



Park
Boulevard
by
METEORA



At the crossroads of comfort and the tranquil, nestled along District 11, ideally located across the beautiful community park is a fresh take on the Jumeirah Village Circle Residence. Designed with gracious setbacks, clean lines and premium materials, it adds sophistication with a contemporary twist to the Lazuardi Strip at the North-East entrance of this fascinating neighborhood.

A continuation of a Meteora narrative that builds on the enduring ambition to expand horizons.



The Premier Destination for Living the Life

This is a city of sophistication and boasts of the world's most important architectural streets. Each neighborhood of Dubai has its own charm and have changed shape over the years overtaken others or risen out of others. Step out of your door and you walk into the heart of an urban capital boasting silver skyscrapers, green parks, couture avenues, cultural institutions and even museums from the future. The city turns urban legends into your neighbours - close to all, but set just enough apart. This urban oasis is an ideal place to call home.

Here lives those who get the grit it takes to expand horizons.



PARK BOULEVARD

HANDOVER: Q4 2025

VITA GRANDE

HANDOVER: Q4 2024

7 PARK CENTRAL

HANDOVER: Q2 2024

THE EAST CREST

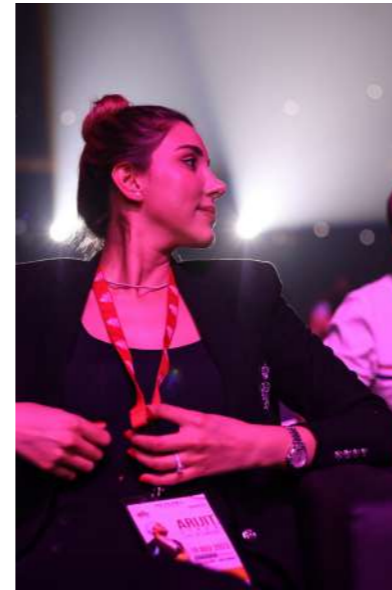
HANDOVER: Q2 2024

The Best of Dubai Living, All Under One Roof

Armed with the recognition for leading the space with the ultimate in customer service and connected in spirits to its predecessors - The East Crest, 7 Park Central and Vita Grande, launched and sold successfully in the market - Meteora is poised to deliver a series of living spaces designed for the world but rooted in Dubai, an ever-evolving, thriving city with an always increasing wealth of leisure, adventure, entertainment, restaurants, retail and business.



From Left - Right: On - going construction activites of Vita Grande, 7 Park Central and The East Crest as on April 2024.



Going Beyond Customer Service to Engage Communities

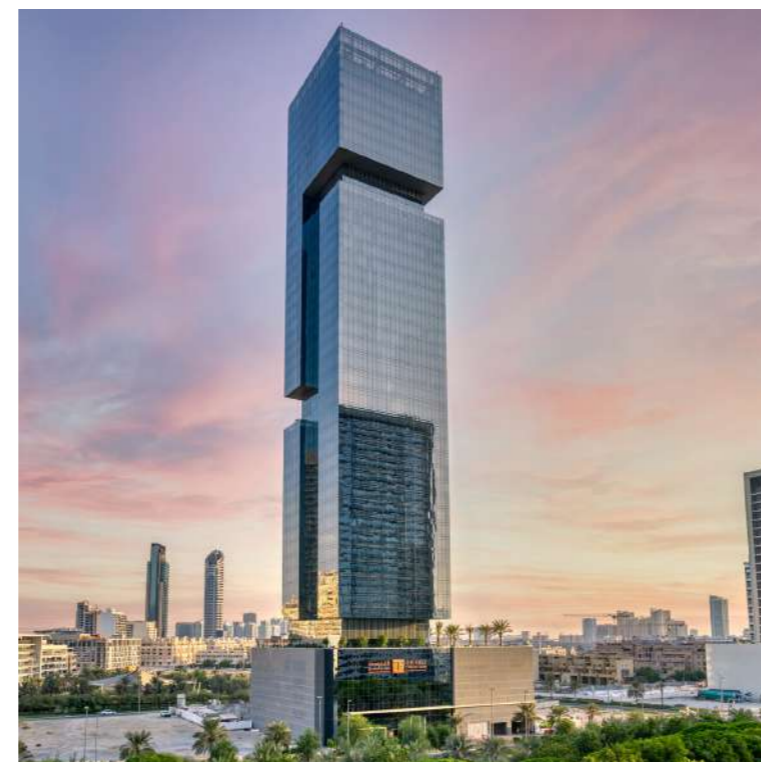
We believe that our role extends to building, shaping and elevating communities, transforming them to ones that appreciate arts, music, culture and sports. This is the objective we are addressing through our activities and engagements under our sub-brand 'Metedora Developers Presents', by supporting world-class sporting events, musical evenings and art exhibitions.



