



GARDEN HEIGHTS



GARDEN HEIGHTS

A Symphony of Style and Sophistication



WELCOME TO 171 GARDEN HEIGHTS

Step into a world of refined living at 171 Garden Heights, an exclusive residence meticulously crafted by Jad Global Real Estate Development.

Nestled in the heart of Jumeirah Garden, this signature residence sets the standard for sophistication with top-tier designs and impeccable finishing, creating more than just a home; a symphony of style, luxury, and exceptional value.

A SYMPHONY OF STYLE

171 Garden Heights stands as a testament to elegance, strategically positioned along Sheikh Zayed Road, 5 minutes from Downtown Dubai, DIFC, Citywalk and the La Mer Beach. Embrace a lifestyle that reflects elegance and convenience, with easy access to business, dining, cultural experiences, and socializing.



PRIME LOCATION & CONNECTIVITY

Situated on Sheikh Zayed Road, 171 Garden Heights offers easy access to Dubai's top attractions and business hubs, ensuring a lifestyle of convenience and elegance.

WITHIN WALKING DISTANCE

- | | | |
|---|----|---------|
| 1. Emirates Tower Metro Station | 5 | minutes |
| 2. Museum of The Future | 10 | minutes |
| 3. Dubai World Trade Center | 10 | minutes |
| 4. Dubai International Financial Center | 8 | minutes |
| 5. City Walk | 7 | minutes |
| 6. Coca-Cola Arena | 7 | minutes |
| 7. Burj Khalifa | 10 | minutes |
| 8. Dubai Mall | 10 | minutes |
| 9. La Mer Beach | 10 | minutes |





A GRAND ARRIVAL

Your return home to 171 Garden Heights is an affair of sophistication. The meticulously crafted designed entrance and lobby set the tone, exuding opulence and creating a grand finale to your day's adventures.

171 GARDEN HEIGHTS

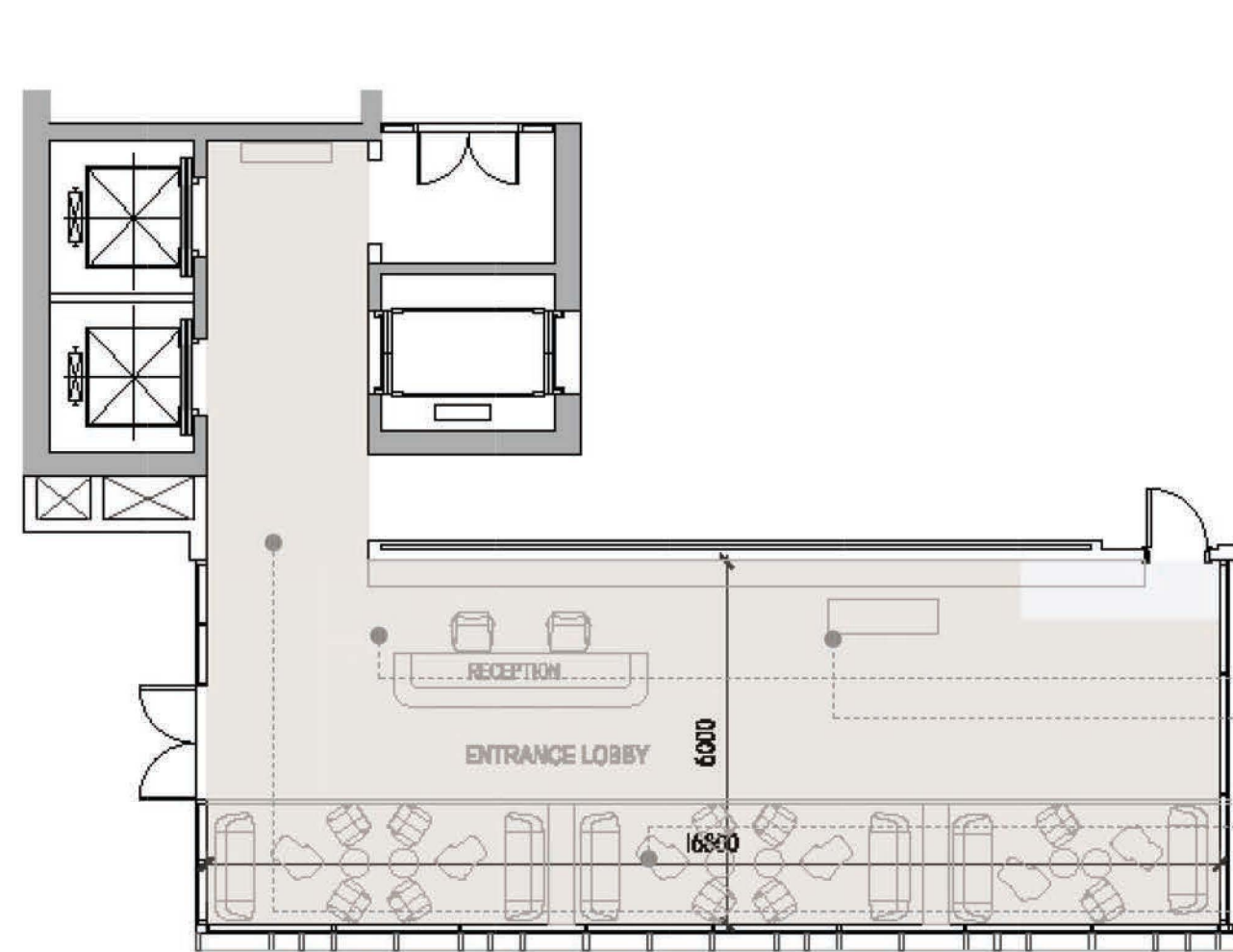


171 GARDEN HEIGHTS



ENTRANCE LOBBY





VIEW 01



VIEW 02



VIEW 03



VIEW 04



DESIGNER RETREAT

At the heart of 171 Garden Heights, the pool deck is a designer's retreat. Featuring a shaded terrace, an infinity pool and sun-loungers, this elevated sanctuary is an oasis of relaxation and sophistication.

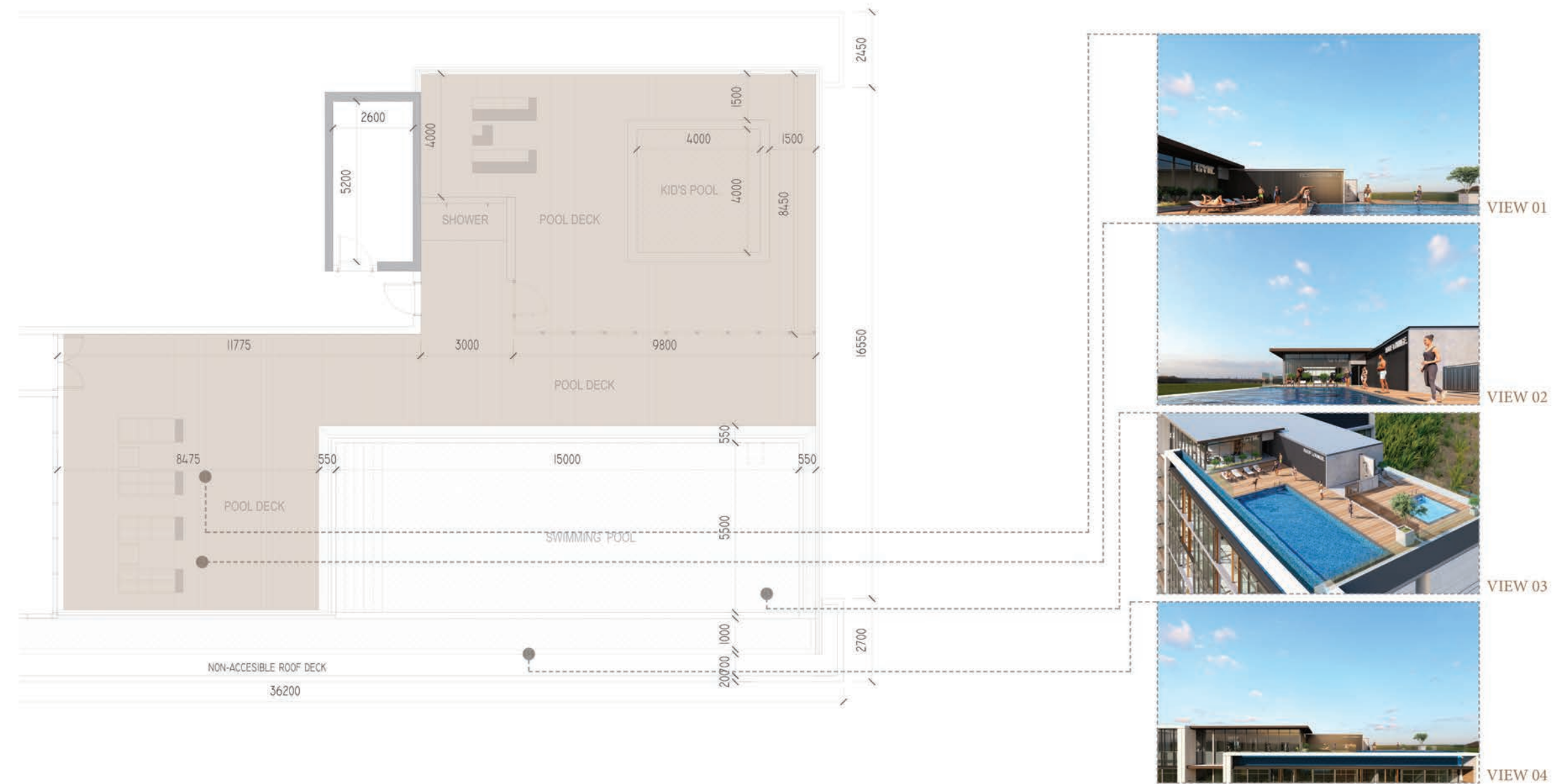






171 GARDEN HEIGHTS

POOL DECK - FLOOR PLAN





LUXURY IN MOTION

The gym at 171 Garden Heights is a masterpiece of wellness where top designs meet strength. State-of-the-art equipment and a dynamic atmosphere provide an inviting space to sculpt and strengthen, ensuring your pursuit of wellness is met with elegance.



