



# THE — 129

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NUOM PROPERTIES

A development by





## NUOM PROPERTIES

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a leading player in Dubai's property market since 2006, has set high standards with strategic investments and a commitment to integrity. It acquired The 129 at Discovery Gardens from Nakheel Properties in March 2024. The property has been managed by Nakheel and serviced by EMRILL, maintaining strong demand and customer satisfaction.





# Discovery Gardens Living

Discovery Gardens, situated in the southwest of Dubai, is celebrated for its striking architecture, vast green spaces, and vibrant multicultural atmosphere. With kilometers of parks, sports amenities, and recreational facilities, residents enjoy an active lifestyle amidst picturesque surroundings. Additionally, the diverse array of international cuisines and cultural entertainment options further enrich the community, making Discovery Gardens an enticing and dynamic residential destination.

# The Location

## SEAMLESSLY CONNECTS TO THE CITY'S KEY HOTSPOTS

There is an increase in demand for homes for sale located in Discovery Gardens because of its proximity to major places of interest like the Dubai Miracle Garden, Ibn Battuta Mall, and Dubai Parks and Resorts. The neighborhood's popularity is predicted to increase further once the metro line that is being built will be completed. If you're considering moving to the area, have an in-depth look at the most sought-after clusters that have apartments available for purchase within Discovery Gardens.



3 minutes from Discovery  
gardens Metro Station



14 minutes from  
Palm Jumeirah



7 minutes from Ibn  
Battuta Mall



27 minutes from  
Downtown Dubai



11 minutes from  
Dubai Marina




30 minutes from  
Al Maktown International  
Airport (DWC)

DISCOVERY GARDENS 

NAKHLAT JUMEIRA

Atlantis 



ZABEEL SARAY  
ROYAL RESIDENCE



BURJ AL ARAB™  
Jumeirah  
DUBAI



Jumeirah  
BEACH HOTEL



BLUE WATERS



THE BEACH



Jumeirah  
MARSA AL ARAB



KITE BEACH

JABAL ALI

MARSA DUBAI

JBR

Souk Madinat

UMM SUQEIM

SHEIKH ZAYED ROAD

Ibn Battuta Mall

JUMEIRAH LAKES TOWERS (JLT)

Emirates Hills Golf Club

EMIRATES LIVING

Mall of the Emirates

DISCOVERY GARDENS 

The Address Montgomerie

AL BARSHA

AL QOUZ IND

# The Lifestyle



## COMMUNITY LIVING

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Discovery Gardens is a garden-inspired residential community in Dubai, offering five themed clusters with 245 buildings and over 18,000 spacious apartments.

Key amenities include the Discovery Gardens Pavilion and IBN Batutta Mall, which host lifestyle stores, cafés, supermarkets, clinics, pet shops, salons, and various dining options.



# The Lifestyle

SOMETHING FOR EVERYONE

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The 129, Discovery Gardens attracts residents and investors worldwide with its diverse appeal. Young professionals benefit from its strategic location near business hubs and leisure opportunities, catering to their dynamic lifestyles. Elderly individuals enjoy the serene ambience, beautiful architecture, parks, and essential amenities, making it an ideal living environment for comfort and tranquility.





## Family First



Families with children value the secure and peaceful atmosphere at Discovery Gardens. The abundance of parks, green spaces, and playgrounds creates a nurturing environment for kids, and the presence of top-tier schools and nurseries enhances its appeal as a family-friendly area.

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# Your Amenities

The 129 Community offers family-oriented amenities, including pools, sports courts, a football pitch, and tracks for cycling and jogging. With mosques and ample parking, it ensures convenience and a fulfilling lifestyle for all residents.



SWIMMING POOLS



GYM



SPORTS COURTS



MOSQUES



RECYCLING STATIONS



CLOTHES DONATION



COMMUNITY PAVILION



KIDS PLAY AREA



PETROL STATION



SCHOOL



NEXT IBN BATTUTA MALL



NEXT METRO STATION



24 HOURS SECURITY



VARIOUS MEDICAL CENTRES



100+ RESTAURANTS



BEAUTY SALON



# Property Management

Families with children appreciate the secure and serene atmosphere of The -129 At Discovery Gardens, where parks, green spaces, and playgrounds abound, fostering a nurturing environment for young ones. Additionally, the presence of top-tier schools and nurseries further enhances its appeal as a family-friendly district.

