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OFF PLAN

Elara

Location: Umm Suqeim, Dubai

Starting From: AED 2,300,000

Permit No: 2

Elara

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Meraas	**Apartments & Penthouses**	**Q4 2026**	**70/30**	**Off Plan**

ABOUT THE PROJECT

Elara at Madinat Jumeirah Living is a premium low-rise residential development by Meraas in **Umm Suqeim**, directly associated with one of Dubai's most established luxury hospitality and beachfront districts. The project consists of **three buildings and approximately 234 residences**, combining 1 to 3-bedroom apartments with a limited collection of four-bedroom penthouses.

Elara's architecture follows the contemporary interpretation of traditional design found throughout Madinat Jumeirah Living. Landscaped courtyards, pedestrian pathways and extensive greenery surround the buildings, creating a lower-density residential environment compared with Dubai's central high-rise districts.

The residences are designed around natural light and outdoor living, with balconies and terraces incorporated throughout the development. Meraas highlights **sea-front views, sunsets, surrounding greenery and proximity to Burj Al Arab** as key characteristics of Elara's setting.

The project's apartment collection includes **1, 2 and 3-bedroom residences**, while the largest homes are **four-bedroom penthouses**. Published layouts extend from approximately 716 sq. ft. at the lower end to more than 4,500 sq. ft. for the largest premium residences.

The four-bedroom penthouses occupy a substantially different segment from the standard apartments. For example, a published Building 1 penthouse floor plan measures approximately **4,533 sq. ft.**, compared with approximately 729 sq. ft. for one of the building's standard one-bedroom layouts.

Residents have access to a comprehensive collection of amenities including **swimming pools, fitness centres, gyms, children's play areas, parks, landscaped open spaces, daycare facilities and 24-hour security**.

A major advantage is Elara's position within **Madinat Jumeirah Living**, a pedestrian-oriented residential community opposite the wider Madinat Jumeirah resort environment. The neighbourhood combines landscaped walkways and residential courtyards with convenient access to Jumeirah's beaches and hospitality destinations.

Connectivity is particularly strong for a low-rise residential community. Meraas places Elara approximately **5 minutes from Mall of the Emirates and Souk Madinat Jumeirah, 10 minutes from JBR and Bluewaters Island, 15 minutes from Dubai Marina and 20 minutes from Dubai International Airport**.

Elara originally launched from **AED 2.3 million for a one-bedroom apartment**. Meraas' original pricing schedule also showed approximately **AED 3.13 million for two bedrooms, AED 5.6 million for three bedrooms and AED 10.95 million for four-bedroom residences**.

Those figures should now be treated as **historical launch prices**, particularly because the project is approaching completion. Recent transaction evidence includes a 721 sq. ft. one-bedroom apartment selling for approximately AED 2.533 million in January 2026 and a 1,248 sq. ft. two-bedroom selling for approximately AED 3.587 million in May 2026.

The original payment structure is **70/30**, comprising **20% on booking, 50% through construction instalments and 30% upon handover**. Meraas' official payment schedule specifies the final 30% payment in **December 2026**.

Handover

Q4 2026 / December 2026 is the appropriate project-level handover date. Meraas' official payment-plan documentation explicitly states an estimated construction completion of **December 2026**.

More granular current records show some individual Elara buildings with handover dates around **24 November 2026**, so the exact building/SPA date may differ slightly. For the main project page, I recommend publishing **Q4 2026**.

From an investment perspective, Elara combines **Meraas development, limited low-rise supply, proximity to Burj Al Arab, a mature Jumeirah location and near-term completion**. Its positioning differs substantially from high-density off-plan apartment projects because the surrounding Madinat Jumeirah Living environment is deliberately pedestrian-oriented and lower rise.

Buyers should compare individual properties according to **building, floor, exact square footage, Burj Al Arab or community orientation, balcony or terrace area, original purchase price and outstanding developer balance**. Four-bedroom penthouses should be evaluated separately from the standard apartment inventory because of their substantially greater size and scarcity.

Why Buy Elara Through A1 Properties?

Purchasing **Elara at Madinat Jumeirah Living** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available residences according to building, floor, square footage, Burj Al Arab views, terrace size, original purchase price and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also benchmark Elara against other premium residences throughout Madinat Jumeirah Living and the wider Jumeirah area.

For investors, our advisors can evaluate **current transaction pricing, price per square foot, view premiums, limited supply and post-handover rental positioning**. For end-users, the selection process can focus on usable space, privacy, outdoor areas, views and access to Jumeirah's established lifestyle destinations.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

20%	50%	30%
Down Payment	During Construction	On Handover