



Gulf Land Property Developers LLC



SERENITY LAKES



DUBAI

3

4

DUBAI, THE GATEWAY TO LIFE

Dubai's strategic geographic location has seen it grow as a trade and logistics hub to important markets such as Europe, Africa, India and China.

Its proximity to major cities and accessibility to the world's busiest airports and seaports has bolstered its position as a global transport and logistics gateway and key contributor to the growth of international trading.





J U M E I R A H V I L L A G E

Jumeirah Village is a residential and commercial community featuring a mixture of Arabic and Mediterranean villas and stylish townhouses. Covering two distinct areas - the Triangle and the Circle - Jumeirah Village comprises a variety of residences, offices, commercial, retail, and leisure facilities, spread over 811 hectares. Jumeirah Village offers residents a real sense of community living. Coming soon to Jumeirah Village are two new Nakheel retail developments: Al Khail Avenue at Jumeirah Village Triangle and The Circle Mall at Jumeirah Village Circle.

J U M E I R A H V I L L A G E C I R C L E

In the heart of new Dubai, Jumeirah Village Circle is designed to provide a sense of community and has all the modern facilities of a city in a tranquil and village settings. It offers a healthy lifestyle while its communities provide all the amenities needed to live life to the fullest. Parks, sports fields, schools and mosques will be clustered throughout the abundant green expanses of the development so as to cater for the whole family. The development offers a broad range of homes that ensure privacy and proximity to public space, and as a self-contained community, the walkways and transport systems will increase mobility for residents, creating a fun, safe ambiance perfect for social interaction.

AL KHAIL AVENUE

Al Khail Avenue at Jumeirah Village Triangle, located alongside Dubai's Al Khail Road, is a 3.6 million square foot retail, dining and entertainment hub with 350 shops, a multi-screen cinema and a diverse range of cafes and restaurants – some with outdoor dining areas. There will also be a multi-storey car park with 4,400 spaces. Due to open in 2018, Al Khail Avenue will provide convenient, on-the-doorstep shopping and entertainment for people in Jumeirah Village, Jumeirah Park and other nearby communities, and a new destination for the residents and tourists across Dubai and the other emirates.



THE CIRCLE MALL

The Circle Mall at Jumeirah Village Circle, covering one million sq ft, will have 200 shops, an anchor supermarket, two department stores, a multi-screen cinema and a variety of dining outlets including a food court. Strategically located between Sheikh Mohammed Bin Zayed Road, Al Khail Road and Hessa Street, The Circle Mall will serve hundreds of thousands of people living in Jumeirah Village and surrounding areas, and act as a new leisure destination for residents and tourists across the rest of Dubai. The mall is due to open in 2017.





IN THE CENTRE OF NEW DUBAI

Located in one of the most accessible areas of Dubai, with its own distinctive architecture and host of facilities, Jumeirah Village provides a beautiful, self-contained environment for residents. In addition, in terms of its design, Jumeirah Village sets out to capture a sense of symmetry through a radial pattern with streets that end at a central community center.

Within only 15 minutes by car to Dubai Marina, Burj Al Arab, Palm Jumeirah and Mall of the Emirates, Jumeirah Village truly is a central location. Add 5 minutes and you will find yourself in Downtown and close to Dubai International Airport. Dubai South is just 10 minutes away, with another 10 minutes bringing residents to Al Maktoum Airport.

WHY INVEST IN JUMEIRAH VILLAGE?



