



JUMEIRAH
GOLF ESTATES

CEDARWOOD

ESTATES

wasi



CRAFTED BY NATURE,
PERFECTED BY DESIGN.





JUMEIRAH
GOLF ESTATES

The Next Chapter



WHERE EVERY SUNRISE UNFOLDS ON THE FAIRWAY

Jumeirah Golf Estates, where tree-lined boulevards and sculpted greenery have long shaped a lifestyle of grace and belonging. For generations, it has offered families not just homes, but prestige and a destination that speaks for itself.

Upon the expansion of the project, a new vision arises...

Jumeirah Golf Estates: The Next Chapter marks a bold evolution, and a broader vision of estate living across various districts. Here, equestrian trails wind through shaded groves. Lawns inspired by the great urban parks invite leisure and connection. And a new golf course, shaped for the modern player, completes the landscape with quiet confidence. Because true legacy isn't built overnight, it's lived, refined and passed on.





THE PRIVILEGE OF RESORT LIVING



Country
Club



Mandarin
Oriental Hotel



18 Hole
Golf Course



Equestrian
Centre



International
School



Hospital



Metro
Station



Etihad
Rail



Tennis
Stadium



Cycling
Track



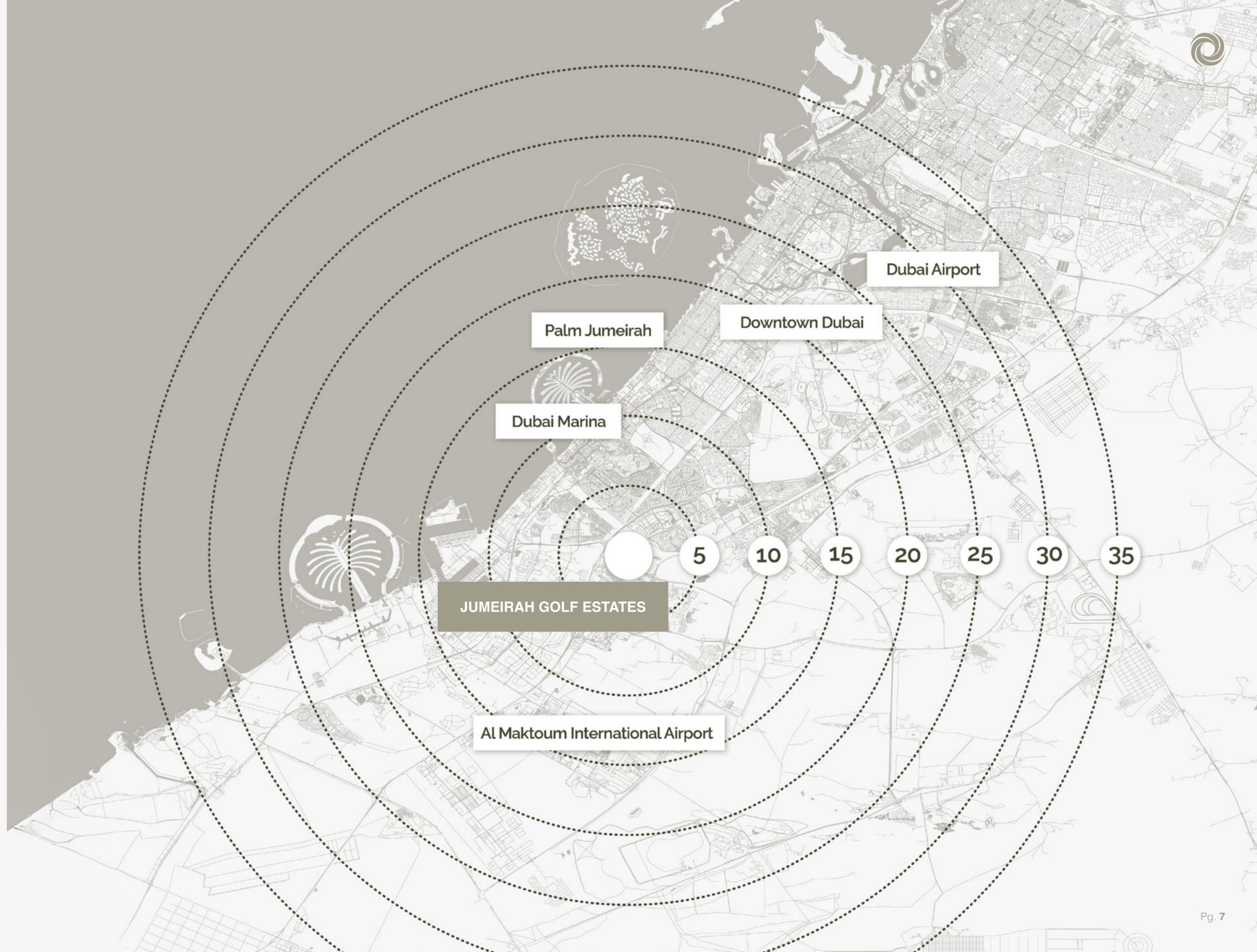
Jogging
Track



Central
Park



STRATEGIC LOCATION







CEDARWOOD

ESTATES





THE SOUTHERN JEWEL OF THE NEXT CHAPTER

Perfectly situated in Me'Aisem First, between Mohammed Bin Zayed Road and Zayed Bin Hamdan Road, Cedarwood Estates lies at the heart of the southern side of Jumeirah Golf Estates: The Next Chapter.

