

JAD GLOBAL
REAL ESTATE DEVELOPMENT

JK88

AN INVESTMENT BY



البندار للاستثمار
Al Bandar Investment

WELLNESS
RISES





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REAL ESTATE DEVELOPMENT

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DESIGNING HOMES AROUND REAL LIFE

At JAD Global, our homes are designed around the people who live in them. We translate our values of wellness into your own vertical sanctuary.

Rooms that flow naturally, materials that feel grounding, and layouts shaped with your comfort in mind.





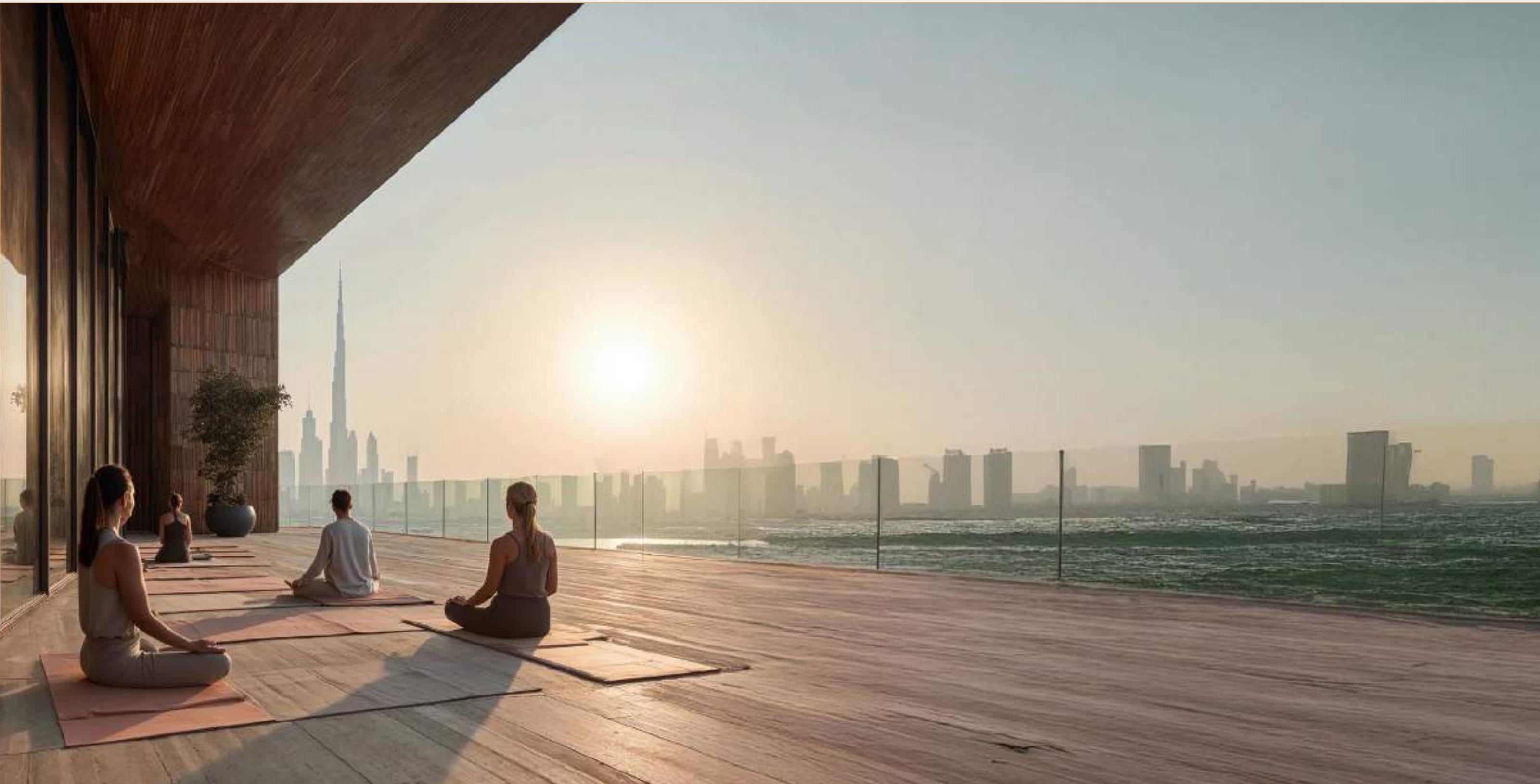
A HOME THAT SETTLES YOUR SENSES

Your sanctuary should feel personal. A place where your senses settle, your thoughts clear, and your day naturally softens. At JAD Global, this feeling begins with design choices that quietly support you.

The way light moves through your home, how each room encourages restoration, and how sound, space, and materiality are shaped to ease your routines.

