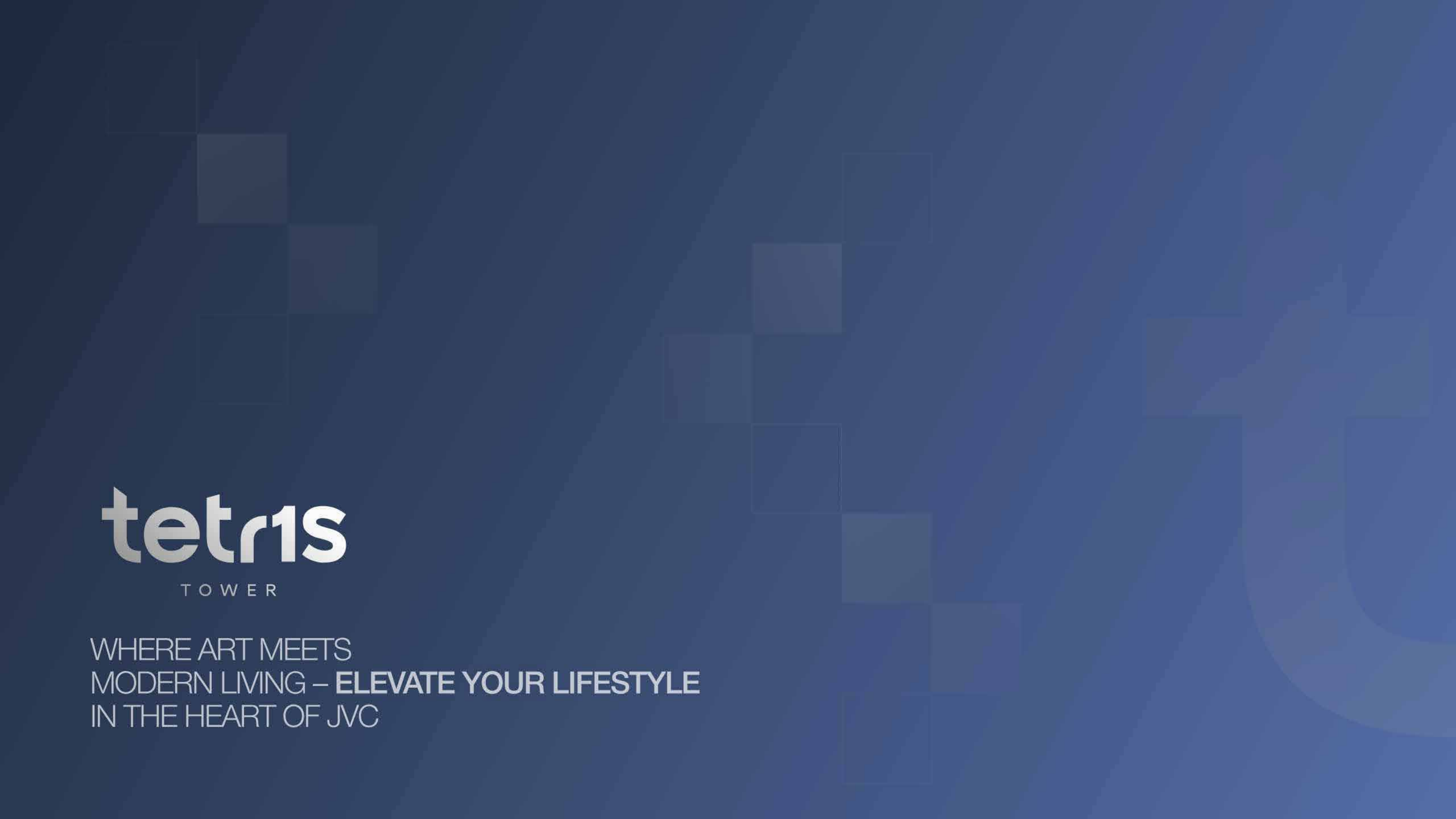




tetr1s

TOWER

Object 1



tetr1s

TOWER

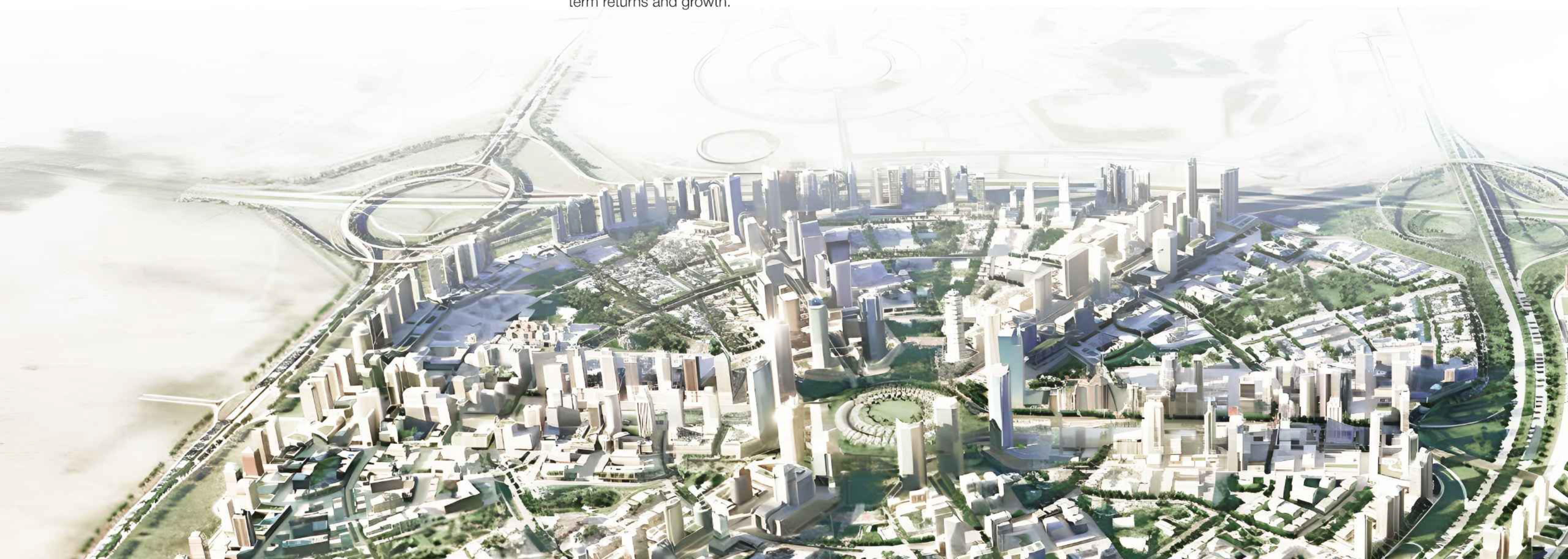
WHERE ART MEETS
MODERN LIVING – **ELEVATE YOUR LIFESTYLE**
IN THE HEART OF JVC

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

tetr1s
TOWER

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

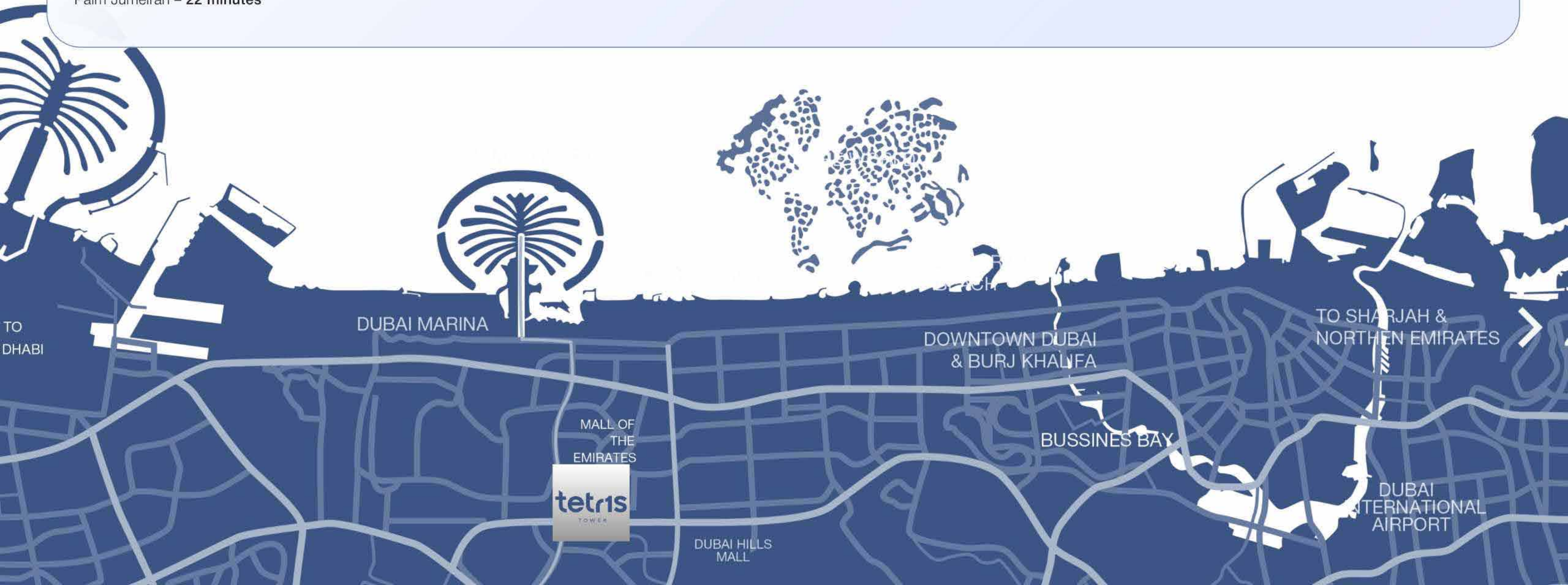
Sunmarke School – **2 minutes**
Arcadia School – **5 minutes**
JSS International School – **12 minutes**
GEMS Founders School – **18 minutes**

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**





tetris

TOWER

District 13, Jumeirah Village Circle

Building Description
Anticipated Handover
Anticipated Service Charge

G+3P+16 | RETAIL 1,2
Q2 2027
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.



tetr1s

TOWER

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.



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



ROOF DECK AMENITIES



SKY INFINITY POOL

+



SKY POOL DECK WITH
SUN LOUNGERS

+



SKY LEISURE DECK

tetr1s
TOWER





tetr1s
TOWER



tetr1s
TOWER



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.





