EST 2022

SIGNATURE MANSIONS

EXQUISITE LIVING

SIGNATURE
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.

Live exquisite

When all things come together in harmony, we envision perfection. Signature Mansions redefine the unique fusion of community and privacy, brought together in one clubhouse-styled, limited edition collection residential enclave.

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

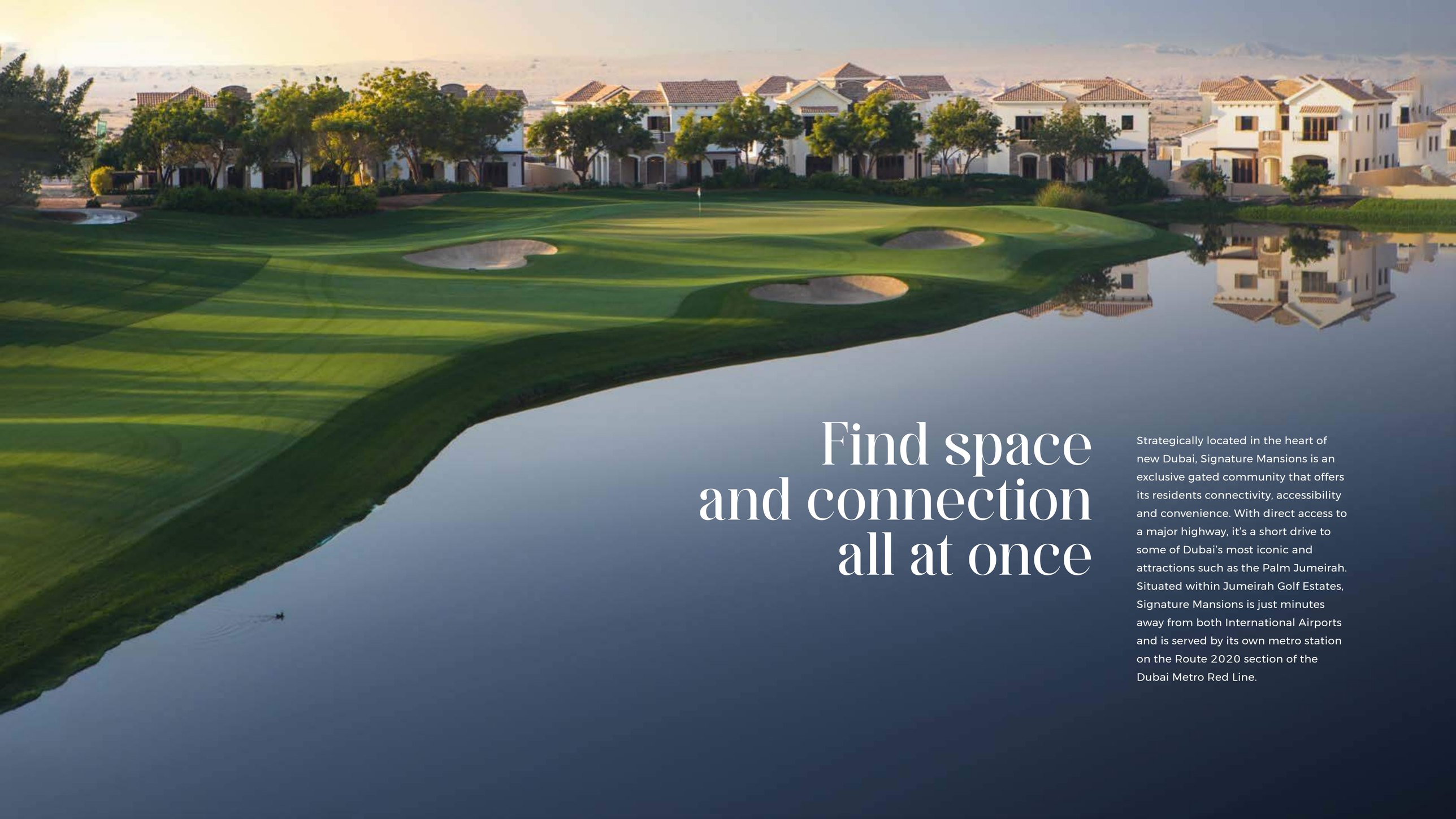
A city that redefines the impossible and stops at nothing. A city that shines amongst the dunes and lights up the skyline. Home to hundreds of thousands of dreamers, leaders and families, this tax-free haven is one of the best places to live and to build your future. With technology on tap, a leading 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.