An Ideal Neighborhood with Great Outdoors

A vibrant neighborhood with brilliant architecture and natural beauty - Jumeriah Village Circle. A residential community located in the heart of Dubai, offering a family-friendly, suburban lifestyle. The park city with more than 30 land-scaped parks, all the best dining, entertainment, schools, healthcare, fitness centres and more are at your fingertips, while the quiet and tranquil green space are only steps away, right in front of your residence.

This is where Meteora Developers is building some of the finest places to stay, putting you just steps from many of New Dubai's most iconic landmarks.





Park Boulevard

STEP INTO THE WORLD OF

Elevated Privileges

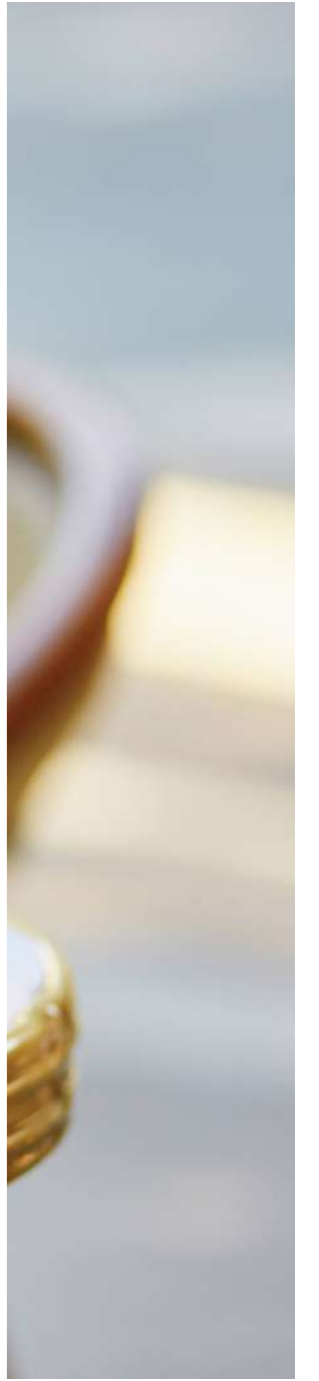
Park Boulevard - premium living spaces, designed to offer beauty and efficiency with great views of the Community Park and the neighbourhood. What sets Park Boulevard apart is not merely its thoughtful design, but the expert attention given to every element.



