JADE PARK

RESIDENTIAL AREA

PROJECT BRIEF

FEBRUARY 2025

CITY EDGE DEVELOPMENTS

AGENDA

01 Project Overview

02 Masterplan Design & Architecture

03 Project Renders

04 USPs

05 Floor Plans & Area Ranges

06 Site Pictures

07 Amenities & Finishing Specs

08 Delivery Date

JADE PARK

RESIDENTIAL AREA

Project Overview

Jade Park is a unique project that is located in the heart of R3 in a vital spot that is overlooking magnificent scenery of natural landscape including lakes and spectacular greenery allowing the user to belong to a place that truly stands out.

01

Location

New Administrative Capital



Context

New Administrative Capital: R3 Surroundings



1	CBD	**5**	Smart City
2	Sports City	**6**	Academic City
3	EUE University	**7**	Canadian University
4	Mixed Use	**8**	Martyrs City
9	Oasis		

For site location, double click here

Oasis.kmz

JADE PARK

RESIDENTIAL AREA

Masterplan Design & Architecture

02



Project Design Consultant: 5+ UDC

Project Contractors: Concrete Plus & ECIP

Disclaimer: Renders are for illustrative purposes only

Context

Project Surroundings

Plot Area: 110 FED

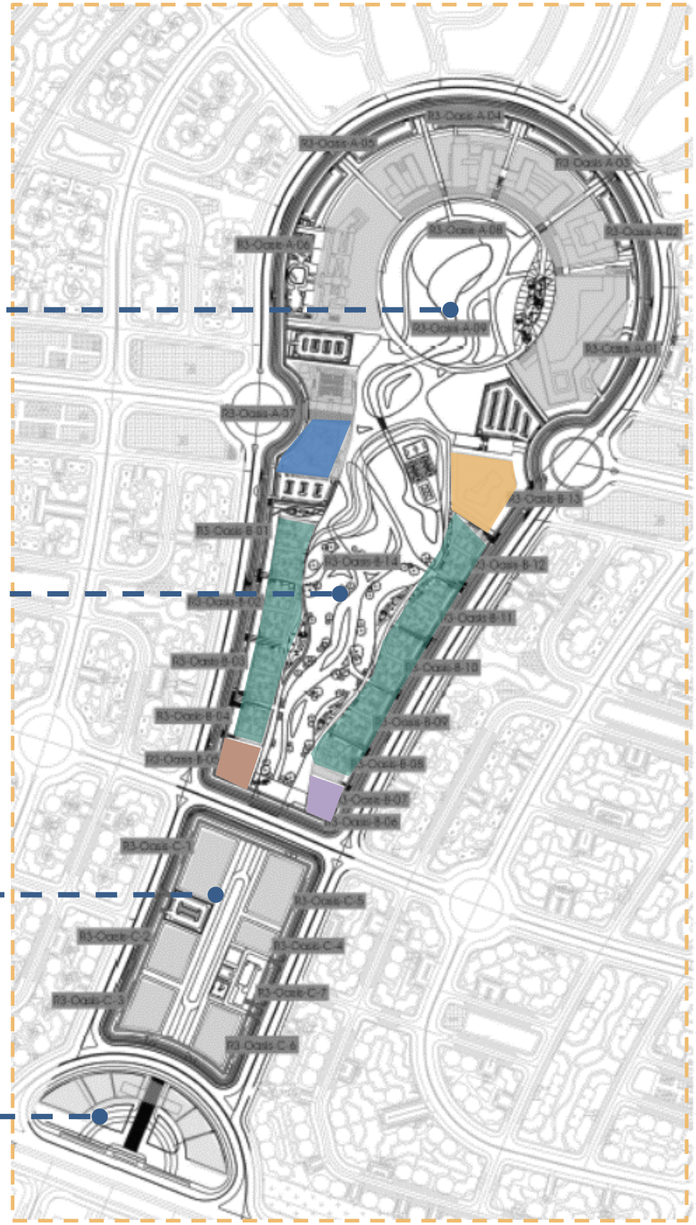
Sector A: Mixed Use

Sector B: Residential & Commercial

JADE PARK

Sector C: Education & Services

Sector D: Business Area





Land Use

Total Number of Residential Buildings: 9

Mosque

Medical Center

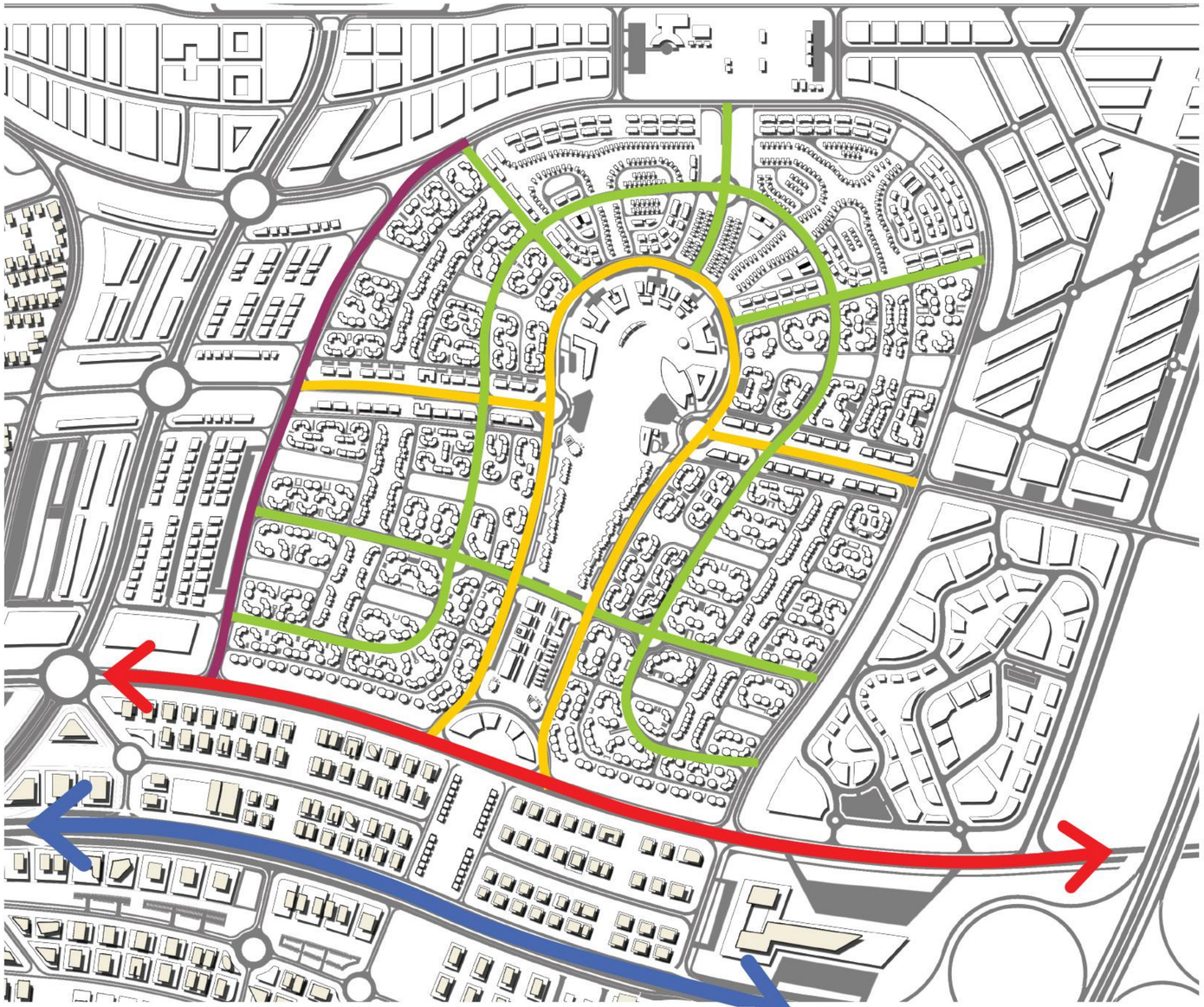
Telecommunication Center

Admin/Retail

Accessibility

Road Network

Jade Park is established in a strategic location in R3; the vibrant core of the New Administrative Capital. This prime placement ensures unparalleled connectivity to key landmarks and essential services. The project is a beacon of convenience and prestige, offering a perfect balance between accessibility and exclusivity.



Masterplan

Jade Park

Jade Park’s design philosophy is a harmonious blend of luxury and nature. The architecture is crafted to show sophistication while the oasis-inspired landscaping provides a unique and serene environment. The project’s design is not just about aesthetics but also about creating a living experience that integrates elegance with functionality.



Masterplan

Jade Park



Access Points (Ramps) from Ground Level to Oasis Level

Distance Across Buildings (Oasis-Depth)

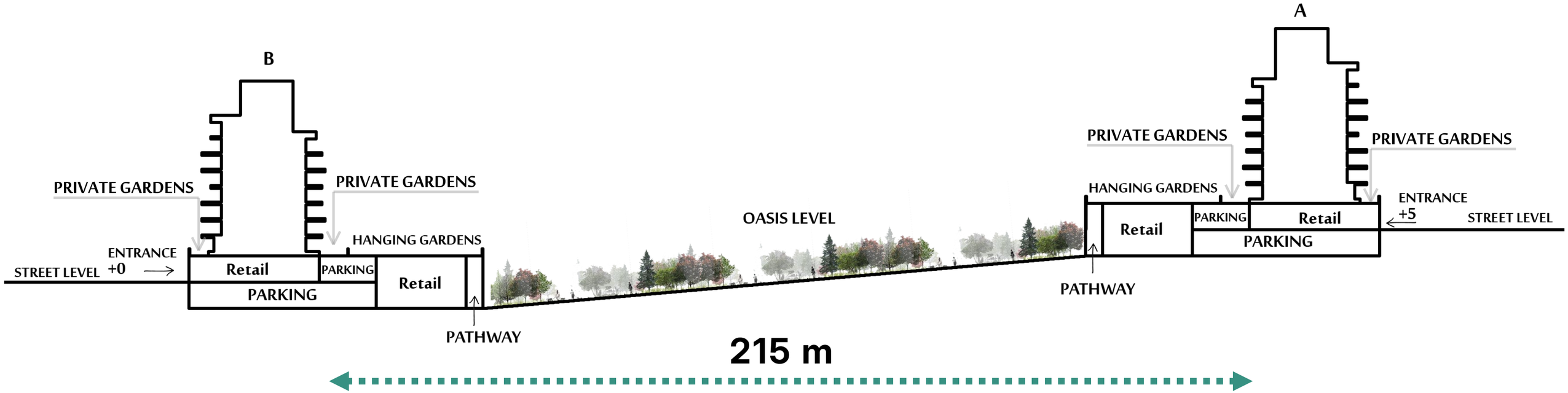
Zero Level

Cross-Section

Jade Park



Key Plan





Initial Render to Illustrate the Design Concept

Architecture

Jade Park

The residential units are fully finished, with thoughtfully varied apartment layouts on each floor, creating a unique product. This design ensures residents enjoy picturesque views of the expansive landscaped areas & the hanging gardens, harmoniously integrated with the dynamic architecture of the project.

No. of Floors	Basement + G + 9
Typology	Residential + Retail
Clear Height - Residential	2.90 m







Design Inspiration: Beirut Terraces

Architecture

Jade Park



Project Render

+4.75 m → First Floor Units

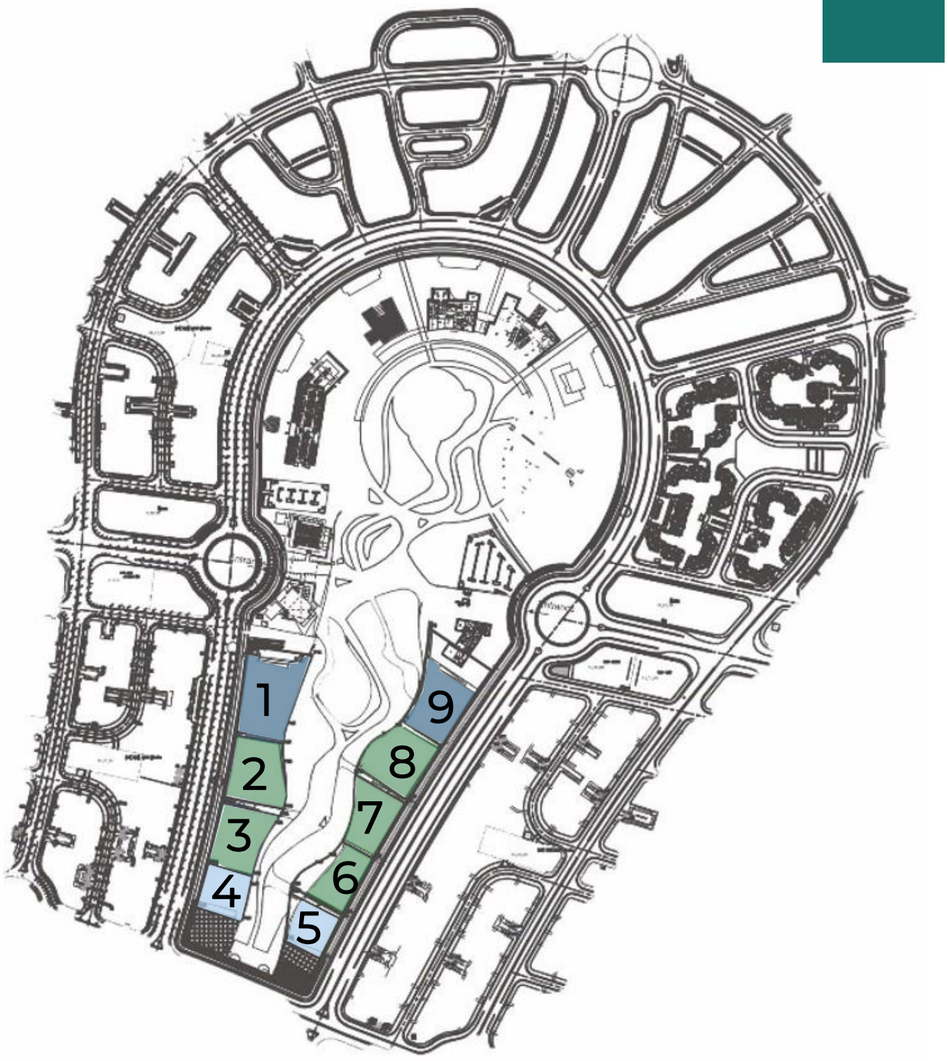
+4.10 m → Hanging Gardens – First Floor

- 6.00 m → Commercial Spine – Oasis Level

Buildings Breakdown

Units Count

Building Type	Building Count	Unit Type	Unit Count (per Building)	Total Count (per unit type)	Total Count
OA	2	Apartment	40	80	104
		Duplex	8	16	
		Penthouse Duplex	4	8	
OB	5	Apartment	58	290	300
		Penthouse Duplex	2	10	
OC	2	Apartment	67	134	134
Total Number of Units: 538					



Project Renders

03



Bird’s Eye

Disclaimer: Renders are for illustrative purposes only



Street View

Disclaimer: Renders are for illustrative purposes only



Oasis View

Disclaimer: Renders are for illustrative purposes only



Disclaimer: Renders are for illustrative purposes only



Commercial Pathway

Disclaimer: Renders are for illustrative purposes only



Oasis Landscape

Disclaimer: Renders are for illustrative purposes only

Unique Selling Propositions

05

USPs

- Prime Location
- Accessibility
- Proximity to CBD & Green River
- Diverse Typology
- Pedestrian-Friendly
- Exclusive Urban Design
- Oasis-Inspired Landscape
- Hanging Gardens
- Remarkable Retail Experience
- Dynamic Architecture Design
- Basement & Ground Parking
- High-End Finishing Specs

Area Ranges & Floor Plans

06

Area Ranges

Number of Bedrooms	From	To
1 Bedroom	69 sqm.	139 sqm.
2 Bedroom	125 sqm.	216 sqm.
3 Bedroom	184 sqm.	367 sqm.
4 Bedroom	225 sqm.	692 sqm.
5 Bedroom	987 sqm.	1,038 sqm.
6 Bedroom	675 sqm.	695 sqm.