2ND

in 2016 for best rental returns among affordable housing developments in Dubai*



300,000

Expected population when complete



900 HECTARE

community



20

parks and an abundance of community facilities and amenities including schools, malls, clinics, hotels and public transportation



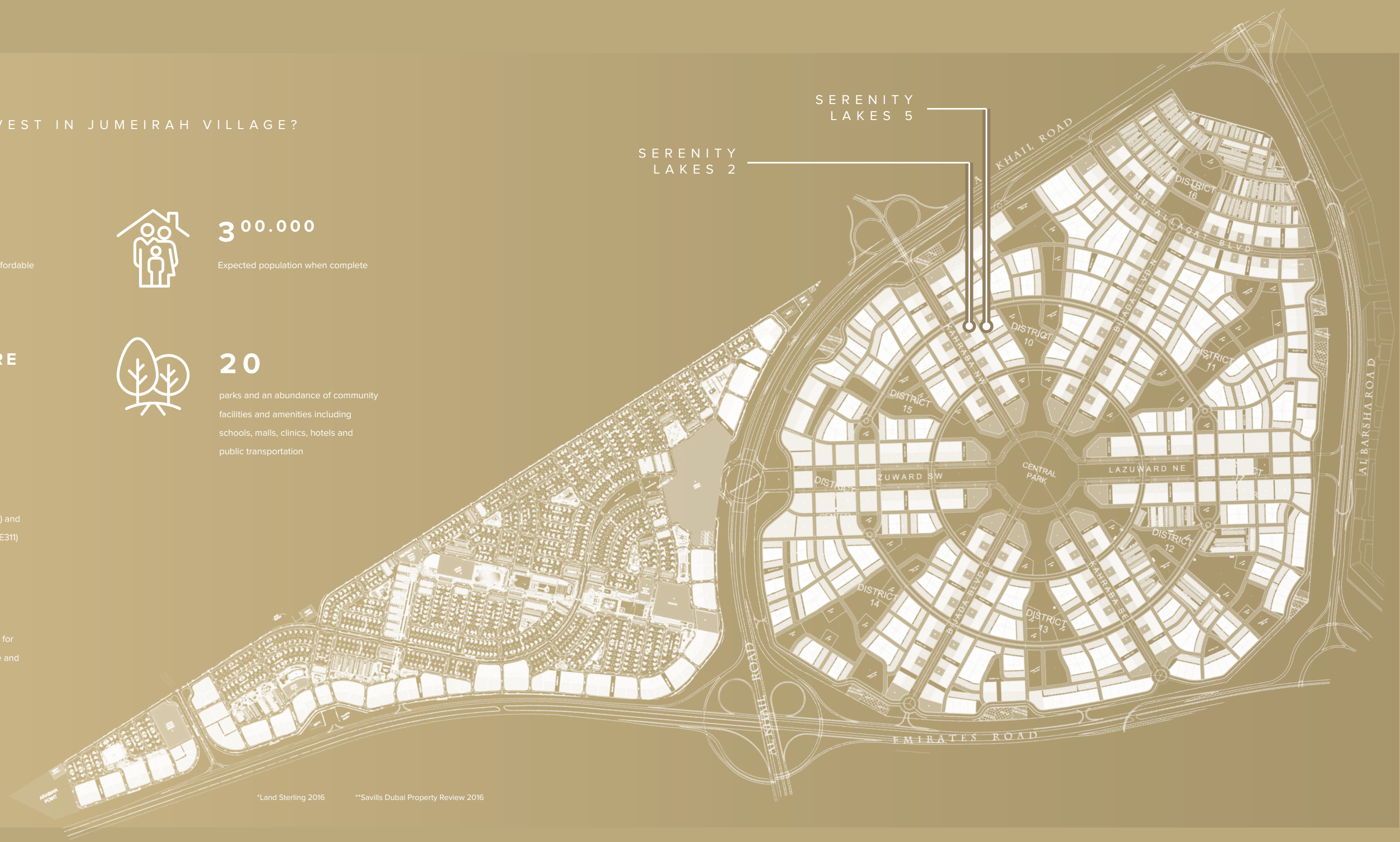
E311 E44

Well-connected to Al Khail Road (E44) and Sheikh Mohammad bin Zayed Road (E311)



25%

of all 2016 off-plan sales in Dubai was for properties located in Jumeirah Village and Dubailand**



*Land Sterling 2016 **Savills Dubai Property Review 2016



SERENITY LAKES 2

SERENITY LAKES 5



YOUR DREAM COMING TRUE

Serenity Lakes offers studio, one and two bedroom residential apartments, as well as stunning three bedroom duplexes. The modern design relies on open spaces and clear views which is reflected in the generous windows sizes which can be seen in all elevations. This allows the natural light to pass into all spaces without compromising privacy, as the louvers are designed to contrast the modern elements through the traditional touch.

