ROUTE 66

A DEVELOPMENT BY

deerfields

A considered way to live.

One and two bedroom residences
in Jebel Ali Hills, Dubai.

PROJECT & DEVELOPER BROCHURE



EXTERIOR / APPROVED DESIGN REFERENCE: 16 OCTOBER 2025

Find your place.

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Room for the everyday.

Morning light. A place to gather. A quieter moment at the end of the day. Route 66 brings these familiar pleasures together in a collection of 32 residences.



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Space, considered.

Deerfields Real Estate Development introduces Route 66: a residential address shaped around practical layouts, a clear architectural identity and comfortable everyday living.



Life at your pace.

A home for shared meals, quiet mornings and the simple pleasure of stepping outside. A swimming pool and health club extend the rhythm of home beyond the apartment.



Jebel Ali Hills. Dubai within reach.

Set in Saih Shuaib 1, Route 66 connects a low-rise residential setting with the wider Jebel Ali corridor.

SHEIKH ZAYED ROAD / E11

A gateway towards Dubai and Abu Dhabi.

AREA CONNECTIONS

Dubai Parks & Resorts	4.4 km
Palm Jebel Ali	11.0 km
Jebel Ali Port	14.7 km
Expo City Dubai	19.5 km
Al Maktoum Airport	19.7 km
Ibn Battuta Mall	21.6 km

Indicative straight-line distances from the community centroid, as shown in the supplied project presentation. Not driving distances.

LOCATION CONTEXT / SOURCE: SUPPLIED ROUTE 66 PROJECT PRESENTATION

An identity of its own.

Rounded white frames, glazed balconies and a distinctive facade give Route 66 a recognisable presence. The building brings ground plus four residential levels to a human scale.





EXTERIOR / APPROVED DESIGN REFERENCE: 16 OCTOBER 2025

01

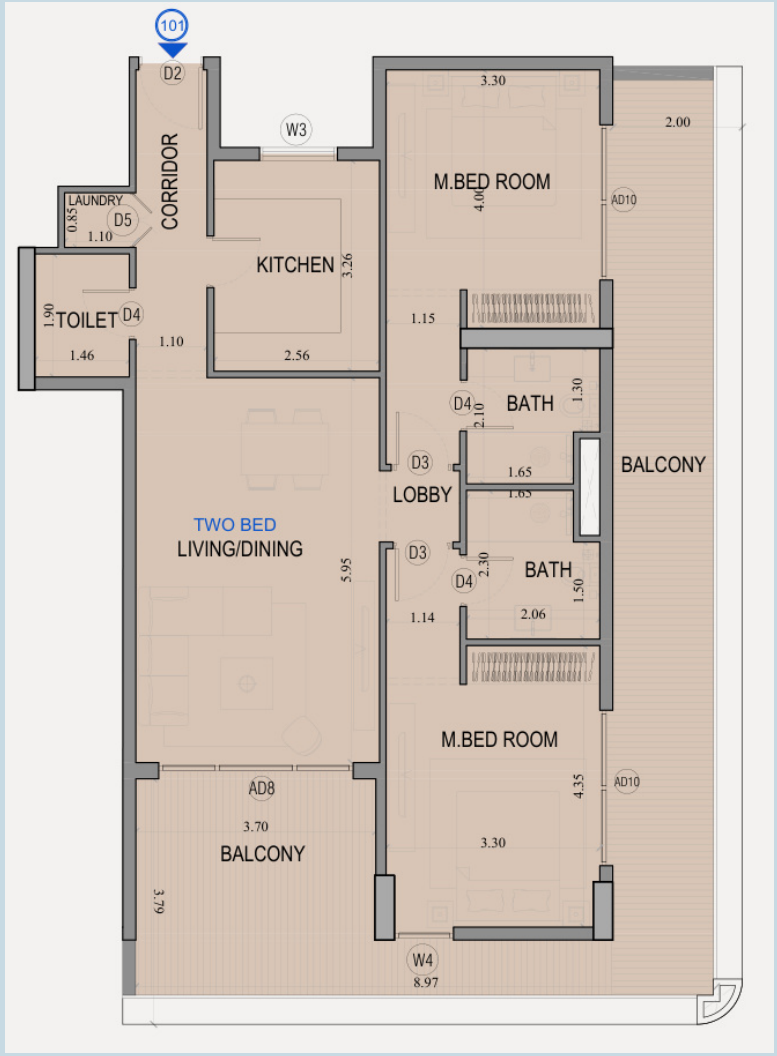
Two bedroom residences



Space to come together.

