



JUMEIRAH

ASORA BAY

FROM THE SERENE TO THE SENSATIONAL



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The background of the image is a close-up, high-angle shot of sand dunes. The sand is a warm, golden-brown color, and the dunes are characterized by smooth, undulating ridges and valleys that create a rhythmic pattern across the frame. The lighting is soft and even, highlighting the texture of the sand. In the center of the image, the word "JUMEIRAH" is written in a white, elegant serif typeface. The letters are well-spaced and have a classic, sophisticated feel. The overall composition is minimalist and serene, evoking a sense of a quiet, sun-drenched beach environment.

JUMEIRAH

LEADERS IN GLOBAL HOSPITALITY



Jumeirah Hotels and Resorts have been at the forefront of global hospitality for over two decades. They proudly stand as the creators of internationally iconic properties such as Burj Al Arab in Dubai, Olhahali Island in the Maldives, and Capri Palace in Italy, to name just a few.

JUMEIRAH
RESIDENCES

A REALM OF LUXURY IN LIVING SPACES

Jumeirah Residences represent an ultra-luxurious and serviced residential development brand, offering a lifestyle defined by exclusivity, originality and sophistication.

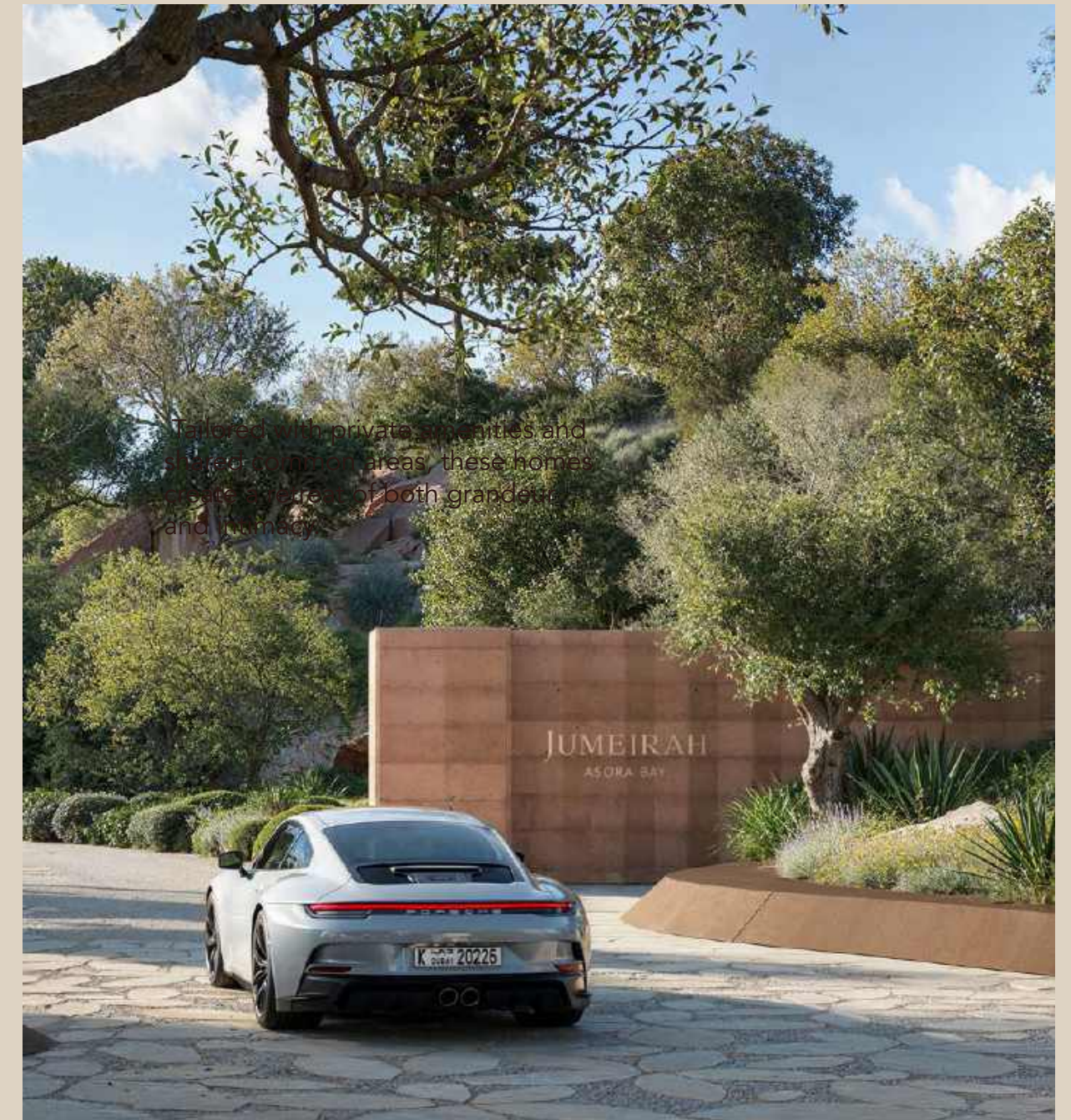
Jumeirah Residences have successfully introduced Marsa Al Arab, a collaboration with Meraas, where opulent residences and the breathtaking allure of a waterfront location come to life.

As architects of magnificent design and hospitality, Meraas and Jumeirah Residences will yet again leave an indelible mark on Dubai's skyline with Jumeirah Asora Bay.