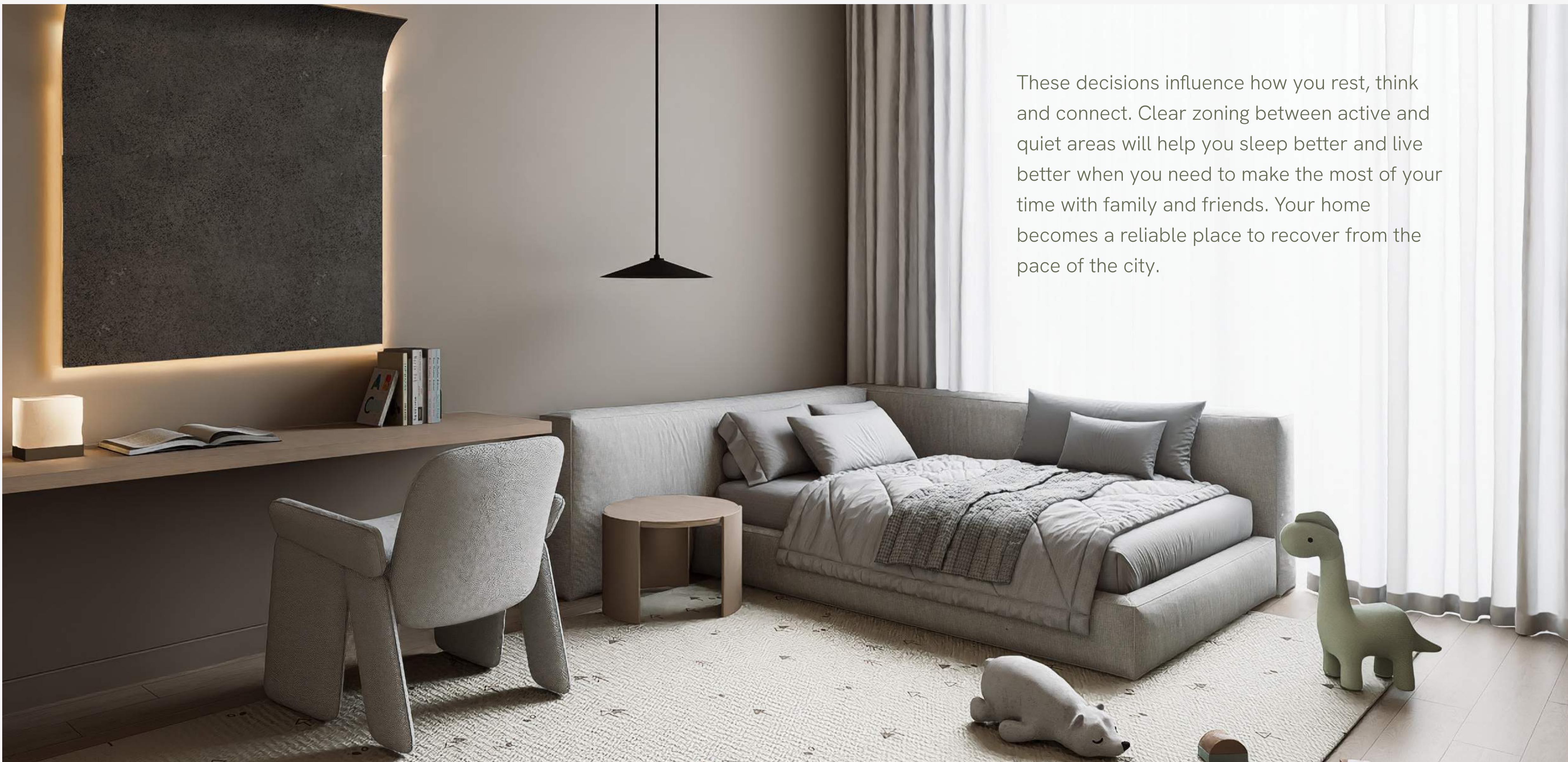
THE DESIGN BEHIND THE CALM

At J188, spaces are shaped to make life feel lighter the moment you step inside. Rooms open in a way that naturally slows your breathing. Corners feel soft, colours feel luminous. Light lands where you need it most – bright when you want energy, gentle when the day winds down. It's the kind of design you don't have to learn.





Neuroarchitecture focuses on how the built environment influences overall wellbeing. Room proportions are planned to create visual balance and reduce cognitive load. Movement paths are direct and uncluttered, allowing you to navigate the home without interruption. Your home has finishes selected for their calming effect, with consistent tones and surfaces that create a unified environment.



These decisions influence how you rest, think and connect. Clear zoning between active and quiet areas will help you sleep better and live better when you need to make the most of your time with family and friends. Your home becomes a reliable place to recover from the pace of the city.

BODY

Wellness-led amenities inspire movement and vitality, including indoor and outdoor fitness centers, a padel court, sauna, indoor and outdoor kids play areas and the Skyline Pool for laps or leisure.



MIND

Layouts, materials, and acoustic planning enhance focus and mental wellbeing, with circadian lighting throughout the building and residences.



SOUL

Overlooking the creek, the sky view deck and the various shared spaces are designed for you to connect with others and connect with yourself.



FINANCE

An investment that flourishes, offering not only lifestyle but lasting value for both end-users and long-term rental demand.





J188 is more than a collection of residences - it is a curated environment where amenities, social areas, and community come together to create an ambient lifestyle for you.

AT THE HEART OF HERITAGE & HORIZON

Perfectly placed in Al Jaddaf, between Downtown Dubai and Dubai Creek, J188 connects you to culture, nature, and the city's key destinations, while preserving a calm residential atmosphere.

Landmarks such as Mohammed Bin Rashid Library, Jameel Arts Centre, and the Floating Museum of Arts bring the arts to your doorstep, with healthcare, schools, and transit close by.



ROOTED IN CULTURE, ELEVATED BY DETAILS

04 MIN

Al Jaddaf Waterfront
Creek Metro Station
Mohammed bin Rashid Library

08 MIN

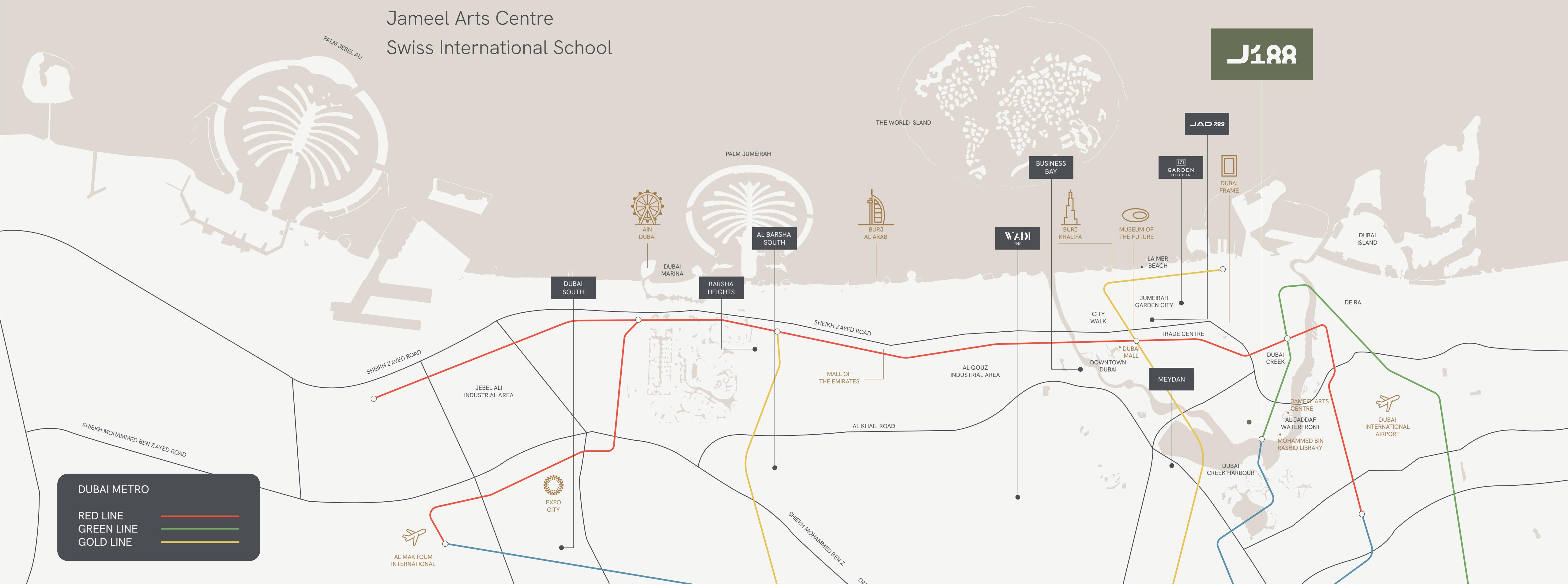
Downtown Dubai
Dubai Creek
Dubai Creek Harbour
Lycée Français International

07 MIN

Al Jaddaf Metro Station
Jameel Arts Centre
Swiss International School

12 MIN

Dubai Healthcare City



DESIGNED WITHIN.