## \* TRUSTED NAME

The 129 is Managed by A highly regarded, award winning company in business for almost 40 years, Betterhomes has an impeccable track record in UAE real estate management.

## \* CUSTOMER SATISFACTION

Tenant Satisfaction is the Only Reason We have selected BH as our Property Management Partners. Various Awards and Countless positive reviews are the hallmarks of BH Services.

## \* DEDICATED CALL CENTER

BH Customer Care Team is available to help 7 Days a Week 365 days a Year.

## \* QUALITY GUARANTEED

BH dedicated property managers are committed to service excellence, and our extensive network of contract partners have all been personally vetted.

## \* UNPARALLELED ACCOUNTABILITY

BH promise to keep you in the loop with detailed time-specified reports all part of the service.

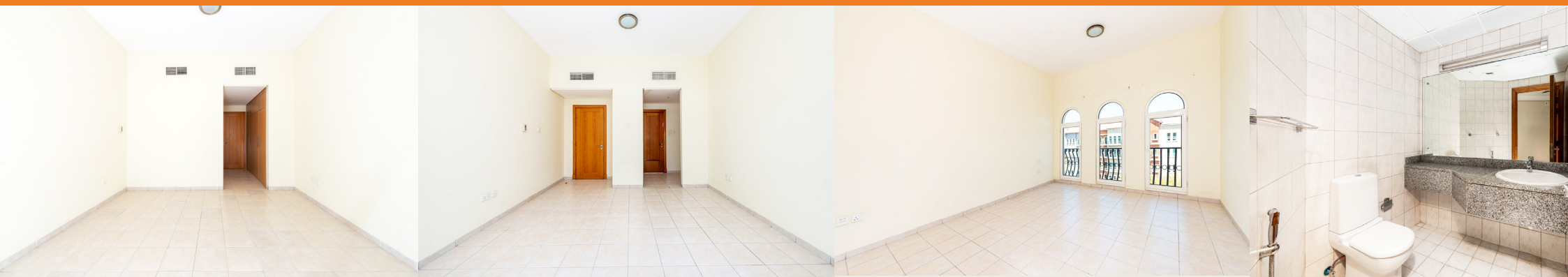
## \* HAPPY TENANTS

Well maintained and professionally managed properties attract and retain happy tenants.