The wood, aluminum, glazing, marble, porcelain, and ceramic tiles are creatively blended to work in harmony in order to provide the inner spaces with a unique sense of warmth while meeting the durability and quality requirements.





BRIGHT & SPACIOUS

EXCLUSIVE SWIMMING POOL FACILITIES

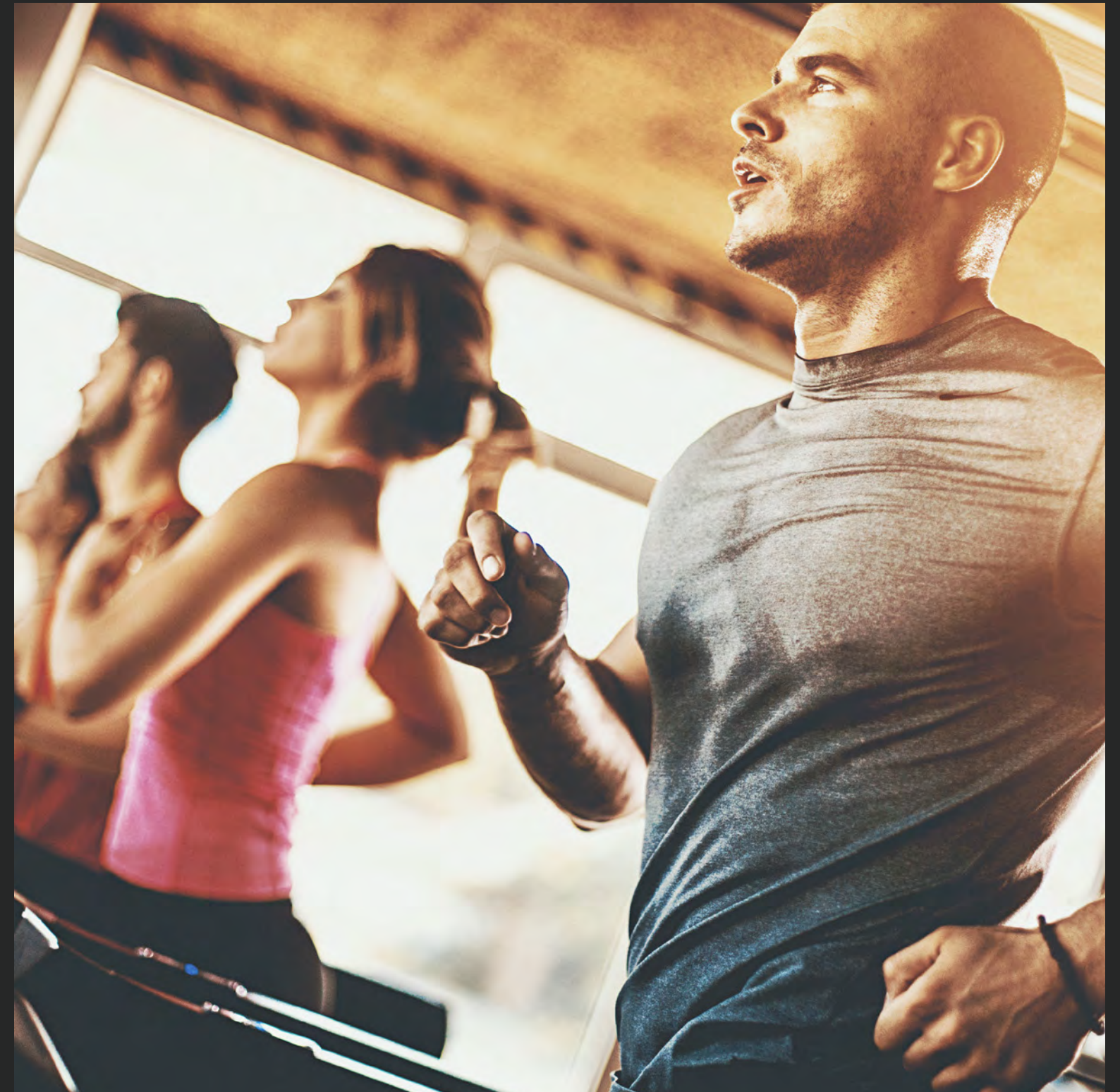
Whether you're enjoying the view of the pool from your balcony, or your balcony from the pool, Serenity Lakes offers residents a recreational experience that will make you think you are away from home.