Home with a Magnificent Front Lawn

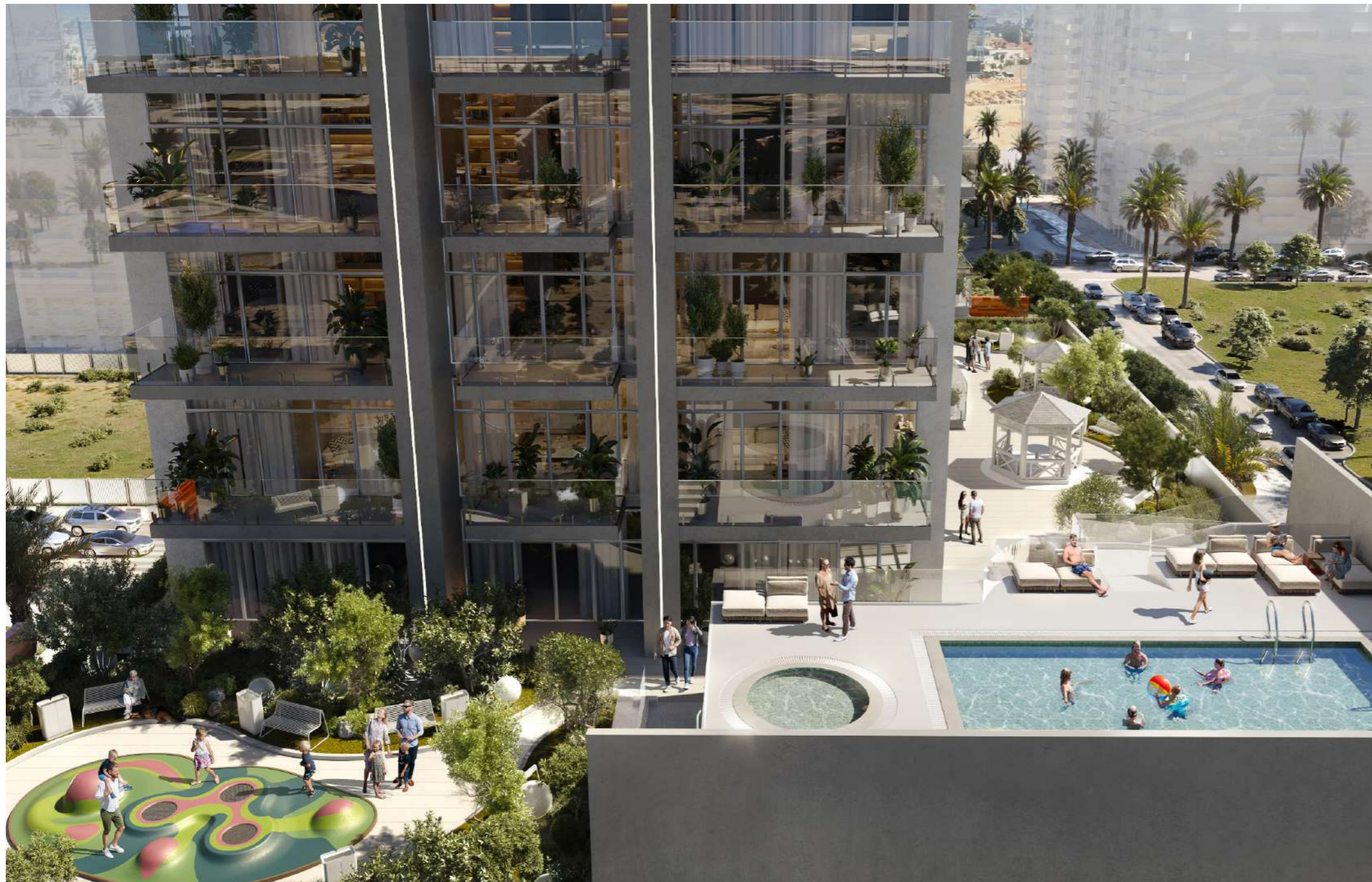
As you enter your residence, you will pass through a beautiful new community park, providing a transition between the bustle of urban life and the respite of the residences.





Fantastic Dining & Retail

From convenient local staples to world-class brand experiences, an ever-expanding assortment of great dining and shopping are all within convenient reach of your Boulevard residence and the neighbourhood.



Amenitized Podium to Revel-In

Whether grilling with friends, doing morning yoga on the lawn, boosting adrenaline at the gym, soaking your fatigue in the pool, hosting a soiree at the gazebo or gathering to watch the game on the big screen, the podium is your exclusive backyard - with beautiful views of the park as a bonus.

In the Community

SCHOOLS

Kids World Nursery
Ladybird Nursery

HOSPITALS/ CLINICS

Magnum Family Medical Centre
Right Health Karama Medical Centre

SHOPPING

Circle Mall

SUPERMARKETS

Spinneys
Choitrams
West Zone Fresh
Aswaaq Mart
All Day MiniMart
Holiday Minimart

In the Neighbourhood

SCHOOLS

Gems United - Dubai Sports City - 5 Mins
Nord Anglia - Al Barsha South - 5 Mins
Gems World Academy - Al Barsha South - 5 Mins
Dubai British School - Emirates Hills - 7 Mins
Dubai International Academy - Emirates Hills - 7 Mins

