JUMEIRAH
GOLF ESTATES

CEDARWOOD ESTATES

SOUTH

wasl



CRAFTED BY NATURE,
PERFECTED BY DESIGN.

A LIMITED RELEASE OF

CEDARWOOD ESTATES

SOUTH



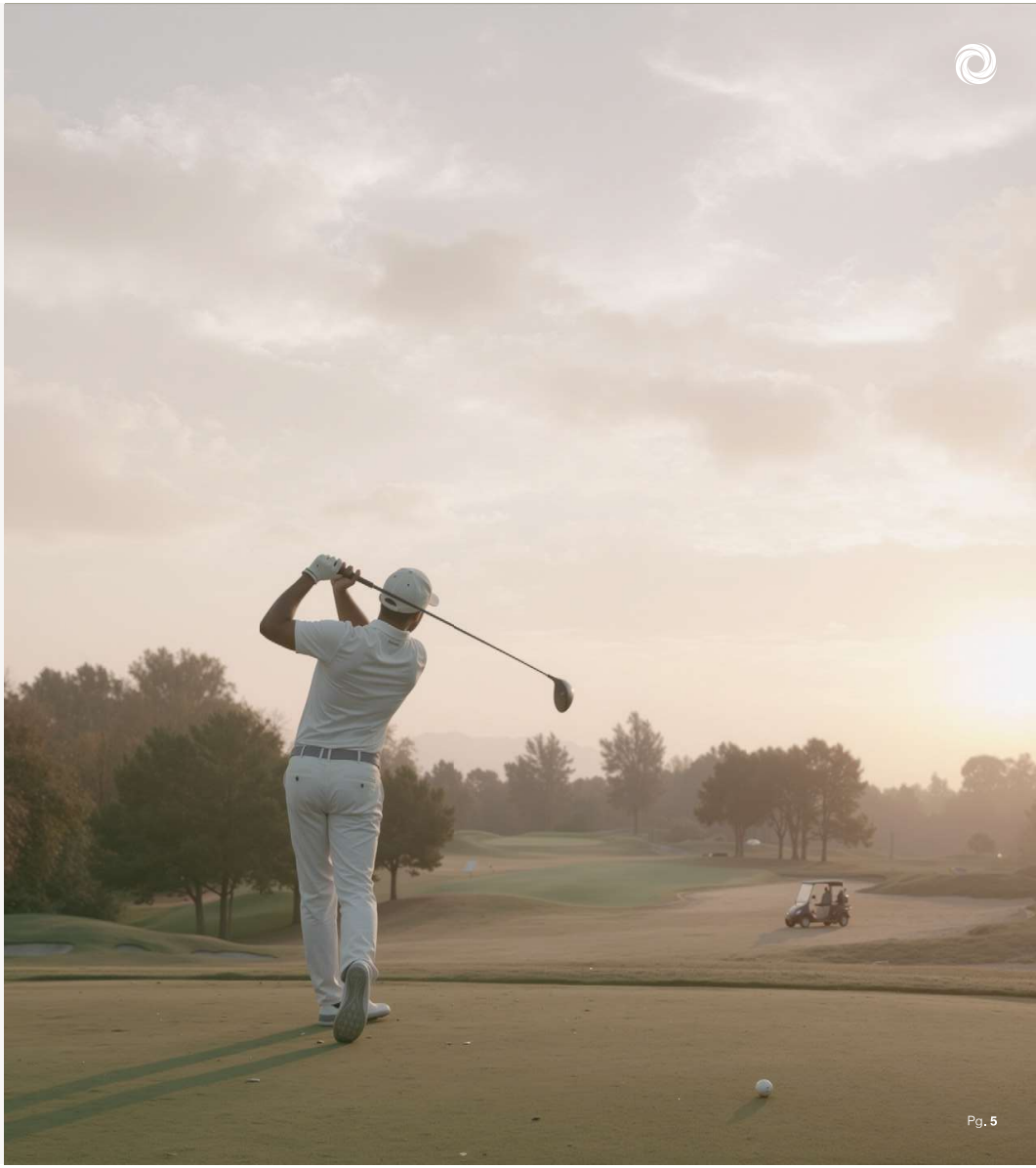

JUMEIRAH
GOLF ESTATES
The Next Chapter

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 village 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.

