



V1V1O

R E S I D E N C E

Serene Community

Jumeirah Village Triangle (JVT) is a sustainable green freehold in a peaceful suburban community. JVT is considered as one of the top family-friendly areas in Dubai. Designed to match the lifestyle of the residents that live there, with its harmonious blend of modern living and green spaces, represents a prime choice for those seeking a family-oriented, comfortable, and eco-friendly lifestyle in Dubai.

The neighborhood is an ideal choice for property investors eyeing lucrative returns as well as residents seeking a tranquil living experience. This community is preferred mostly by families and individuals who are seeking a premium and exceptional lifestyle that renders ultimate satisfaction to your heart and mind.

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RESIDENCE



Connected to the city

Jumeirah Village Triangle (JVT) located at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), conveniently located near the coastal areas to Jumeirah Island, Palm Jumeirah, and Palm Jebel Ali. It Offers easy access to central locations within the emirate

JVT is surrounded by other emerging neighborhoods like Jumeirah Village Circle, Motor City, Sports City, etc. and is just a few minutes away from JLT, Emirates Hills, Dubai Marina and JBR. It is 30 minutes from the Dubai International Airport and 15 minutes to the beach.

Attractions

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

Kids

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

Hotels

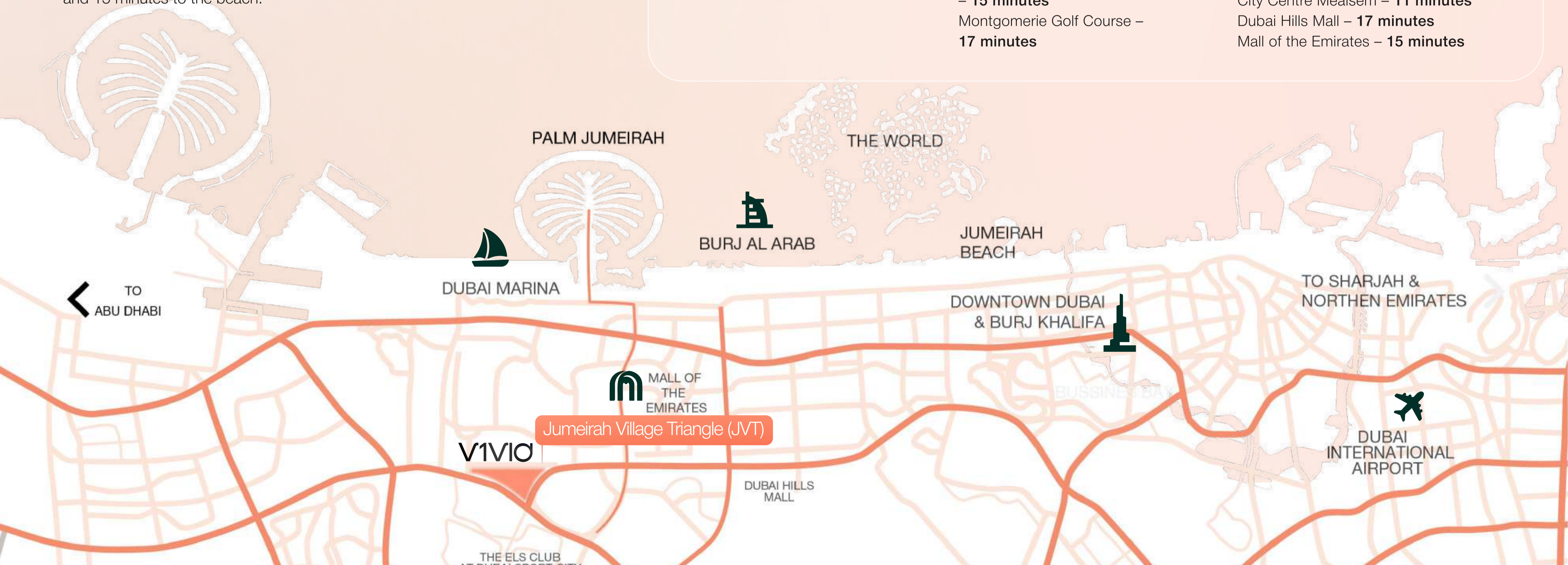
- Novotel JVT – **2 minutes**
- Mövenpick Hotel JVT – **2 minutes**
- Aloft Me'aisam – **15 minutes**
- FIVE Jumeirah Village Hotel – **15 minutes**

