



WARES

Wares Residence – Modern Living in Downtown Jebel Ali

MAJARA LUXURY REAL ESTATE LLC

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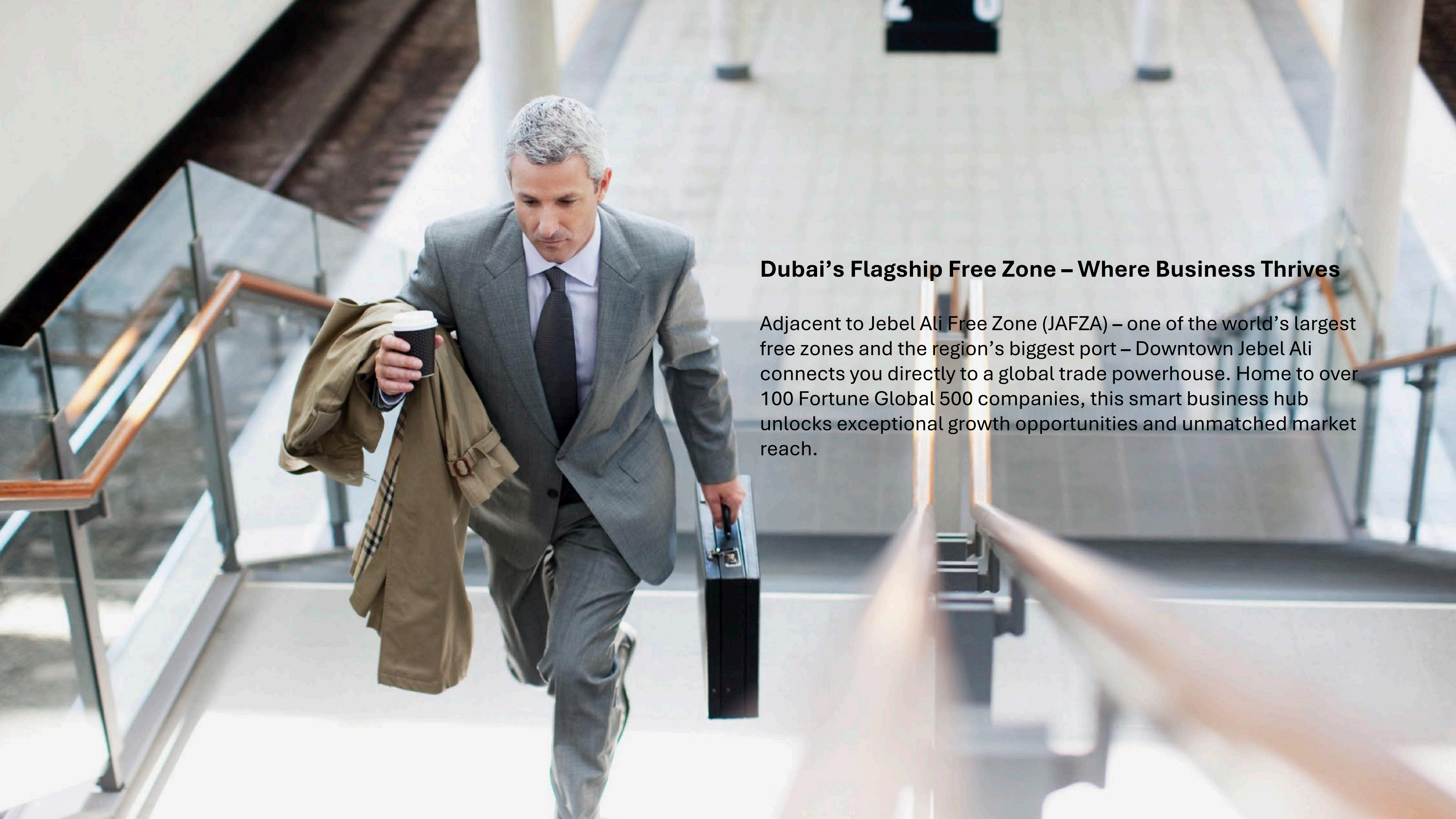


Majara Offering Wares Residences – Downtown Jebel Ali

A photograph of a modern architectural scene at night. On the left is a tall, curved building with a glass facade, its interior lights glowing. To the right is another building with a grid of small, illuminated square windows. A pedestrian bridge with a metal railing and glass panels runs along the base of the curved building. Several people are walking on the bridge, their figures slightly blurred. A street lamp illuminates the scene, and a tree is visible on the right.

