







#### WHY INVEST IN DUBAI?

Investing in Dubai's real estate market offers a compelling opportunity for several reasons. Firstly, the market has demonstrated steady growth over the years, providing a stable and profitable investment environment. Secondly, Dubai's strategic location at the intersection of Europe, Asia, and Africa positions it as a global business hub, drawing in a diverse range of tenants and buyers.



# JVC IS THE IDEAL LOCATION FOR MODERN LIVING

1

10 km

MALL OF THE EMIRATES

1

36 km

DUBAI AIRPORT (DXB)

**b** 

20 km

DUBAI EXPO CITY

16 km

JBR THE
WALK

**b** 

17 km

PALM JUMEIRAH

(

19 km

BURJ KHALIFA

(

6 km

DUBAI HILLS MALL

1

16 km

KINGS COLLEGE HOSPITAL LONDON

2 km

DUBAI MIRACLE GARDEN

ф

3 km

SAFA COMMUNITY & SENIOR SCHOOLS

ф

2 km

DUBAI BUTTERFLY GARDEN

1

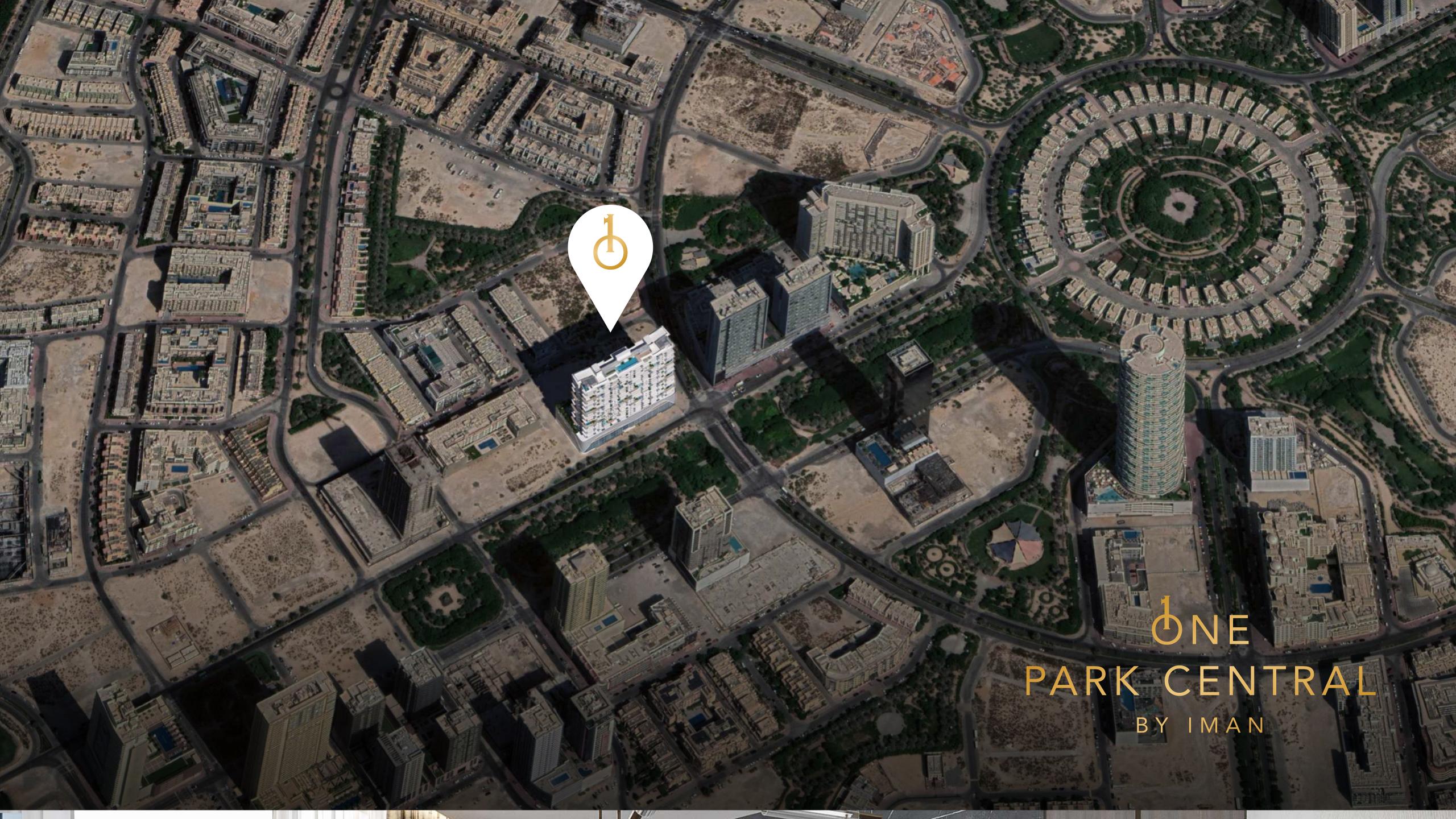
