



Miami

NEW PROJECT COMING SOON!

Experience Vibrant Living in Jumeirah Village Circle
Low-Rise Residential Building

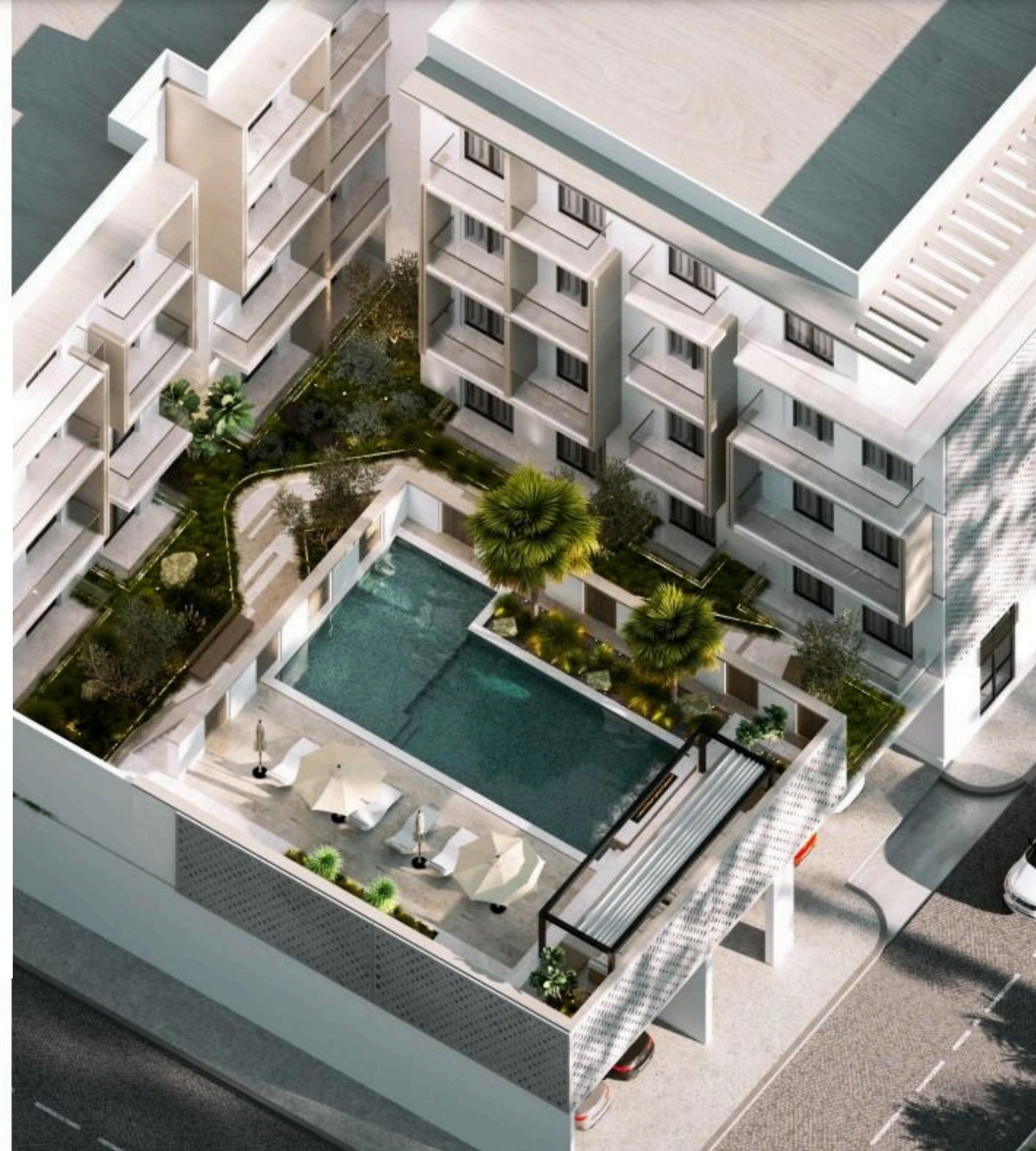
S.O.H.O.

SMALL OFFICE HOME OFFICE

- **S (Small):** Compact and efficient, ideal for young families or individuals needing a practical, space-saving solution that balances living and working spaces.
- **O (Office):** A dedicated workspace for work-related activities, offering a productive, quiet environment for meetings or tasks.
- **H (Home):** Combines the comfort of home with the functionality of a workspace, perfect for young families or remote workers.
- **O (Office):** Refers to co-working spaces, offering shared, flexible environments that promote collaboration and networking for freelancers or small businesses.

Disclaimers :

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THE BEST LOCATION IN JUMEIRAH VILLAGE CIRCLE



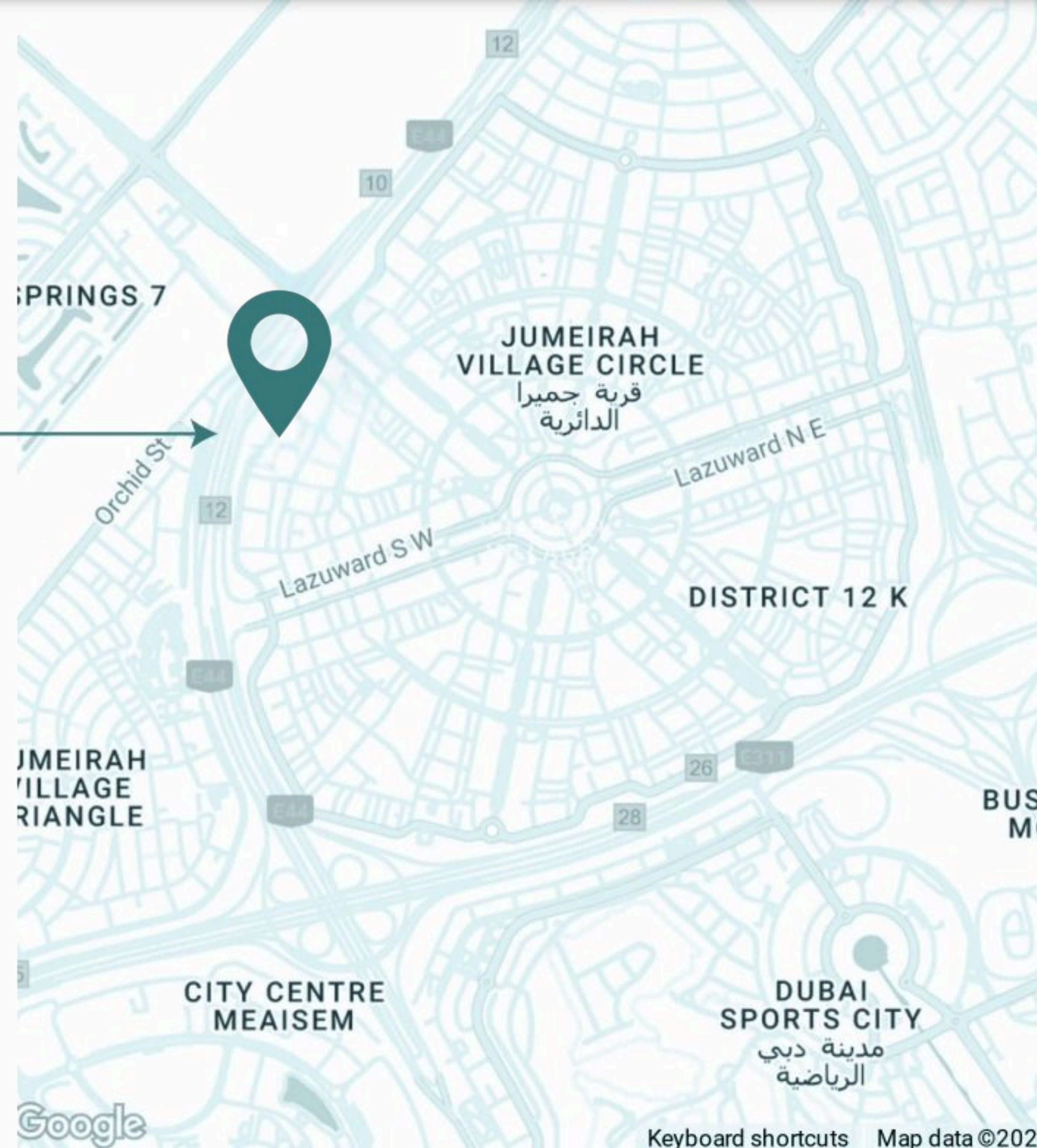
G+4 RESIDENTIAL BUILDING

4,973 SQ.M. RESIDENTIAL FAR

**10,469 SQ.M OF VIBRANT GREEN
AND SUSTAINABLE LIVING**

View of Emirates Living & Marina Skyline

Most Premium Location in JVC



UNIQUE SELLING PROPOSITIONS OF THE PROJECT

- Best ROI: 12-14%
- Easiest Payment Plan in JVC
- Delivery in 18 Months
- Low Rise Development
- A theme focused on young families & professionals
- Co-Working Space & Club Lounge
- Fully Loaded & Fully Furnished with Smart Home Automation
- 80% Studios
- Efficient Living Sizes
- Green & Sustainable Living Solutions

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JUMEIRAH VILLAGE CIRCLE



Invest Now in the Future of Real Estate!

Jumeirah Village Circle:

Where Modern Living Meets Unmatched
Comfort and Convenience, Creating
a Harmonious Lifestyle for Residents

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INSIGHTFUL STATISTICS THAT MATTER...

