





A LOOK INSIDE

WELCOME HOME

LIFE AT THE RESIDENCES

THE WORLD AROUND YOU





THE COMFORT OF HOME

For over five decades, DoubleTree by Hilton™ has opened its doors with one simple purpose: to create warm, welcoming spaces where people can simply be - places to settle in, unwind, and feel at home.



A LEGACY OF WARM WELCOMES

Since 1969, DoubleTree has been defined by the small, thoughtful gestures that leave a lasting impression—a warm cookie at check-in, a smile that feels genuine, and a level of care that makes all the difference.

From a single hotel in Scottsdale, Arizona, DoubleTree has grown into a global brand built on connection, comfort, and care.



ROOTED IN CARE

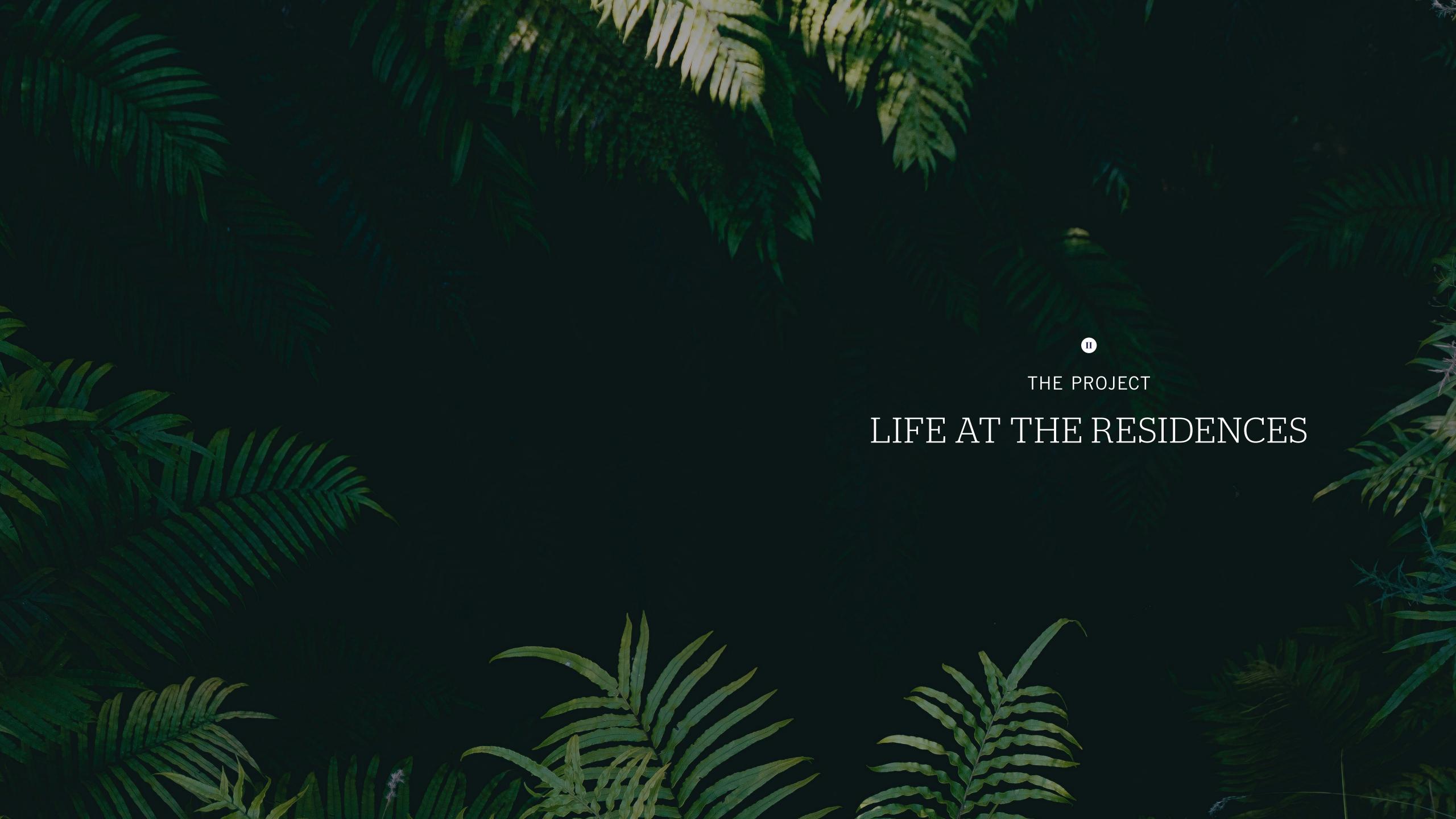






With over 690 hotels around the world—and more than 150 in the Europe, Middle East, and Africa region—DoubleTree is known for consistency, hospitality, and that unmistakable feeling of home.