Downtown Jebel Ali

Central. Accessible. Unmatched.

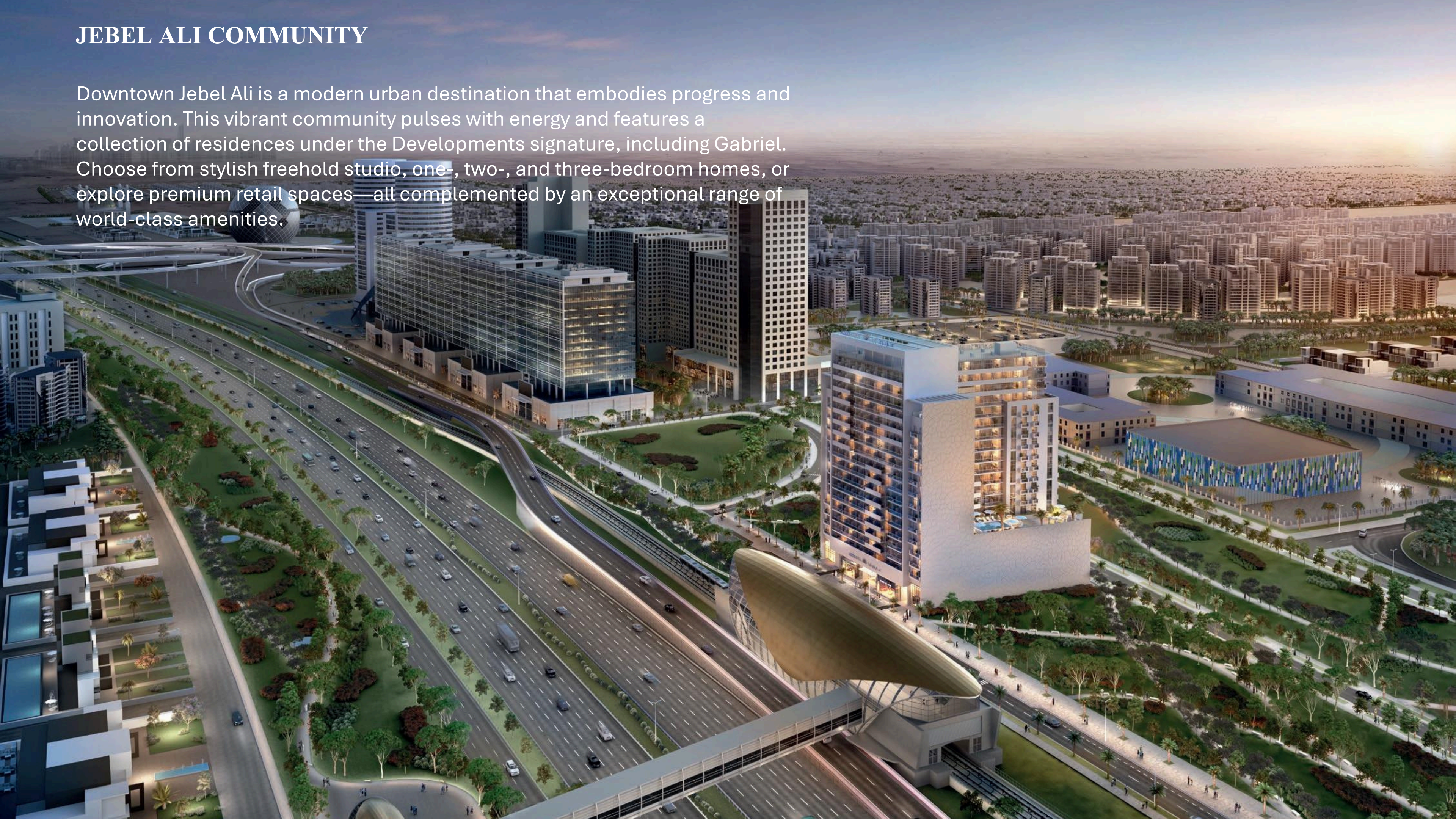


Dubai's Flagship Free Zone – Where Business Thrives

Adjacent to Jebel Ali Free Zone (JAFZA) – one of the world's largest free zones and the region's biggest port – Downtown Jebel Ali connects you directly to a global trade powerhouse. Home to over 100 Fortune Global 500 companies, this smart business hub unlocks exceptional growth opportunities and unmatched market reach.

JEBEL ALI COMMUNITY

Downtown Jebel Ali is a modern urban destination that embodies progress and innovation. This vibrant community pulses with energy and features a collection of residences under the Developments signature, including Gabriel. Choose from stylish freehold studio, one-, two-, and three-bedroom homes, or explore premium retail spaces—all complemented by an exceptional range of world-class amenities.