VIEW 01



VIEW 02



VIEW 03



VIEW 04



CLUBHOUSE SPLENDOR

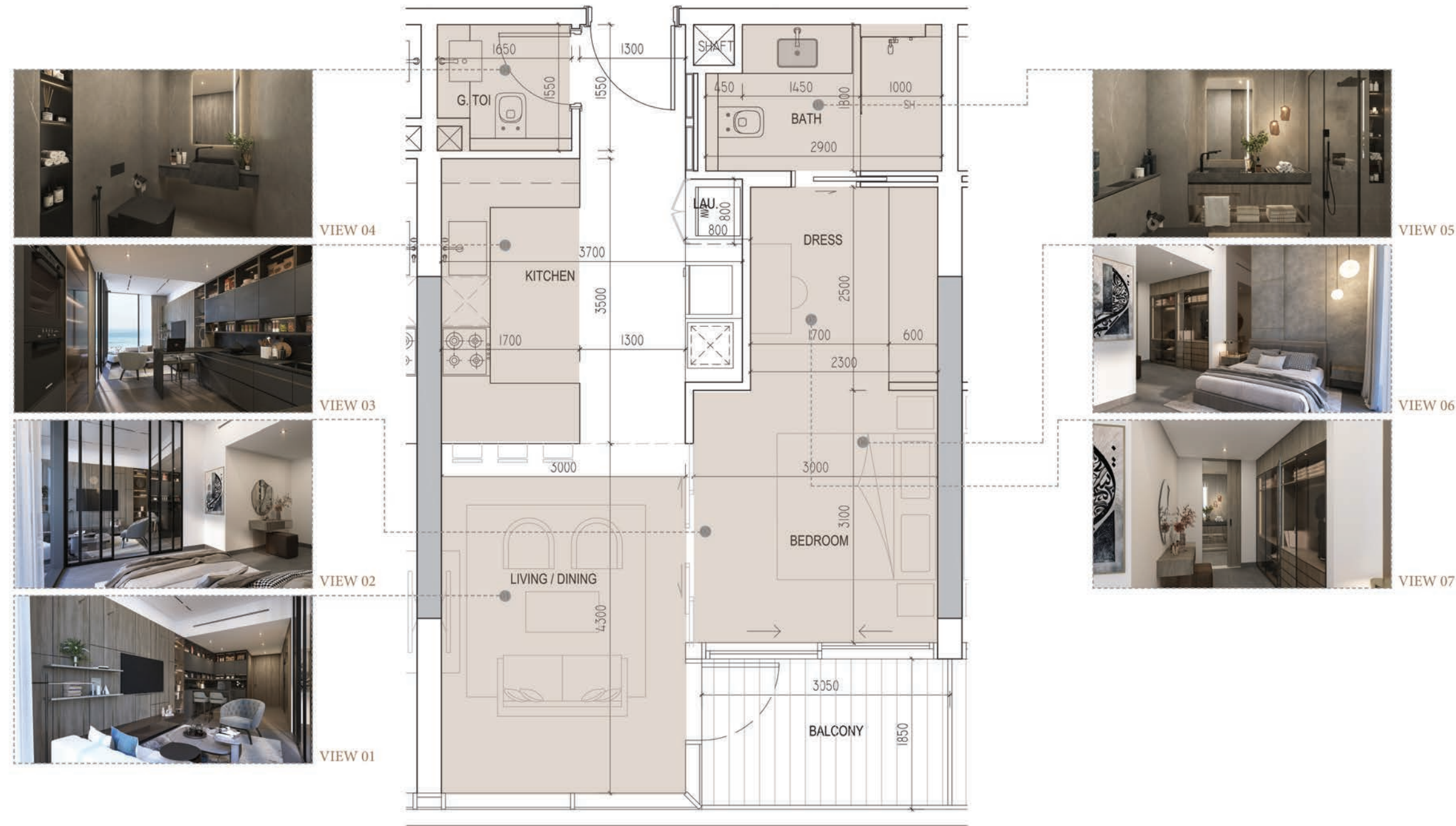
The Clubhouse at 171 Garden Heights is an epitome of refined leisure, adorned with top designs. With chic aesthetics and an array of amenities, it becomes a versatile retreat for gatherings, celebrations, or simply unwinding in style.





ELEGANCE IN RESIDENCE

171 Garden Heights offers meticulously designed living spaces, featuring contemporary studio, 1 and 2-bedroom apartments, all fully furnished to perfection. Each residence is a canvas of elegance, ensuring that every detail, from finishing to design, reflects timeless luxury.



THE ARTISTRY OF KITCHENS

The fully-equipped kitchens at 171 Garden Heights redefine modern elegance, bathed in natural light pouring through the floor-to-ceiling windows. A grand island becomes a focal point, inviting friends to gather for moments of quality time, surrounded by top-tier designs and finishing.





THE ARTISTRY OF BATHROOMS

Step into the luxurious retreat of the bathrooms at 171 Garden Heights, where modern sophistication meets tranquil indulgence. Flooded with natural light streaming through expansive windows, these bathrooms redefine relaxation.

THE EPITOME OF BEDROOMS

Step into the luxurious retreat of the bedrooms at 171 Garden Heights, where modern sophistication meets serene comfort. Awash in natural light streaming through expansive windows, these bedrooms redefine relaxation. A plush, king-sized bed commands attention, offering a sanctuary for restful nights and lazy mornings.



171 GARDEN HEIGHTS



171 GARDEN HEIGHTS



BEDROOMS



EXCEPTIONAL FEATURES



Infinity Pool and
Sun-loungers



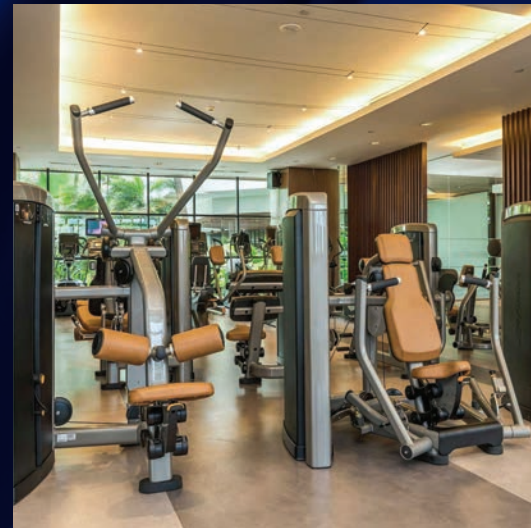
Spacious and Modern
Club House



Fully Furnished with
Top Designs



A Lobby with Concierge
Services



Fully Equipped Gym
with Top-Tier Equipment



Electric Vehicle Recharge
Stations

EXCEPTIONAL FEATURES

171 Garden Heights provides an array of world-class amenities designed to enhance your living experience.

DISCOVER

THE EPITOME OF LUXURY LIVING AT 171 GARDEN HEIGHTS

A residence where top designs, impeccable finishing, and timeless elegance converge to create an unparalleled living experience in the vibrant heart of Dubai.

EXPLORE THE REASONS THAT MAKE
THIS OPPORTUNITY A
**PERFECT BLEND
OF LUXURY LIVING
& FINANCIAL
WISDOM.**

Investing in a studio, one or
two-bedroom apartment at 171 Garden
Heights promises a lifestyle of opulence
and enduring value — a truly rewarding
investment.

PRIME
LOCATION

Nestled along Sheikh Zayed Road’s first interchange, 171 Garden Heights boasts a prestigious address near La Mer Beach, Downtown Dubai, Citywalk, and DIFC. This prime location ensures easy access to business, cultural, dining, and entertainment hotspots.

TAILORED LIVING
SPACES

Immerse yourself in perfectly sized residences, ideal for holiday homes or executive living. Every detail is meticulously curated to offer an ambiance of modern elegance, ensuring your investment is not only stylish but also promises enduring returns.

FULLY FURNISHED
LUXURY

Walk into a world of opulence with fully furnished studios and contemporary 1-bedroom apartments. The meticulously designed interiors reflect a commitment to the highest quality finishing and design, providing an elevated living experience.

EXCEPTIONAL VALUE
& RETURNS

Your investment at 171 Garden Heights is more than a home; it’s a smart financial move. With the flexible option of renting as holiday homes or long-term stays, enjoy a great return on investment, making it a sound choice for astute investors.

STATE-OF-THE-ART
AMENITIES

Enjoy top-tier amenities, including an infinity pool, clubhouse, and fully equipped gym. Ample parking and modern electric vehicle charging stations enhance convenience, ensuring a luxurious lifestyle that caters to both your needs and your comfort.

ELEGANCE
& CONVENIENCE

Experience a grand arrival every time you return home to 171 Garden Heights. The opulent entrance and lobby create a perfect end to your day. Dedicated 24/7 concierge services further elevate your lifestyle, providing unparalleled convenience.

JAD GLOBAL REAL ESTATE
DEVELOPMENT LLC:
WHERE GENEROSITY MEETS
COMMITMENT

Jad, meaning generosity and seriousness, defines our essence.
Founded by passionate industry veterans renowned for creating
value and positive experiences.

In every project, we weave a tapestry of exceptional designs, promising
returns, and value. More than structures, we craft places that resonate with
generosity and a steadfast commitment to lasting value. Welcome to a world
where Jad Global is the melody of your exceptional real estate journey.