HEALTHY BODY, HEALTHY MIND

Our lifestyle amenities provide a well-rounded environment to enjoy during the Summer months, from a workout in the fitness center to an outdoor swimming pool to cool-off in. Residents of Serenity Lakes don't have to leave their building in order to enjoy recreation and entertainment. Covered parking also provides further protection from the elements.

The project features boutique retail spaces making the building more family-oriented, along with striking landscaping throughout.





EMBRACE HAPPINESS

WHY INVEST IN DUBAI?

With the enormous amount of growth Dubai has seen over the past 40 years, the Emirate is quickly becoming one of the most attractive locations to invest in world-wide. The 2020 vision and urban planning provides potential investors a glimpse into the bright future of Dubai.

Some people believe Dubai's revenue over the years has come primarily from oil, whereas the Emirate only used a moderate amount of oil reserves to generate the infrastructure for trade, manufacturing and tourism in order to build up Dubai's economy. In reality, around 95% of Dubai's Gross Domestic Product is not oil-based, with the number one contributor being property and land investments.



33 %

of the global population is within a 4 hour plane trip from Dubai



2ND

ranked in the world for road infrastructure and 3rd for airport infrastructure



1 #

busiest airport in the world based on the amount of passengers travelling to or through DXB International Airport



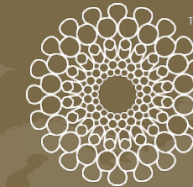
70 %

of the world's Fortune 500 companies have a regional office presence in Dubai



14 000 000

Dubai welcomed a record 14.2 million overnight visitors in 2015, registering double the growth of the global tourism industry



25 000 000

expected visitors for the 2020 Expo Dubai with a projected revenue of over US\$23bn

UNITED ARAB EMIRATES

WHY INVEST IN PROPERTY?

The steady upward performance of the Dubai property market over the past decade illustrates the stability of property over more traditional, and often more volatile assets such as stocks, bonds or commodities. In 2016, Dubai recorded a total of 60,595 real estate transactions, exceeding AED 259 billion in value.*

Having a closer look at the real estate market in particular, areas, especially lower to mid-segment submarkets, have started to display a steady upward creep in sales prices. Dubailand & Jumeirah Village is where most construction activity is concentrated, which is reflected in the fact that these areas accounted for 25% of total off-plan sales in Dubai in 2016. To put this in perspective, Downtown, Marina, Jumeirah and Palm Jumeirah accounted for only 21% of off-plan sales in Dubai in 2016.**

*Source: Dubai Land Department

**Source: Savills Dubai Property Review 2016





gulf land
property
developers

QUALITY REAL ESTATE INVESTMENTS.
DELIVERED.

Gulf Land Property Developers (GLPD) studies, analyses, and exploits opportunities in the Dubai real estate market. The company's mission is to create value for its clients through offering and delivering strategic real estate assets.

The total value of the GLPD portfolio is circa AED 400,000,000 measured via the cost of construction, out of which there is currently approximately AED 100,000,000 worth of projects under development.

GLPD was acquired by MAZ Investments LLC in 2014 and is part of the MAZ Investments group of companies. MAZ Investments comprises a diverse range of businesses within a broad spectrum of industries including investments, real estate, hospitality and education across the UAE, as well as investments in real estate and financial markets in the UAE and overseas.