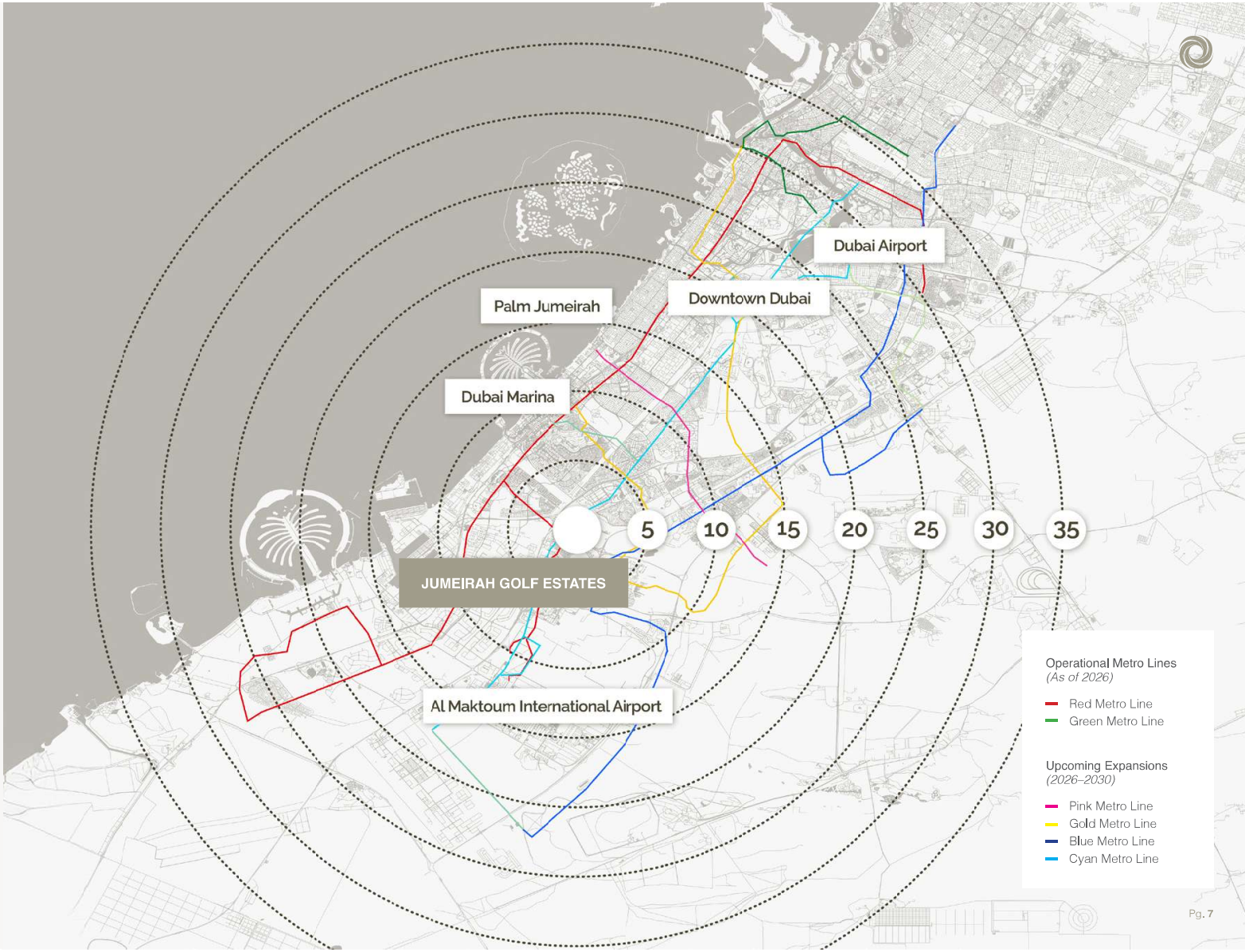


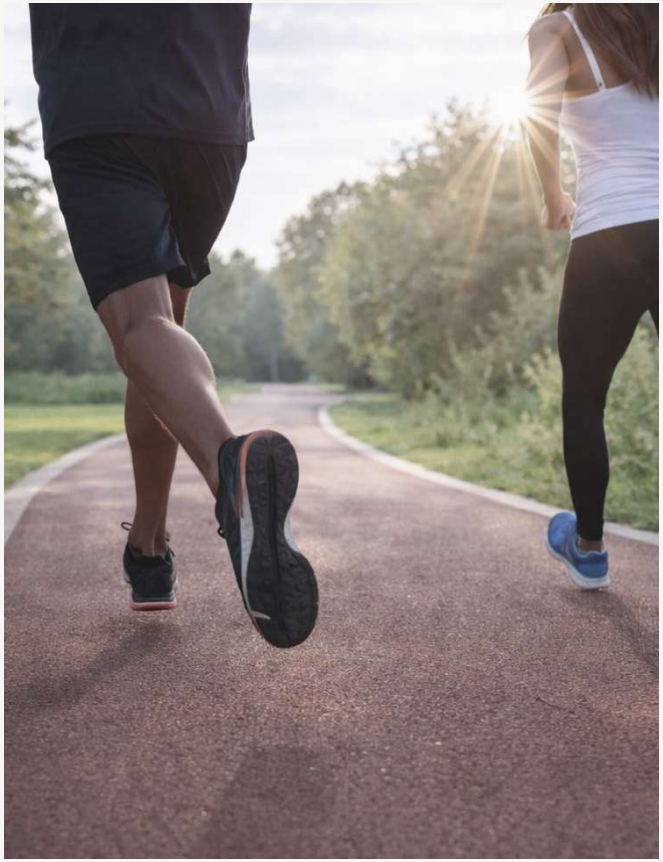


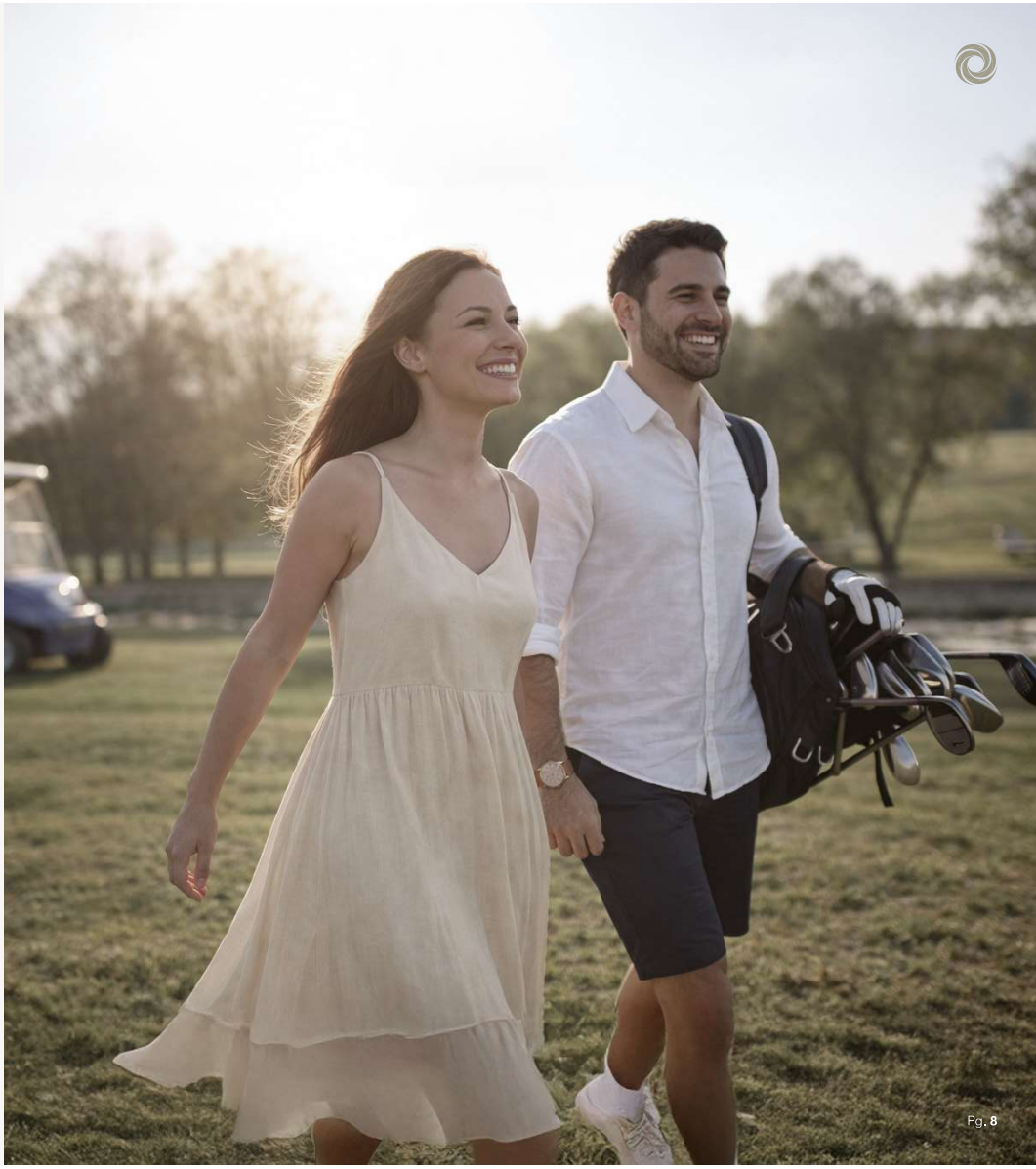
THE PRIVILEGE OF RESORT LIVING

- Country Club
- Mandarin Oriental Hotel
- 18 Hole Golf Course
- Equestrian Village
- International School
- Hospital