JAD GLOBAL
REAL ESTATE DEVELOPMENT

FLOOR PLANS

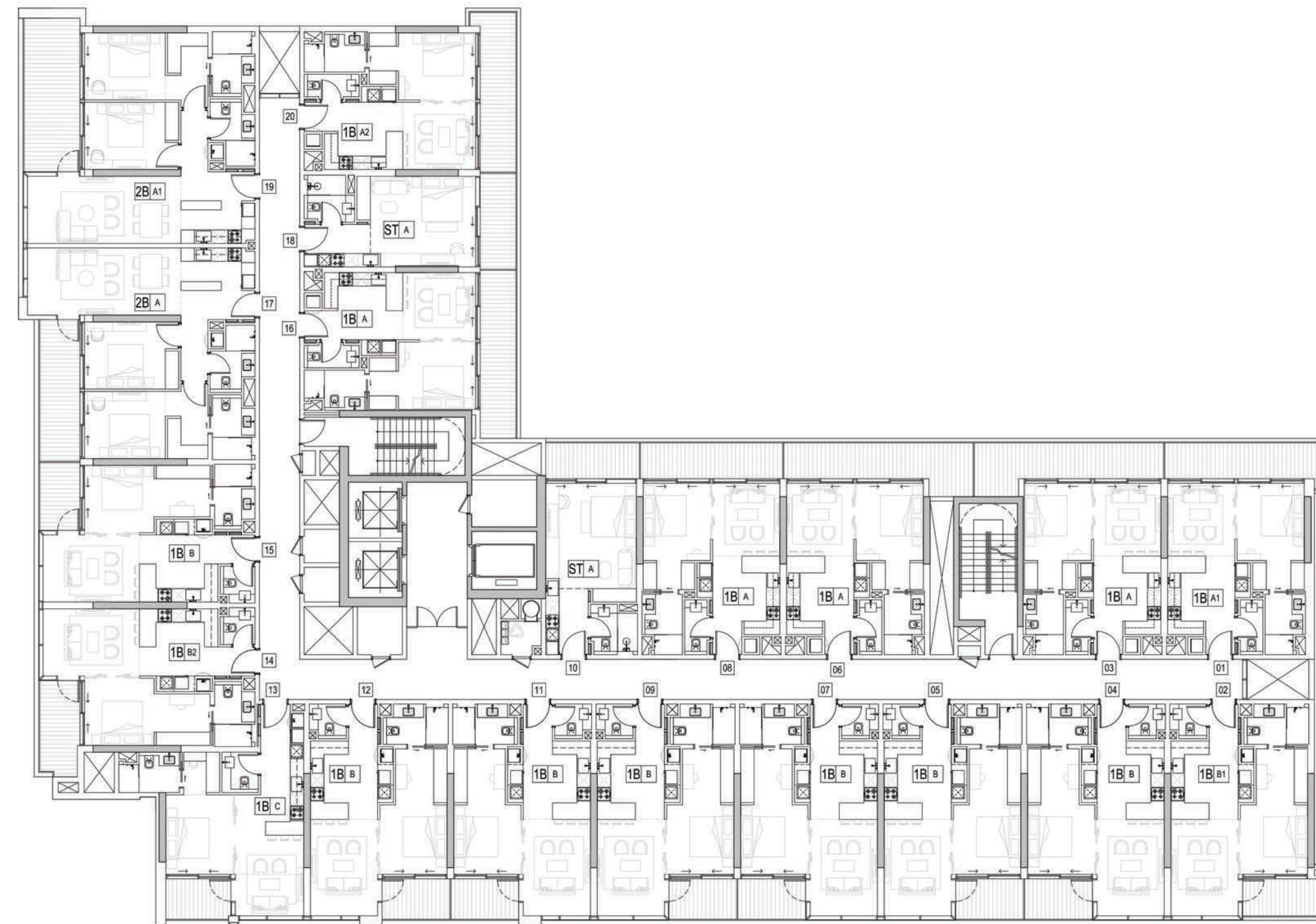
Discover our thoughtfully designed floor plans, tailored to suit various lifestyles.

Options for Studio, 1 and 2-bedroom apartments.

TYPICAL FLOOR PLAN

171 GARDEN HEIGHTS

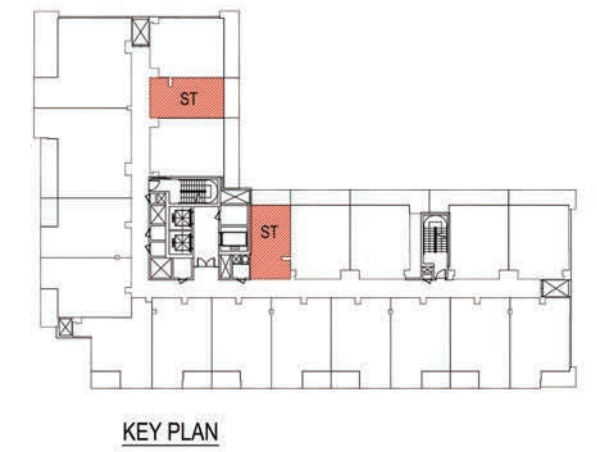
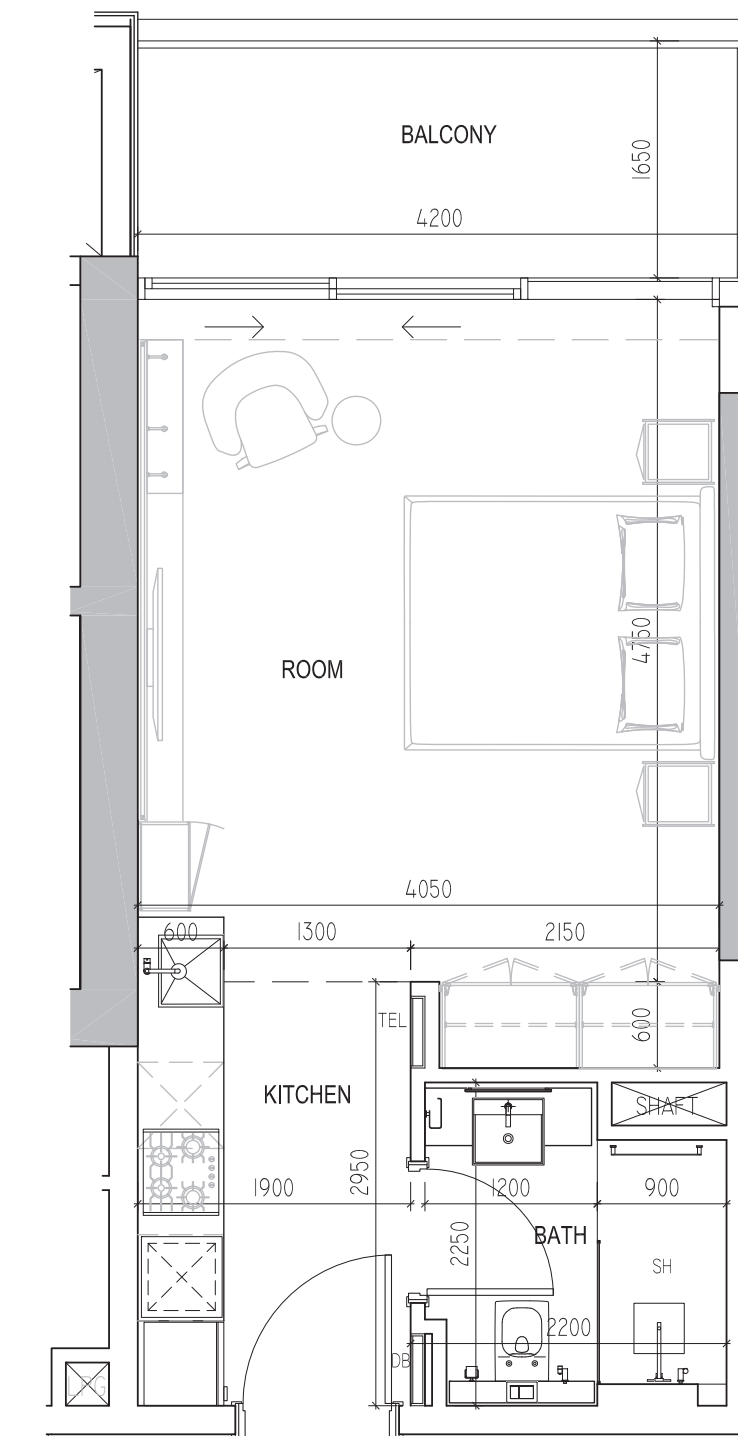
TYPICAL FLOOR PLAN