Floor Plans

Jade Park



Building Type A

Floor Plans

Jade Park

Building Type A

Apartment OA - 1

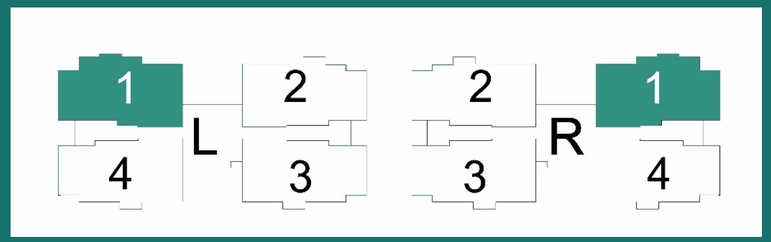
First Floor

Total Area: 334 – 338 m²

Number of Bedrooms: 4

Number of Bathrooms: 4

Private Garden: 152 – 160 m²





Floor Plans

Jade Park

Building Type A

Apartment OA - 4

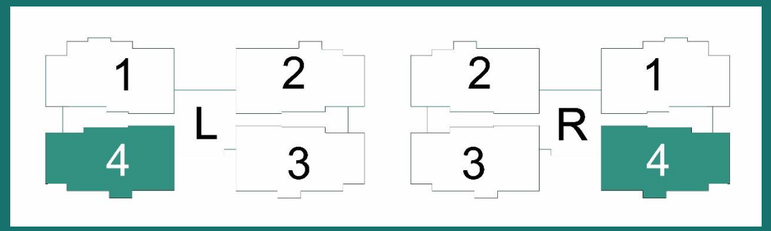
First Floor

Total Area: 331 – 340 m²

Number of Bedrooms: 4

Number of Bathrooms: 4

Private Garden: 84 – 140 m²





Floor Plans

Jade Park

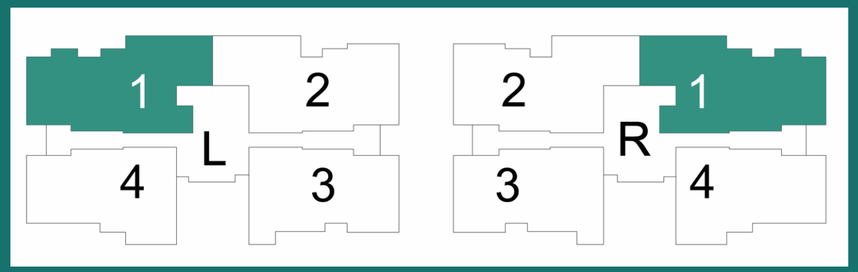
Building Type A

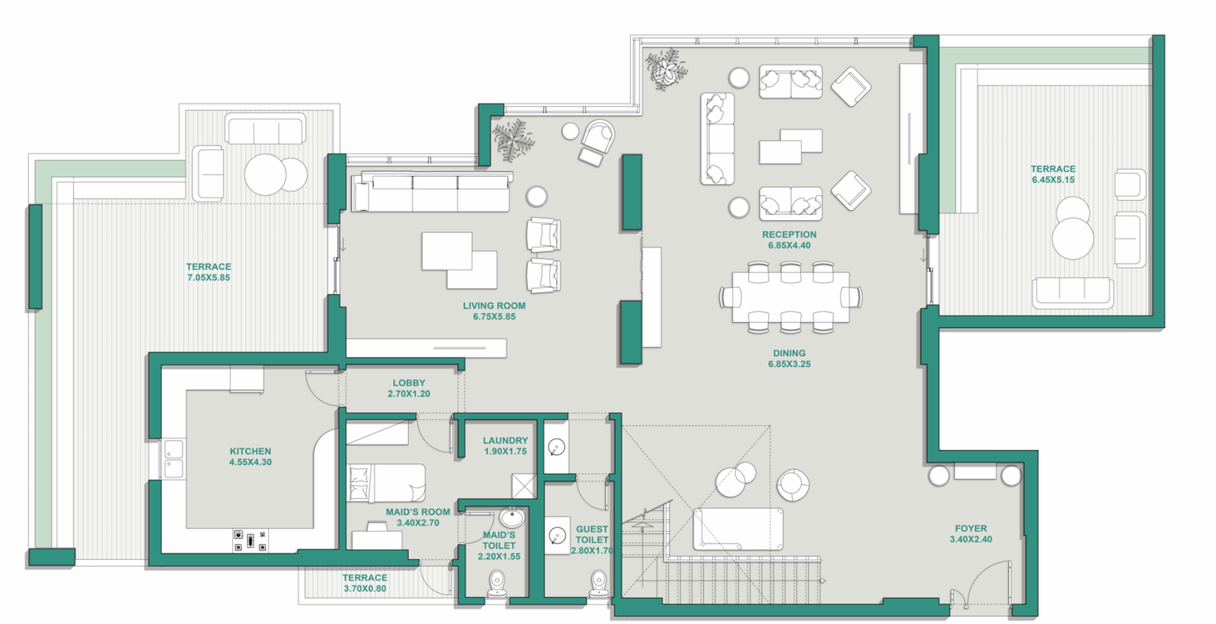
Duplex OA - 9

Total Area: 687 – 692 m²

Number of Bedrooms: 4

Number of Bathrooms: 4





Third & Sixth Floor



Fourth & Seventh Floor

Floor Plans

Jade Park

Building Type A

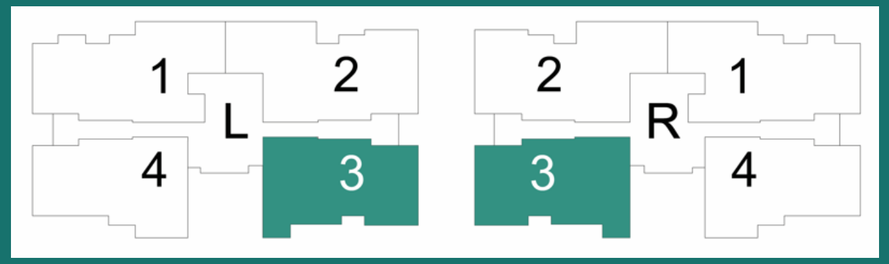
Apartment OA - 11

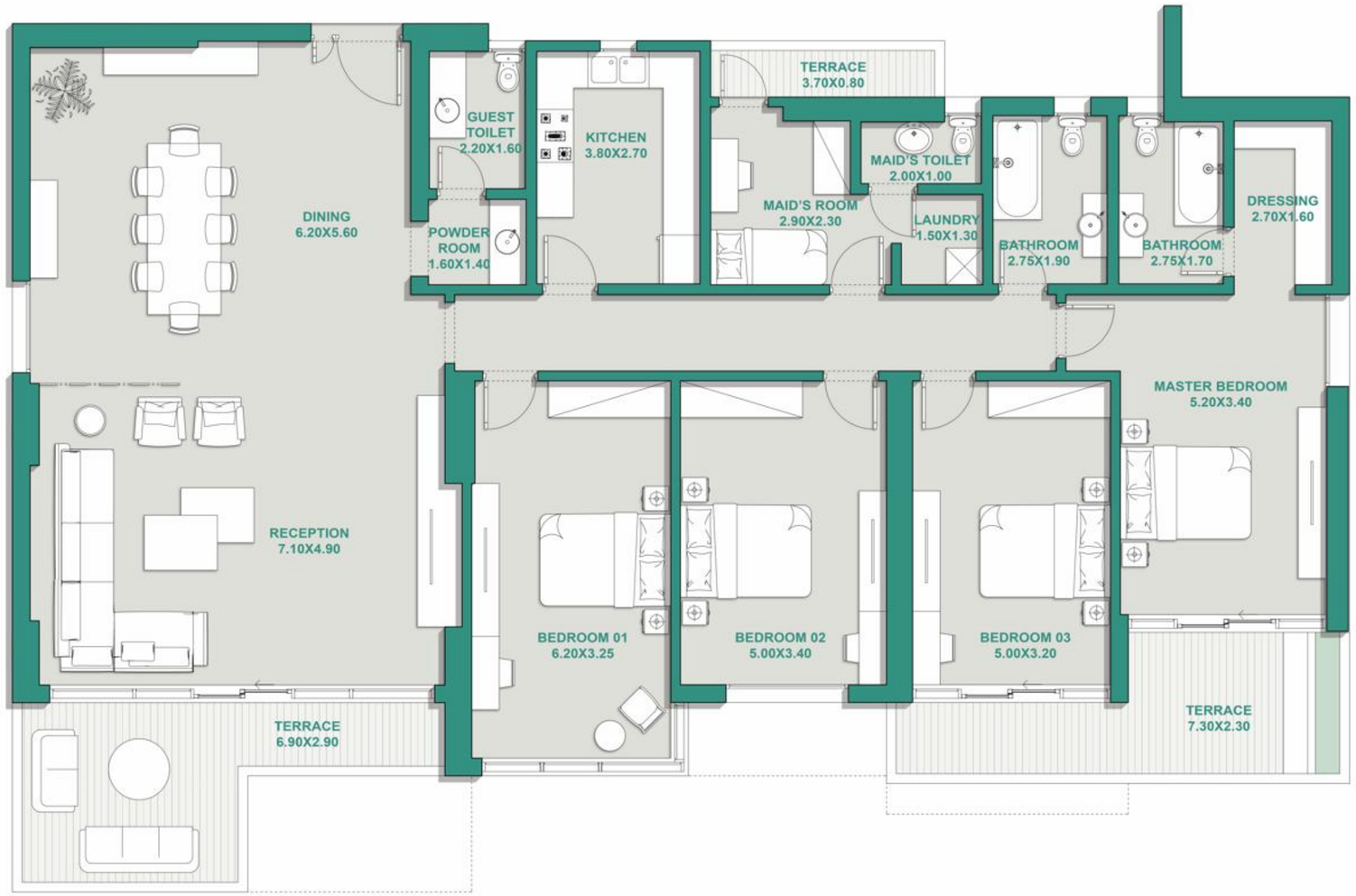
Third & Sixth Floor

Total Area: 319 – 324 m^2

Number of Bedrooms: 4

Number of Bathrooms: 4





Floor Plans

Jade Park

Building Type A

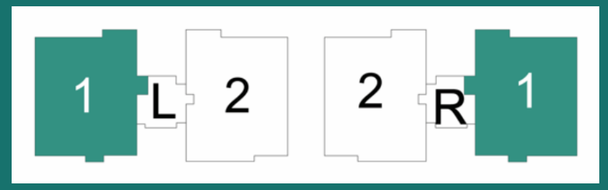
Penthouse Duplex
OA - 15

Total Area: 987 – 1,038 m²

Number of Bedrooms: 5

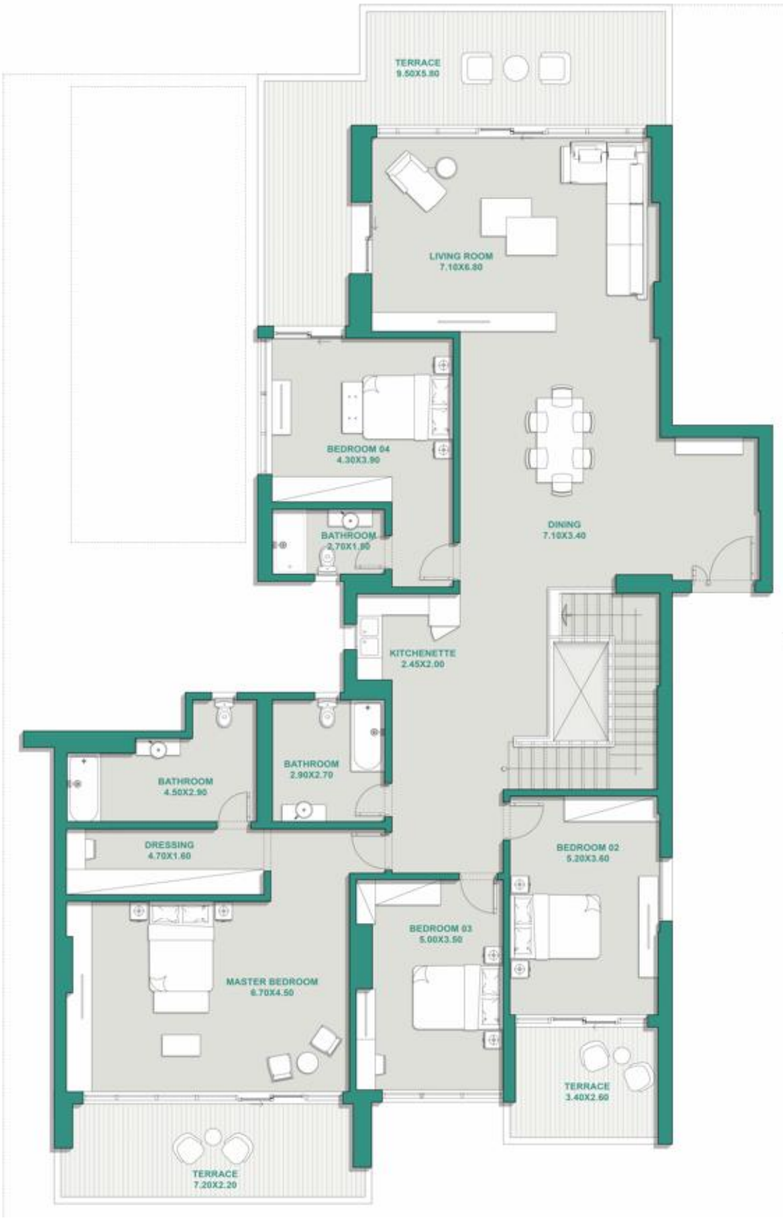