JUMEIRAH

ASORA BAY



Tailored with private amenities and shared common areas, these homes are the epitome of both grandeur and intimacy.

FROM THE SERENE TO THE SENSATIONAL

Jumeirah Asora Bay offers an unparalleled lifestyle with a collection of apartments and an exquisite penthouse ranging from four to seven bedrooms. Each residence is a masterpiece, crafted with private amenities and shared spaces to create a retreat of both grandeur and intimacy.

Designed for those who seek more, Jumeirah Asora Bay redefines hospitality with an innovative approach. Here, guests are welcomed into a haven of warmth and rejuvenation, with a wellness spa, members club, and more to provide comfort and mindful well-being.

THE VISION

RESIDENTIAL
APARTMENTS



ARRIVAL

AMENITIES

← OCEAN

HILL



CITY →

A TALE OF THE HILLS AND THE SECRET COVES

In a city where towering structures rise from the flat desert landscape, Jumeirah Asora Bay offers a new perspective — one that redefines both architecture and nature.

Unlike the conventional skyline standing tall above the sands, this project introduces a landscape of its own, with two majestic hills carved into the coast, each embracing the natural beauty of the sea. It is a vision where architecture merges seamlessly with the land, creating an enclave of serenity that invites exploration.

A NEW HORIZON OF LIVING



At Jumeirah Asora Bay, your journey begins with an immersion into a valley that winds through lush, green landscapes. As you ascend the hills, you'll experience a fusion of nature and design that creates breathtaking beauty. Hidden coves along the cliffside beach redefine the horizon, reshaping what it means to live by the sea.

Far beyond the expected, Jumeirah Asora Bay offers a place of connection — to both the surroundings and oneself.

THE LOCATION

A NEW COASTAL
LANDSCAPE

THE ULTIMATE EXPRESSION OF LIVING

Just 5 kilometres from Downtown,
La Mer captures the essence of coastal
refinement, blending natural beauty with
an elevated lifestyle. Located on Jumeirah
Street, this seaside destination transcends

expectations — from the pristine sands
of the Arabian Gulf to the vibrant
shores of J1 Beach, where exclusive
dining experiences bring a new level of
sophistication to beachfront cuisine.



PORT DE LA MER

J1 BEACH

LA MER SOUTH

DOWNTOWN DUBAI

JUMEIRAH ASORA BAY

JUMEIRAH RESIDENCES ASORA BAY

MASTERPLAN

- | | |
|-------------------------|------------------|
| 1 HOTEL VILLAS | 5 HOTEL POOLS |
| 2 HOTEL BUILDING | 6 HOTEL BEACH |
| 3 SPECIALITY RESTAURANT | 7 HOTEL HILLSIDE |
| 4 RESIDENCES | 8 DOCK |



RESIDENTIAL AMENITIES

- 
- This aerial architectural rendering depicts a coastal residential development. The site is bordered by a deep blue body of water on the left and top. A long, narrow peninsula on the left contains a row of villas, each with a private pool. The central area features a large, multi-story apartment building with a complex roofline. To the right of the apartment building is a landscaped area with winding paths, gardens, and a parking area. Further right, another row of villas is visible, followed by a large, open landscaped area with a winding path and a small pond. The entire development is surrounded by lush greenery and palm trees. Numbered circles (1-11) are placed throughout the site to indicate the locations of various amenities. A dashed line outlines a specific area in the lower right, possibly a future development or a specific amenity zone.
- | | | |
|--------------------|-------------------------------|--------------------------|
| 1 LAP POOL | 5 SCULPTURE GARDEN | 9 PENTHOUSE VIP DROP-OFF |
| 2 INFINITY POOL | 6 APARTMENTS PARKING ENTRANCE | 10 SKYLINE GARDEN |
| 3 INFINITY TERRACE | 7 APARTMENTS DROP-OFF | 11 MULTI-PURPOSE SPACE |
| 4 COASTAL GARDEN | 8 MAIN ENTRANCE | |

NATURE'S EMBRACE IN ULTRA LIVING

Jumeirah Asora Bay is a secluded sanctuary nestled within nature's embrace, offering a hidden oasis that goes beyond the ordinary. From the city, the hills shield this coastal escape, but within, a world of relaxation awaits.

The destination is immersed in the textures of the sea and the lush flora, inviting a connection with nature.