STUDIO APARTMENT

171 GARDEN HEIGHTS

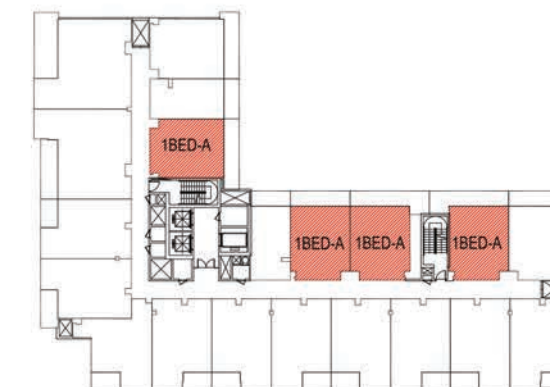
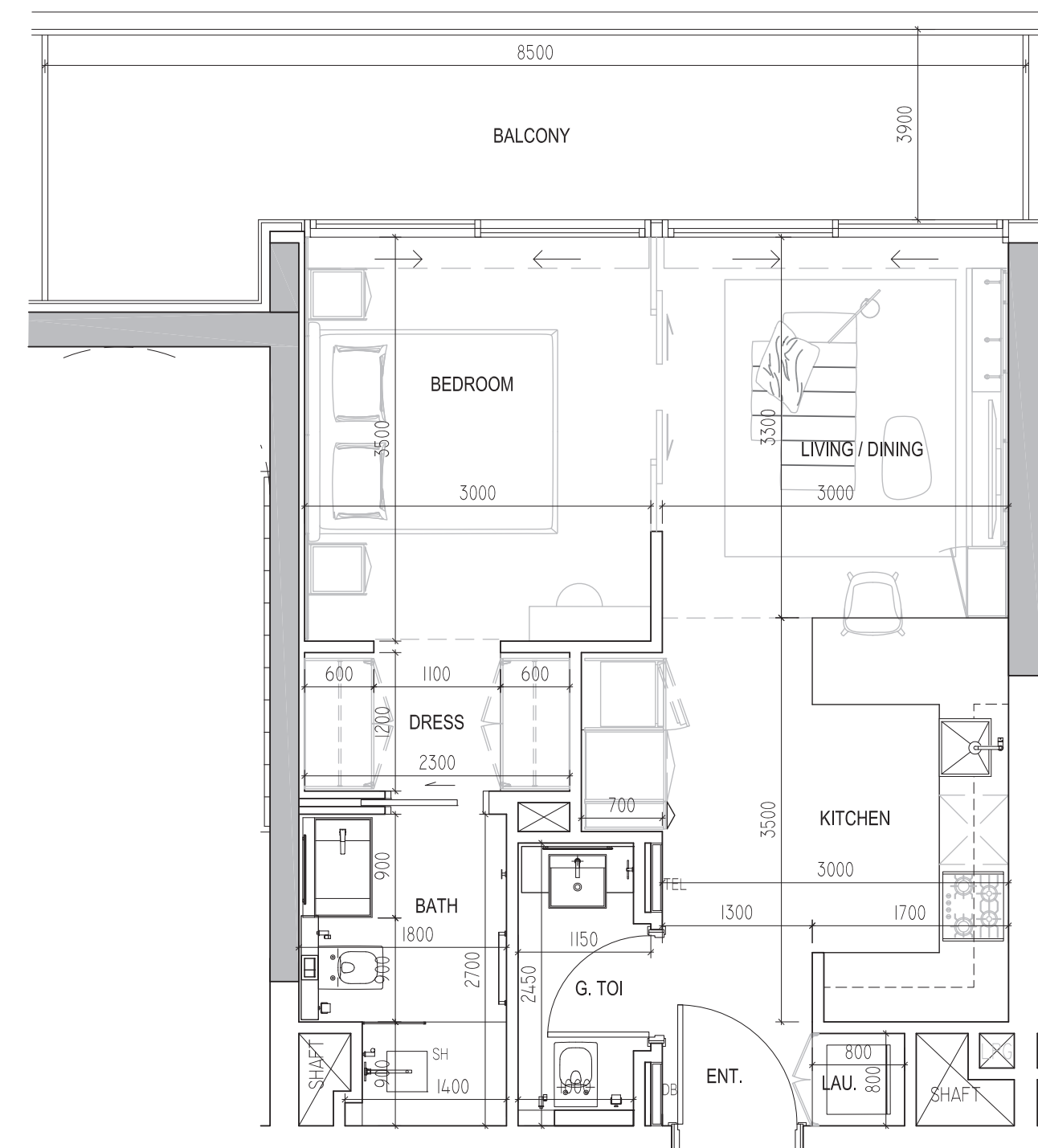
FLOOR PLAN



1-BEDROOM APARTMENT (TYPE-A)

171 GARDEN HEIGHTS

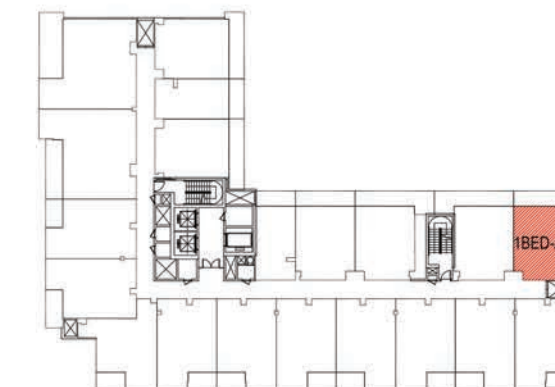
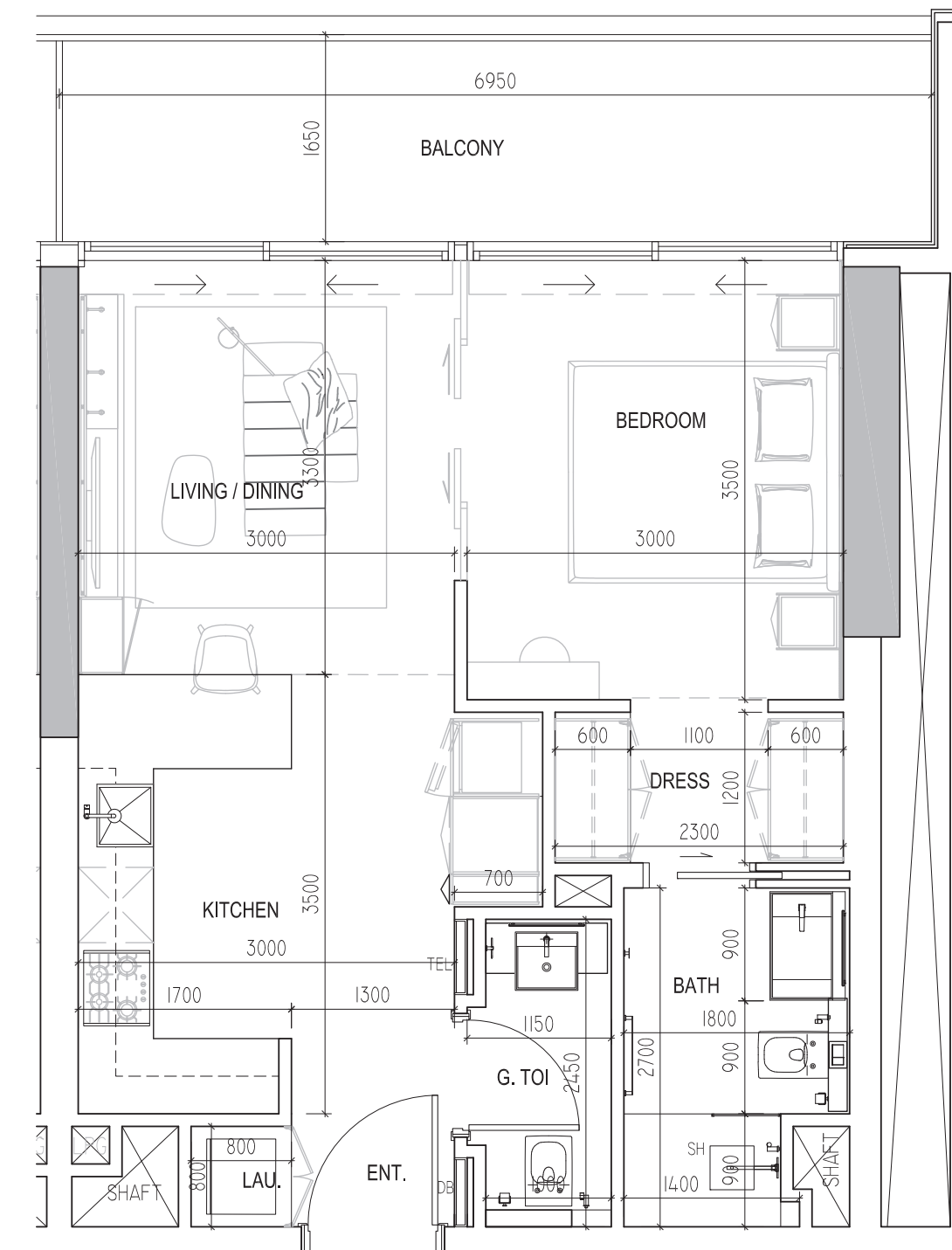
FLOOR PLAN



1-BEDROOM APARTMENT (TYPE-A1)