Number of Bathrooms: 5

Roof Terrace: 141 – 230 m²





Eighth Floor



Ninth Floor

Floor Plans

Jade Park



Building Type B1

Floor Plans

Jade Park

Building Type B1

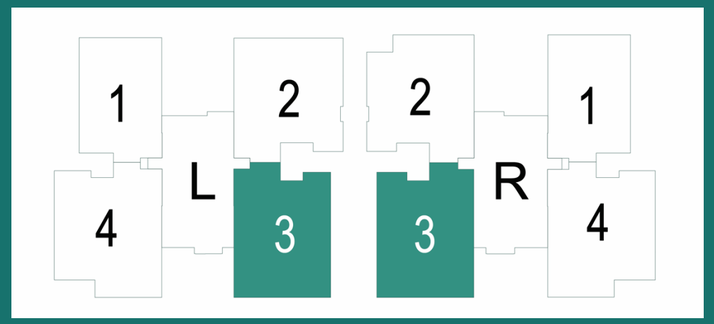
Apartment OB1 - 3

First Floor

Total Area: 218 – 220 m²

Number of Bedrooms: 3
Number of Bathrooms: 2

Private Garden: 77 – 79 m²





Floor Plans

Jade Park

Building Type B1

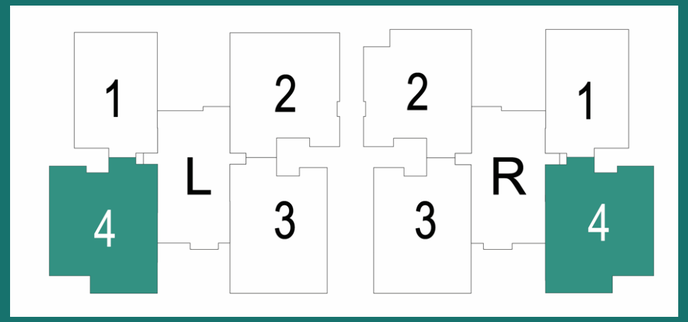
Apartment OB1 - 4

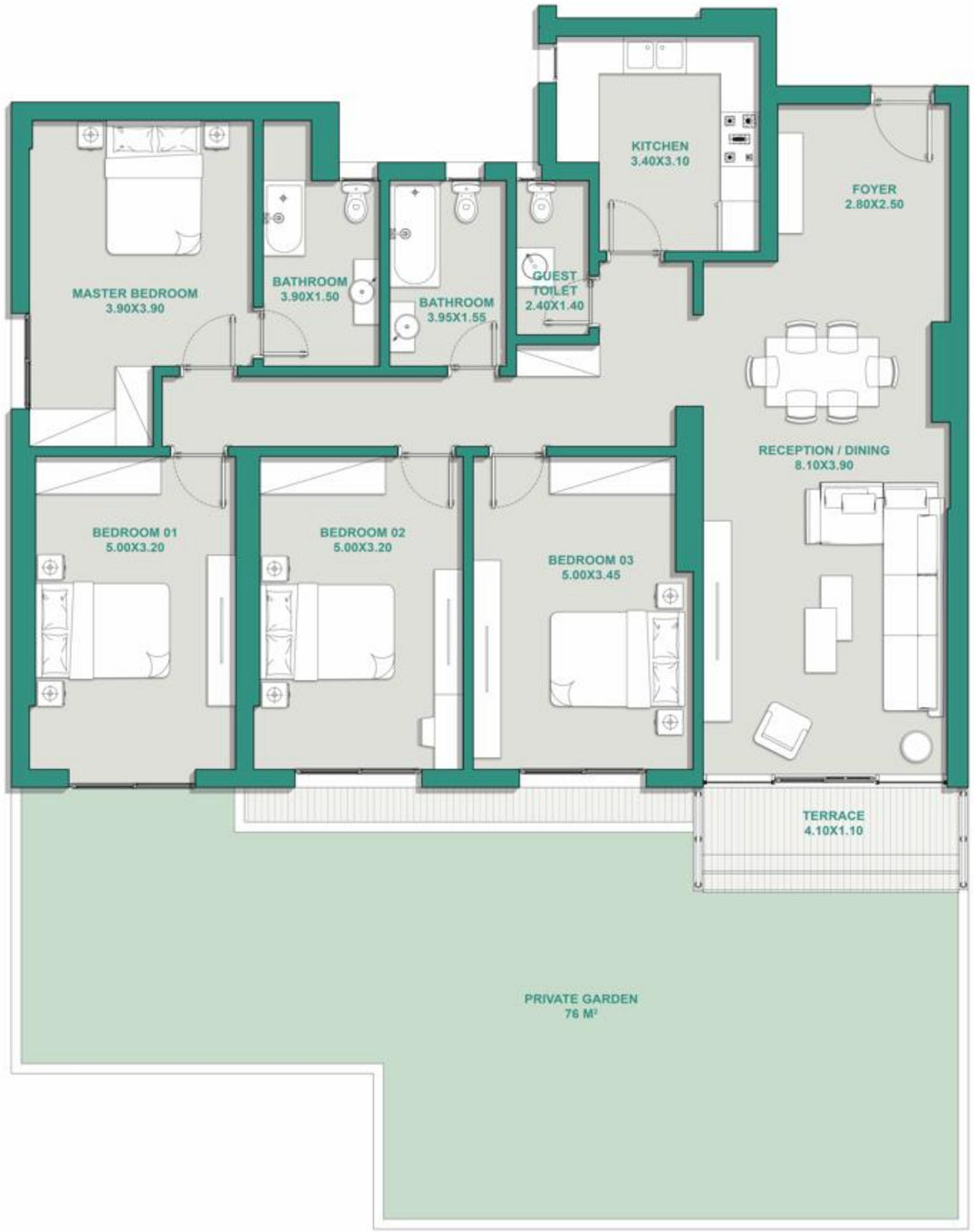
First Floor

Total Area: 225 – 240 m²

Number of Bedrooms: 4
Number of Bathrooms: 2

Private Garden: 80 – 87 m²





Floor Plans

Jade Park

Building Type B1

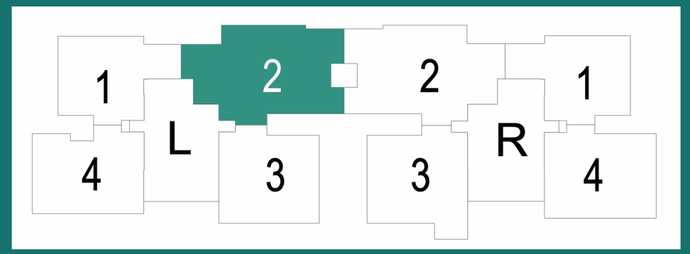
Apartment OB1 - 7

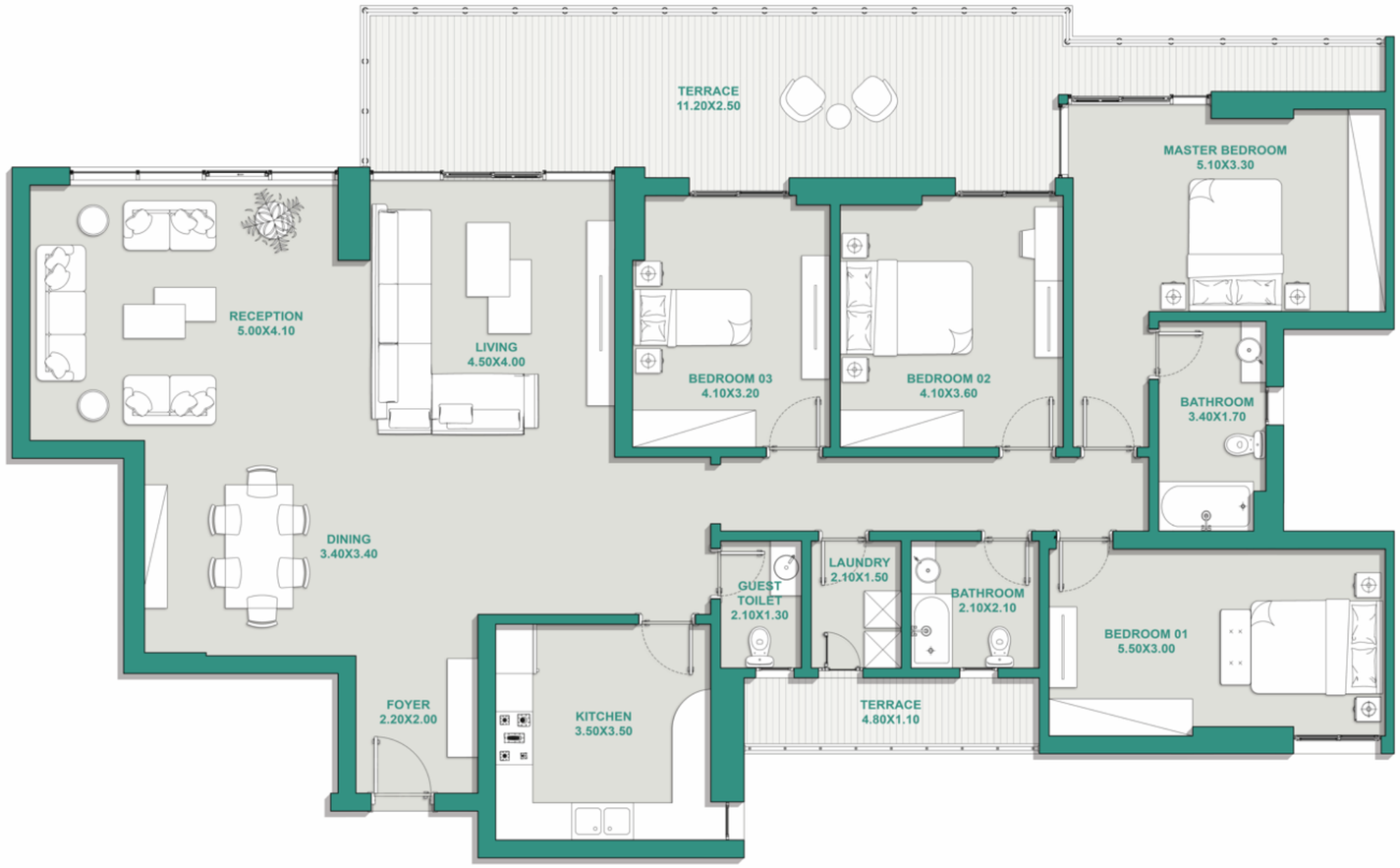
Second & Fifth Floor

Total Area: 311 – 316 m²

Number of Bedrooms: 4

Number of Bathrooms: 3





Floor Plans

Jade Park

Building Type B1

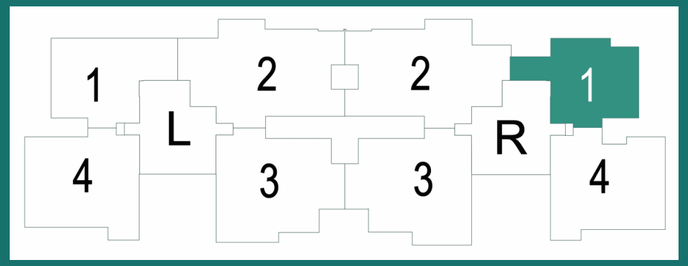
Apartment OB1 - 11

Third & Sixth Floor

Total Area: 184 – 187 m²

Number of Bedrooms: 3

Number of Bathrooms: 1





Floor Plans

Jade Park

Building Type B1

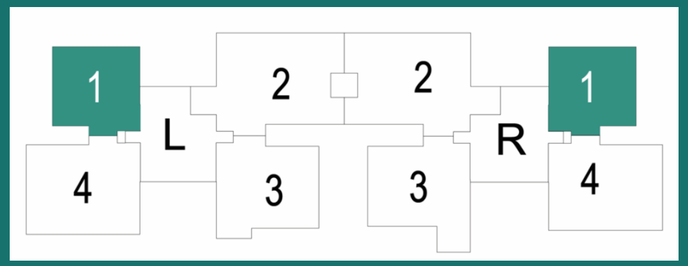
Apartment OB1 - 17