MOST DEMANDED AREA IN DUBAI

Jumeirah Village Circle is a highly sought-after community, attracting residents and investors alike.

PRIME LOCATION

Strategically located with easy access to major highways, shopping, and entertainment options.

OFFERS MASSIVE ROI (UP TO 14%)

Investors can expect strong returns, making it a lucrative opportunity in the Dubai real estate market.

BEST PAYMENT PLAN OPTIONS IN DUBAI

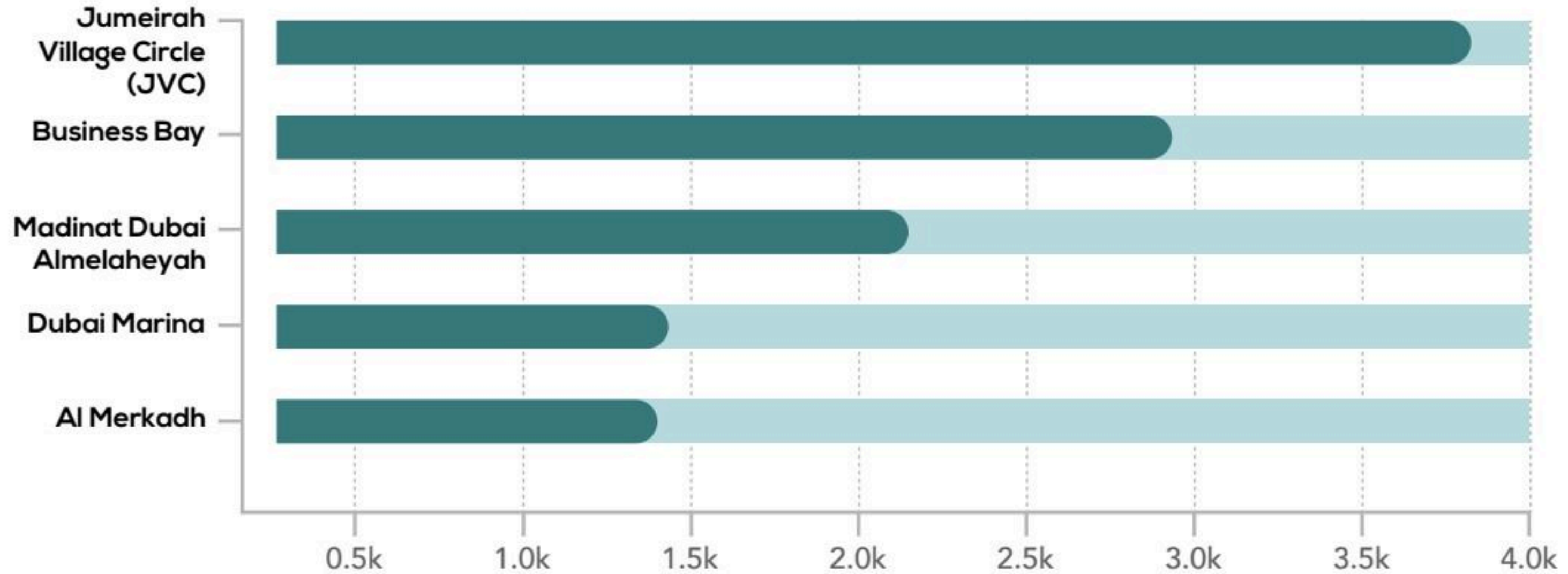
Flexible payment plans, including post-handover options, make investing accessible and manageable for buyers.



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EXPANDING POSSIBILITIES

The Innovative Real Estate Journey of Jumeirah Village Circle



JUMEIRAH VILLAGE CIRCLE

AED 3,544 Million Value
3,774 Transactions

BUSINESS BAY

AED 6,132 Milion Value
2,872 Transactions

MADINAT DUBAI ALMELAHEYA

AED 4,128 Million Value
2,101 Transactions

AL MERKADH

AED 2,446 Million Value
1,729 Transactions

AND 6100 Milion

AND 6100 Milion Value
1,744 Transactions

Rent Transactions for Properties in Jumeirah Village Circle (JVC)

powered by TruView™



Rentals Volume

20,966 2.3% ↑

Rentals Value (AED)

1.4 B 17.0% ↑

Average Monthly Rental (AED)

7 / sqft 16.5% ↑

JUMEIRAH VILLAGE CIRCLE

Rising Demand Fuels Property
Value Growth



APARTMENT SALES PRICES UP 15%

Apartment sales prices in Jumeirah Village Circle increased by 15% year-over-year.



APARTMENT RENTS CLIMB 8-12%

Rental costs for apartments in Jumeirah Village Circle have risen by 8-12% across popular neighborhoods.



VILLA PRICES AND RENTS SURGE

Villa prices in Jumeirah Village Circle grew by 3.55% on average, while rents jumped by 9.35%.

The overall price increase across both rental and sales markets indicates a significant rise in demand relative to available inventory, positioning Jumeirah Village Circle for continued growth in the next few years.

JUMEIRAH VILLAGE CIRCLE

On a Path of Growth

Rentals Volume: 20,966

According to the latest data from Bayut, the rental market in Jumeirah Village Circle shows strong activity with a volume of 20,966 transactions, reflecting a growth of 2.3%. The total rental value reached AED 1.4 billion, marking an impressive increase of 17.0%, highlighting the area's continued attractiveness to renters.

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The screenshot displays the mybayut website interface. At the top, there is a navigation bar with 'GUIDES' and a search icon. Below it, a secondary navigation bar includes 'TIPS', 'PULSE', 'MY HOME', 'GEN Z', 'LAWS', 'MARKET TRENDS' (which is highlighted), 'PARTNERS', and 'LIFE AT BAYUT'. A status bar shows 'Dubai, UAE', '33°C', '22:36', and 'NaN, Invalid Date NaN'. The main content area features a headline: 'JUMEIRAH VILLAGE CIRCLE HAS REMAINED THE MOST POPULAR AREA TO BUY AFFORDABLE APARTMENTS IN DUBAI'. Below this is a sub-headline: 'AVERAGE SALES PRICES FOR AFFORDABLE APARTMENTS: BAYUT ANNUAL DUBAI REAL ESTATE SALES MARKET REPORT'. A table follows, comparing Jumeirah Village Circle (JVC) with other popular areas in Dubai. The table columns are: POPULAR AREAS, ROI, PRICE PER SQ.FT (with a sub-label 'Avg. Price/sq.ft'), STUDIO, 1-BED, and 2-BED. The rows list Jumeirah Village Circle (JVC), Jumeirah Lake Towers (JLT), Dubai Silicon Oasis, Dubai Sports City, and Dubai Marina, each with corresponding ROI, price per sq.ft, and unit price data.

POPULAR AREAS	ROI	PRICE PER SQ.FT <small>Avg. Price/sq.ft</small>	STUDIO	1-BED	2-BED
Jumeirah Village Circle (JVC)	11.03%	1,290 10.88% ↑	720,000	1,100,000	1,500,000
Jumeirah Lake Towers (JLT)	8.02%	1,702 7.98% ↑	850,000	1,300,000	1,700,000
Dubai Silicon Oasis	7.98%	777 2.90% ↑	680,000	910,000	1,200,000
Dubai Sports City	8.08%	1,051 8.33% ↑	780,000	980,000	1,300,000
Dubai Marina	9.22%	1,874 4.84% ↑	890,000	1,400,000	1,800,000

JVC: YOUR GATEWAY TO LUCRATIVE INVESTMENT OPPORTUNITIES

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STRATEGIC LOCATION

Centrally located with easy access to key areas in Dubai, ensuring convenience for residents and investors.



AFFORDABILITY

Competitive pricing, with properties starting at up to 20% less than similar communities in Dubai, making it accessible for a wide range of buyers.



GROWTH POTENTIAL

With ongoing developments and infrastructure projects, JVC is poised for property value appreciation of up to 30% over the next few years.



MORTGAGE-FRIENDLY

Attractive financing options available, with mortgages offering up to 80% financing, making it easier for investors to secure their dream properties.



BOTTOM HIGHLIGHT STATEMENT

Jumeirah Village Circle presents a prime opportunity for discerning real estate investors. With its central location, competitive pricing, and significant growth potential, JVC emerges as a top choice in Dubai's dynamic property market.

METRO IN JVC

Powering Dubai's Future — Connecting Communities, Transforming Lives!

SEAMLESS CONNECTIVITY

The JVC Metro will enhance accessibility, seamlessly linking residents to key areas across Dubai, reducing travel time and improving overall mobility.

ECONOMIC BOOSTER

The metro is expected to stimulate local businesses and attract new investments, boosting the economy and creating job opportunities within the community.

STATE-OF-THE-ART INFRASTRUCTURE

Designed with cutting-edge technology and sustainable practices, the JVC Metro will set new standards for urban transport, ensuring efficiency and environmental responsibility.

IMPROVED QUALITY OF LIFE

By providing convenient access to shopping, dining, and entertainment, the metro will enrich the lifestyle for residents, making JVC an even more desirable place to live.

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Welcome to the Miami-themed haven in Jumeirah Village Circle, ideally situated by the entrance and exit of the community. This low-rise development offers residents premium, world-class amenities right at home. Experience a resort-style lifestyle with beautifully designed spaces that reflect the vibrant essence of Miami, while enjoying easy access to everything JVC has to offer. Embrace a unique blend of comfort, luxury, and convenience in this exceptional residential retreat!

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AN OASIS TAILORED JUST FOR YOU IN JVC!



