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WHERE ART MEETS
MODERN LIVING – **ELEVATE YOUR LIFESTYLE**
IN THE HEART OF JVC

MASTER COMMUNITY

Jumeirah Village Circle (JVC) is a vibrant, family-friendly community in the heart of new Dubai, offering a blend of modern living and peaceful green spaces. With its central location, JVC provides easy access to key areas like Downtown Dubai and Dubai Marina, while maintaining a serene, residential atmosphere.

The community is ideal for families and young professionals, featuring a range of housing options, schools, parks, and essential services like supermarkets and clinics. Its affordability and strong rental demand make JVC an attractive choice for first-time buyers and investors, offering excellent potential for long-term returns and growth.

JVC has become a hotspot for real estate investment, thanks to its competitive pricing, high rental demand, and steady appreciation. With ongoing development and its strategic location, it offers excellent returns for investors seeking both short-term and long-term gains.



CONNECTED TO THE CITY

Attractions

Dubai Miracle Garden – **9 minutes**
Motiongate Theme Park – **25 minutes**
Legoland Dubai – **27 minutes**
The Walk JBR – **20 minutes**
Palm Jumeirah – **22 minutes**

Golf clubs

Jumeirah Golf Estates Golf Course – **15 minutes**
Montgomerie Golf Course – **17 minutes**

Kids

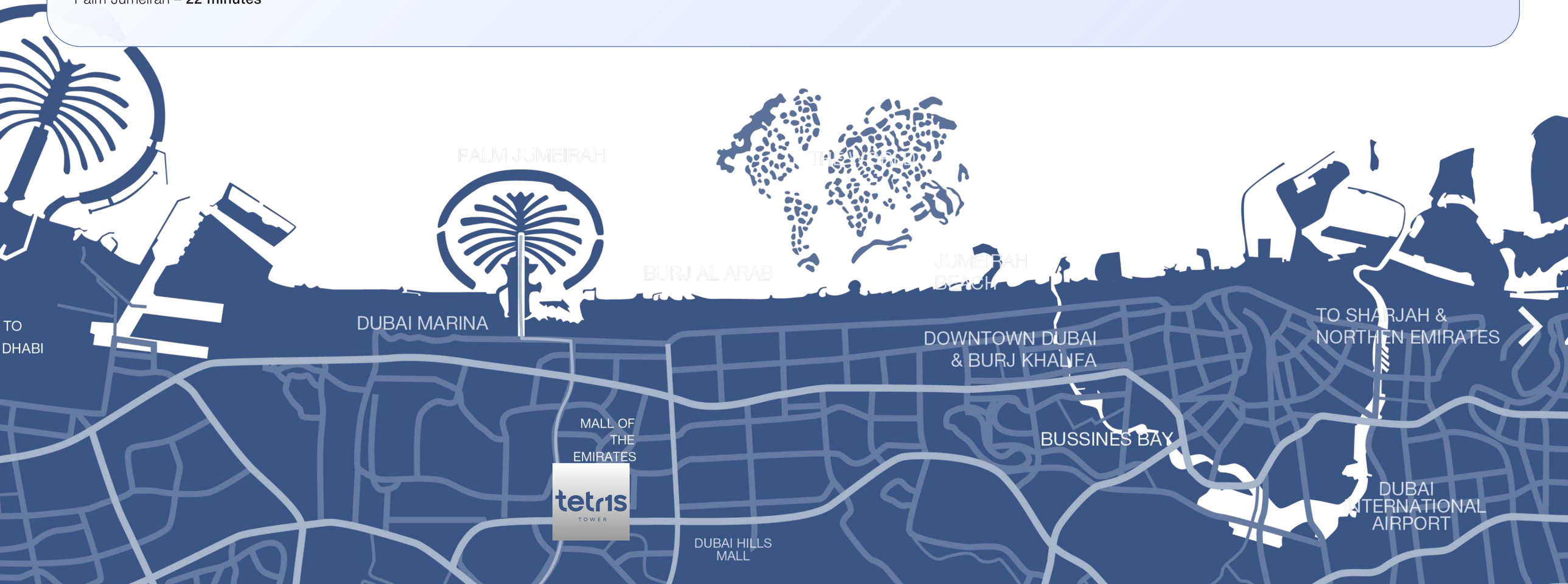
Sunmarke School – **2 minutes**
Arcadia School – **5 minutes**
JSS International School – **12 minutes**
GEMS Founders School – **18 minutes**