Ranked the 6th most valuable and 3rd strongest hotel brand globally, the growth continues, grounded in a rare promise: to make everyone feel truly welcome, wherever they are.







Perfectly positioned near Dubai's beautiful creek and coastline, DoubleTree by Hilton™ Residences Dubai Jumeirah Garden City brings together the comfort of home and the joy of resort living.

Start your day poolside, watch your children play freely, and end with breathtaking city views as dusk settles. Here, life unfolds naturally and authentic moments happen daily.



A WAY OF LIVING

When we ask ourselves, "What would make this feel like home?" we're really thinking about creating something special for you.

It's about those little moments that make you exhale and think, "I can just be myself here."

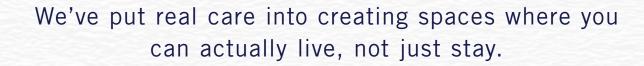
Home isn't perfect or pretentious, it's comfortable and real. So we've crafted spaces where kids can be kids, and you can put your feet up- a place to stay, but also a place that feels like it was waiting for you all along.











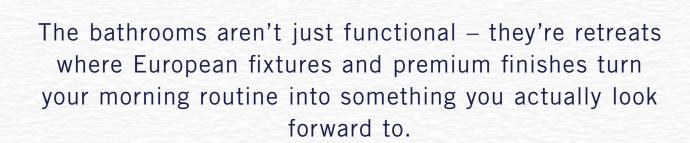
The kitchens aren't just for show — they're designed for those mornings when you want to whip up something special for the kids or evenings when you'd rather cook something simple than order in or go out.











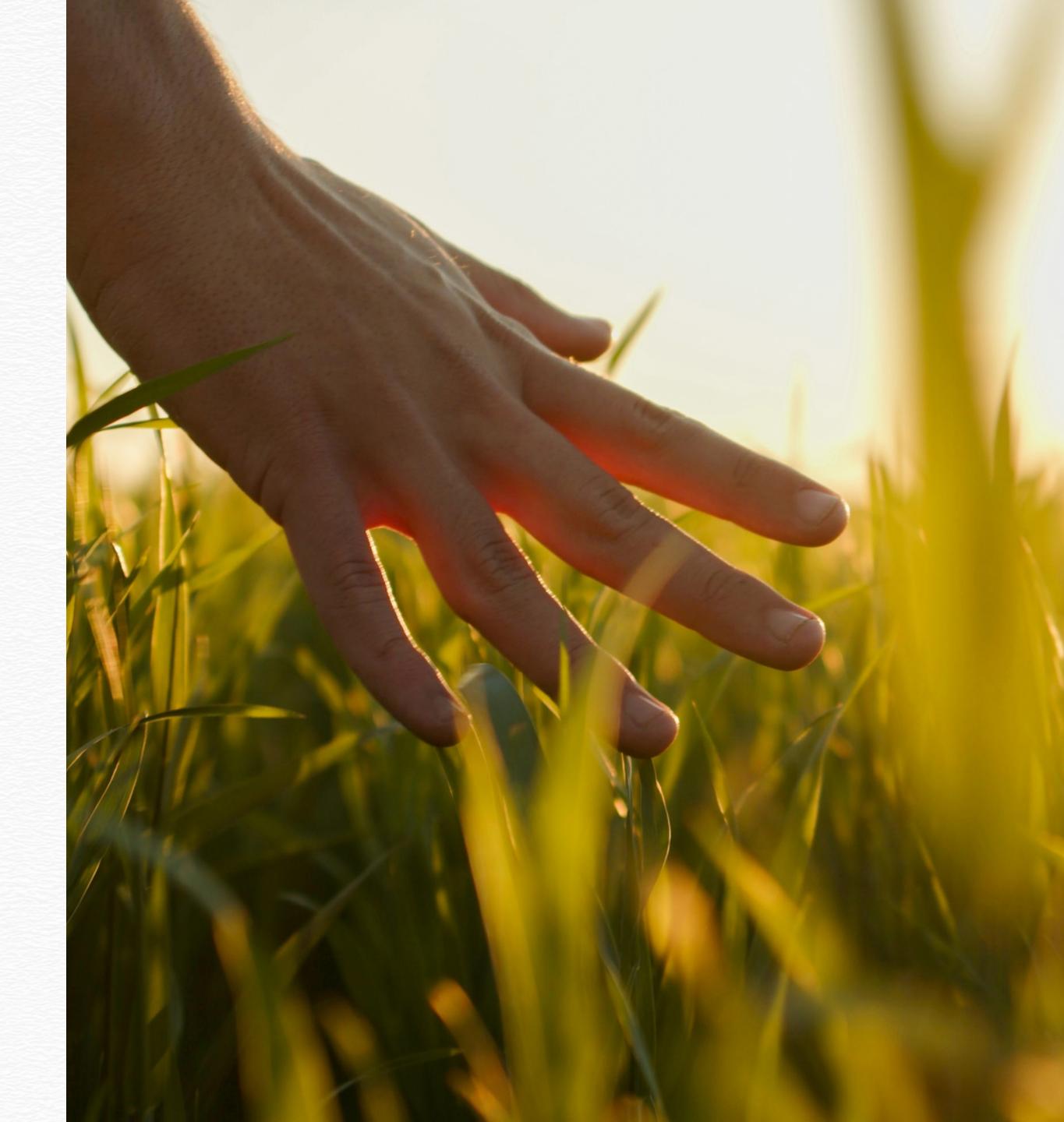
We've designed these spaces thinking about those little moments that make a difference in your day.