2 km

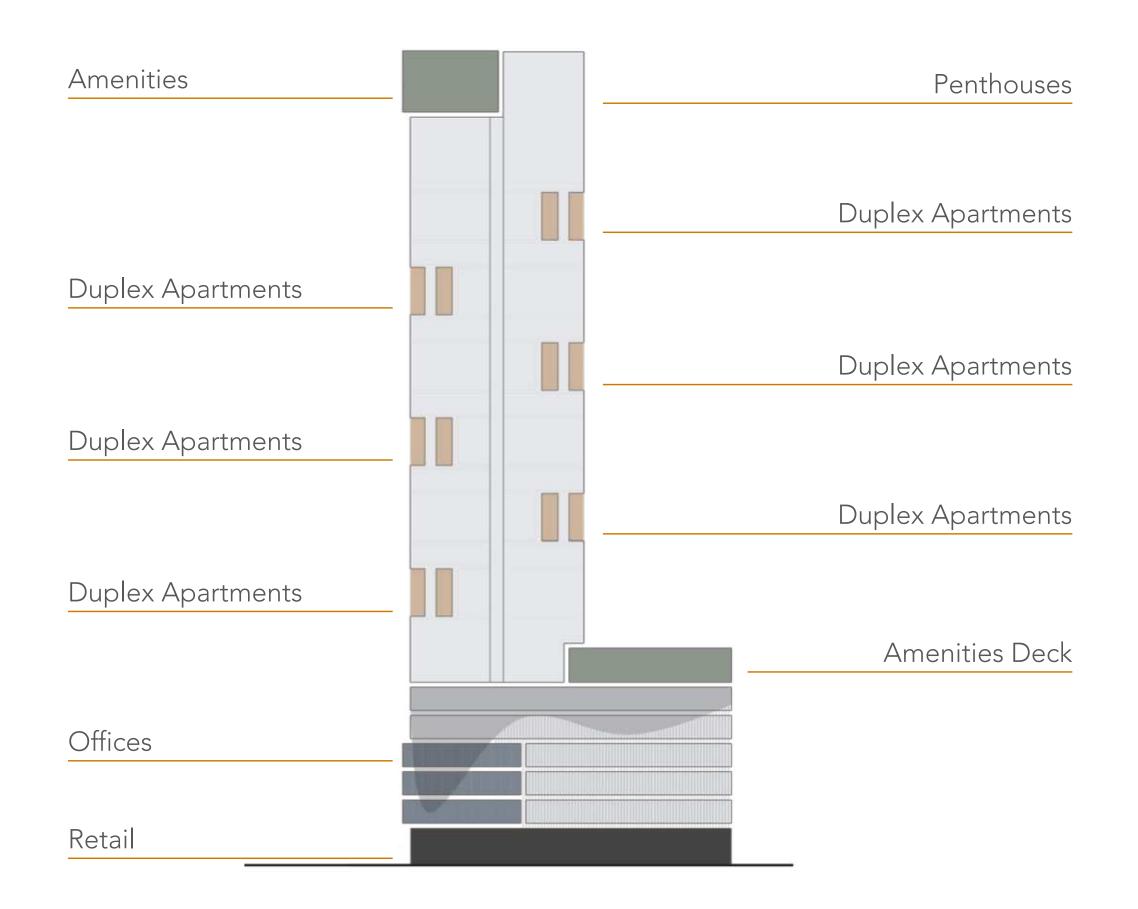
MEDICLINIC PARKVIEW HOSPITAL











#### DESIGN STRATEGY

Exclusive amenities are combined in two zones and celebrated in a protruding structural expression. The building facade for duplexes has been designed to include a pool, while the 23rd floor features exquisitely designed penthouses.

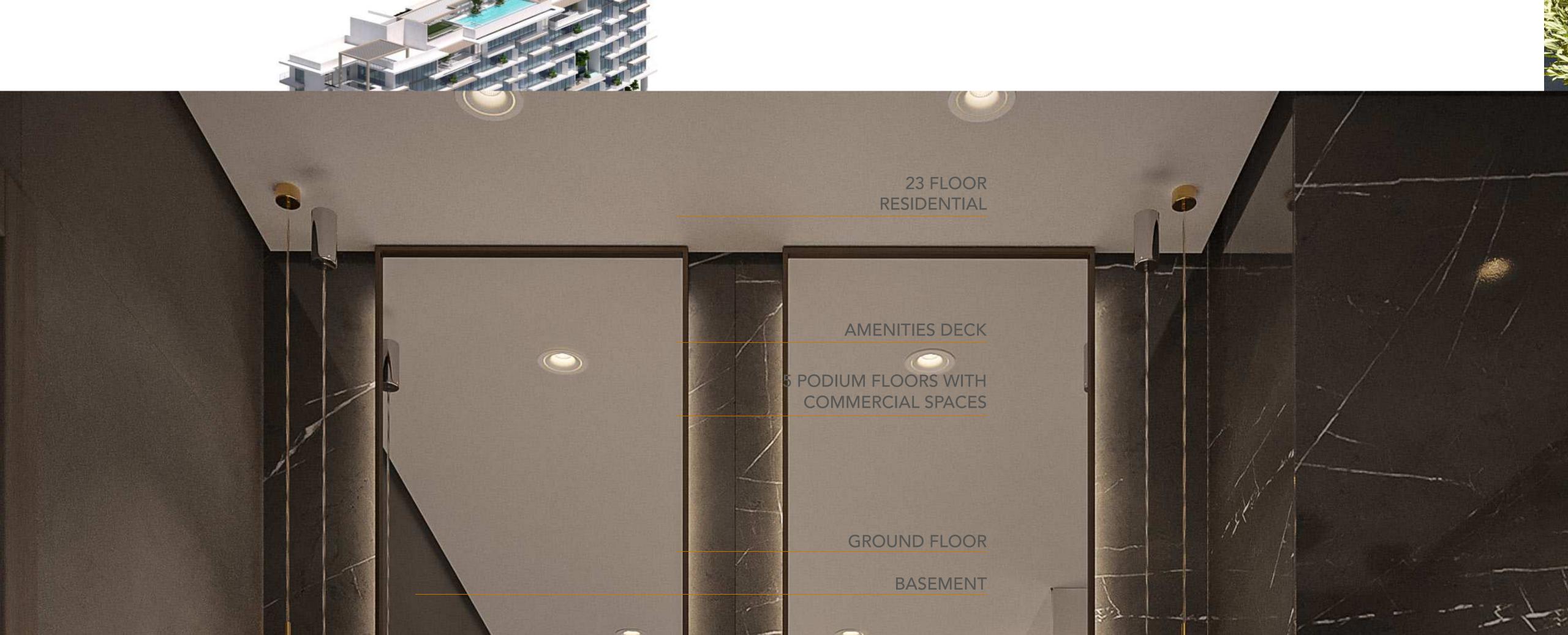
TOTAL AMENITIES AREA 60,000 SQFT.