IDEAL FOR YOUNG FAMILIES



ATTRACTIVE ROI: 12-14%



CO-WORKING & CLUB LOUNGE



**FULLY FURNISHED WITH SMART
HOME AUTOMATION**



EFFICIENT LAYOUTS



GREEN & SUSTAINABLE LIVING



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TIMELESS ELEGANCE, THOUGHTFULLY CRAFTED EXTERIORS

Low-Rise Living with High-End Finishes.

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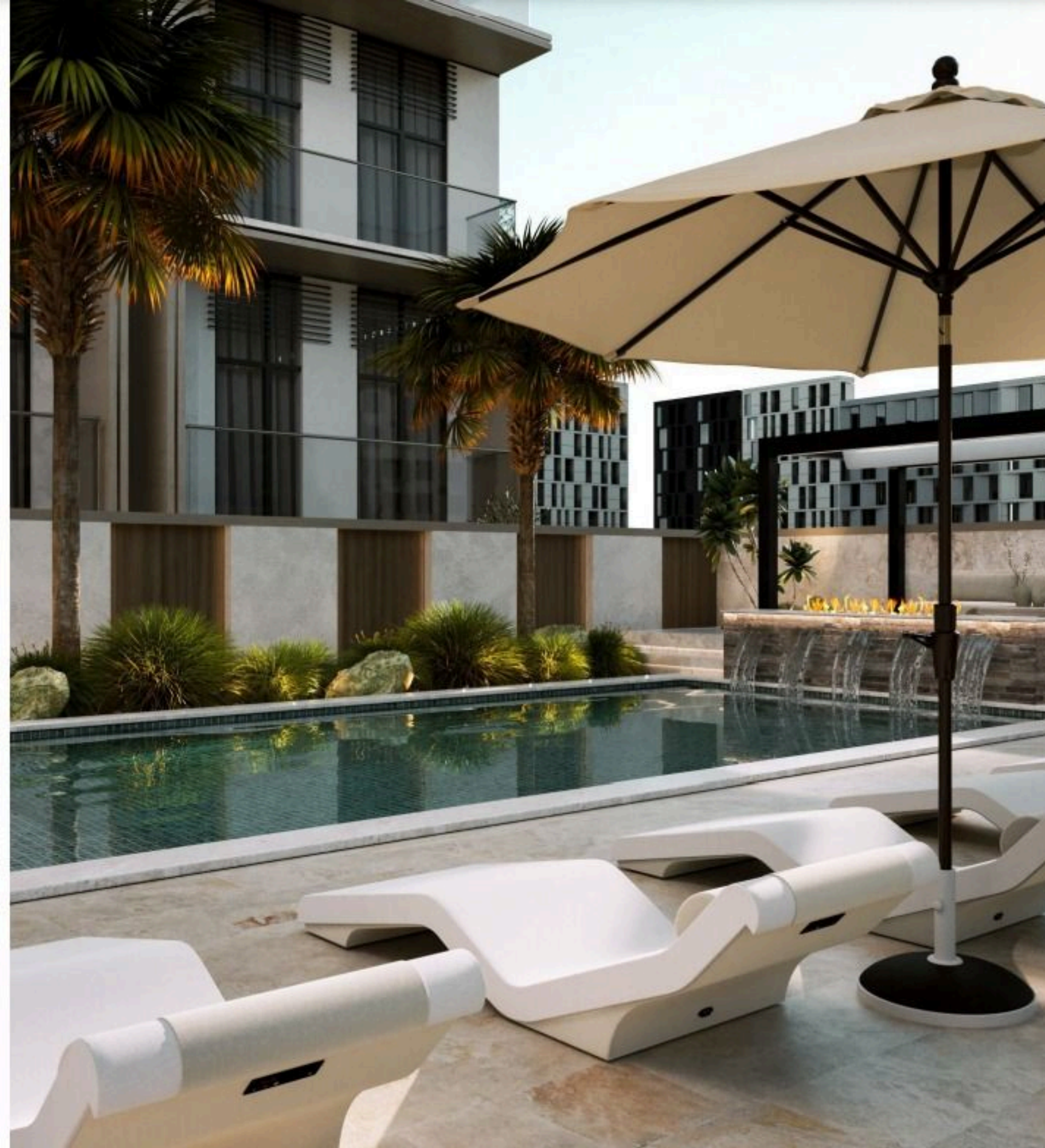


WHERE SERENITY MEETS CONVENIENCE

Amenities Designed for Peaceful Living.

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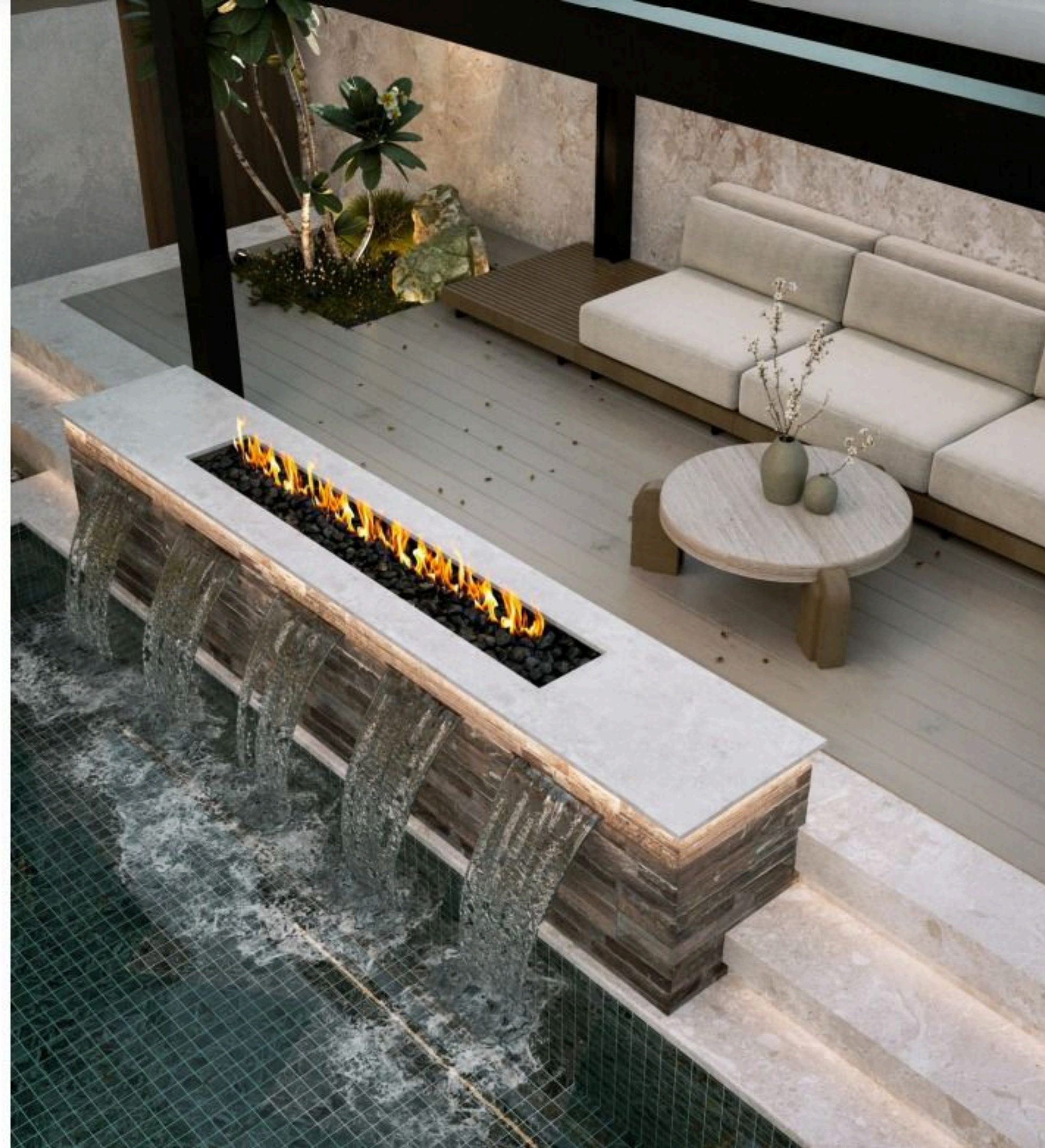


Water & Fire Concept

The Water & Fire concept combines nature's timeless elements to create a balanced living experience. Water offers stability, calmness, and sustainability. While Fire brings energy, transformation, and passion infusing the space with creativity and vitality.

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CONNECT, COLLABORATE, AND UNWIND

Where Amenities Inspire Community.

Every detail of our finishes is meticulously crafted to elevate your living experience. From the sleek, modern textures to the luxurious materials, each element is chosen for its beauty, durability, and timeless elegance. The result is a space that exudes sophistication and enhances the comfort and style of your home.

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**WHERE COMFORT
AND STYLE CONVERGE!**

Exceptional Amenities Create an Unmatched
Living Experience!