171 GARDEN HEIGHTS

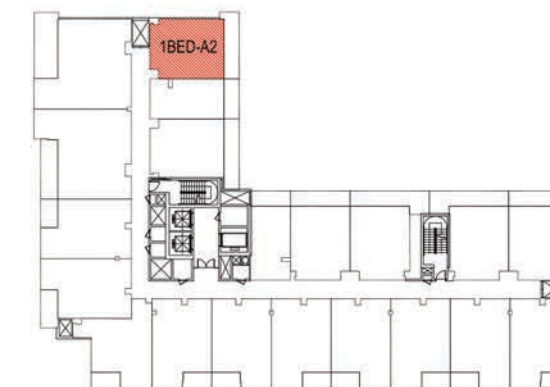
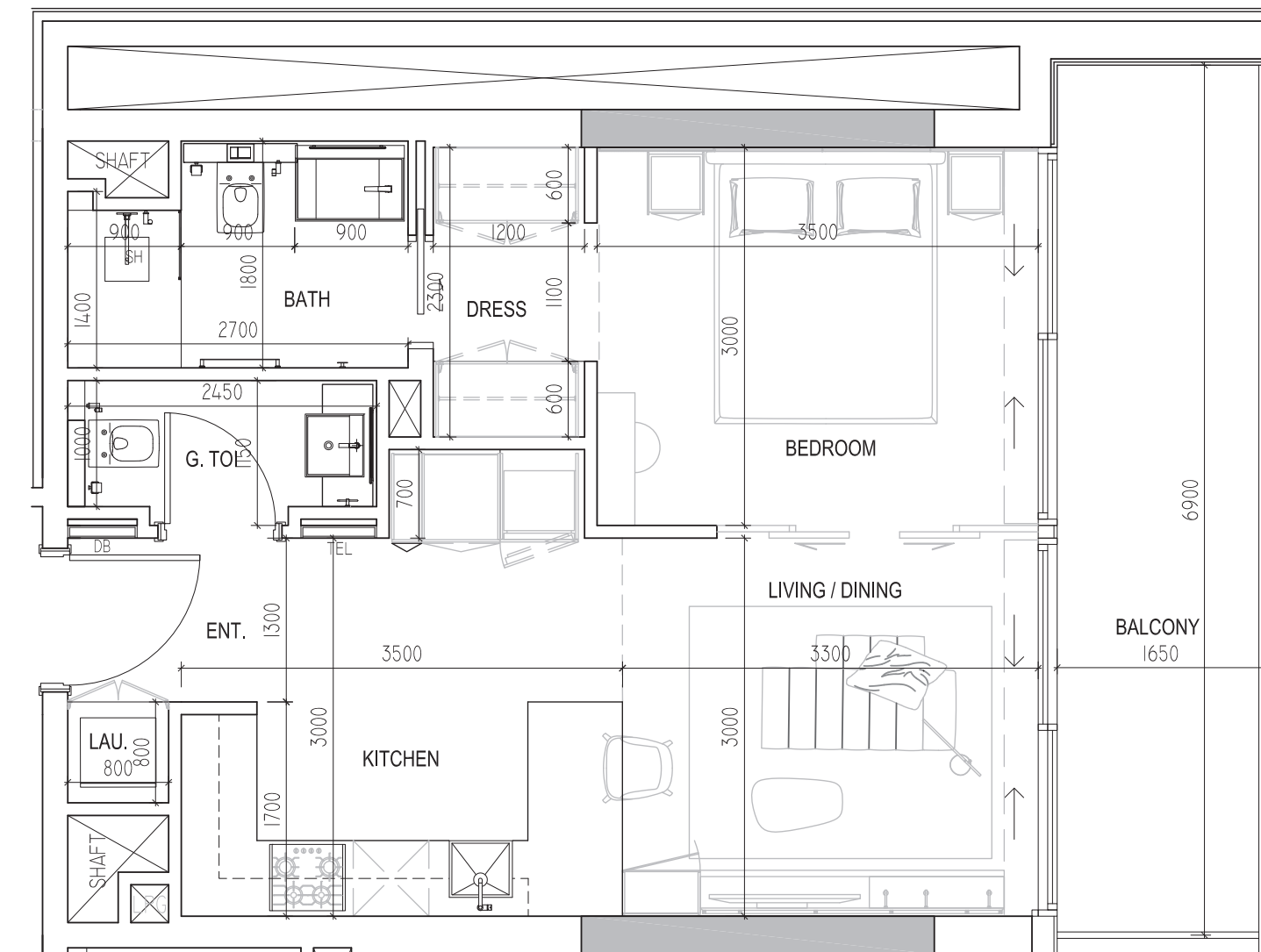
FLOOR PLAN



1-BEDROOM APARTMENT (TYPE-A2)

171 GARDEN HEIGHTS

FLOOR PLAN

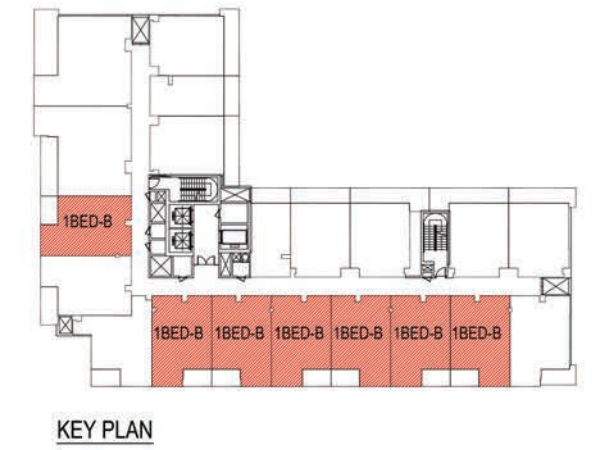
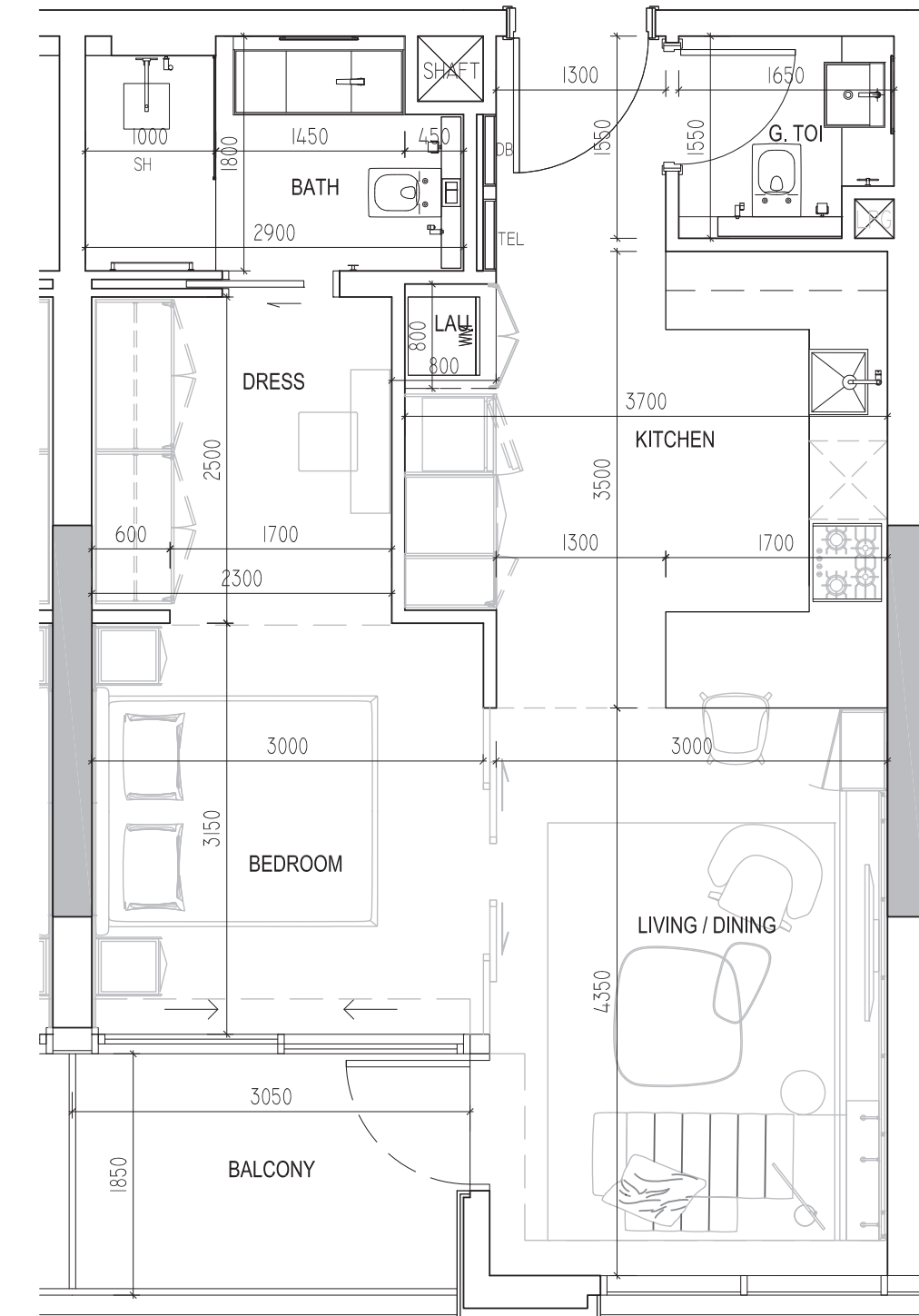


KEY PLAN

1-BEDROOM APARTMENT (TYPE-B)

171 GARDEN HEIGHTS

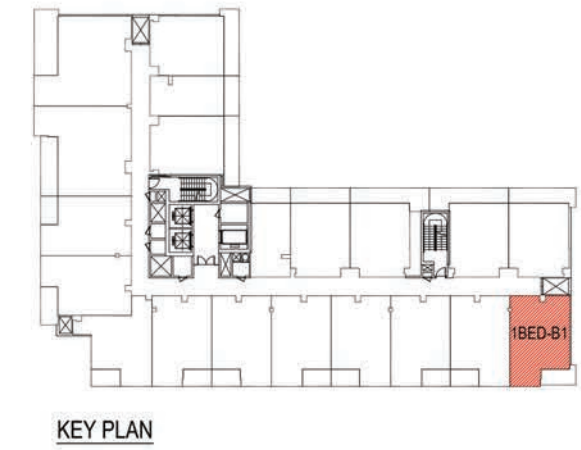
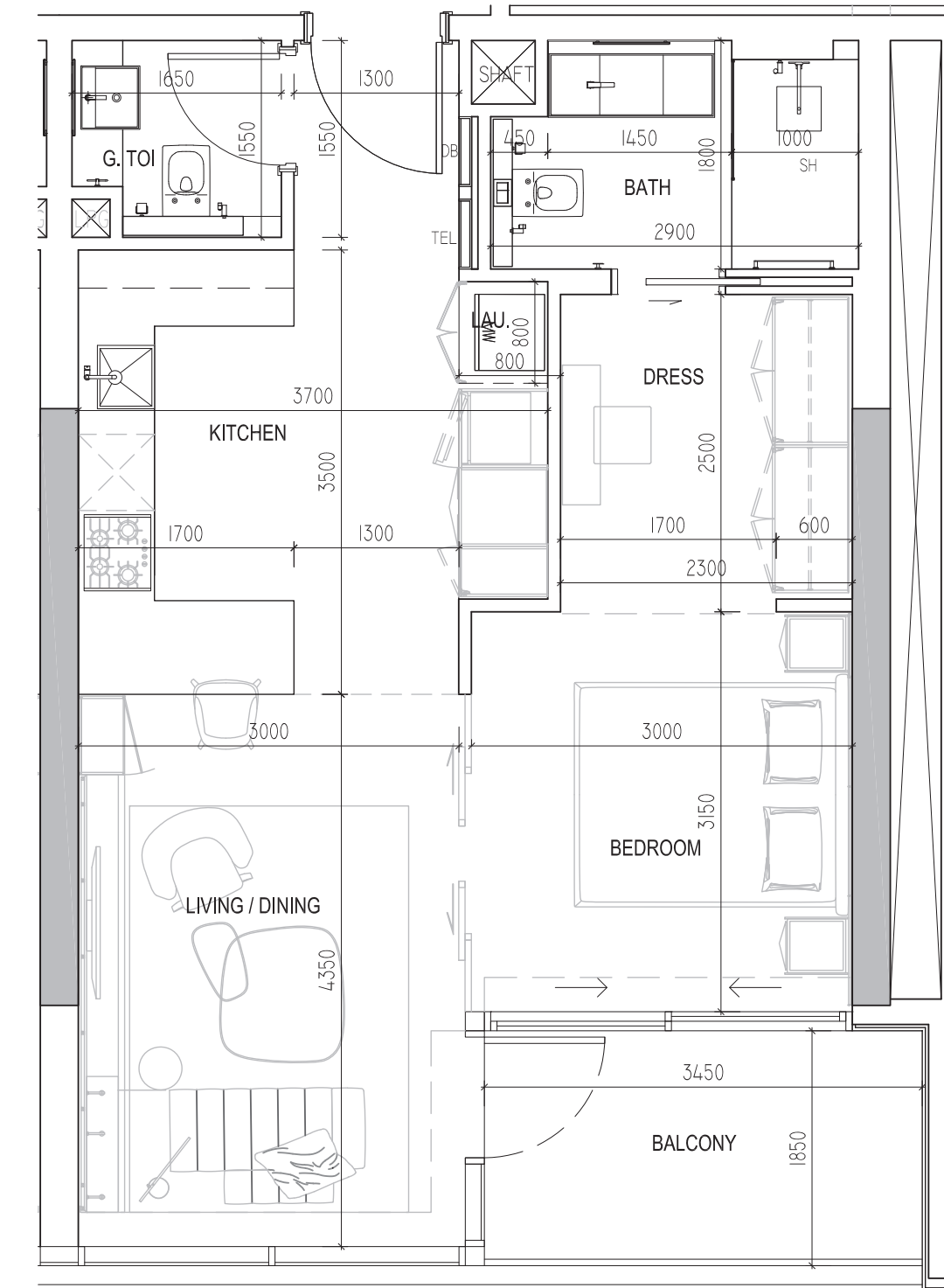
FLOOR PLAN