Set close to the equestrian centre, this villa community is enriched by a rare lifestyle layer that quietly elevates the residential experience.

Wrapped in sculpted greenery and overlooking one of Dubai's most expansive 960,164 m² golf and sports realms, every villa is crafted to showcase sweeping fairways views.

An elegant network of circulation loops connects the district, offering effortless access to schools and retail while creating a seamless connection between nature, community and everyday life.



WHERE EVERY SUNRISE UNFOLDS ON THE FAIRWAY

At Cedarwood Estates, 121 golf-villas are thoughtfully set along sweeping panoramic fairways, creating a lifestyle where every view is a masterpiece.

Crafted by nature, the landscape becomes a defining element of the district's character. The Green Islands, sculpted mounds, terraced planting and curated tree clusters, act as serene pauses along the community's internal loop. The result is a streetscape softened by shaded seating pockets and pathways, where nature and design work together to shape an atmosphere of calm and lasting elegance.





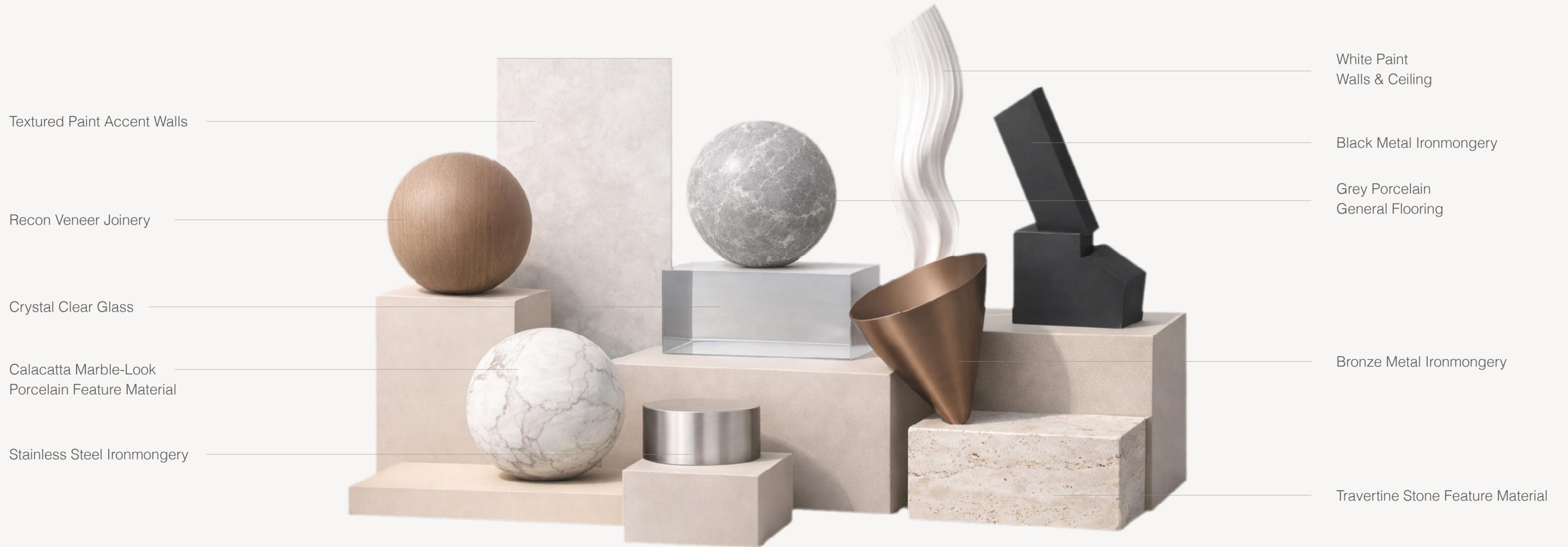
TYOLOGIES

■ 4-Bedroom Villas ■ 5-Bedroom Villas ■ 6-Bedroom Villas





MINIMALIST FORMS, MASTERFUL FINISHES



Disclaimer: Interior materials shown are for illustration only and may change. Final selections may differ.