A separate bedroom for each part of family life, with living and dining spaces that open towards the balcony.

INTERIOR DESIGN CONCEPT / ILLUSTRATIVE



Two bedroom / Unit 101

Residential area

89.05 sqm / 958.52 sqft

Balcony area

40.90 sqm / 440.24 sqft

Total saleable area

129.95 sqm / 1,398.76 sqft

Representative layout from the supplied area schedule. Two bedroom homes are available in two plan families; layout and balcony size vary by unit.

DRAWING EXTRACT / NOT TO SCALE / AREAS INCLUDE BALCONIES WHERE STATED



A calm backdrop for everyday life.



A place for simple shared moments.

Straightforward materials. A warmer welcome.







A natural flow from arrival to home.

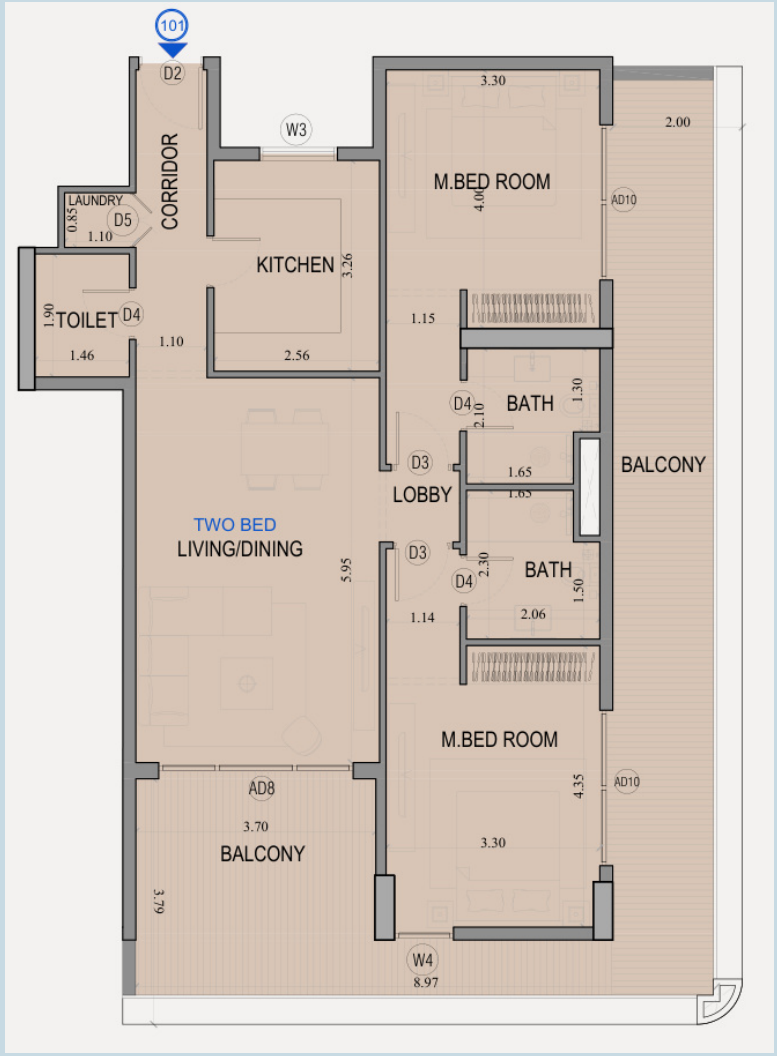
02

Master bedroom



A quieter retreat.

Soft light and a restrained material palette create an easy setting for rest, reading and time to yourself.