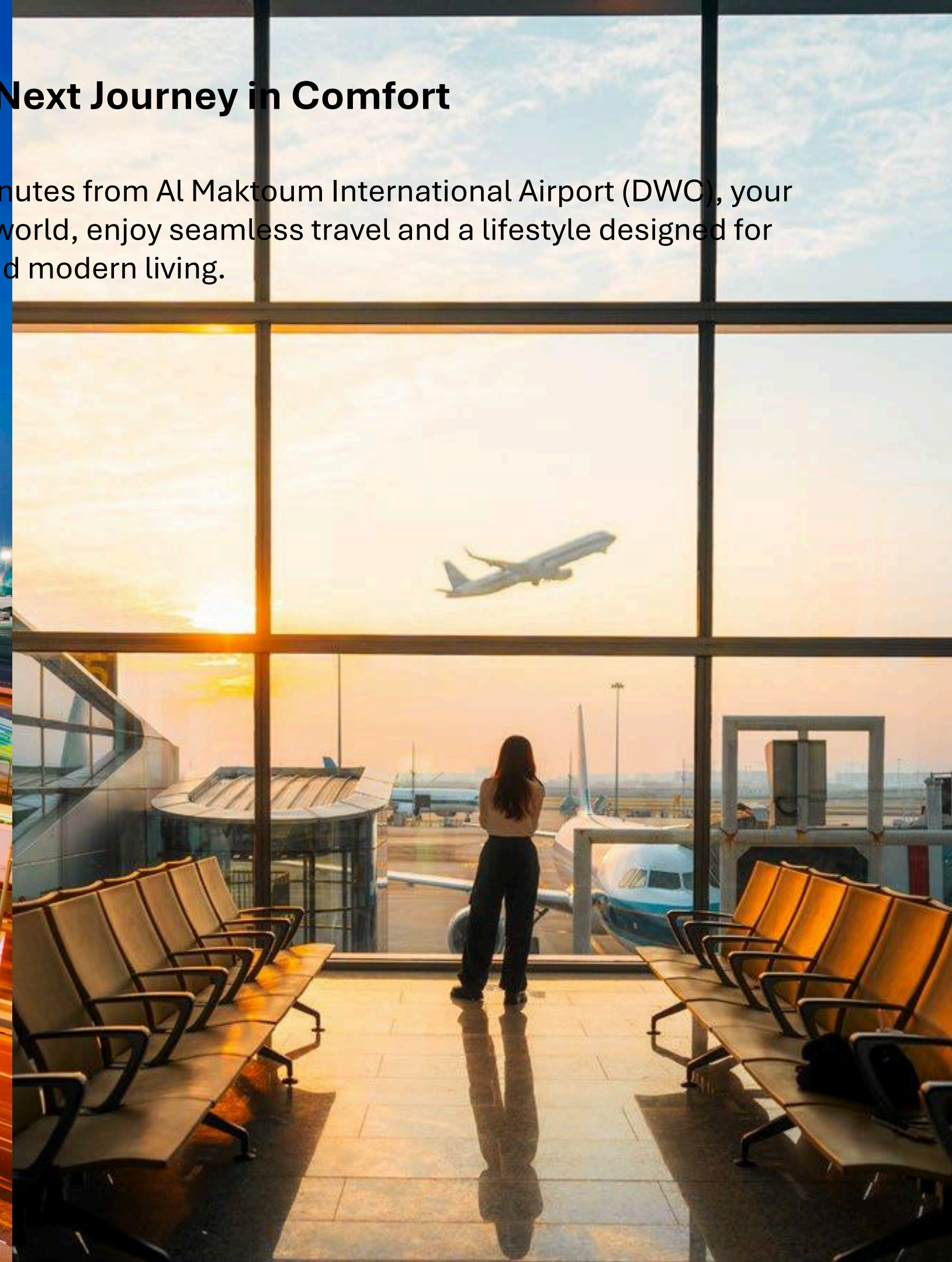


Begin Your Next Journey in Comfort

Located just minutes from Al Maktoum International Airport (DWC), your gateway to the world, enjoy seamless travel and a lifestyle designed for convenience and modern living.

Every Adventure Starts at Your Doorstep

Enjoy seamless city exploration with effortless access to the metro, connecting you to Dubai's most exciting destinations.



Discover Unbeatable Deals on Top Brands

Experience a vibrant shopping destination where style, savings, and excitement come together.