tetr1s
TOWER

SKY INFINITY POOL

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



tetr1s
TOWER

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

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

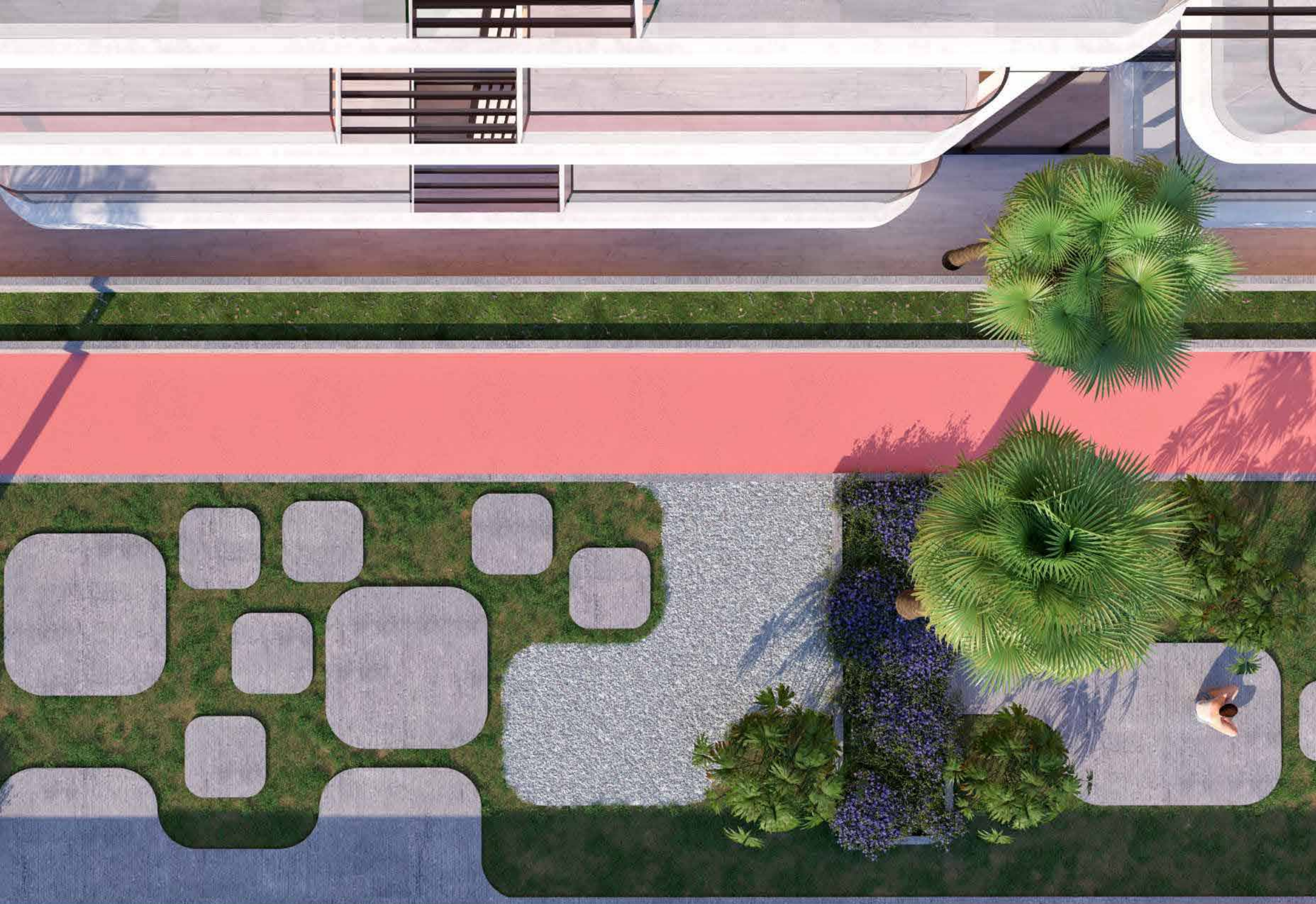




tetr1s
TOWER

GYM

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



tetr1s
TOWER

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.



