



Q GARDENS
— ALIYA —

A woman with long brown hair, wearing a white, off-the-shoulder, ruffled dress, is sitting on a white shaggy rug. She is leaning her head on her right hand and looking thoughtfully to the right. The background features a light-colored sofa with several pillows, a small wooden coffee table with a vase of dried flowers, and a large green plant. The lighting is soft and natural, creating a warm and inviting atmosphere.

WELCOME TO
Q GARDEN ALIYA
by AYS



Q GARDENS — ALIYA —

Promises to redefine luxury living with its spacious apartments, world-class amenities, and prime location. This development represents: One More Concept in JVC, upholding the renowned. AYS Quality you've come to expect.





CREATING VISUALLY
CAPTIVATING SPACES

WELLNESS

Steam & Sauna Area
Rooftop Swimming Pool





Q GARDENS ALIYA

“WHEN WE MAKE PLAY THE FOUNDATION OF LEARNING,
WE TEACH THE WHOLE CHILD.”



FAMILY FUN:

- Outdoor & Indoor
- Kids Play Area

A woman with short dark hair, wearing a white t-shirt and blue jeans, stands barefoot by a large window. She is holding a baby in her arms and pointing her right hand towards the window. The room is bright and modern, with a grey sofa, a potted plant on a white side table, and a light-colored rug. The text "GET SOME PEACE & QUIET WITH Q GARDENS ALIYA" is overlaid on the left side of the image.

GET SOME PEACE & QUIET WITH
Q GARDENS ALIYA

IT'S NEVER TOO LATE
TO HAVE A HAPPY CHILDHOOD.



Q GARDENS ALIYA

SOCIALIZING

- Barbeque & Grill Area.
- Entertainment Game Room.
(Billiards, Table Tennis,Golf Simulator)
- Outdoor Garden Lounge Area.





LOCATED IN THE DISTRICT 12,
Near the entrances and exits of the JVC.

LOCATION

United Arab Emirates, Dubai,
Shoumous Blvd



LEGEND

- Projected site
- Lofts 1
- Lofts 2
- FIVE Jumeirah Village Hotel
- The First Collection at Jumeirah Village Circle
- Park
- Municipal park
- Mosque

ROUTE TO THE FIVE HOTEL

3 minutes by car



A woman with long brown hair and glasses is sitting on a dark grey sofa, leaning back with her hands behind her head. She is wearing a light blue ribbed turtleneck sweater and dark blue jeans. The room is brightly lit by large windows in the background, which show a view of trees. A potted plant is visible on the left side of the frame. The overall atmosphere is calm and relaxed.

JUST RELAX WITH
Q GARDENS ALIYA

A modern bedroom interior with a minimalist aesthetic. The focal point is a bed with a large, tufted headboard in a muted red or terracotta color. The bed is dressed in light-colored linens and a matching throw blanket. To the right of the bed is a low-profile, tufted bench in a neutral tone, topped with two patterned pillows. A small, round side table with a gold-colored base and a white lamp sits between the bed and the bench. The background wall is covered in vertical, ribbed panels, and a textured curtain hangs on the left. The floor is covered with a patterned rug. The overall lighting is soft and ambient.

YOUR HOME SHOULD TELL THE STORY OF WHO YOU ARE,
AND BE A COLLECTION OF WHAT YOU LOVE.









AMENITIES

FLOOR TO CEILING
PANORAMIC WINDOWS



AMENITIES

- Q GARDENS SIGNATURE LOBBY
- 24 HOURS CONCIERGE

“THERE IS NOTHING LIKE STAYING
AT HOME, FOR REAL COMFORT.”