## BUILDING CONFIGURATION

ROOFTOP

Amenities

PENTHOUSES











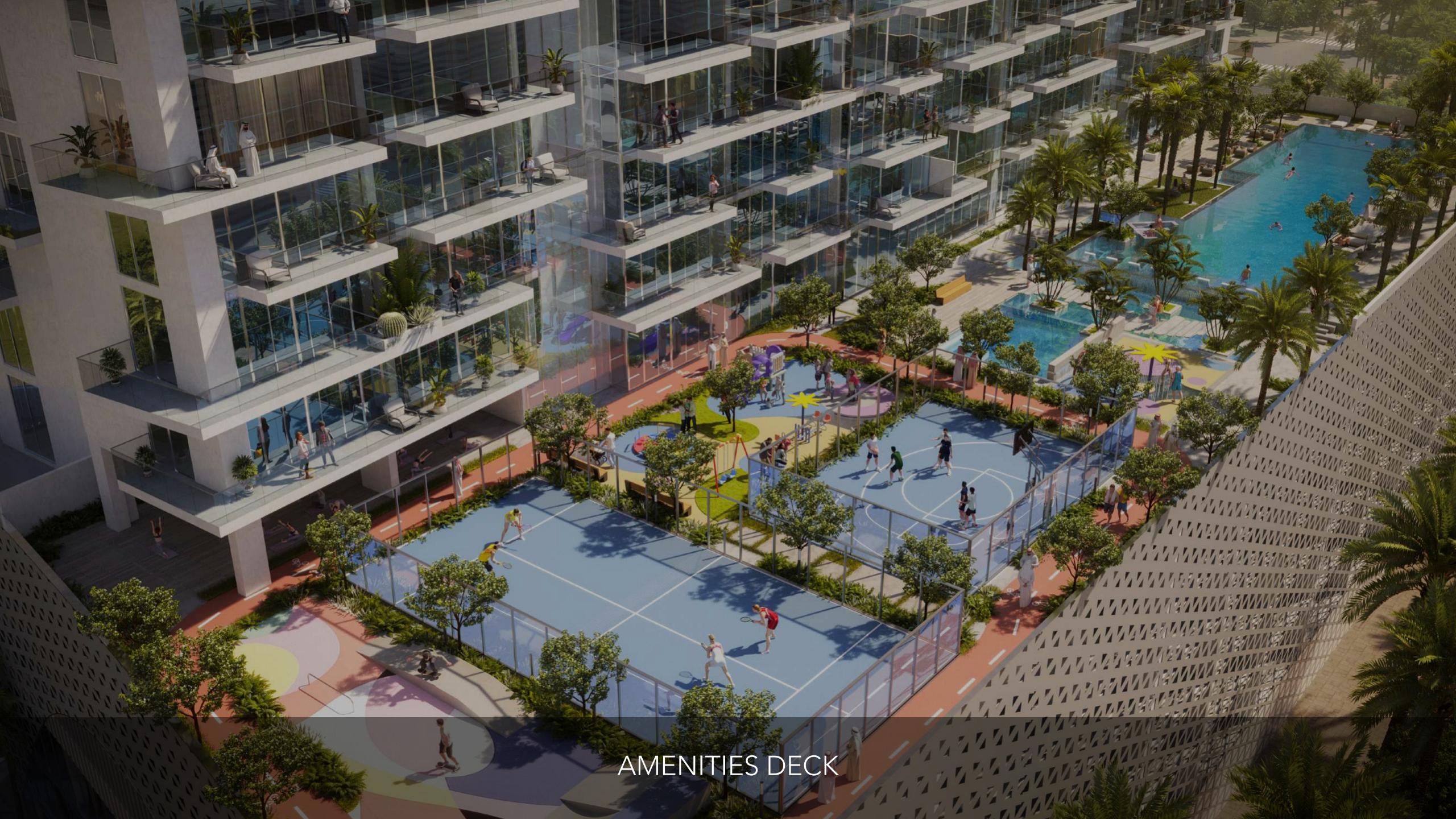