Minimalist design with natural warmth creates modern, welcoming spaces. Clean lines balance textural richness, while façades are crafted to play with light and shadow and enhance interior calm.

INSPIRED BEYOND.

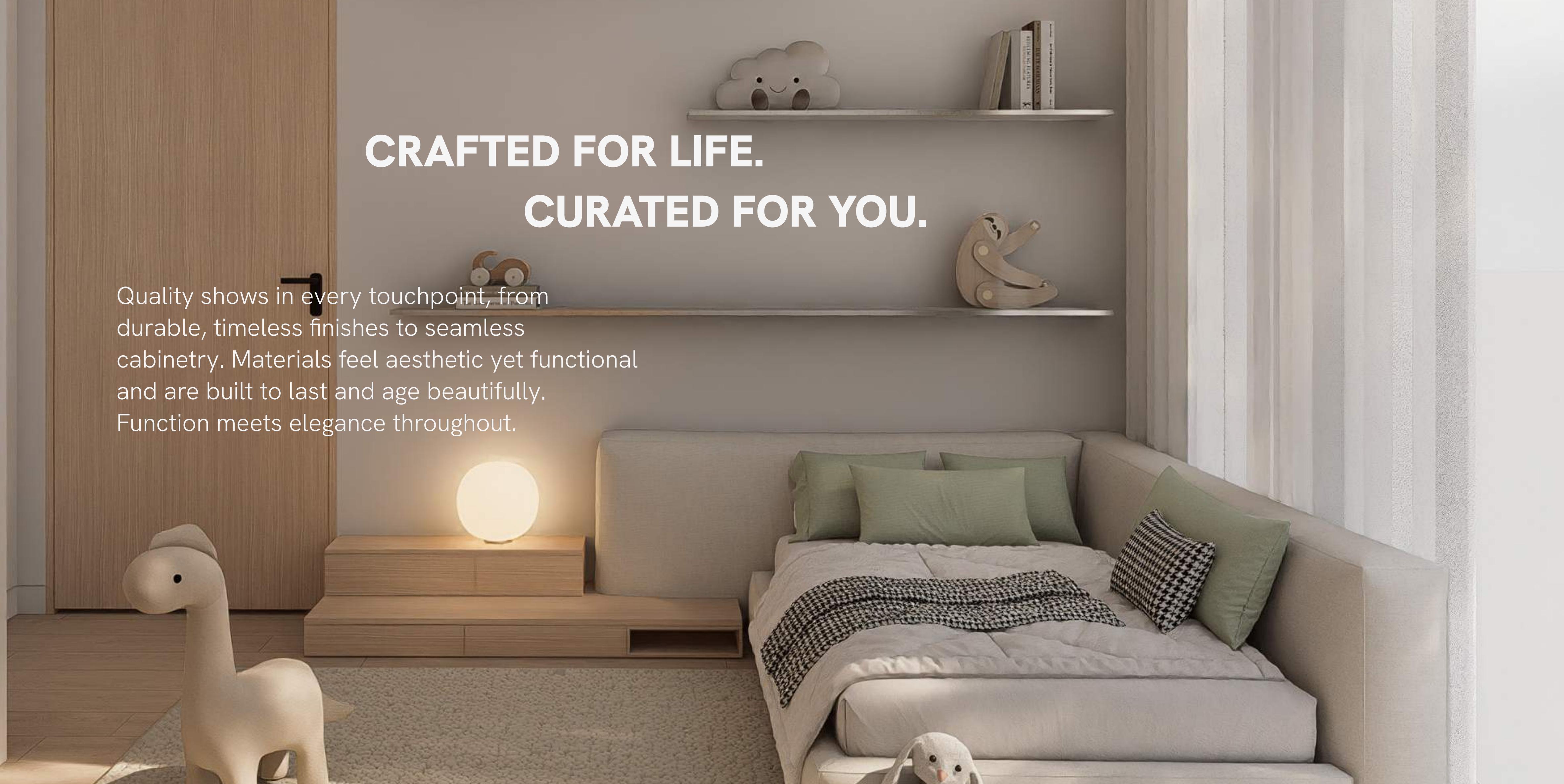




Inside each apartment, floor-to-ceiling windows fill rooms with natural daylight and frame city and creek views. Soft, neutral tones and natural materials encourage relaxation and refresh the senses.



Layouts prioritize flexibility and intuitive flow for living, working, and unwinding. High ceilings open the space, acoustic planning reduces outside noise, and advanced filtered air and water systems keep the home feeling fresh and comfortable.



CRAFTED FOR LIFE. CURATED FOR YOU.

Quality shows in every touchpoint, from durable, timeless finishes to seamless cabinetry. Materials feel aesthetic yet functional and are built to last and age beautifully. Function meets elegance throughout.





◆
Full Rain Shower



Fresh Air Ventilation



◆
Design consideration
for young families

NATURAL ELEMENTS.

Nature-inspired textiles and finishes create warmth and grounding. Tone-on-tone palettes support calm. Wooden flooring textures are selected for comfort and daily wellbeing.

TIMELESS CALM.



ILLUMINATED BY NATURE.

GUIDED BY RHYTHM.

Circadian interior lighting supports natural body cycles, with indirect illumination for balance, maximized daylight for energy, and thoughtful night lighting for relaxation.



QUIET SPACES.

COMPLETE PRIVACY.

Acoustic window and door systems reduce external noise. Strategic planning protects visual privacy. Layered façades, screens, and landscape buffers create comfort without compromise. Early acoustic studies minimize sound transfer between apartments and common areas.



LIVE EFFORTLESSLY.

FEEL INSPIRED.

Apartments with essential appliances.
Signature design touches create a cohesive
lifestyle experience.

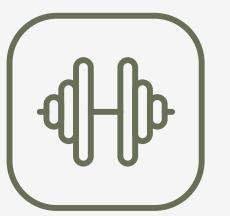


SPACES THAT MOVE WITH YOU.

All thoughtfully curated to support movement, rest, and connection.



