



THE COURT

JUMEIRAH 1, DUBAI



صديقي للعقارات
SEDDIQI PROPERTIES



THE EPITOME OF WORLD CLASS LIVING

Located in the heart of the prestigious Jumeirah 1, The Court's prime location means that residents are within walking distance from the beach and La Mer by Meraas, providing them with easy access to a mix of retail and hospitality experiences. The Court also benefits from excellent connectivity to popular locations in the city, as well as its international airports, allowing residents to commute around the city and beyond with ease.

A collection of 47 one-, two- and three-bedroom apartments, with the interior featuring a minimalist and contemporary approach designed with the luxury connoisseur in mind. It features acoustic glazing and extremely high-grade aluminum to eliminate all external sounds. Inside, the kitchens are fully fitted with high end cabinets and top-quality Miele appliances. These features, coupled with the latest and most efficient air conditioning technology system installed throughout the building, ensure maximum comfort for The Court residents.

Leisure facilities include a large swimming pool, a fully equipped gym with state-of-the-art Life Fitness and Hammer Strength machines, private terraces, and a children's play area, making it an ideal option for residents with families of all ages. Controlled vehicle access and 24/7 security and maintenance teams, provide added peace of mind for those seeking a premium standard of living.

OVERVIEW OF PROPERTY AMENITIES & LANDMARK INFO

Building Amenities

- Shared temperature controlled swimming pool
- Shared gym with state-of-the-art gym equipment
- Zen courtyard
- Central air conditioning
- Double glazed glass floor to ceiling windows
- Fully-fitted kitchen – includes Miele appliances
- Basement parking
- Concierge front desk
- 24/7 on-site security
- On-site maintenance team
- Pet friendly property*
- Basement temperature controlled storage available for rent*

*T&Cs apply

Included in the rent

- Maintenance
- Managed by Seddiqi Properties

Proximity to Landmarks

- Easy access to La Mer Beach, Laguna Water Park, Jumeirah Public Beach, Jumeirah Mosque, and Mercato Mall
- Conveniently located with close proximity to Iranian Hospital, The Village Mall, Box Park and The Beach Center



FLOOR PLANS

TWO BEDROOM (TYPE 1A)

1 bedroom apartment in The Court with a view of the Zen courtyard

Floor Plan Type 1A

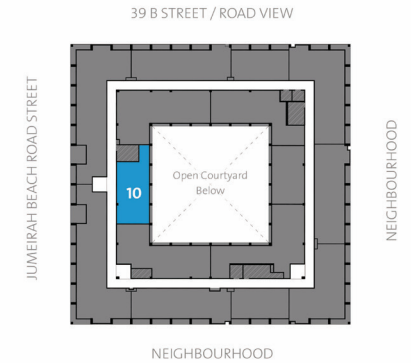
- 1 bedroom
- Size: 1,021 sqft
- Floor: 1-3
- Series: 10

Overview of unit

- 1 bedroom
- 1.5 bathrooms
- Large en suite master bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Laundry room
- Terrace (access from the living area)
- 1 basement parking space

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



TWO BEDROOM (TYPE 1B)

1 bedroom apartment in The Court with a view of the Jumeirah community

Floor Plan Type 1B

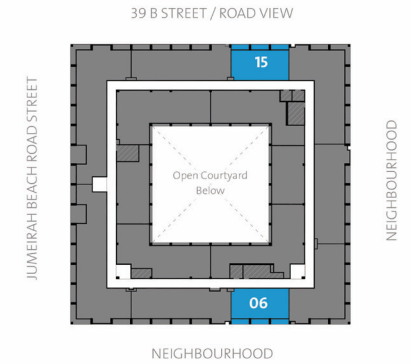
- 1 bedroom
- Size: 963 sqft
- Floor: 1-3
- Series: 06, 15

Overview of unit

- 1 bedroom
- 1.5 bathrooms
- Large en suite master bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Balcony (access from the master bedroom)
- 2 terraces (access from from the living area & dining area)
- 1 basement parking space

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



TWO BEDROOM (TYPE 1C)

1 bedroom apartment in The Court with a view of the Zen courtyard

Floor Plan Type 1C

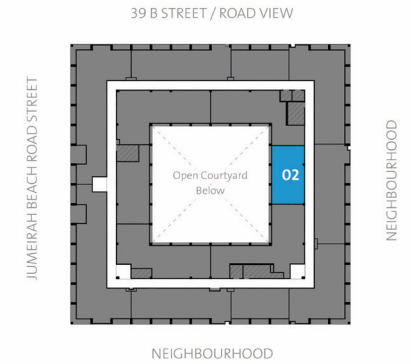
- 1 bedroom
- Size: 963 sqft
- Floor: 1-3
- Series: 02

