



Sanctuary Falls – Frequently Asked Questions

What is Sanctuary Falls?

Sanctuary Falls is a residential community that features a collection of 97 resort-style homes overlooking the Earth golf course in the prestigious Jumeirah Golf Estates.

Where is it located?

Sanctuary Falls is located within Jumeirah Golf Estates, one of the most sought after master communities in Dubai, UAE. Its ideal location allows convenient access to the commercial and leisure areas of Dubai through major highways like the Al Fay Road (off the new Al Khail Bridge which leads directly to the main entrance of Jumeirah Golf Estates), Mohammed Bin Zayed Road (previously known as the Emirates Road), and Sheikh Zayed Road. It is also close to Dubai's beaches, marinas and world famous landmarks like The Palm Jumeirah, Burj Khalifa and the Burj Al Arab.

Who is the developer of Sanctuary Falls?

Shaikh Holdings is the developer of Sanctuary Falls. Shaikh Holdings is a family enterprise with an entrepreneurial heritage in the Middle East, dating back to 1913. Over the years, the Shaikh family has diversified its interests from its core trading businesses to other areas of activity. Expansion into real estate investments and development has driven Shaikh Holdings to look at both regional and international real estate markets. Today, its companies specialize in the acquisition, development, marketing and sale of exclusive properties worldwide. Shaikh Holdings is focused on developing boutique communities centered around golf and waterfront concepts. The company's current developments in Jumeirah Golf Estates are being followed by other exclusive golf and waterfront projects in the region.

What size villas does Sanctuary Falls offer?

The Villa sizes approximately range from 5,600 sq.ft. to 10,700 sq. ft.

What features do the villas at Sanctuary Falls offer?

Each home has been designed with an arrival water fountain, resort style swimming pool, children's pool area and fully landscaped gardens. The large swimming pools are detailed with custom water fountains, bench seating, timber bridges and stepping stones over water, to give a true resort atmosphere. The poolside majlis seating area provides a shaded venue for barbeques, while the dining and entertainment terraces have been designed to give ample room for formal outdoor parties. Each home also offers state of the art security and technology systems, and feature a custom designed kitchen with appliances, an optional premium home theatre and also access to a dedicated concierge service.

What is unique about Sanctuary Falls?

Although certain resort features are standard with each home, Sanctuary Falls affords homeowners the ability to choose the kind of home they would like to live in. They are able to choose from a variety of views - a cascading waterfall, a lake or a panoramic golf course view. When buyers choose their floor plan they are also able to choose the architectural style they prefer the home to be built to – traditional, modern or contemporary. In addition to this, they are also able to further customize their home by choosing from three interior design themes (traditional, modern and contemporary). Each interior design theme allows 2 customized kitchen design options as well. This freedom for each homeowner to add their personal touch is what makes the Sanctuary Falls community unique.

Who are the architects of Sanctuary Falls?

DSA Architects (DSA) are the award-winning architects that have designed the architecture for the villas at Sanctuary Falls. They have designed world-class resorts such as The Madinat Jumeirah Resort (Dubai), One & Only Royal Mirage (Dubai), One & Only Palm Jumeirah (Dubai), La Residencia (Spain), Park Hyatt (Dubai), One & Only St. Géran (Mauritius) and The Fairmont on the Palm Jumeirah (Dubai). Sanctuary Falls has the distinction of being the first residential villa project undertaken by DSA.



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What architectural styles does Sanctuary Falls offer?

Sanctuary Falls offers distinctly styled resort homes with traditional, modern and contemporary architecture. Although each architectural style is different, they share a common use of natural materials. Hence, the homes each have a unique identity, yet they are complementary to one another. This has resulted in the creation of an interesting streetscape for Sanctuary Falls.

Who is constructing the villas at Sanctuary Falls?

Arabtec's luxury villa division was chosen by Shaikh Holdings as the ideal construction partner for this project due to their demonstrated commitment to excellence and in-depth experience.

