



Westar La Residencia Del Sol

Jumeirah Village



*W*eststar Properties is a real estate development company founded in Dubai by the Golyan Group, one of Nepal's Leading Business Houses who enjoys an enviable reputation in the financial market. Golyan Group's companies are diversified into banking, finance, insurance, airlines services and real estate

Reliance Spinning, Dhanlaxmi Synthetic, Shivam Plastic, Tricot Industries, Himali Pashmina, Air Nepal International and NIC Bank are a few of the leading companies of Golyan Group
www.golyangroup.com.



About Jumeirah Village

*A*s the developer of more than \$30 billion of real estate in Dubai, Nakheel PJSC has been instrumental in turning Dubai into one of the fastest growing cities in the world in the 21st century, and a world class destination for business and tourism. The creator of a variety of landmark developments including: The Palm islands, three manmade islands in the shape of palm trees; and The World, a series of 300 man-made islands that collectively form the map of The World. When completed, Nakheel's developments will have added more than 1000km of waterfront to Dubai.

Part of Nakheel's distinctive Jumeirah Family set amid luscious landscaping and unsurpassed leisure and lifestyle amenities; Jumeirah Village delivers a holistic living experience for its residents in the heart of Dubai's most desirable district.

Located between Emirates, Al Khail and Al Barsha Roads, the project is designed to be self-sustained and will include international schools, town and country clubs, community centres, jogging and cycling trails, sports and leisure facilities, and round the clock security, all providing peace of mind and a real sense of community.

Variety forms the central theme of Jumeirah Village with diverse retail and leisure facilities, beautiful landscaping, and distinct architecture combining to create inspired living spaces for the modern family.



*D*irect from the developer

- 3- bedroom town house
- Additional Maid's room and Storage
- Swimming pool and Gymnasium
- 2 Basement Parking
- Freehold*
- Financing available**

* Subject to UAE law - ** Subject to bank approval

Location

*J*umeirah Village is spread over 80 million sq. ft. located between 5th and 6th interchange of Sheikh Zayed Road and is divided into two parts; the north part parallel to Sheikh Zayed Road and the south part parallel to Emirates Road. The development is centrally located near the free zones of Dubai Media City, Dubai Internet City and the Jebel Ali Free Zone. In addition, mixed-use commercial and residential developments such as Dubai Marina and the Jumeirah Lake Towers will fuel the need for people who work there to find exceptional residential options nearby. It is in the heart of Dubai's most desirable district that captures the feeling of pleasant and friendly vicinity.