Hotels

Novotel JVT – **2 minutes**
Mövenpick Hotel JVT – **2 minutes**
Aloft Me'aisam – **15 minutes**
FIVE Jumeirah Village Hotel – **15 minutes**

Malls

Circle Mall – **15 minutes**
City Centre Meaisem – **11 minutes**
Dubai Hills Mall – **17 minutes**
Mall of the Emirates – **15 minutes**





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District 13, Jumeirah Village Circle

Building Description	G+3P+16 | RETAIL 1,2
Anticipated Handover	Q2 2027
Anticipated Service Charge	AED 15/Sq.Ft.

STUDIO	1 BEDROOM	1.5 BEDROOM	2,5 BEDROOM	TOTAL
47	33	106	15	201

Introducing an architectural marvel in JVC, Dubai, where modern living seamlessly blends with artistic flair. This unique residential tower captivates with its curved design, reflecting the essence of Dubai’s luxury and innovation. The building's distinctive structure, featuring interconnected sections, symbolizes both unity and individuality, setting a new benchmark for contemporary living.



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Beyond its stunning exterior, this development offers a range of thoughtfully designed amenities to enhance residents' lifestyles. Every corner is carefully curated to cultivate a vibrant, enriching community. Whether starting the day with a jog or winding down with a peaceful evening stroll on the jogging track, or finding calm in the meditation area, wellness is at the core of life here.

The development also features an inviting infinity pool and a tranquil terrace-level pool, both designed for relaxation and rejuvenation. This isn't just a place to live – it's a community that elevates everyday living, creating an environment where residents truly thrive.

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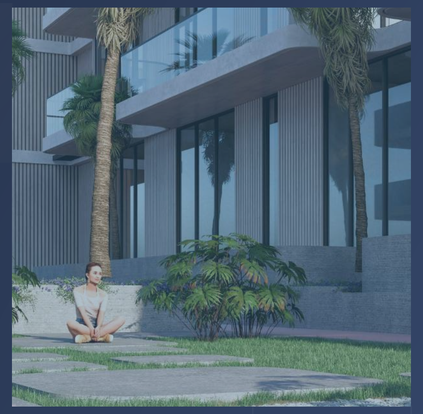
AMENITIES



- LOBBY
- INFINITY POOL
- POOL DECK WITH SUN LOUNGERS
- KIDS POOL
- CLUBHOUSE
- KIDS PLAY ROOM
- OUTDOOR KIDS PLAY AREA
- GYM
- OUTDOOR SPORT
- YOGA/MEDITATION AREA
- JOGGING TRACK
- SAUNA
- STEAM
- BBQ AREA
- OUTDOOR LOUNGE
- TABLE GAMES AREA
- CINEMA
- 4-STOREY PARKING
- BICYCLE PARKING

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ROOF DECK AMENITIES



SKY INFINITY POOL + SKY POOL DECK WITH SUN LOUNGERS + SKY LEISURE DECK


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LOUNGE LOBBY

The spacious bright lobby with a cozy soft lounge area and 24/7 concierge service welcomes residents and their guests, offering a sense of comfort and serenity.