1 شارع الشيخ زايد
9 دقائق
SHEIKH ZAYED ROAD
9 minutes

2 ابن بطوطة مول
10 دقائق
IBN BATTUTA MALL
10 minutes

3 محطة المترو
10 دقائق
THE METRO STATION
10 minutes

4 جي بي آر
14 دقيقة
JBR
14 minutes

5 دبي مارينا
15 دقيقة
DUBAI MARINA
15 minutes

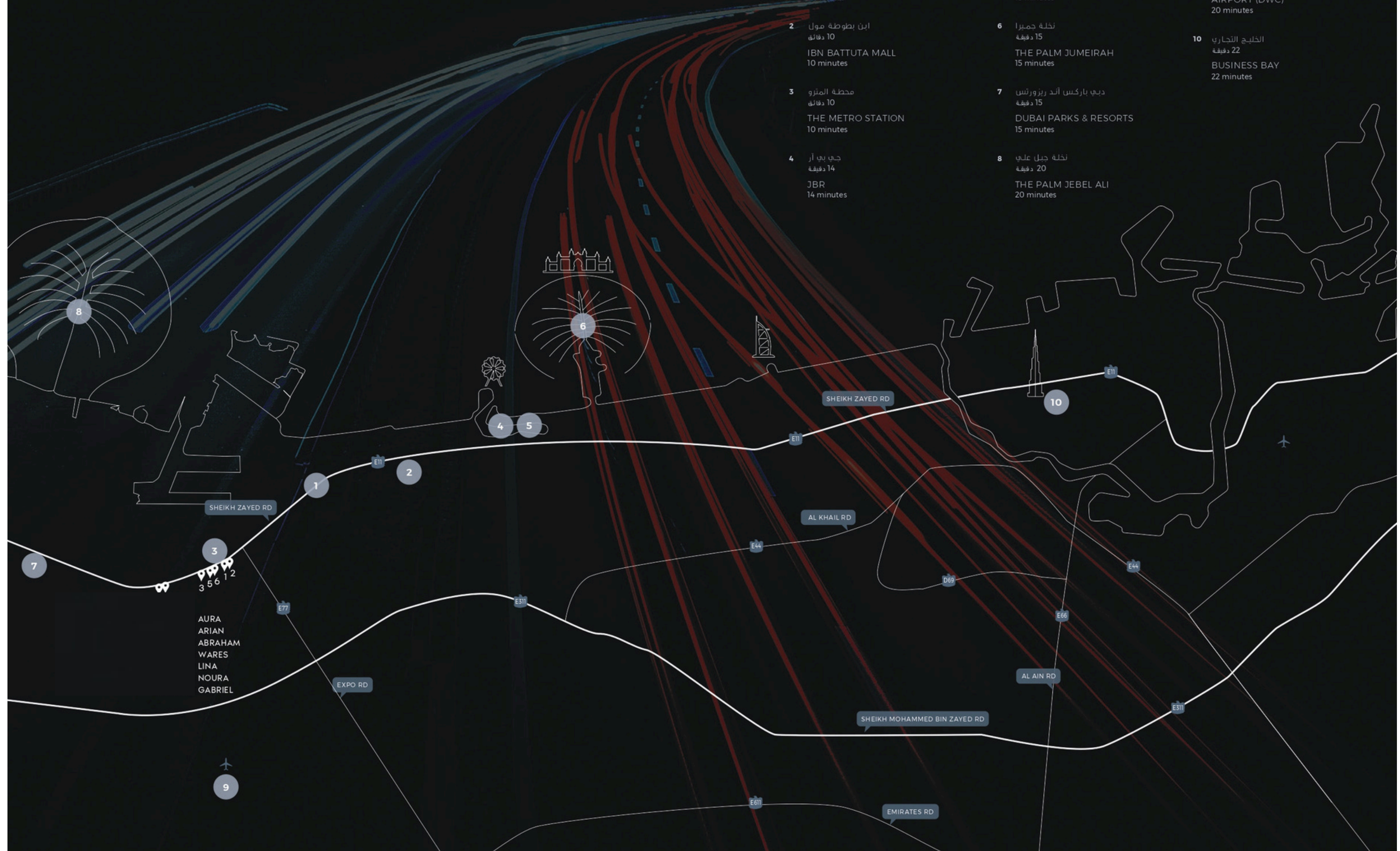
6 نخلة جميرا
15 دقيقة
THE PALM JUMEIRAH
15 minutes

7 دبي باركس أند ريزورتس
15 دقيقة
DUBAI PARKS & RESORTS
15 minutes

8 نخلة جبل علي
20 دقيقة
THE PALM JEBEL ALI
20 minutes

9 مطار آل مكتوم الدولي
20 دقيقة
AL MAKTOUM INTERNATIONAL
AIRPORT (DWC)
20 minutes

10 الخليج التجاري
22 دقيقة
BUSINESS BAY
22 minutes



An architectural rendering of a modern, multi-story residential or commercial building. The building features a prominent glass facade with numerous balconies, each enclosed with glass railings. The balconies are arranged in a staggered, overlapping pattern, creating a dynamic and textured appearance. The building's roof is flat with a dark, possibly metallic, finish. The ground floor is a mix of glass-fronted entrances and solid wall sections. In the foreground, there are palm trees and some low-lying greenery. A few people are visible: a couple walking on the left, two men in white traditional attire on the right, and a woman in a pink dress on the far right. The sky is a clear, vibrant blue with scattered white clouds. The overall style is contemporary and luxurious.

