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SIGNATURE MANSIONS

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DEVELOPERS



Rarity is luxury in itself.

Welcome to a selection of residences that are truly exceptional. You are invited to experience 18 exclusive villas in a serene enclave curated to combine community, natural serenity and architectural brilliance.

An aerial night view of a modern residential development in Dubai. The foreground features a cluster of multi-story villas with white facades, large glass windows, and rooftop pools, surrounded by palm trees and landscaped grounds. In the background, a dense urban landscape with various apartment buildings and a prominent skyline of skyscrapers, including the Burj Khalifa, is visible under a twilight sky. The overall scene conveys a sense of luxury and exclusivity.

Live exquisite.

When all things come together in harmony, we envision perfection. **Signature Mansions** offers limited-edition residential living, brought to you in a private clubhouse-inspired community setting.

An aerial photograph of the Burj Al Arab hotel in Dubai, United Arab Emirates. The hotel's distinctive sail-shaped architecture is prominent in the foreground, situated on a small artificial island. The surrounding area includes a beach, a marina with several boats, and a dense urban landscape with numerous skyscrapers in the background. The sky is clear and blue, and the water is a vibrant turquoise color.

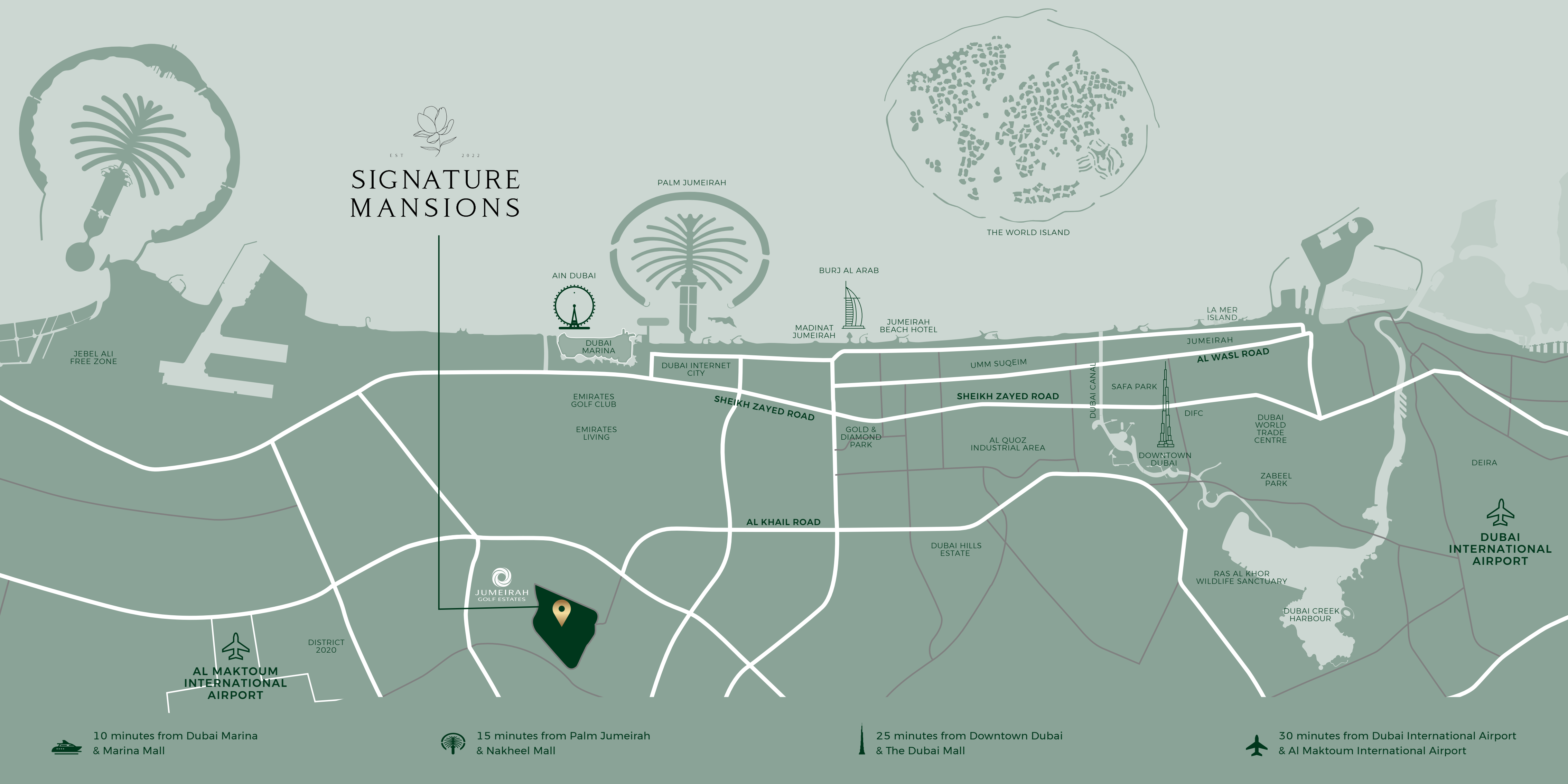
The queen of the Arabian Gulf, the city of the future.