YOGA/ MEDITATION AREA

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





tetr1s
TOWER

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



STEAM

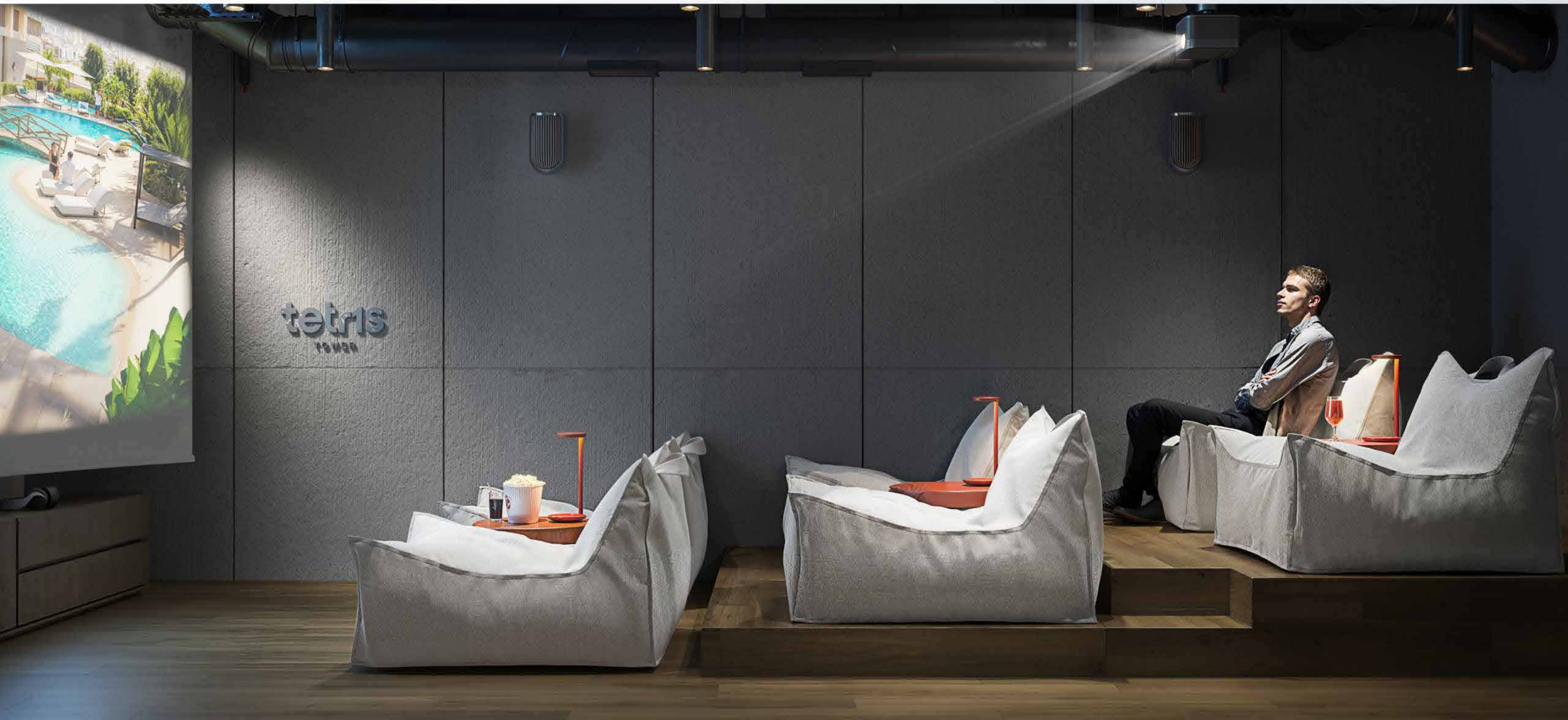
Relax and rejuvenate in our Steam Room, where soothing heat helps to detoxify and unwind after a workout or a long day, leaving you refreshed and revitalized