Arabtec has a wealth of expertise in construction and has worked on a diverse array of projects ranging from custom luxury villas in Emirates Hills to the world's tallest tower Burj Khalifa. A publicly listed company, Arabtec is widely recognized as the sector leader in construction and has an industry reputation for highquality villa construction, attention to detail and delivering quality projects on time. In the last six years, the company already completed and delivered over 6,300 villas including 4,702 villas for Emaar at Emirates Hills, Emirates Lakes, Meadows, Springs, Arabian Ranches and 560 villas for Dubai Silicon Oasis and 558 villas for Dubai Properties and 554 villas for Mohamed Bin Rashid Housing Program.

Who are providing the landscaping solutions?

40North & LMS are the landscape planners for the villas at Sanctuary Falls. 40 North is an international landscape designer specializing in hotels and resorts, and have designed the landscaping at the One & Only Royal Mirage Dubai and Park Hyatt Dubai. For every villa type at Sanctuary Falls, 40 North has developed unique landscape solutions, and provides each home owner with fully landscaped plots. The objective has been to strengthen the connection between indoor and outdoor living spaces. This seamless existence, both functionally and visually, allows relaxed, spacious and elegant resort style experiences

Who are the interior designers?

Hirsch Bedner Associates (HBA), world-renowned interior designers of hotel and resorts, have designed the home interiors at Sanctuary Falls. HBA combines a detailed knowledge of design with the depth of 40 years of experience, having designed the interiors for Ritz Carlton properties worldwide, the Mandarin Oriental New York, Grand Hyatt Dubai, St. Regis Shanghai, Four Seasons Singapore among many others.

In creating the villas at Sanctuary Falls, careful attention has been given to the detailing, use of materials, and interface between interior and exterior spaces. This has been vital to produce a resort-like experience for each of the contemporary, modern and traditional interior themes.

Who are the kitchens designed by?

Sanctuary Falls completes your home with Scavolini designer kitchens. Scavolini has exhibited excellence in Italian kitchen design for over 40 years, creating kitchens of the highest quality for all cultures and tastes across the world. For interior design theme (traditional, modern and contemporary) in Sanctuary Falls, Scavolini offers two kitchen selections for residents to choose from. All Sanctuary Falls kitchens come equipped with all major kitchen appliances' by Miele.

What concierge service is available to residents?

Quintessentially, one of the most preferred concierge services in the world, will provide each home owner at Sanctuary Falls with a dedicated concierge, allowing round-the-clock access to whatever a resident may need.

The private membership allows an opportunity to enjoy a collection of goods, services, and practical advice that will make a real difference to residents' lives. With offices in London, New York, Miami, Beijing, Tokyo, Dubai, Johannesburg and more, Quintessentially is able to tend to residents whether at home or when travelling the world.

Quintessentially will also dedicate two Quintessentially community representatives to Sanctuary Falls, who will devote their time to improving the experience of residents in the community.



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Do the villas come equipped with Home Automation?

Shaikh Holdings has chosen Platinum Vision for the Home Automation Solutions for the luxury villas at Sanctuary Falls. Platinum Vision is the Middle East's leading residential systems integration company, and specializes in high-end audio visual and home automation solutions. The company possesses the experience, technical skills and a profound understanding of high-end automation requirements in premium real estate developments. Platinum Vision brings a team to Sanctuary Falls that not only understands technology but has a passion for it. Platinum Vision will customize the automation system in six different areas:

1. Full lighting automation
2. Seamless audio and video distribution throughout the home
3. Unique safety and security features
4. Integrated intercom system
5. Future-ready infrastructure

Shaikh Holdings has worked closely with the Platinum Vision home automation team, and has strived to go beyond the conventional, and conceptualize the most innovative and sophisticated living solutions for its residents. Extensive research was undertaken to understand and anticipate homeowners' lifestyles' and priorities, before consolidating the final design blueprint; and detailed hardware.

What are the optional entertainment packages available for residents?

Since 1925, Bang & Olufsen has been designing and manufacturing high quality audio and video equipment. A complete Bang & Olufsen 5.1 channel home theatre package can be installed which includes a large 55" BeoVision Full HD LED television, along with the iconic BeoSound 9000, a multi-cd music system and 5.1 channel surround sound speakers. The BeoSystem 3 brain module gives buyers the flexibility to expand the listening experience to other parts of the villa in the future. For additional information on the various options available, kindly speak to our sales team.