WARES

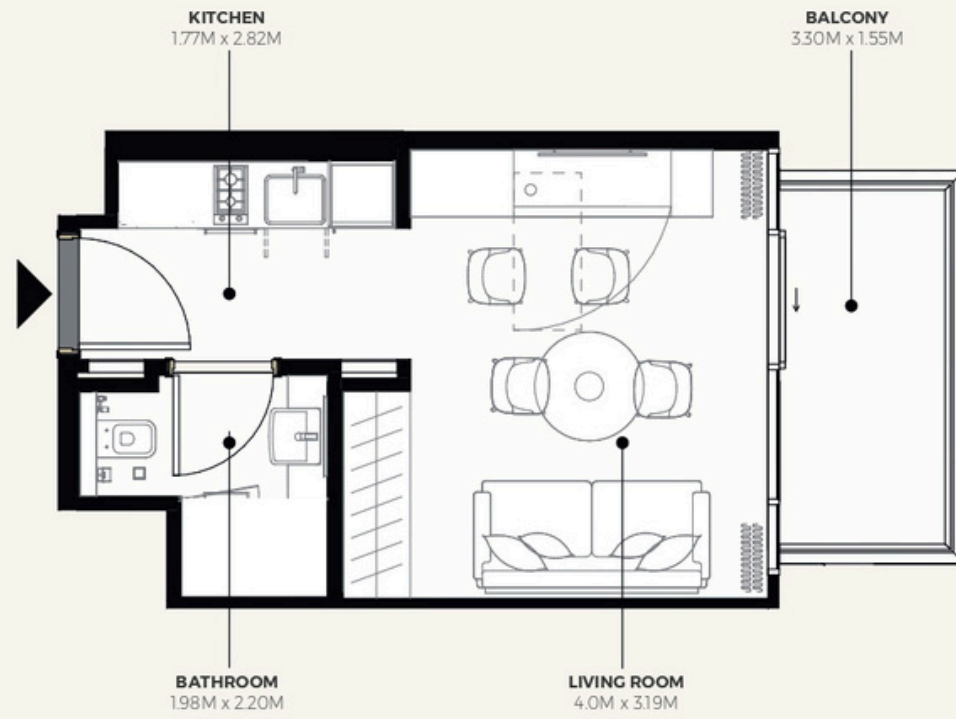
The image is a high-quality architectural rendering of a modern residential building. The building features a series of curved balconies with glass railings, set against a backdrop of a clear sky with soft, warm light. In the foreground, a lush rooftop garden is visible, featuring a variety of tropical plants, including palm trees and colorful foliage. A woman is seated on a modern outdoor sofa, looking out over the garden. The overall atmosphere is one of sophisticated modern living.

