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**Site Office:** Jumeirah Village Triangle, Plot # JVT03 FMRA 004, Dubai, U.A.E.

Project exclusively marketed by

ARTHUR MACKENZY  
REAL ESTATE

آرثر ماركينزي  
للعقارات



**PACIFIC**  
EDMONTON ELM





## ABOUT DUBAI

Accepted as one of the fastest growing destinations in the world, Dubai offers the taste of a myriad of cultures in the setting of a high-flying lifestyle. The city has become a global landmark for in the construction industry with some of the most progressive and brilliant structures in the world. A strategic geographical location adds to the allure of the popular real estate destination. Edmonton Elm offers the opportunity of a life seeped in luxury in this city, where reality is more brightly hued than most dreams.





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## JUMEIRAH VILLAGE

Set amid luscious landscaping and unsurpassed leisure and lifestyle amenities, Jumeirah Village is a testament to the acumen of Dubai's visionary developer, Nakheel Pvt PJSC. Located between Emirates, Al Khail and Al Barsha Roads, this village is one of Dubai's most desirable areas. Designed to be self-sustained, this area includes international schools, community centers, sports & leisure facilities, as well as round the clock security. A combination of beautiful landscaping, diverse facilities and brilliant architecture, Jumeirah Village provides a holistic living experience for the modern family.



## EDMONTON ELM

The name of our project has been inspired by a unique tree which played a substantial role in civilization as we know it and has now become unique to just one part of the world. True to its namesake, Edmonton Elm is a rare, distinctive project with the aim of reinventing living standards. The project reflects the strength and versatility of the Elm as well as the visual elegance of the tree. Offering a palette of residential options - from a snug studio apartment to a lavish 3 bedroom duplex - Edmonton Elm is an ideal investment towards building a future. Rife with luxurious amenities, this project is your key to the comfortable, indulgent lifestyle of your dreams.







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**STUDIO APARTMENTS**

Living Space | Open Plan Kitchen | Balcony | Laundry Room

Ranging From: 408 sq.ft. to 838 sq.ft.





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## ONE BEDROOM APARTMENTS

Living Room | One bedroom - Attached Bath | Additional Shower  
Two Balconies | Open Plan Kitchen | Laundry Room

Ranging From: 740 sq.ft. to 946 sq.ft.

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## TWO BEDROOM APARTMENTS

Circular Living Room | Two bedrooms - Attached Bath | Additional Shower | Extra Washroom  
Two Balconies | Open Plan Kitchen | Powder Room | Laundry Room

Ranging From: 898 sq.ft. to 1533 sq.ft.

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## TWO BEDROOM DUPLEX APARTMENTS

**Lower Level:** Living Room | Open Plan Kitchen | Laundry Room | Powder Room | Balcony  
**Upper Level:** Two bedrooms | One Attached Bath | Additional Shower | Lounge & Sitting Area | Study & Balcony

Ranging From: 1276 sq.ft. to 1661 sq.ft.

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**THREE BEDROOM APARTMENTS**

Three bedrooms - One Attached Bath | Additional Bath | Additional Shower  
Laundry Room | Balcony | Study Den | Lounge cum Dining Area

Total Area: 1,392 sq.ft.





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## THREE BEDROOM DUPLEX APARTMENTS

**Lower Level:** Living Room | Open Kitchen | Laundry Room | Powder Room | Dining Area | Two Balconies  
**Upper Level:** Three bedrooms - One Attached Bath | One Additional Shower | Sitting Area | Study & Balconies

Total Area: 2,881 sq. ft.

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A GLIMPSE OF THE ELITE  
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**SPECIFICATIONS**  
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**STRUCTURE**

Earthquake resistant RCC frame structure

**FIRE SAFETY**

Provision for firefighting equipments like sprinkler & PA system

**AIR CONDITIONING**

Central air conditioning for full building

**FLOORING**

**Flat**

60x60 Ceramic Tile for floor

50x50 granite tile for bed

Ceramic Tile for dado

Terracota Italian for balcony

**Common**

Crema Marfil (Ceramic) with 20 % dark Emperado

**Steps**

Botticino & RAK granite tiles with 30x60 granite cladding

**KITCHEN**

Granite top for platform with stainless still sink

Glaze tile for dado

Exhaust fan

Water purifier

**ELECTRIFICATION**

Concealed with copper wiring

Good quality modular switches etc.

**DOORS**

Good quality with top quality fixtures

**WINDOWS**

Good quality of aluminium windows with mosquitos net

**PAINT**

Fenomastic paint

**TOILETS**

Sanitary & CP fittings of reputed make

**LIFTS**

Automatic lift with D.G back up





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**AMENITIES**  
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**SWIMMING POOL with KIDS POOL**

At terrace level

**RESTAURANT**

On the ground floor

**RECREATION AREA**

On the ground floor with BBQ area, water feature & garden

LOCATION MAP



**PACIFIC**  
EDMONTON ELM

Sheikh Zayed Rd

Emirates Rd



Jumeirah Village Triangle

Al Khail R

## ABOUT DEVELOPER

The developers are renowned for their expertise in building spaces that define luxury and finesse. Keeping pace with the beauty of the city, the group believes in versatility and integrity in its offerings for utmost customer satisfaction. With sustainability at the core of all their endeavours, the developers instill beauty and utility in every square feet they develop.



## CREDITS

LANDSCAPE CONSULTANT  
ELLISDON in Jumeirah Village

FINANCIAL INSTITUTES/BANKS  
Dubai Islamic Bank

CONTRACTOR  
Al Mahya Contracting Company

LEGAL ADVISORS  
Lawyer Point

STRATEGY & BRAND CONSULTANT  
ARTHUR MACKENZY

CONSULTANT  
Al Hatmy

IDEATION & IMPLEMENTATION  
Filament Communique (India)