

IRIDIAN PARK

Object 1

Master Community

IRIDIAN PARK

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**



IR1DIAN PARK

District 13, Jumeirah Village Circle

Welcome to IR1DIAN PARK, a residential gem inspired by the brilliance of iridescence—where light and nature come together to create a vibrant and dynamic living experience

Located in the heart of Jumeirah Village Circle (JVC), this residential haven offers a perfect balance of urban convenience and a welcoming neighborhood atmosphere.

BUILDING DESCRIPTION:	G+P+5
ANTICIPATED COMPLETION:	Q2 2027
ANTICIPATED SERVICE CHARGE:	AED 15/SQ.FT.

STUDIO	1 BEDROOM	1.5 BEDROOM	2 BEDROOM
16	35	16	9

TOTAL | 76





IR1DIAN PARK

A Shimmering Oasis Of Modern Living

Designed to reflect the ever-changing hues of life, IR1DIAN PARK redefines modern living with functional layouts, natural light-filled interiors, and essential amenities for a well-rounded lifestyle.

Set amidst the green surroundings of JVC, the project provides a well-connected yet peaceful environment, ensuring easy access to key destinations in Dubai while maintaining a sense of comfort and community.



IRIDIAN PARK

Amenities

- LOBBY
- POOL
- POOL DECK WITH SUN LOUNGERS
- KIDS POOL
- KIDS PLAY ROOM
- GYM
- BBQ AREA
- CLUBHOUSE
- OUTDOOR LOUNGE


IRIDIAN PARK
IRIDIAN PARK
Lobby


IRIDIAN PARK
Clubhouse



Gym

IRIDIAN PARK



Kids Play Room

IRIDIAN PARK



BBQ Area | Outdoor Lounge

IRIDIAN PARK

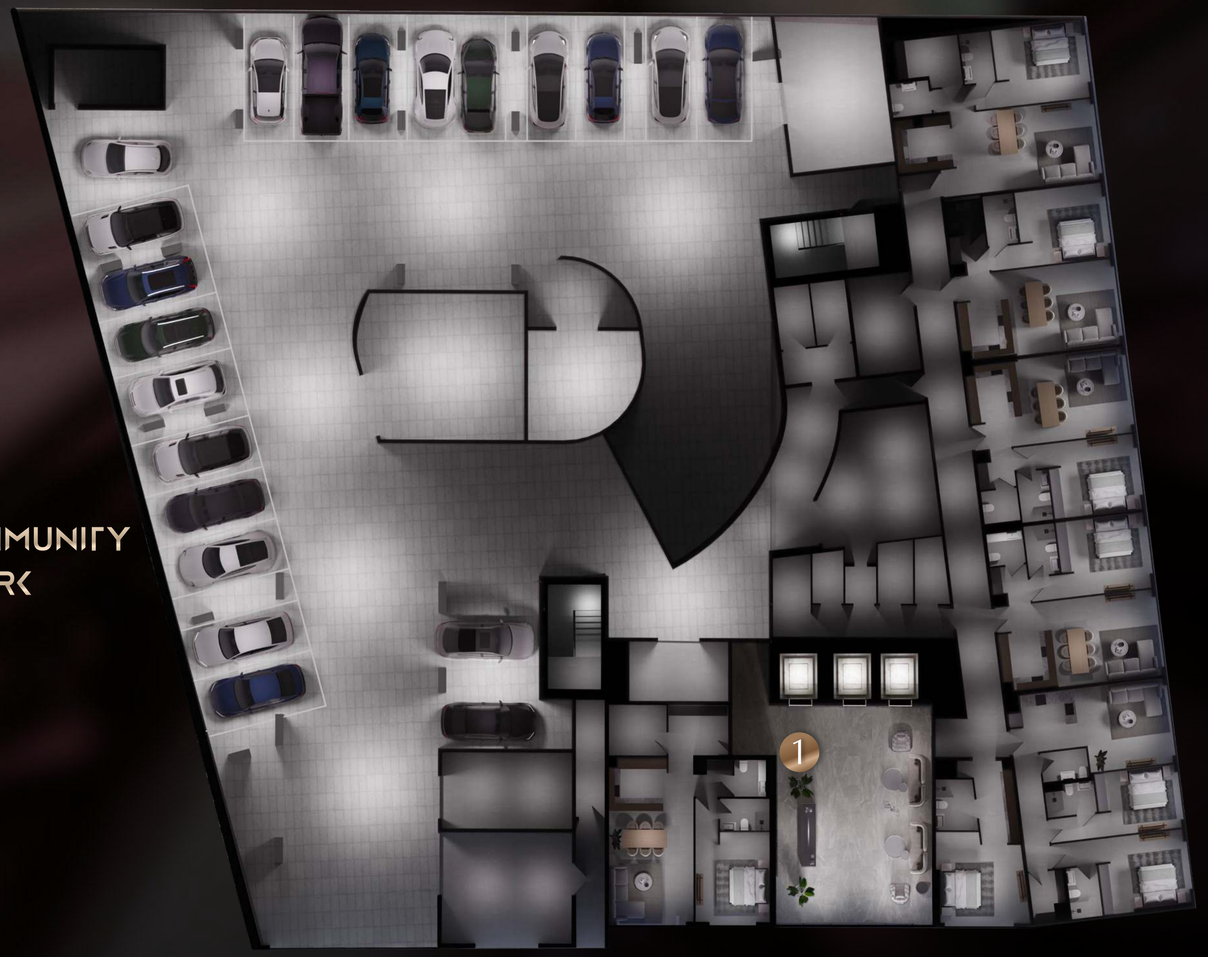


Pool Deck With Sun Loungers



Pool | Kids Pool

FIVE JVC



JVC COMMUNITY PARK

JVC COMMUNITY

DUBAI SPORTS CITY

IRIDIAN PARK

GROUND FLOOR

1 LOBBY

FIVE JVC



JVC COMMUNITY PARK

JVC COMMUNITY

DUBAI SPORTS CITY

IRIDIAN PARK

PODIUM 1st FLOOR

2 SWIMMING POOL
3 POOL DECK WITH SUN LOUNGERS
4 KIDS POOL
5 CLUBHOUSE
6 KIDS PLAY ROOM
7 GYM
8 BBQ AREA
9 OUTDOOR LOUNGE

IRIDIAN PARK

JVC: a Modern Community with Timeless Appeal

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.

IRIDIAN PARK

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
- Free to open and conduct business in the UAE
- Obtaining a local driving license, which is an international license