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

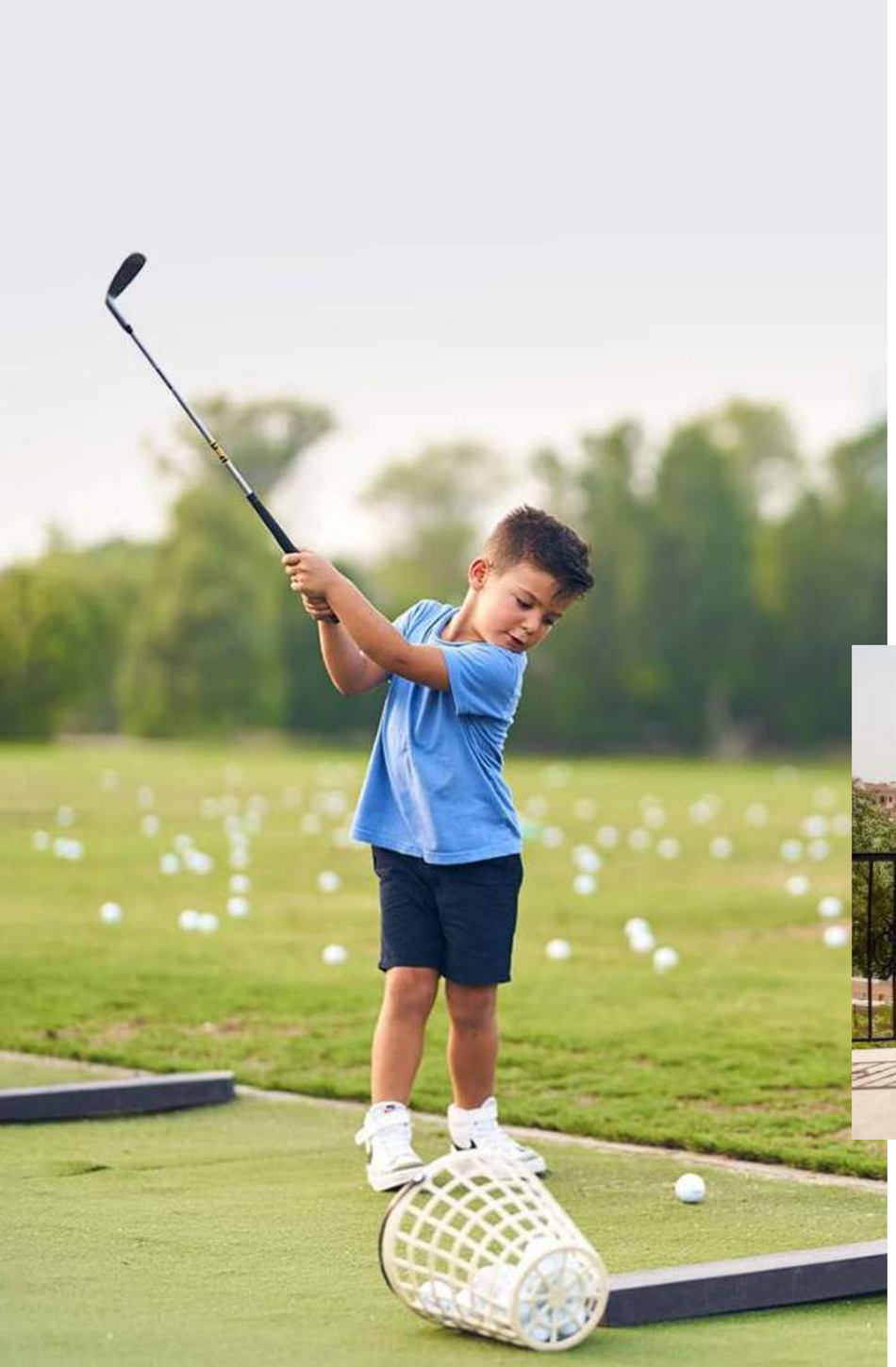


Find space and connection all at once

Strategically located in the heart of new Dubai, Signature Mansions is an exclusive gated community that offers its residents connectivity, accessibility and convenience. With direct access to a major highway, it's a short drive to some of Dubai's most iconic and attractions such as the Palm Jumeirah. Situated within Jumeirah Golf Estates, Signature Mansions is just minutes away from both International Airports and is served by its own metro station on the Route 2020 section of the Dubai Metro Red Line.