1-BEDROOM APARTMENT (TYPE-B1)

171 GARDEN HEIGHTS

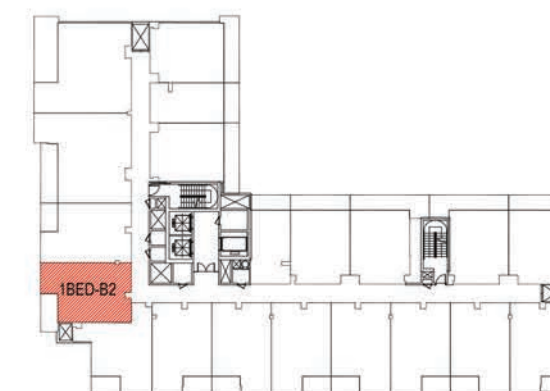
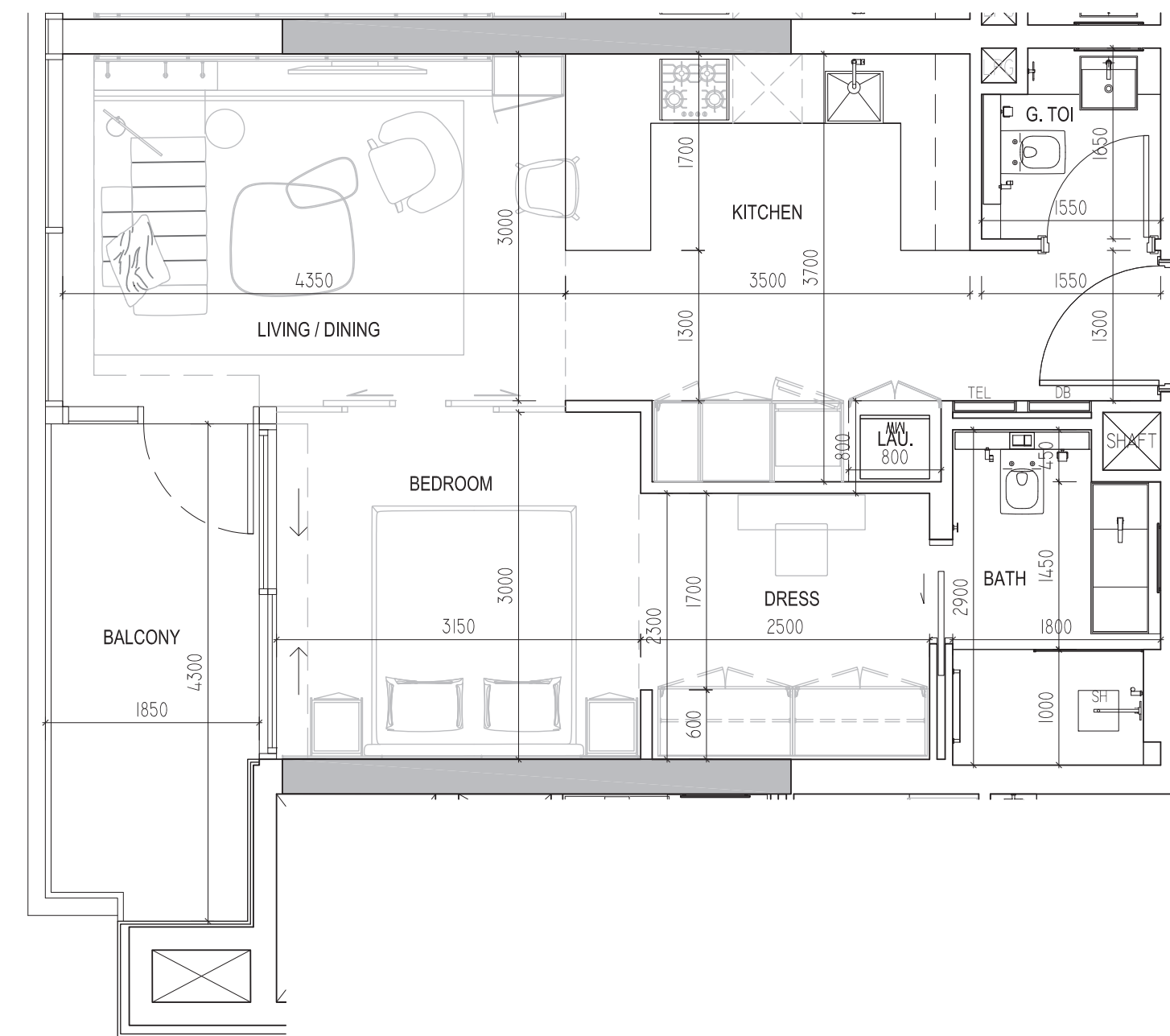
FLOOR PLAN



1-BEDROOM APARTMENT (TYPE-B2)

171 GARDEN HEIGHTS

FLOOR PLAN

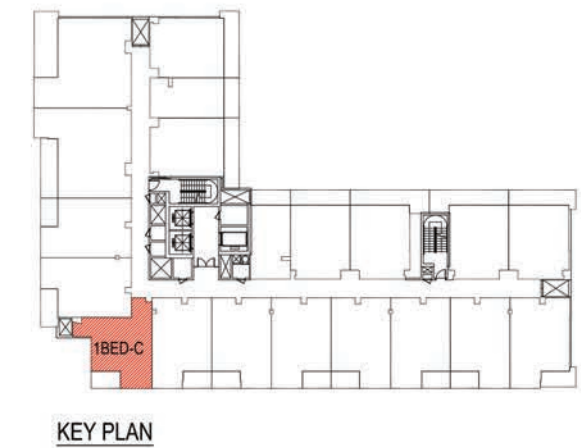
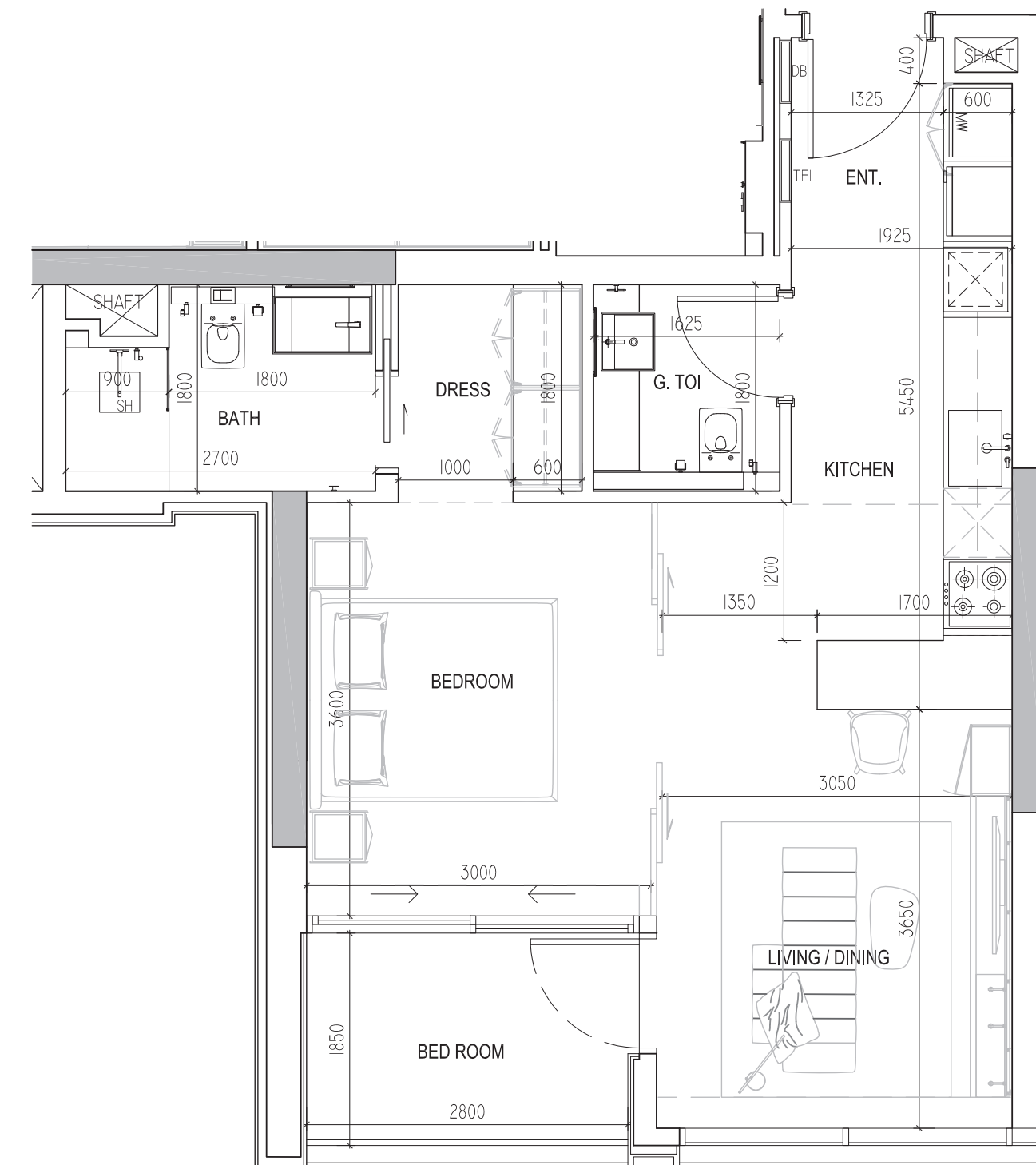