Overview of unit

- 1 bedroom
- 1.5 bathrooms
- Large en suite master bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- 1 basement parking space

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



TWO BEDROOM (TYPE 2A)

2 bedrooms + maids room apartment located on the ground floor in The Court with a view of the Jumeirah community

Floor Plan Type 2A

- 2 bedrooms + maid's room
- Size: 1,799 sqft
- Floor: Ground Floor
- Series: 02

Overview of unit

- 2 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with built-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Laundry room
- En-suite maid's room with built-in wardrobe
- Large terrace (with access from the living and dining area)
- 1 basement parking space

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



TWO BEDROOM (TYPE 2B)

2 bedrooms + maids room apartment located on the ground floor in The Court with a view of the Jumeirah community

Floor Plan Type 2B

- 2 bedrooms + maid's room
- Size: 1,520 sqft
- Floor: Ground Floor
- Series: 01

Overview of unit

- 2 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with built-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- Large 'L' shaped terrace (with access from the living and dining area)
- 1 basement parking space

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



TWO BEDROOM (TYPE 2C)

2 bedrooms + maids room corner apartment in The Court with a view of the Jumeirah community

Floor Plan Type 2C

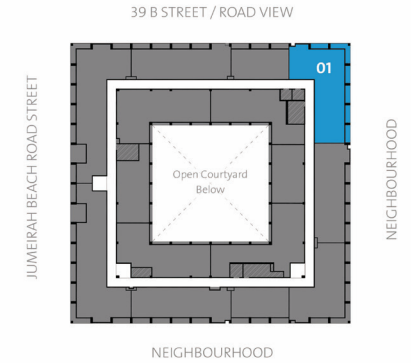
- 2 bedrooms + maid's room
- Size: 2,075 sqft
- Floor: 1-3
- Series: 01

Overview of unit

- 2 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with walk-in closet and lounge area
- En suite 2nd bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- 2 balconies (with access from the master bedroom)
- 1 balcony (with access from the 2nd bedroom)
- Large 'L' shaped terrace (with access from the living and dining area)
- 2 basement parking spaces

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



TWO BEDROOM (TYPE 2D)

2 bedrooms + maids room corner apartment in The Court with a view of the Jumeirah community

Floor Plan Type 2D

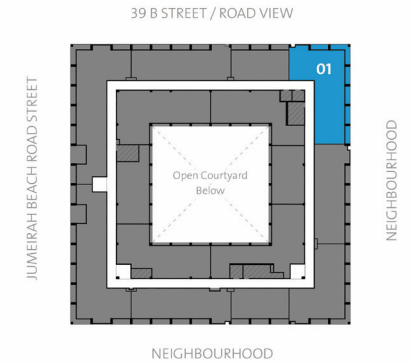
- 2 bedrooms + maid's room
- Size: 1,757 sqft
- Floor: 1-3
- Series: 04

Overview of unit

- 2 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with built-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Large laundry room
- En suite maid's room with built-in wardrobe
- 1 balcony (with access from the master bedroom)
- 1 balcony (with access from the 2nd bedroom)
- Large 'L' shaped terrace (with access from the living and dining area)
- 2 basement parking spaces

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



TWO BEDROOM (TYPE 2E)

2 bedrooms + maid's room corner apartment in The Court with a view of the Zen courtyard

Floor Plan Type 2E

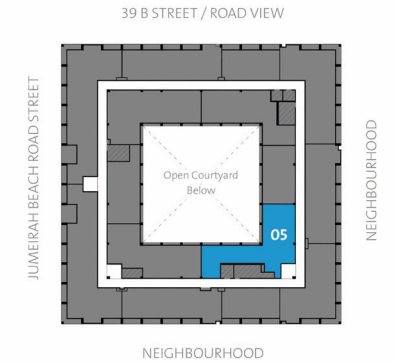
- 2 bedrooms + maid's room
- Size: 1,719 sqft
- Floor: 1-3
- Series: 05

Overview of unit

- 2 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with large walk-in closet
- Large en suite 2nd bedroom with walk-in closet
- Large living and dining area
- Open plan kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- 1 basement parking space

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



TWO BEDROOM (TYPE 2F)

2 bedrooms + maid's room corner apartment in The Court with a view of the Zen courtyard

Floor Plan Type 2F

- 2 bedrooms + maid's room
- Size: 1,719 sqft
- Floor: 1-3
- Series: 12

Overview of unit

- 2 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with walk-in closet
- Large en suite 2nd bedroom with walk-in closet
- Large living and dining area
- Open plan kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- Terrace (with access from the living and dining area)
- 1 basement parking space