MALLS

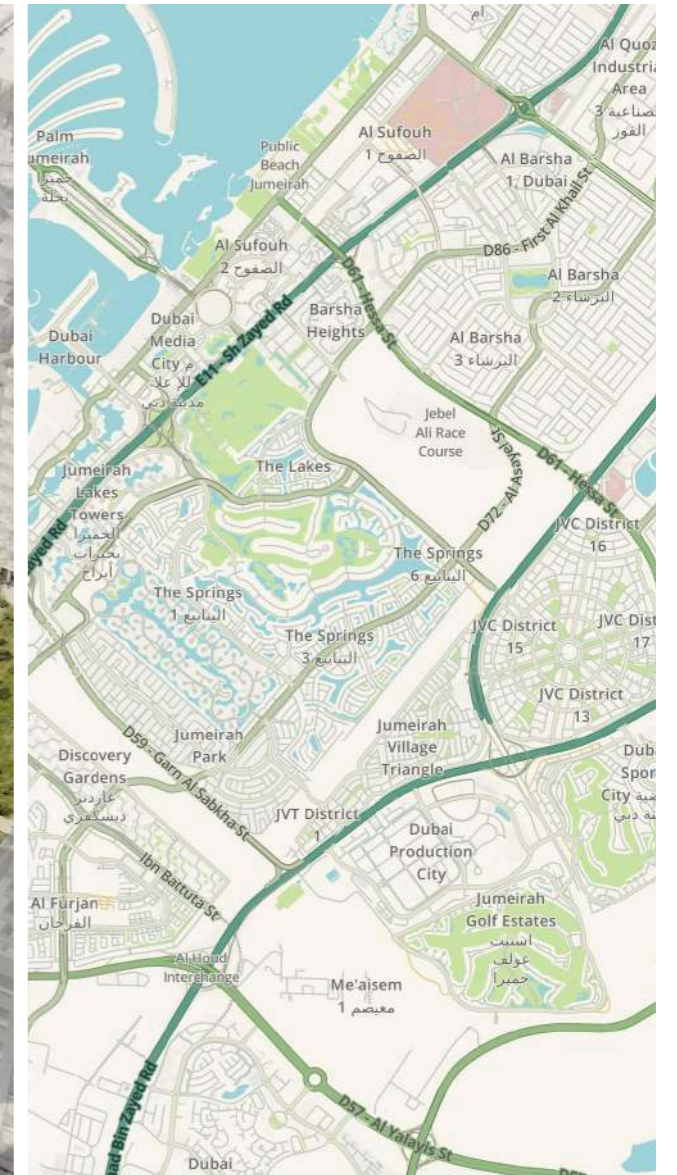
Al Khail Avenue Mall - JVC - 2 Mins
Mall of the Emirates - Al Barsha 1 - 15 Mins
Al Barsha Mall - Al Barsha 2 - 7 Mins
City Centre Al Barsha - Al Barsha South - 5 Mins

HOSPITALS / CLINICS

Emirates Hospital Day Surgery - Motor City - 5 Mins
Mediclinic Park View Hospital - Al Barsha South - 5 Mins
Saudi German Hospital - Al Barsha South - 5 Mins



Where the World is Moving-to



Jumeirah Village Circle is a world within itself, but right outside, all of Dubai is at your fingertips. JVC's pivotal location makes experiencing Dubai easy. Touted as Dubai's first ever Village Neighbourhood, Jumeirah Village Circle sits next to Jumeirah Village Triangle, Al Barsha South, Dubai Sports City and Motor City - right in the heart of what is often referred to as the New Dubai, built as the ultimate landscape of society, culture and commerce.



SMART HOMES
AIR PURIFIED ENVIRONMENT
EV CHARGING
FULLY FITTED KITCHEN
WHITE GOODS
CONCIERGE SERVICE
DOCTOR ON CALL
PHARMACY
OUTDOOR CINEMA
CAFE
SUPERMARKET
OUTDOOR PLAY AREA
PETS AREA
KIDS SWIMMING POOL
ADULTS SWIMMING POOL GYM
DEDICATED RETAIL LEVEL

Park Boulevard offers one of the finest places to stay at JVC, putting you just few minutes away from many of the city's most iconic landmarks. All the best dining, entertainment, and more are at your fingertips within the neighbourhood, while the quiet and tranquil green space and refined spots for entertainment and leisure are only steps away.