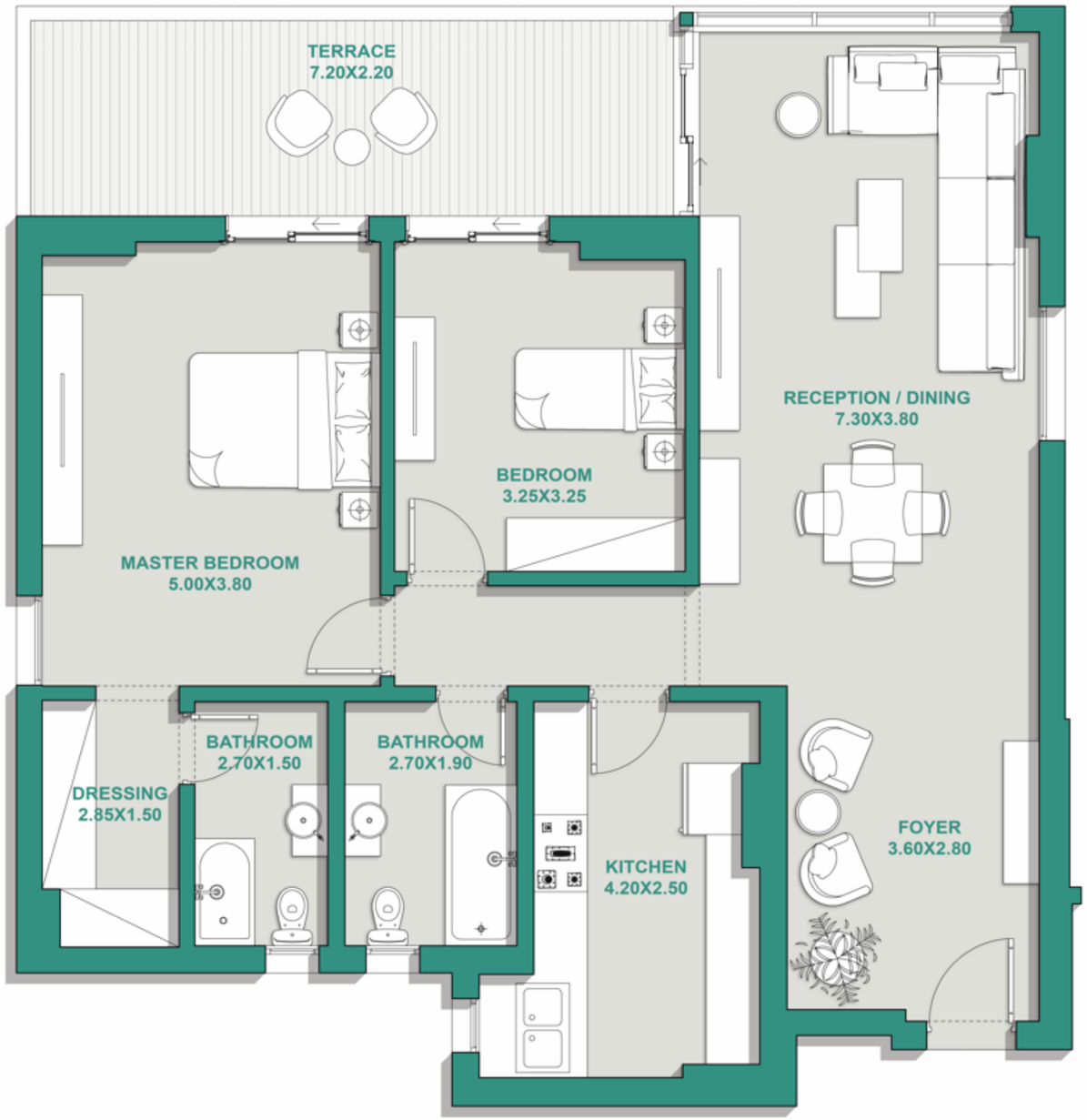
Fourth & Seventh Floor

Total Area: 169 – 172 m²

Number of Bedrooms: 2

Number of Bathrooms: 2





Floor Plans

Jade Park

Building Type B1

Apartment OB1 - 28

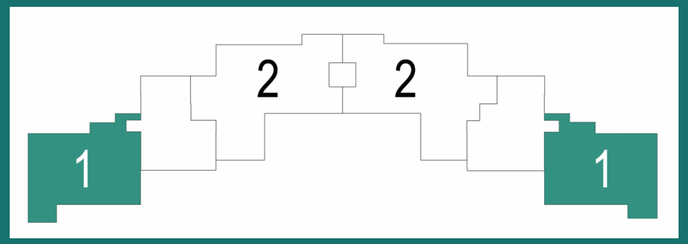
Eighth Floor

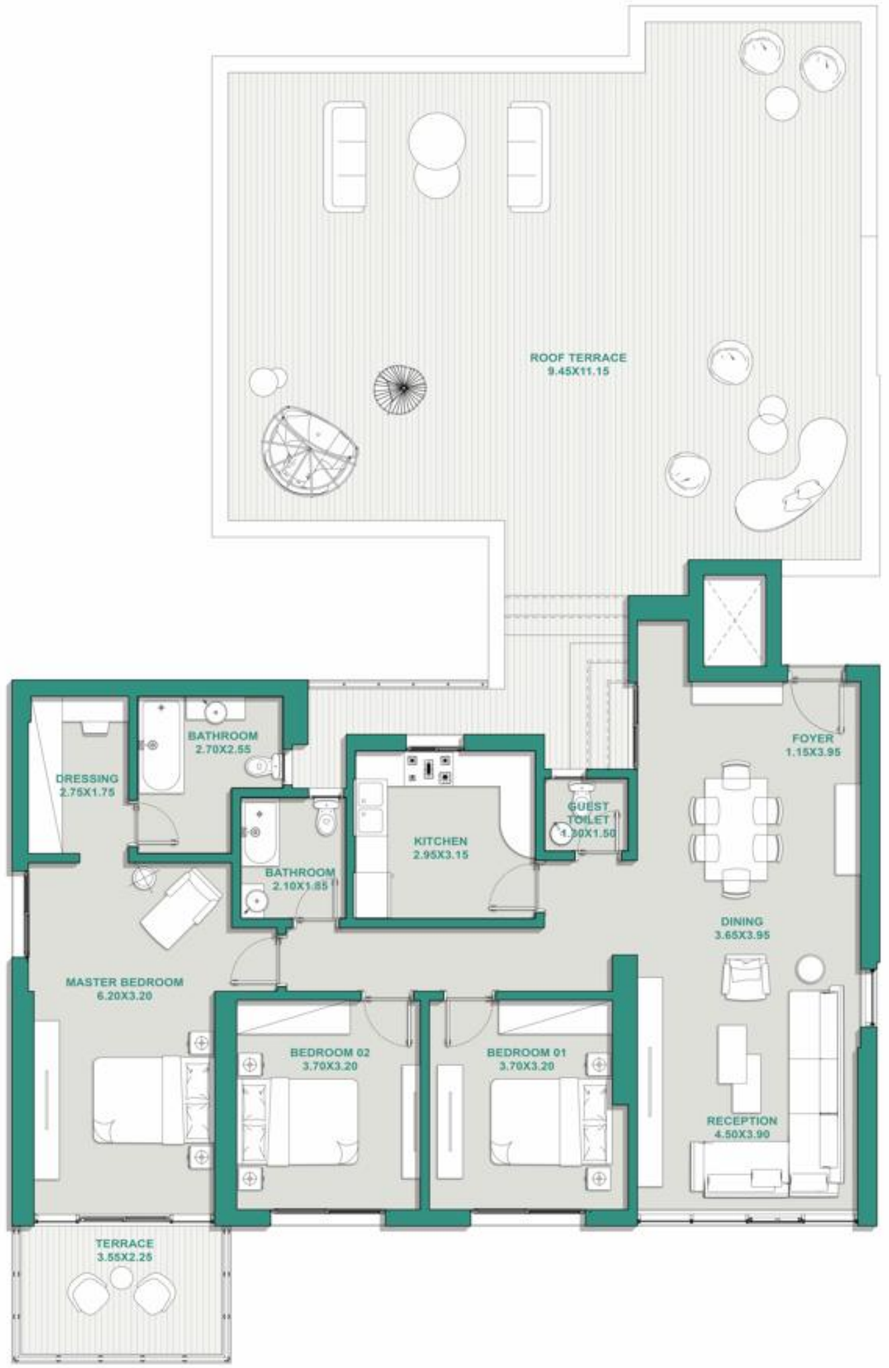
Total Area: 317 – 321 m²

Number of Bedrooms: 3

Number of Bathrooms: 3

Roof Terrace: 106 m²





Floor Plans

Jade Park

Building Type B1

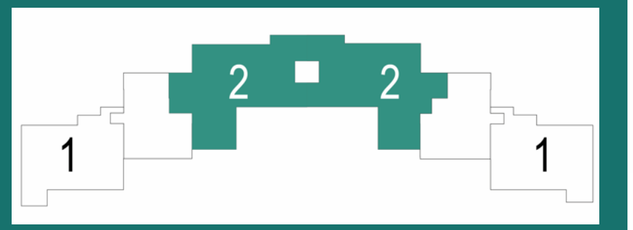
Penthouse Duplex OB1 - 29

Total Area: 675 – 694 m²

Number of Bedrooms: 6

Number of Bathrooms: 5

Roof Terrace: 110 - 114 m²





Eighth Floor



Ninth Floor

Floor Plans

Jade Park



Building Type B2

Floor Plans

Jade Park

Building Type B2

Apartment OB2 - 1

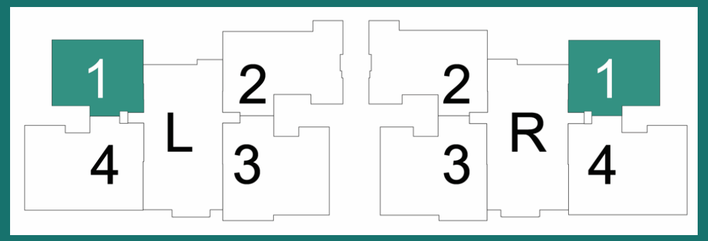
First Floor

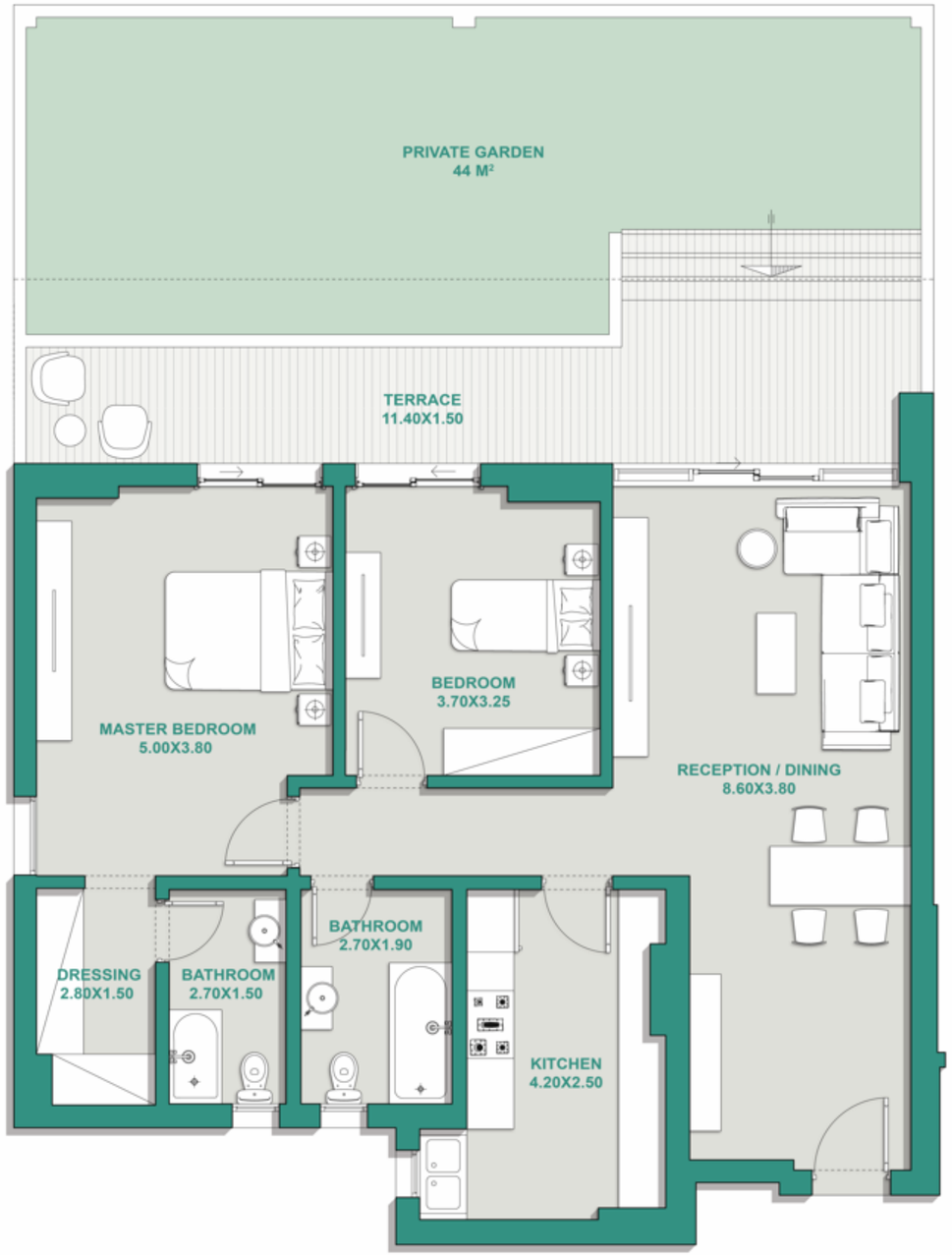
Total Area: 172 – 174 m²

Number of Bedrooms: 2

Number of Bathrooms: 2

Private Garden: 43 – 147 m²





Floor Plans

Jade Park

Building Type B2

Apartment OB2 - 2

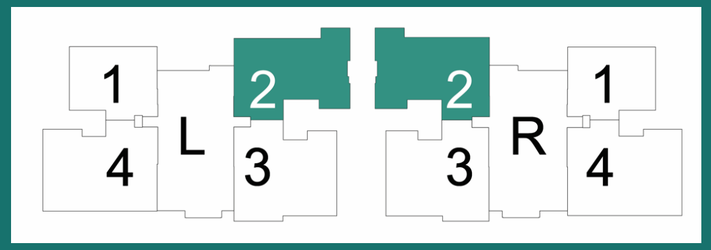
First Floor

Total Area: 236 – 239 m²

Number of Bedrooms: 4

Number of Bathrooms: 3

Private Garden: 26 – 138 m²





