



Easy living, every day.

The freedom to be yourself



An investment in Shamal Terraces is an investment in your happiness

Your home is the one place where you can escape the stress and pressures of modern life. It's a place to relax, feel free, reflect on your day and be with the people you love most. Shamal Terraces represent a shift away from what people traditionally associate with townhouse developments. Uniquely designed, beautifully proportioned and towering over three floors, each home is spacious, beautifully finished and created for easy living. Available on a freehold basis, your home in Shamal Terraces also entitles you to a Residence Visa for Dubai.



The room to breathe

All the space you need to
enjoy life to the full

Each one of our exclusive townhouses is spread over ground and two floors and occupies an impressive 4,285 square feet. High ceilings and large glass sliding doors create well-lit, spacious living areas that provide a sense of complete freedom. Expansive terraces, both at the front and back are ideal for entertaining guests or just relaxing with your family. Three bedrooms with attached bathrooms and a modern kitchen with the latest finishes, complete your ideal home.





LOOTAH
REAL ESTATE DEVELOPMENTS



Lootah Real Estate
Developments – a culture
of excellence, a passion
to succeed.

The Lootah Group has a proud history spanning over five decades. In that time the company has left an indelible mark across a wide range of industries in which it operates. These include engineering, banking, food and education to name but a few.

Since the inception of the Group, Lootah Real Estate Developments has acted as the pioneering real estate development arm. Through a culture of excellence and an unswerving commitment to provide the very highest standards of living, the more than 6,000 employees of the Lootah Group have not only achieved, but exceeded the most ambitious goals. Already over 1,000 units have been delivered to satisfied occupants, with many more planned for the future.



Built by the best



The ideal location

Your new home is nestled in a tranquil, affluent neighbourhood that combines the best that Dubai has to offer with an excellent quality of life, tailored to the individual. Ideally located in Jumeirah Village South along Dubai's new growth corridor, Shamal Terraces is surrounded by some of the Emirate's most prestigious real estate and commercial projects. You are just minutes away from the Arabian Gulf, a string of luxury hotels and the finest schools. Dubai Internet and Media Cities as well as the region's most prestigious golf clubs are also on your doorstep, while the city's most popular shopping malls are all within easy reach.



Perfectly positioned



Uniquely yours



Everything you need to feel at home.

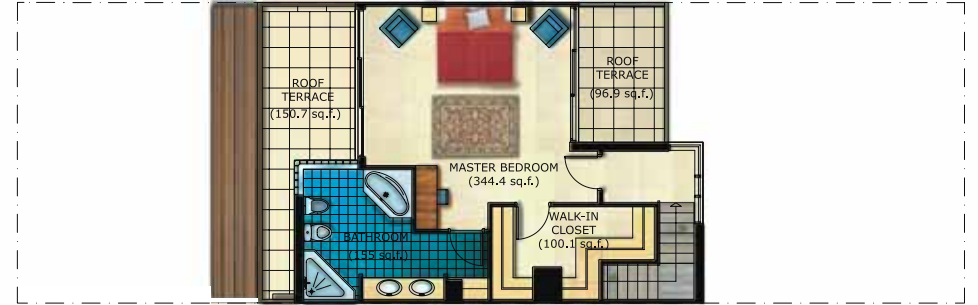
Your home is a reflection of your individuality, your dreams and aspirations. And at Shamal Terraces, no expense has been spared in creating a living environment that you'll feel right at home in. Each townhouse features a state-of-the-art air-conditioning unit with fresh-air system, high-speed internet facility in every room and intelligent home automation system with monitored access, with an option to upgrade the security level. With two expansive terraces and a landscaped garden, there's ample room to enjoy the outdoors, all year round.