A city that redefines the impossible and stops at nothing. A city that shines amongst the dunes and lights up the skyline. Home to hundreds of thousands of dreamers, leaders and families, this tax-free haven is one of the best places to live and to build your future. With technology on tap, a leading quality of life index and schools, malls and exclusive experiences to entertain and inspire every member of the family, this city offers everything from advanced transport and highly connected air routes to leading healthcare systems and higher education. With a stable economy and year-round sunshine, Dubai has rightly earned its position as one of the top 3 best cities in the world.



EST 2022

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10 minutes from Dubai Marina
& Marina Mall



15 minutes from Palm Jumeirah
& Nakheel Mall



25 minutes from Downtown Dubai
& The Dubai Mall



30 minutes from Dubai International Airport
& Al Maktoum International Airport



A bespoke community within Jumeirah Golf Estates.

Set across 1,119 hectares of sweeping green landscapes, **Signature Mansions** is an exclusive gated community that offers its residents connectivity, accessibility and convenience - all within a world-class golfing destination. Rated among the top 10 lifestyle estates in the world, Jumeirah Golf Estates is a luxury golf and residential destination strategically located in the heart of new Dubai. The estate boasts world-class leisure facilities and beautifully designed homes spread throughout 16 communities. This truly special address is home to two internationally-acclaimed championship golf courses, named Earth and Fire, which have been expertly designed by world golfing champion Greg Norman.



Find your family's joy in a community created to connect.



Designed with family and friendship in mind, these homes were created for making memories and enhancing life balance. Spacious, safe and envisioned for multi faceted family needs. This unique community, with its secure boundary walls and car-free boulevard, truly embodies everything we need for thriving, no matter our age or perspective. With premium access to nature, a multitude of spaces to play, practice or swim, these homes truly offer unique connectivity to a community that shares a mindset and a vision for the best of family living.

Own the Clubhouse lifestyle.

A private and tranquil community, a secure haven with your very own concierge services and state-of-the-art facilities curated for **Signature Mansions** residents.

The beating heart of Jumeirah Golf Estates is the 12,150 square meter Clubhouse, which draws the community together with the finest sports, dining and leisure facilities.

The country club offers five upscale eateries, a range of recreational and sporting activities, as well as an exquisite pool that overlooks the 18th hole on the Earth course. Just a few steps from the Clubhouse, **Signature Mansions** is the most desirable address within Jumeirah Golf Estates.





Boutique community, bespoke outdoor living.

Delectable Dining

Satisfy all of your culinary cravings with five exceptional restaurants, bars and lounges at The Clubhouse. Whether you're in search of healthy café food prepared seasonally, authentic Italian bites, succulent burgers and steaks, or an upscale dining experience with a panoramic view – each outlet has its own delicious menus to indulge in.

- ◆ Crafty Fox Gastropub & Sports Bar
- ◆ Kasturi Rooftop Lounge
- ◆ Bussola
- ◆ Tap & Grill
- ◆ BOTA

A Rejuvenating Oasis

The LoungeSpa is a true oasis of tranquillity that will leave you relaxed, recharged and renewed. Embark on a holistic spa and wellness journey, delivered by expert hands and customised for you.