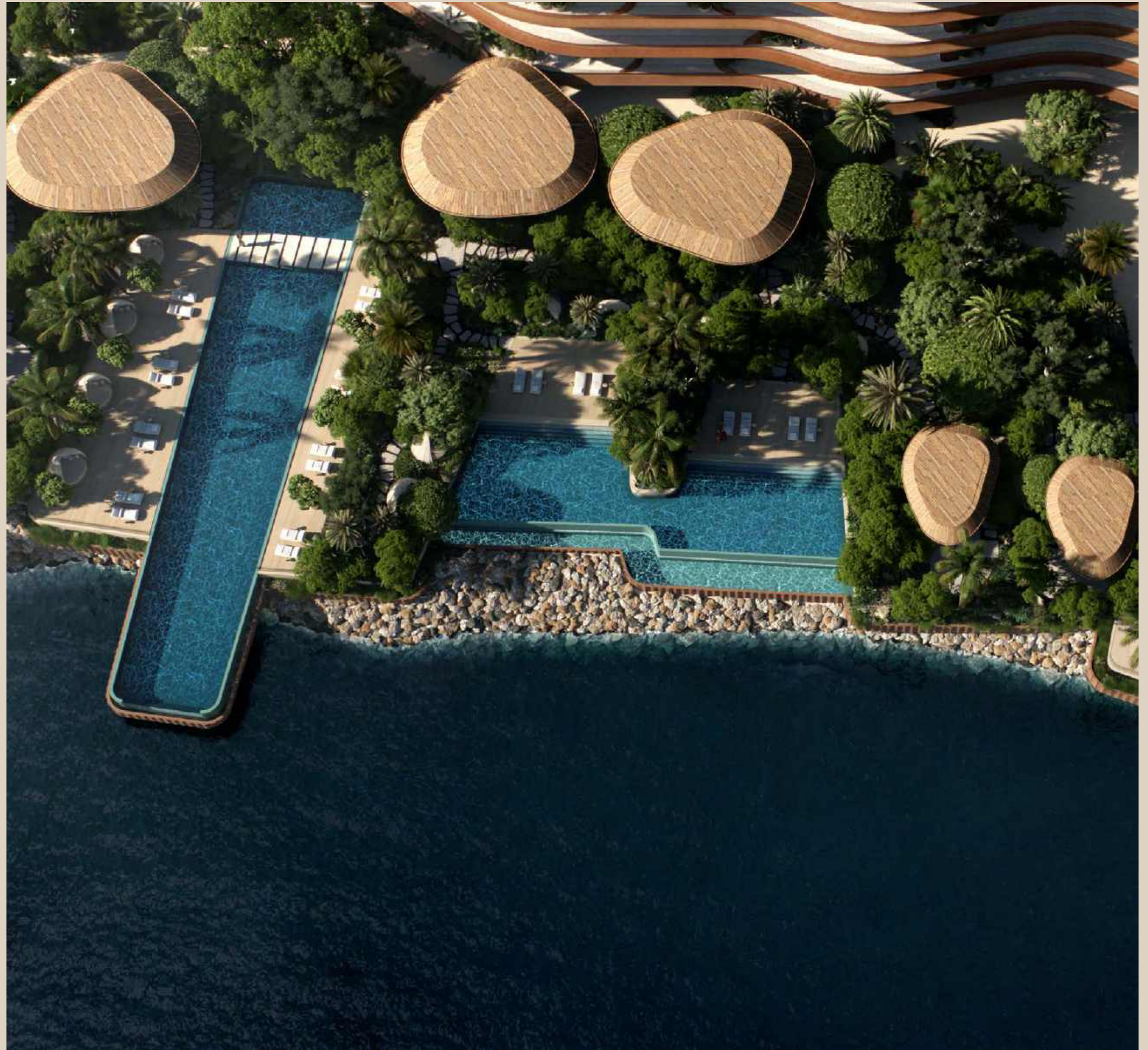
Here, pathways wind through a valley, leading to stunning cliffside vistas and coves. Each step reveals something new where the landscape itself becomes part of the experience. Inspired by the natural materials and heritage of the UAE, the architecture harmonises with its surroundings.



BEYOND THE EXPECTED

Hidden from plain sight, Jumeirah Asora Bay is a place where every moment is infused with wonder. It is a realm conceptualised for those who seek more — where the ordinary gives way to the extraordinary, and the boundaries of living are expanded to new heights.

“Living in Ultra” goes beyond anything done before. Meraas’ vision for Jumeirah Asora Bay introduces a destination where wellness, nature, and craftsmanship come together to create an unmatched experience. In a city dominated by glass towers, Jumeirah Asora Bay stands out as a destination rooted in natural beauty, redefining modern living.





AN ESCAPE INTO WELLNESS AND EXPLORATION

At Jumeirah Asora Bay, every amenity is thoughtfully crafted to enrich both body and mind, providing a seamless blend of wellness and exploration. The exclusive residents' lounge, spa, gym facilities, and specialty restaurants offer an ever-evolving journey of discovery.

Each experience is designed to inspire well-being, connection, and delight, elevating every moment of life at Jumeirah Asora Bay.



A JOURNEY OF DISCOVERY BEGINS

The journey to Jumeirah Asora Bay is more than just an arrival; it's an immersive experience. As you drive through a verdant clearing and past elegant gates, a world unlike any in Dubai unfolds before you.

Two hills rise ahead filled with the sounds of nature — birds singing, leaves rustling, and a gentle breeze — all while the city's noise fades away. At every turn, anticipation builds, with glimpses of the city's skyline peeking through the trees.

As you approach the hilltop, a levitating canopy appears, gracefully framing the horizon. The air cools, the breeze picks up, and the soothing sounds of water fill the space. Walking under the shaded canopy, the landscape below reveals the stunning expanse of Jumeirah Asora Bay.

Here, you enter a haven of peace, where the journey itself is as remarkable as the destination.



JUMEIRAH ASORA BAY
IS MORE THAN A PLACE TO
LIVE; IT'S AN IMMERSIVE
JOURNEY INTO NATURE'S
EVER-CHANGING BEAUTY.

AN ELEVATED ARRIVAL ABOVE THE WAVES



The bespoke drop-off area welcomes guests with sweeping ocean views and fine materials that set a new standard in luxury. Each detail, from the artful stonework to the expansive vistas, is designed to transform the arrival into an unforgettable experience.