Q GARDENS ALIYA



EXQUISITE LIVING:



EXQUISITE LIVING

- Furnished Kitchens (Italy)
- High Ceiling
- Bertolotto Porte Doors (Italy)
- Floor-to-Ceiling Panoramic Windows
- Backsplash & Countertop by Michelangelo (Italy)
- Schneider Switches & Sockets
- Villeroy & Boch / Grohe Sanitaryware
- Siemens Electric Appliances



ENTERTAINMENT FACILITIES

- Entertainment Arcade Game Room
(Billiards, Table Tennis, Golf Simulator)
- Rooftop Sky Garden Lounge Area
- Business Lounge/Co-working Spaces
with Conference Room, Espresso Bar &
Panoramic City View
- Cycling Studio



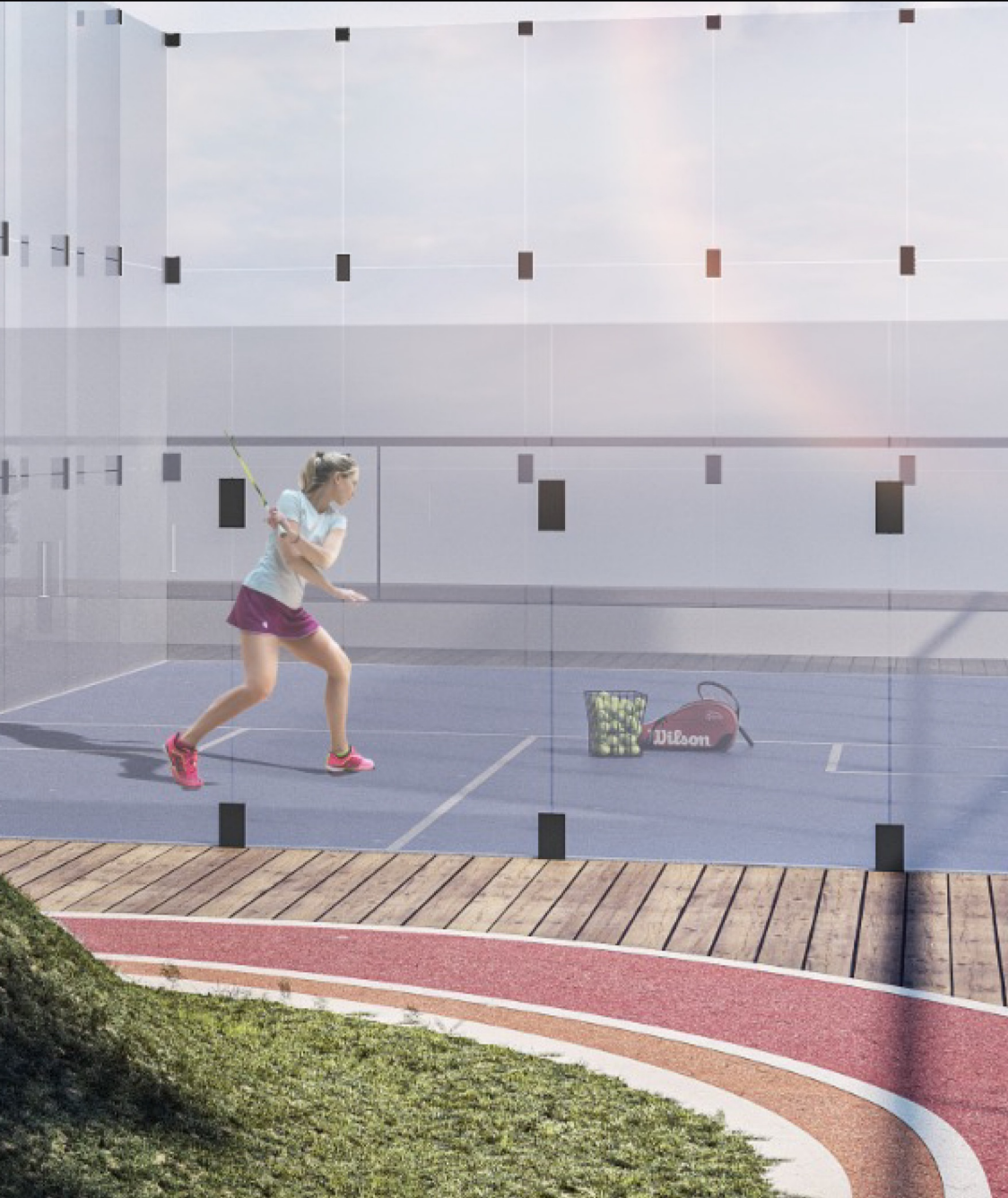
AMENITIES

- INFINITY HEATED POOL
- ROCK WATERFALL



A modern, dimly lit cinema room for residents. The room features several rows of dark leather armchairs with integrated side tables. Each chair has a small red and white striped popcorn bucket on its side table. The walls are dark and textured, and the floor is a light-colored, patterned tile. The overall atmosphere is sophisticated and comfortable.