The residences offer impressive views of the neighbourhood and the Community Park. Living rooms and bedrooms are configured to maximize the outstanding views. With an open-concept layout enhanced by floor-to-ceiling windows and stunning

park views in select residences, it truly feels like you're on top of the world and you are. From sunrise, throughout the day and as the sun sets, the changing urban landscape provides a striking backdrop to daily life.















UNIT TYPES & LAYOUTS

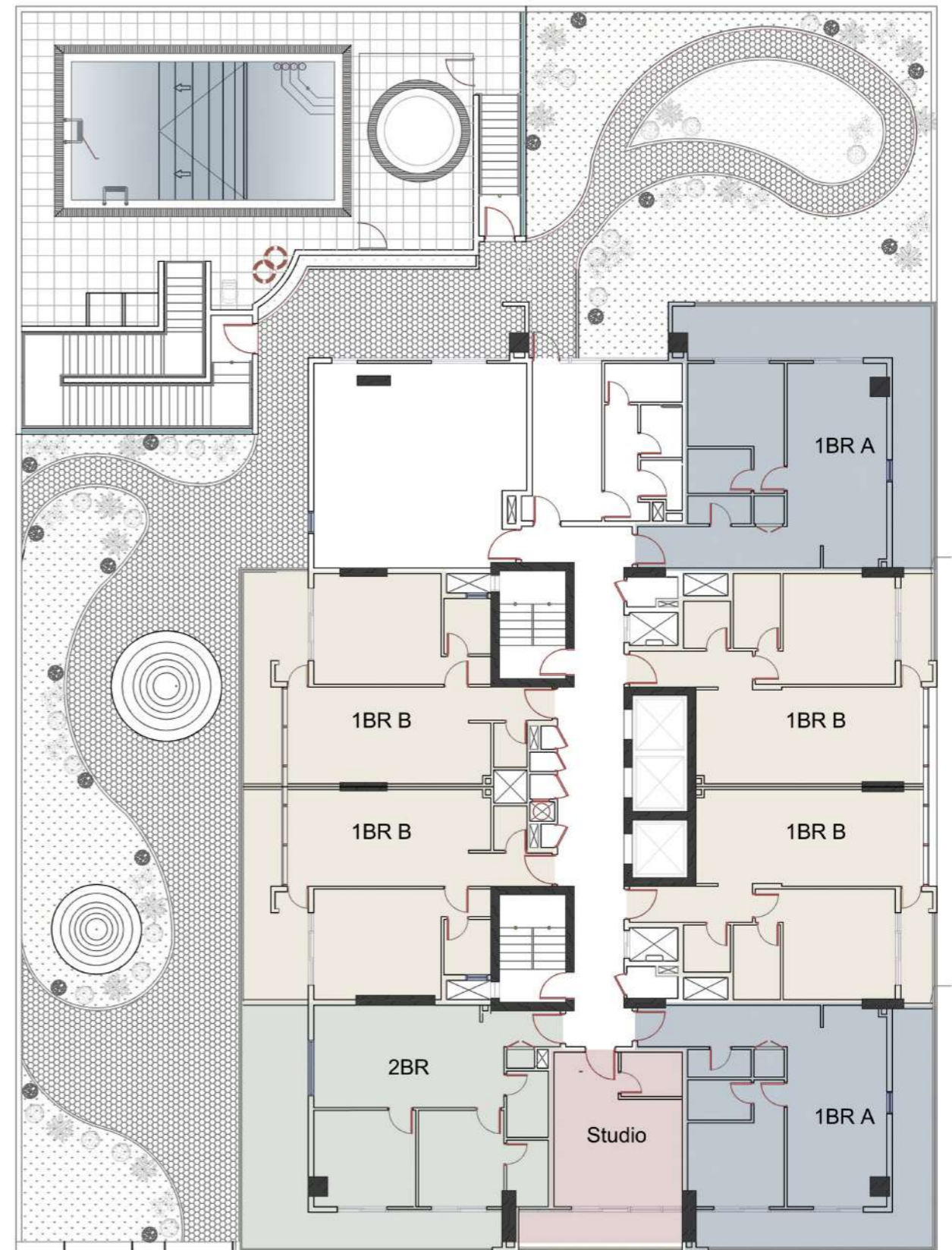
PRECISION, STYLE AND SCALE

A

1 Bedroom
1 Bathroom
1 Powder Room
400 - 1050 sq.ft.

SERIES

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01

FLOOR

101, 102, 103, 104,
105, 106, 107, 108
UNITS



A1
TYPE

01
FLOOR

101
UNIT

631.41
AREA sq.ft.
APT 631.41 + BAL 171.47

VIEW
PODIUM

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A1
TYPE

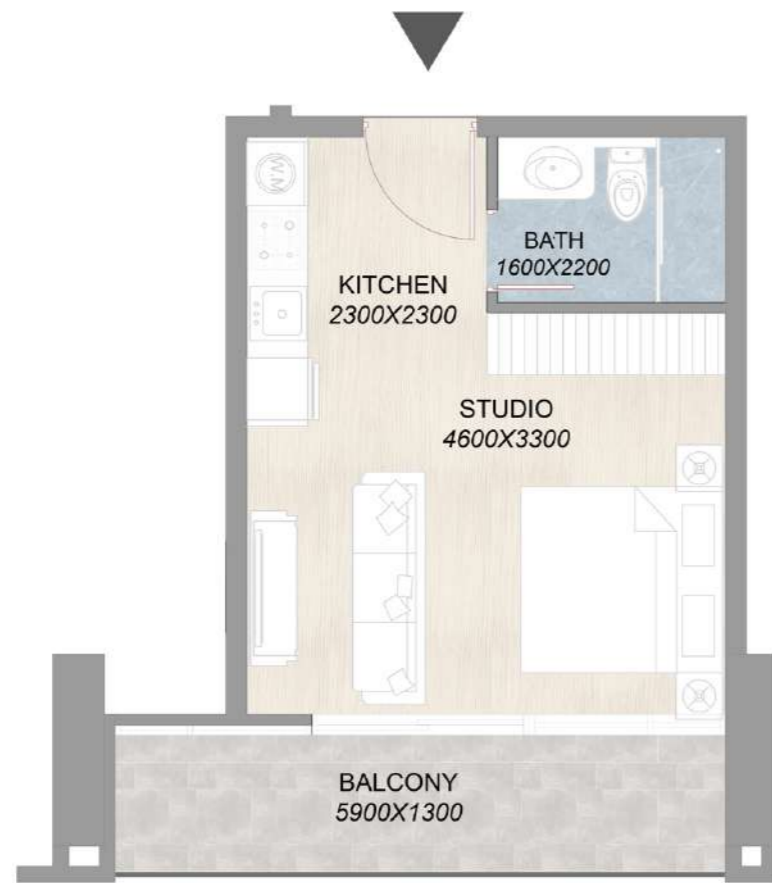
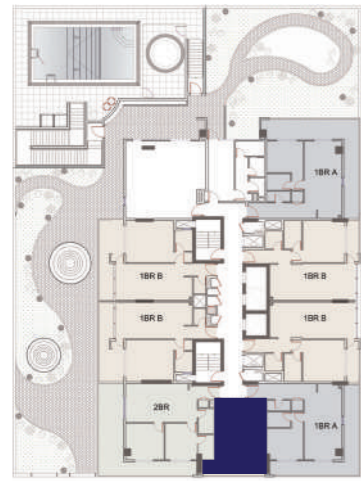
01
FLOOR