A bespoke community within Jumeirah Golf Estates

Rated among the top 10 lifestyle estates in the world, Jumeirah Golf Estates is a luxury golf and residential destination located in the south of Dubai. Set across 1,119 hectares of sweeping green landscapes, 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

A limited edition collection community designed with family and friendship in mind. These homes were designed for memory creation and life-balance elevation. Spacious, safe and envisioned for multi faceted family needs. With secure boundary walls and without cars to interrupt the flow or safety of the roads, this community truly heroes all we need to flourish, whatever our age or outlook. 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 our 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 for residents.

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
- Al Botanica
- Kasturi Rooftop Lounge
- Bussola
- Tap & Grill

A Rejuvenating Oasis

The Lounge Spa is a true oasis of tranquility 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.

EST 2022

SIGNATURE MANSIONS

EXQUISITE LIVING

Your Inspiration.
Our Passion.
Your Signature Home.

Signature Mansions is an exclusive collection of modern luxury villas. Each home offers unparalleled views of the Fire golf course, the stunning Dubai skyline, or overlooks the lush vistas and calm curves of the natural community beneath. The architectural design meticulously balances private and communal spaces, with five to six ensuite bedrooms, spacious formal and family living areas, and courtyards to allow sunlight to stream through the entire home. The main entrance opens to an exclusive residential area with easy access to an underground five-car parking bay bathed in natural light. Amenities are plentiful and include a private cinema, virtual reality room, a rooftop pool and terrace with panoramic views of the city.

These are truly a collection of private residences that inspire life's greatest family moments.

The Signature Mansions villas are all accessed by their own private, shaded lower ground level parking entrance to offer a seamless journey into your home and family life. From their private elevator entrances, the villas offer an expanse of living space, bathed in natural light, which floods through the homes to their broad and flexible indoor and outdoor entertainment areas, shaded terraces and integrated roof top pools. Attention to detail, a focus on quality, and meticulous planning creates vibrant interiors of contemporary sophistication.

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, yet refreshingly bright and breezy on our bespoke foundation floor, offering you direct, secure elevator access into your home.

Once your cars are safely housed below your home, Signature Mansions offers a minimal car environment creating a safe haven for families and pets and ensure the community is connected on foot, in cohesion, and within nature, with only your exclusive golf carts sharing your neighborhood roads.

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 access your very own horizon vistas from sunrise to sunset.

Front Facade

Rear Facade

Entry Lobby

Broad spans of smooth flooring create a seamless flow from the double height entrance foyer through to the triple height internal courtyard and lounge areas, and high-quality imported finishes and exquisite interior design complete the picture. 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 powder rooms, 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 seven car parking spaces, compliment this luxurious home.