# Building Type-x

## FLAT CONFIGURATION

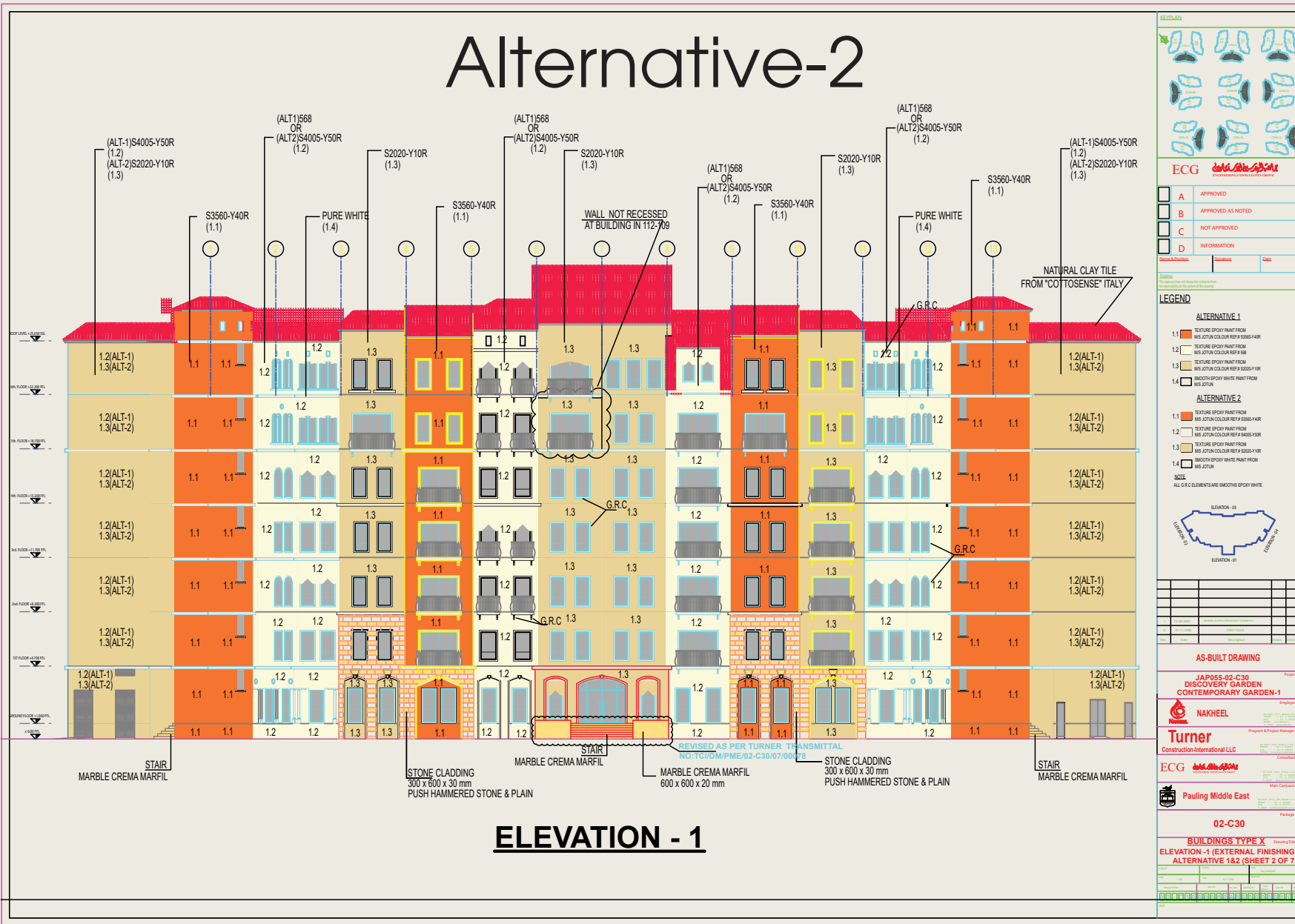
Total 'X' Type Buildings = 17 No's

No. of Floors = G+6 Floors

FLOOR	2 BED ROOM FLAT/BUILDING	1 BED ROOM FLAT/BUILDING	STUDIO/ BUILDING
Ground Floor	4	2	1
First Floor	6	1	-
Second Floor	6	1	-
Third Floor	6	1	-
Fourth Floor	6	1	-
Fifth Floor	6	1	-
Sixth Floor	6	1	-
Total	40	8	1
Grand Total	680	136	17



# Alternative-2



**ELEVATION - 1**

# Efficiency Area

DISCOVERY GARDENS CONTEMPORARY GARDENS - 1					
EFFICIENCY AREA			BUILDING TYPE - X		
FLOOR	TOTAL FLOOR AREA (SQ.M.)	COMMON & SERVICE AREA		FLAT AREA	
		AREA (SQ.M.)	EFFICIENCY (%)	AREA (SQ.M.)	EFFICIENCY (%)
GROUND FLOOR	1242.00	463.19	37.29	779.00	62.72
1ST FLOOR	1256.00	463.19	36.88	961.00	76.51
2ND FLOOR	1256.00	463.19	36.88	961.00	76.51
3RD FLOOR	1256.00	463.19	36.88	961.00	76.51
4TH FLOOR	1256.00	463.19	36.88	961.00	76.51
5TH FLOOR	1256.00	463.19	36.88	961.00	76.51
6TH FLOOR	1256.00	463.19	36.88	961.00	76.51
<b>TOTAL</b>	<b>8778.00</b>	<b>3242.33</b>	<b>36.94</b>	<b>6545.00</b>	<b>74.56</b>
<b>TOTAL NOS. OF X TYPE BUILDINGS = 9</b>	<b>79002.00</b>	<b>29180.97</b>	<b>36.94</b>	<b>58905.00</b>	<b>74.56</b>