102
UNIT

1,051.2
AREA sq.ft.
APT 696.32 + BAL 354.89

VIEW
PARK

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A1
TYPE

01
FLOOR

103
UNIT

403.54
AREA sq.ft.
APT 301.5 + BAL 102.04

VIEW
PARK

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A1
TYPE

01
FLOOR

104
UNIT

892.22
AREA sq.ft.
APT 623.77 + BAL 268.45

VIEW
PARK

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A1
TYPE

01
FLOOR

105
UNIT

759.82
AREA sq.ft.
APT 699.76 + BAL 60.06

VIEW
BOULEVARD

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A1
TYPE

01
FLOOR

106
UNIT

756.7
AREA sq.ft.
APT 698.36 + BAL 58.34

VIEW
BOULEVARD

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A1
TYPE

01
FLOOR

107
UNIT

978.22
AREA sq.ft.
APT 636.25 + BAL 341.97

VIEW
PODIUM
BOULEVARD

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A1
TYPE

01
FLOOR

108
UNIT

804.93
AREA sq.ft.
APT 632.81 + BAL 172.11

VIEW
PODIUM

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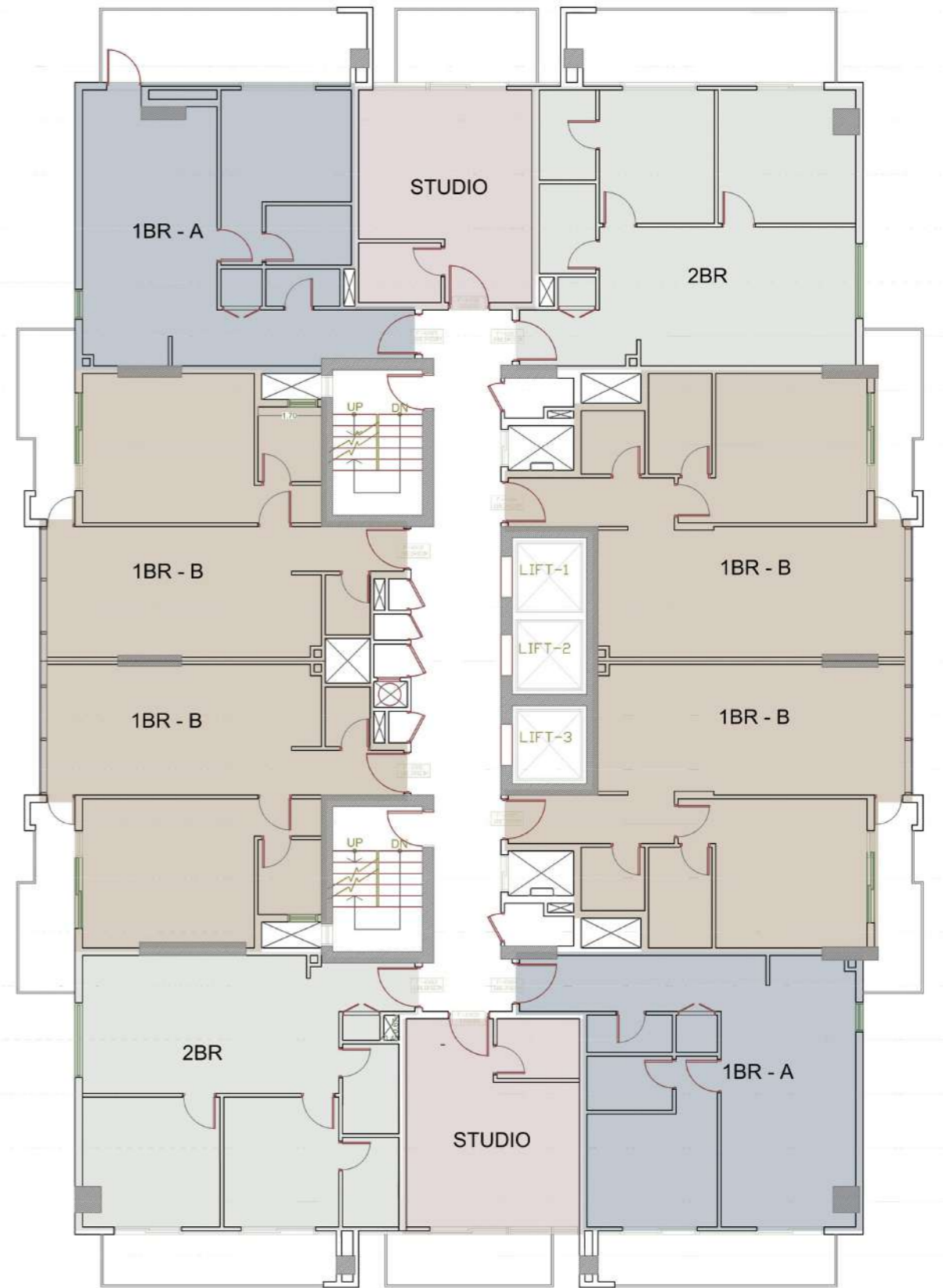
TAILOR-MADE FOR CITY LIVING