A GRAND ENTRANCE



INTO ELEGANCE



The residences lobby is a masterpiece of elegance, with bronzed ceilings, ribbed oak joinery, and marble coming together to create a truly welcoming entrance.

Every detail — from the rich wood panels to the intricately patterned marble flooring — evokes a sense of grandeur.

HILLSIDE SANCTUARIES WITH DUAL VIEWS



The residences offer a visual experience that begins the moment you arrive home. As the elevator doors glide open, the space around you effortlessly expands. Every unit is conceived to deliver privacy and sweeping views — from the sparkling Dubai skyline to the endless Gulf waters.

DINING ELEVATED TO THE SUBLIME

Jumeirah Asora Bay redefines dining with a series of transformative experiences by the renowned Jumeirah chefs.

Guests can enjoy all-day dining inspired by the beauty of Arabian landscapes, surrounded by cascading waters and lush greenery. Elevated venues on the hilltop bring gourmet cuisine to life with panoramic city views, creating intimate and memorable moments. Along the coastline, oceanfront dining extends over the water, allowing guests to savour meals at the water's edge, immersed in the sights and sounds of the sea.



WELLNESS BEYOND



BOUNDARIES



Start a voyage of personal transformation at Jumeirah Asora Bay. Infinity pools cascade toward the horizon, yoga decks overlook the sea, and secluded spaces invite moments of quiet reflection. Wellness here is a sanctuary of renewal — a place where every element works in harmony to elevate your well-being beyond the ordinary.

Nestled beneath the hill, an immersive spa offers a truly rejuvenating experience. With tranquil pools, serene outdoor spaces, and bespoke Jumeirah SPA treatments, each area is thoughtfully designed to nurture both body and mind.

A HIDDEN COVE OF PERFECT HARMONY



Conceived to merge with the natural landscape, the beach lagoon provides an environment where residents can unwind in the cool embrace of the Arabian Gulf, surrounded by greenery.

GARDENS ABOVE



THE OCEAN



At Jumeirah Asora Bay, hillside gardens shaped by natural topography offer serene retreats. Winding paths, intimate seating areas, and lush greenery create an inviting space for reflection, blending personal relaxation with opportunities for shared moments.



A WORLD OF MOVEMENT AND MINDFULNESS

Here, well-being is redefined through an active lifestyle immersed in nature. State-of-the-art courts are seamlessly integrated into the landscape, along with a running track that winds through lush, green hills.

The gym, surrounded by stone structures and flooded with natural light, invites both movement and mindfulness. Every element is thoughtfully designed to foster holistic well-being, offering a harmonious balance of energy and nature.

THE RESIDENCES

A NEW PINNACLE OF COASTAL LIVING

Jumeirah Asora Bay offers 29 residences, ranging from 4- to 6-bedroom apartments, along with an exclusive 7-bedroom penthouse.

Each hillside residence ensures privacy, framed by sweeping views of the pristine horizon. Upon arrival, a dedicated lobby with valet parking welcomes you, unveiling a breathtaking expanse of the sea and setting the tone for the experience ahead. Crafted for those who seek more than just a home, these residences embrace the extraordinary in every moment.





SCULPTED BY NATURE ELEVATED BY DESIGN

The residences feature a smooth, flowing stone-inspired facade that evokes the natural shaping of elements like wind, sand, and water. This design softens the building's presence, allowing it to blend harmoniously with the horizon and surroundings.

Inspired by Dubai's sand dunes, the design emphasises horizontality through expansive balconies. Each balcony showcases an inverted dune motif on the underside, creating a seamless transition between interior and exterior.

4 - B E D R O O M
A P A R T M E N T S

4-BEDROOM APARTMENTS

Step into a retreat where balconies offer a constant reminder of the beauty beyond. Inside, the 4-bedroom apartments envelop you in soft, abstract hexagonal timber patterns, elegantly crafted stone bathrooms, and retail-inspired closets that elevate everyday living. Every detail is thoughtfully tailored to create a seamless blend of privacy and comfort.