CINEMA ROOM FOR RESIDENTS



AMENITIES

- . JOGGING TRACK
- . SQUASH COURT

NO
EXCUSES

GYM



GYM WASHROOM

AMENITIES

“CYCLING STUDIO”



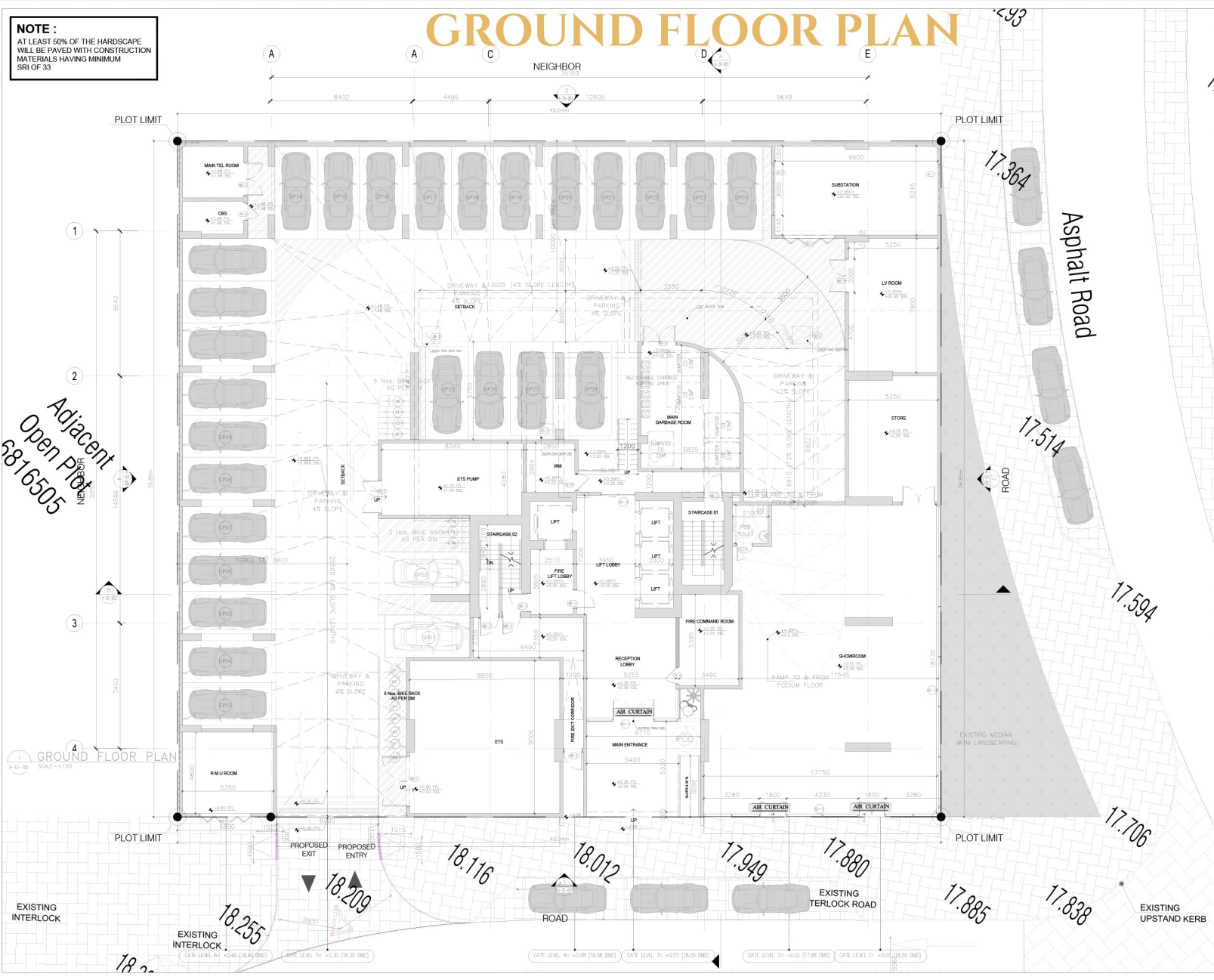




FLOOR PLANS

GROUND FLOOR PLAN

NOTE :
 AT LEAST 50% OF THE HARDSCAPE
 WILL BE PAVED WITH CONSTRUCTION
 MATERIALS HAVING MINIMUM
 SRI OF 33



Adjacent
 Open Plot
 6816505

GROUND FLOOR PLAN
 SCALE: 1:100

General Notes

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- All drawings to be read in conjunction with the specifications, the bill of quantities and other relevant drawings.
- Drawings not to be scaled.

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3	CLIENT SUBMISSION	26-04-24
2	PD SUBMISSION	28-03-24
1	Issue/Submission	Date
No.		
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No.	Revision	Date

Stage
PD Preliminary Design

Location
 AL BARSHA SOUTH FOURTH - 681 North

Plot No.
 JVC12COHR3008

Project Title
 B+G+5P+27+R RESIDENTIAL BUILDING
 W/ SHOWROOM AT GROUND

Client
 AL MRKAZ MARBLE LLC

Consultant
 CVTEC Consulting Engineers
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Developer