Golf clubs

- Jumeirah Golf Estates Golf Course – **15 minutes**
- Montgomerie Golf Course – **17 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 1, Jumeirah Village Triangle

Building Description **B+G+4P+16** | **RETAIL 1-4**
Anticipated Handover **Q3 2026**

STUDIO	1 BEDROOM	2 BEDROOM	3,5 BEDROOM	TOTAL
74	37	28	3	142



Amenities

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LOBBY



SWIMMING POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



OUTDOOR KIDS
PLAY AREA



OUTDOOR
SPORT



OUTDOOR
YOGA LOUNGE



GYM



SAUNA



MALE/FEMALE
RESTROOM



GAME ROOM



GAME ROOM



CLUBHOUSE



BBQ AREA



4-STOREY
PARKING

Lobby

The lobby warmly welcomes residents and their guests with an interplay of light, the perfect blend of relaxation and socialization





Swimming 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 Swimming Pool

Splash into endless fun and safety for your little ones in our dedicated kids' swimming pool, designed for joy-filled aquatic adventures

VIVIO
RESIDENCE



Kids Play Room

Splash into endless fun and safety for your little ones in our dedicated kids' swimming pool, designed for joy-filled aquatic 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





Gym

Elevate your fitness routine with our state-of-the-art sports equipment, set against a backdrop of stunning city views, energizing residents for another productive day ahead

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RESIDENCE

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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





Game Room

Immerse yourself in a world of entertainment and excitement in our gaming room, where endless fun awaits with a variety of interactive experiences for residents to enjoy



Cinema

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

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Clubhouse

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

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BBQ & Lounge Area

Savor the taste of outdoor living in our BBQ & Lounge area, where the aroma of grilled delicacies mingles with the joy of communal dining, creating unforgettable moments under the open sky



BBQ & Lounge Area

Daikin is a world-leading air conditioning manufacturer with a noble mission: Perfecting the Air.

Daikin air conditioning system offer superior performance, energy-efficiency, and comfort in stylish solutions conforming to all interior spaces and lifestyles. It utilizes Daikin technology for lower costs and environmental impact.

Daikin ventilation system is designed to maintain indoor air quality by providing sufficient levels of fresh outdoor air and humidity control.

HEAT PUMP

ABSORBING AND MOVES HEAT FROM THE AIR

1

INVERTER

CONTRIBUTES TO GREATER ENERGY SAVINGS AND COMFORT

2

REFRIGERANT CONTROL

EFFICIENT HEAT TRANSPORT

3



Smart Home System

With the growth of digital technology, our daily lives are constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

SMART LOCK

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.



HOME AUTOMATION CONTROLS

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.