Lounge to Dining

Dining to Lounge

Master Bedroom

Master Bathroom

Walk In Wardrobe

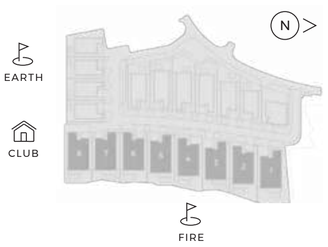
6 BEDROOM

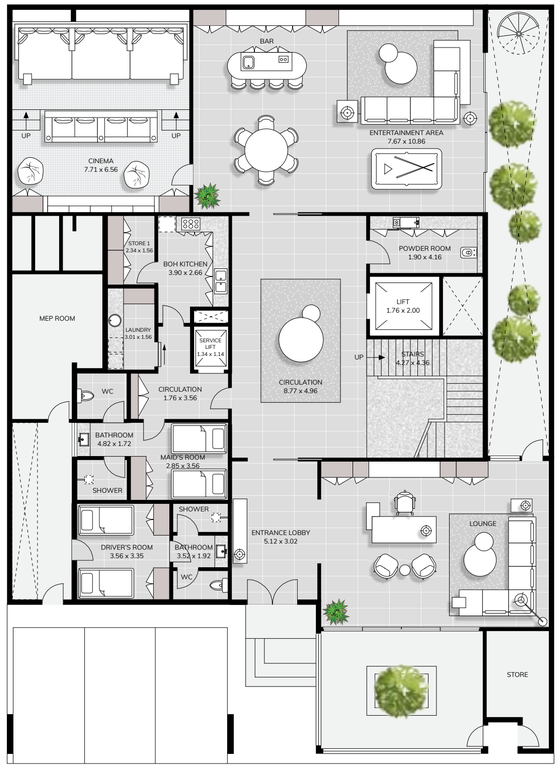
Villa Type 1	THE MAGNOLIA COLLECTION
Floors	LG + G + 2
Total Area	1,487 Sq.m | 16,010 Sq.ft

Highlights

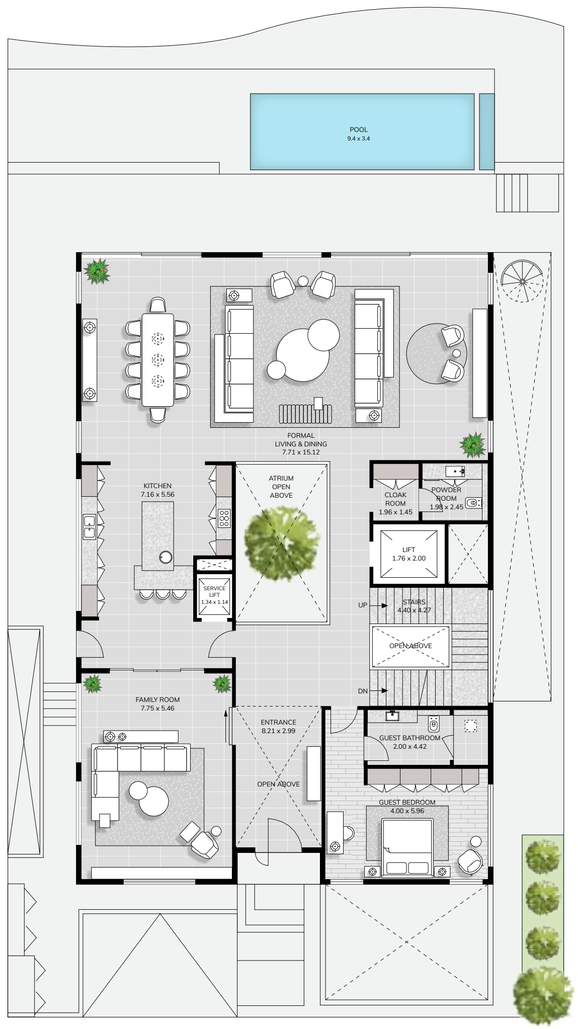
- Panoramic Views of the Fire Golf Course
- Lower Ground Arrival
- Triple Height Central Courtyard
- Pantry on Second Floor
- Entertainment Room
- Home Theater
- Main + Service Elevators
- Private Terrace Pool
- Infinity Ground Pool
- BOH Kitchen
- Nanny, Maid, Driver Rooms

Key Plan — Magnolia



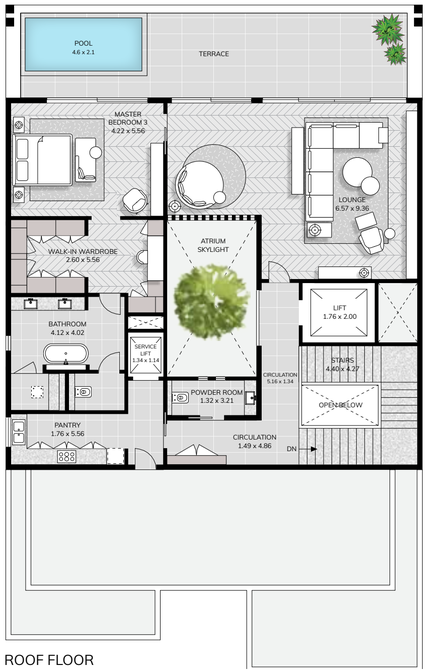


LOWER GROUND
Total Area 498 Sq.m | 5,365 Sq.ft



GROUND FLOOR
Total Area 377 Sq.m | 4,055 Sq.ft

FIRST FLOOR
Total Area 364 Sq.m | 3,915 Sq.ft



ROOF FLOOR

SECOND FLOOR
Total Area 248 Sq.m | 2,674 Sq.ft

SIGNATURE MANSIONS

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JUMEIRAH GOLF ESTATES
SIGNATURE DEVELOPERS
Project Sales and Marketing by:
THE DEVMARK GROUP

THE JASMINE COLLECTION

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

Front Facade

Rear Facade

The villa has 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 seven parking spaces to bring you everything you need to live life gracefully.