A World of Wellness

Give back to your body with state-of-the-art fitness facilities and sports training programs that will inspire you to be active. Push your limits with a personal trainer, work up a sweat with a game of tennis or padel at the Clubhouse courts, or join a variety of group classes designed exclusively for residents and members. With three pools to choose from, there are no shortage of spots to unwind and soak up the sun.



Your Inspiration. Our Passion. Your Signature Home.

Signature Mansions is an exclusive collection of modern luxury villas. Each home is accessed by their own private, lower ground level parking entrance to offer a seamless journey into your home and family life. The villas offer unparalleled views of the Fire golf course, the stunning Dubai skyline, or overlook the lush vistas and calm curves of the natural community beneath. The architectural design meticulously balances private and communal spaces, both of which are bathed in natural light and flood the homes to their broad and flexible indoor and outdoor entertainment areas, shaded terraces and integrated roof top pools. With five to six ensuite bedrooms, spacious formal and family living areas, courtyards and a private cinema, these are truly a collection of private residences that inspire life's greatest family moments.

Out of this world
parking, for your
own privately
curated entrance.





There are very few homes that offer as seamless and luxurious a welcome as this one.

Once you pass through the secure gates to **Signature Mansions** you will glide directly down into the most well planned and tailor-made parking system the city has seen. Created to offer you security and simplicity in equal measure, this enhanced arrival experience and auto entrance system allows you to access a minimum of 5 parking bays reserved for your villa, all built into a lower ground. This refreshingly bright and breezy bespoke foundation floor, offers you direct access into your villa. Once your cars are safely housed below your home, **Signature Mansions** offers a minimal car environment creating a safe haven for families and pets to ensure the community is connected on foot, in cohesion, and within nature, with only your exclusive golf carts sharing your neighbourhood roads.

THE ROSA

Step into the surprising expanse that goes hand-in-hand with distinctive private family living at The Rosa. Our final release at Signature Mansions, this home is meticulously curated for a dynamic and multi-generational family.

With space for interdependence and connectedness in equal measure, The Rosa provides abundant space for privacy while allowing ample opportunities to flourish together.

Transcending the ordinary family home, The Rosa is a residential feat that presents a canvas for your family's future.






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Front Façade



Rear Façade

Immerse yourself in first-of-its-kind capacious living at The Rosa. Spanning a huge expanse, this residence offers a perfect balance of living for the dynamic family. It's a space where flexibility takes center stage. Revel in ample living areas, a private garden and terrace, an unparalleled rooftop view, glistening crystal pool waters, and exclusive parking with 6 private bays – all defining details that set this signature property apart.

With 8 exquisitely designed bedrooms spread across 4 generous floors, complemented by vast lounge, study, leisure spaces, The Rosa offers abundant space for privacy while facilitating ample moments to flourish together.

This exceptional residence also features a flex space to transform into your personal oasis. Whether you envision a tranquil spa for rejuvenation, a private gym for invigorating workouts, or a recreation center for leisurely pursuits, The Rosa provides the canvas for your dreams to unfold.

Step inside and experience a new distinction in private yet connected family living.

The Rosa awaits.



Living Room





Master Bedroom



Walk In Wardrobe



Master Bathroom





Flex Space (Option 1): Spa Retreat





Flex Space (Option 3): State-of-the-art Gym



Rooftop Pool

THE MAGNOLIA COLLECTION

From every perspective this villa is an individually eye-catching residence creating a home for every member of your family to enjoy. With unmatched panoramic views of the 400m wide golf course, you enjoy your very own horizon vistas from sunrise to sunset.





Front Façade



Rear Façade



Entrance Foyer

Broad spans of smooth flooring create a seamless flow from the double height entrance foyer to the triple height internal courtyard and lounge areas, the high-quality imported finishes to the exquisite interior design. Tastefully and thoughtfully designed, **The Magnolia Collection** boasts six spacious, en-suite bedrooms, a multi-purpose room for entertainment, wide balconies, a feature staircase, and a plethora of natural light from the floor to ceiling windows. With ample al fresco entertainment space and your own private rooftop pool you have a haven for all members of the family.

A pantry on the second floor, an additional service elevator and staff quarters (driver, maid, and nanny) provide space and flexibility, and a minimum of five car parking spaces, compliment this luxurious home.