4-BEDROOM ARRIVAL LOBBY



4-BEDROOM MASTER BEDROOM



4-BEDROOM SECONDARY BEDROOM



4-BEDROOM MASTER BATHROOM



4-BEDROOM SECONDARY BATHROOM



4-BEDROOM LOUNGE



4-BEDROOM DINING & KITCHEN

5 - B E D R O O M
A P A R T M E N T S

5-BEDROOM APARTMENTS

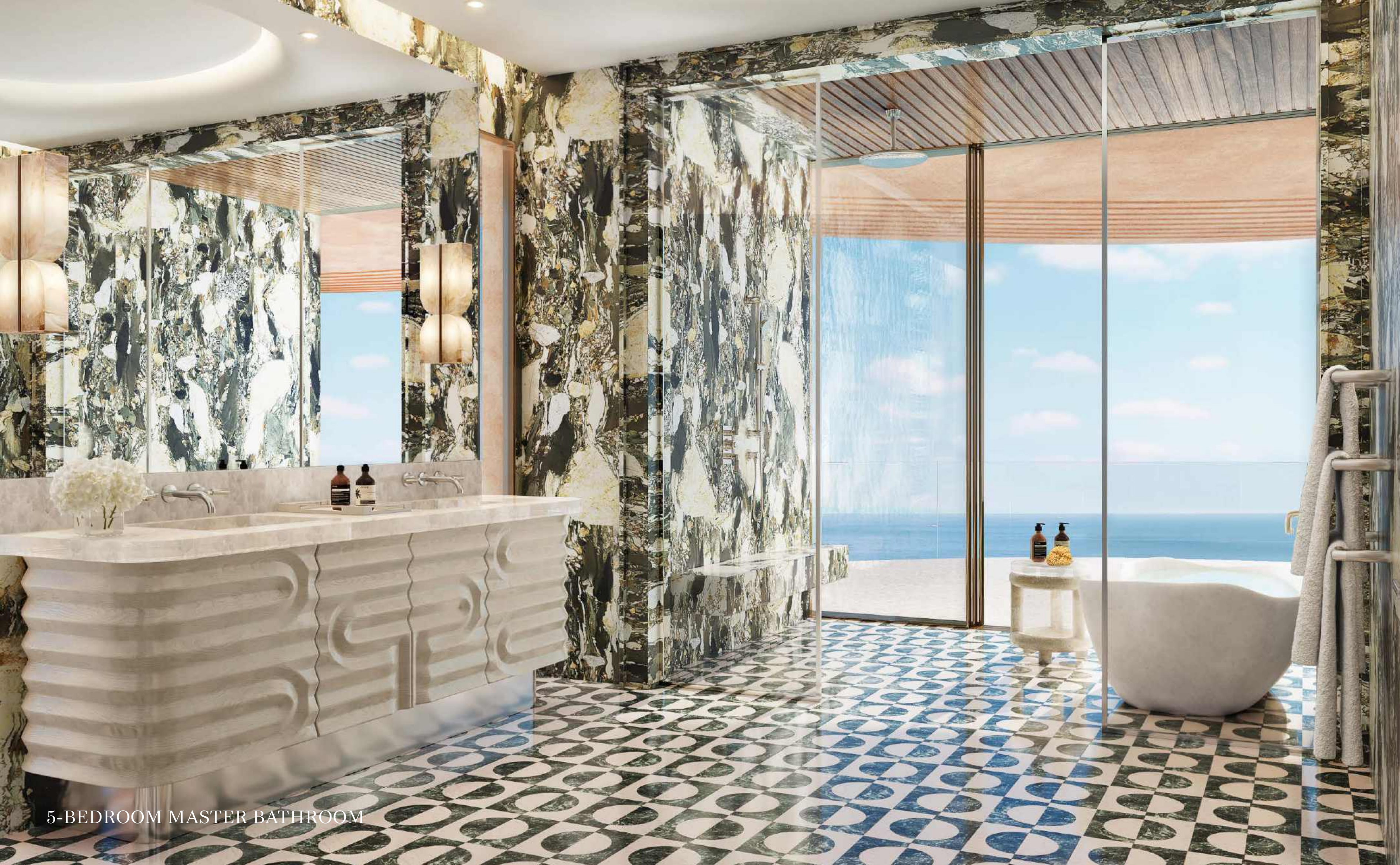
In the 5-bedroom apartments, organic design meets architectural mastery. The soft, curved coffered ceilings diffuse natural light to illuminate generous living spaces. Bold geometric floor patterns seamlessly connect indoor and outdoor areas, embodying a sense of flowing tranquillity.

These residences are crafted for effortless transitions between interior and exterior, creating a harmonious blend of elegance and openness.





5-BEDROOM MASTER BEDROOM



5-BEDROOM MASTER BATHROOM



5-BEDROOM LIVING ROOM



5-BEDROOM KITCHEN



5-BEDROOM FAMILY DINING ROOM

6-BEDROOM APARTMENTS

The 6-bedroom apartments celebrate the ultimate connection between indoor and outdoor. Walls in pale geometric veneers create a soft atmosphere, while curved corners provide panoramic views from every angle.

Family spaces and bedrooms flow naturally into outdoor terraces, creating a harmonious experience where comfort and vistas intertwine seamlessly.





6-BEDROOM MASTER BEDROOM



6-BEDROOM MASTER BATHROOM



6-BEDROOM LIVING ROOM



6-BEDROOM DINING ROOM



6-BEDROOM KITCHEN



6-BEDROOM CLOSET

7 - B E D R O O M
P E N T H O U S E

7-BEDROOM PENTHOUSE

The crown jewel of Jumeirah Asora Bay is a unique 7-bedroom penthouse that redefines ultra-premium living. With dual-aspect views of both the city and ocean, this residence features double-height entertainment spaces, stone-clad columns, and an expansive rooftop garden.

At its heart, an infinity pool and jacuzzi invite moments of both relaxation and indulgence. This penthouse is more than just a home — it offers unmatched spaces and breathtaking views from every angle.





7-BEDROOM TERRACE



7-BEDROOM PRIVATE GARAGE



7-BEDROOM PRIVATE LOBBY



7-BEDROOM MASTER BEDROOM



7-BEDROOM SECONDARY BEDROOM



7-BEDROOM LOUNGE



7-BEDROOM DINING ROOM



7-BEDROOM KITCHEN



7-BEDROOM BATHROOM



7-BEDROOM GYM

CRAFTING THE FUTURE OF ULTRA LIVING

At the forefront of redefining the global standard of modern living, Meraas has cemented its position as Dubai's leading master developer, consistently delivering projects that inspire and innovate.