Contractor

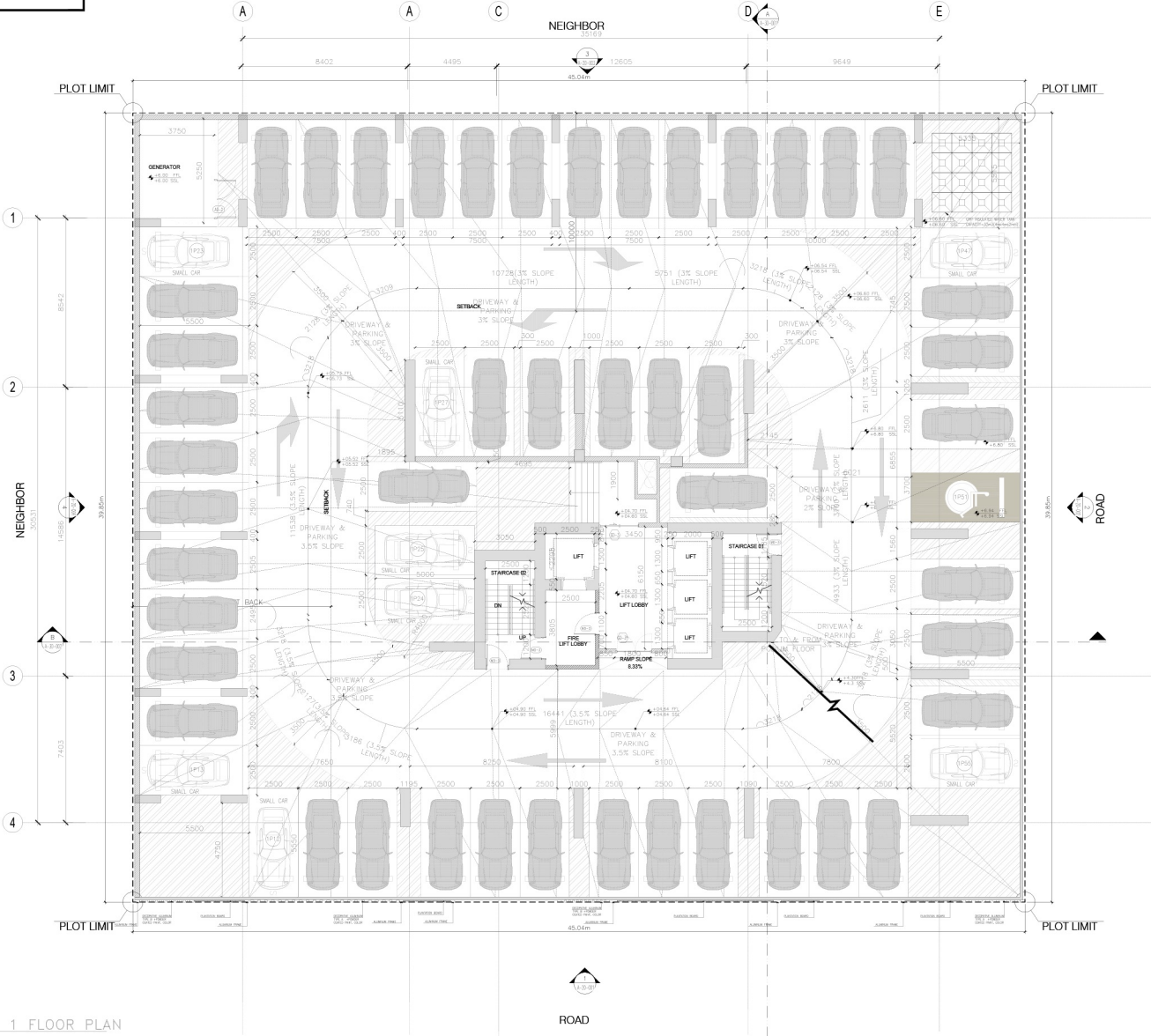
Drawing Title
 GROUND FLOOR PLAN

Scale	Drawn	Checked	Authorized	Size
1:100		GK	GK	A1
Job No.				Revision
23011		A-13-102		0

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PODIUM 1 FLOOR PLAN



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Stage
PD Preliminary Design

Location
 AL BARSHA SOUTH FOURTH - 681 North

Plot No.
 JVC12COHR3008

Project Title
 B+G+5P+27+R RESIDENTIAL BUILDING
 W/ SHOWROOM AT GROUND

Client
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Contractor

Drawing Title
 PODIUM FLOOR PLAN

Scale	Drawn	Checked	Authorized	Size
1:100		GK	GK	A1
Job No.				Revision
23011		A-13-103		0