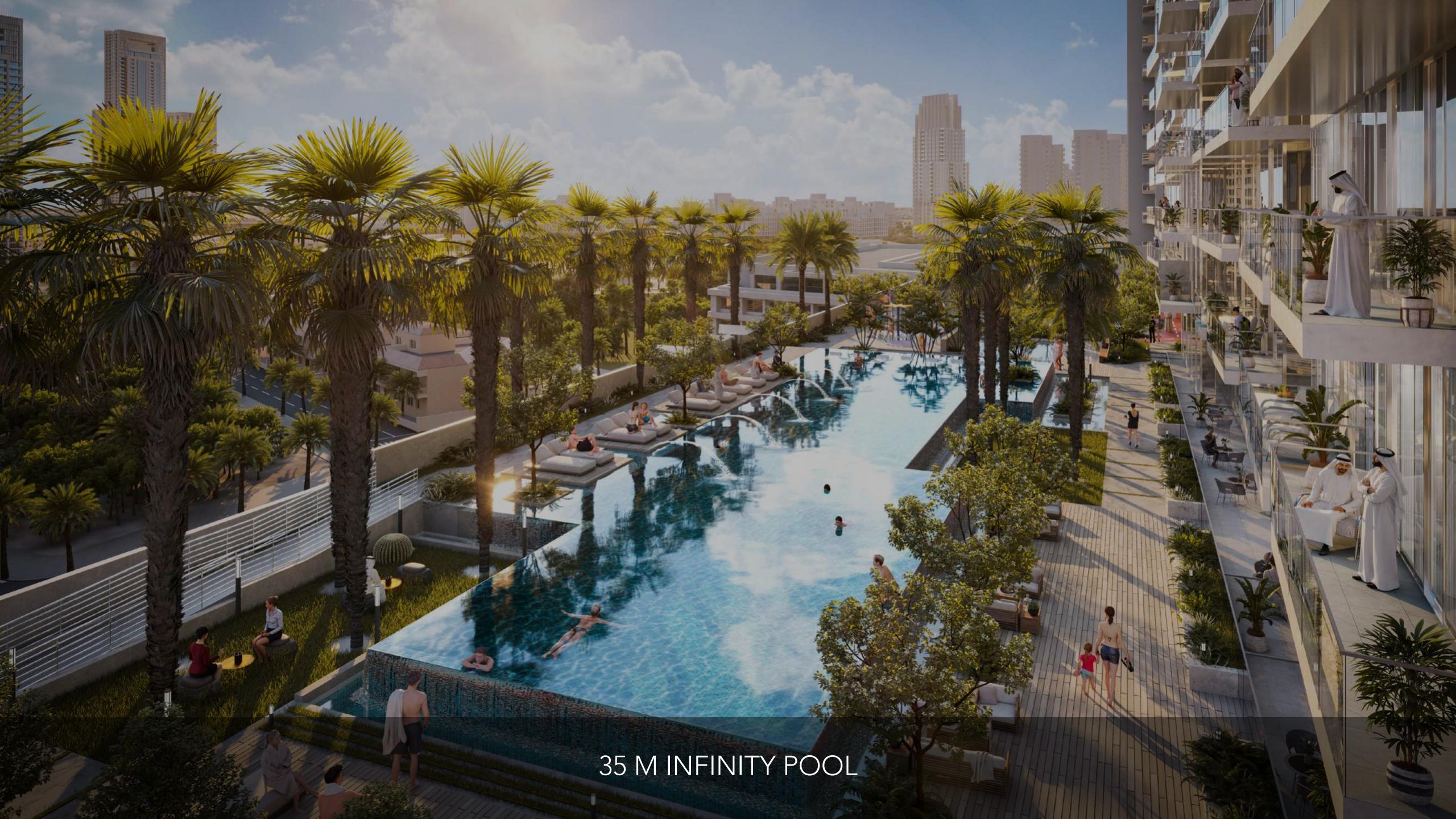










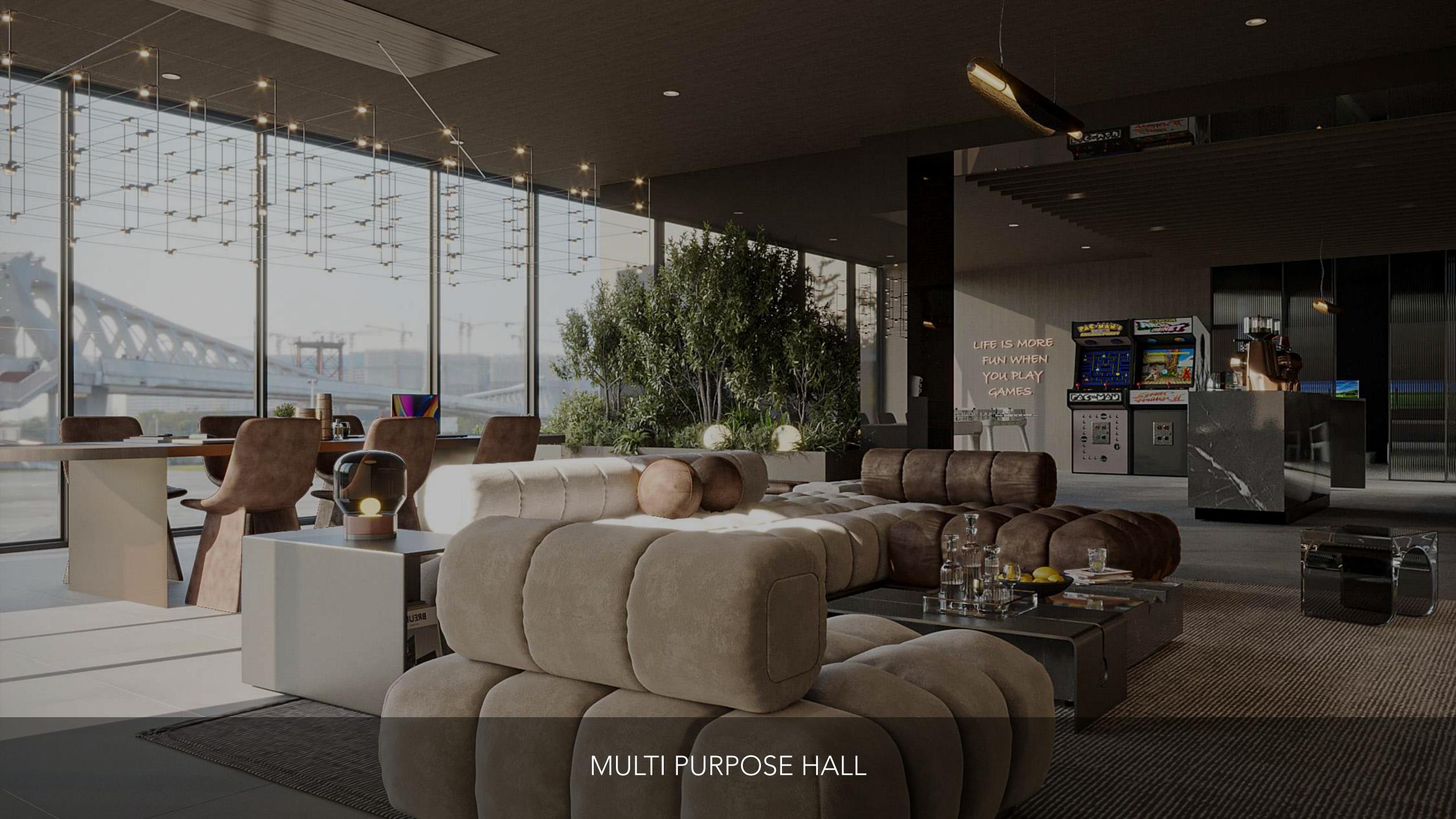






































## GROUND FLOOR

- 1. Double Height Lobby
- 2. Lobby Lounge
- 3. Lobby Reception
- 4. Main / Office Entrance