With a commitment to creating world-class real estate that enhances Dubai's status as a premier global investment hub, Meraas has crafted an unparalleled portfolio of iconic developments. From the serene sophistication of Bvlgari Residences to the vibrant allure of City Walk and Bluewaters Residences, each project is a testament to Meraas' pursuit of innovation and refined living.

Every Meraas development blends artistry, precision, and visionary design, elevating the lifestyle experience of its residents and shaping the skyline of Dubai. At Jumeirah Asora Bay, this legacy of excellence continues, offering a new dimension in ultra living for the world's most discerning individuals.

JUMEIRAH

ASORA BAY

OCEAN MANSIONS



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THE VISION

RESIDENTIAL
APARTMENTS



ARRIVAL

AMENITIES

← OCEAN

HILL



CITY →

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PORT DE LA MER

J1 BEACH

LA MER SOUTH

DOWNTOWN DUBAI

JUMEIRAH ASORA BAY

JUMEIRAH RESIDENCES ASORA BAY

OCEAN MANSIONS

MASTERPLAN

- | | |
|-------------------------|------------------|
| 1 OCEAN MANSIONS | 6 HOTEL POOLS |
| 2 HOTEL VILLAS | 7 HOTEL BEACH |
| 3 HOTEL BUILDING | 8 HOTEL HILLSIDE |
| 4 SPECIALITY RESTAURANT | 9 DOCK |
| 5 RESIDENCES | |



RESIDENTIAL AMENITIES

- 
- The image is an aerial architectural rendering of a coastal residential development. It features a large, irregularly shaped landmass with various buildings, pools, and gardens. The land is bordered by a body of water on the left and top. The development includes several swimming pools, terraces, gardens, and parking areas. Numbered markers (1-14) are placed throughout the site to indicate specific amenities. A dotted line outlines a central area, and a dashed line outlines a peripheral area. The overall style is a detailed, colorful illustration.
- | | | |
|--------------------|-------------------------------|----------------------------|
| 1 LAP POOL | 6 APARTMENTS PARKING ENTRANCE | 11 OCEAN MANSIONS PARKING |
| 2 INFINITY POOL | 7 APARTMENTS DROP-OFF | 12 OCEAN MANSIONS ENTRANCE |
| 3 INFINITY TERRACE | 8 MAIN ENTRANCE | 13 SKYLINE GARDEN |
| 4 COASTAL GARDEN | 9 PENTHOUSE VIP DROP-OFF | 14 MULTI-PURPOSE SPACE |
| 5 SCULPTURE GARDEN | 10 OCEAN MANSIONS ACCESS | |

BEYOND THE EXPECTED

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AN ESCAPE INTO WELLNESS AND EXPLORATION

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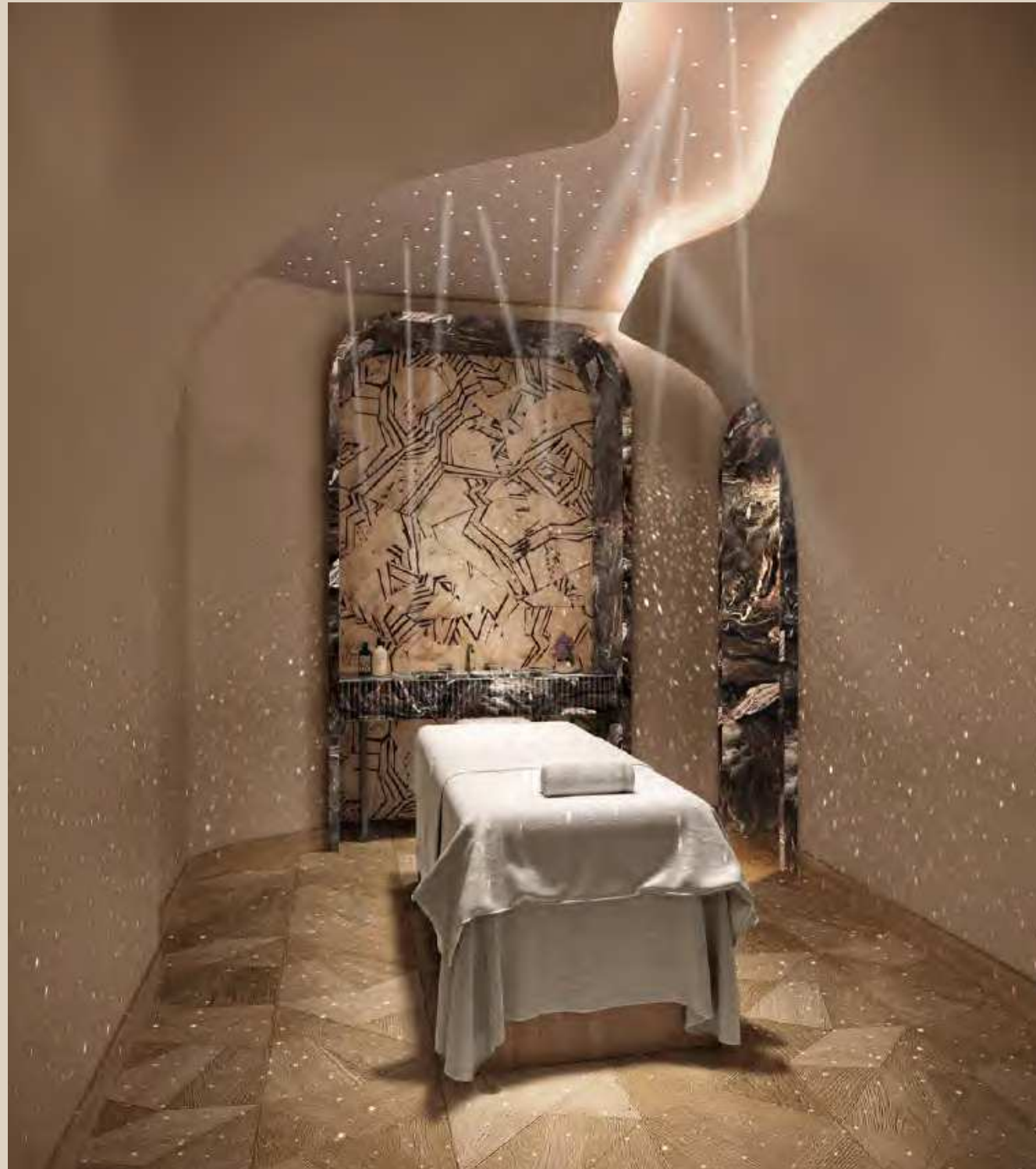
DINING ELEVATED TO THE SUBLIME