ROOF TOP GARDEN



SPLASH PAD



OPEN CO-WORKING SPACES



LUXURY HOTEL RECEPTION & CONCIERGE

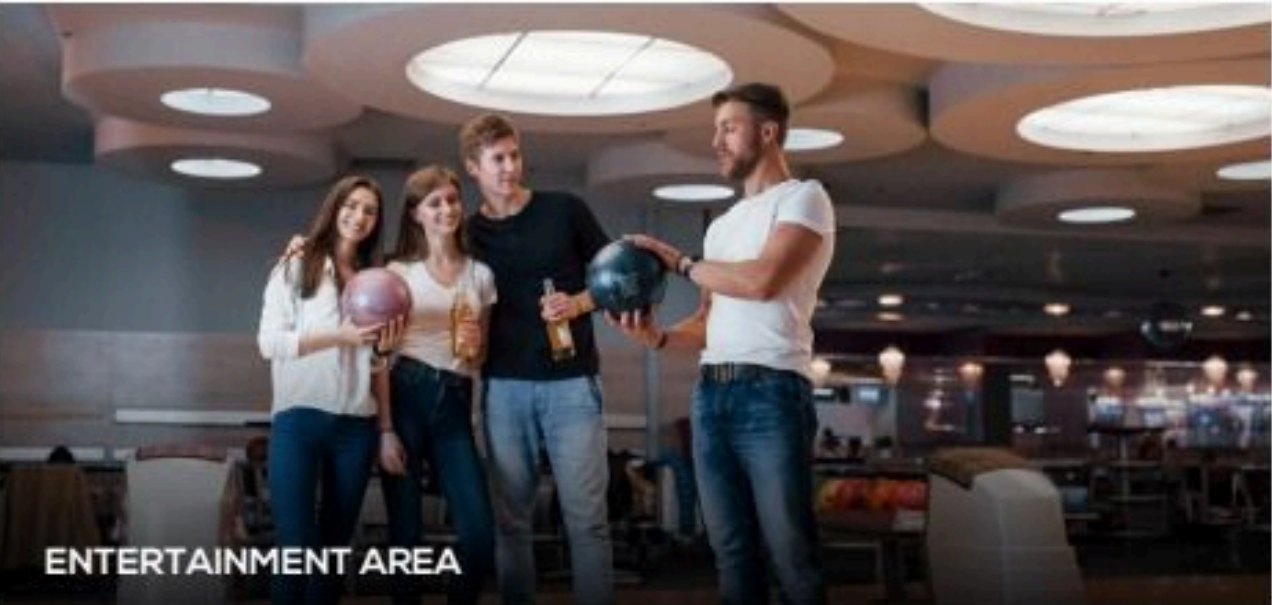
AMENITIES



RESIDENTS' CLUB LOUNGE



POOL PARTY AREA



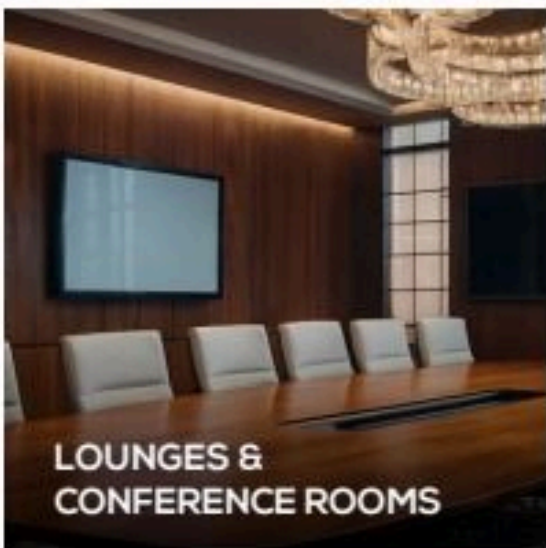
ENTERTAINMENT AREA



OUTDOOR CINEMA



Open Cabana & Pool Lounge



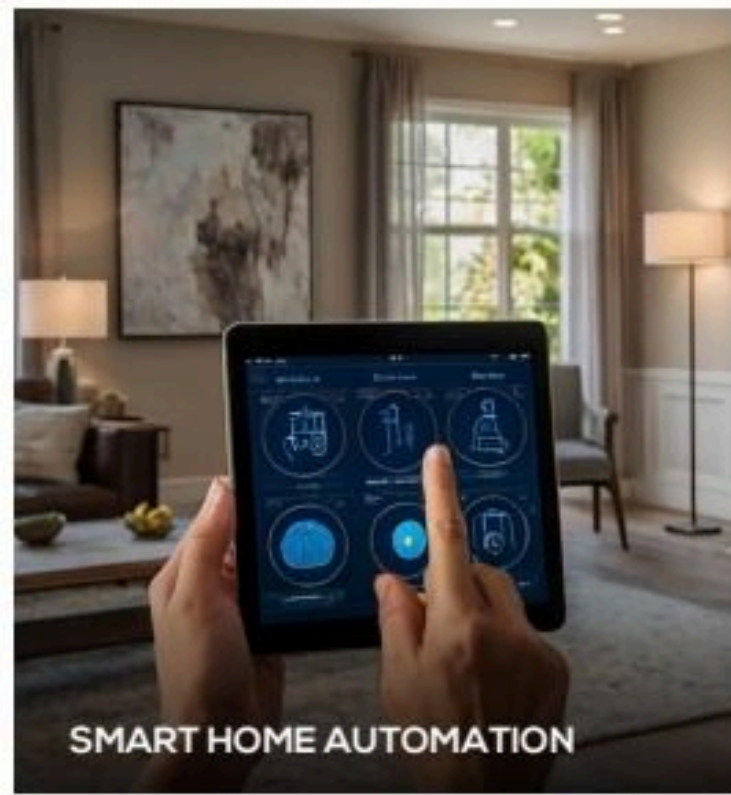
LOUNGES & CONFERENCE ROOMS



CAFE & SNACK BAR

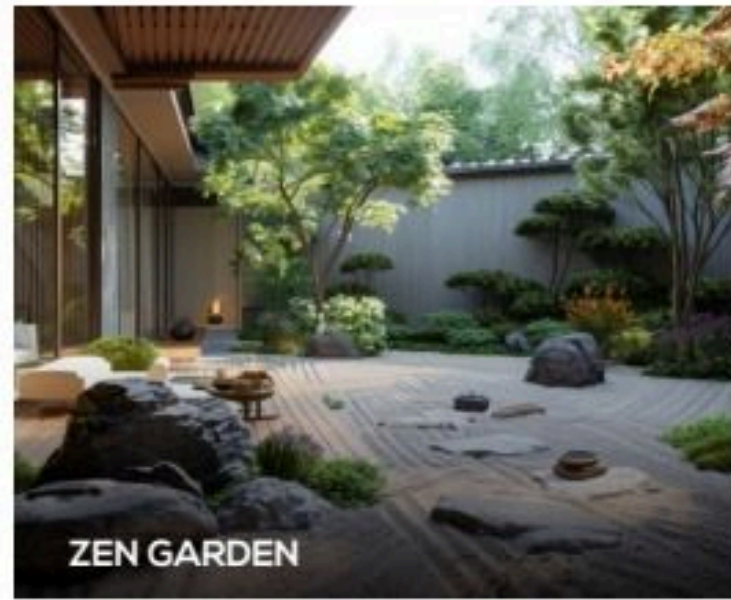


Swimming Pool



SMART HOME AUTOMATION

AMENITIES



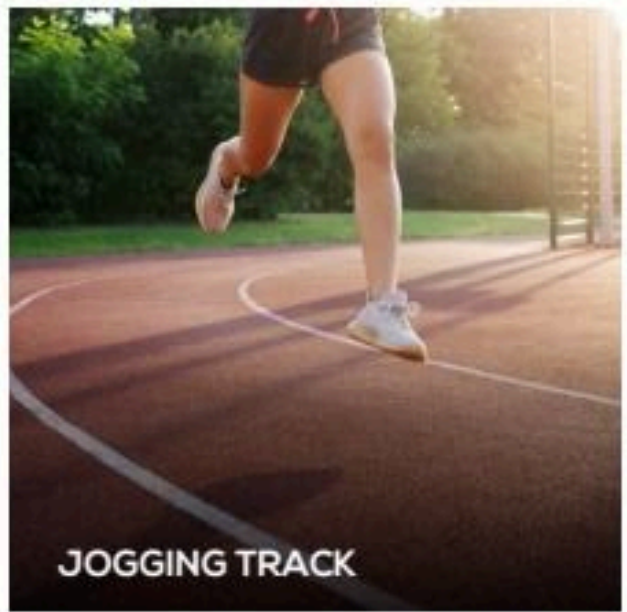
ZEN GARDEN



KIDS' PLAY AREA



BARBECUE AREA



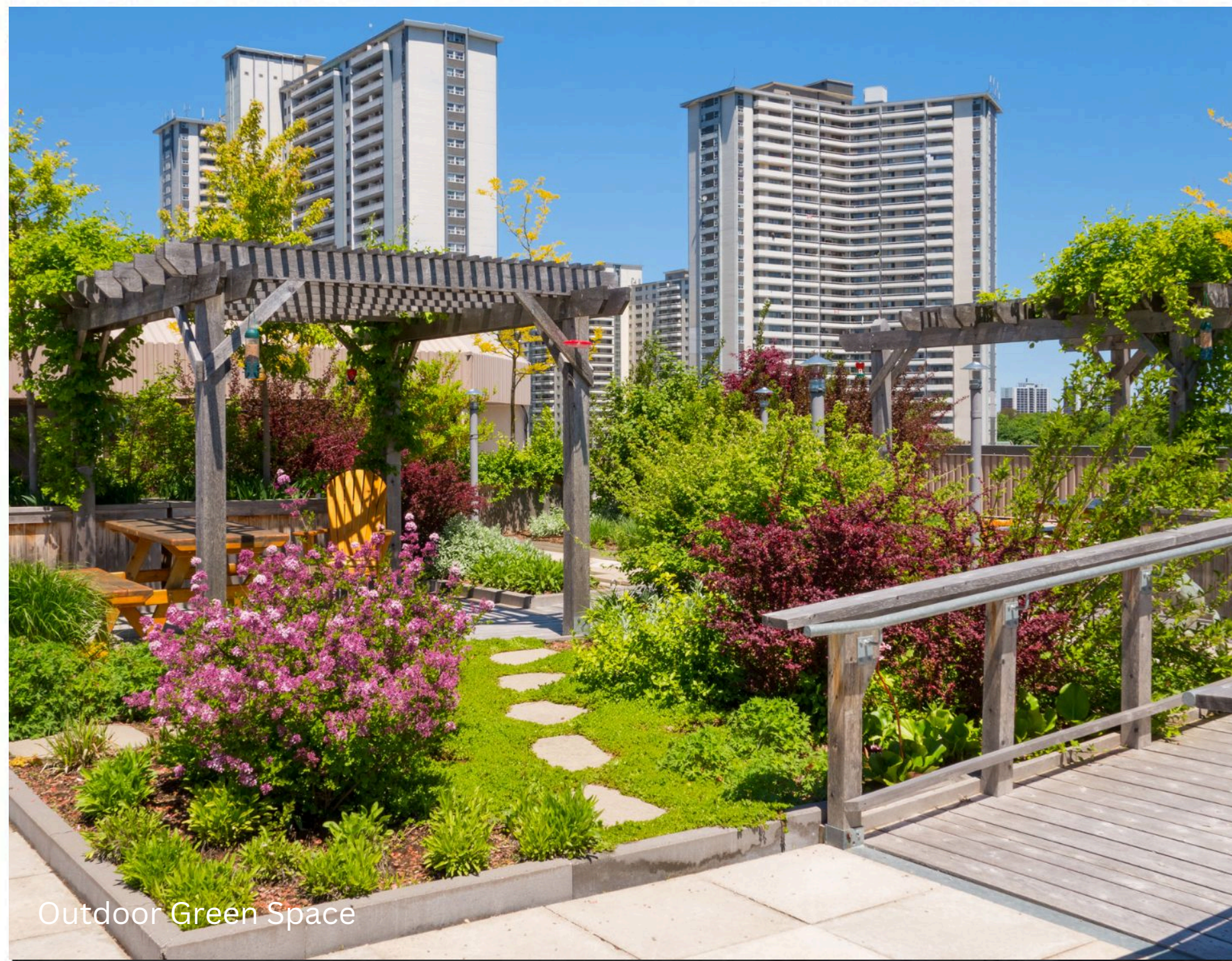
JOGGING TRACK



Sun Beds



Roof Top Lounge



Outdoor Green Space



EV Charging



24/7 Security

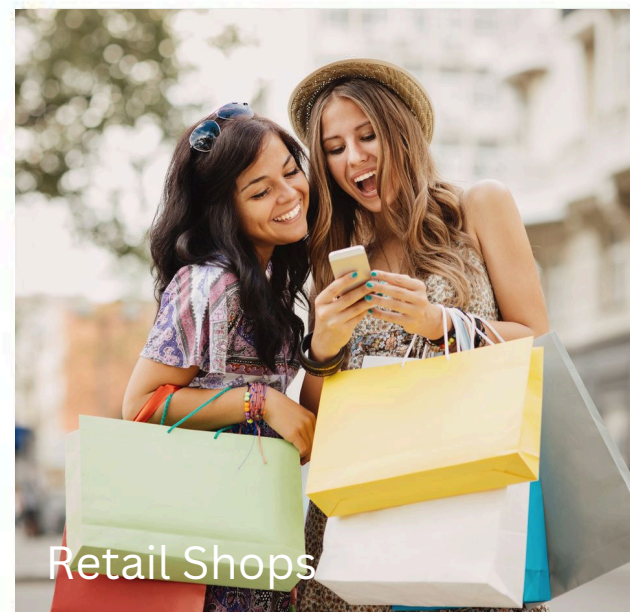
AMENITIES



Pet-Friendly Areas



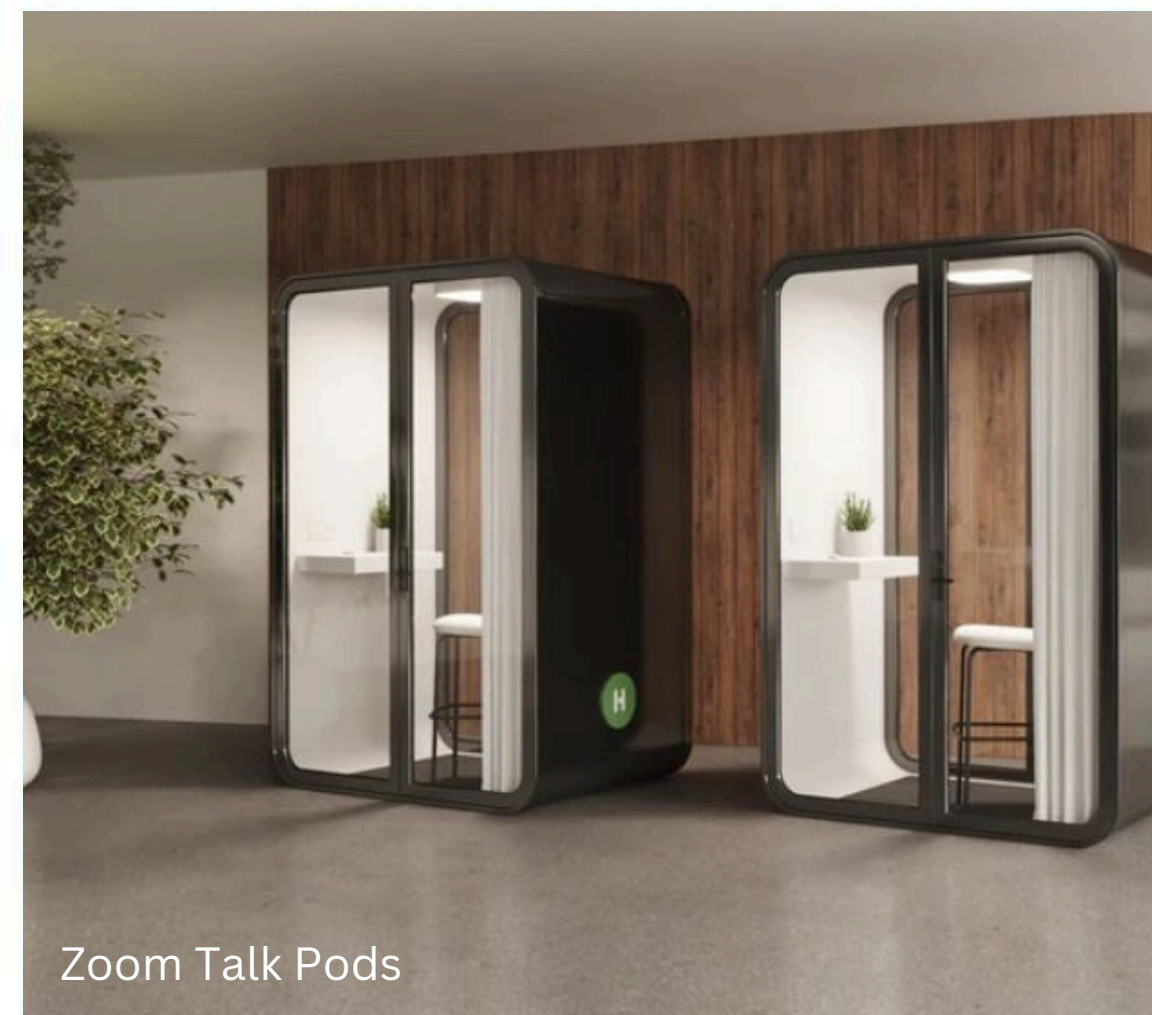
Game Room



Retail Shops



Restaurants & Cafes



Zoom Talk Pods

Private Zoom Talk Pods



Stay connected in style!

Our private Zoom talk pods are designed for seamless virtual meetings and calls, offering soundproofing, comfort, and the privacy you need to focus