- 8. Lift Lobby
- 9. Parking Entrance & Exit
- 10. People Of Determination Parking



#### FIRST FLOOR

- 1. 35 m Infinity Pool
- 2. Baja Shelf
- 3. Jacuzzi Jets
- 4. Sun Loungers Area
- 5. Splash Pad
- 6. Kids Pool
- 7. Basketball Court

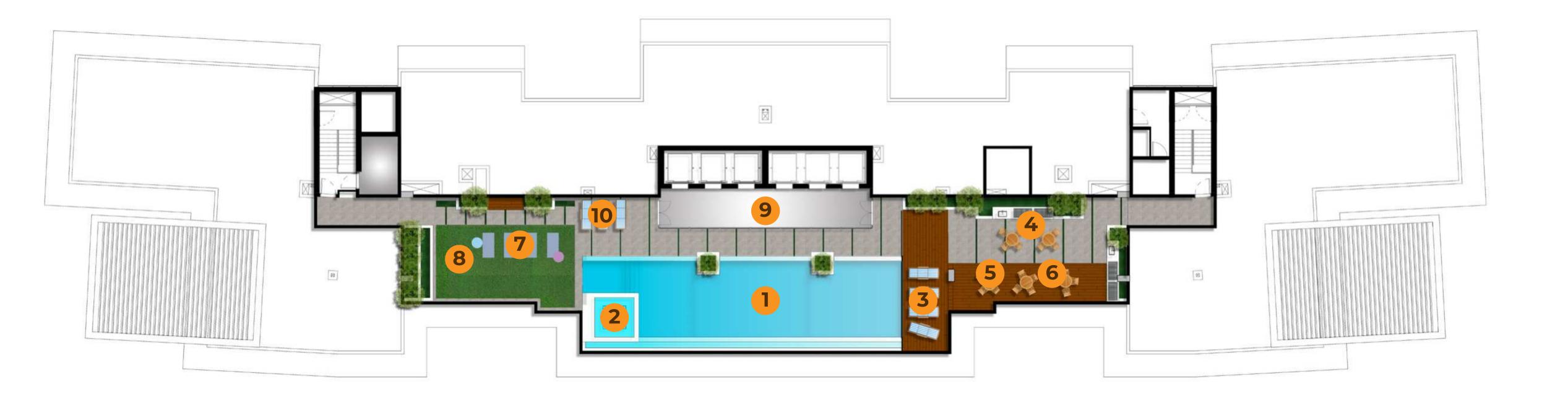
- 8. Outdoor Kid's Play Area
- 9. Padel Tennis Court
- 10. Skate Park
- 11. Jogging Track
- 12. Zen Garden
- 13. Outdoor Yoga
- 14. Gym Cardio Area

- 15. Gym Strength Area
- 16. Interactive Fitness Studio
- 17. Indoor Kid's Play Area
- 18. Indoor Kid's Climbing Wall
- 19. Indoor Kid's Ball Pool Slide
- 20. Indoor Kid's Activity Area
- 21. Indoor Kid's Monkey Bar

- 22. Male Changing Room
- 23. Female Changing Room
- 24. Male Sauna
- 25. Female Sauna
- 26. Male Steam Room
- 27. Female Steam Room
- 28. Male Relaxation Area

- 29. Female Relaxation Area
- 30. Male Ice Bath Plunge
- 31. Female Ice Bath Plunge
- 32. Indoor VR Golf
- 33. Multi Purpose Hall
- 34. Library Wall
- 35. Co-Working Space

- 36. Pool Table
- 37. Foosball Table
- 38. Arcade Games
- 39. Kitchenette
- 40. Coffee Bar
- 41. Bathrooms For People of Determination



## ROOFTOP FLOOR

1. Infinity Pool

8. Outdoor Meditation

2. Jacuzzi

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- 9. Lift Lobby
- 3. Sun Loungers Area
- 10. Cabanas
- 4. Barbeque Area
- 5. Outdoor Seating Area
- 6. Outdoor Dining Area
- 7. Outdoor Yoga





