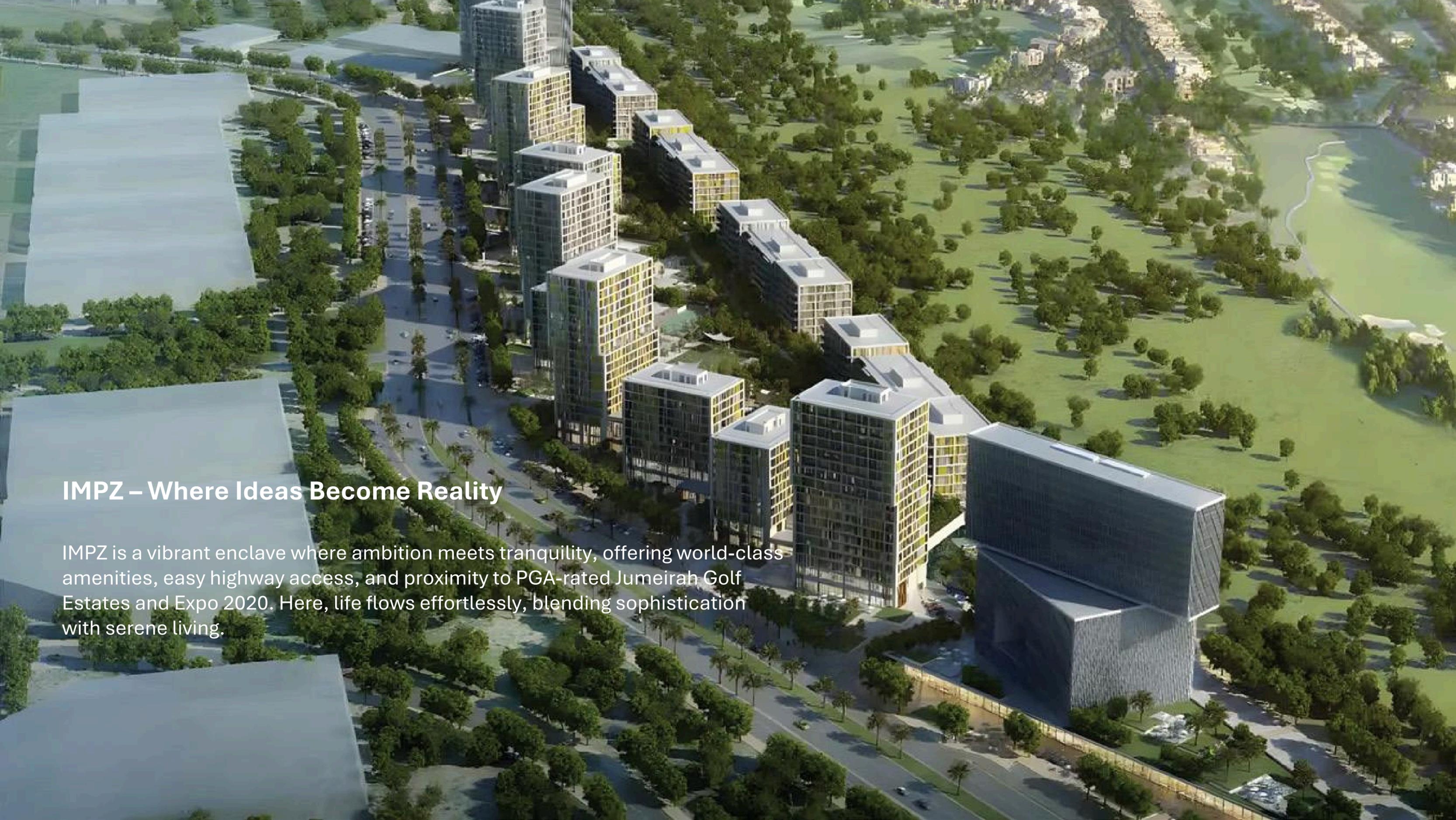


GOLF
GROVE

MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

Majara Presents: Golf Grove Residences in Dubai



IMPZ – Where Ideas Become Reality

IMPZ is a vibrant enclave where ambition meets tranquility, offering world-class amenities, easy highway access, and proximity to PGA-rated Jumeirah Golf Estates and Expo 2020. Here, life flows effortlessly, blending sophistication with serene living.