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SKY INFINITY POOL

Dive into relaxation in our outdoor swimming pool with poolside sun loungers, where azure waters meet sun-kissed serenity



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KIDS PLAY ROOM

Ignite your child's imagination and creativity in our vibrant kids' playroom, where laughter echoes and friendships blossom amidst a world of interactive games and whimsical adventures

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OUTDOOR KIDS PLAY AREA

Outdoor play area with just enough play elements to keep children busy and enough space to let them create their own worlds





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GYM

State-of-the-art sports equipment combines with a great view to boost residents' energy for one more prolific day in the city



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JOGGING TRACK

Stay active and refreshed on our scenic Jogging Track, surrounded by lush greenery. Ideal for morning runs or peaceful evening walks, this track offers a perfect escape for fitness and relaxation

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YOGA/ MEDITATION AREA

Find peace and balance in our tranquil Yoga and Meditation space, designed for relaxation and mindfulness





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SAUNA

Experience ultimate relaxation and wellness in our sauna, a haven of soothing heat and rejuvenation where stresses melt away, leaving you refreshed and revitalized

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STEAM

Relax and rejuvenate in our Steam Room, where soothing heat helps to detoxify and unwind after a workout or a long day, leaving you refreshed and revitalized



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CINEMA

A cozy space for family movie nights or watching sports with friends





CLUBHOUSE

A great place for socializing, playing games, and relishing the vibrant community of the residence

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BBQ AREA & OUTDOOR DINING

Experience all the benefits of outdoor living without actually leaving the building. Relax with family or friends while preparing your favorite meals in a perfectly landscaped location.



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OUTDOOR LOUNGE

Unwind in the stylish Outdoor Lounge, a cozy spot for socializing or enjoying the fresh air



ROOF DECK AMENITIES

Experience breathtaking rooftop views with the Sky Infinity Pool, relax on the sun loungers at the Sky Pool Deck, or unwind on the cozy Sky Leisure Deck for ultimate outdoor enjoyment

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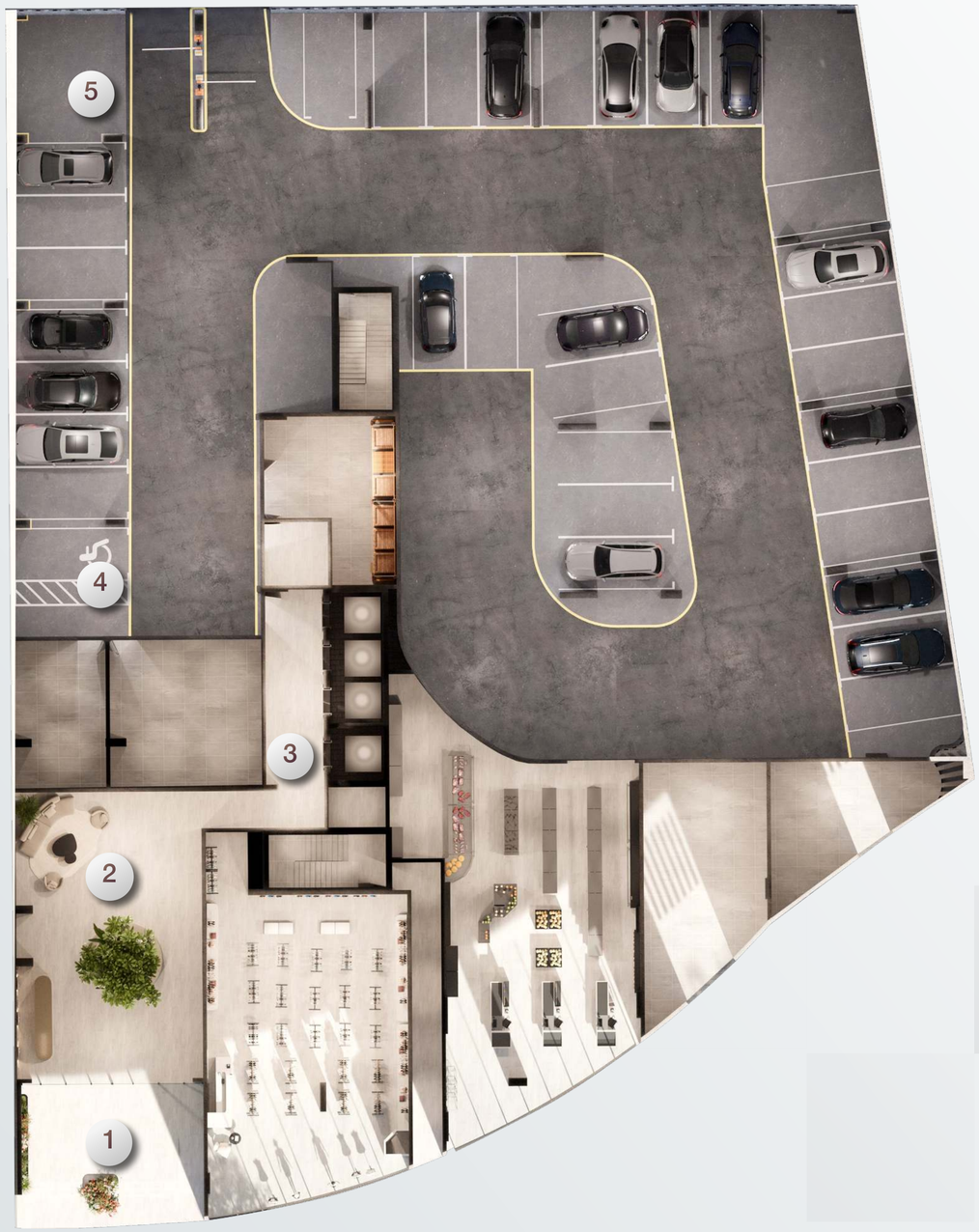