DESIGNED FOR LIFE AND THE MOMENTS BETWEEN

From riser seating for relaxed gatherings to community zones that encourage friendly hellos, the entire property flows around people.



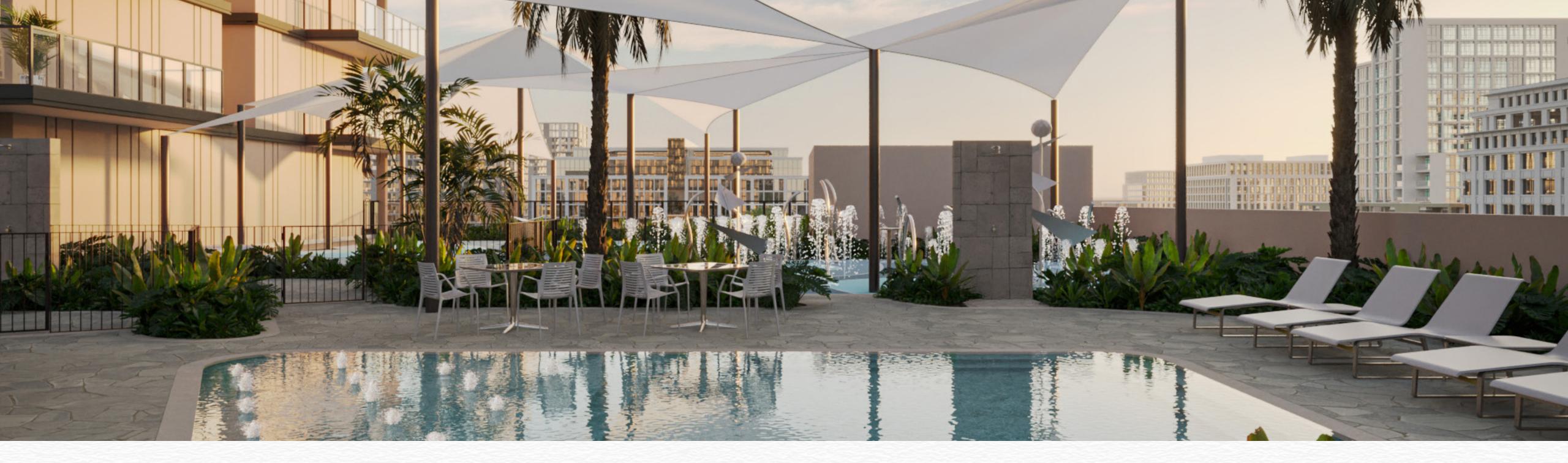






A POOL FOR EVERY MOOD

With a main swimming pool, shallow pool, dedicated kid's pool, everyone finds their spot here—relaxed, refreshed, and right at ease.