FIRST FLOOR PLAN



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Stage
PD

Preliminary Design

Location: AL BARSHA SOUTH FOURTH - 681 North

Plot No.: JVC12COHR3008

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B+G+5P+27+R RESIDENTIAL BUILDING
W/ SHOWROOM AT GROUND

Client
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Contractor

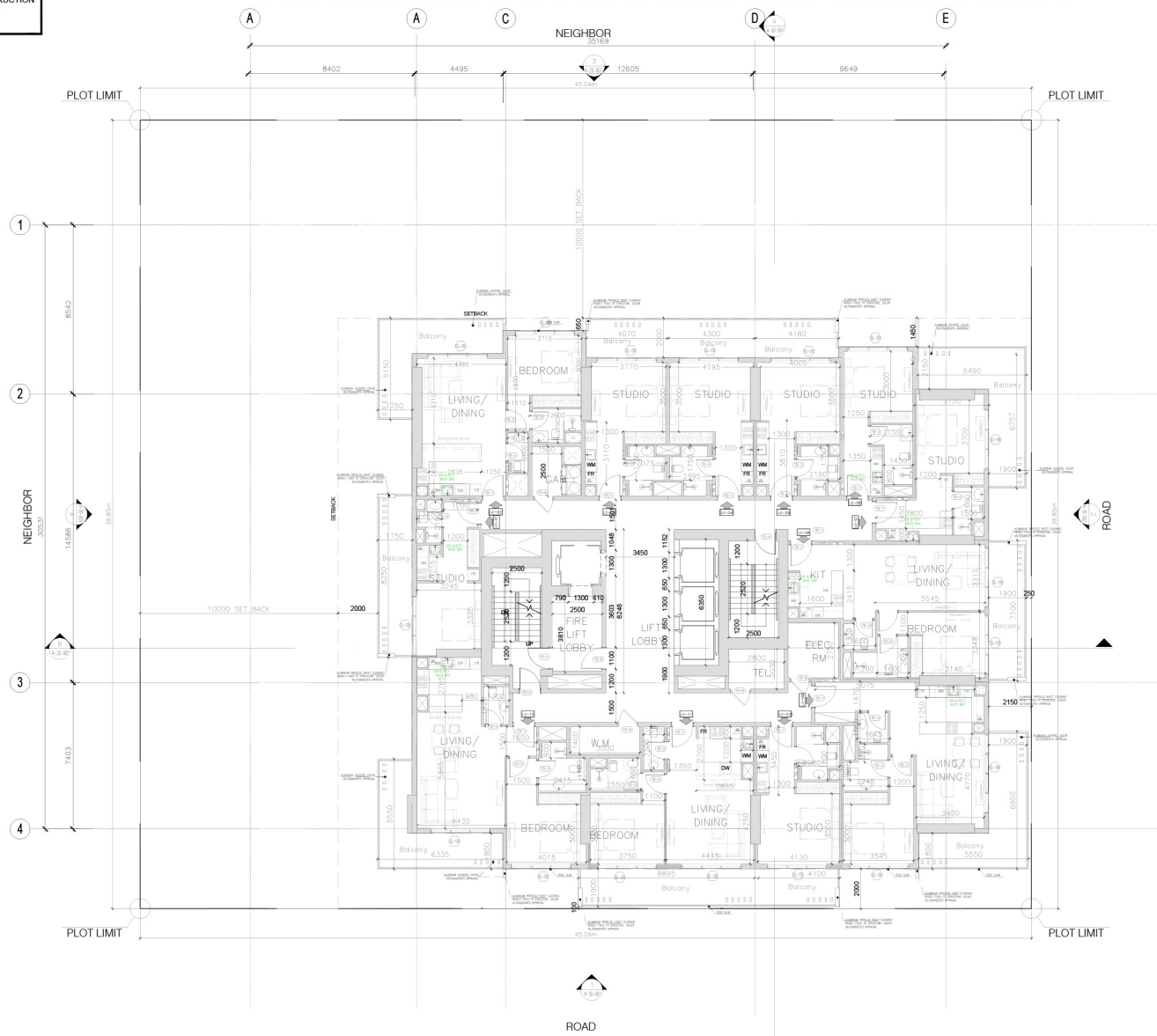
Drawing Title
1ST FLOOR PLAN

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Job No.				Revision
23011		A-13-109		0

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26TH AND 27TH FLOOR PLAN

NOTE :
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 MATERIALS HAVING MINIMUM
 SRI OF 33



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No.	Revision	Date

Stage
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Location
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Plot No.
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 W/ SHOWROOM AT GROUND

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Contractor

Drawing Title
 26TH FLOOR PLAN

Scale	Drawn	Checked	Authorized	Size
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Job No.				Revision
23011		A-13-108		0