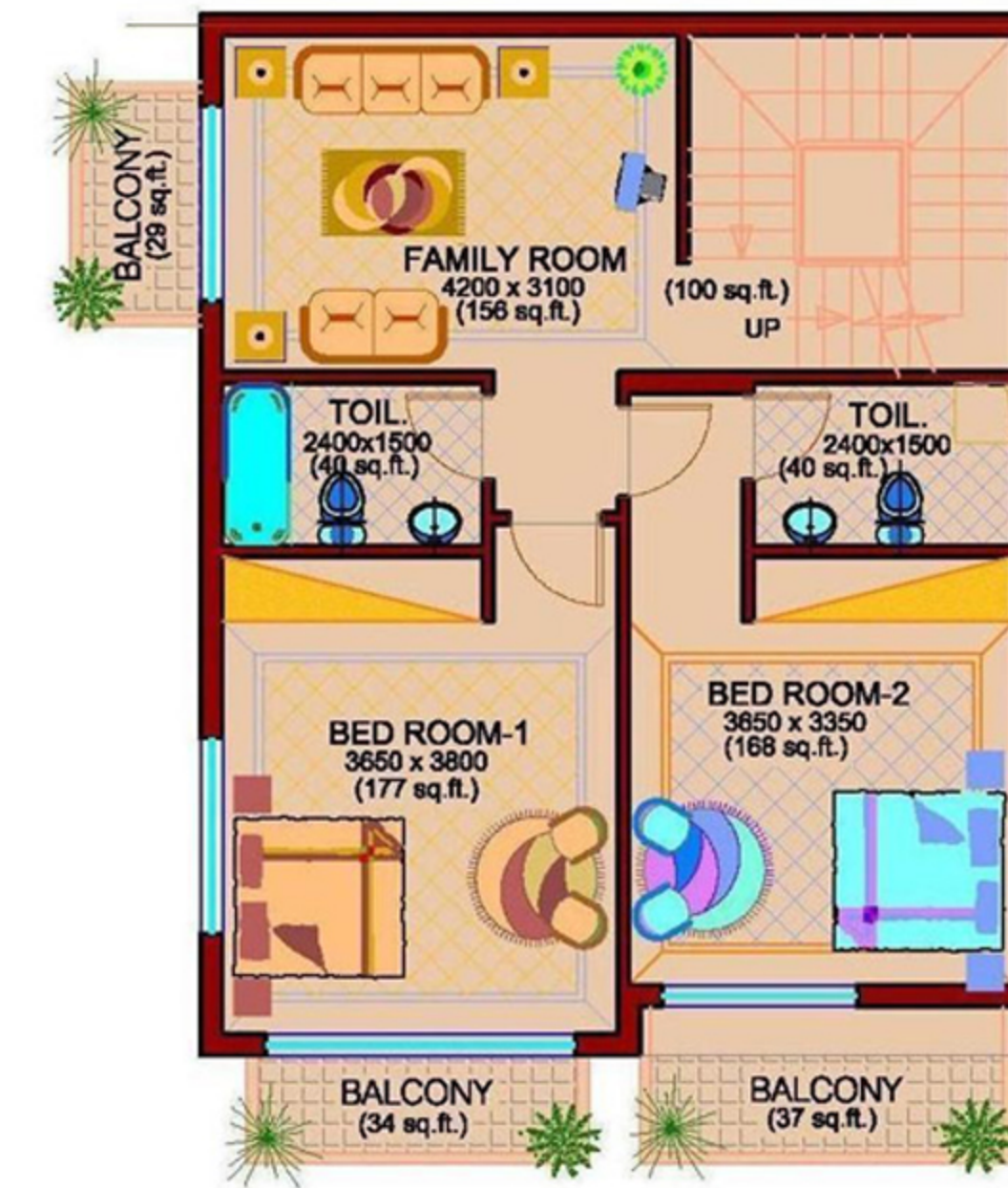


About Westar La Residencia Del Sol

Area Sheet

Villa No. 22		
Location	Area (m2)	Area (ft2)
Land Area @GF	45.61	491.00
Basement parking	39.41	424.00
Basement Storage	36.20	390.00
Ground Floor	72.30	779.00
First Floor	83.60	900.00
Second Floor	72.55	781.00
TOTAL	349.67	3765.00

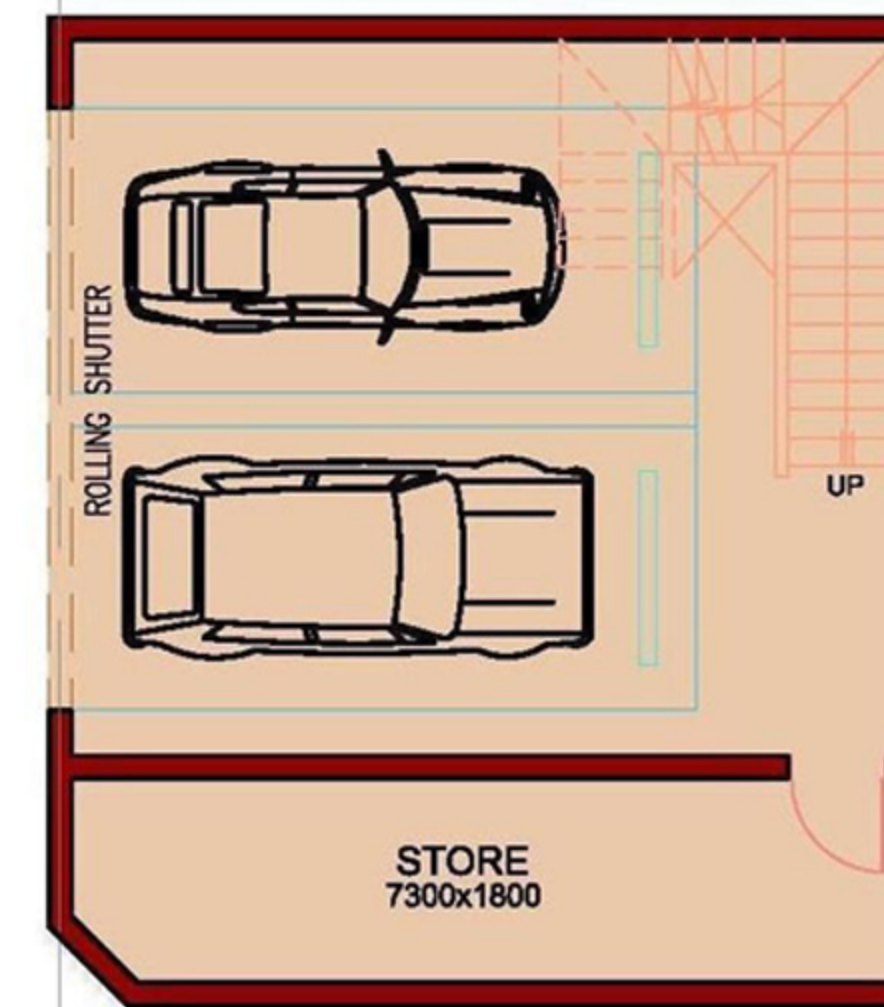
Floor Plan



FIRST FLOOR



SECOND FLOOR



BASEMENT



GROUND FLOOR



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