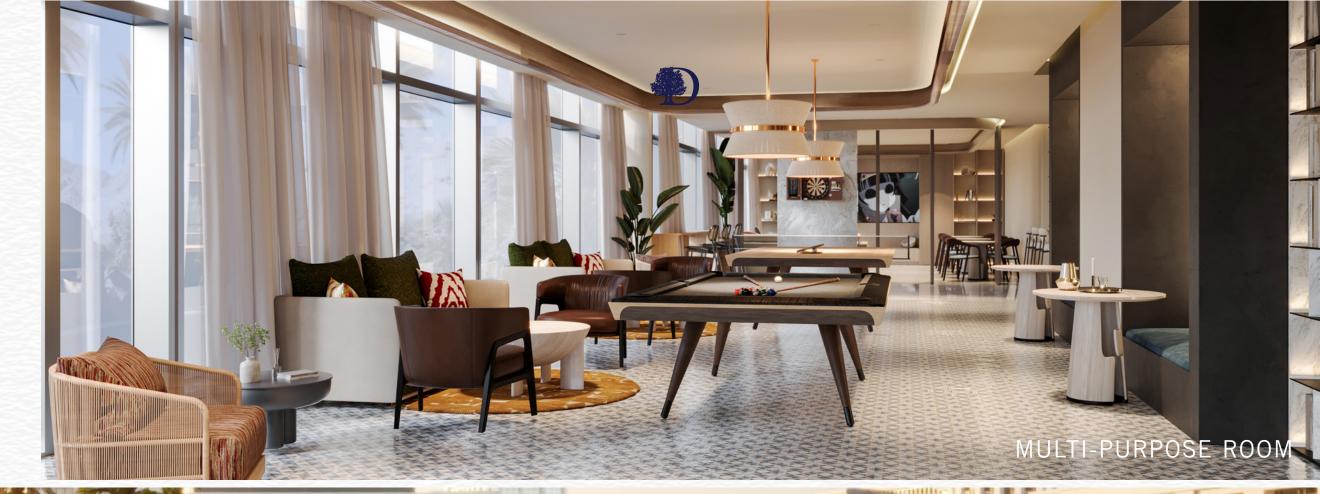


LOUNGING, YOUR WAY

The outdoor lounge balances privacy and connection, inviting you to settle into a book, enjoy an evening breeze, or just watch the day unfold around you.

A ROOM FOR MORE

The outdoor lounge balances privacy and connection, inviting you to settle into a book, enjoy an evening breeze, or just watch the day unfold around you.







WELLNESS THAT WORKS

Our fully-equipped gym is ready when you are, whether you need a full-body workout or simply want to clear your head.



PROJECT OVERVIEW

PROJECT NAME

DoubleTree by Hilton™ Residences Dubai Jumeirah Garden City

PROJECT TYPE Residential Apartments

LOCATION

Jumeirah Garden City

HANDOVER June, 2027

BUILDING CONFIGURATION G+2P+8

> TOTAL UNITS 128

UNIT TYPES

75 One Bedroom Apartments (62-63 sq.m) 53 Two Bedroom Apartments (90-105 sq.m)

> PAYMENT PLAN 50 / 50





COMPLETELY CONNECTED

Positioned along one of Dubai's most scenic stretches, DoubleTree by Hilton™ Residences Dubai Jumeirah Garden City places you within easy reach of the city's landmarks, business hubs, and lifestyle destinations.