MyHOME+
becomes even smarter



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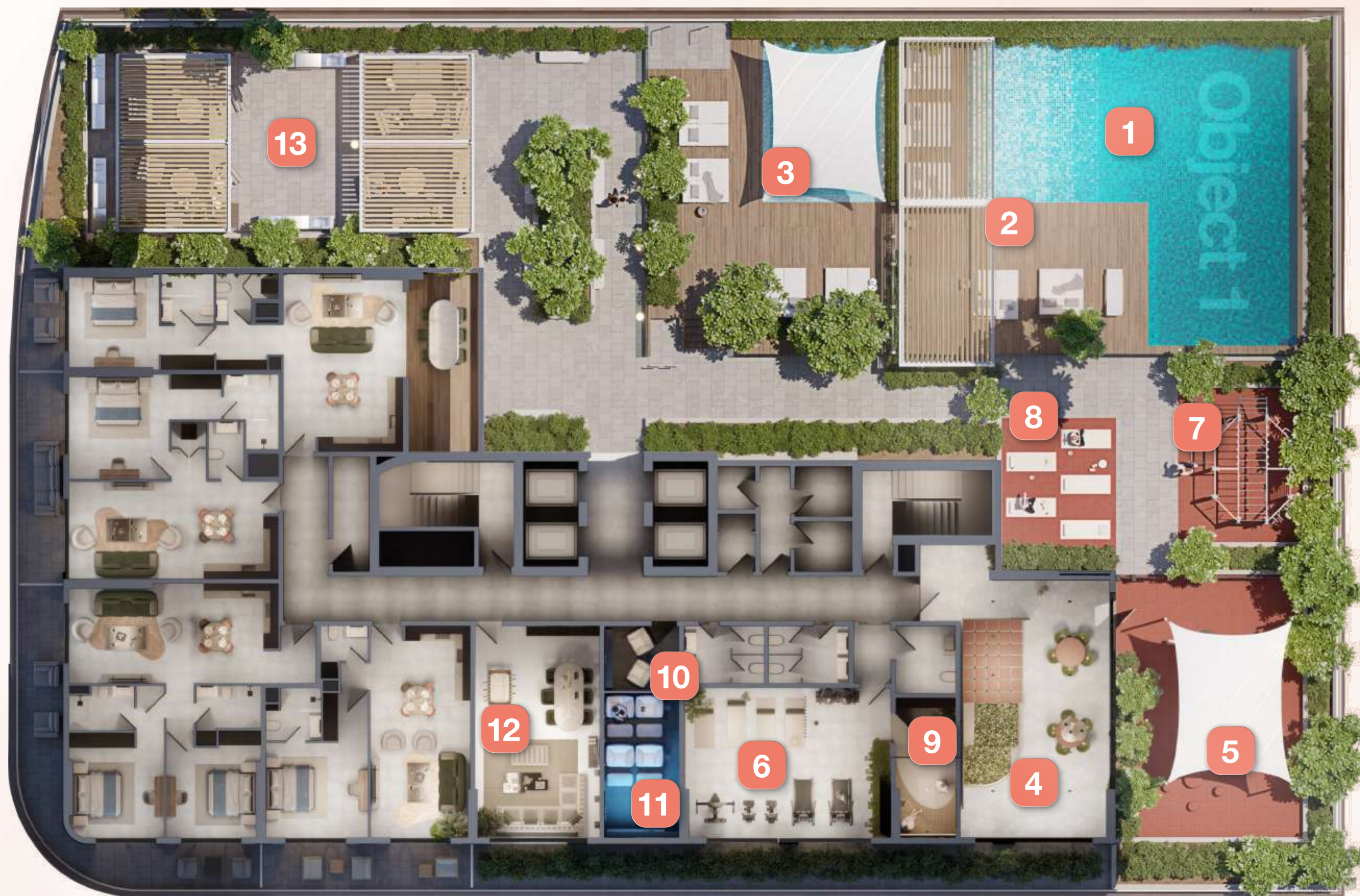
RESIDENCE

Object 1



Ground Floor Plan

- 1 LOBBY
- 2 MAIN ENTRANCE
- 3 LIFT LOBBY
- 4 RETAIL 1
- 5 RETAIL 2
- 6 RETAIL 3
- 7 RETAIL 4



Podium Floor

- 1 SWIMMING POOL
- 2 POOL DECK WITH SUN LOUNGERS
- 3 KIDS POOL
- 4 KIDS PLAY ROOM
- 5 OUTDOOR KIDS PLAYGROUND
- 6 GYM
- 7 OUTDOOR SPORT
- 8 OUTDOOR YOGA LOUNGE
- 9 SAUNA
- 10 GAME ROOM
- 11 CINEMA
- 12 CLUBHOUSE
- 13 BBQ AREA & LOUNGE



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Why Dubai

- 1 Dubai was ranked among the "Top 5 Most Visited Cities in the World" amid the growing popularity of short-term rentals
- 2 Comfortable environment for business development: most companies are tax-exempt, the VAT rate is only 5%
- 3 Possibility of obtaining a residence permit in the UAE, when buying real estate for an amount of \$205,000
- 4 For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED
- 5 Safe investments protected by the UAE government
- 6 Strong and stable economy of the UAE



Dubai Is a Reliable City for Investment

Dubai is among the top cities with the lowest percentage of real estate bubble risk

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



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



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