Wake up to Golf Estate Views

03min

Me'aisem City Centre

03min

JGE Golf Course

10min

Route 2020 Metro Station

12min

Expo City

12min

Dubai Hills Mall

14min

Dubai Marina

15min

Palm Jumeirah

20min

Al Maktoum Intl. Airport



Metropolis of the Future

5.8 Mn

Dubai's projected population by 2040, driving housing demand.

AED 761 Bn

Total real estate transactions in 2024, proving a thriving market.

5-7%

Among the highest rental yields globally, ensuring strong returns.

20%

Rental prices surged in 2024, reflecting strong market growth.

0% Tax

No property or capital gains tax, making Dubai investor-friendly.

Top 5

Ranked among the world's fastest-growing cities for investment.



Close to Calm, Close to Home

Wake up to stunning PGA-rated golf course views and enjoy a world-class retreat where nature, leisure, and community blend seamlessly—offering serene mornings, tranquil escapes, and the finest in golf course living.





Your Gateway to Serenity

At Golf Grove, mornings begin with sunlit greenery, rooftop swims, and yoga with golf course views—life savored, one exquisite moment at a time.

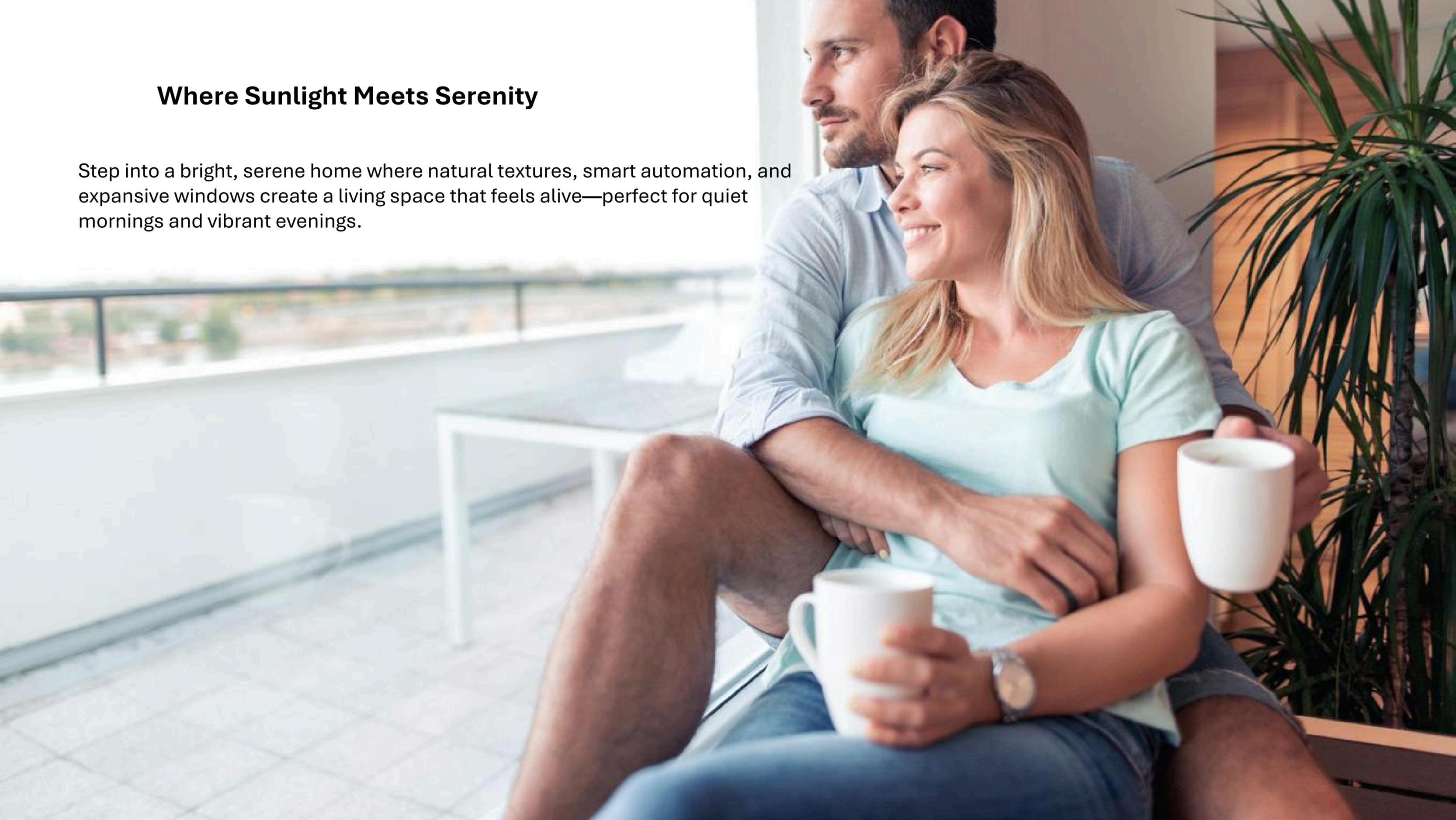






Where Sunlight Meets Serenity

Step into a bright, serene home where natural textures, smart automation, and expansive windows create a living space that feels alive—perfect for quiet mornings and vibrant evenings.







