

Bayut.com

For all your property needs

B
a
y
u
t
.c
o
m



Table of Contents

Property Description	3
Contact Details	3
Property Features.....	4
Image Gallery	5
Floorplans.....	6
Development	7

Property Description:



4 Beds Villas

Jumeirah Golf Estate

Sundials Villa

Type: Arbero

Full Golf Course View

Villa Location: 3rd Tee Box of Norman Golf Course

4 Bedrooms with Maid and Laundry room

BUA: 4,506 Sq-ft

Plot Area: 7,297 Sq-ft

2 Parking Garage

Good Landscaping & Swimming Pool

Original Price: 6,554,775 AED

Selling in original price

(Negotiable)

For more details please contact us.

- **Type** Villa
- **Status** Expired
- **Bedrooms** 4
- **Bathrooms** 4
- **Price** 6,554,775 AED
- **Area** 7,297 Sq. Ft.
- **Location** UAE » Dubai » Jumeirah Golf Estate » The Sundials

Contact Details:

- **Name** Prince Anand
- **Phone** +971 4 3972361
- **Fax**
- **Cell**
- **Address**

Property Features:

Main Features

- 24 Hours Concierge
- Balcony or Terrace
- Central Air-Con
- Completion Year 2008
- Double Glazed Windows
- Lobby in Building
- Parking Spaces
- View Lush landscaping and golf course views.
- Waste Disposal

Business and Communication

- Broadband Internet
- Intercom
- Satellite/Cable TV

Healthcare and Recreation Facilities

- Lawn or Garden

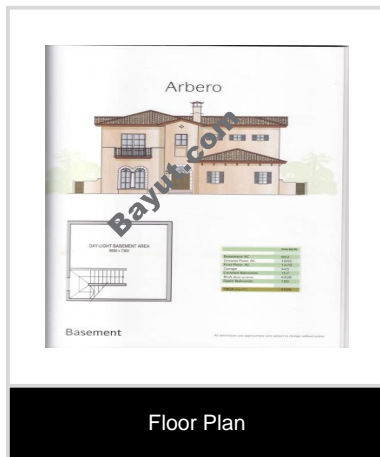
▶ Image Gallery:



For larger view click link below

http://www.bayut.com/uae_dubai_villas/the_sundials_marvelous_four_bedrooms_villa_for_sale-520682.html

Floorplans:



For larger view click link below

http://www.bayut.com/uae_dubai_villas/the_sundials_marvelous_four_bedrooms_villa_for_sale-520682.html

Information About The Sundials:



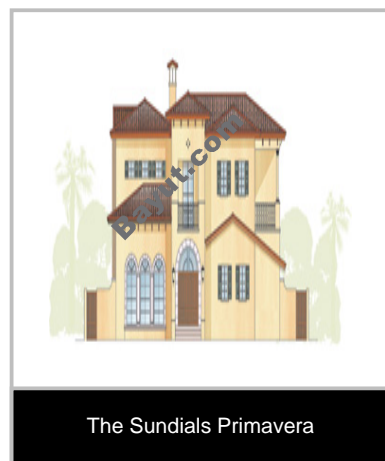
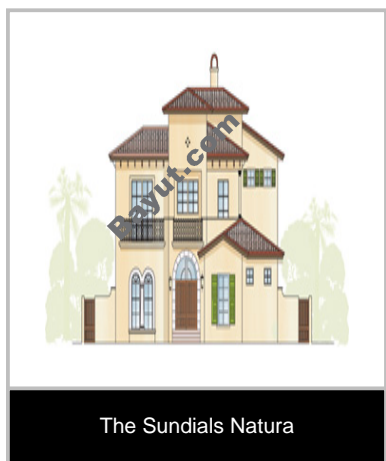
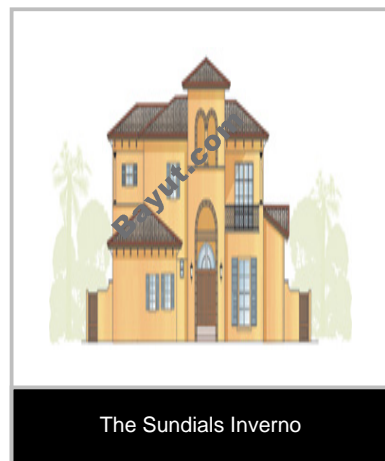
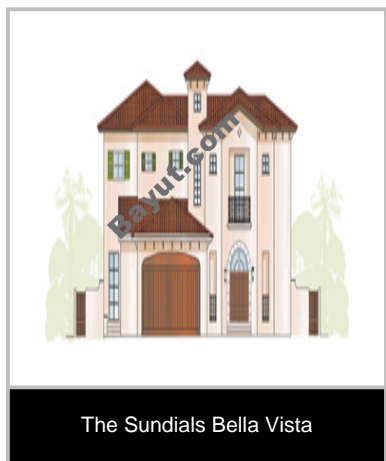
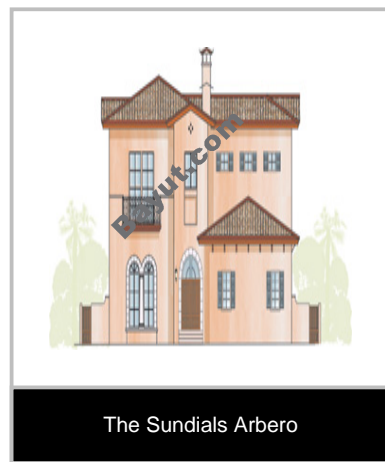
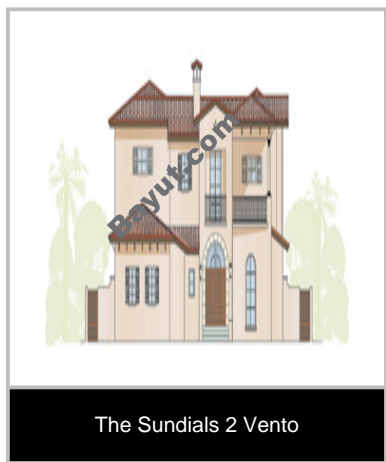
The Sundials is a luxury Estate within the Earth community comprising 46 villas, each on individual plots. The development is located in the South West corner of the Estate within a secure gated community adjacent to holes three and four of the Greg Norman Earth course. The Mediterranean themed villas have been designed by an International firm of Architects who have been responsible for designing many of the iconic developments across the Dubai landscape. Construction will be carried out to the most stringent standards by a locally experienced building company who have for many years demonstrated their commitment to quality through the many projects delivered. The seven different style of villa range from 4500 to 7500 sqft total built up area on three levels, including a basement, and occupy plots between 6500 to 9800 sqft. Materials and finishes are of the highest standard and all villas come with fitted kitchens. Over 50% of the villas have direct golf course views while the remainder look across dramatic landscape features. The development is programmed for completion during the fourth quarter of 2008 and will complement the golf course which is due for completion in mid 2008.