KEY PLAN

1-BEDROOM APARTMENT (TYPE-C)

171 GARDEN HEIGHTS

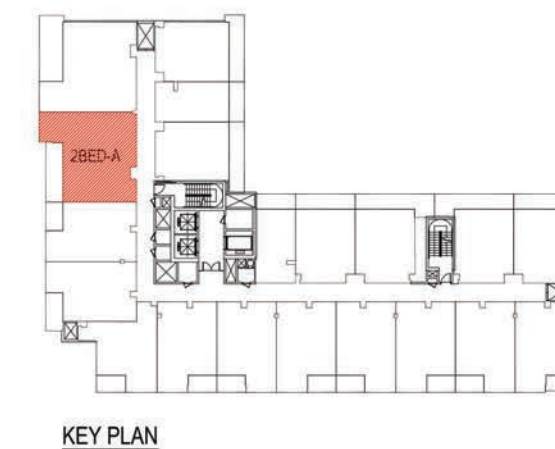
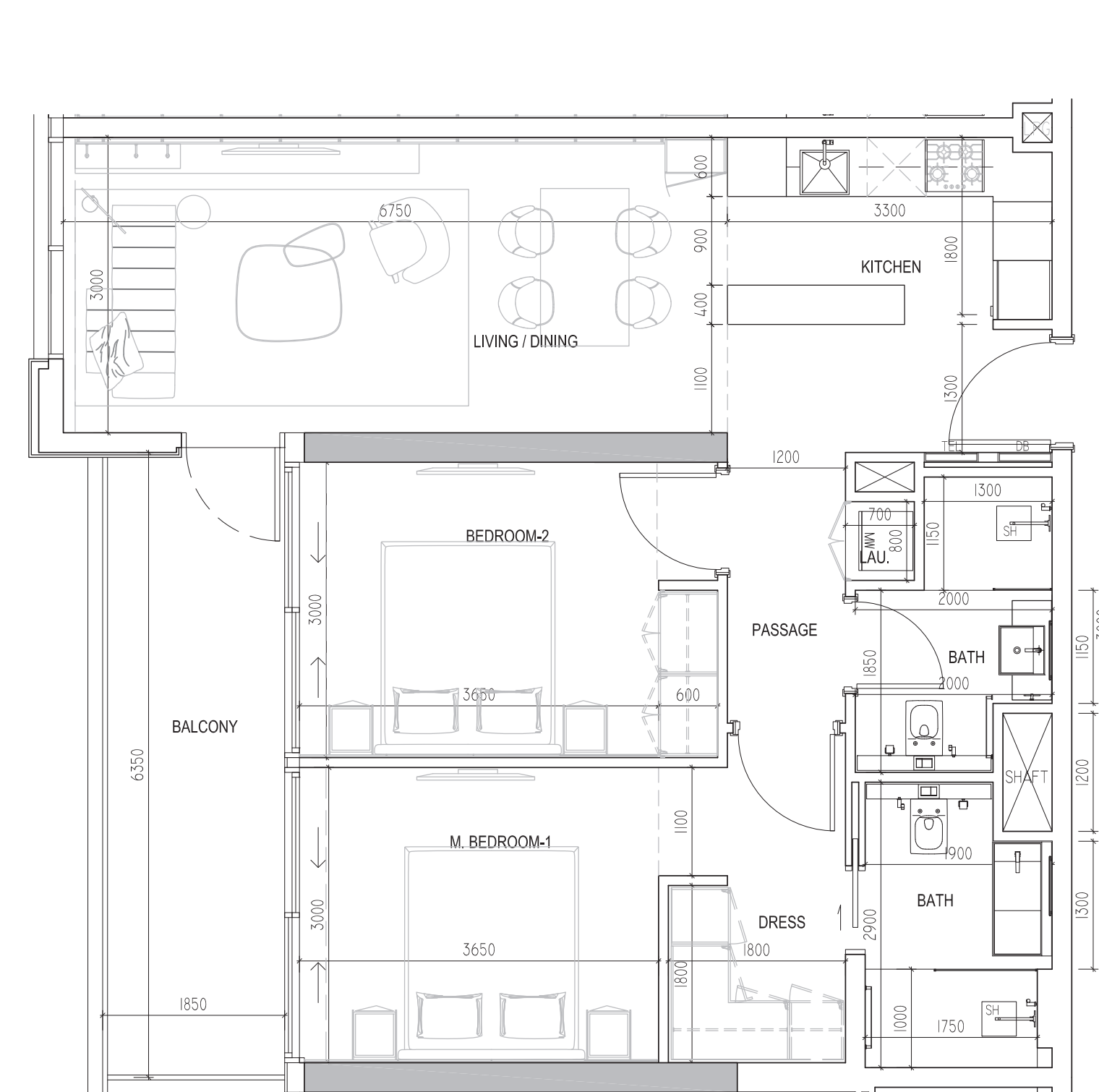
FLOOR PLAN



2-BEDROOM APARTMENT (TYPE-A)

171 GARDEN HEIGHTS

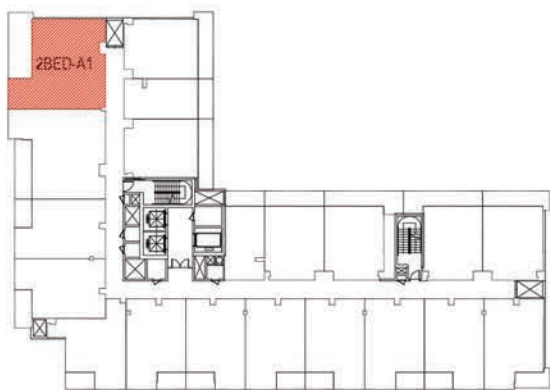
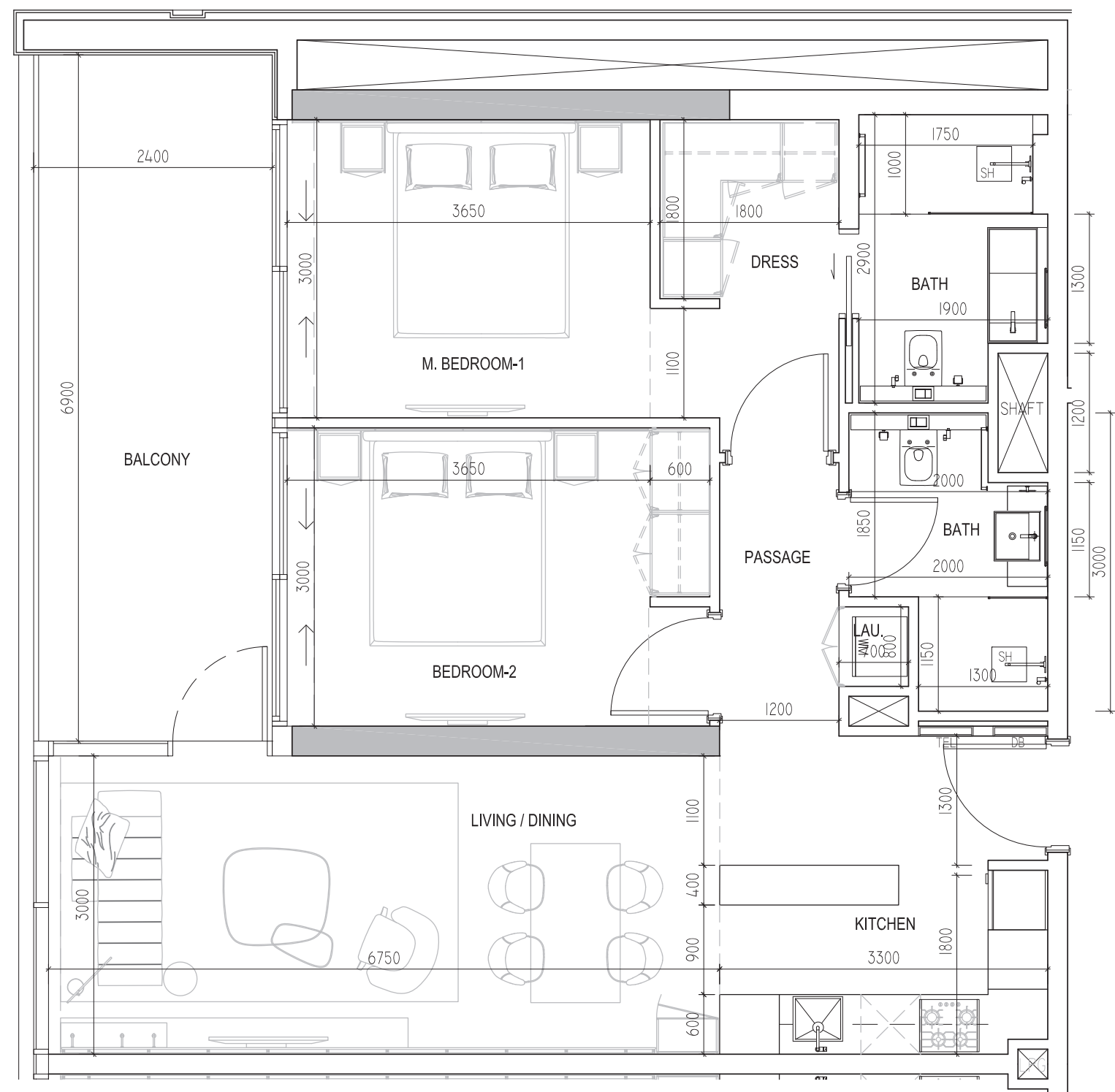
FLOOR PLAN