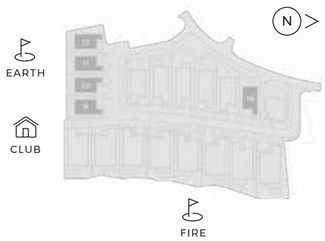
5 BEDROOM

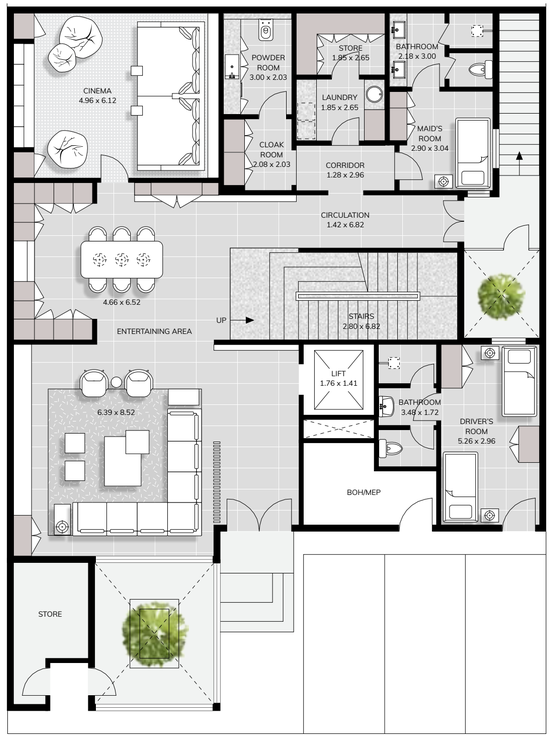
Villa Type 2	THE JASMINE COLLECTION
Floors	LG + G + 2
Total Area	823 Sq.m | 8,855 Sq.ft

Highlights

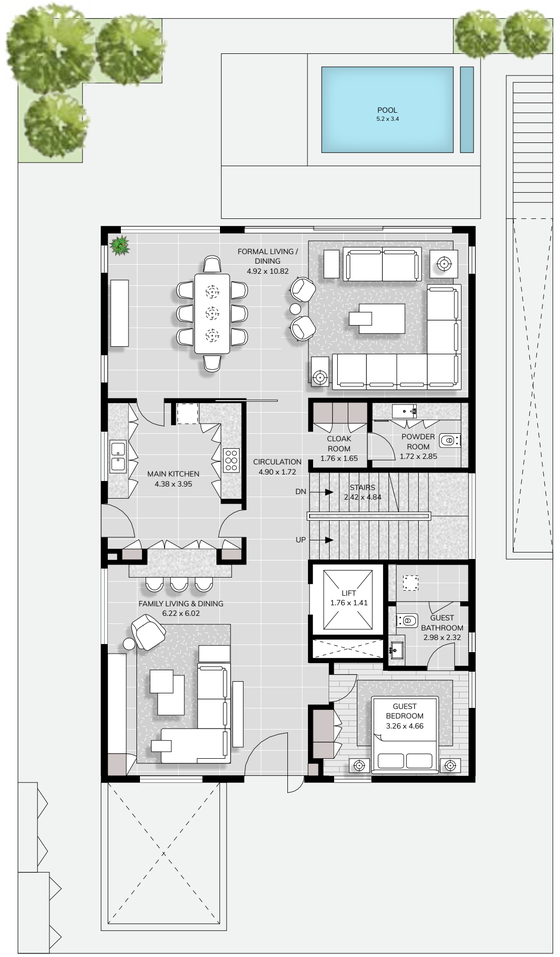
- Scenic View of the Earth Golf Course & Clubhouse
- Lower Ground Arrival
- Sunken Courtyard
- Entertainment Room
- Home Theater
- Main + Service Elevators
- Private Terrace Pool
- Infinity Ground Pool
- BOH Kitchen
- Maid & Driver Rooms