Rising beside JAFZA in the heart of Jebel Ali, this architectural landmark seamlessly fuses contemporary design with refined interiors and world-class amenities. A curated collection of stylish studios and elegantly appointed one-, two-, and three-bedroom residences redefines modern living. More than a home, it is a lifestyle shaped by sophistication, seamless connectivity, and enduring value.

WARES - FLOOR PLAN

STUDIO TYPE 1

2ND TO 7TH FLOORS



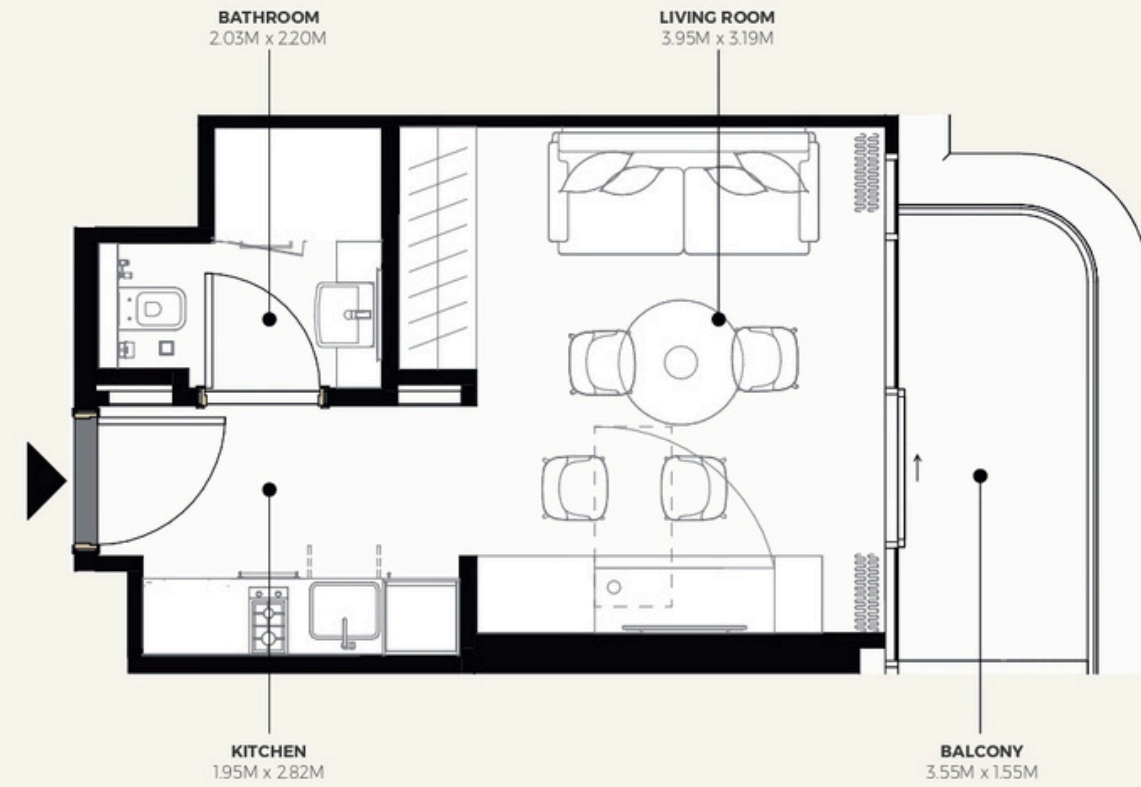
SUITE AREA : 275.77 SQ.FT.
TOTAL AREA : 327.87 SQ.FT.