Co Working Spaces and Lounges



Work, connect, and unwind in dynamic co-working spaces, complete with modern workstations, collaborative zones, and a cozy café and lounge. Whether you're powering through tasks or taking a coffee break, it's all designed for comfort and productivity.

PRE-LAUNCH OFFERS

FULLY LOADED
KITCHEN

FULLY FURNISHED
APARTMENTS

SMART HOME
AUTOMATION

Disclaimer:

The offers mentioned are applicable only during the pre-launch period. All sales and purchases made after the official launch date will be subject to standard pricing, and clients will be liable to pay for the furniture package as part of their purchase. This offer cannot be combined with any other promotions or discounts, and is valid exclusively for pre-launch transactions.

AVAILABLE UNIT TYPES & Prices

Studios - 72 Units
1 Bedrooms - 20 Units
2 Bedrooms - 3 Units

STUDIO TYPE 1

SIZE: 390 SQ.FT.

PRICE: AED 707,777

STUDIO TYPE 2

SIZE: 440 SQ.FT.

PRICE: AED 793,777

1 BEDROOM TYPE 1

SIZE: 750 SQ.FT.

PRICE: AED 1,221,777

1 BEDROOM TYPE 2

SIZE: 820 SQ.FT.

PRICE: AED 1,329,777

2 BEDROOM

SIZE: 1,395 SQ.FT.