Key Plan — Jasmine

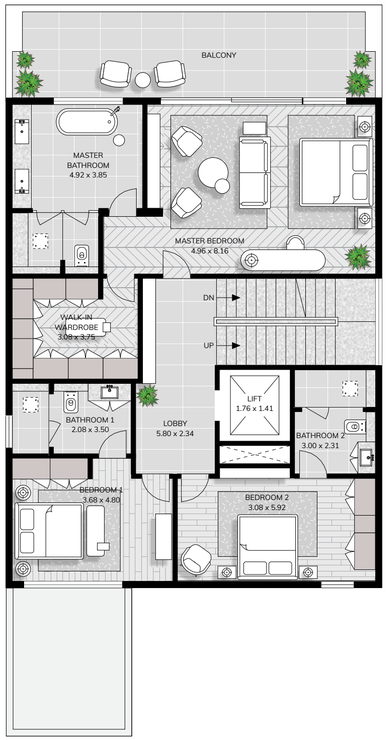




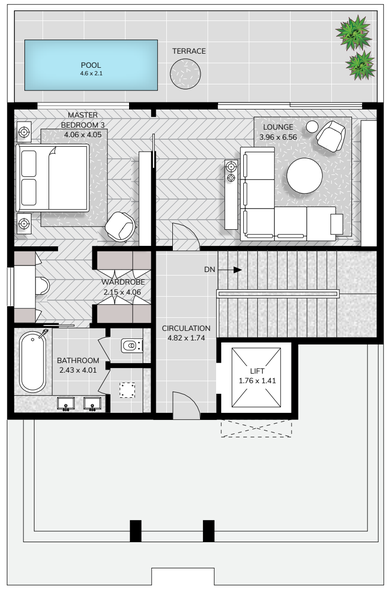
LOWER GROUND
Total Area 288 Sq.m | 3,102 Sq.ft



GROUND FLOOR
Total Area 196 Sq.m | 2,105 Sq.ft



FIRST FLOOR
Total Area 204 Sq.m | 2,195 Sq.ft



SECOND FLOOR
Total Area 135 Sq.m | 1,452 Sq.ft

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THE DEVMARK GROUP

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.

Front Facade

Pool View

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 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.

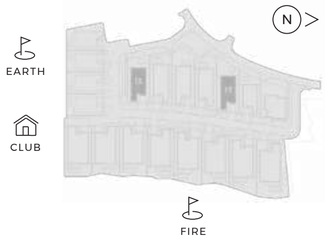
6 BEDROOM

Villa Type 3	THE ORCHID COLLECTION A
Floors	LG + G + 2
Total Area	1,045 Sq.m | 11,251 Sq.ft

Highlights

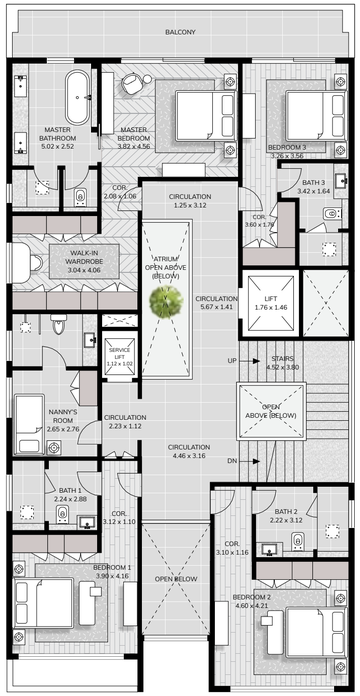
- Panoramic Views of the Earth Golf Course
- Lower Ground Arrival
- Triple Height Central Atrium
- Pantry on Second Floor
- Entertainment Room
- Home Theater
- Main + Service Elevators
- Private Terrace Pool
- Infinity Ground Pool
- BOH Kitchen
- Nanny, Maid, Driver Rooms

