



DEEM II

JUMEIRAH 3, DUBAI



صديقي للعقارات
SEDDIQI PROPERTIES



MODERN LIVING

Situated in the heart of Jumeirah 3, the Deem II villas symbolise modern classic living. The compound consists of 8 duplex villas, featuring four bedrooms and a separate maid's room each, creating the ideal space for families while embodying a tranquil environment. The property provides two parking spaces, access to a 24/7 maintenance helpdesk support and a private garden. The villa also comes equipped with a modern kitchen featuring a large island and fitted appliances.

Located in a highly sought-after area that provides easy access to Al Safa, Jumeirah Beach Road, and Al Wasl Road, Deem II is also well linked to popular locations across the city including Safa Park and an array of malls, schools, hospitals, five-star hotels and other everyday amenities.

OVERVIEW OF PROPERTY AMENITIES & LANDMARK INFO

Property Amenities

- Private outdoor temperature controlled swimming pool
- Private garden
- Central air conditioning
- Fully fitted kitchen
- Garage parking for 2 cars
- 24/7 maintenance helpdesk support
- Pet friendly property*

*T&Cs apply

Included in the rent

- Maintenance
- Managed by Seddiqi Properties

Proximity to Landmarks

- Easy access to malls, schools, hospitals, five-star hotels, parks, beaches.
- Conveniently located within proximity to Park n Shop, Prime Medical Centre, Safa Park, Sunset Mall and Al Ittihad Private School



FLOOR PLANS

TYPE 4A

4 bedrooms + maid's room duplex villa in Deem II with a community view of Jumeirah 3

Floor Plan Type 4A

- 5 bedrooms + maid's room
- Size: 4,618 sqft
- Villa: 4, 5, 7 & 8

Overview of unit

- 5 bedrooms
- 4.5 bathrooms

Ground Floor

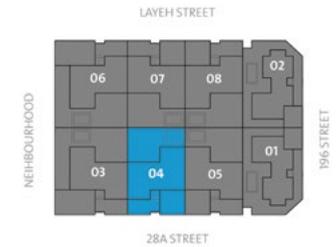
- Large living area
- Dining area
- Open plan kitchen
- En suite maid's room with built-in wardrobe
- Office/Study room
- Guest toilet
- Laundry room
- Private garden
- Outdoor temperature controlled swimming pool
- Garage parking for 2 cars

1st Floor

- Large en suite master bedroom with walk-in closet
- En suite 2nd, 3rd and 4th bedroom with built-in wardrobe
- Family area

Appliances

- Fridge
- Cooker and cooker hood
- Electric oven
- Dishwasher
- Washing machine
- Dryer



TYPE 4B

4 bedrooms + maid's room corner duplex villa in Deem II with a community view of Jumeirah 3

Floor Plan Type 4B

- 4 bedrooms + maid's room
- Size: 4,618 sqft
- Villa: 1 & 2

Overview of unit

- 4 bedrooms
- 3.5 bathrooms

Ground Floor

- Large living and dining area
- 2nd living and dining area
- Closed kitchen
- En suite maid's room with built-in wardrobe
- Guest toilet
- Laundry room
- Large private garden
- Outdoor temperature controlled swimming pool
- Garage parking for 2 cars

1st Floor

- Large en suite master bedroom with walk-in closet & balcony
- En suite 2nd bedroom with walk-in closet
- 3rd and 4th bedroom with built-in wardrobe
- Shared bathroom
- Family area

Appliances

- Fridge
- Cooker and cooker hood
- Electric oven
- Dishwasher
- Washing machine
- Dryer



TYPE 4C

4 bedrooms + maid's room corner duplex villa in Deem II with a community view of Jumeirah 3

Floor Plan Type 4C

- 4 bedrooms + maid's room
- Size: 4,618 sqft
- Villa: 3 & 6

Overview of unit

- 4 bedrooms
- 4.5 bathrooms

Ground Floor

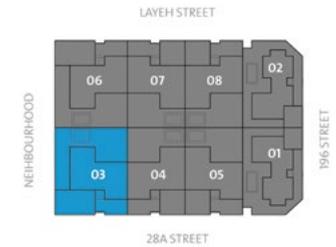
- Large living area
- Dining area
- Open plan kitchen
- En suite maid's room with built-in wardrobe
- Office/Study room
- Guest toilet
- Laundry room
- Large private garden
- Outdoor temperature controlled swimming pool
- Garage parking for 2 cars

1st Floor

- Large en suite master bedroom with walk-in closet
- En suite 2nd, 3rd and 4th bedroom with built-in wardrobe
- Family area

Appliances

- Fridge
- Cooker and cooker hood
- Electric oven
- Dishwasher
- Washing machine
- Dryer





DOCUMENTS & PAYMENT INFORMATION

Leasing Documents and Payment Details:

- Payable up to 12 cheques*
- Booking form
- Passport, visa & EID of all occupants
- Salary certificate
- Marriage certificate (for couples)

*T&cs apply

Fee:

- Rental amount (divided equally into number of cheques)
- Security Deposit - 5% of annual rent or minimum AED 5,000
- Ejari Fee – AED 210

Pool and Garden Services:

Not included in the rent
(Payable by tenant to preferred landlord supplier)

Contact Information:

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 seddiqproperties.com

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