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



TWO BEDROOM (TYPE 2G)

2 bedrooms + maid's room corner apartment in The Court with a view of the Zen courtyard

Floor Plan Type 2G

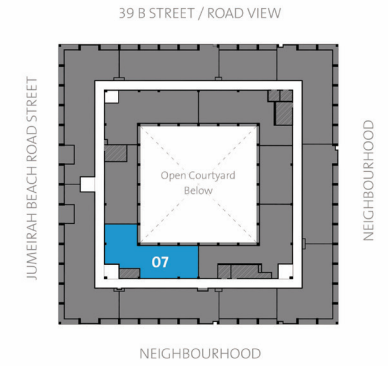
- 2 bedrooms + maid's room
- Size: 1,719 sqft
- Floor: 1-3
- Series: 12

Overview of unit

- 2 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with walk-in closet
- Large en suite 2nd bedroom with walk-in closet
- Large living and dining area
- Open plan kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- Terrace (with access from the living and dining area)
- 1 basement parking space

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



TWO BEDROOM (TYPE 2H)

2 bedrooms + maid's room apartment in The Court with a view of the Jumeirah community

Floor Plan Type 2H

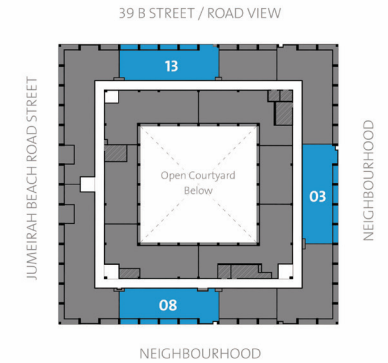
- 2 bedrooms + maid's room
- Size: 1,664 sqft
- Floor: 1-3
- Series: 03, 08, 13

Overview of unit

- 2 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with built-in wardrobe
- Large en suite 2nd bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- 1 balcony (with access from the master bedroom)
- 1 balcony (with access from the 2nd bedroom)
- 2 terraces (with access from the living and dining area)
- 1 basement parking space

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



TWO BEDROOM (TYPE 2I)

2 bedrooms corner apartment in The Court with a view of the Zen courtyard

Floor Plan Type 2I

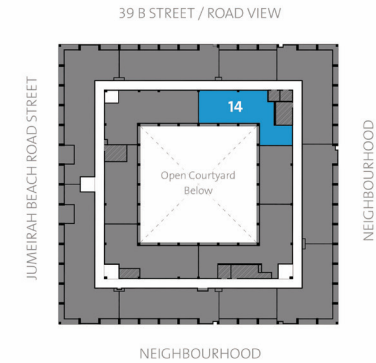
- 2 bedrooms + maid's room
- Size: 1,386 sqft
- Floor: 1-3
- Series: 14

Overview of unit

- 2 bedrooms
- 3.5 bathrooms
- Large en suite master bedroom with walk-in closet
- Large en suite 2nd bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Laundry room
- 1 basement parking space

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- Dishwasher
- Washing machine
- Dryer



THREE BEDROOM (TYPE 3A)

3 bedrooms + maid's room corner apartment in The Court with a view of the Jumeirah community

Floor Plan Type 3A

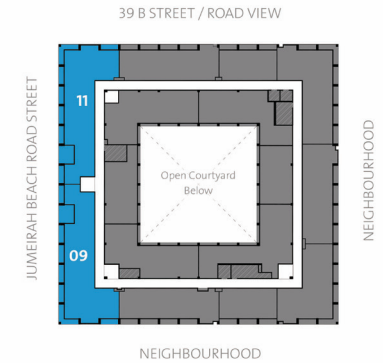
- 3 bedrooms + maid's room
- Size: 2,688 sqft
- Floor: 1-3
- Series: 09,11

Overview of unit

- 3 bedrooms
- 4.5 bathrooms
- Large en suite master bedroom with walk-in closet and lounge area
- Large en suite 2nd & 3rd bedroom with built-in wardrobe
- Large living and dining area
- Open plan kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- 2 balconies (with access from the master bedroom)
- 1 balcony (with access from the 2nd bedroom)
- 1 balcony (with access from the 3rd bedroom)
- 3 terraces (with access from the living and dining area)
- 2 covered parking spaces

Built in/ appliances provided:

- Fridge
- Cooker and cooker hood
- Ovens
- 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

Contact Information:

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 seddiqproperties.com

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 [facebook.com/seddiqproperties](https://www.facebook.com/seddiqproperties)