tetr1s
TOWER

CINEMA

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



tetris
TOWER



CLUBHOUSE

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



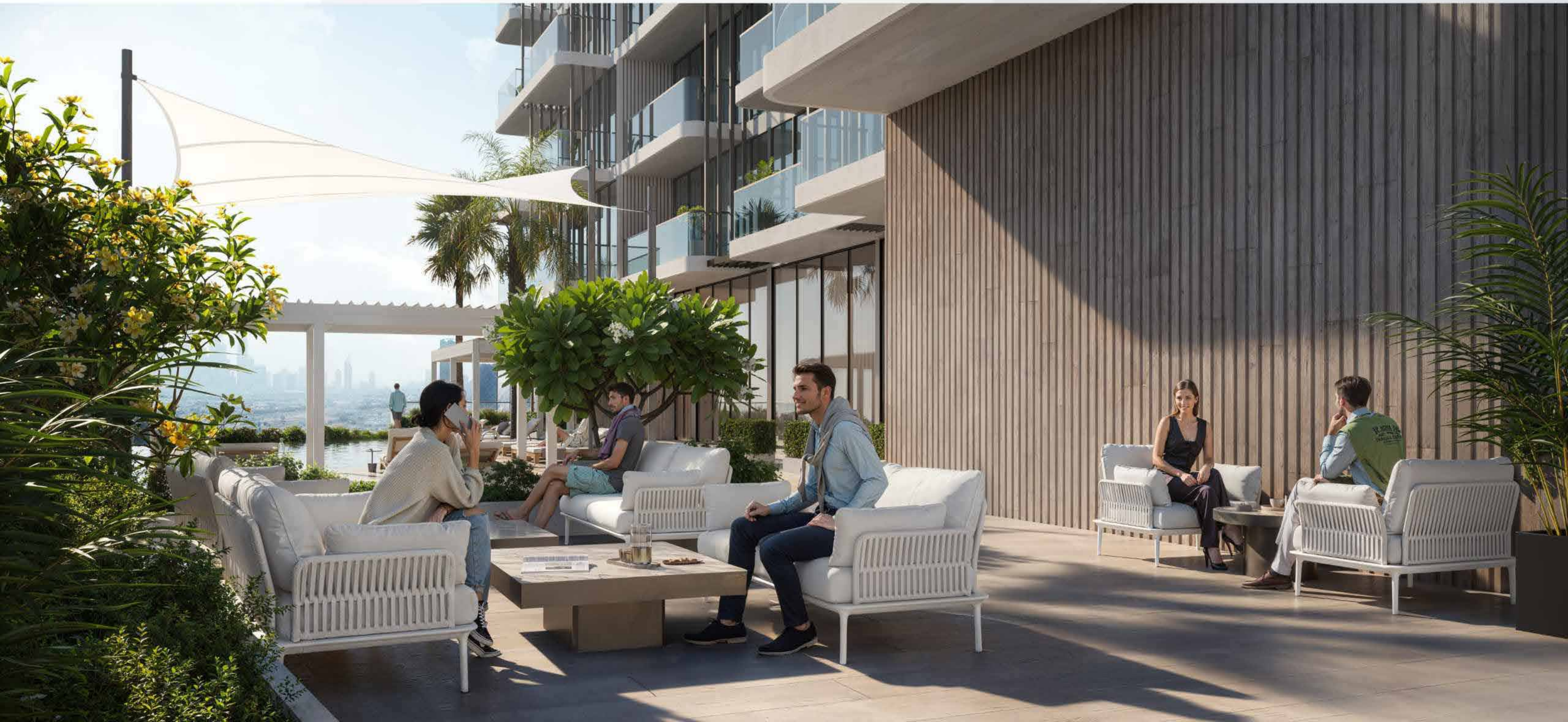
BBQ AREA & OUTDOOR DINING

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.