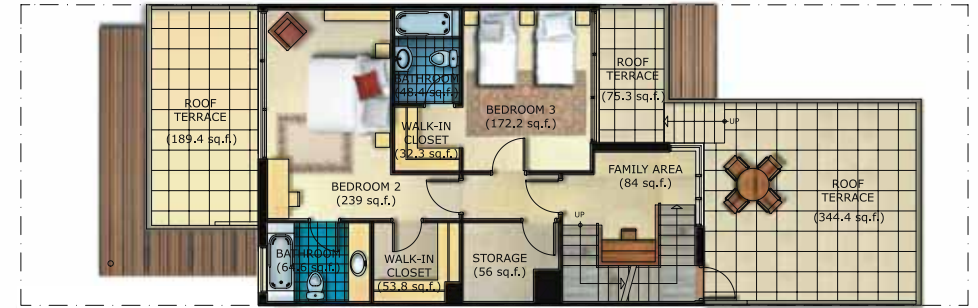
Master plan & Floor plan



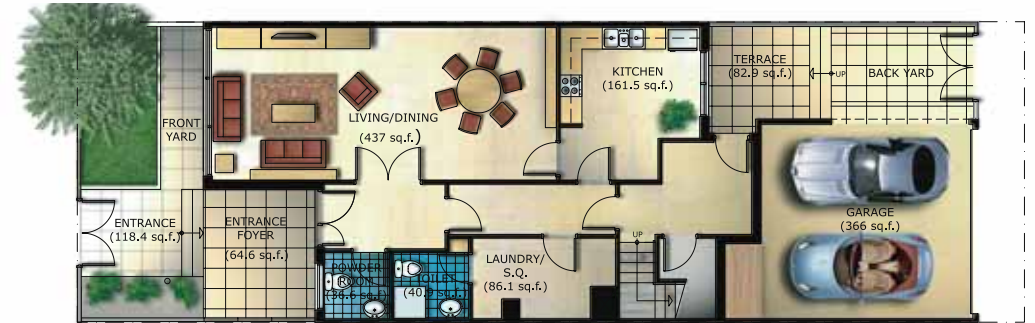
SECOND FLOOR PLAN



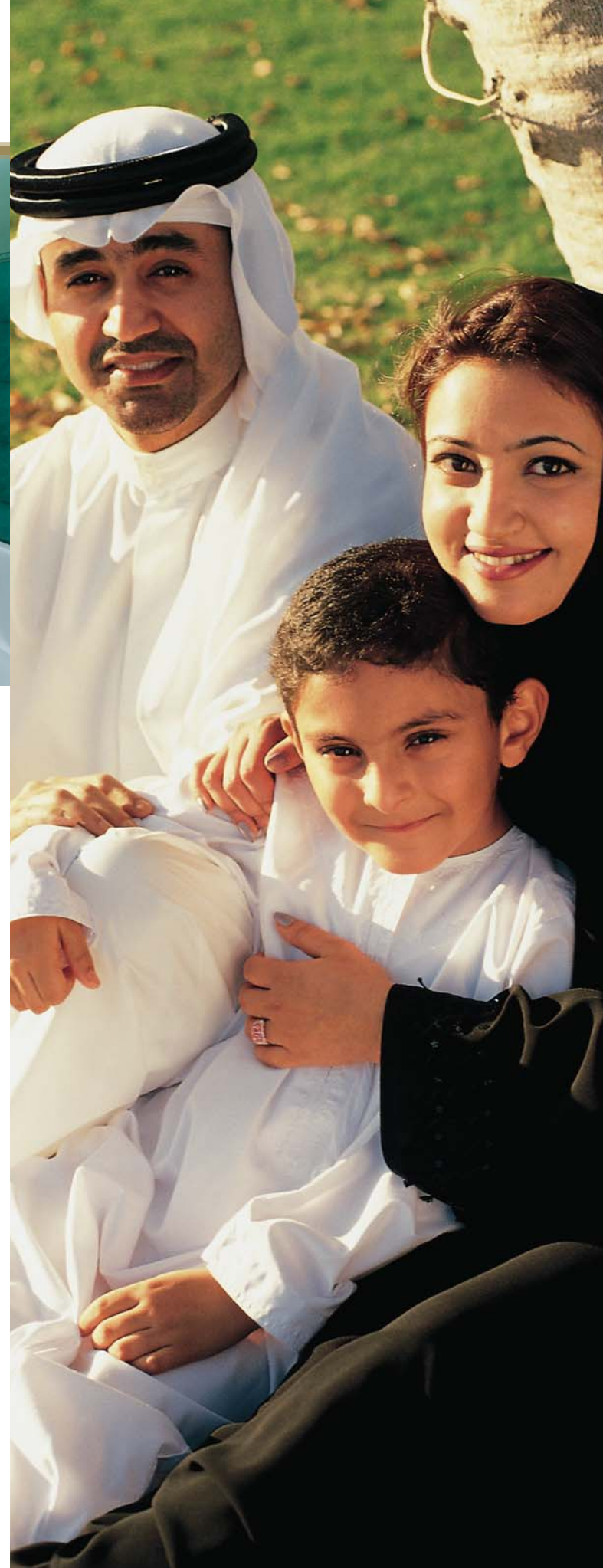
FIRST FLOOR PLAN



GROUND FLOOR PLAN



Note: Actual usable floor space may vary from the stated floor plan. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans.



Shamal Terraces Features

Freehold Property Residence Visa entitlement

Architecture:

- Community of well-planned Townhouses
- Well-lit spacious rooms
- 10' ceilings throughout and 11' ceilings in the living/dining area
- Landscaped gardens
- Large terraces front and back
- 3 bedrooms with attached bathrooms
- Glass block wall in master en-suite
- Front and back entrance
- 2-car garage with remote-controlled gate
- Solid wood front door
- Double glazed windows

Kitchen

- Contemporary cabinets with excellent finishes
- Granite counter

Bathroom

- White enamel baths and basin throughout
- Privacy locks
- Floor to ceiling tiles
- Temperature control valve in showers

Flooring

- Marble flooring in entrance and stairs
- Ceramic tiles in bathrooms and kitchens
- Ceramic tiles in living / dining & bedrooms

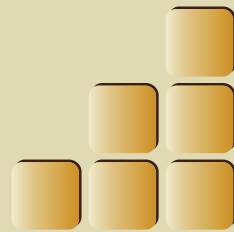


The freedom to be yourself



With only an exclusive few units available, the opportunity to own your townhouse at Shamal Terraces is extremely limited. Don't wait, invest today. Call Shamal Terraces

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SHAMAL
TERRACES