GROUND FLOOR

1 MAIN ENTRANCE

2 MAIN LOBBY

3 LIFT LOBBY

4 DISABLED PARKING

5 BICYCLE PARKING

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PODIUM FLOOR



6	INFINITY POOL
7	SUN LOUNGER
8	KIDS POOL
9	OUTDOOR LOUNGE
10	CLUBHOUSE
11	KIDS PLAY AREA
12	GYM
13	OUTDOOR CROSSFIT
14	SAUNA
15	STEAM
16	BBQ AREA
17	TABLE GAMES AREA
18	OUTDOOR KIDS PLAY AREA
19	CINEMA
20	JOGGING TRACK
21	YOGA/ MEDITATION AREA
22	GENTS WASHROOM, CHANGING & SHOWERS
23	LADIES WASHROOM, CHANGING & SHOWERS

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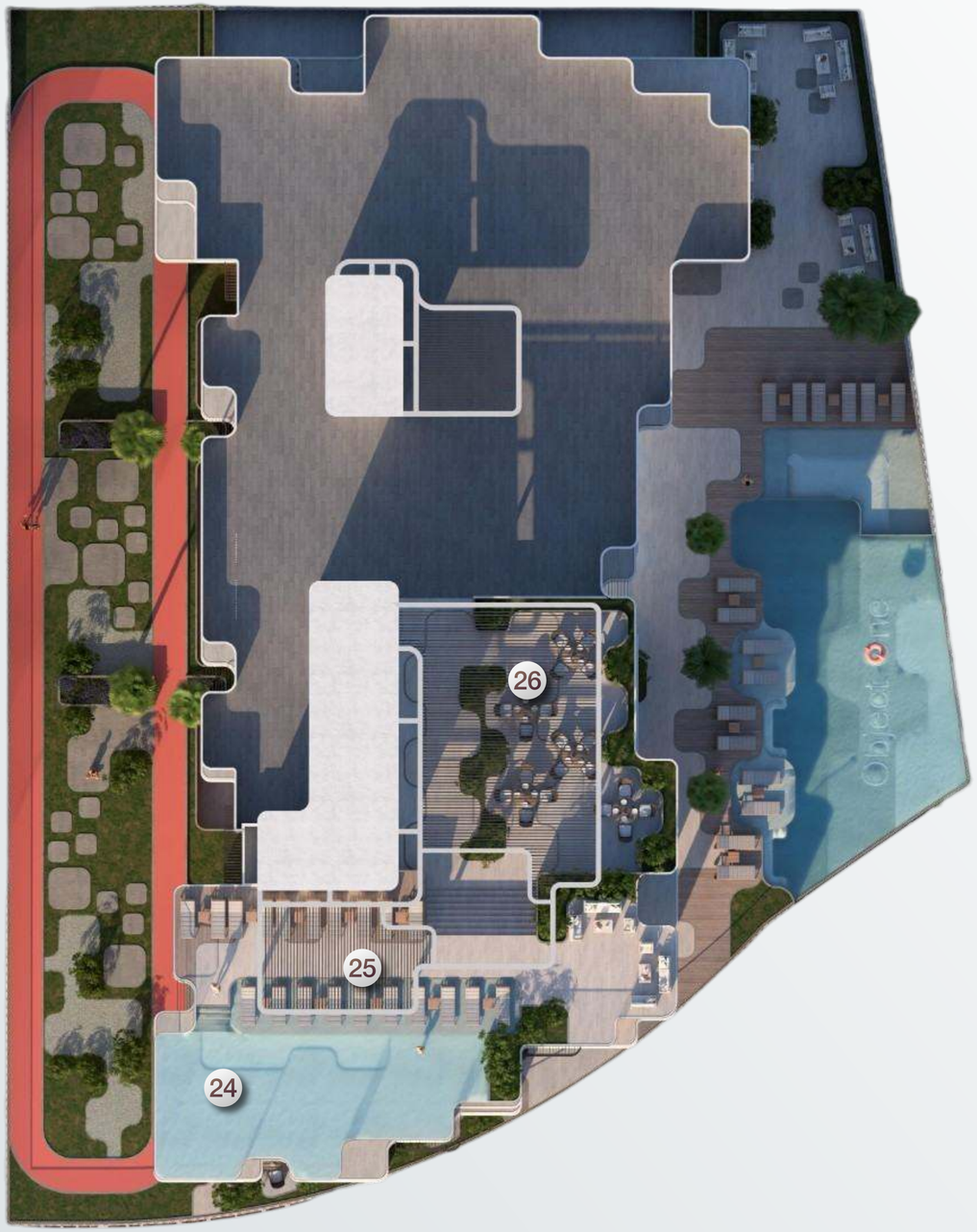

ROOF DECK AMENITIES

24 SKY INFINITY POOL

25 SKY POOL DECK WITH SUN LOUNGERS

26 SKY LEISURE DECK

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APARTMENTS | **STUDIO**



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APARTMENTS | **1 BEDROOM**

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APARTMENTS | **1 BEDROOM**

JVC: A MODERN COMMUNITY WITH TIMELESS APPEAL

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THRIVING RESIDENTIAL HUB

A mix of modern apartments, townhouses, and villas for various lifestyles.

POPULAR WITH YOUNG PROFESSIONALS

Affordable housing options and proximity to business districts attract a growing number of young residents.

COMMUNITY-CENTRIC LAYOUT

Designed with landscaped walkways and green spaces, fostering relaxation and connectivity.

FAMILY-FRIENDLY ENVIRONMENT

Close to schools and nurseries, making it ideal for families.

RETAIL & DINING CONVENIENCE

Shops, cafes, and supermarkets within walking distance for daily needs.

RECREATION & LEISURE

Parks, sports fields, gyms, and pools support an active lifestyle.

RISING INVESTMENT POTENTIAL

Steady growth in property prices and rental demand offers attractive returns.

EFFORTLESS CONNECTIVITY

Quick access to major areas via Al Khail Road and Sheikh Mohammed Bin Zayed Road.

SUSTAINABLE GROWTH

Focus on green living and ongoing development enhances long-term value.

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GOLDEN VISA

Investing in real estate over $545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Ability to apply for a Schengen visa and a U.S. visa



Obtaining a local driving license, which is an international license