COMMERCIAL VILLAS / FOR RENT

Commercial Villa

Jumeirah 3



AI-generated illustration — not the actual property

Annual rent

AED 700,000

Property type	Commercial villa
Size	3800 sq. ft.
Availability	Availability to confirm
Key money (separate)	AED 1,100,000
Parking	7
Features	Prime location | Decorated | G+1+Roof
Marketed suitability	Marketed as suitable for a clinic, cafe or other businesses; permitted use and approvals to be confirmed.
Location notes	Jumeirah Road, close to Marsa Al Arab and Jumeirah Beach Hotel

SAM AMLA
+971 52 411 0879
commercialbysam@gmail.com
commercialbysam.com

Details to confirm	Confirm the permitted business use and key-money transfer terms.

View this property online

AI-generated illustration: a concept image, not a photograph of the actual property.

Listing information supplied on 8 October 2026. Availability, areas and terms require confirmation with SAM.

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