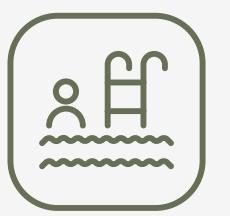
SOCIAL HUBS



THE FITNESS ROOM



THE BALANCE ROOM



THE SKYLINE POOL



THE HEAT ROOM



THE OFFICES



THE SKY VIEW DECK



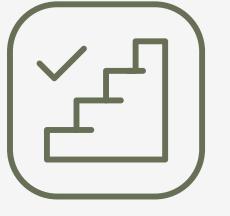
THE PADEL COURT



THE GRILL LOUNGE



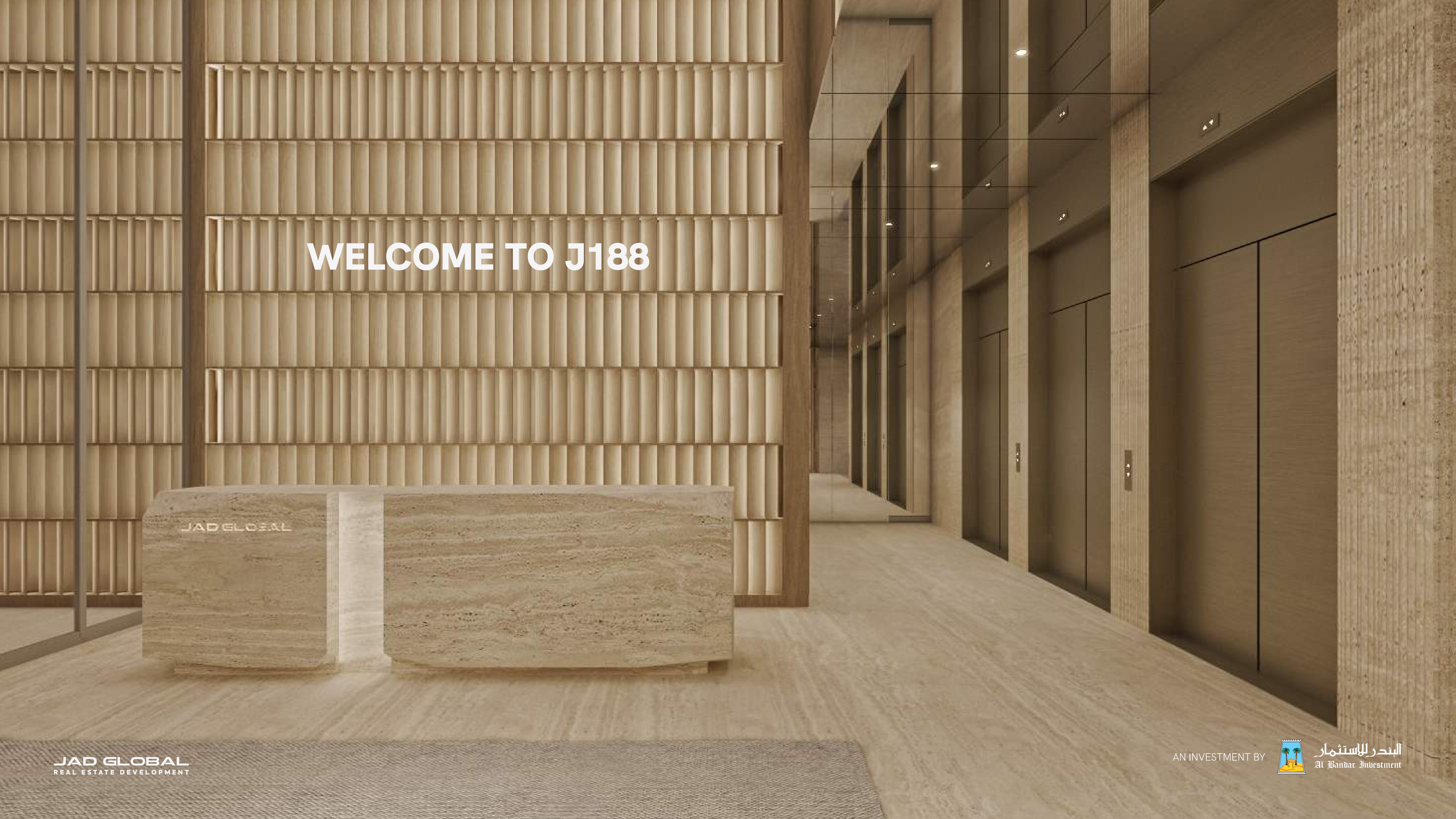
THE LIBRARY



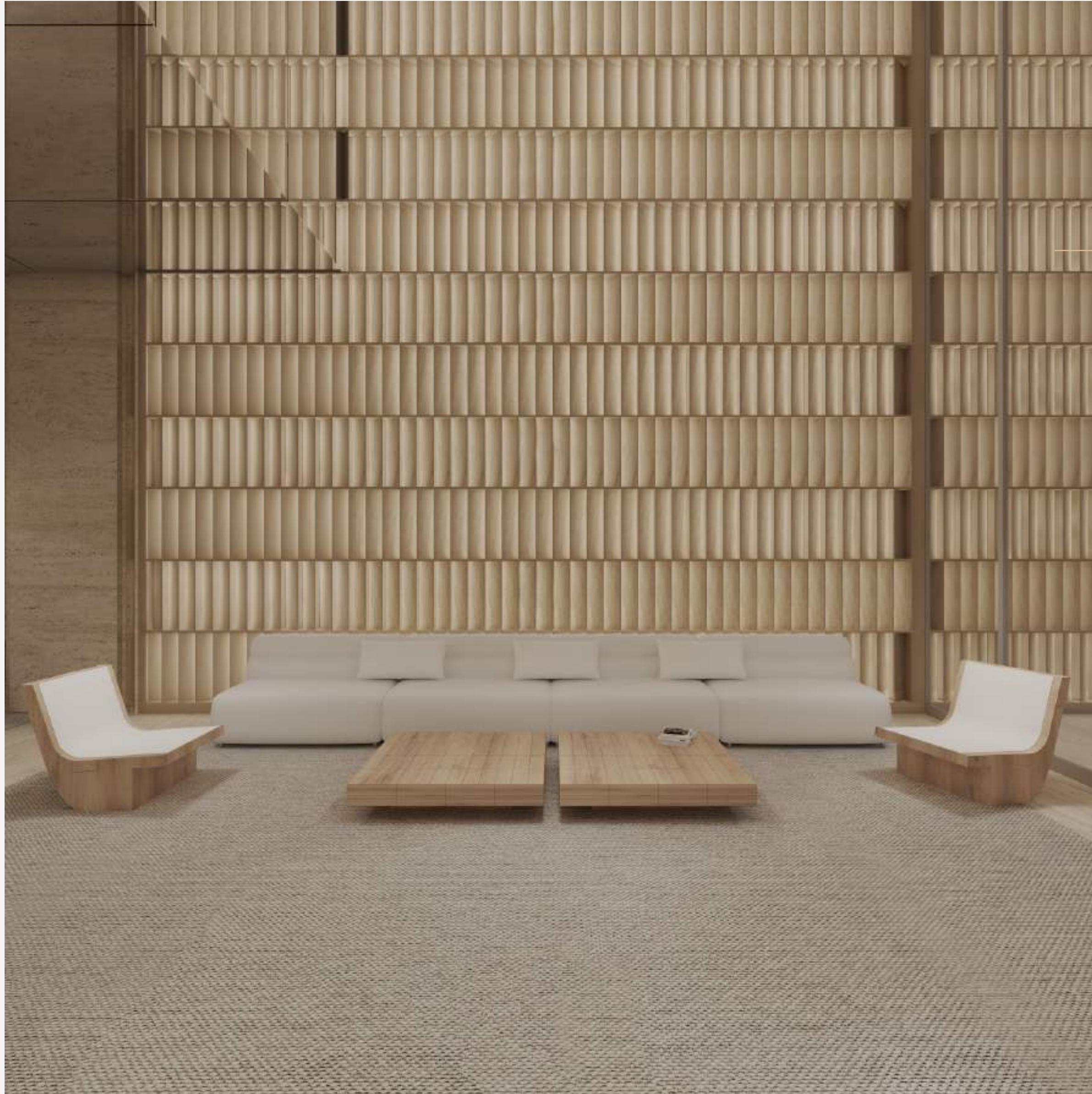
THE STEPS



THE PLAY ROOM



WELCOME TO J188



A double-height lobby with multiple seating areas sets a calm, refined tone for arrivals and everyday moments.