BEDROOM



BEDROOM



BATHROOM

Each corner invites calm, each feature celebrates luxury.



Thoughtfully Curated Comforts

Start your day with infinity pool laps, enjoy rooftop BBQs, and unwind at the outdoor cinema. **Golf Grove** makes wellness a lifestyle with fitness centers, pet zones, and serene green spaces—where every moment feels extraordinary.



JUMEIRAH GOLF ESTATE VIEWS





Project Details

No of Units	No of Floors	Unit Types
98	B+G+1P+7+R	56 Studios, 42 One Bed

Units Breakdown and Pricing

Studio	399 SQ.FT. - 430 SQ.FT	AED 586K onwards
1 Bed	671 SQ.FT. - 878 SQ.FT	AED 902K onwards
1 Bed Garden Suite	948 SQ.FT - 1173 SQ.FT	AED 1.04M onwards

Payment Plan

10%	10%	40%	40%
On Booking	On Signing SPA	During Construction	On Handover

Ownership	DLD Project No.	Escrow Status
Freehold	3245	Open

Anticipated Service Charge

AED 15/sqft

Anticipated Completion Date

Q2 2027



Nature Inspired Craftsmanship

At Golf Grove, architecture pays homage to nature's elegance, blending clean, modern lines with organic elements for timeless harmony. The facade's understated design invites light to dance through expansive windows, seamlessly merging indoors with outdoors.

Built with precision and innovation, every material is handpicked for durability and refinement. Golf Grove isn't just a building—it's a testament to the perfect balance of nature and modernity.