2-BEDROOM APARTMENT (TYPE-A1)

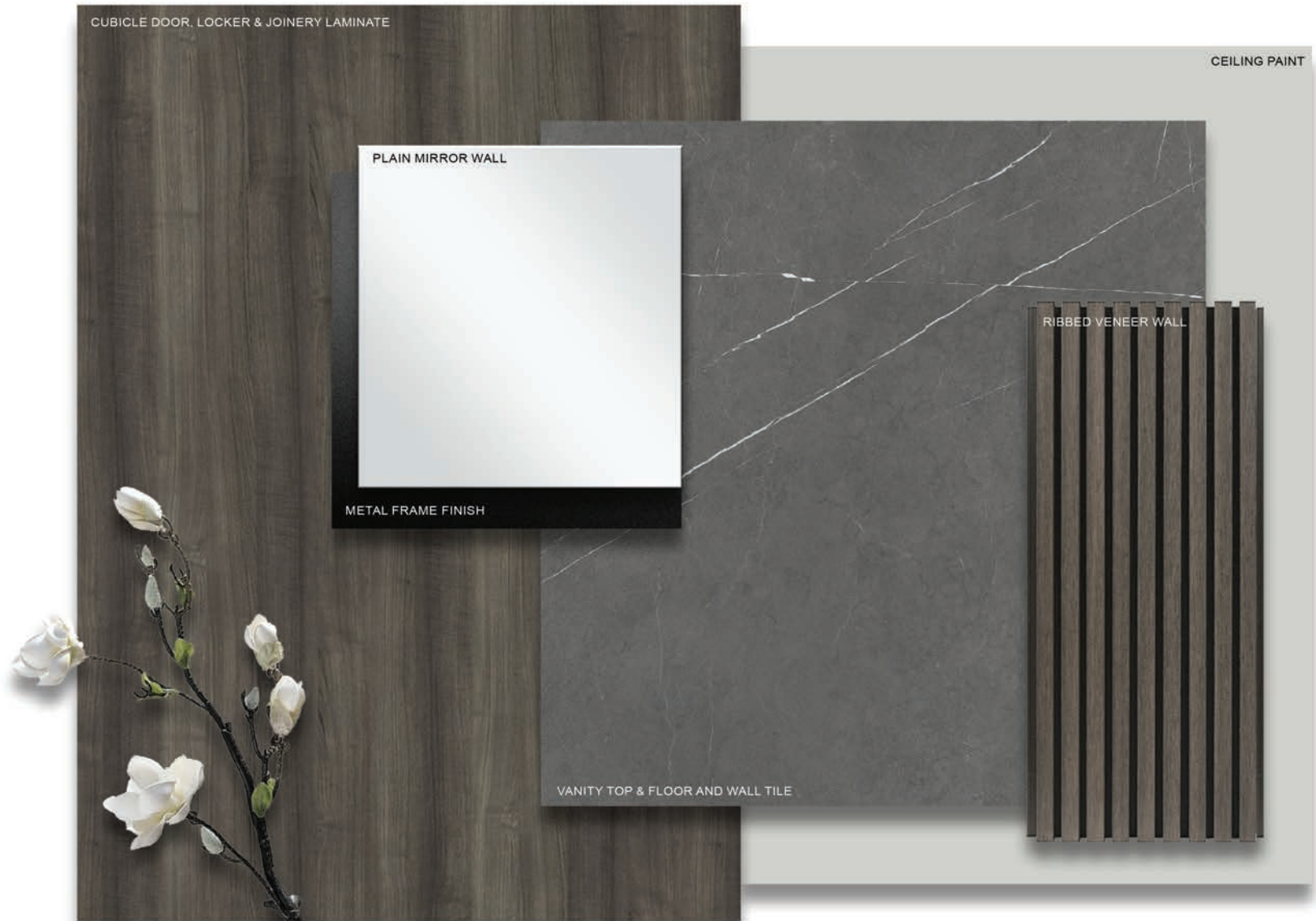
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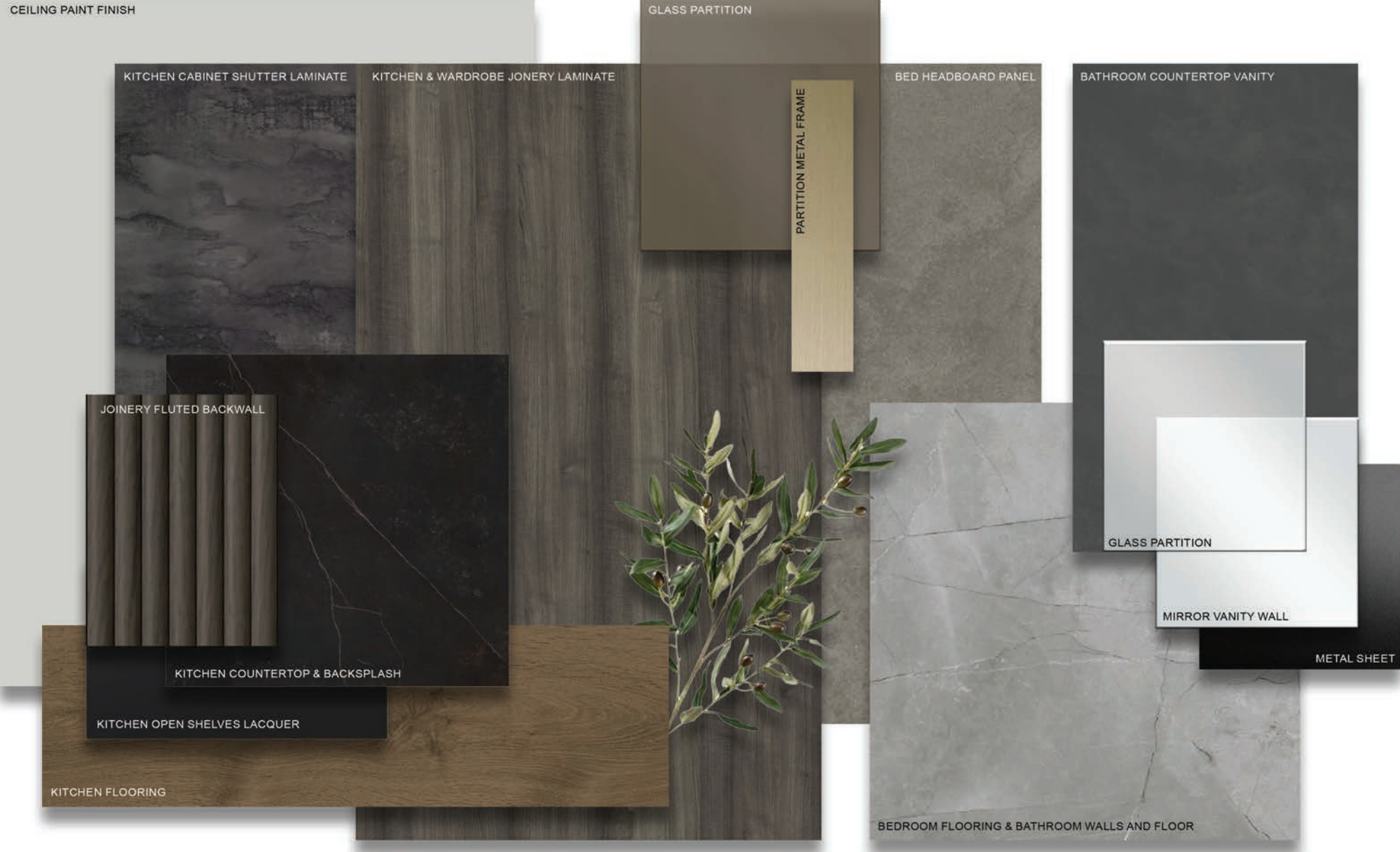
FLOOR PLAN



KEY PLAN

MATERIAL BOARDS





“ ”

WE DON'T BUILD PROPERTIES;
WE BUILD GENEROUS SPACES
THAT INDIVIDUALS, COUPLES,
AND FAMILIES ARE HAPPY TO
CALL HOME.

JAD GLOBAL
REAL ESTATE DEVELOPMENT

PAYMENT PLAN

PAYMENT PLAN

DEPOSIT	DURING CONSTRUCTION	ON HANDOVER
20%	40%	40%
Down Payment*	10% Every 3 Months	In December 2026

*ON SIGNING RES. FORM & SPA | ALONG WITH 4% DLD FEES





GARDEN HEIGHTS



For more details, please contact:

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