Floor Plans

Jade Park

Building Type B2

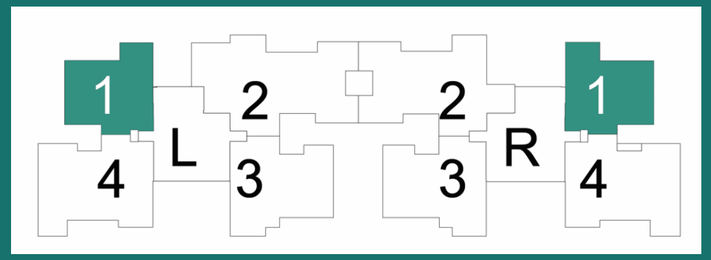
Apartment OB2 - 9

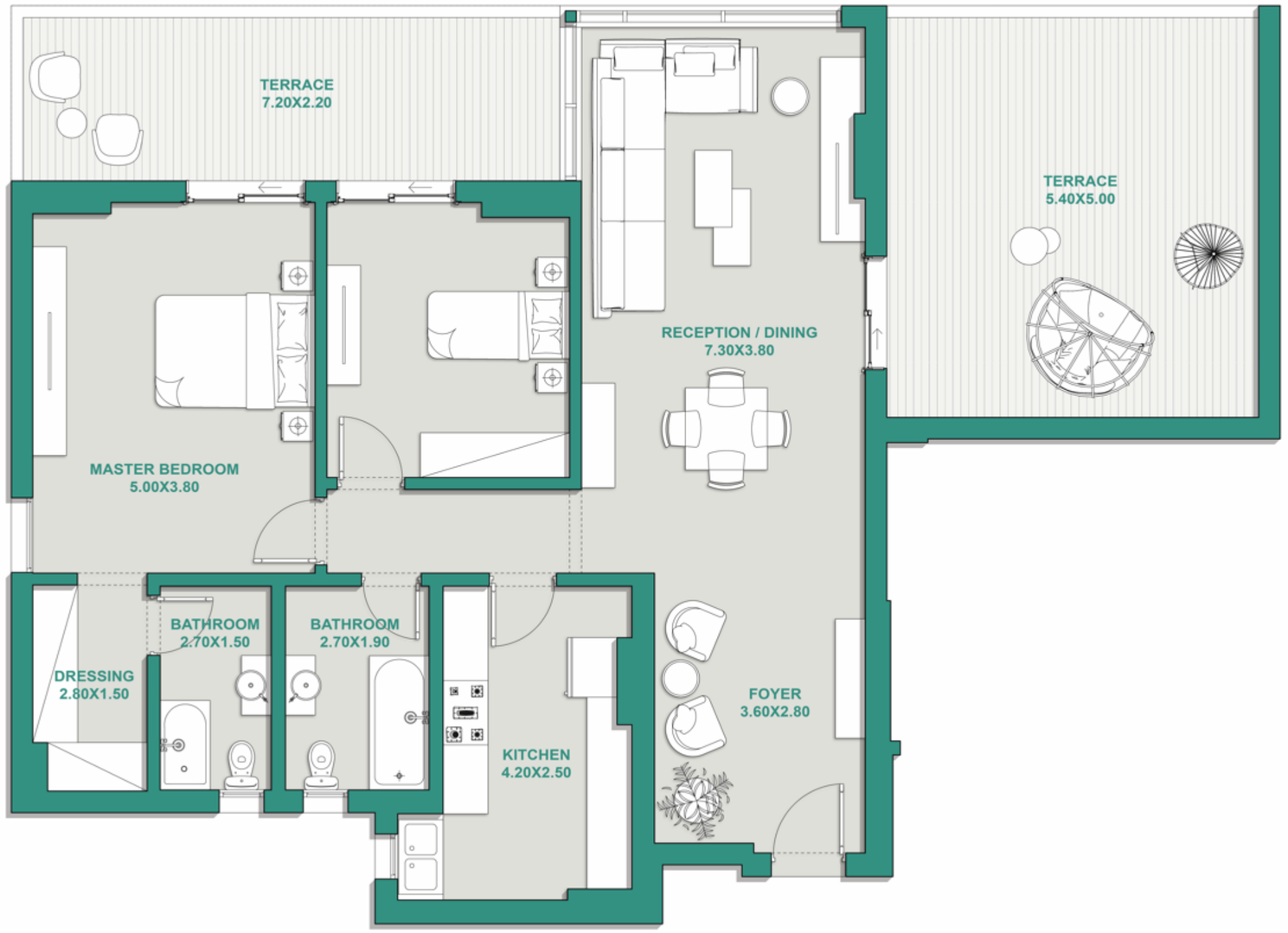
Third & Sixth Floor

Total Area: 193 – 215 m²

Number of Bedrooms: 2

Number of Bathrooms: 2





Floor Plans

Jade Park

Building Type B2

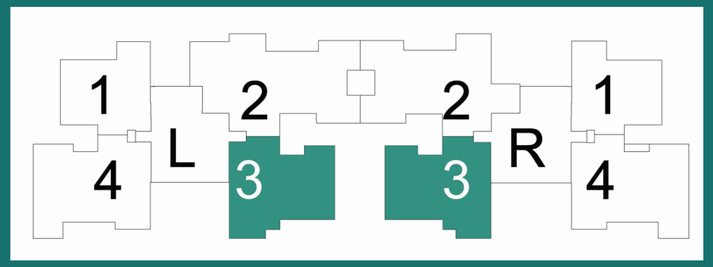
Apartment OB2 - 11

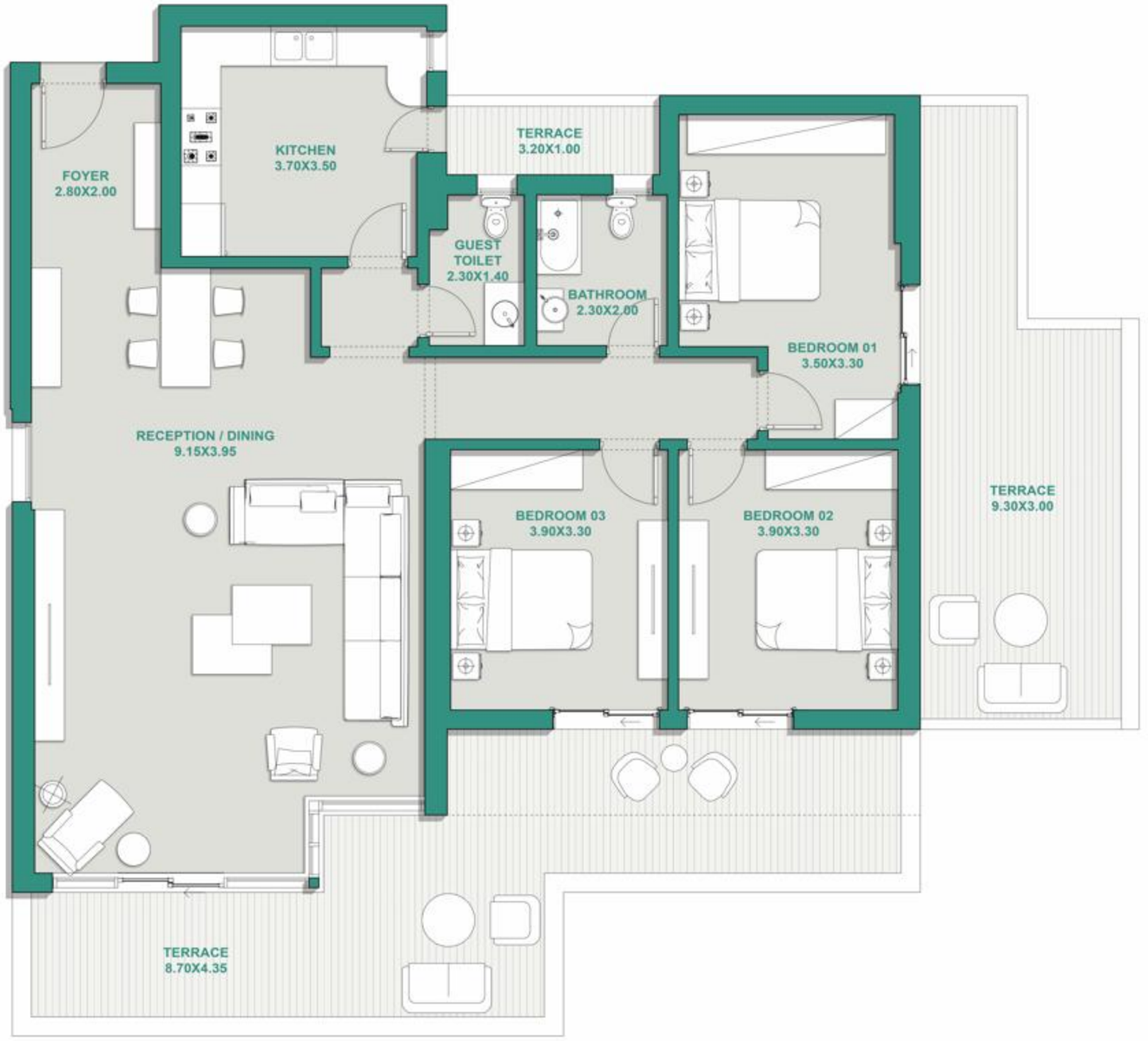
Third & Sixth Floor

Total Area: 280 – 283 m²

Number of Bedrooms: 3

Number of Bathrooms: 2





Floor Plans

Jade Park

Building Type B2

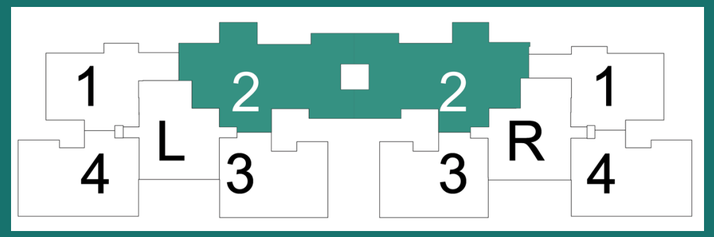
Apartment OB2 - 18

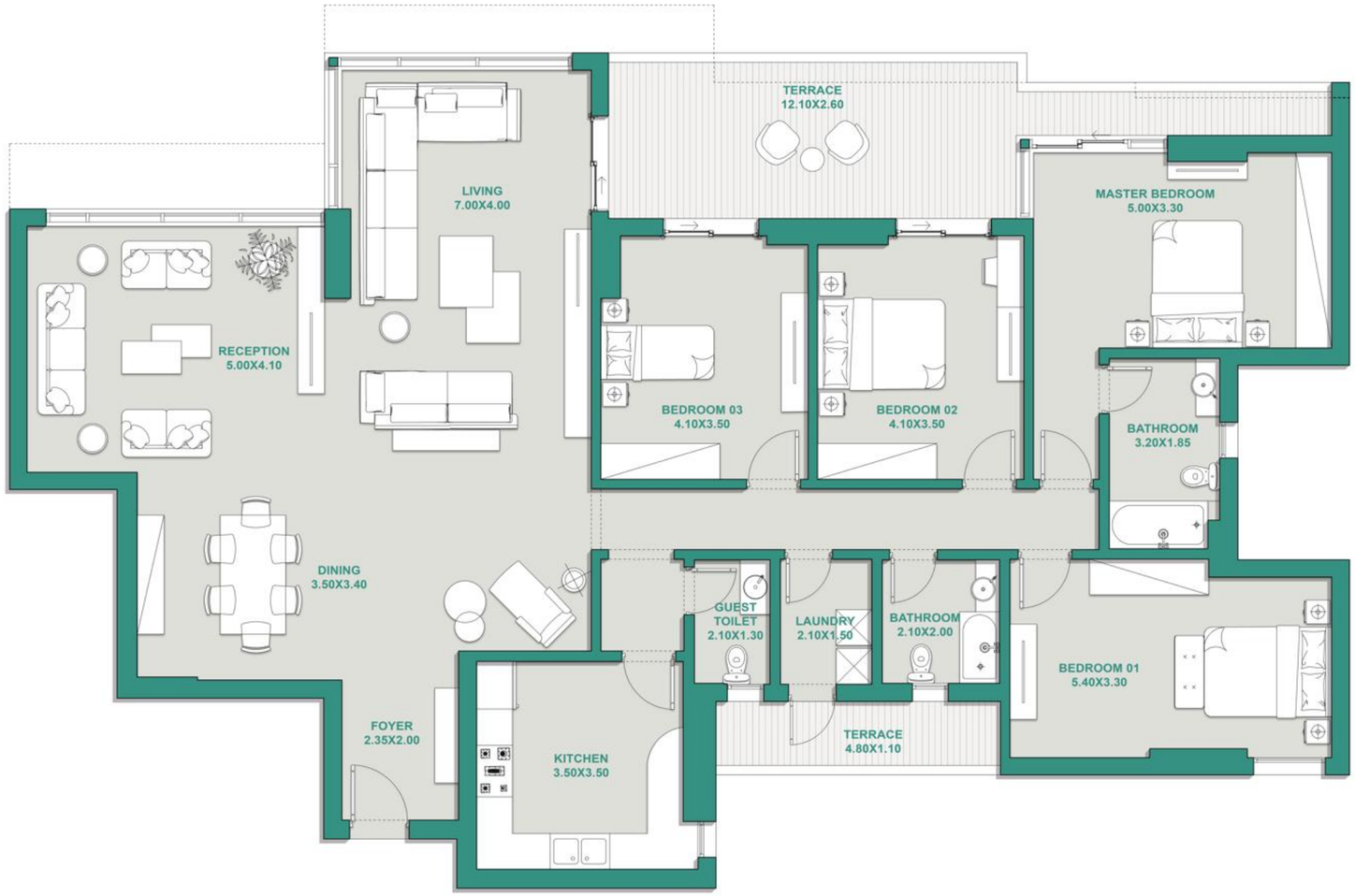
Fifth Floor

Total Area: 320 m²

Number of Bedrooms: 4

Number of Bathrooms: 3





Floor Plans

Jade Park

Building Type B2

Apartment OB2 - 25

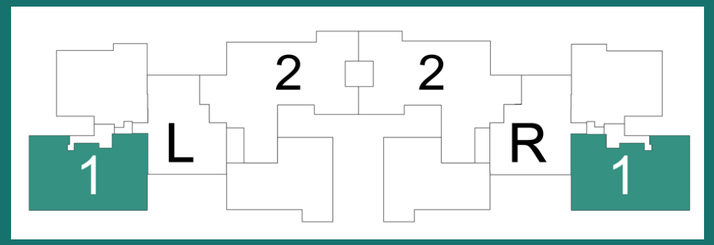
Eighth Floor

Total Area: 322 - 323 m²

Number of Bedrooms: 3

Number of Bathrooms: 3

Roof Terrace: 110 - 111 m²





Floor Plans

Jade Park

Building Type B1

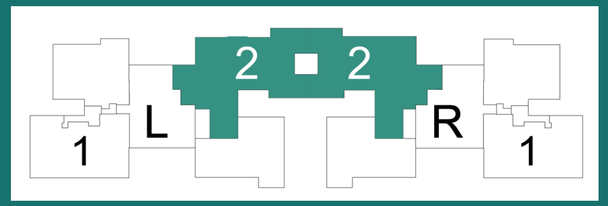
Penthouse Duplex
OB2 - 26

Total Area: 687 – 694 m²

Number of Bedrooms: 6

Number of Bathrooms: 5

Roof Terrace: 113 - 114 m²





Eighth Floor