ARCHITECTURE THAT BREATHES WITH THE LANDSCAPE

Inspired by clean contemporary aesthetics, Cedarwood Estates architecture opens fully to the outdoors, allowing light, air and views to animate every corner of the villa.

Linear volumes, soft textures and refined proportions give the homes a quiet sculptural presence, while floor-to-ceiling windows open onto uninterrupted golf course views. Every line, every surface and transition is designed to enhance flow: from the double-height entrances to the sheltered terraces and a private courtyard that brings nature into the heart of each residence.



CRAFTED FOR THE ONES WHO EXPECT MORE

A grand double-height foyer

Elevator in every villa

Floor-to-ceiling windows with uninterrupted golf views

Spacious living and dining areas made for elegant hosting

Intimate terraces and pergolas for alfresco living

A luxury fitted kitchen with island and walk-in pantry

En-suite bedrooms, including a master suite with walk-in closet

Dedicated lifestyle spaces — office, laundry room, maid's suite

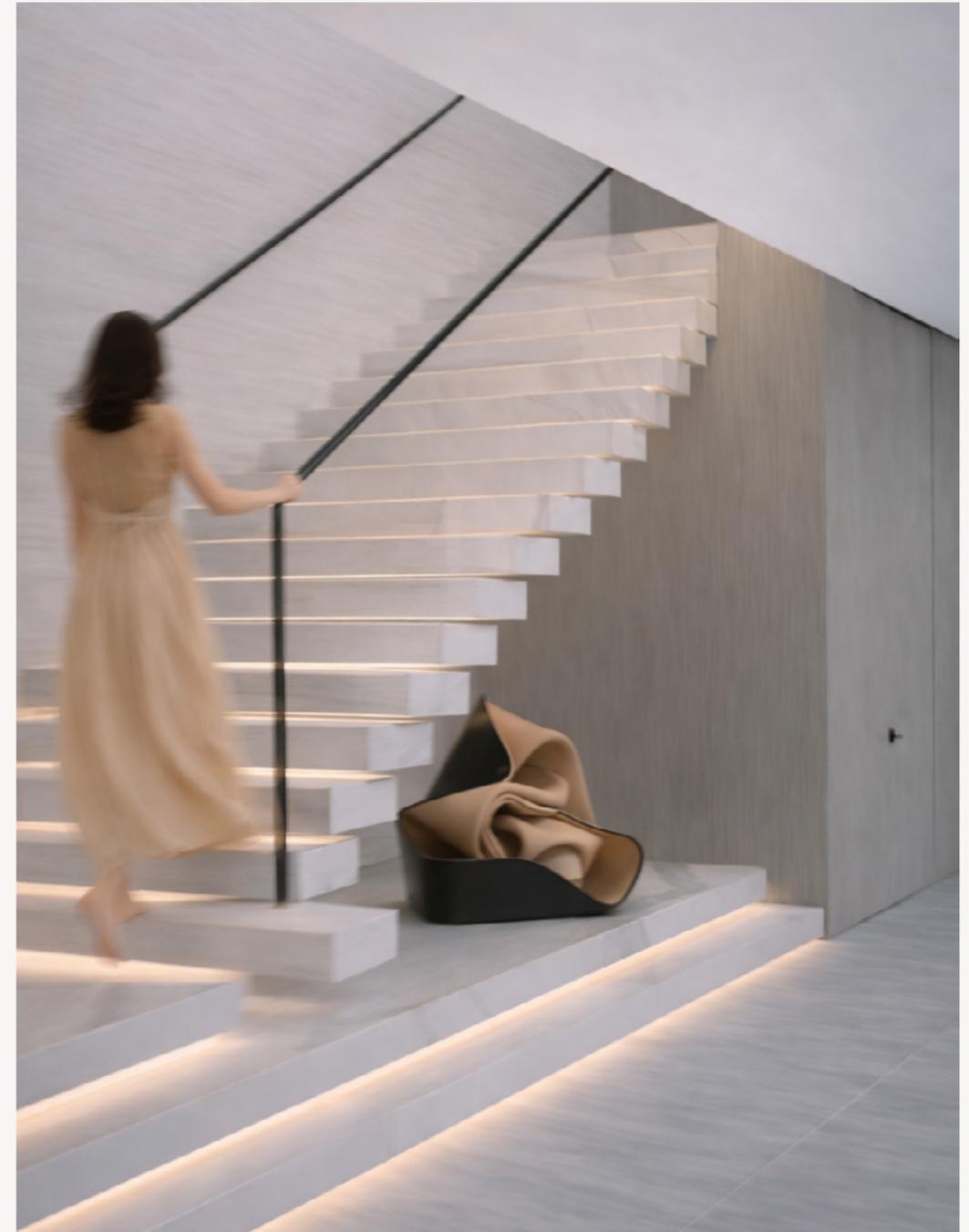
Private swimming pool, landscaped courtyard, garden & BBQ area