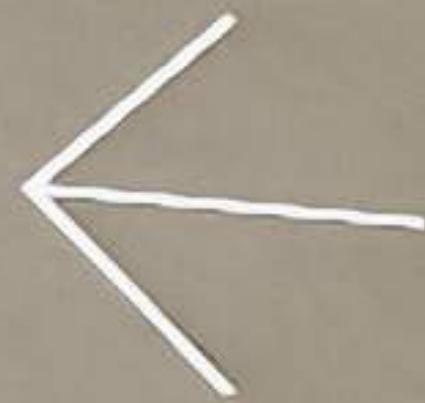
Three resident elevators plus a separate service and delivery elevator offer convenient access while maintaining privacy and comfort for the residents.

302

Naturally lit corridors and elevator lobbies bring daylight into shared areas and create an uplifting circulation experience.



FLOOR 2



FLOOR 1



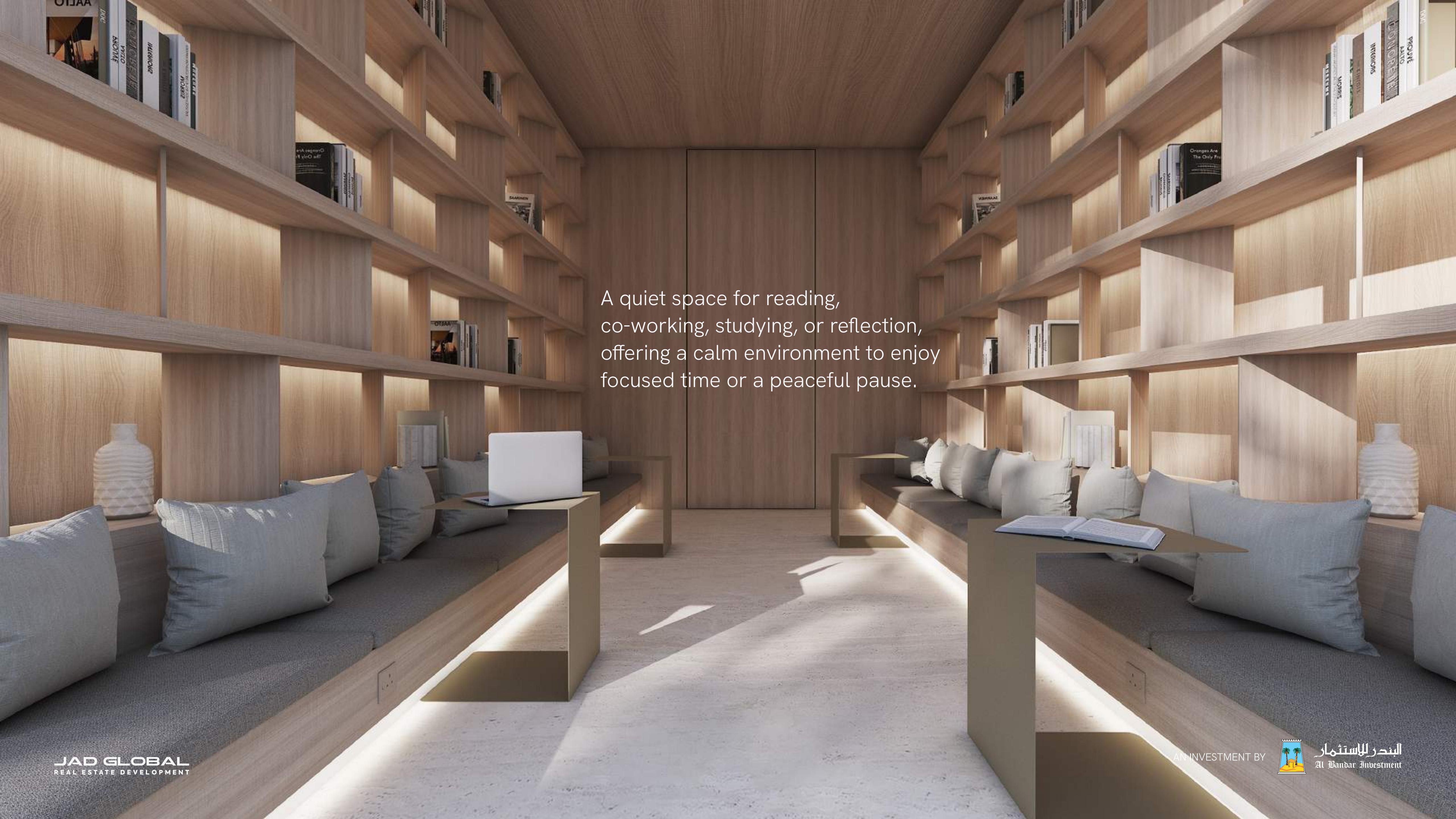
LOBBY
GROUND FLOOR

A padded, well-lit stairway that invites
gentle daily activity and makes
counting your steps effortless.