Ninth Floor

Floor Plans

Jade Park



Building Type C

Floor Plans

Jade Park

Building Type C

Apartment OC - 1

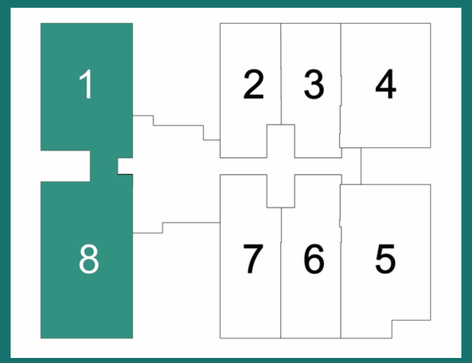
First Floor

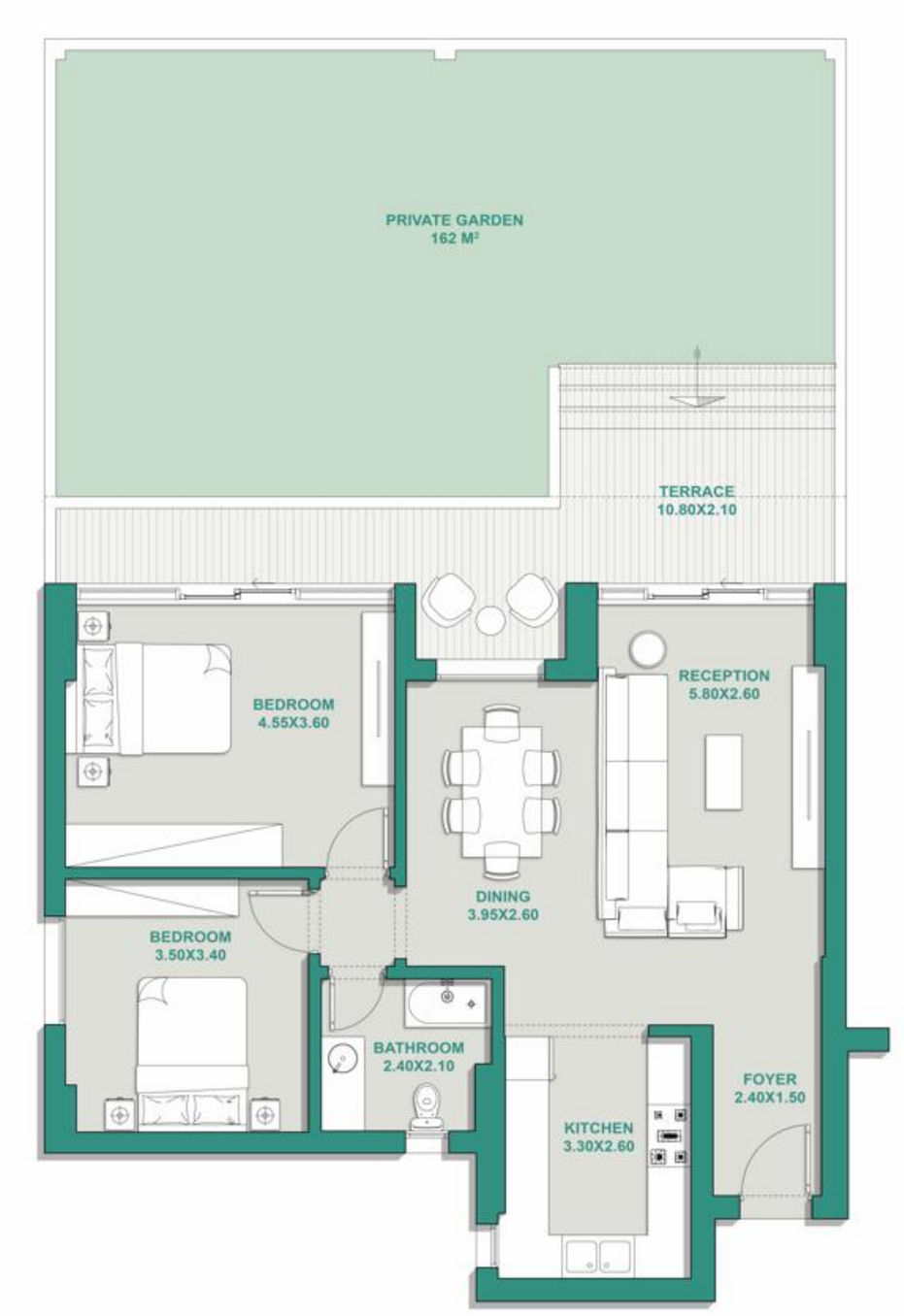
Total Area: 86 – 151 m²

Number of Bedrooms: 2

Number of Bathrooms: 1

Private Garden: 63 – 162 m²





Floor Plans

Jade Park

Building Type C

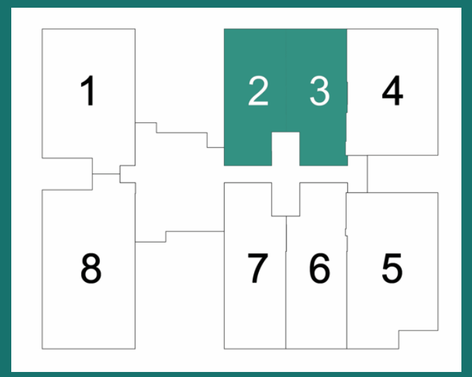
Apartment OC - 2

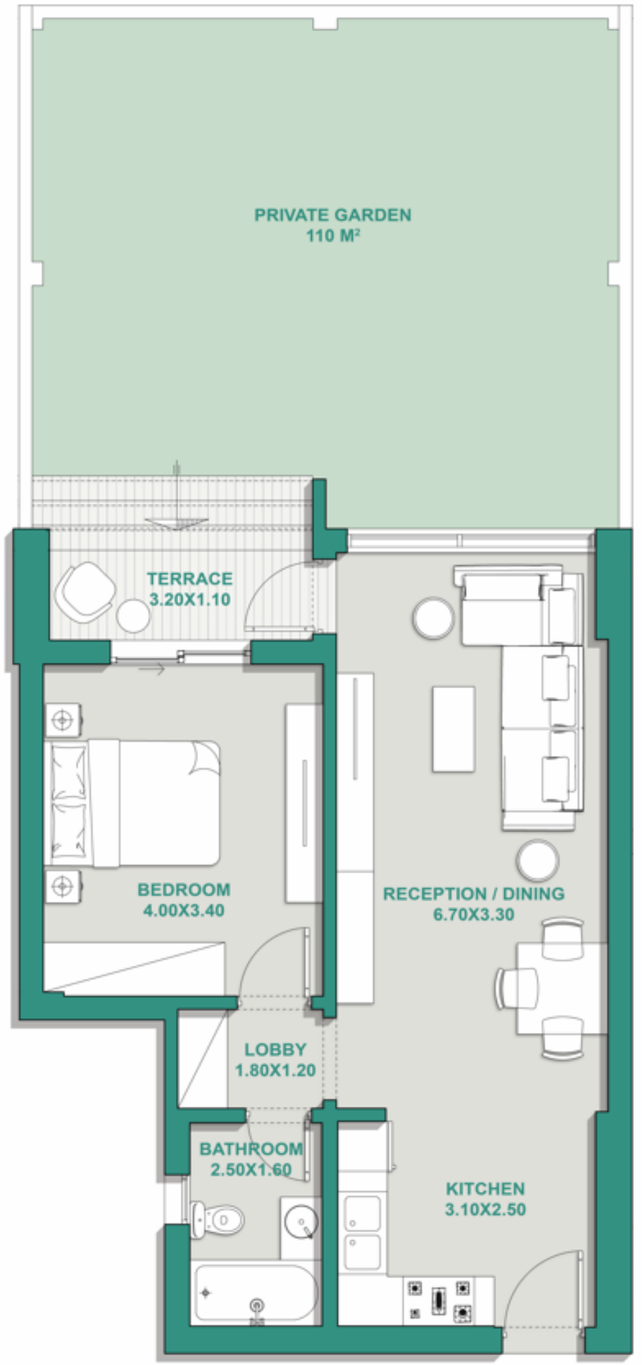
First Floor

Total Area: 88 – 91 m²

Number of Bedrooms: 1
Number of Bathrooms: 1

Private Garden: 44 – 110 m²





Floor Plans

Jade Park

Building Type C

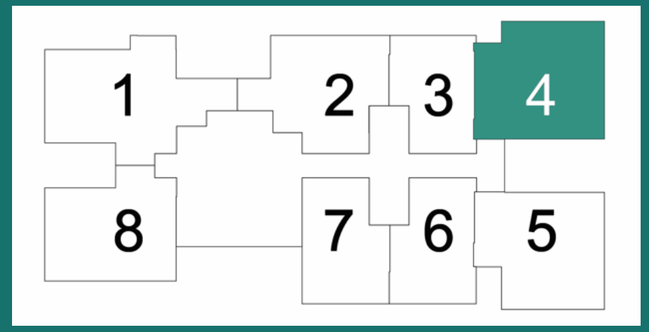
Apartment OC - 14

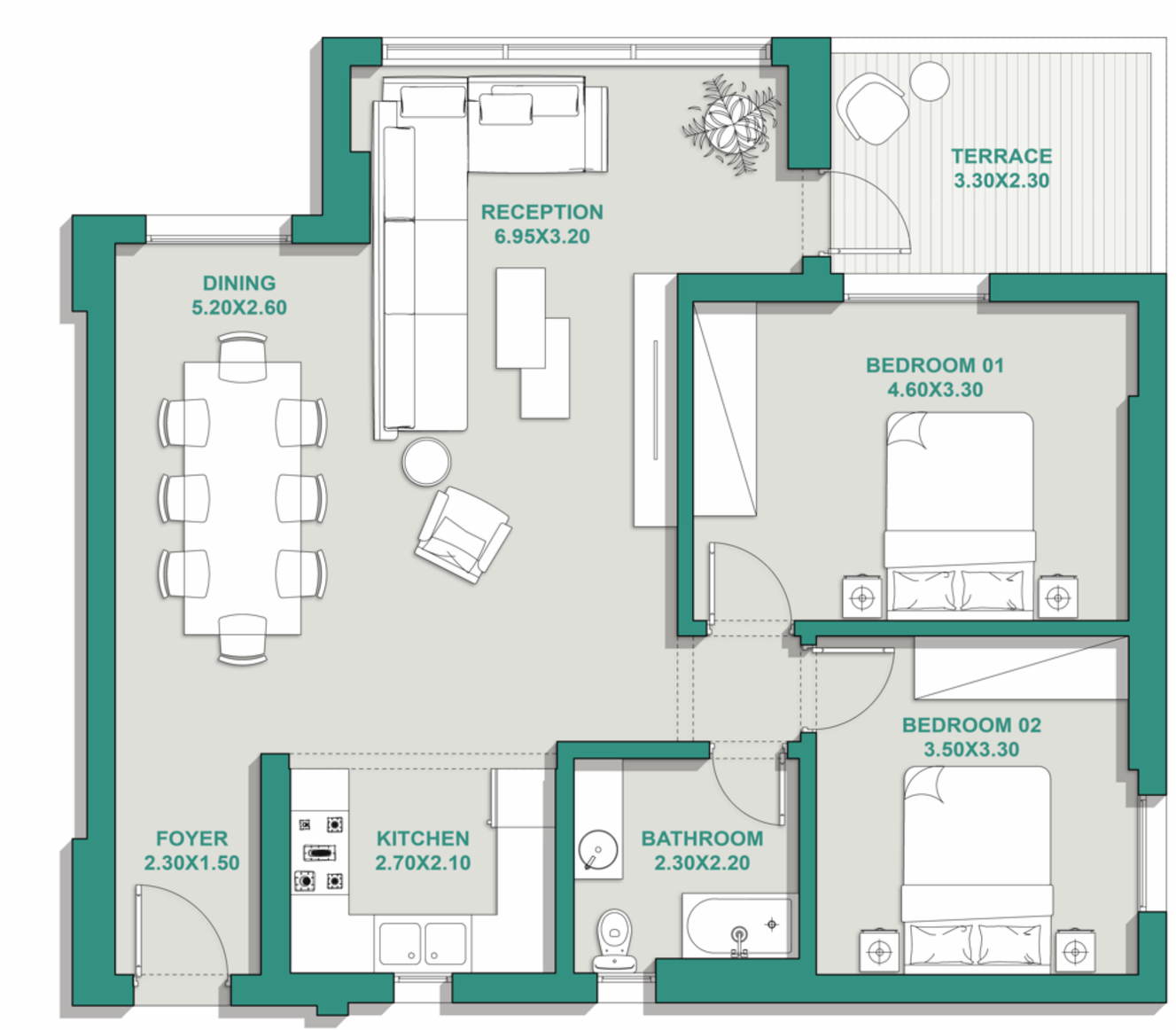
3rd, 4th, 5th, 6th, 7th & 8th Floor

Total Area: 131 – 137 m²

Number of Bedrooms: 2

Number of Bathrooms: 1





Floor Plans

Jade Park

Building Type C

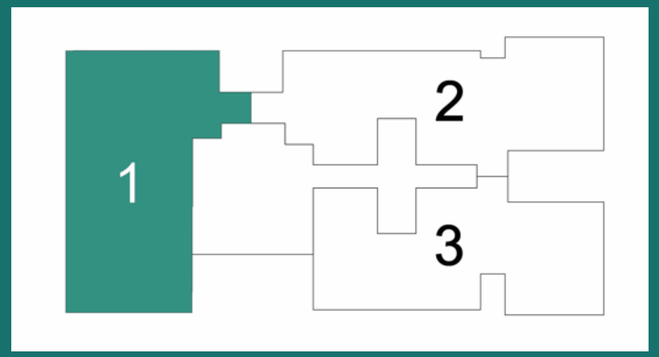
Apartment OC - 20

Ninth Floor

Total Area: 346 – 350 m²

Number of Bedrooms: 3

Number of Bathrooms: 3





Floor Plans

Jade Park

Building Type C

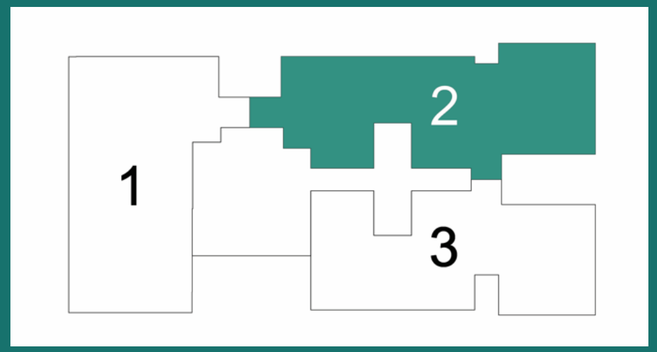
Apartment OC - 21

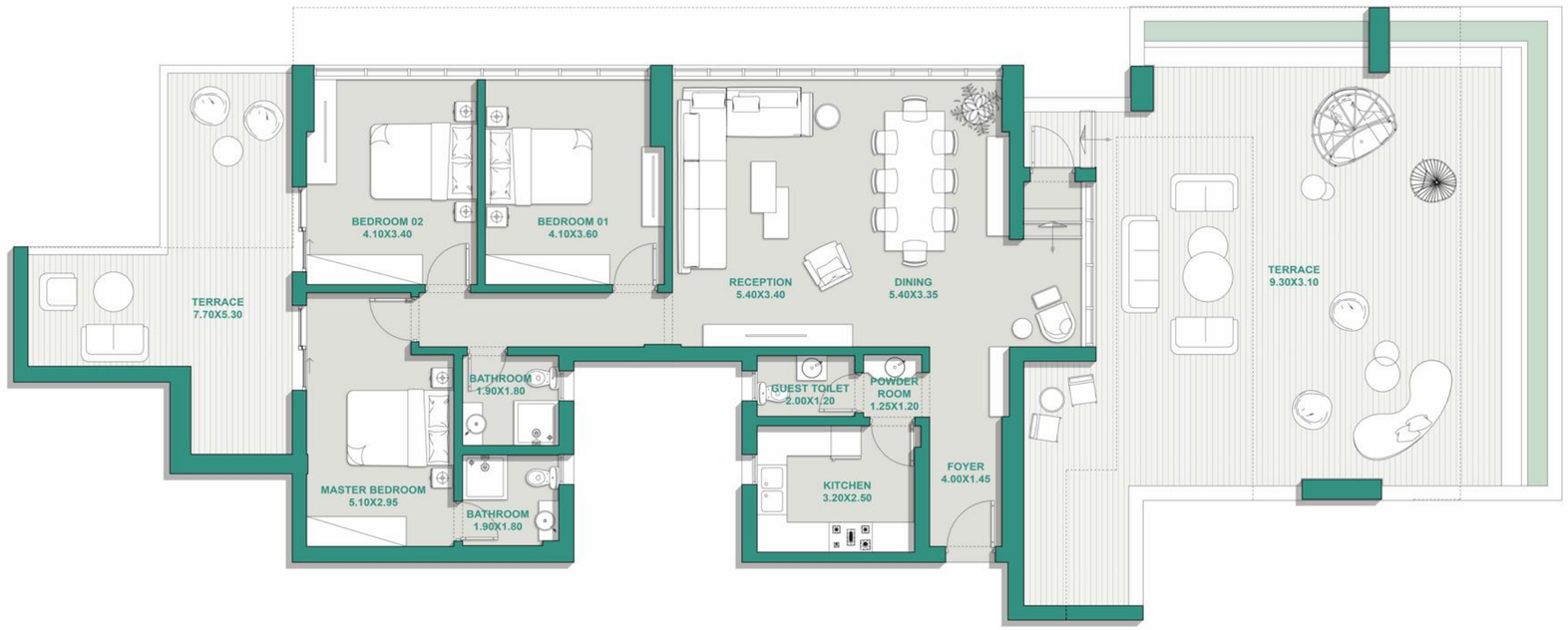