## Building Type X

Building Height: Ground +6

Plot	No. Shops	No of Flat	Type of Flat
Ground	-	4 (2BR) + 2 (1BR) + 1 Studio	2 BR + 1BR+Studio
1st Floor	-	6 (2BR) + 1 (1BR)	2 BR + 1BR
2nd Floor	-	6 (2BR) + 1 (1BR)	2 BR + 1BR
3rd Floor	-	6 (2BR) + 1 (1BR)	2 BR + 1BR
4th Floor	-	6 (2BR) + 1 (1BR)	2 BR + 1BR
5th Floor	-	6 (2BR) + 1 (1BR)	2 BR + 1BR
6th Floor	-	6 (2BR) + 1 (1BR)	2 BR + 1BR



# Ground Floor

## Scale 1:250



NO. OF UNITS	
STUDIO	1
1 BR FLAT	2
2 BR FLAT	4

DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

# 1<sup>ST</sup> Floor

## Scale 1:250

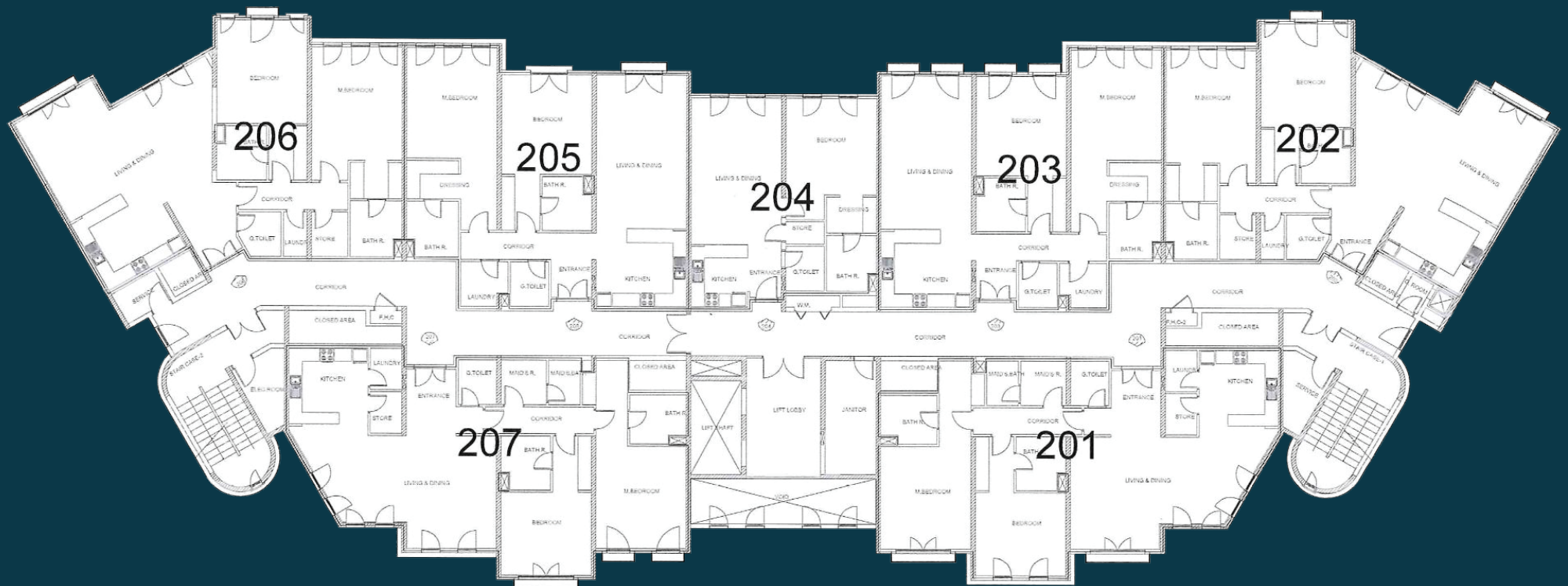


NO. OF UNITS	
STUDIO	0
1 BR FLAT	1
2 BR FLAT	6

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# From 2<sup>nd</sup> Floor To 6<sup>th</sup> Floor

## Scale 1:250



NO. OF UNITS	
STUDIO	0
1 BR FLAT	1
2 BR FLAT	6

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