

Jebel Ali Hills

Jebel Ali Hills Development is located on Sheikh Zayed Road, in Saih Shuaib area near Dubai Parks & Resorts and close to Abu Dhabi. There are two zonings in the area, Residential Villas & Mixed-use buildings.



- **Usage: Residential Villa**
Permitted Height G+1
Permission can be given by the developer to build 2 villas in one plot (charges apply).
- **Usage: Mixed Use (Offices/Residential/Retail)**
Permitted Height G+4
- **Ownership:** Freehold
- **Payment Method:**
>Payment Plan
- **No time limit to construct**
- **No service charge**
- **The development follows Dubai Development Authority (DDA) rules and regulations in terms of design & construction**
<https://dda.gov.ae/dda-services/zoning-services/>

LAND USE	PLOT TYPE
RESIDENTIAL - VILLAS	
RESIDENTIAL APARTMENTS	
SERVICED APARTMENT (APT. + RETAIL / CLINIC)	
MIXED USE - RETAIL / OFFICE	
COMMERCIAL / RETAIL	
COMMUNITY FACILITY	
LANDSCAPE / OPEN SPACE	
UTILITIES	
PARK	
RIGHT OF WAY	
UTILITY PLOT ACCESS	
BUS TERMINUS	