Kitchen



Master Bedroom Balcony



Master Bedroom



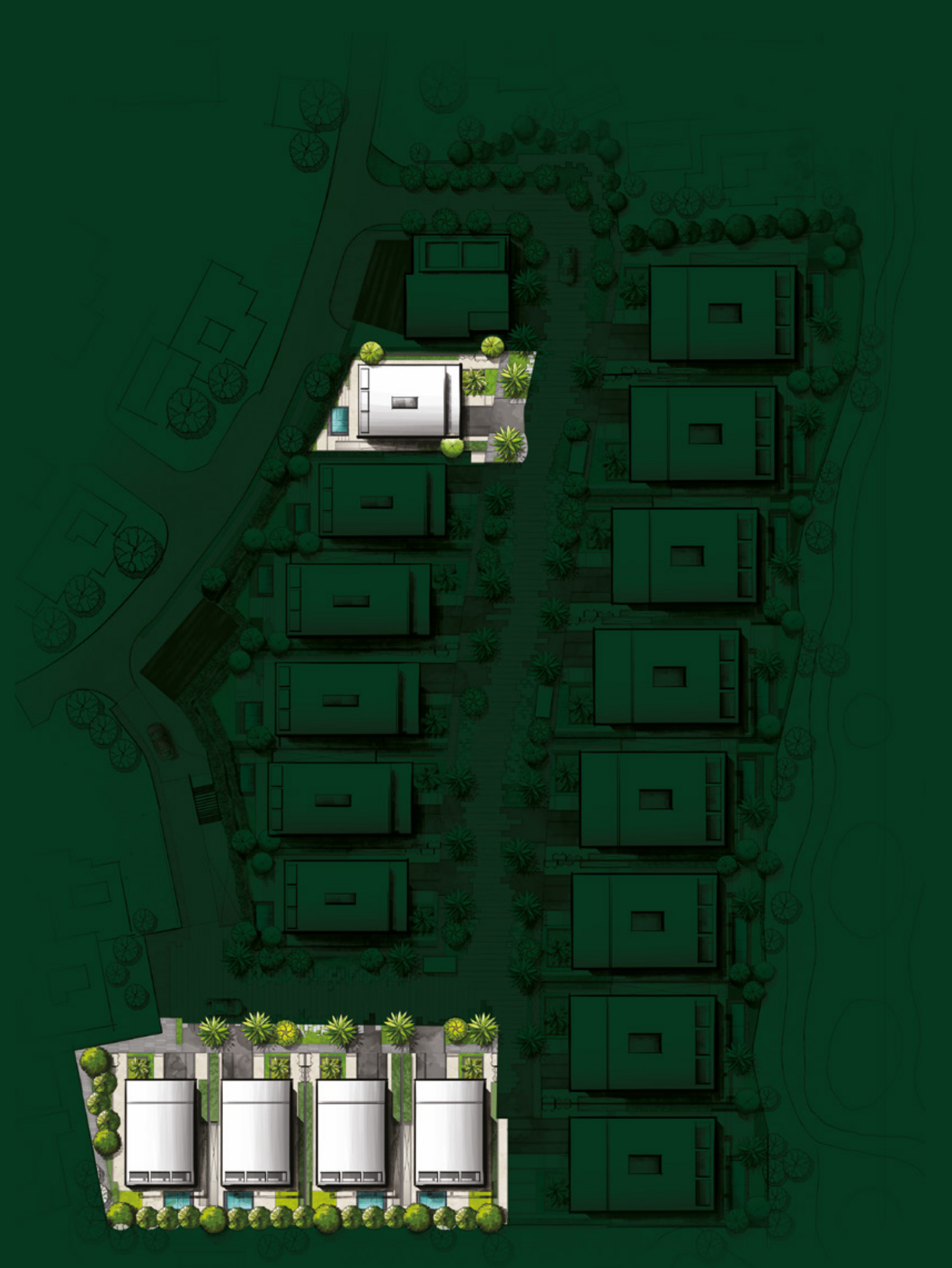
Master Bathroom



Walk In Wardrobe

THE JASMINE COLLECTION

Offering scenic views of the Golf course and the Clubhouse, **The Jasmine Collection** residences were designed keeping couples and young families in mind. The open-plan living arrangement provides vibrant and flexible spaces to relax, entertain, work and play.