- Metro Station (Green & Gold Lines)
- Etihad Rail
- Tennis Stadium
- Cycling Track
- Jogging Track
- Central Park

STRATEGIC LOCATION













THE SOUTHERN JEWEL OF THE NEXT CHAPTER

Perfectly situated in Jebel Ali, between Mohammed Bin Zayed Road and Zayed Bin Hamdan Road, Cedarwood Estates - South lies at the heart of the southern side of Jumeirah Golf Estates, The Next Chapter.

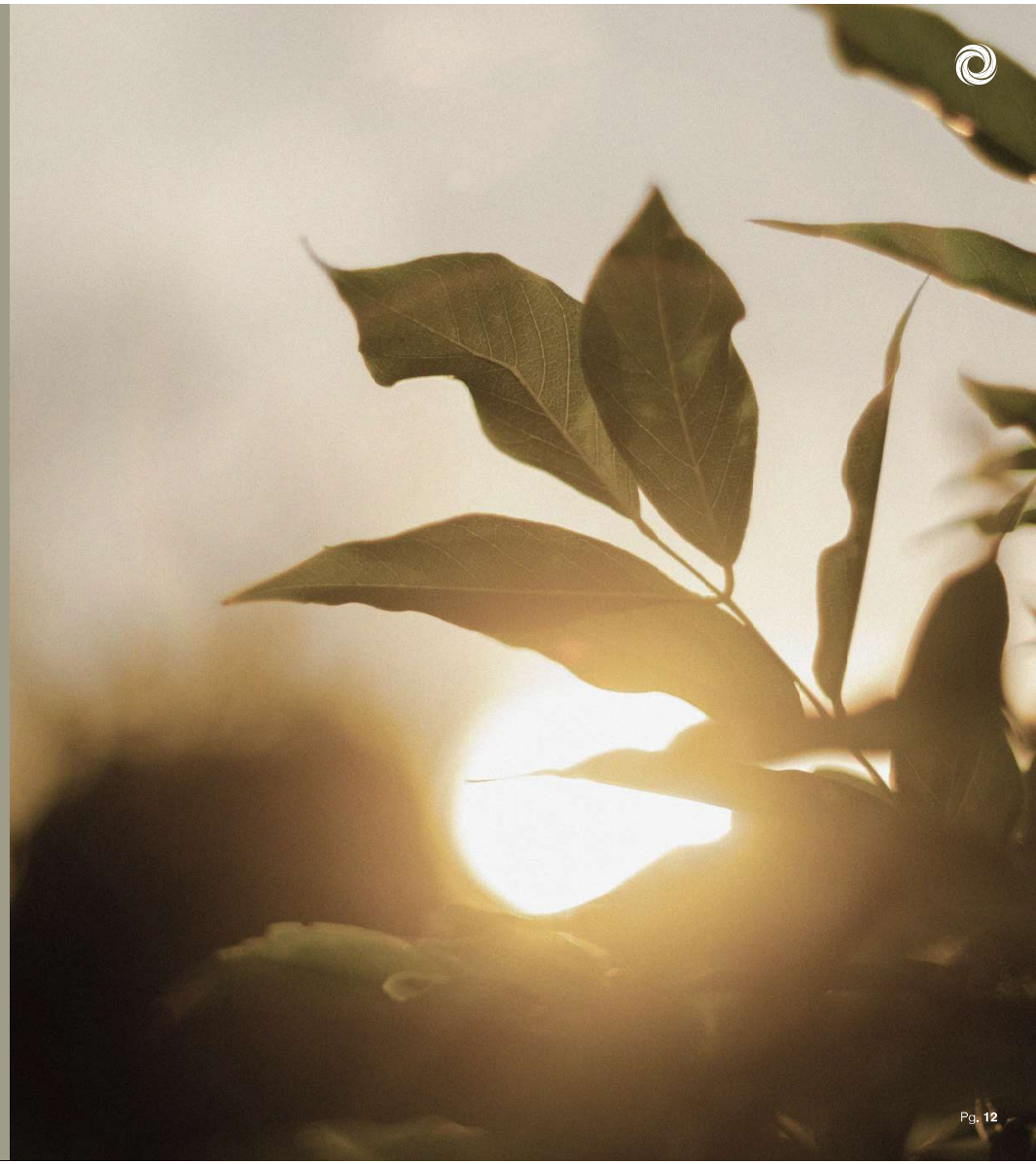
Wrapped in sculpted greenery and overlooking one of Dubai's most expansive 960,164 m² golf and sports realms, every villa is crafted to showcase sweeping fairways views.