Covered parking for three vehicles















REFINED LIVING SHAPED BY SIGNATURE SERVICES



Country Club
Membership



Concierge
Services



Security
Control



EV Charging
Provision



Basic Home
Automation



Dedicated Waste
Management



Guest Valet
Parking





VILLA TYPES



VILLA

4-Bedroom Unit

2,831 sqft.
Ground Floor

2,801 sqft.
First Floor

473 sqft.
Roof Floor

6,070 sqft.
Total Saleable Area

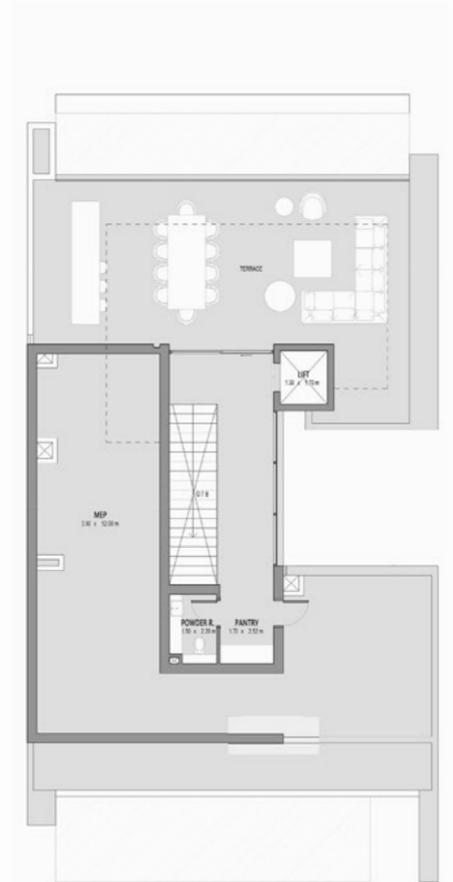
6,135 sqft. – 9,061 sqft.
Plot Area



Ground Floor



First Floor



Roof Floor



VILLA

4-Bedroom Unit | Front View





VILLA

4-Bedroom Unit | Rear View





VILLA

5-Bedroom Unit

3,509 sqft.
Ground Floor

3,533 sqft.
First Floor

614 sqft.
Roof Floor

7,918 sqft.
Total Saleable Area

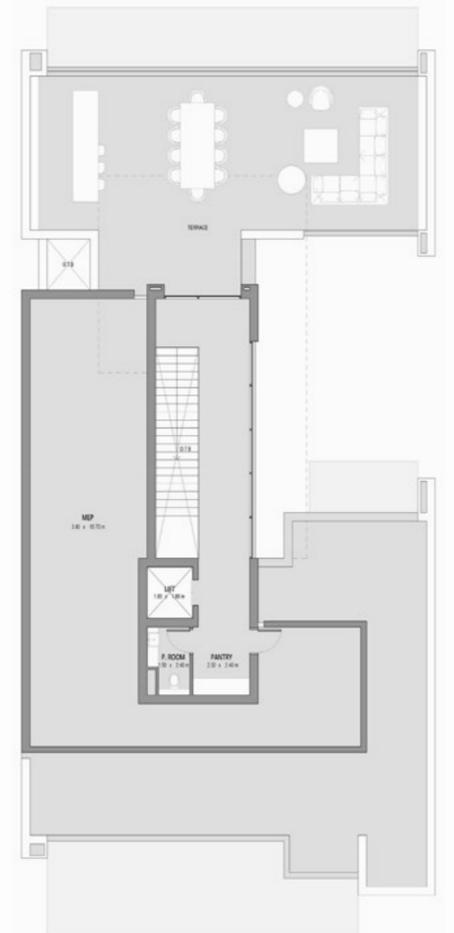
9,257 sqft. – 14,126 sqft.
Plot Area



Ground Floor



First Floor



Roof Floor





VILLA

5-Bedroom Unit | Front View





VILLA

5-Bedroom Unit | Rear View





VILLA

6-Bedroom Unit

4,354 sqft.
Ground Floor

4,223 sqft.
First Floor

601 sqft.
Roof Floor

9,471 sqft.
Total Saleable Area

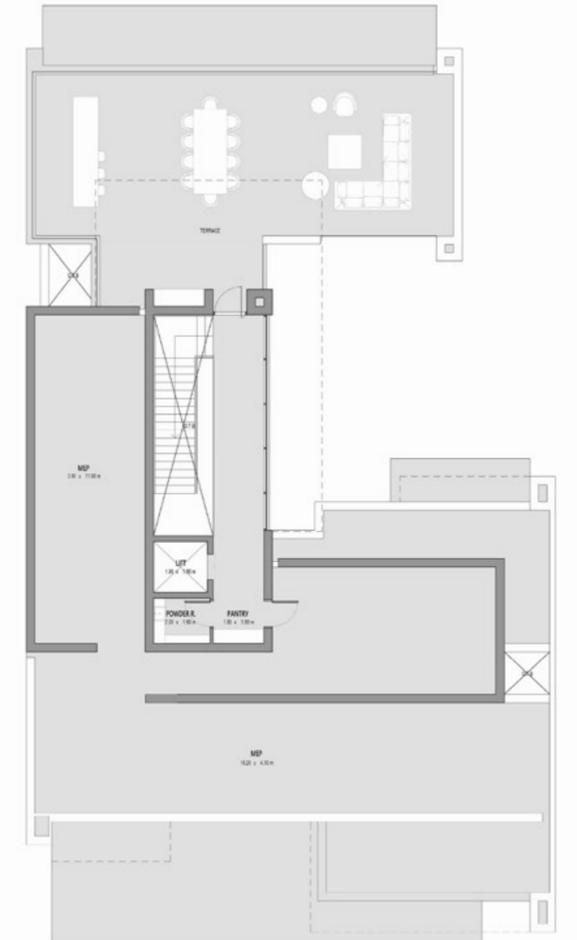
10,608 sqft. – 21,409 sqft.
Plot Area



Ground Floor



First Floor



Roof Floor



VILLA

6-Bedroom Unit | Front View





VILLA

6-Bedroom Unit | Rear View







FACT SHEET

Size Per Villa Type

4 Bedroom Villa

Plot Area: From 6,135 sqft. to 9,061 sqft.

Saleable Area: 6,070 sqft.

5 Bedroom Villa

Plot Area: From 9,257 sqft. to 14,126 sqft.

Saleable Area: 7,918 sqft.

6 Bedroom Villa

Plot Area: From 10,608 sqft. to 21,409 sqft.

Saleable Area: 9,471 sqft.

Villa Types	Unit Count
4 Bedroom	54
5 Bedroom	28
6 Bedroom	39
Total	121



Villa Configuration

Each villa contains a private courtyard with a serene water feature, a swimming pool, and an outdoor seating area.