7 minutes
CITY WALK

7 minutes
COCA-COLA ARENA

8 minutes

DUBAI
INTERNATIONAL
FINANCIAL CENTER

8 minutes
EMIRATES TOWER
METRO STATION

5

10 minutes

MUSEUM OF THE

FUTURE

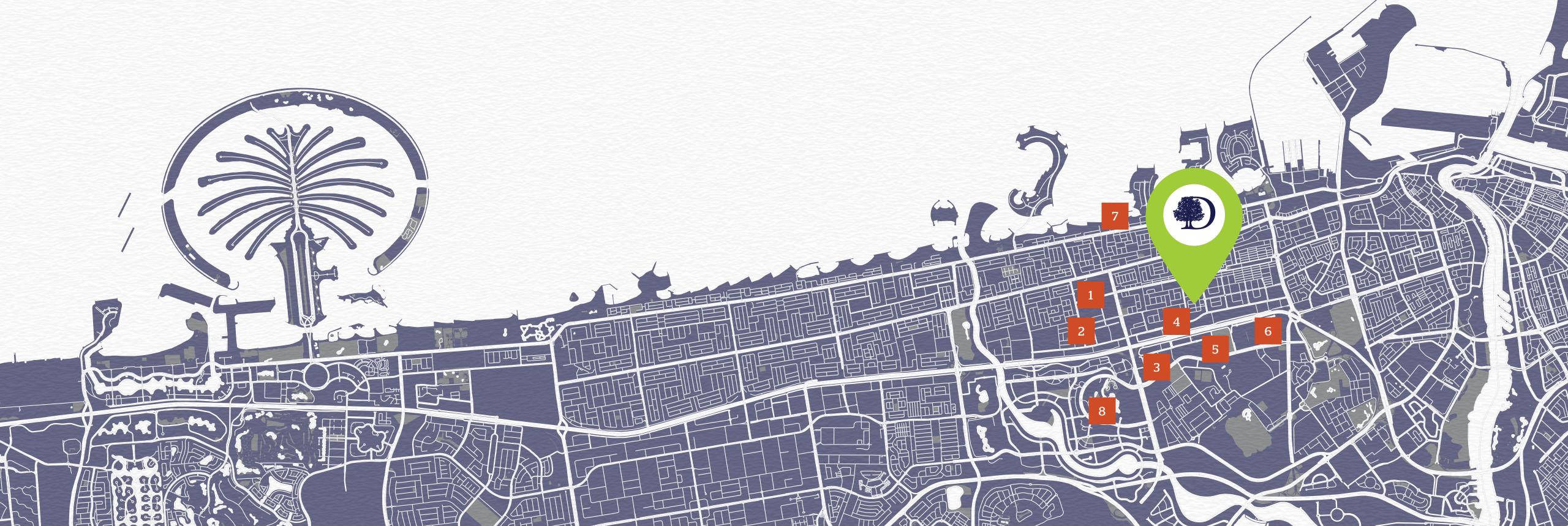
10 minutes
DUBAI WORLD
TRADE CENTER

10 minutes

J1 BEACH

10 minutes

DUBAI MALL







ROOTED IN COMMUNITY

Still taking shape but already full of promise, Jumeirah Garden City offers the best of both worlds: urban energy meets residential calm.

This community brings together thoughtfully designed apartments, tree-lined paths, local shops, and green spaces—creating a more livable pace in the city's heart.

With direct access to Sheikh Zayed Road and nearby metro stations, everything Dubai offers is minutes away, whether it's your office, the beach, or evening plans. But you'll always come home to a genuine neighborhood that moves at a pace that feels right.

A CITY THAT WELCOMES THE WORLD





Dubai is a place where ideas find momentum and people find their pace. With year-round sunshine, vibrant culture, and a future-focused mindset, it's a city designed to support ambition, comfort, and quality of life in equal measure.

The city has this remarkable way of embracing both tomorrow's innovation and timeless traditions. One day you're experiencing the warmth of Emirati hospitality in the historic districts, the next you're witnessing groundbreaking architecture that seems to defy possibility.