TYPICAL UNITS

WARES - FLOOR PLAN

STUDIO TYPE 2

2ND TO 7TH FLOORS



SUITE AREA : 279.76 SQ.FT.
TOTAL AREA : 336.81 SQ.FT.

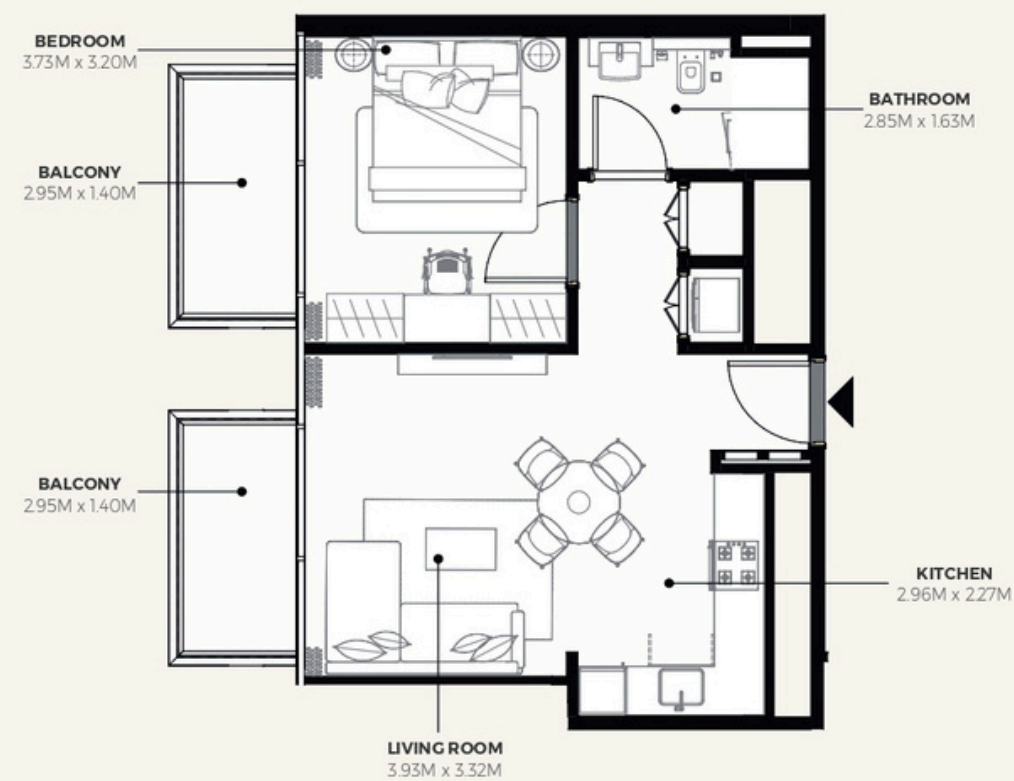
TYPICAL UNITS



WARES - FLOOR PLAN

1 BEDROOM TYPE 1

2ND TO 7TH FLOORS



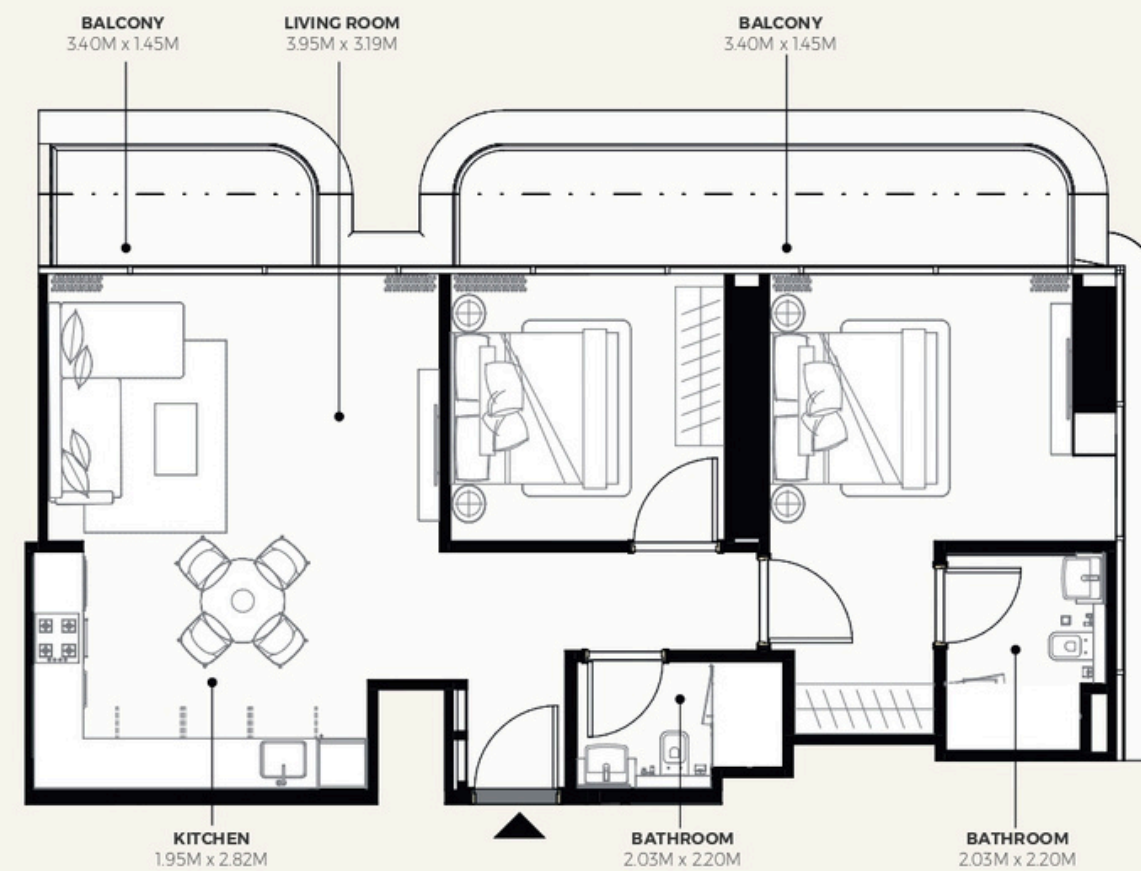
SUITE AREA : 541.00 SQ.FT.
TOTAL AREA : 627.65 SQ.FT.

TYPICAL UNITS

WARES - FLOOR PLAN

2 BEDROOM TYPE 1

2ND TO 7TH FLOORS



SUITE AREA : 859.18 SQ.FT.
TOTAL AREA : 1,015.26 SQ.FT.

TYPICAL UNITS





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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