PRICE: AED 2,303,777

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PAYMENT PLAN

Payment Schedule				
During Construction	Instalment	Milestone	Percentage	
	1st Instalment	Immediate	20%	
	2nd Instalment	After 4 Months	10%	
	3rd Instalment	After 8 Months	10%	
	4th Instalment	After 12 Months	10%	
	5th Instalment	On Handover	10%	
	Total			60%
Post Handover			40%	
	1% x 40 Instalments		1%	
	Total		100%	

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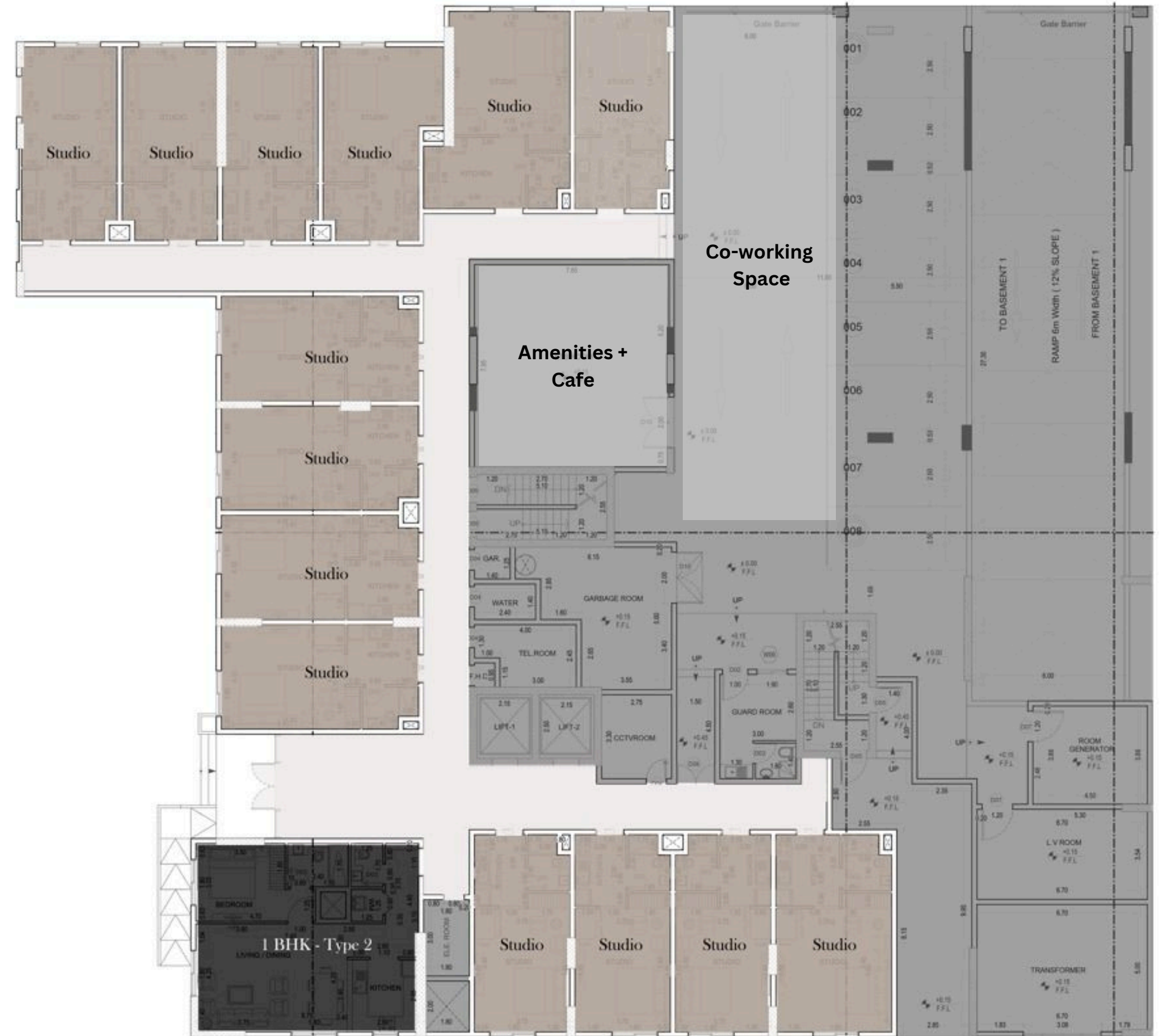
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LAYOUTS & FLOOR PLANS

Disclaimer:

Prices and sizes are subject to change and may vary.

GROUND FLOOR LAYOUT



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FIRST FLOOR LAYOUT



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SECOND TO THIRD FLOOR LAYOUT



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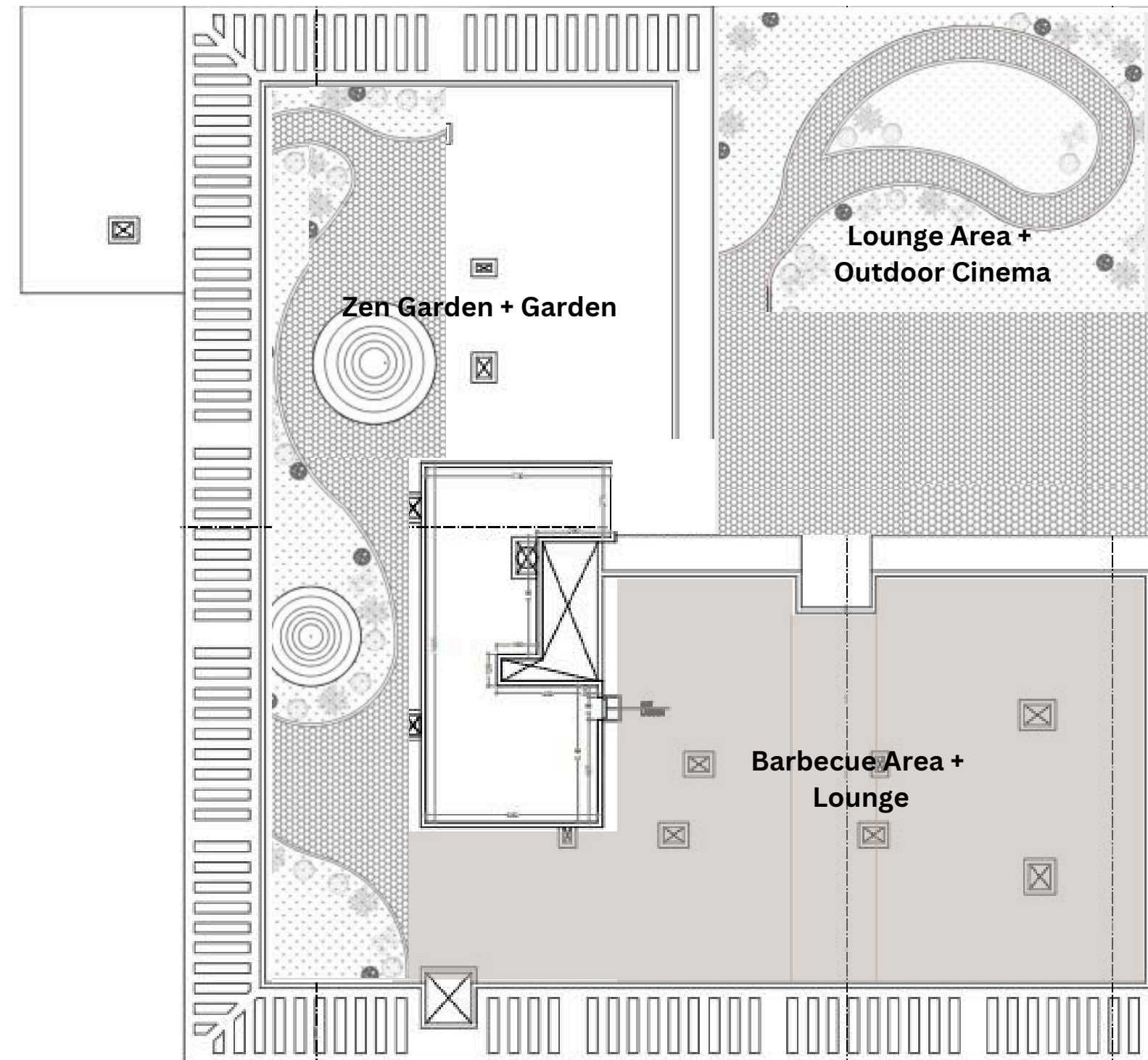
FOURTH FLOOR LAYOUT