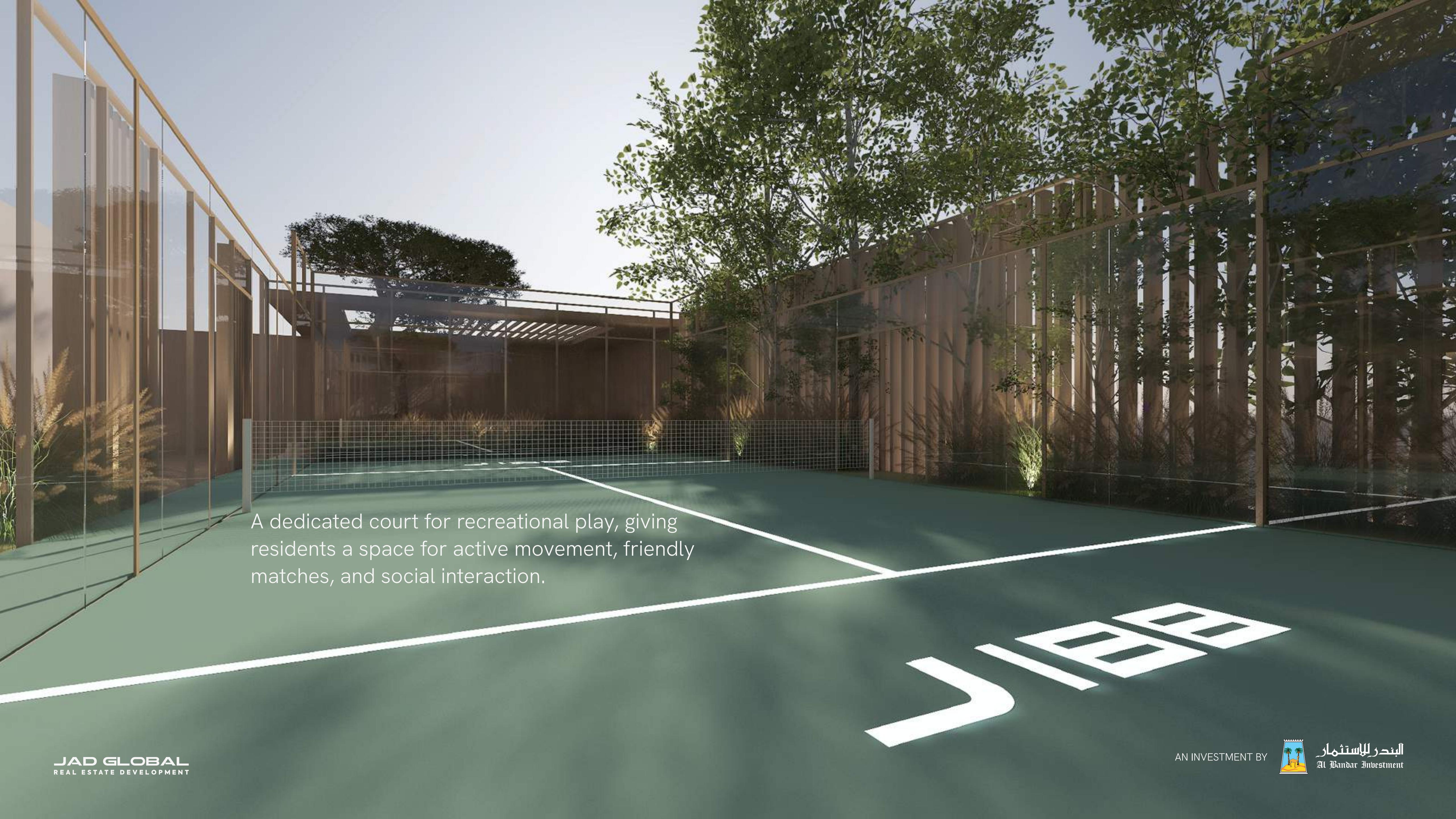


On the roof, the Skyline Pool, Skyview Deck, and Sky Gardens offer panoramic views and sunset moments designed for fitness, leisure, and community.



A quiet space for reading,
co-working, studying, or reflection,
offering a calm environment to enjoy
focused time or a peaceful pause.





A dedicated court for recreational play, giving residents a space for active movement, friendly matches, and social interaction.



Children's indoor play area take cues from Montessori principles, encouraging curiosity and open-ended play.



Children's outdoor play area, safe and inspiring space where children can play, explore, and enjoy activities, with areas designed for both indoor and outdoor fun.



Barbecue areas, shaded seating, and landscaped greens create a relaxed setting for casual gatherings and weekend lunches.



The Sky View Deck offers views of the creek, providing a serene outdoor space for residents to relax and connect.



The living area is bright, calm, and finished with warm, timeless materials.



Suites pair quiet comfort with efficient layouts so evenings feel truly restful.

The kitchen features integrated cabinetry, smart storage, and European appliances for streamlined daily routines.



Depending on the unit type, spaces feature a breakfast bar, semi-closed kitchen, or a dining nook with a bench and table, creating modern, functional areas for everyday living.