Jumeirah Asora Bay redefines dining with a series of transformative experiences by the renowned Jumeirah chefs.

Guests can enjoy all-day dining inspired by the beauty of Arabian landscapes, surrounded by cascading waters and lush greenery. Elevated venues on the hilltop bring gourmet cuisine to life with panoramic city views, creating intimate and memorable moments. Along the coastline, oceanfront dining extends over the water, allowing guests to savour meals at the water's edge, immersed in the sights and sounds of the sea.



WELLNESS BEYOND



BOUNDARIES



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A HIDDEN COVE OF PERFECT HARMONY



Conceived to merge with the natural landscape, the beach lagoon provides an environment where residents can unwind in the cool embrace of the Arabian Gulf, surrounded by greenery.

GARDENS ABOVE



THE OCEAN



At Jumeirah Asora Bay, hillside gardens shaped by natural topography offer serene retreats. Winding paths, intimate seating areas, and lush greenery create an inviting space for reflection, blending personal relaxation with opportunities for shared moments.



A WORLD OF MOVEMENT AND MINDFULNESS

Here, well-being is redefined through an active lifestyle immersed in nature. State-of-the-art courts are seamlessly integrated into the landscape, along with a running track that winds through lush, green hills.

The gym, surrounded by stone structures and flooded with natural light, invites both movement and mindfulness. Every element is thoughtfully designed to foster holistic well-being, offering a harmonious balance of energy and nature.

A NEW PINNACLE OF COASTAL LIVING

From stunning gardens to carefully curated interiors, each villa is a sanctuary made for inward reflection and outward beauty. The Ocean Mansions at Jumeirah Asora Bay embody a transformative experience, where nature and timeless architecture converge, creating a life that feels both grounded and extraordinary.



OCEAN MANSIONS



- | | |
|---------------------|-------------------|
| 1 ARRIVAL COURTYARD | 5 OUTDOOR SHOWER |
| 2 DINING AREA | 6 PLANTING BUFFER |
| 3 GYM PAVILION | 7 INFINITY POOL |
| 4 POOL PLATFORM | 8 TERRACE POOL |

THE ENTRANCE TO YOUR PRIVATE ESCAPE



As a villa resident, your journey begins with a winding road revealing a tapestry of trees and glimpses of the sea beyond.

Arriving at a shimmering bronze gate, you are welcomed into your secluded garden. Surrounded by lush greenery and the glimmer of your private pool, this is where quietness begins.



A PERSONAL SANCTUARY
WITHIN THE EXQUISITE
LANDSCAPE OF JUMEIRAH
ASORA BAY.

A SANCTUARY OF SEA, SKY, AND SERENITY



The Ocean Mansions offer a secluded oasis, enveloped by lush private gardens and the glistening waters of the sea. Each villa is a personal retreat, complete with an infinity ocean pool that dissolves into the horizon.

Nestled within these natural surroundings are tranquil garden rooms, offering spaces for

reflection, while outdoor dining areas invite you to enjoy meals under the stars, serenaded by the soothing rhythm of the waves. Integrated into the greenery are outdoor fitness areas, blending wellness with nature.

PRESTIGE IN THREE LANDSCAPES

The Ocean Mansions' gardens offer three distinct planting styles, each crafted for a unique sense of immersion. Whether you prefer the serene elegance of a timeless design, the organic charm of nature landscapes, or the lush vibrancy of coastal greenery, these gardens cater to every aesthetic and lifestyle, transforming outdoor spaces into personalized sanctuaries of beauty, tranquility, and connection to nature.





THE TIMELESS GARDEN

The timeless garden features topiary plantings and earth-toned beds arranged in perfect symmetry. This design emphasizes balance and elegance, creating a peaceful retreat for sophisticated outdoor living.

The harmonious blend of nature and design transforms any landscape into an oasis of refinement.



