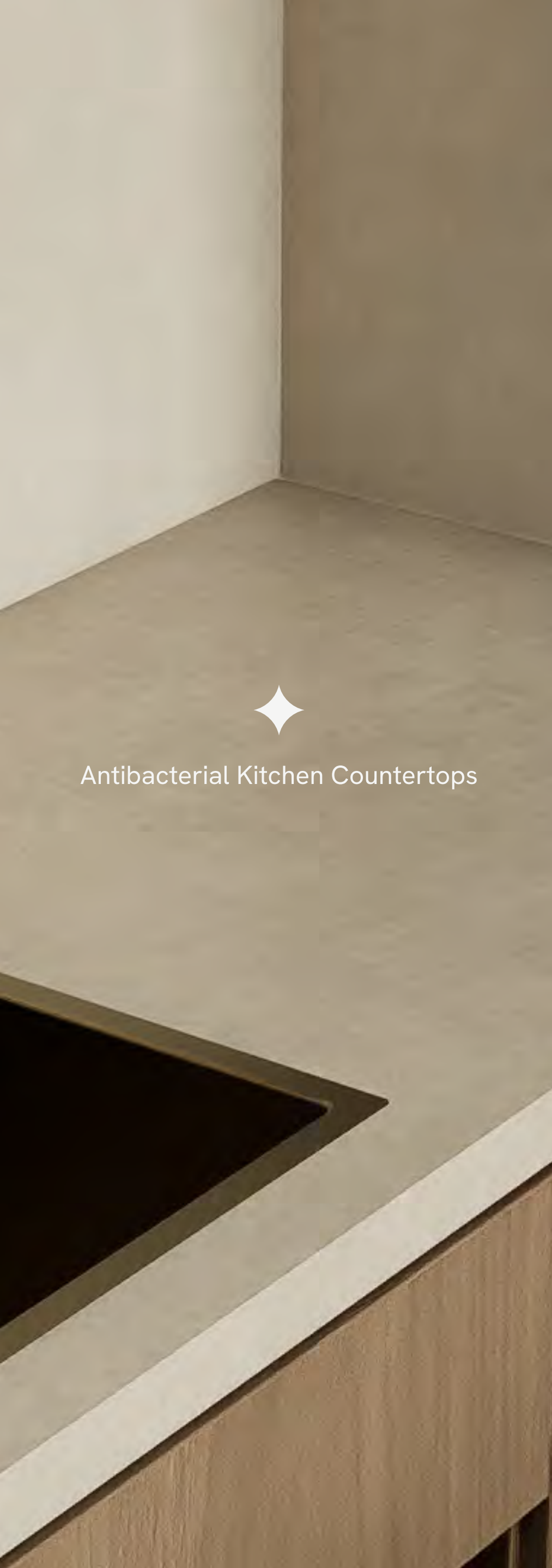
Every detail in the architecture and interiors is chosen to support a lifestyle of ease and balance, turning each apartment into a personal sanctuary that truly feels like home.



## DETAILS THAT MAKE THE DIFFERENCE



At JAD 288, the commitment to quality shows in every detail. From the warmth of natural materials to the seamless finish of cabinetry, craftsmanship shapes every home. We have chosen materials and finishes that feel both luxurious and approachable, built to last and age beautifully. Every surface, fixture, and fitting contributes to a home where function meets elegance.



Antibacterial Kitchen Countertops



Linear AHU Cooling System  
Designed for Healthier, Fresher Air



Built-In Water Purification Faucets



Hidden storage with  
thoughtful detailing



Built-in refrigerator  
and freezer



Designed for pet lovers  
& young families

Full Rain Shower Experience

Fresh Air Ventilation



Built-In Washing Machine

European kitchen  
appliances

◆  
Tone-on-tone color healing

Textures and textiles  
that bring nature indoors

Nature-inspired textiles and finishes create warmth,  
provide a sense of grounding, and offer emotional comfort

Supportive fabrics that  
enhance wellbeing in daily use

Use of natural wood textures  
reduces stress levels by up to 15-20%

◆  
Wooden flooring textures are  
thoughtfully selected to stimulate  
the foot's nerve endings, supporting the body's natural  
balance and promoting a sense of calm.



## LIGHT INSPIRED DESIGN

- Circadian Interior lighting aligned with circadian rhythms to support natural body cycles
- Indirect illumination to create balance and visual comfort
- Maximized natural light to energize interiors and promote wellbeing
- Thoughtful night-time lighting to maintain calm and relaxation





## ACOUSTIC & PRIVACY DESIGN

- Acoustic window and door systems are designed to reduce external noise, ensuring a calmer, quieter home environment.
- Strategic space planning ensures that windows and balconies do not directly face neighbors, protecting visual privacy.
- Layered façade solutions, screening, and landscape buffers to ensure residents can live comfortably without being overlooked.
- Acoustic studies were conducted early in the design phase to minimize sound transfer between apartments and common areas.





## LIVE IN STYLE. STAY IN SHAPE.

- Fully furnished apartments with thoughtfully selected furniture and finishes
- Every unit comes with its own compact smart home gym, making it easy to stay active without leaving home.
- Signature design touches that create a cohesive lifestyle experience.
- Furniture is carefully designed and integrated into each space, complementing the architecture and enhancing the overall layout and flow.



JAD 288

WELCOME TO JAD 288

A CALM, THOUGHTFULLY DESIGNED LOBBY  
WITH A LIBRARY FOR QUIET MOMENTS.