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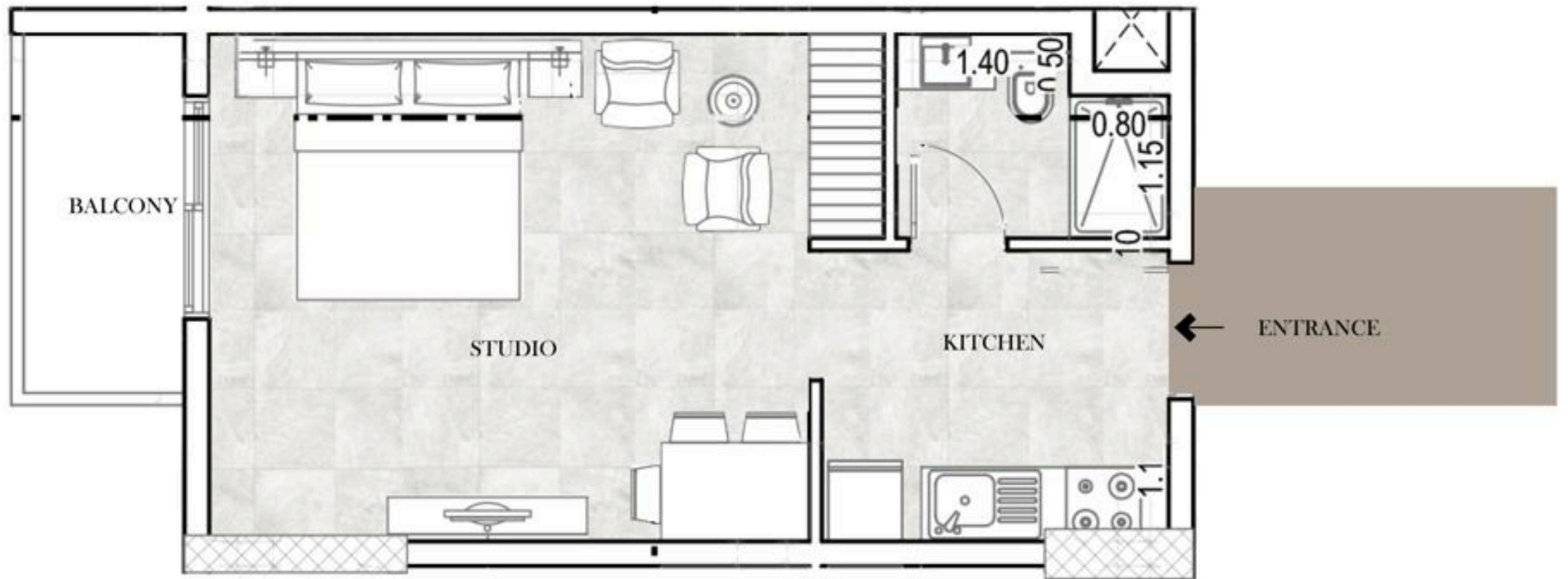
ROOFTOP LAYOUT



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STUDIO TYPE 1
2ND TO 3RD FLOOR
SIZE: 380 SQ.FT.



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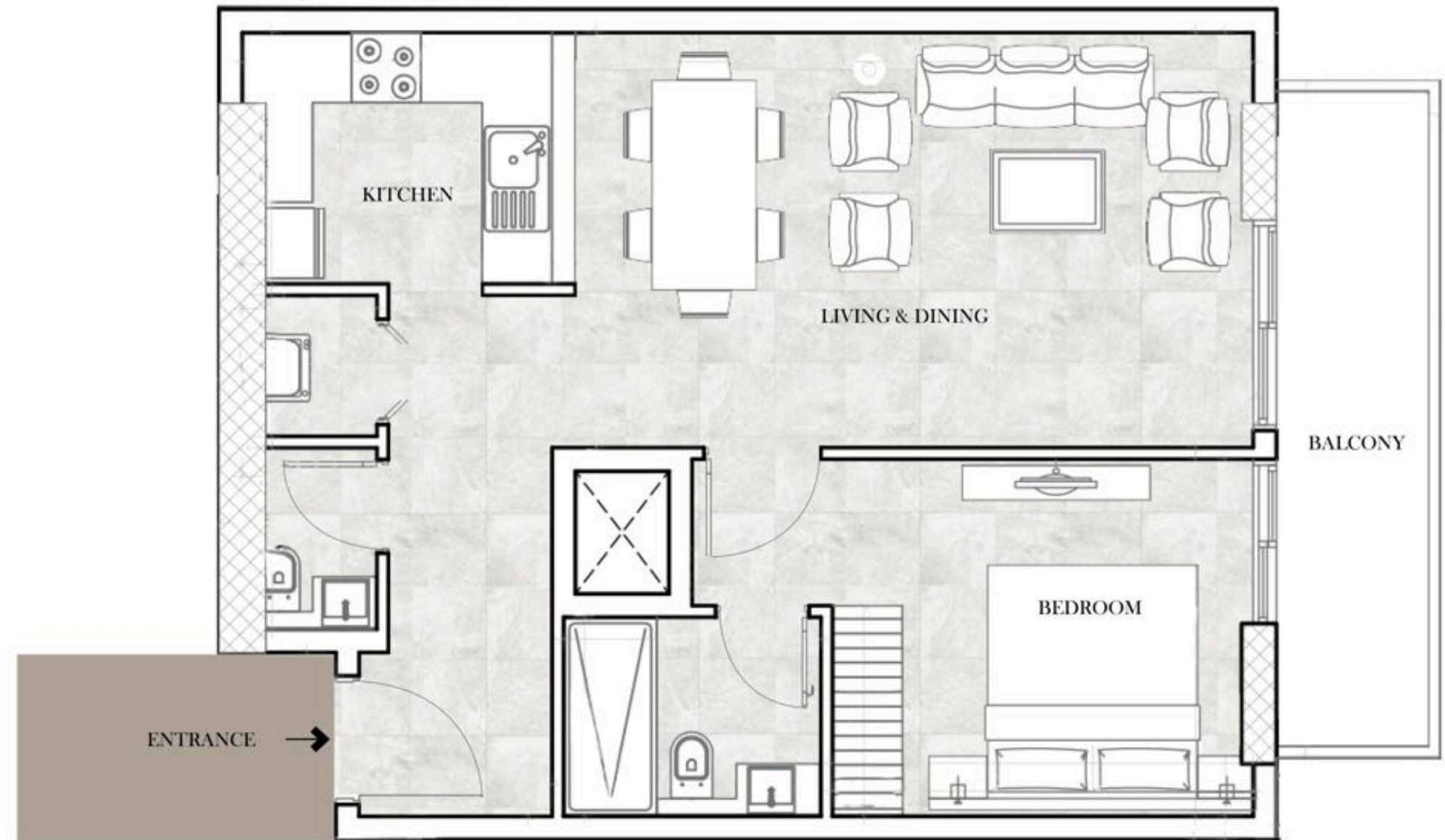
STUDIO TYPE 2
2ND TO 3RD FLOOR
SIZE: 425 SQ.FT.



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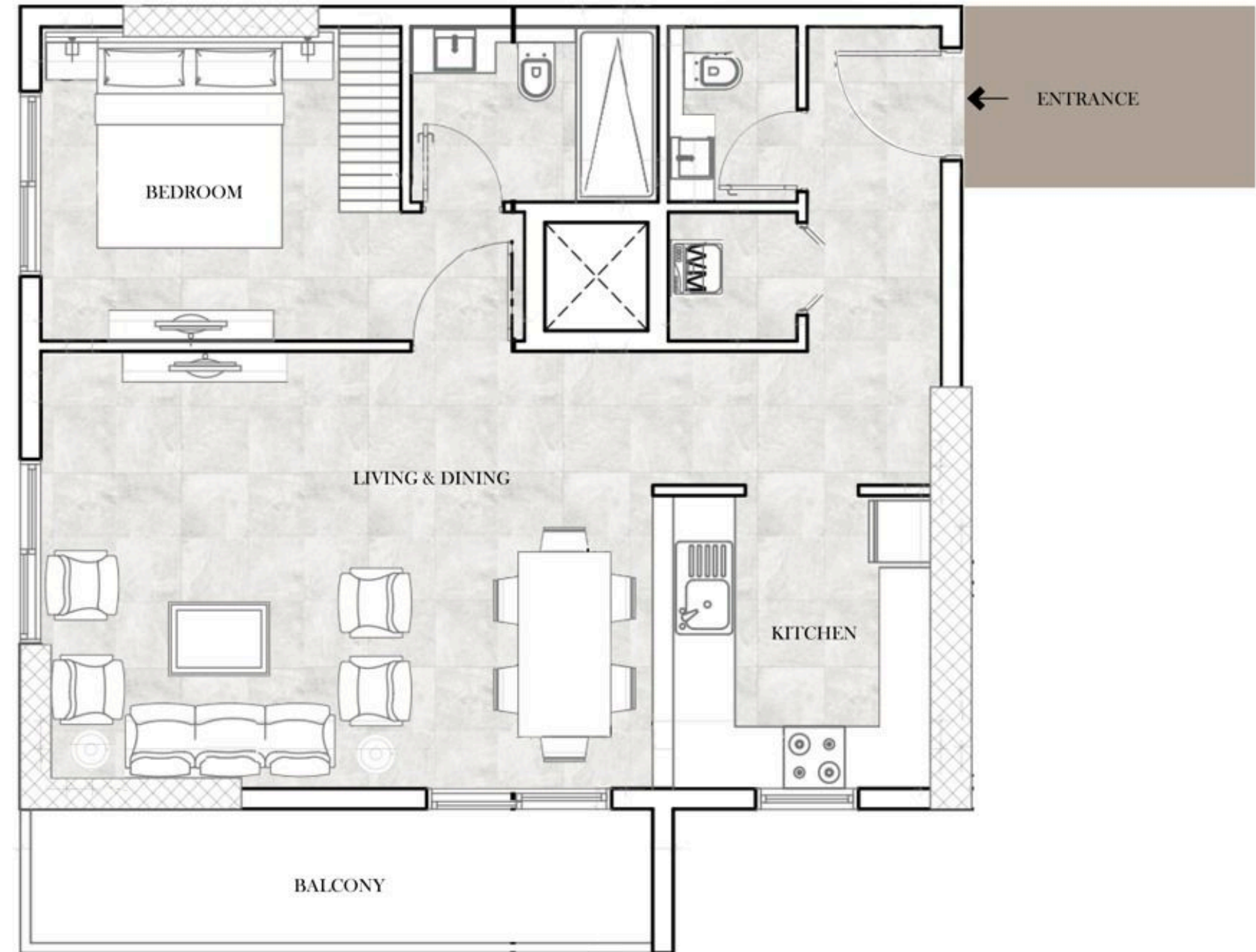
1 BEDROOM TYPE 1
2ND TO 3RD FLOOR
SIZE: 750 SQ.FT.