B

1 Bedroom
1 Bathroom
1 Powder Room
370 - 875 sq.ft.

SERIES

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02-14

FLOORS

X01, X02, X03, X04,
X05, X06, X07, X08,
X09, X10

UNITS



B1
TYPE

02-14
FLOORS

X01
UNIT

713.22
AREA sq.ft.
APT 631.41 + BAL 81.81

VIEW
PODIUM

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B1
TYPE

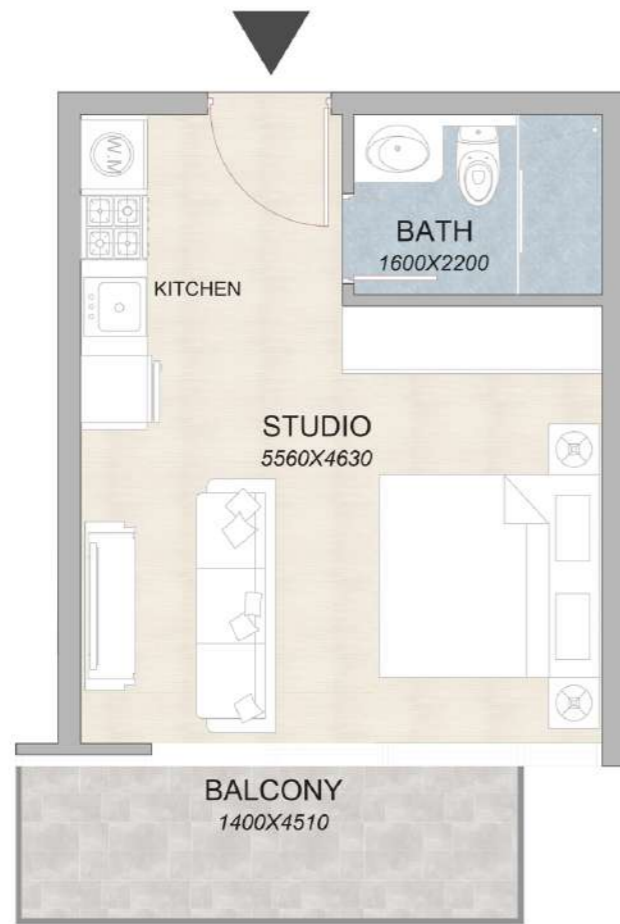
02-14
FLOORS

X02
UNIT

801.05
AREA sq.ft.
APT 696.32 + BAL 104.73

VIEW
PARK

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B1
TYPE

02-14
FLOORS

X03
UNIT

372.86
AREA sq.ft.
APT 301.5 + BAL 71.36

VIEW
PARK

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B1
TYPE

02-14
FLOORS

X04
UNIT

730.01
AREA sq.ft.
APT 623.77 + BAL 106.24

VIEW
PARK

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B1
TYPE

02-14
FLOORS

X05
UNIT

775.76
AREA sq.ft.
APT 699.76 + BAL 75.99

VIEW
BOULEVARD

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B1
TYPE

02-14
FLOORS

X06
UNIT

774.89
AREA sq.ft.
APT 698.36 + BAL 76.53

VIEW
BOULEVARD

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B1
TYPE

02-14
FLOORS

X07
UNIT

873.17
AREA sq.ft.
APT 712.03 + BAL 161.14

VIEW
PODIUM
BOULEVARD

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B1
TYPE

02-14
FLOORS

X08
UNIT

390.84
AREA sq.ft.
APT 305.91 + BAL 84.93

VIEW
PODIUM

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B1
TYPE

02-14
FLOORS

X09
UNIT

785.01
AREA sq.ft.
APT 625.6 + BAL 159.41

VIEW
PODIUM

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.



B1
TYPE

02-14
FLOORS

X10
UNIT

714.62
AREA sq.ft.
APT 632.81 + BAL 81.81

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A PROJECT BY

METEORA

DEVELOPERS