Key Plan — Orchid A



LOWER GROUND
Total Area 359 Sq.m | 3,859 Sq.ft

GROUND FLOOR
Total Area 249 Sq.m | 2,685 Sq.ft



FIRST FLOOR
Total Area 257 Sq.m | 2,769 Sq.ft

SECOND FLOOR
Total Area 180 Sq.m | 1,938 Sq.ft

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Project Sales and Marketing by:
THE DEVMARK GROUP

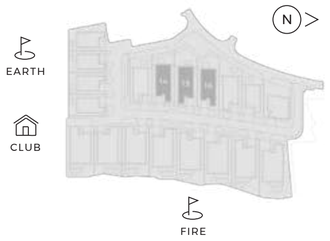
6 BEDROOM

Villa Type 4	THE ORCHID COLLECTION B
Floors	LG + G + 2
Total Area	1,191 Sq.m | 12,821 Sq.ft

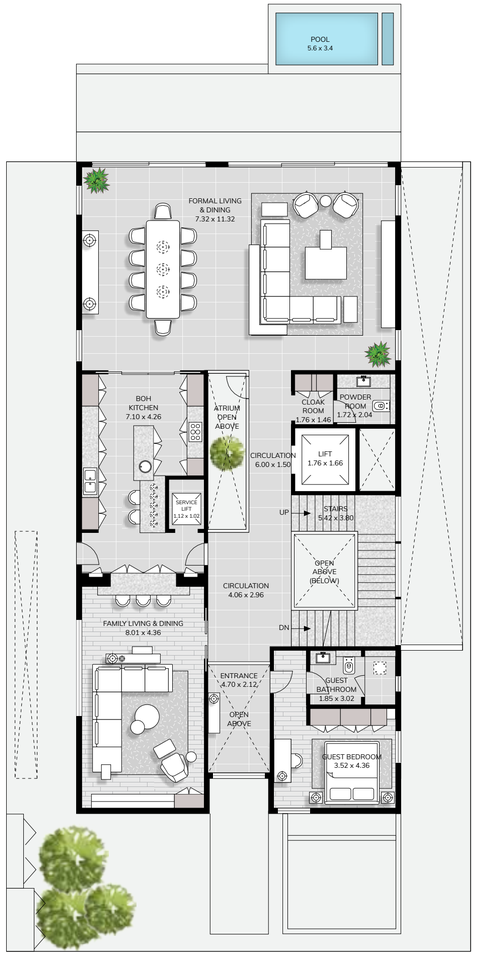
Highlights

- Panoramic Views of the Earth Golf Course
- Lower Ground Arrival
- Triple Height Central Atrium
- Pantry on Second Floor
- Entertainment Room
- Home Theater
- Main + Service Elevators
- Private Terrace Pool
- Infinity Ground Pool
- BOH Kitchen
- Nanny, Maid, Driver Rooms