26TH FLOOR PLAN
 SCALE: 1:100

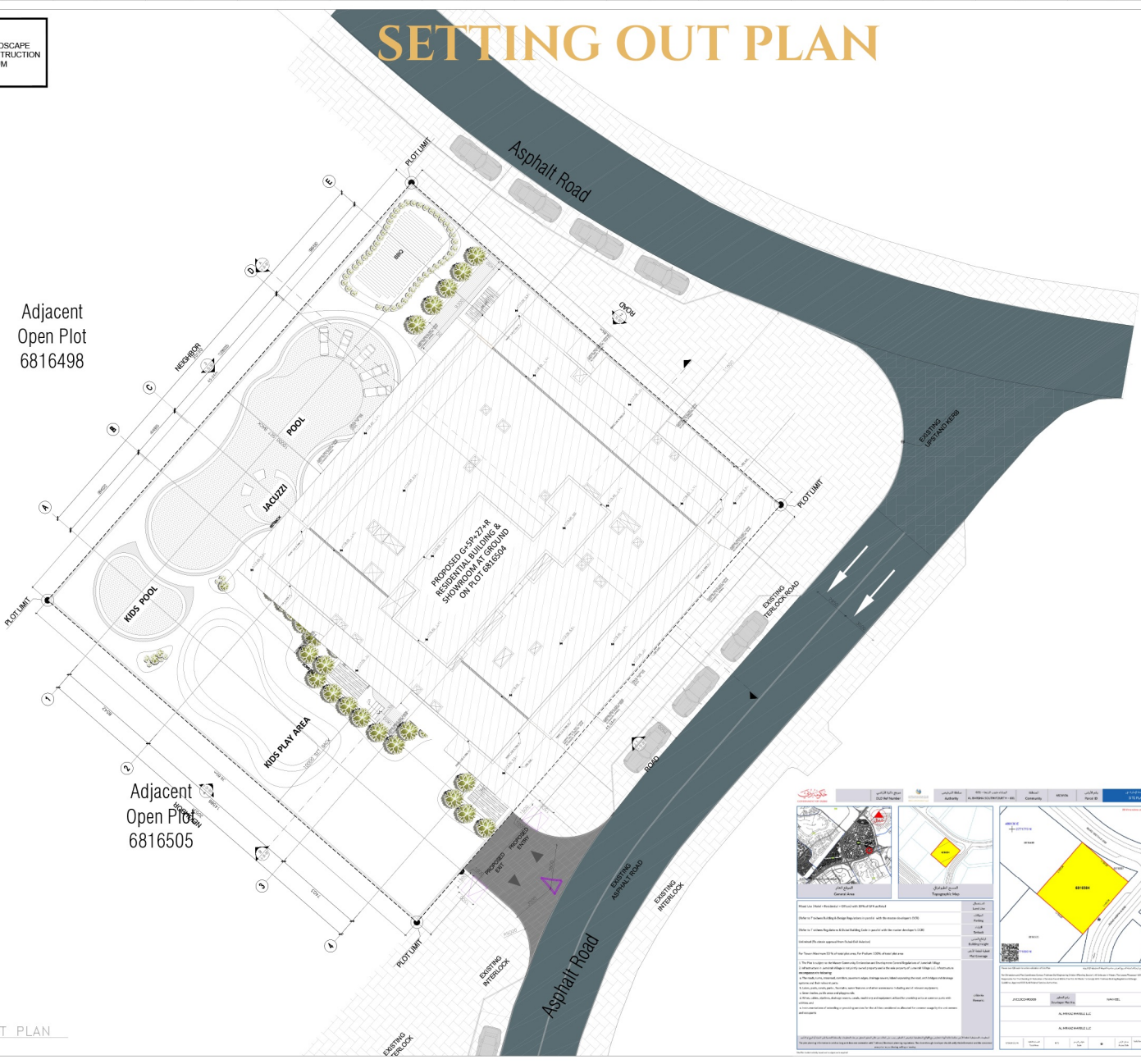
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SETTING OUT PLAN