What amenities are available as part of the Jumeirah Golf Estates master community?

Residents have access to the Norman Clubhouse which houses an array of signature restaurants, fitness centers, first-class shopping, a luxurious spa, an exclusive hotel, well-appointed venues for conferences and private functions, and much more. Adding to their leisure and relaxation experience, 'The Elements' is a complete lifestyle and entertainment centre, offering a wide array of choices for sports, dining and Shopping. The Boutiques and Retail Centre within the Estates also brings shopping & leisure facilities close to home.

What about golf benefits for residents?

Sanctuary Falls' homeowners have privileged access to two signature golf courses - Fire and Earth. Membership is open exclusively to residents of Jumeirah Golf Estates with one course each day reserved for members and their guests only. As a resident of Sanctuary Falls you will automatically qualify as a Debenture Member as your joining fee will be waived. To activate your membership immediately you only need to pay the annual dues in order to access both the Fire and Earth courses. Should you decide to sell your property at JGE your debenture membership will pass to the new owner but you will be given priority in the debenture waitlist should you wish to continue playing at JGE.

Is there financing available for the villas?

HSBC is the preferred lender for the luxury villas at Sanctuary Falls. Shaikh Holdings maintains a strong working partnership with HSBC. HSBC believe in the value and quality of the product being offered at Sanctuary Falls and are offering LTV's for our villas up to 75%, subject to client approval.



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Is the golf course ready?

The Earth & Fire course have been open for play since early 2009, immediately after the inaugural Dubai World Championship. The Earth Course is also the venue of the DP World Tour Championship which takes place every year in November.

How does the Golf Membership work?

Offering 36 holes of Championship golf across both courses, each with its own distinct style and challenges, the courses have garnered critical acclaim since being opened for play in early 2009. With over 200 members now a part of the exclusive golf club, the honor of playing on Fire and Earth is restricted to its members. Only members of 'The Club' at Jumeirah Golf Estates will walk in the footsteps of the top 60 players from the Race to Dubai schedule who compete in the Dubai world Championship.

A range of options are on offer for membership to The Club at Jumeirah Golf Estates with three tiers available:

Founder Member

For the golfing elite, this premium membership is activated by a one-off payment and offers an unrivalled spread of unique benefits befitting the status and kudos of Jumeirah Golf Estates. Founder memberships are valid for 25 years, can be passed on to family members and will only increase in value as the club matures with full clubhouse and leisure facilities.

Debenture Member

For dedicated golfing enthusiasts the benefits of this deluxe membership tier includes unlimited golf and preferential tee-time bookings. The membership automatically allocated to residents, should you sell your JGE property your debenture membership will pass to the new owner, however should you wish to continue playing at JGE you will be given priority on the debenture waitlist. Residents of Sanctuary Falls automatically qualify as a Debenture Member and the AED 120,000 joining fee for the Debenture Membership has been waived as a goodwill gesture by JGE. Residents will only be required to pay the annual fee to activate their Debenture golf membership

Annual membership

JGE management understand some golfers may prefer to take their time before committing to a higher level of membership, so for a limited period of time Jumeirah Golf Estates will be offering a select number of annual memberships on a first come first served basis.

Off-peak membership

For the casual week-day golfer, not interested in weekend tee-times, this option is a cost effective way of experiencing the benefits and unique golfing experience of The Club at Jumeirah Golf Estates.

Not only a golfing facility, The Clubhouse boasts an exclusive leisure and wellness centre, lounge area, bar and grill, fine dining and wine cellar restaurants. The 131,000sq ft development also features a fully equipped gymnasium, premier tennis academy, lap pool, yoga and Pilates studio and a stunning lagoon. The 'Members-Only Lounge' provides the perfect setting for post-game relaxation, with a billiards room and course-view terraces, perfect for delicious snacks and beverages.

Memberships:

Founder Member AED 750,000

Debenture Member AED 120,000

Annual Membership Fee per year

The Club also has a series of other programs available including 5 lessons with a PGA Professional, Individual lessons, long term development lessons, group golf clinics, corporate clinics etc that can be tailored to suite individual needs.

For further information on golf memberships, please contact info@sanctuaryfalls.com