Master bedroom / Context

Representative home

Two bedroom / Unit 101

Layout

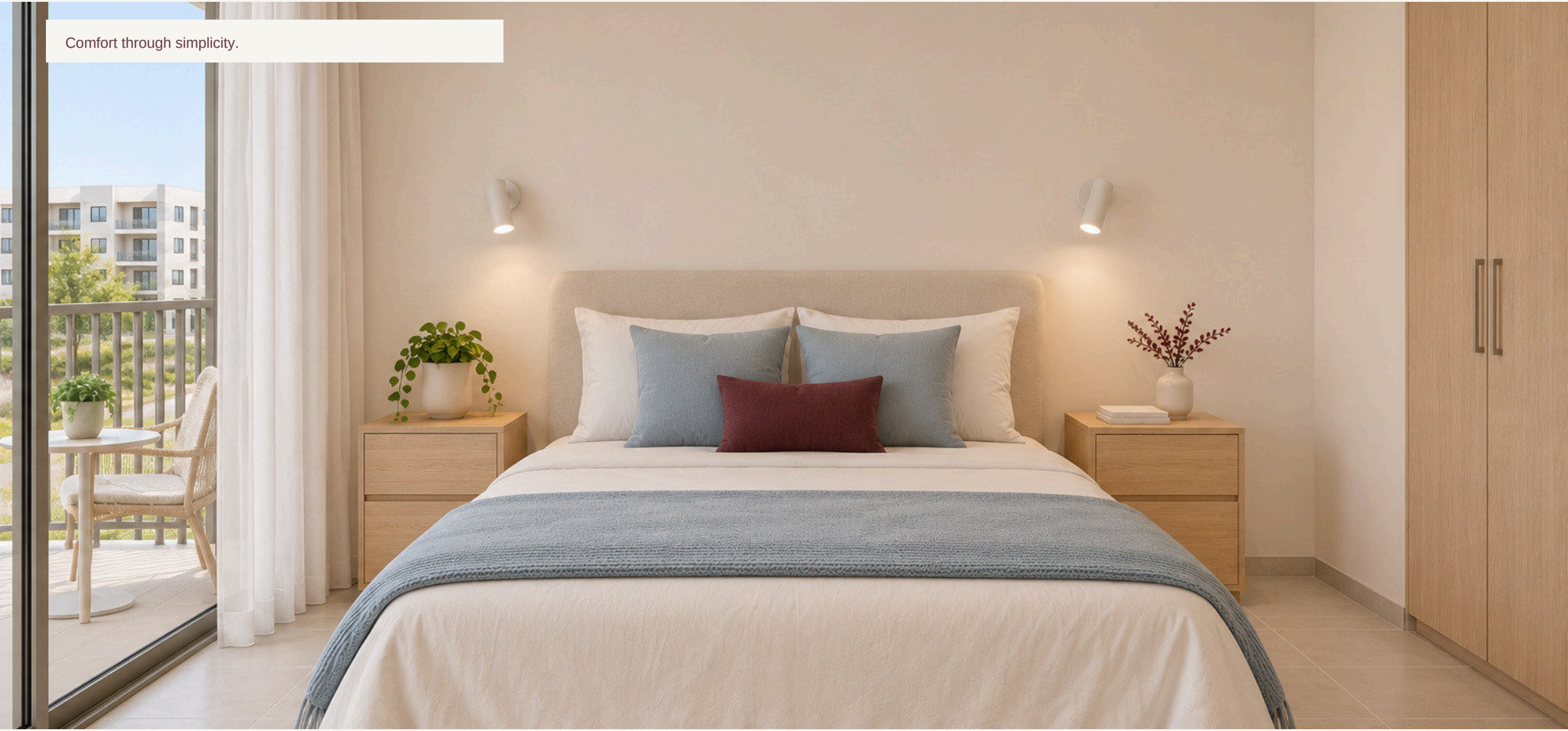
Two bedrooms + living / dining

Outdoor space

Two balcony frontages

The original apartment plan provides layout context. Interior images are styling concepts and are not dimensioned room drawings.

Comfort through simplicity.





Light, warmth and a little room to pause.



An understated connection to the private bathroom.





Quiet finishes, consistent throughout.

03

Second bedroom



A room to make your own.

A practical second bedroom can support family, guests or a quieter place to work. Simple furnishings leave room for personal choice.