Adjacent
 Open Plot
 6816498

Adjacent
 Open Plot
 6816505



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Developer

Contractor

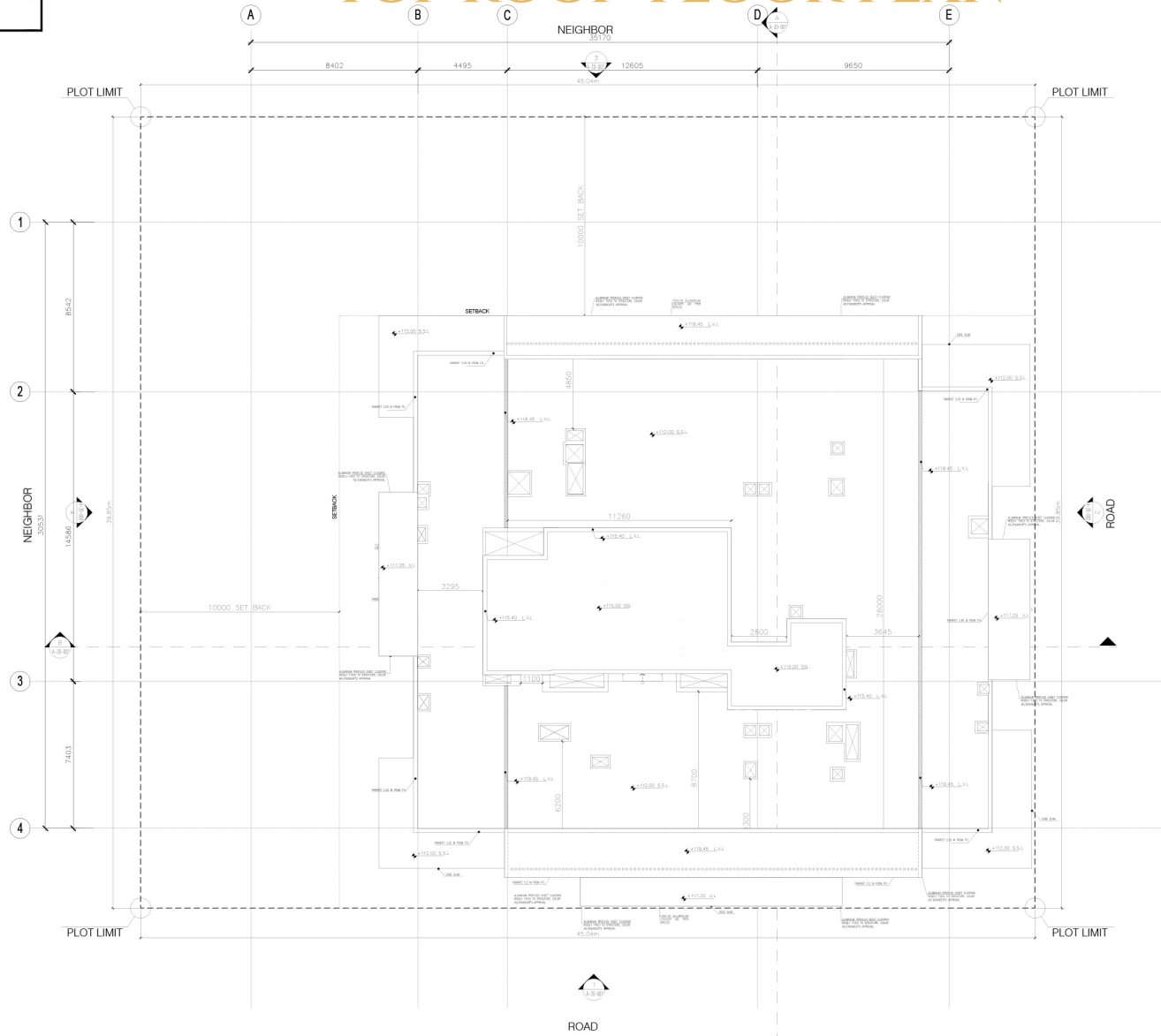
Drawing Title
 SETTING OUT PLAN

Scale	Drawn	Checked	Authorized	Size
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23011				0

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TOP ROOF FLOOR PLAN

NOTE :
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MATERIALS HAVING MINIMUM
SRI OF 33



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Stage
PD Preliminary Design

Location
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Plot No.
JVC12COHR3008

Project Title
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W/ SHOWROOM AT GROUND

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Drawing Title
TOP ROOF FLOOR PLAN

Scale	Drawn	Checked	Authorized	Size
1:100		GK	GK	A1
Job No.				Revision
23011		A-13-121		0

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Q GARDENS ALIYA

EXPLORE EXCEPTIONAL LIVING OPPORTUNITIES IN DUBAI.

Q GARDENS ALIYA OFFERS LUXURIOUS APARTMENTS AND
A PRIME LOCATION IN JUMEIRAH VILLAGE CIRCLE.

A young woman with long brown hair is captured mid-air, jumping joyfully with her arms raised and a wide smile. She is wearing a light pink long-sleeved crop top and blue denim jeans. She is holding a smartphone in her right hand. The background shows a modern interior with a dark metal balcony railing, a stone wall, and a kitchen area with white cabinets and a brick wall. The lighting is warm and dramatic, highlighting the woman against the darker background.

YOUR BEST CHOICE
Q GARDENS ALIYA



Q GARDENS
— ALIYA —

MORE THAN A PLACE TO LIVE, IT'S A LIFE