



JOMANA

Information

Jomana

Developer

Meraas

Deadline

Q2 2026

Apartments

Jomana



Jomana comes as the seventh phase of Madinat Jumeirah Living (MJL) by Meraas in the prestigious area of Umm Suqeim. Prospective property buyers can choose their dream home from 326 premium properties, including 1–3 bedroom apartments and just 8 residences in 4-bedroom configurations. These are the first residences in MJL to embrace the new modern design philosophy.

The total living areas of properties in the complex range from 796 sq. ft to 3,418 sq. ft, whilst the layouts will include one or more balconies overlooking the Burj Al Arab and the sea. Select units will also include a private terrace and a staff room, for the utmost convenience of homeowners.



When residing in Jomana, you will be able to enjoy a family-friendly pedestrian environment with a wide range of world-class amenities, which include:

- Spacious leafy landscapes
- Play areas
- Community retail center
- Daycare centers
- Fitness centers
- Swimming pools
- Parks
- Direct air-conditioned footbridge connected to Madinat Jumeirah Resort





Jomana will be situated alongside the Jumeirah Beach Road and Jumeirah Street, providing its residents with the opportunity to reach a range of coveted addresses within about 20 minutes. These include, but are not limited to Bluewaters Island, JBR and Dubai International Airport. On top of that, those who prefer moving around by public transport, can use Wild Wadi 1, Burj Al Arab Hotel 1 and Burj Al Arab Hotel 2 bus stops, which are all situated within walking distance.





Within 15 minutes' by foot, there are banks, grocery stores and nurseries, among other social facilities. These are mentioned below:

- Golden Beach Nursery
- First Steps Nursery Montessori
- Seven D Medical Center
- Emirates NBD
- Omar Al Muhairi Grocery
- F&B: Kayto, Attibassi Coffee, Sugarmash, etc.



Not forgetting popular attractions that are just a stone's throw away from Jomana, such as Umm Suqeim Beach, Wild Wadi Waterpark, the Burj Al Arab and Pavilion Marina and Sports Club, as well as many more.



Scheduled for completion in Q2 2026, Jomana is the perfect address for families with children, since it will boast close proximity to Kings' School Dubai and Raffles International School Dubai. You may also want to consider renting your unit out to generate income with the help of our property managementservices. The average gross yield for 1-bedroom apartments in Madinat Jumeirah Living is 8.4% as of Q1 2023, whilst the initial rental cost stands at AED 105K (USD 29K) per annum.

You may apply for a 2-year investor visa if the value of your property amounts to AED 750K (USD 204K) or less, or there is the opportunity to obtain a 10-year Golden Visa with a minimum qualifying amount of AED 2M (USD 545K).















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