SEPARATE SERVICE AND RESIDENT  
ELEVATORS PROVIDE CONVENIENT  
ACCESS THROUGHOUT THE BUILDING

JADEE





NATURAL LIGHT FILLS THE SHARED  
PUBLIC AREAS, WITH ELEVATORS  
OVERLOOKING CITY VIEWS



SUPPORT 16 145m/44160cal

GREEN CAFE 39m/12340cal

KITCHEN 12m/1700cal

8m

7.5m

220 cal

300 cal

450 cal

600 cal

850 cal

A LIGHT-FILLED, AIR-CONDITIONED STAIRWAY WITH PADDED STEPS, DESIGNED TO ENCOURAGE EFFORTLESS DAILY ACTIVITY



**THREE DISTINCT POOLS: A SERENE ADULT POOL,  
A SAFE AND PLAYFUL KIDS' POOL, AND A HALF-OLYMPIC LAP POOL  
DESIGNED FOR FITNESS AND RECREATION**

A modern outdoor playground featuring a wooden deck, a slide, and various play structures. The area is surrounded by lush greenery and a building with a glass facade in the background. The text is positioned in the upper right quadrant of the image.

A DEDICATED OUTDOOR PLAYGROUND WHERE  
PETS CAN EXPLORE, EXERCISE, AND SOCIALIZE

INSPIRED BY MONTESSORI PRINCIPLES, THE PLAY AREA INTEGRATES  
NATURAL MATERIALS, OPEN-ENDED STRUCTURES, AND LEARNING SPACES





**BBQ AREA WITH BUILT-IN GRILLS, SEATING,  
AND SURROUNDING GREENERY FOR OUTDOOR GATHERINGS**



**ROOFTOP GAZEBO WITH SHADED SEATING,  
OPEN-AIR VIEWS, AND LANDSCAPED SURROUNDINGS  
FOR QUIET RELAXATION OR CASUAL GATHERINGS**

THE LIVING AREA IS FILLED WITH  
NATURAL LIGHT AND WARM FINISHES





THE KITCHEN FEATURES INTEGRATED  
CABINETS AND SMART STORAGE

THE BREAKFAST BAR OFFERS A CASUAL  
DINING SPACE WITH SLEEK FINISHES



THE STUDIO APARTMENT KITCHEN FEATURES A STREAMLINED LAYOUT DESIGNED TO MAXIMIZE SPACE AND FUNCTIONALITY





CUSTOM-BUILT STORAGE SOLUTIONS  
FOR AN ORGANIZED LIFESTYLE

PET-FRIENDLY FEATURES DESIGNED FOR  
EVERY FAMILY MEMBER'S COMFORT



WORK AND STUDY WITH ENDLESS  
INSPIRATION FROM THE CITY



WORKSPACES WITH SMART  
STORAGE FOR FOCUSED LIVING



STYLISH SPACES THAT BALANCE  
MODERN LIFE AND LEISURE



BEDROOMS BUILT FOR PEACEFUL  
AND RESTORATIVE NIGHTS



JAD 288 BEDROOMS ARE DESIGNED  
FOR UNWINDING AND RECHARGING



A modern bedroom with a bed, a desk with a laptop, and large windows overlooking a courtyard. The room features a minimalist design with neutral tones and a large window that provides a view of a courtyard with trees and a building with vertical slats. The bed is made with a grey blanket and several pillows. A desk with a laptop is visible in the foreground on the right. The overall atmosphere is calm and airy.

CALM, AIRY SPACES OFFER  
SERENITY THROUGHOUT THE DAY

THE KID'S BEDROOM FEATURES AN INTEGRATED SLEEPING  
AND SEATING AREA FOR PRACTICALITY AND COMFORT





**THE WELL-LIT POWDER ROOM  
MAXIMIZES SPACES AND  
FEATURES SLEEK DESIGNS**

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HIGH-QUALITY FIXTURES BUILT  
FOR COMFORT AND EASE



THOUGHTFUL LAYOUTS  
OFFERING STYLE  
AND COMFORT

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JAD GLOBAL, WHERE VISION AND  
EXPERTISE COME TOGETHER





## RELAX, RECHARGE, & CONNECT

JAD 288 offers a carefully curated collection of amenities designed to enrich your daily life and nurture your wellbeing. From peaceful wellness spaces to vibrant community lounges, every area is created to support how you live, work, and connect.

## LIVING & INVESTING WITH CONFIDENCE



JAD 288 offers a rare chance to invest in a development that balances prime location, wellness, and lasting value. With Dubai's growing focus on wellbeing and community, this project stands out in a competitive market.

## WHY INVEST HERE?

- A strategic location in the heart of Dubai, placing you near the city's most vibrant landmarks — enhancing property value and ensuring consistent demand.
- Freehold ownership available for all nationalities, offering investors full ownership rights and long-term security in one of the strongest real estate markets globally.
- Tax-free investment, supporting higher returns and increasing overall financial viability for investors.
- Fully furnished luxury units with modern designs and high-end finishes that meet the highest quality standards.
- Premium, hotel-style amenities that provide a luxurious lifestyle and an exceptional residential experience.
- A strong developer reputation for quality execution and on-time project delivery, reinforcing investor trust.
- A high-quality, long-lasting real estate product designed to maintain its appeal and market value over the long term.
- Flexible payment plans, giving investors exceptional convenience in managing installment schedules.
- High investment returns and continuous capital appreciation, driven by the project's prime and dynamic location.
- A well-developed and continuously growing infrastructure, strengthening the stability and sustainability of the investment.
- Eligibility for a 10-year Golden Visa upon meeting the requirements, offering exceptional advantages and long-term opportunities within the UAE.



End users, families, and couples will also find a home that nurtures wellbeing and connection, making this a choice that feels right every day.