Ninth Floor

Total Area: 347 – 367 m²

Number of Bedrooms: 3

Number of Bathrooms: 3





Floor Plans

Jade Park

Building Type C

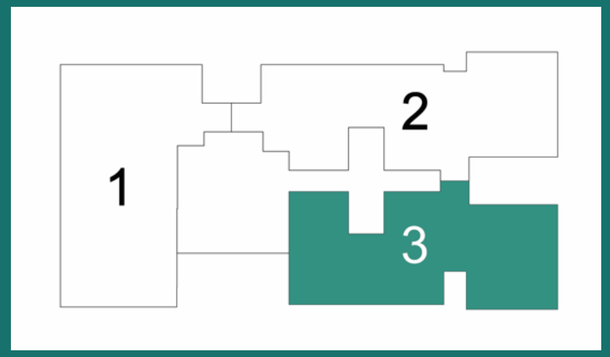
Apartment OC - 22

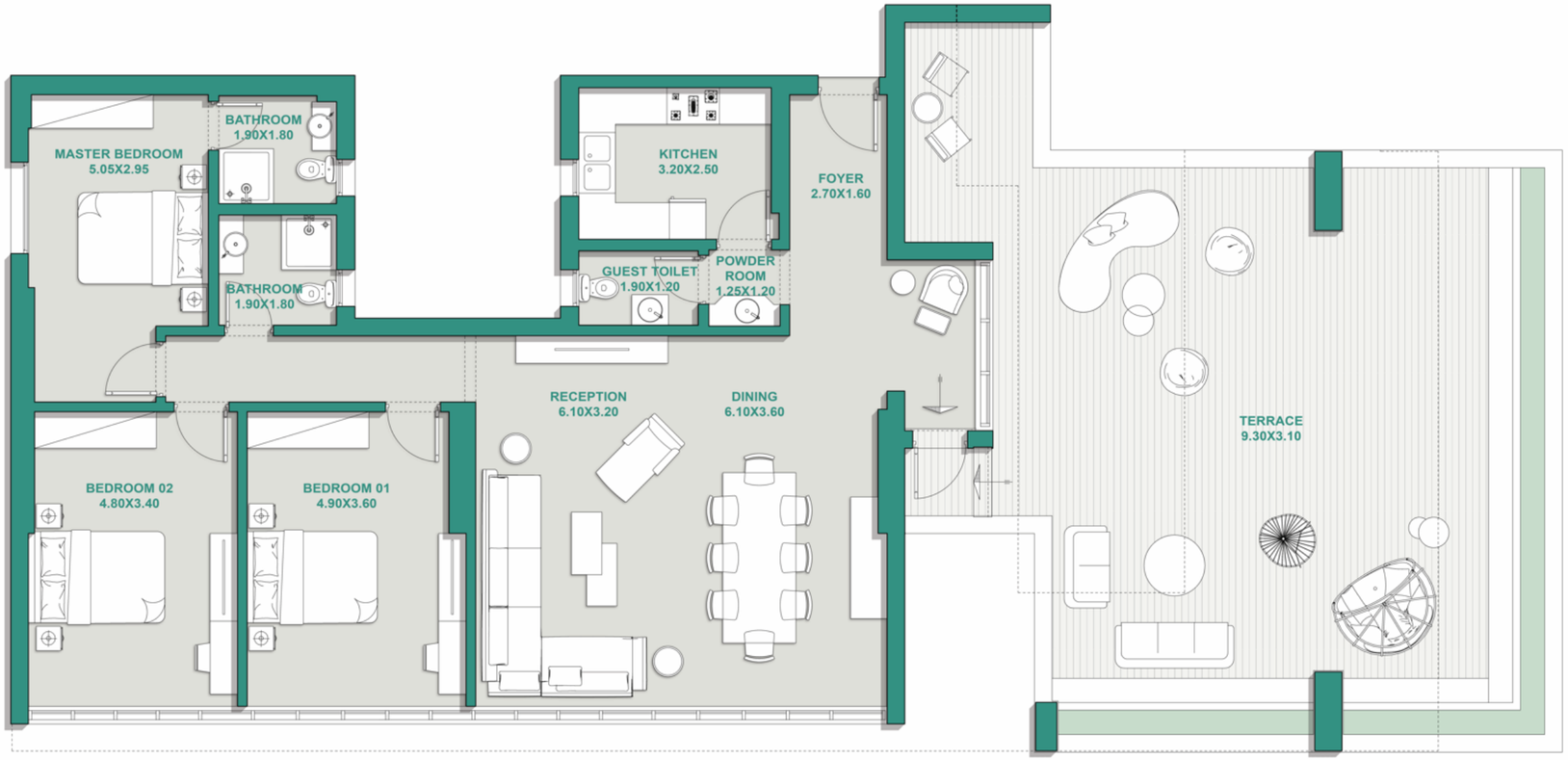
Ninth Floor

Total Area: 361 – 321 m²

Number of Bedrooms: 3

Number of Bathrooms: 3





JADE PARK

RESIDENTIAL AREA

Site Pictures

04

Site Pictures

Street View – Ground Floor Level

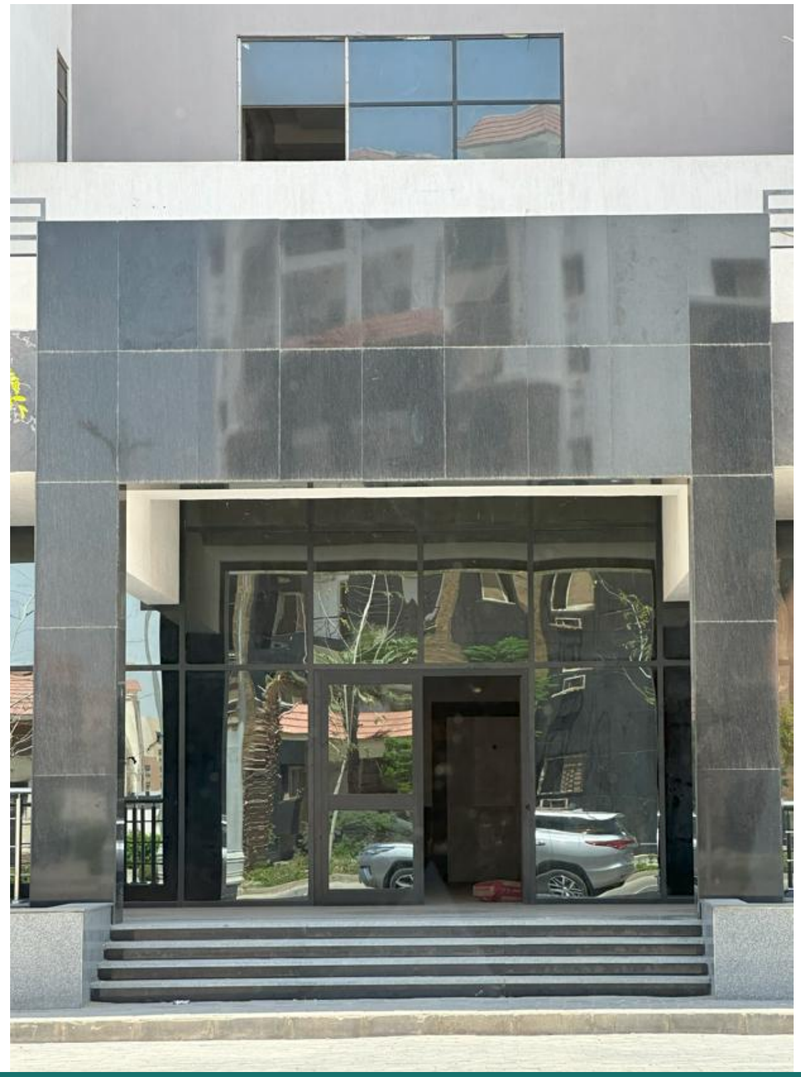


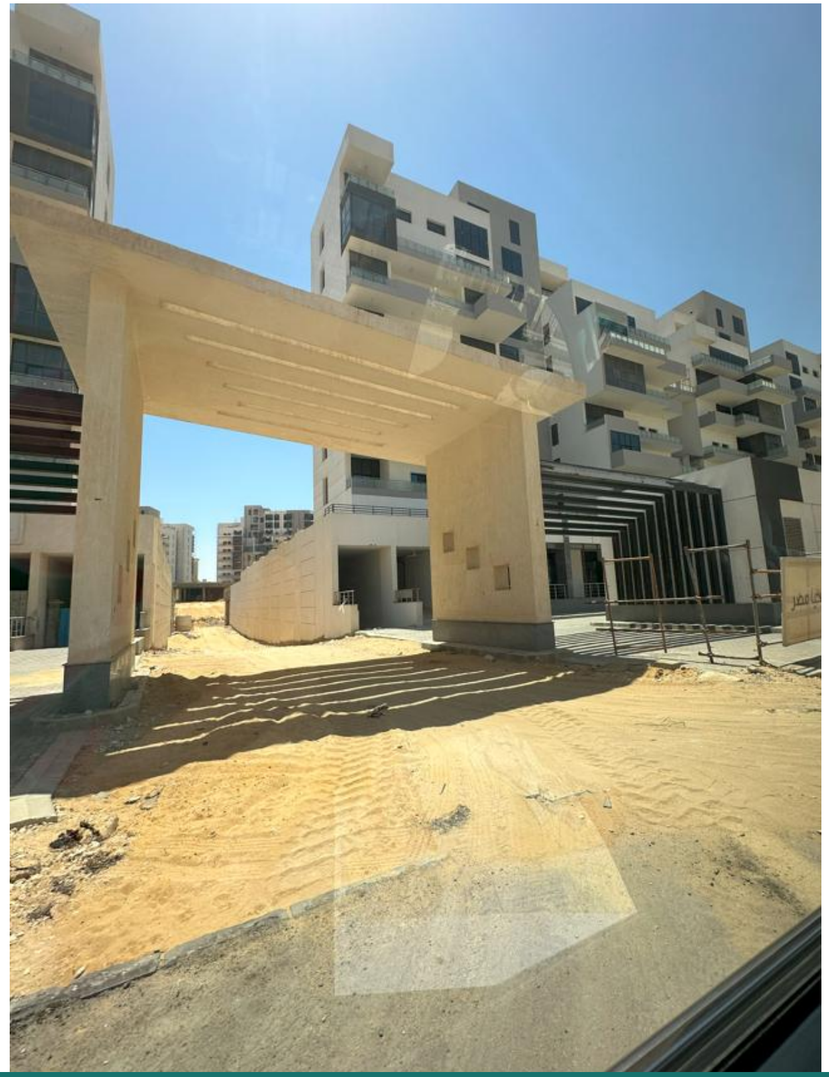


Site Pictures

Street View – Ground Floor Level

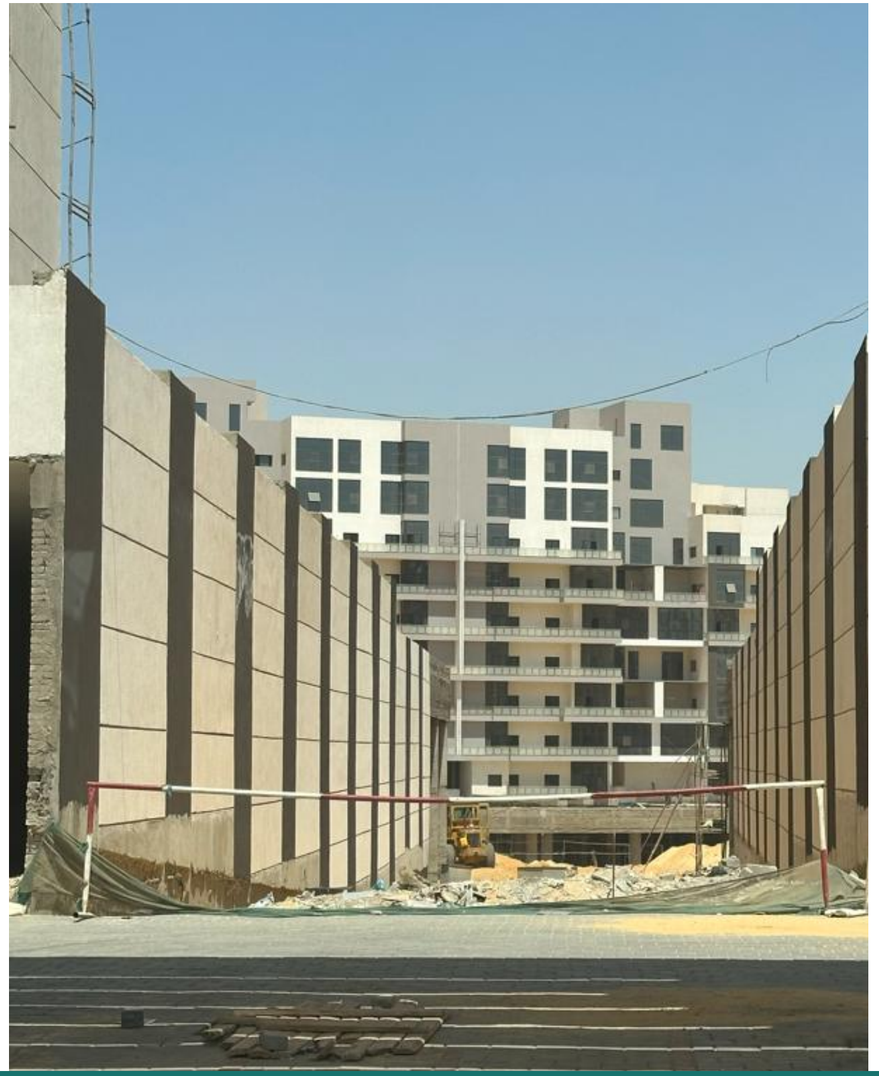


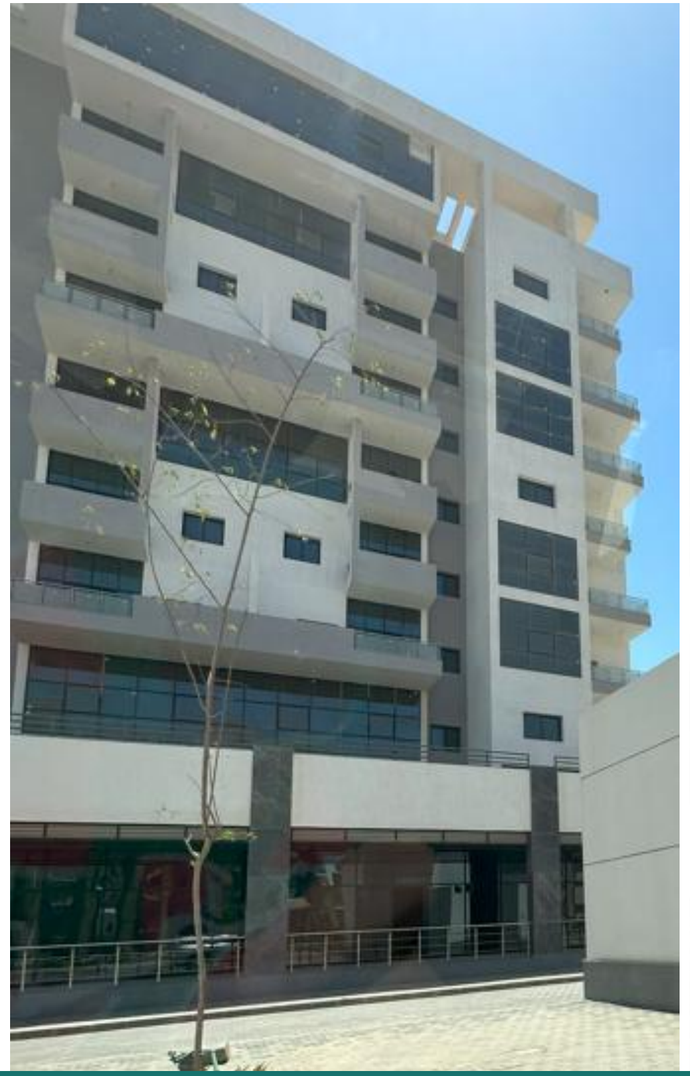




Site Pictures

Street View – Ground Floor Level

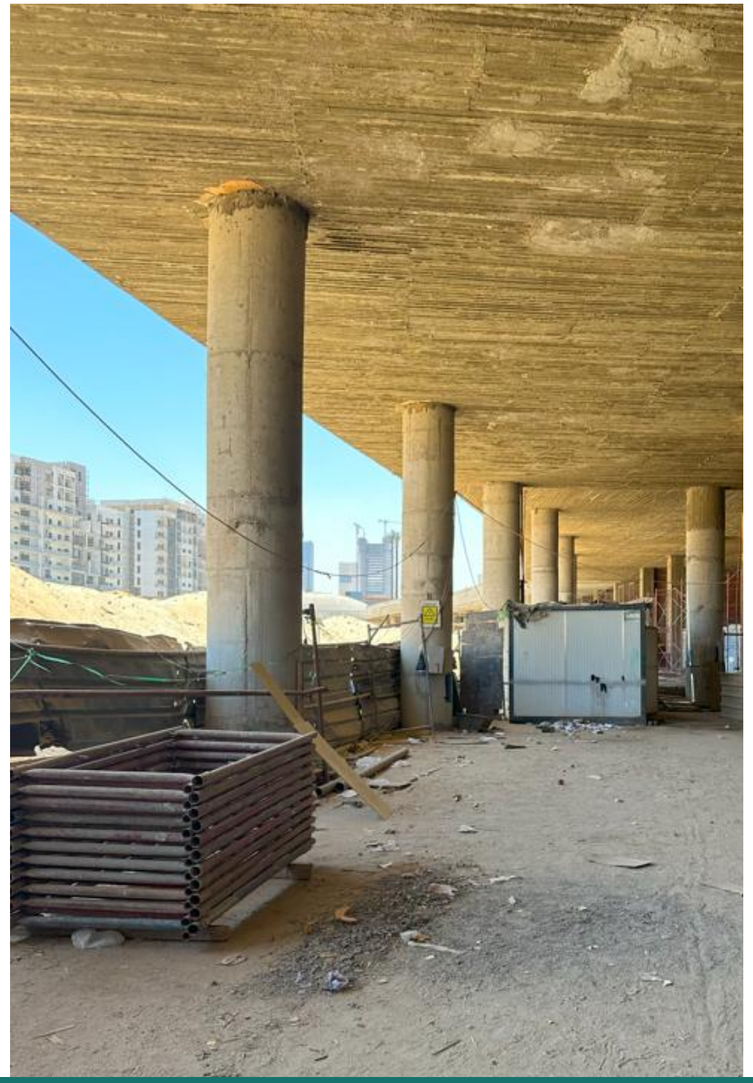


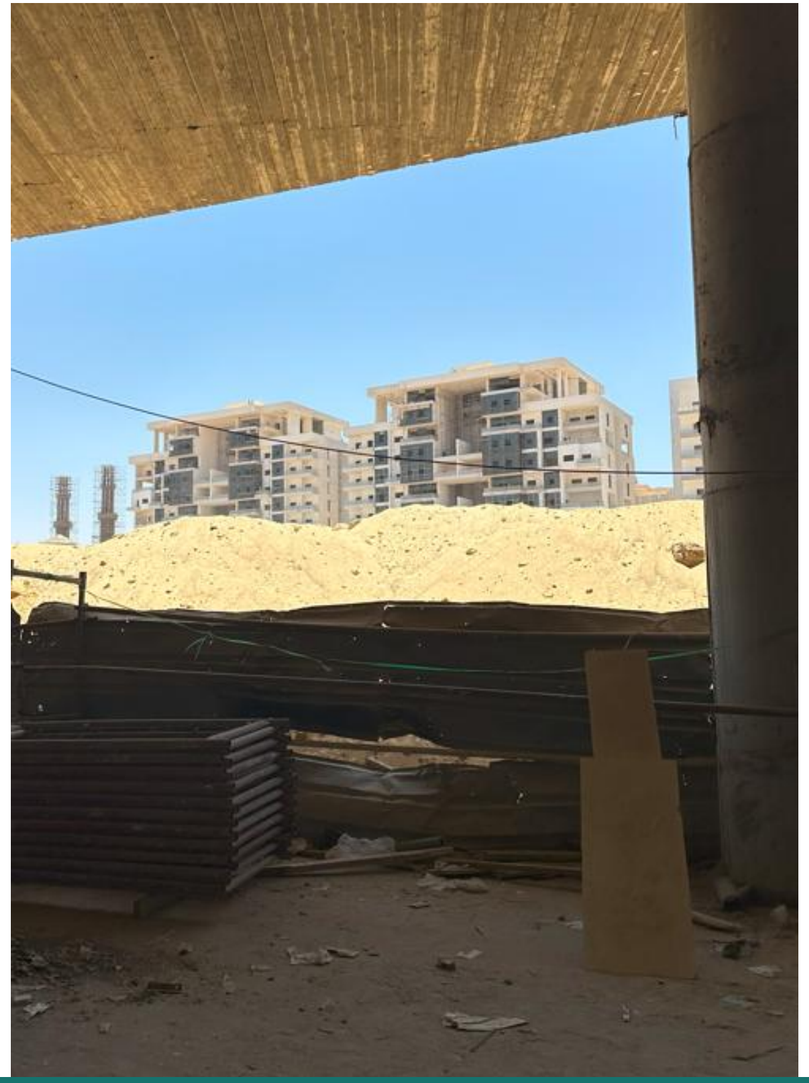


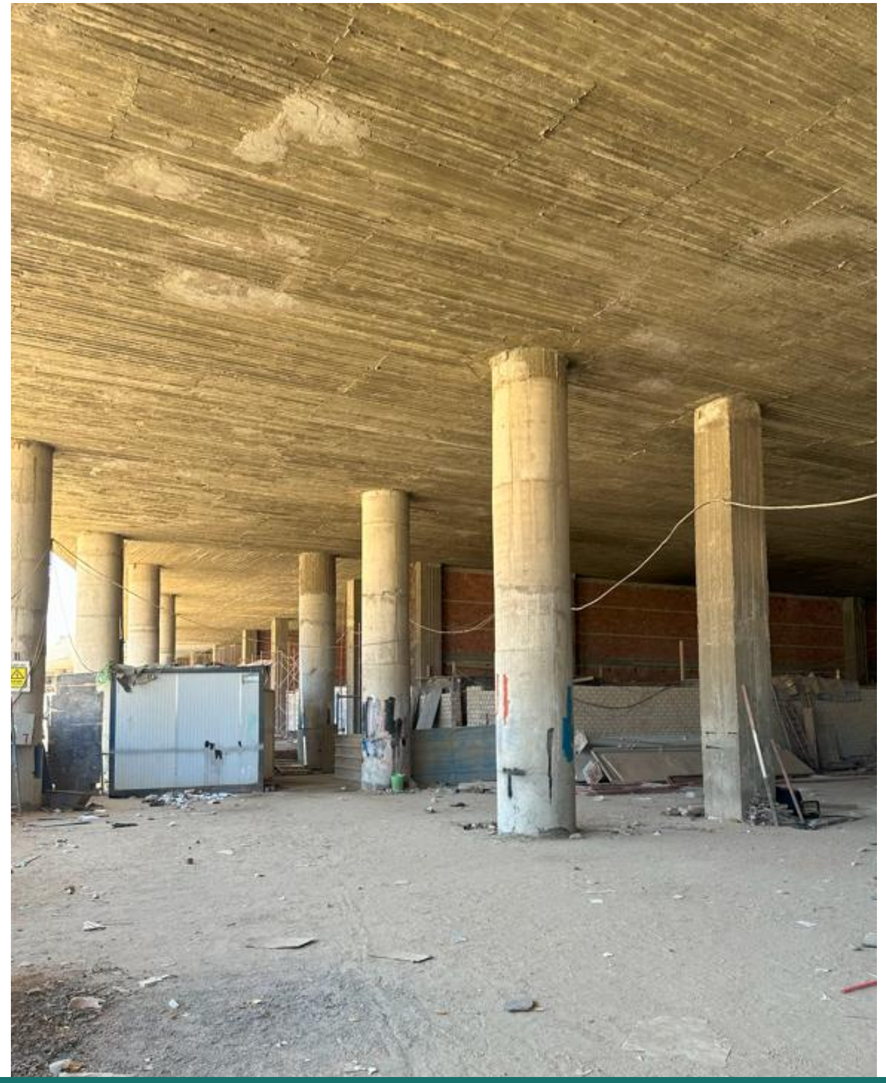


Site Pictures

Commercial – Basement Floor Level

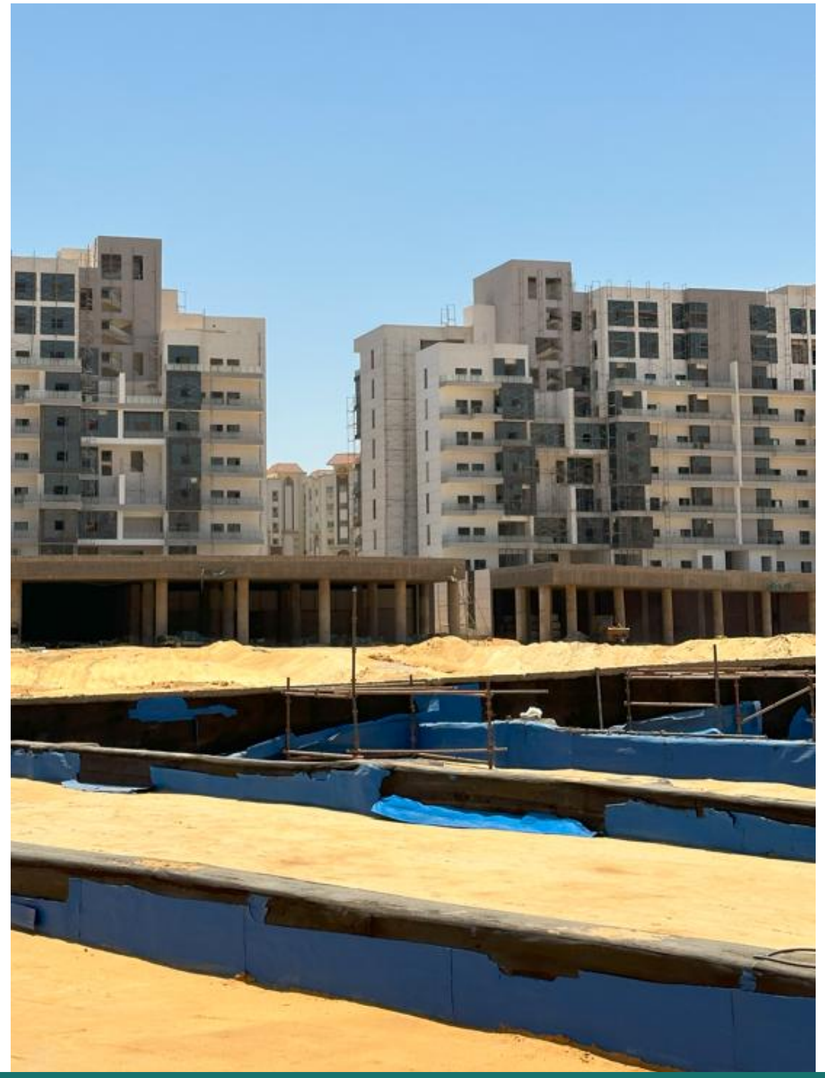




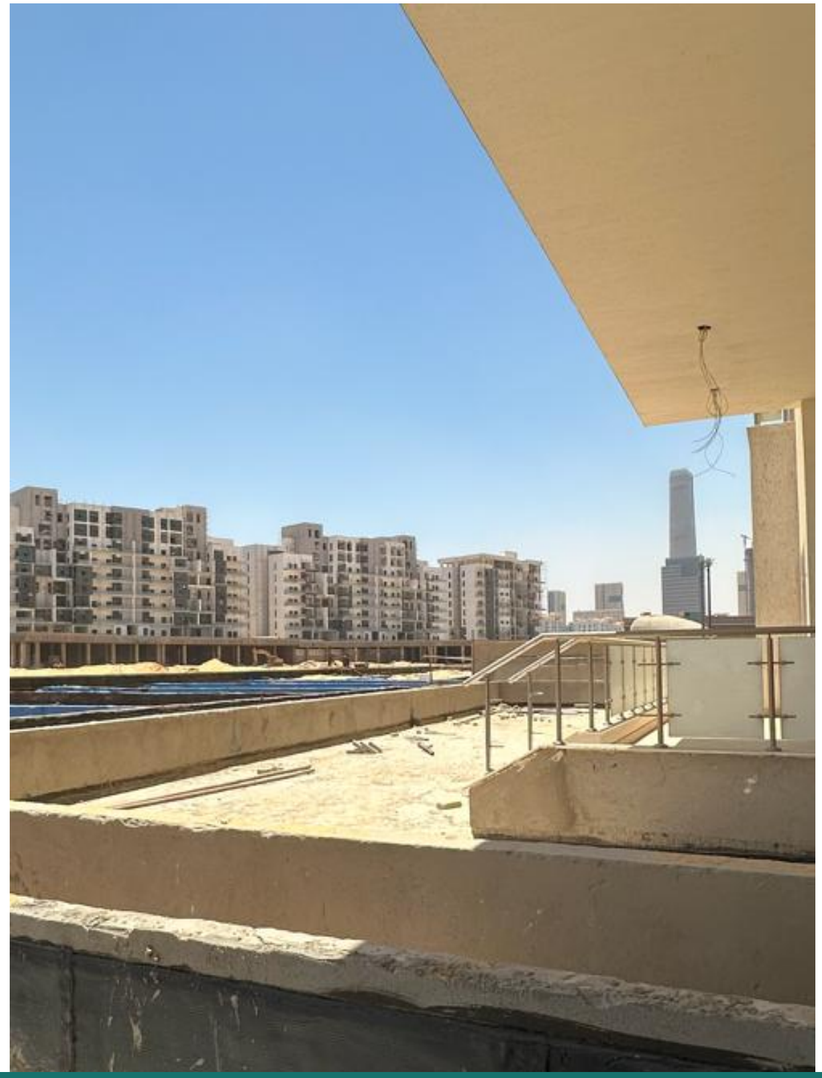


Site Pictures

Hanging Gardens – First Floor Level

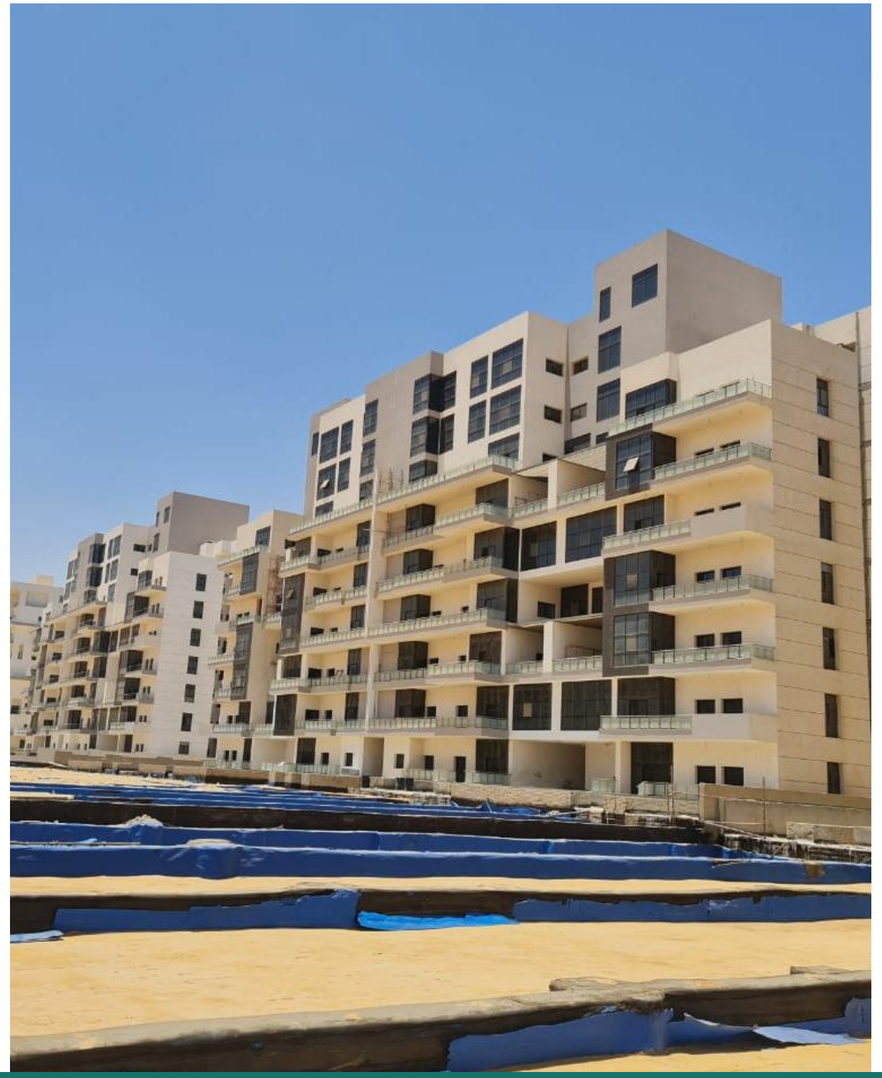


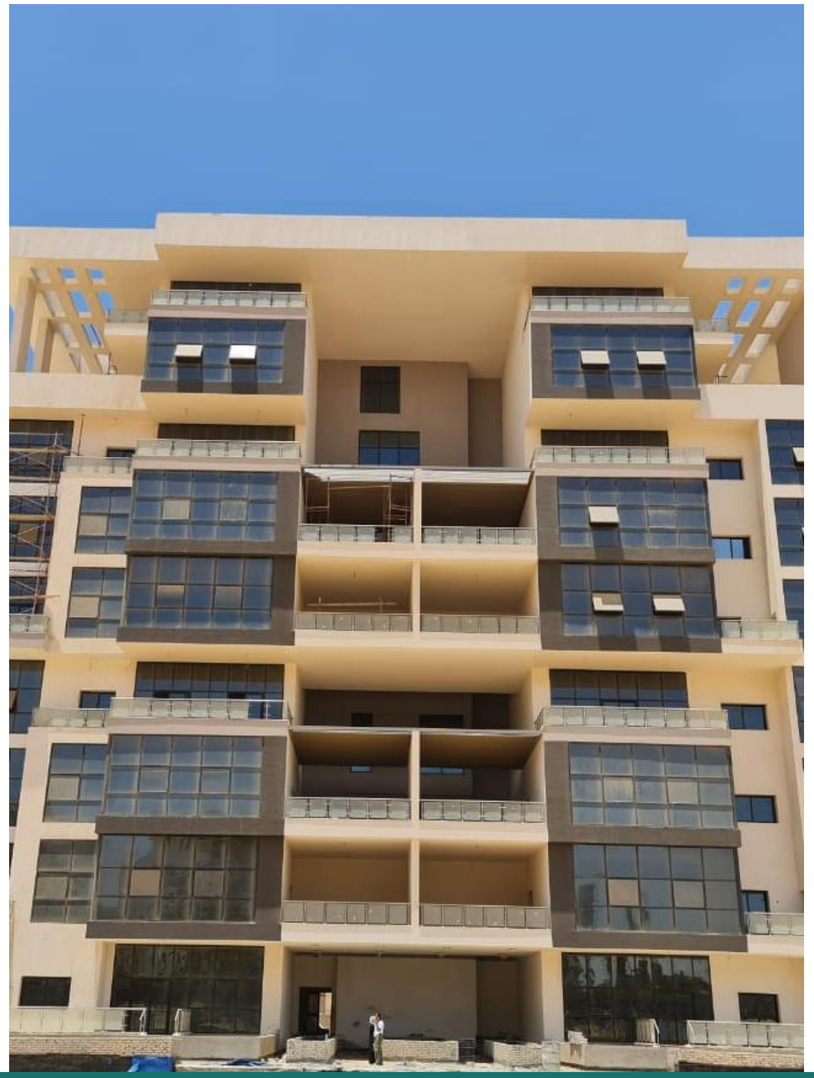


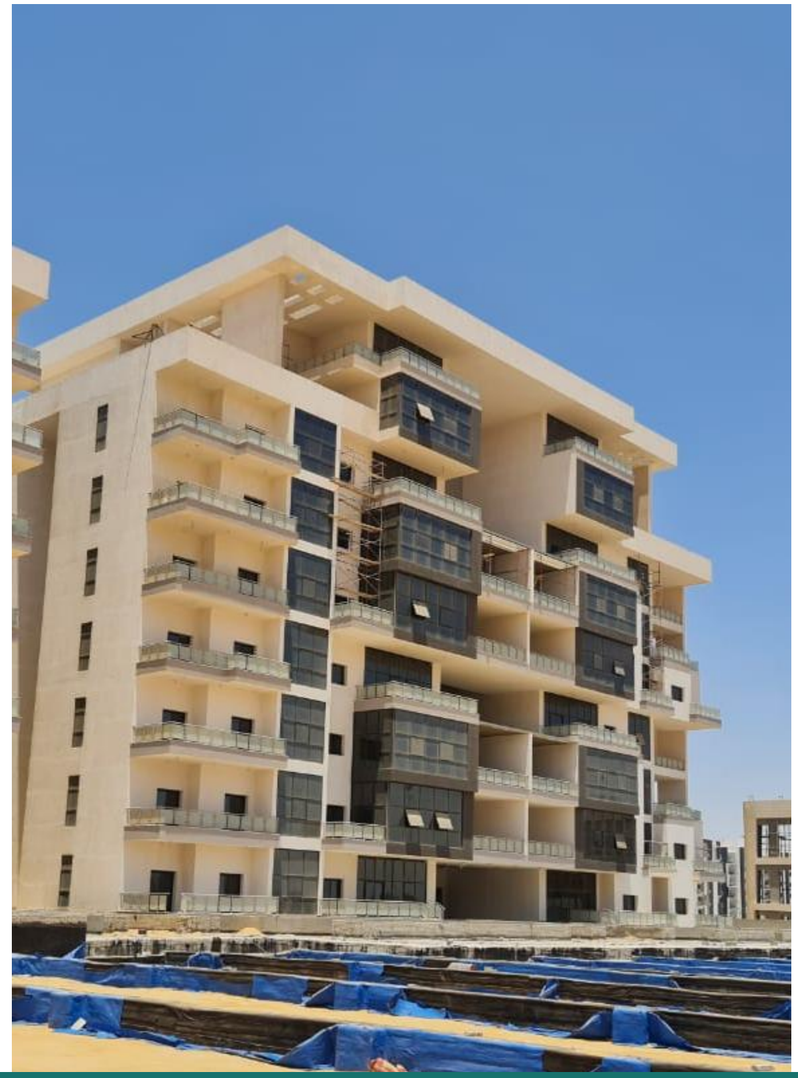


Site Pictures