VILLA 9

Front Façade



Rear Façade

The villas have five beautifully crafted, large, en-suite bedrooms and a walk in closet in the master, offering enough space to live life freely. With floor to ceiling windows, large outdoor areas and a feature staircase, this home is designed to enhance the sanctuary of home life. Boasting a private terrace pool alongside spacious outdoor living areas, **The Jasmine Collection** has been designed for an equal balance of relaxation and entertainment with open-plan living. This is an idyllic home within the wider **Signature Mansions** collection and offers a minimum of five parking spaces to bring you everything you need to live life gracefully.

THE ORCHID COLLECTION

The six en-suite bedroom villas in **The Orchid Collection** have panoramic views of the city skyline and the marina, offering magical urban vistas from multiple parts of the residence.





VILLA



In these homes, the double height entry foyer seamlessly flows towards the triple height internal courtyard filling the space with sunlight and natural energy. With flexible entertainment spaces, indoors and outdoors, large balconies, a feature staircase and floor to ceiling windows, this home is both a feat of design as well as offering dynamic, modern use of open and fluid living areas. The large indoor environment is complemented by the bright and spacious outdoor living spaces alongside your very own private terrace pool.

Beyond the private elevator entrance, from your lower ground parking, **The Orchid Collection** villa offers its own service elevator, a pantry room upstairs and an additional nanny's room (beyond the maids and drivers' room) to ensure the home allows seamless movement for all.

Pool View



You are in the very best of hands.

Successful home investments demand the best of developer partners. **Signature Developers** is an award-winning Dubai-based development company that specialises in delivering luxury residences, such as **The 118** in Downtown, **The Residences** which consists of the 5-star Taj Hotel in Jumeirah Lake Towers and **Signature Mansions** at Jumeirah Golf Estates. To create a flawless living environment the specialists at **Signature Developers** have an infinite focus on delivering the very best in every facet from concept to construction. With ample experience and trusted partners across the entire vision and delivery system, **Signature Developers** are committed to constant innovation and exceptional quality. Their vision to create spaces that are true reflections of individual desires and needs is what positions them uniquely within the market.



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The Residences
JUMEIRAH LAKES TOWERS

Master Developer:



Jumeirah Golf Estates is a world-class residential golf destination offering luxury homes and leisure facilities amidst two internationally-acclaimed championship golf courses, creating an unmatched lifestyle experience in the heart of new Dubai.

Set across 1,119 hectares of lush green landscape, the development is an unrivalled destination offering attractive investment opportunities and world-class amenities. With 700 families and more than 1,835 homes, Jumeirah Golf Estates currently comprises of 16 unique communities, which overlook two of the world's finest golf courses, Earth and Fire. Each individually designed villa, apartment and townhouse is more than a residence; it is an ideal home in its own right.

As host of the annual DP World Tour Championship until 2020 and home to the Middle East's only European Tour Performance Institute, Jumeirah Golf Estates rivals the best golfing destinations in the world. Jumeirah Golf Estates is situated minutes away from the site of Dubai Expo 2020 and Al Maktoum International Airport. The adjacent highways also offer convenient access to Dubai International Airport, Dubai's Downtown area, Dubai Marina and the business districts of Dubai Internet and Media City. Several schools and the City Centre Me'aisem Mall are in the destination's immediate proximity.

A project brought to you by:



Founded in 2018, The Devmark Group set out to service an important gap in the market. Uniquely developer-centric, we strategically partner with real estate developers to launch and sell projects at pace, providing our clients with superior ROI, by fusing sales and marketing strategy.

Our market leading approach delivers strategic and tactical solutions across all areas of the Journey to Sale, including strategic positioning, product differentiation, value creation, marketing and sales enablement.

Over the years, we have grown from a start-up to the UAE's most successful project sales and marketing consultancy, thanks to our unparalleled expertise of the market and our resolute commitment to our clients.

In an effort to further bolster our offering, we acquired Freedm, a global full-service marketing agency in 2021 and developed two PropTech solutions that have been created with the unique challenges of selling local real estate in today's global marketplace in mind. In addition, with a growing network of institutional investors, UHNWIs, family offices and real estate development firms, our Capital Markets Division helps secure investment opportunities by leveraging our extensive industry relationships and market expertise.





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