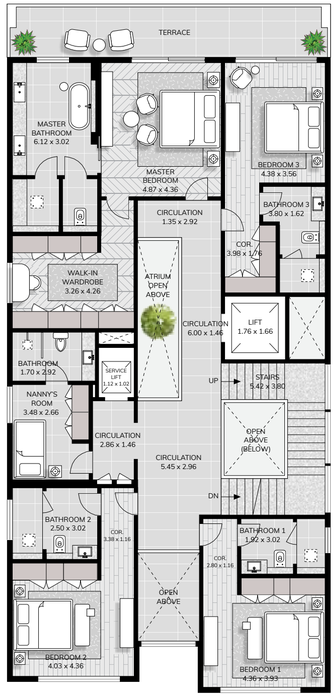
Key Plan — Orchid B



LOWER GROUND
Total Area 409 Sq.m | 4,404 Sq.ft



GROUND FLOOR
Total Area 287 Sq.m | 3,086 Sq.ft



FIRST FLOOR
Total Area 283 Sq.m | 3,048 Sq.ft

SECOND FLOOR
Total Area 212 Sq.m | 2,284 Sq.ft

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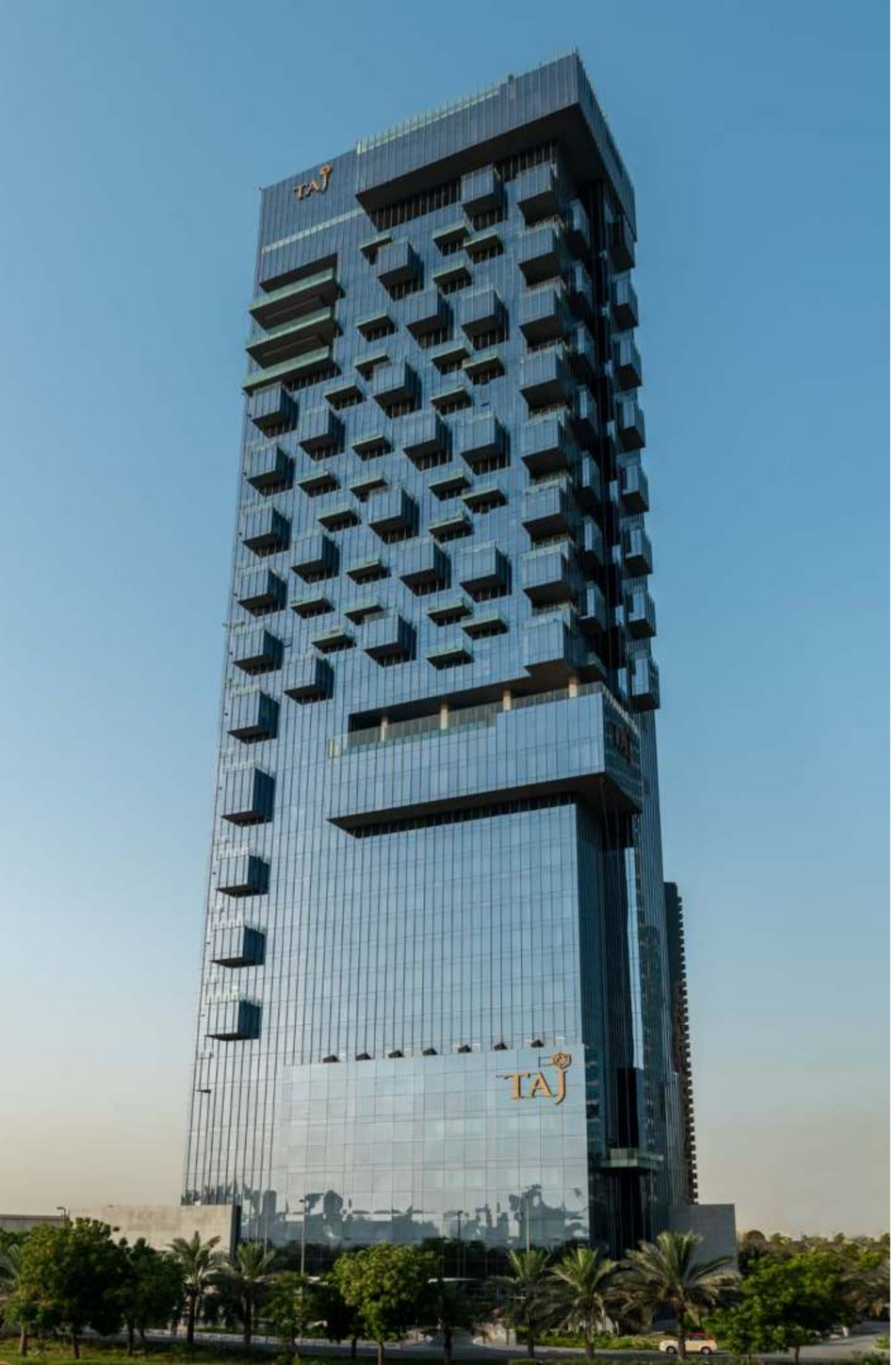

You are in the very best of hands

Successful home investments demand the best of developer partners. Signature Developers Limited is an award-winning Dubai-based development company that specializes in delivering luxury residences, such as The 118 in Downtown and 5-star Taj Hotel & The Residences in Jumeirah Lake Towers. To create a flawless living environment the Signature Developers specialists, 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 need states is what positions them uniquely within the market.

SIGNATURE
DEVELOPERS

THE
118

The Residences
JUMEIRAH LAKES TOWERS

Master Developer:

JUMEIRAH
GOLF ESTATES

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 Mei'aisem Mall are in the destination's immediate proximity.

Project Sales and Marketing by:

THE DEVMARK
GROUP

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 and investors 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, sales training 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 knowledge 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 prop-tech 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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