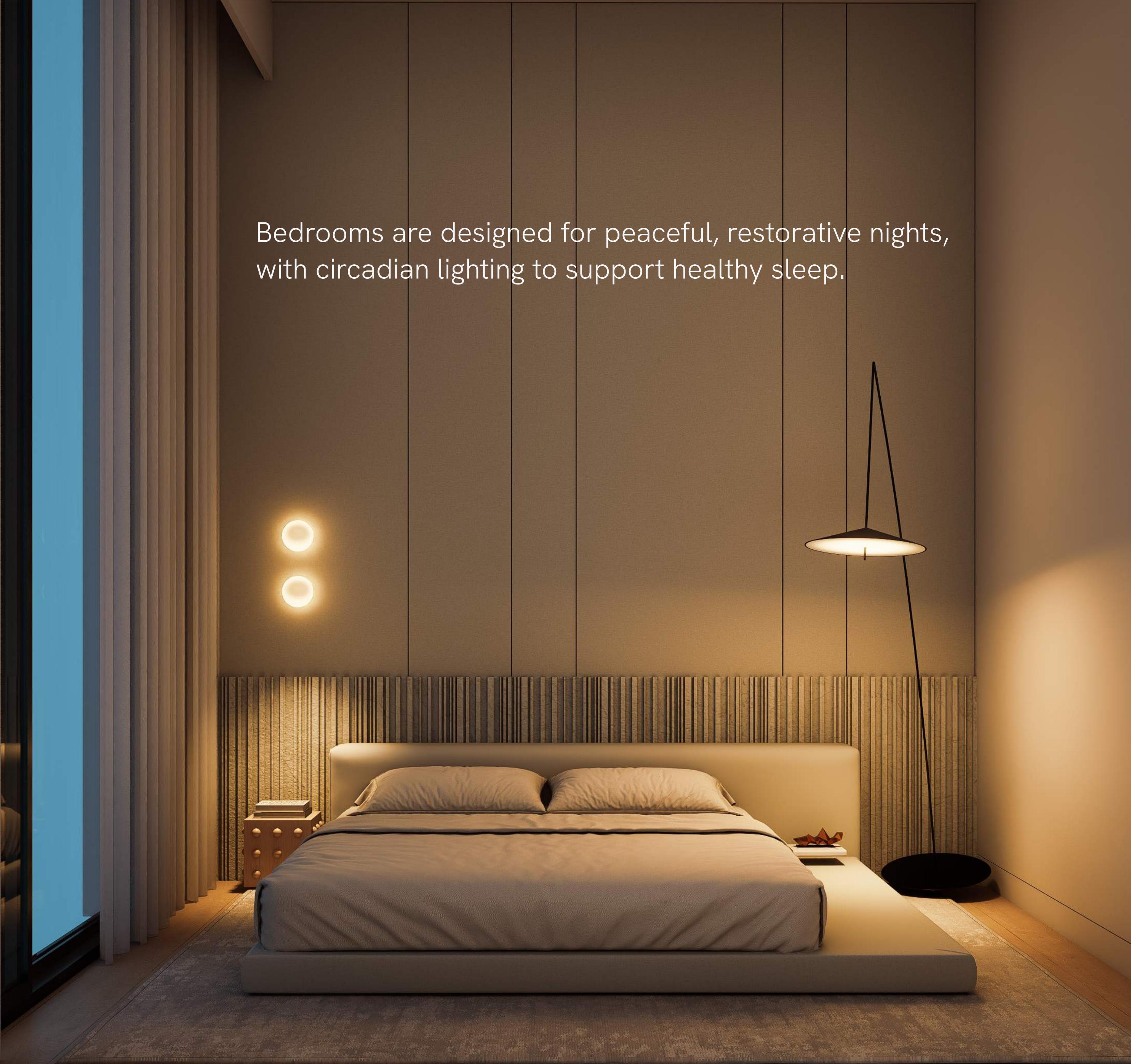
tures



A calm study corner keeps inspiration flowing with city views and natural light.

Stylish spaces balance modern life and leisure.





Bedrooms are designed for peaceful, restorative nights, with circadian lighting to support healthy sleep.



"TITLE FILM"

DIRECTED BY
Steven Spielberg

SCREENPLAY BY
George Abbott

STARRING
Clint Eastwood
Dylan Baker

CINEMATOGRAPHY
Michael Goi

EDITED BY
Bill Kovach

MUSIC BY
Joel Correitz

PRODUCTION DESIGN
David Carson

COSTUME & MAKE-UP
Colourpop

PRODUCED BY
David Brown

New Line Cinema · Columbia Pictures

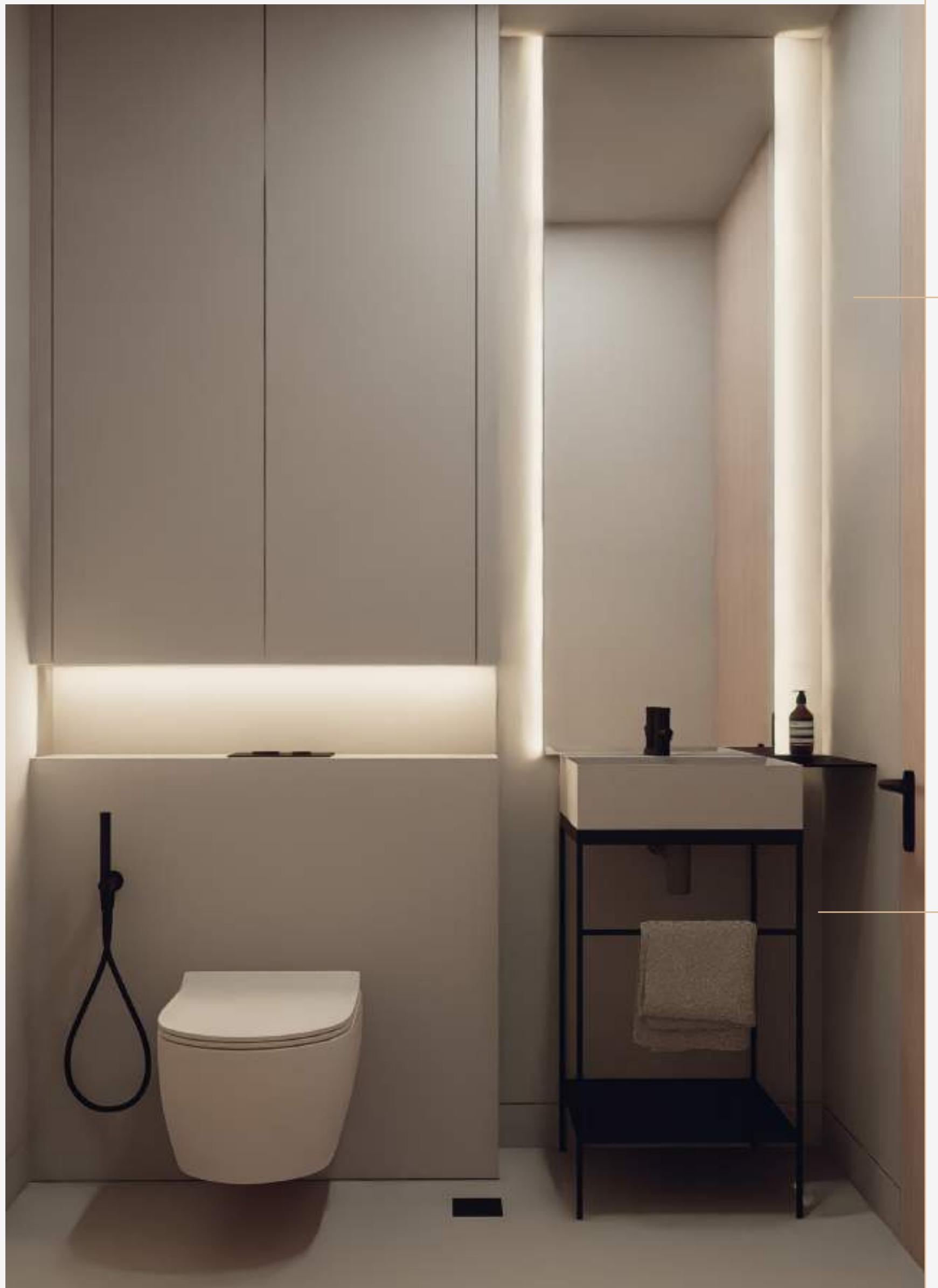
Thoughtful layouts deliver style,
comfort, and everyday function.