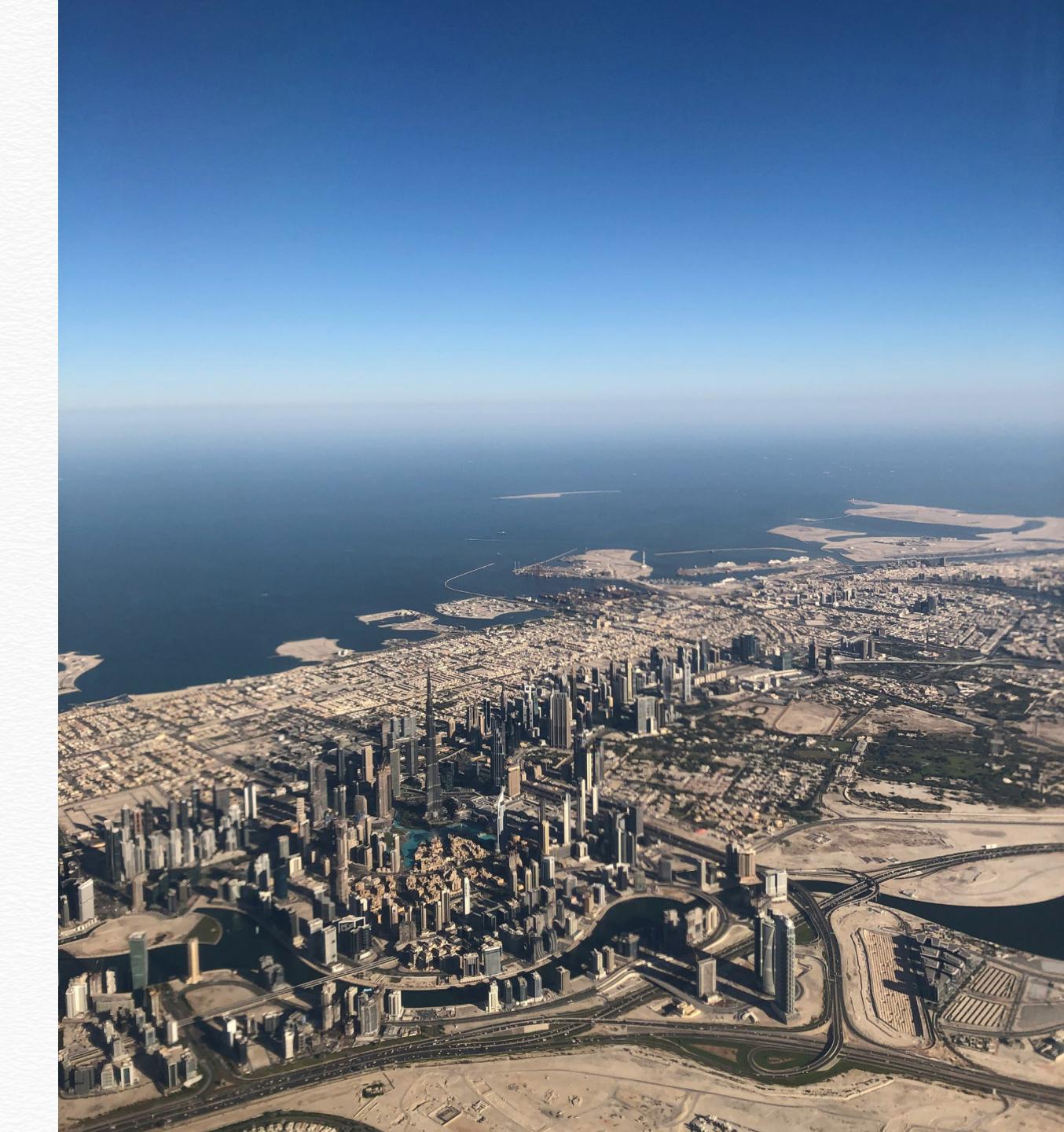


WHY DUBAI MAKES SENSE

With consistent rental yields, strong capital appreciation, and longterm residency options, it's a city that makes sense—not just emotionally, but financially. Here's why:

Golden Visa	Global Safety	Strategic Location	World-Class Education and Healthcare
Investor Friendly Policies	Outstanding Quality of Life	Cutting Edge Infrastructure	Tax-Free Economy
	Susatinability Focused*	Cultural Diversity**	

^{**} Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'



^{*}Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

ONE BROKER GROUP

EXCLUSIVE SALES PARTNER

One Broker Group (OBG) is the exclusive sales partner for DoubleTree by Hilton™ Residences Dubai Jumeirah Garden City.

Known for its focus on premium residential properties, OBG is an award-winning real estate agency with deep roots in the UAE market. With a track record of integrity and excellence, they're here to guide you every step of the way.