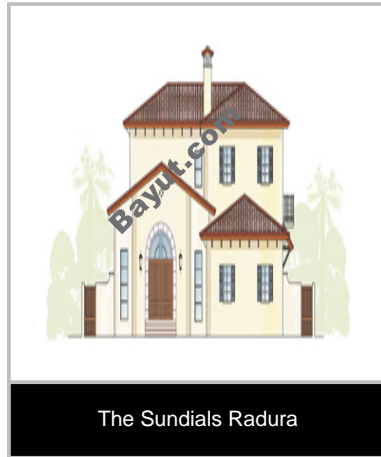
Private and spacious living captured within four distinctive clusters, One of the most elevated positions on the overall development with far reaching views across the entire golfing community and the skyline of new Dubai, Expertly designed by an International firm of Architects adhering to the highest standards of design and construction, Opulent Mediterranean influences within a tranquil and breathtaking setting of water features, lush landscaping and golf course views, Three levels of imaginative expansive living space within picturesque streetscapes adorned with finely manicured landscaped front lawns and private back gardens that open up to dramatic views, Numerous environmentally friendly initiatives such as solar water heating, high thermal wall and roof insulation and thermal resistant double glazing to capture the benefits of nature and lessen the impact of the environment together with creating energy and cost efficient homes. Dramatic volume ceilings with decorative cornices, coffered and box beam type ceilings (as per type), Marble/Terracotta flooring with contrast borders in Ground Floor- foyer, lounge, dining room, , family room, guest

bedroom/ bathroom, staircase.

First Floor - Master Bedroom and en suite bathroom , common corridor, Ceramic flooring in all other bedrooms, bathrooms, Kitchen, laundry, maids room, basement, Mahogany semi solid doors internally throughout with matching detailed architraves and mouldings, double glazed sliding and hinged patio and balcony doors, Circular top featured windows as per type, Painted walls high quality emulsion paint, High quality and secure door hardware locks and handles, Solid timber or marble window sills, All storage closets wardrobes finishes in timber finishes, 350 litre solar + electric water heater with re-circulating hot water system and insulated hot water lines, High performance glass to all windows in upvc or alloy frames, Smooth internal plastered walls, 3 coat painted internally, Feature ceilings in matt white fine-tex finish, High efficiency air conditioning units with digital thermostats with timer operation, Feature plastered recesses to various walls (as per type). The Sundials is located in the South West corner of the Golf Estates within a secure gated community adjacent to holes three and four of the Greg Norman Earth course.</div>

The Sundials Image Gallery:





For larger view click link below

http://www.bayut.com/uae_dubai_villas/the_sundials_marvelous_four_bedrooms_villa_for_sale-520682.html