OUTDOOR LOUNGE

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

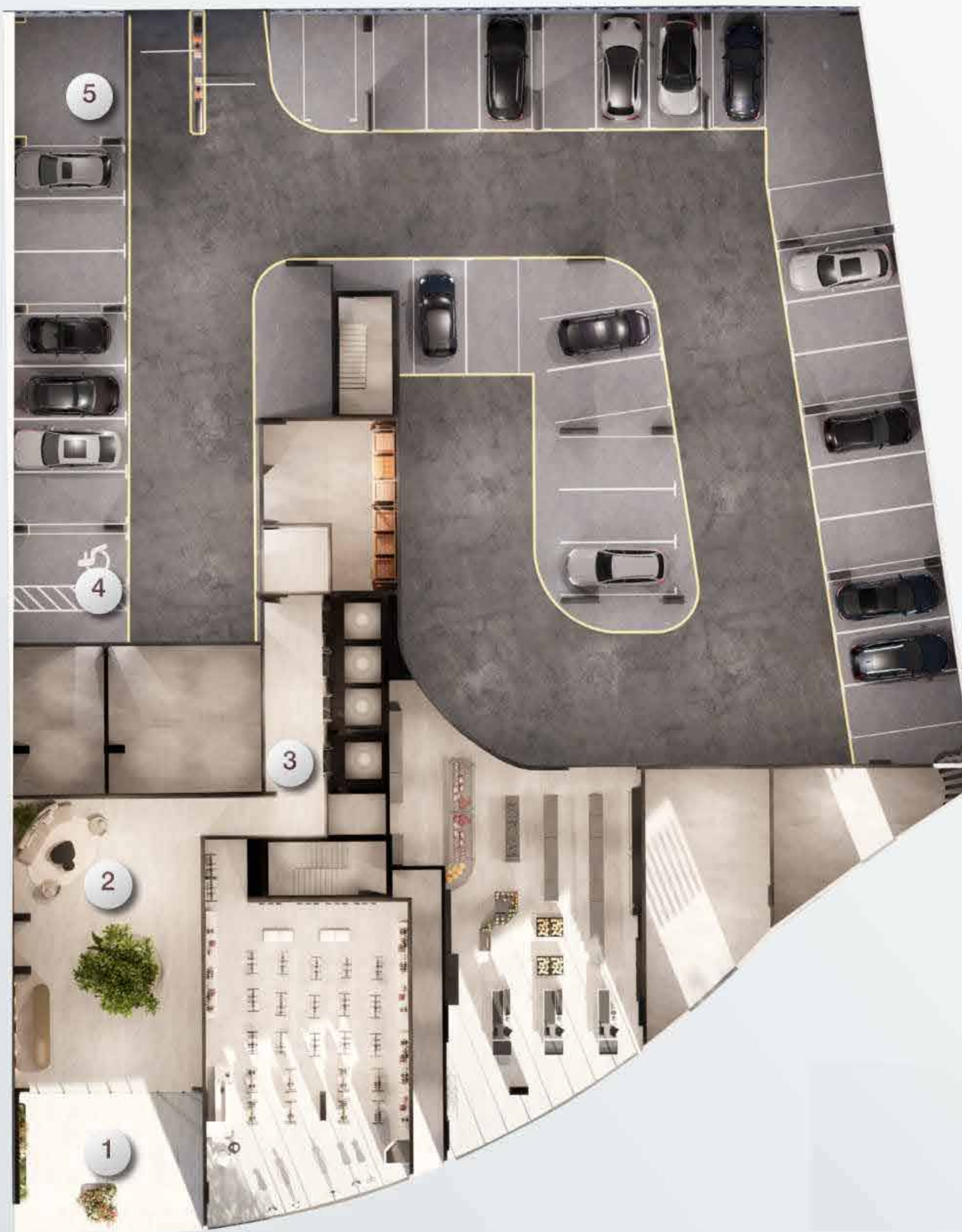


ROOF DECK AMENITIES

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

tetr1s
TOWER





GROUND FLOOR

- 1 MAIN ENTRANCE
- 2 MAIN LOBBY
- 3 LIFT LOBBY
- 4 DISABLED PARKING
- 5 BICYCLE PARKING

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



ROOF DECK AMENITIES

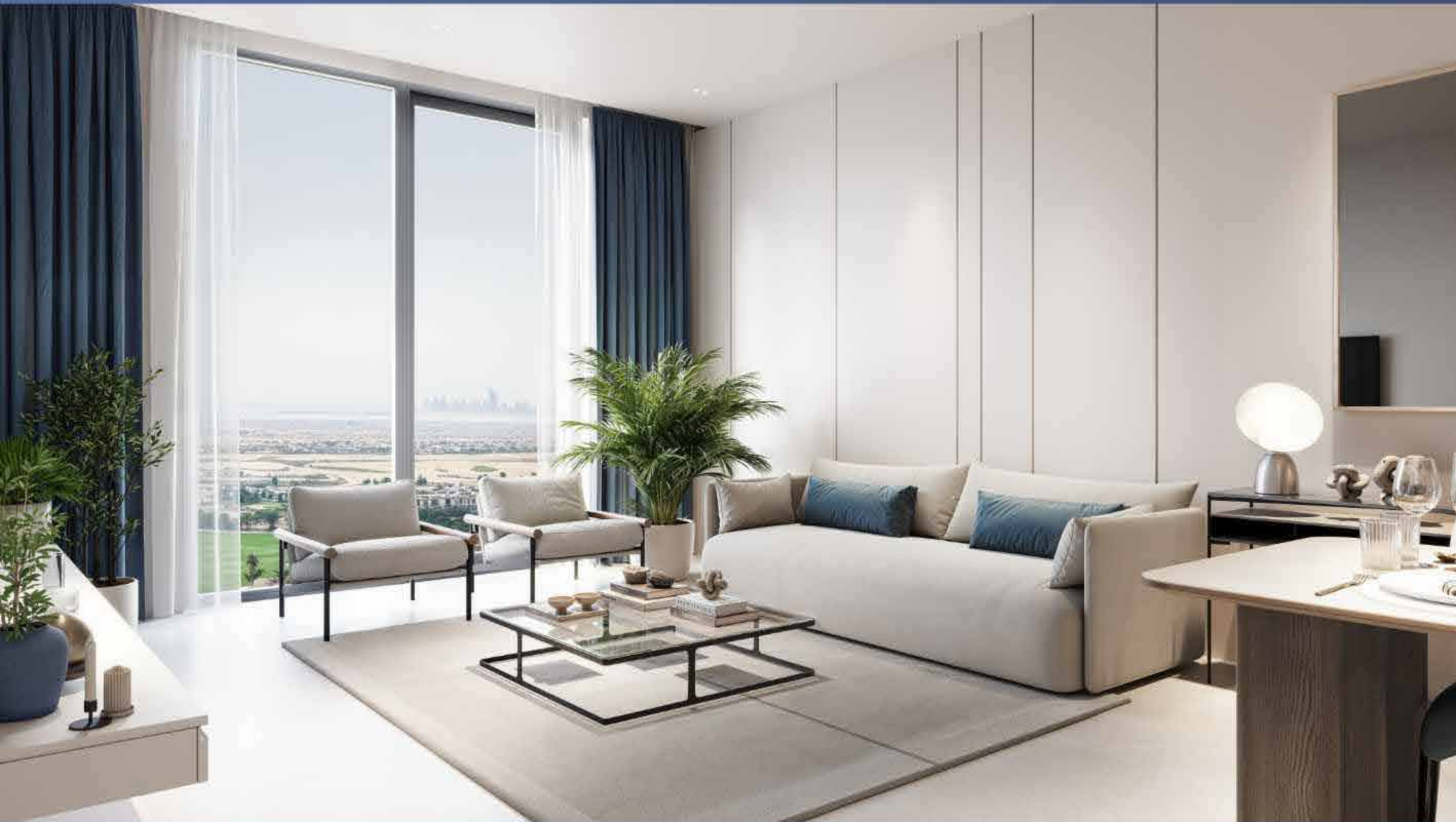
- 24 SKY INFINITY POOL
- 25 SKY POOL DECK WITH SUN LOUNGERS
- 26 SKY LEISURE DECK

tetr1s
TOWER



APARTMENTS | STUDIO





APARTMENTS | **1 BEDROOM**



tetr1s
TOWER



APARTMENTS | 1 BEDROOM



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.



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

For More Information



±971 54 757 1111 | www.11prop.com
20th Floor, Prime Tower, Business Bay, Dubai