Hanging Gardens – First Floor Level







JADE PARK

RESIDENTIAL AREA

Amenities & Finishing Specs

07

Amenities

Jade Park

1 - Fire Alarm System

2 - Fire Fighting System

3 - CCTV

4 – Intercom System

5 – Car Parking System

6 – Telecom System
(Telephone, Data, TV)

7 – Parking Ventilation System

8 – Emergency Power Generator

9 – MEP Services

a- Electricity network

b- Water supply network

c- Sewage network

d- Gas network

Facilities

1 – Surface Car Parking

2 – Basement & Ground Parking

3 – Hanging Gardens
(Private to Residents)

4 – Escape Stairs

5 – Garbage Chute

Finishing Specs

Jade Park

External Finishes

Paint
Aluminum Handrails
Double Glazed Windows

Entrance Finishes

Paint
Marble
Aluminum Handrails
Gypsum Ceilings

Units Finishes

Fire-rated Entrance Wooden Doors
Internal Wooden Doors
Paint (Walls)
Porcelain & HDF Flooring
Gypsum Ceilings & Built-in Lighting
Balconies: Aluminum with Reflective Colored Glass
Aluminum & Double Glazed Windows
Wet Areas: Ceramic Walls & Floor Tiles
Sanitary Fixtures (Duravit & Ideal Standard)
Natural Gas
Electricity

Delivery Date

08

Delivery Date

Jade Park

30/10/2025

THANK YOU

CITY EDGE
DEVELOPMENTS