Our design thoughtfully caters to residents' needs, offering a zen garden for tranquility, a serene courtyard, and floor-to-ceiling windows for seamlessly blending views.

Building heights

G+1+R (14m)

Bedrooms

4 Bedrooms / 5 Bedrooms / 6 Bedrooms

Community Amenities

Cycling
Jogging Track

Technical specification

Combination of stone cladding with paint on cement finish, laminated glass balustrade and double glass with aluminum window frames with WPC fluted cladding and WPC ceiling panel.

Cooling

VRF based ducted system

Metering

Electrical meter, water meter & LPG meter for each villa

IT specifications

Fully integrated home automation

Interior (Summary)

Floor: Porcelain
Wall: Paint / Feature entry foyer wall
Joinery: Wood
Door: Wood with Black / Brass Handle



wasl

FROM DUBAI'S VERY OWN MASTER DEVELOPER

Wasl is one of Dubai's largest and most respected real estate asset management groups, entrusted with a mandate from the Government of Dubai to transform and enrich the city's landscape.

With an extensive portfolio of residential communities, commercial properties, industrial land, and world-class leisure destinations, Wasl has become a name synonymous with quality, credibility, and long-term value.

60K+
Residential &
Commercial Units

12+
Master
Developments

8
Community
Malls

35+
Hotels &
Hotel Apartments

5.5K+
Land Plots of
Various Uses

9K+
Hotel Rooms

8+
Golf Clubs

150+
Restaurants

1K+
Buildings

CEDARWOOD

ESTATES

For more information, please call 800 (WASL)
Visit our website at wasl.ae or visit Wasl Experience Centre, Dubai UAE
52 18C St - Al Safa - Al Safa 2 - Dubai 8:00 AM to 5:00 PM, Monday - Friday

wasl

Disclaimer: The renderings and visualisations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.