Two bedroom / Unit 108

Residential area

82.05 sqm / 883.17 sqft

Balcony area

28.90 sqm / 311.07 sqft

Total saleable area

110.95 sqm / 1,194.24 sqft

An alternative two bedroom plan from the supplied area schedule. The original plan, rather than the styling image, defines the room arrangement.



Room for rest and everyday essentials.



A useful corner for work or study.

04

Shared bathroom



Everyday comfort.

A simple palette of light tile, warm wood and clean white sanitaryware brings a composed feel to a compact space.



Shared bathroom / Context

Representative home

Two bedroom / Unit 108

Drawing information

Bathroom + separate toilet

Design direction

Light tile / warm wood / steel

Bathroom position is shown on the original apartment plan. Finishes and sanitaryware shown in the renders are illustrative design proposals.





A clear and uncomplicated material palette.

Practical details for daily routines.



05

One bedroom residences



A well-balanced home.

A separate bedroom, living and dining room, kitchen and balcony make a clear distinction between shared moments and private space.

INTERIOR DESIGN CONCEPT / ILLUSTRATIVE



One bedroom / Unit 105

Residential area

55.00 sqm / 592.01 sqft

Balcony area

6.45 sqm / 69.42 sqft

Total saleable area

61.45 sqm / 661.43 sqft

One bedroom layouts vary across six plan families, with total saleable areas from 61.45 to 84.65 sqm. The example shown is Unit 105.

DRAWING EXTRACT / NOT TO SCALE / AREAS INCLUDE BALCONIES WHERE STATED



A comfortable place to settle in.



Simple spaces that work together.



A separate space for rest.



Clear transitions between living and retreat.

06

Private bathroom



Considered essentials.

A light material palette and simple fittings offer a calm approach to the routines that begin and end the day.



One bedroom / Bathroom

Representative home

One bedroom / Unit 105

Drawing information

Bathroom + separate toilet

Design direction

Light tile / oak / white ceramics

The supplied apartment plan defines the wet-area locations. The bathroom visuals show a proposed interior treatment, subject to final specifications.

DRAWING EXTRACT / NOT TO SCALE / AREAS INCLUDE BALCONIES WHERE STATED





A quiet finish to a private space.

07

Health club



Make room for movement.

A residential health club adds another dimension to everyday living, with a simple approach to movement, fitness and well-being.

A focused space for everyday movement.



INTERIOR DESIGN CONCEPT / ILLUSTRATIVE

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A practical point of view.

Route 66 expresses the Deerfields approach: a recognisable building, considered residential layouts and an emphasis on the needs of everyday life.



32

residences

24

one bedroom homes

08

two bedroom homes

Your next chapter.

Discover the home that suits you. Speak with Deerfields for current availability, pricing, the latest payment schedule and purchase documentation.

The supplied payment illustration separates 100% of the purchase price from a further 4% registration-fee line.

PAYMENT ILLUSTRATION

10%	50%	40%
On booking	Instalments	On handover

Instalment pattern in the supplied schedule

Months 1-6: 1% each | Month 7: 5%

Months 8-13: 1% each | Month 14: 5%

Months 15-20: 1% each | Month 21: 10%

Months 22-27: 1% each | Month 28: 5%

Month 29: 1%

Illustration from the supplied payment sheet; subject to the current unit-specific offer and sale agreement. Registration fees are additional.

08

Pool & rooftop leisure



A moment above the everyday.

A swim, a quiet seat and a little time outside. The rooftop leisure concept extends the feeling of home into a shared outdoor setting.

A simpler kind of escape.

A compact pool, shaded seating and a light material palette form the proposed rooftop experience. The design language draws on the rounded white frames of the approved exterior.



Pool layout, equipment, furniture and landscaping shown are indicative design concepts, not an approved roof plan.

A clear perspective on rooftop leisure.





A place to take a little time out.

Stay a little longer.



ROUTE 66

A DEVELOPMENT BY

deerfields

Find your place at Route 66.

Deerfields Real Estate Development

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Exterior references: CEC renders dated 16 October 2025. Plans and areas: supplied SALEABLE AREA schedule. New interior and amenity images are illustrative concepts; furniture, finishes, views and layouts are subject to final specifications and approvals. This brochure is not a contractual offer.