Radiant, sunlit spaces maintain serenity throughout the day.

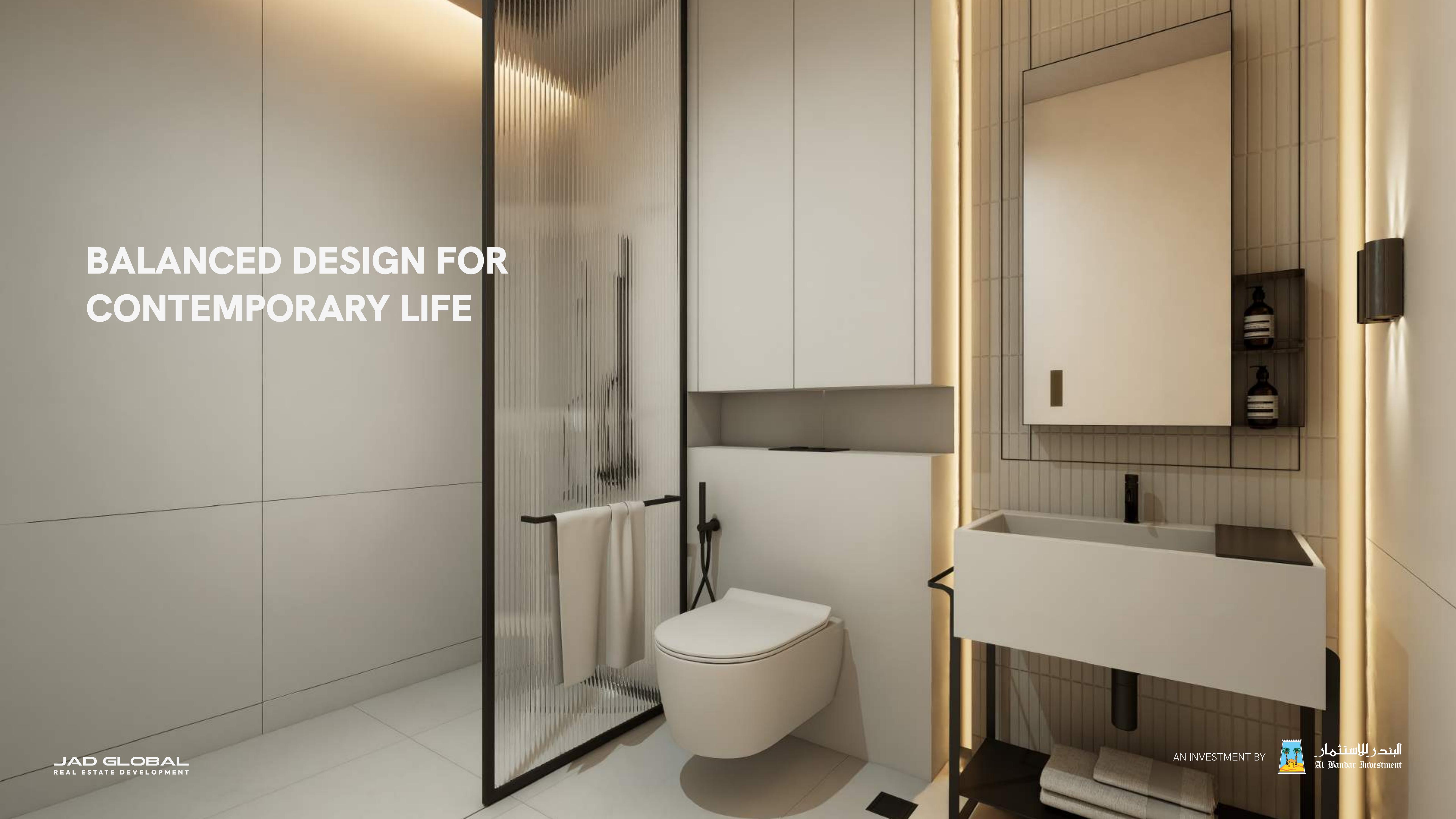


A children's bedroom integrates sleep and seating for comfort and practicality.



A well-lit powder room maximizes space with refined, streamlined fixtures.





**BALANCED DESIGN FOR
CONTEMPORARY LIFE**



MOVE FREELY. BREATHE DEEPLY. CONNECT NATURALLY.

J188 curates amenities that enrich daily life and nurture wellbeing. From wellness spaces to vibrant social lounges and gardens, every area supports how you live, work, and connect.

WHY INVEST HERE?

01	Central address between Old and New Dubai, near Dubai Creek Harbour and major cultural landmarks	02	Boutique, wellness-led residences with circadian lighting, enhanced oxygen in communal areas, and acoustic planning.	03	Freehold ownership available for all nationalities, offering investors full ownership rights and long-term security in one of the strongest real estate markets globally.
04	Tax-free investment, supporting higher returns and increasing overall financial viability for investors.	05	Premium, hotel-style amenities that provide a luxurious lifestyle and an exceptional residential experience.	06	A strong developer reputation for quality execution and on-time project delivery, reinforcing investor trust.
07	High-quality, long-lasting real estate residences designed to maintain its appeal and market value over the long term.	08	Flexible payment plans, giving investors exceptional convenience in managing installment schedules.	09	High investment returns and continuous capital appreciation, driven by the project's prime and dynamic location.
10	A well-developed and continuously growing infrastructure, strengthening the stability and sustainability of the investment.	11	Eligibility for a 10-year Golden Visa upon meeting the requirements, offering exceptional advantages and long-term opportunities within the UAE.		



End users, families, and couples will find a home that nurtures wellbeing and connection. Investors will appreciate a residence designed for longevity with timeless materials and strong appeal.

GET IN TOUCH

We welcome you to explore J188 further and see how it can transform your life and investment portfolio.

EXPERIENCE CENTRE

112, B4, One Central, Sheikh Zayed Road
P.O Box 214636, Dubai, UAE

600 JAD JAD (600 523 523)
info@jadglobal.ae
www.jadglobal.ae

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LIVE WELL

AN INVESTMENT BY



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