THE TIMELESS GARDEN

THE NATURE GARDEN

The nature garden brings a soft, organic aesthetic, with layered textures and a seasonal flow that embraces natural evolution. This design style creates a serene and private retreat, showcasing the raw beauty of nature with an informal arrangement of plants. Beyond its visual charm, the garden fosters ecological harmony, offering a sustainable haven for those seeking tranquility and a deeper connection with nature.





THE NATURE GARDEN

THE COASTAL GARDEN

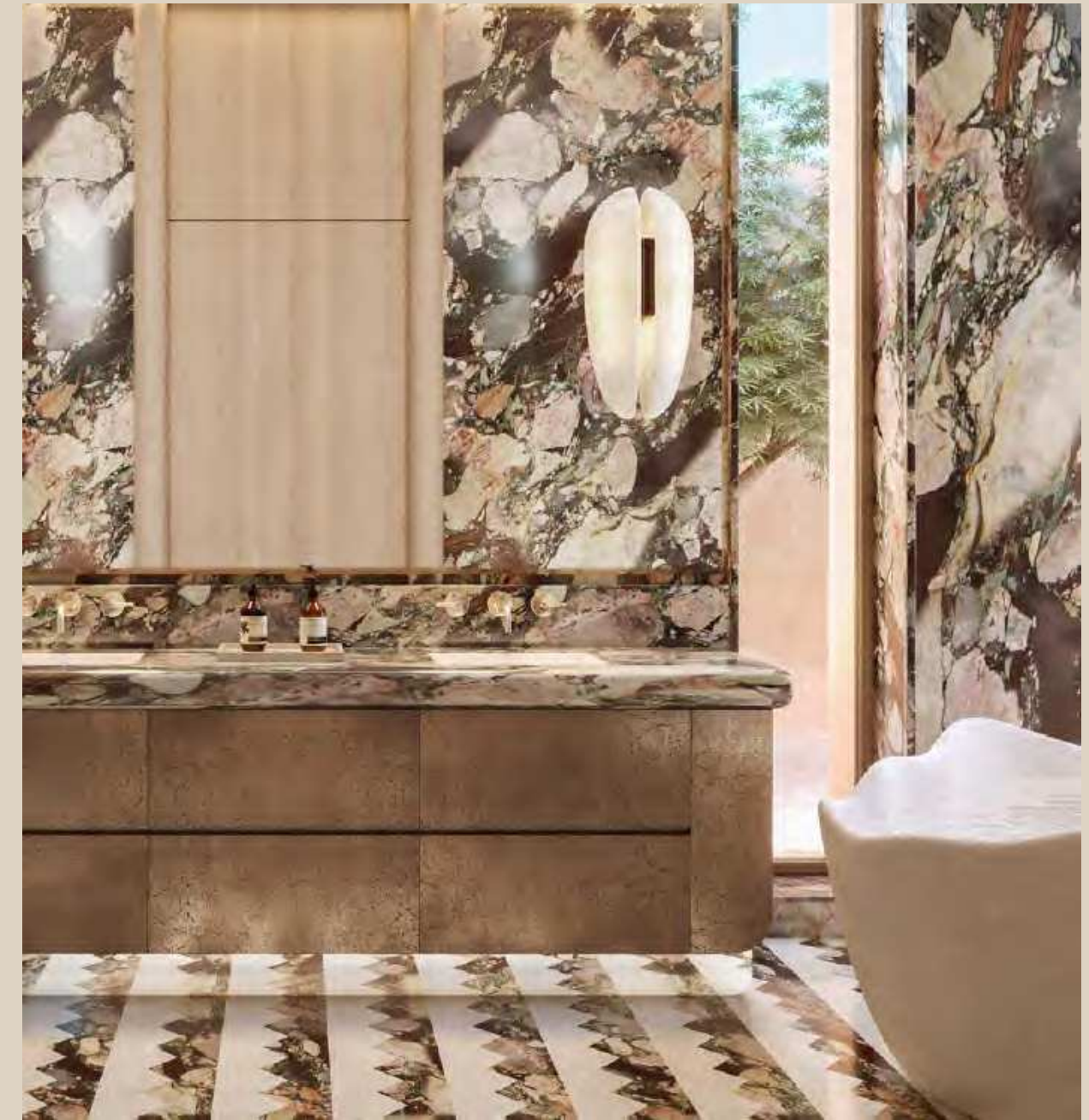


The coastal garden captivates with vibrant foliage, bold blooms, and lush density, striking a perfect balance between relaxation and adventure. Defined by oversized leaves and richly textured layers, this garden style offers an immersive experience filled with dramatic beauty.

The coastal garden's dynamic palette and abundant greenery create a tranquil yet energizing retreat, transforming any outdoor space into a vibrant sanctuary.



THE COASTAL GARDEN



INTERIORS OF TIMELESS ELEGANCE

The Ocean Mansions offer a sublime blend of privacy and exclusivity, nestled within lush, Mediterranean-inspired gardens. Expansive living areas merge effortlessly with private outdoor spaces, creating a harmonious connection between interior and exterior. Inside, open-plan layouts and resort-inspired

bathrooms evoke tranquility, while the lush surroundings enhance the sense of a private retreat. Every detail is thoughtfully designed to combine elegance and comfort, offering a lifestyle of refined sophistication.



MASTER BEDROOM



SECONDARY BEDROOM



MASTER BATHROOM



SECONDARY BATHROOM



LIVING ROOM



KITCHEN



DINING ROOM

CRAFTING THE FUTURE OF ULTRA LIVING

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