GRAND ENTRANCE





DOUBLE HEIGHT LOBBY WITH CO-WORKING SPACE



GROVE GARDEN PODIUM



ROOFTOP GOLF VIEW INFINITY POOL



ROOFTOP GRILL & CHILL



THE FITNESS LAB



CLUB LOUNGE & GAMES ROOM



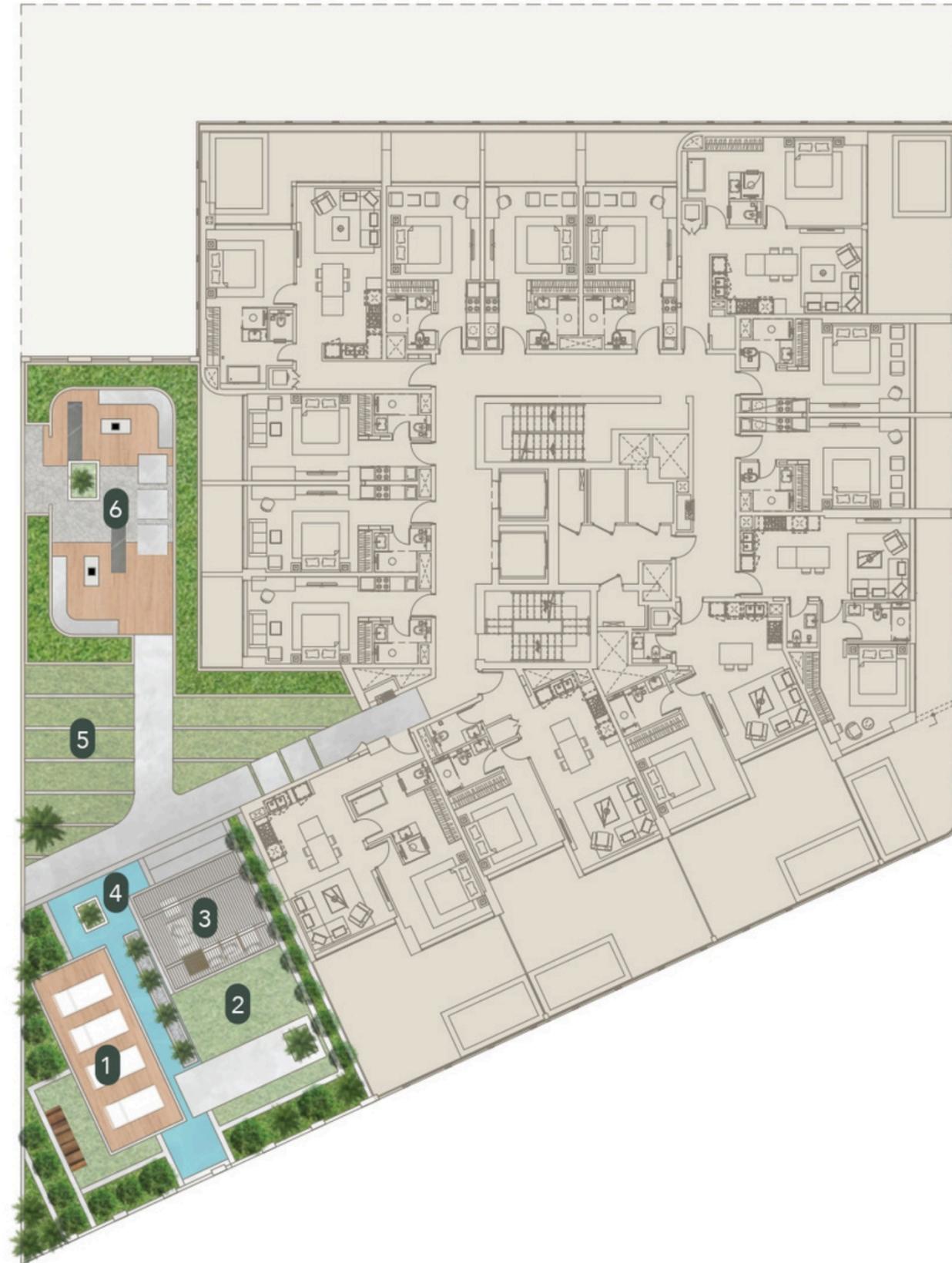
ROOFTOP YOGA ZONE



GOLF SIMULATOR

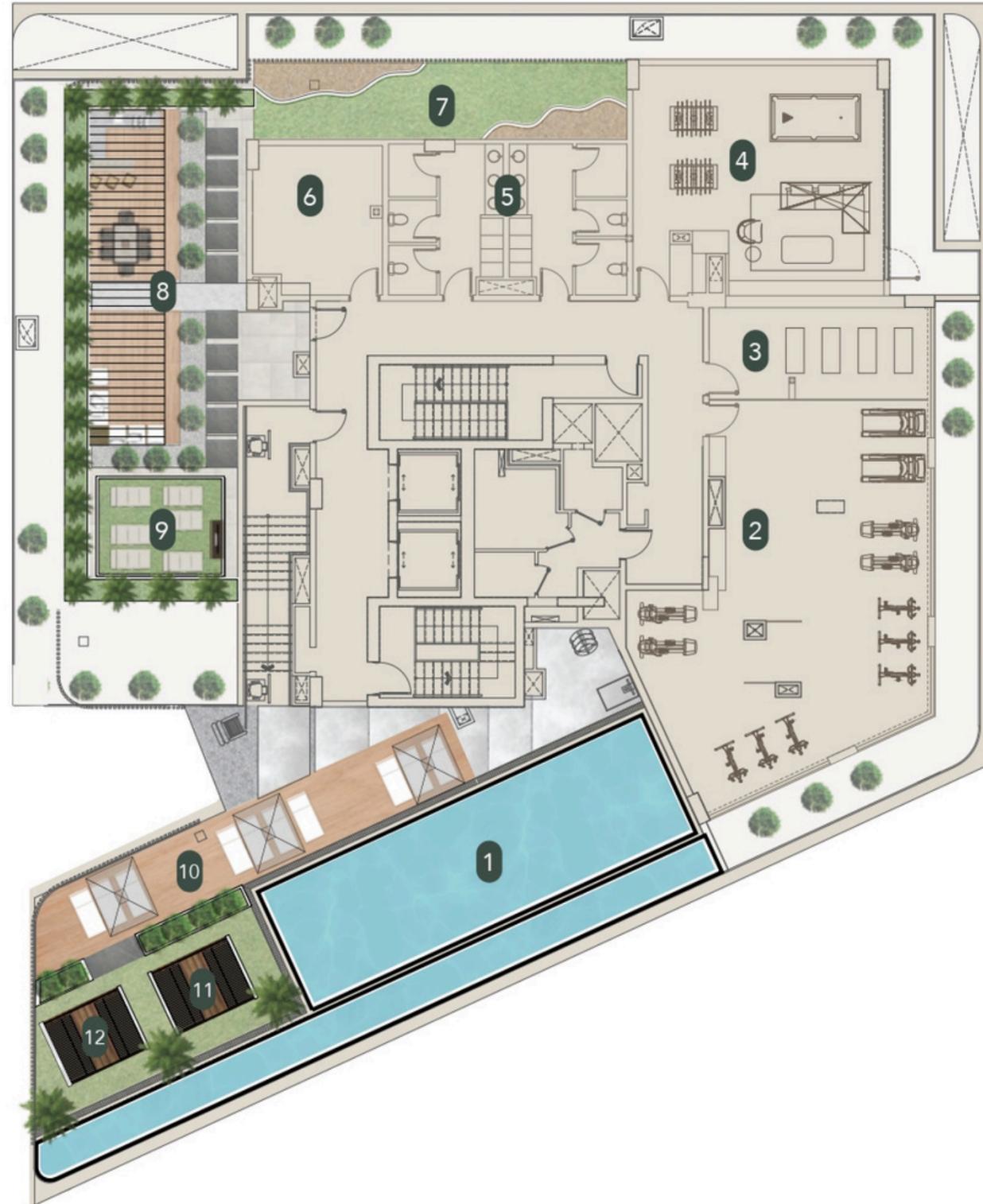
Podium Amenities

1. Open Air Yoga Zone
2. Oxygen Zone
3. Active Zone
4. Reflection Pond
5. Landscaped Area
6. Outdoor Seating



Rooftop Deck Amenities

1. Temperature Controlled Infinity Pool
2. The Fitness Lab
3. Rooftop Yoga Zone
4. Club Lounge & Games Room
5. Male & Female Changing Rooms
6. Golf Simulator
7. Paw Park
8. Grill & Chill
9. Sky Cinema
10. Pool Deck
11. Sauna
12. Cold Plunge





Luxury Living Made Seamless



Smart Home
Automation



24/7 CCTV on
every floor



High-Speed
Elevators



Facilities
Management



Co-Working
Spaces



Dedicated
Lifeguard



Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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