

Community & Investment Guide

JUMEIRAH GOLF ESTATES

The Next Chapter

2009

Delivering since

4.68M M²

Phase 2 masterplan

12,345

New homes

The proposition

PROOF ON ONE SIDE OF THE LINE. PRODUCT ON THE OTHER.

Phase 1 has been handing over homes since 2009 — two Greg Norman championship courses, a European Tour season finale contracted to 2031, and fourteen years of recorded resale transactions.

Phase 2 is the land immediately adjacent. Same gates, same golf address, same operator — with a national rail terminus opening inside its own boundary.



Phase 1 · the track record

FOURTEEN YEARS OF DELIVERED PRODUCT

375 HA

Phase 1 footprint

~1,800

Residences delivered

17

Sub-communities

US\$10M

DP World Tour purse

- **Earth** and **Fire** — both Greg Norman designs, opened 2009.
- Host of the **DP World Tour Championship** every year since — contracted to **2031**.
- **Tommy Fleetwood Academy** at the DP World Golf Performance Centre; Tennis Academy by Tennis 360.
- Clubhouse with Olympic-sized pool, resort and kids' pools, tennis and padel.

Location

ME'AISEM FIRST, BETWEEN FOUR HIGHWAYS

- **E311** Sheikh Mohammed Bin Zayed Road • **D57** Al Yalayis Street
- **D59** Al Jamayel Street • **E44** Al Khail Road
- **Four** strategically placed community entry points
- The only premium villa address in its immediate cluster

8 MIN

Al Khail Road

10 MIN

Dubai Hills Mall

15 MIN

Sheikh Zayed Road

25 MIN

Downtown Dubai



Connectivity

THREE RAIL ASSETS, ONE ADDRESS

JGE Metro Station	Open since 2021	Route 2020 · 2 stops to Expo City
Dubai Al Yalays Station	30 Sept 2026	Etihad Rail main hub · Abu Dhabi ~57 min
Metro Gold Line	2032 · AED 34bn	42 km underground · JGE is the terminus

wasl's masterplan places the Etihad Rail hub at the centre of a dedicated **Transit-Oriented Development District**, with high-rise apartments, a shopping complex and a footbridge to the adjacent metro station.



Phase 2 · launched May 2025

LARGER THAN THE ORIGINAL COMMUNITY

4.68M M²
Masterplan area

1.51M M²
Green & open space

12,345
New homes

51,700
Planned residents

6
Lifestyle districts

131,850 M²
Central Park

The anchors

WHAT PHASE 1 NEVER HAD

- A **third 18-hole championship course**, bordered by villas with the Hilltop Mansions at the district's centre
- **Mandarin Oriental** five-star hotel and golf resort, with adjacent branded residences
- **Tennis stadium** seating 5,000 — the masterplan's centrepiece
- **Equestrian centre** and a horse trail meandering through wooded areas
- A **Town Centre mall**, plus 48,000 m² of retail and dining
- **International school** in the Village District, an onsite health facility and three mosques



Cedarwood Estates — South

SEVENTY-FOUR VILLAS ON THE FAIRWAY

A limited release on the southern side of The Next Chapter, between Mohammed Bin Zayed Road and Zayed Bin Hamdan Road — overlooking a 960,164 m² golf and sports realm.

39

4 bedroom

22

6 bedroom

13

5 bedroom

74

Total villas

Typologies

DISTRICT PLAN

- Villas arranged along an internal circulation loop
- **Green Islands** — sculpted mounds, terraced planting and tree clusters
- **Sikka Gardens**, cycle track and jogging track
- Shaded seating pockets and pathways throughout



Cedarwood South · specification

AREAS, PLOTS AND PRICING

Type	Saleable	Plot area	Price	AED / ft ² saleable	Units
4 Bedroom	6,085 ft ²	6,361 – 7,406 ft ²	13.35 – 13.42M	2,194 – 2,205	39
5 Bedroom	7,646 ft ²	9,472 – 18,091 ft ²	18.67 – 24.29M	2,442 – 3,177	13
6 Bedroom	9,212 ft ²	10,764 – 15,105 ft ²	25.96 – 29.30M	2,818 – 3,180	22

G+1+R
14 m building height

50/50
10% to book

3
Covered parking spaces

Q1 2029
Handover



Crafted for the ones who expect more

INSIDE THE VILLA

- Grand **double-height foyer** and an **elevator in every villa**
- Floor-to-ceiling windows with uninterrupted golf views
- Fitted kitchen with island and walk-in pantry
- En-suite bedrooms; master with walk-in closet
- Office, laundry room and maid's suite
- Private pool, landscaped courtyard with water feature, zen garden and BBQ area
- VRF ducted cooling · fully integrated home automation · porcelain flooring

Signature services

Country Club membership · concierge · security control ·
EV charging provision · basic home automation ·
dedicated waste management · guest valet parking.

Live & recent releases

WHAT IS SELLING INSIDE THE BOUNDARY

Project	Developer	Type	From	Plan	Handover	
Pinewood Estate Homes	wasl	3 & 4 BR townhouses	AED 5.70M	80 / 20	Q4 2028	
Cedarwood Estates South	wasl	4-6 BR golf villas · 74	AED 13.35M	50 / 50	Q1 2029	
Ashwood Estates	wasl	4-6 BR villas · 185	AED ~12.00M	10 / 40 / 50	Jan 2029	Sold out <48h
Cedarwood Estates	wasl	4-6 BR villas · 120	AED 12.23M	50 / 50	Q4 2028	Sold out <48h
Terra Golf Collection 2	Taraf	Branded residences	AED 19.20M	—	Q4 2027	
D Villas	DarGlobal	Villas	AED 7.30M	—	Q4 2029	
Redwood Avenue	Phase 1 · resale	6 BR villa · 15,459 ft²	AED 65.00M	Secondary	Ready	AED 4,205/ft²

Price positioning · saleable area

THE FOUR-BEDROOM IS THE ENTRY POINT

Phase 1 · prime golf frontage AED 4,205

Phase 1 · villa resale average AED 2,323 – 2,481

Cedarwood South · 4 bedroom AED 2,194

Cedarwood South · 5 bedroom AED 2,442 – 3,177

Cedarwood South · 6 bedroom AED 2,818 – 3,180

On saleable area, only the 4-bedroom enters below the Phase 1 resale average — roughly 6–12% under. The 5- and 6-bedroom villas price at a premium to it, reflecting plots that run to 18,091 ft² and uninterrupted fairway frontage.





The developer

FROM DUBAI'S VERY OWN MASTER DEVELOPER

wasl is one of Dubai's largest real estate asset management groups, entrusted with a mandate from the Government of Dubai. Active since 2008.

60K+

Residential & commercial units

12+

Master developments

8

Community malls

8+

Golf clubs

35+

Hotels & hotel apartments

9K+

Hotel rooms

150+

Restaurants

1K+

Buildings

The full study

THE PROOF IS ALREADY BUILT.

For information on available units and off-plan projects, including prices and payment plans, get in touch with us.

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