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

WHERE THE STORY OF EVERY SUNRISE CONTINUES

At Cedarwood Estates - South, 74 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.



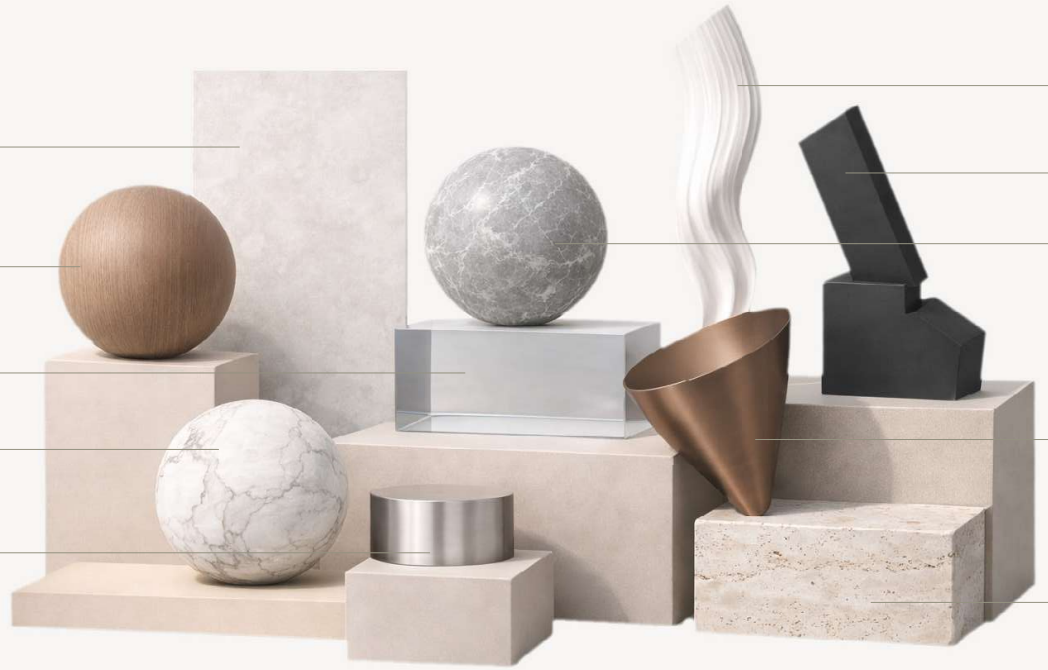


TYPOLOGIES

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



MINIMALIST FORMS, MASTERFUL FINISHES



Disclaimer: All images and illustrations are for illustrative purposes only.



ARCHITECTURE THAT BREATHES WITH THE LANDSCAPE

Inspired by clean contemporary aesthetics, Cedarwood Estates - South 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





FACT SHEET

Size Per Villa Type

4 Bedroom Villa
Plot Area: From 6,361 sq.ft. to 7,406 sq.ft.
Saleable Area: 6,085 sq.ft.

5 Bedroom Villa
Plot Area: From 9,472 sq.ft. to 18,091 sq.ft.
Saleable Area: 7,646 sq.ft.

6 Bedroom Villa
Plot Area: From 10,764 sq.ft. to 15,105 sq.ft.
Saleable Area: 9,212 sq.ft.

Villa Types	Unit Count
4 Bedroom	39
5 Bedroom	13
6 Bedroom	22
Total	**74**



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