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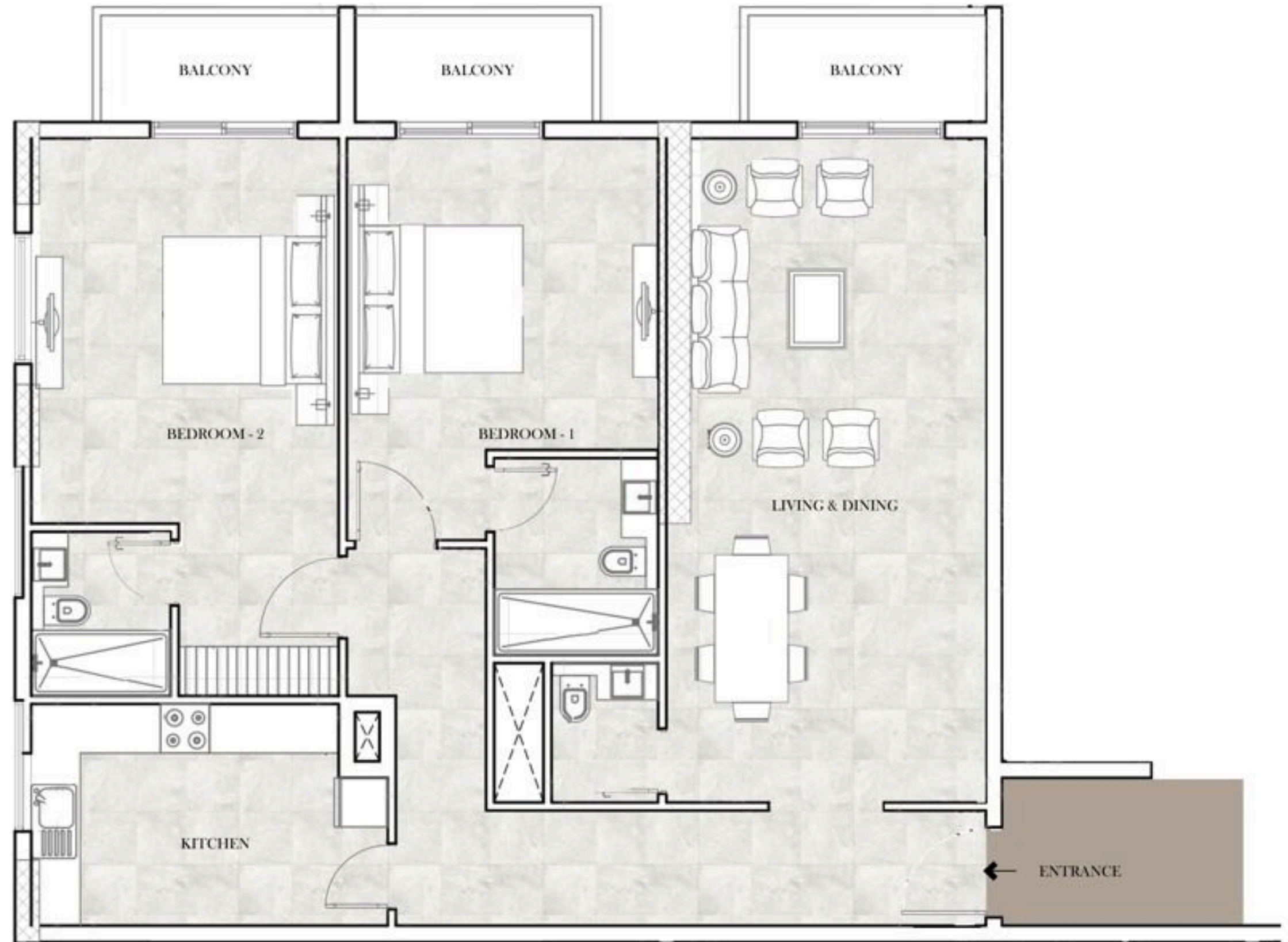
1 BEDROOM TYPE 2
2ND TO 3RD FLOOR
SIZE: 800 SQ.FT.



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2 BEDROOM
2ND TO 3RD FLOOR
SIZE: 1,395 SQ.FT.



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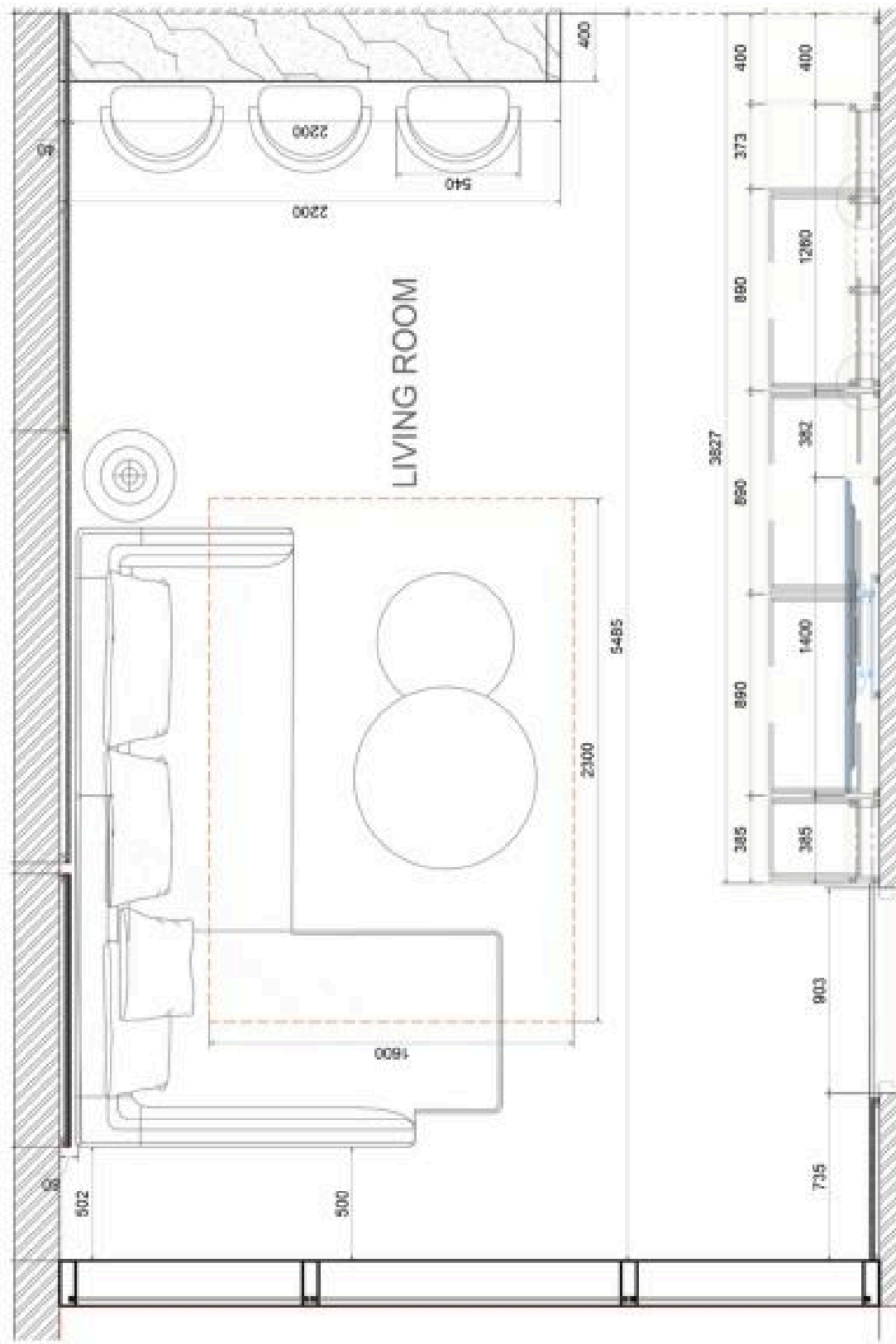
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MOOD BOARD

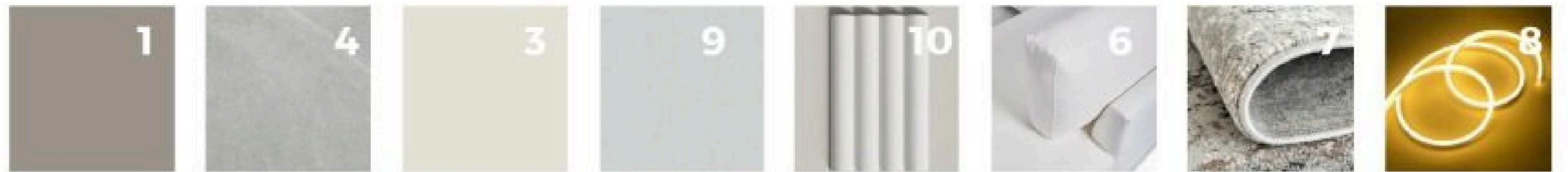
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Living Room

“ A seamless blend of elegance and functionality, this living space offers modern comfort with minimalist details, enhanced by natural textures and warm lighting for an inviting atmosphere ”



PLAN

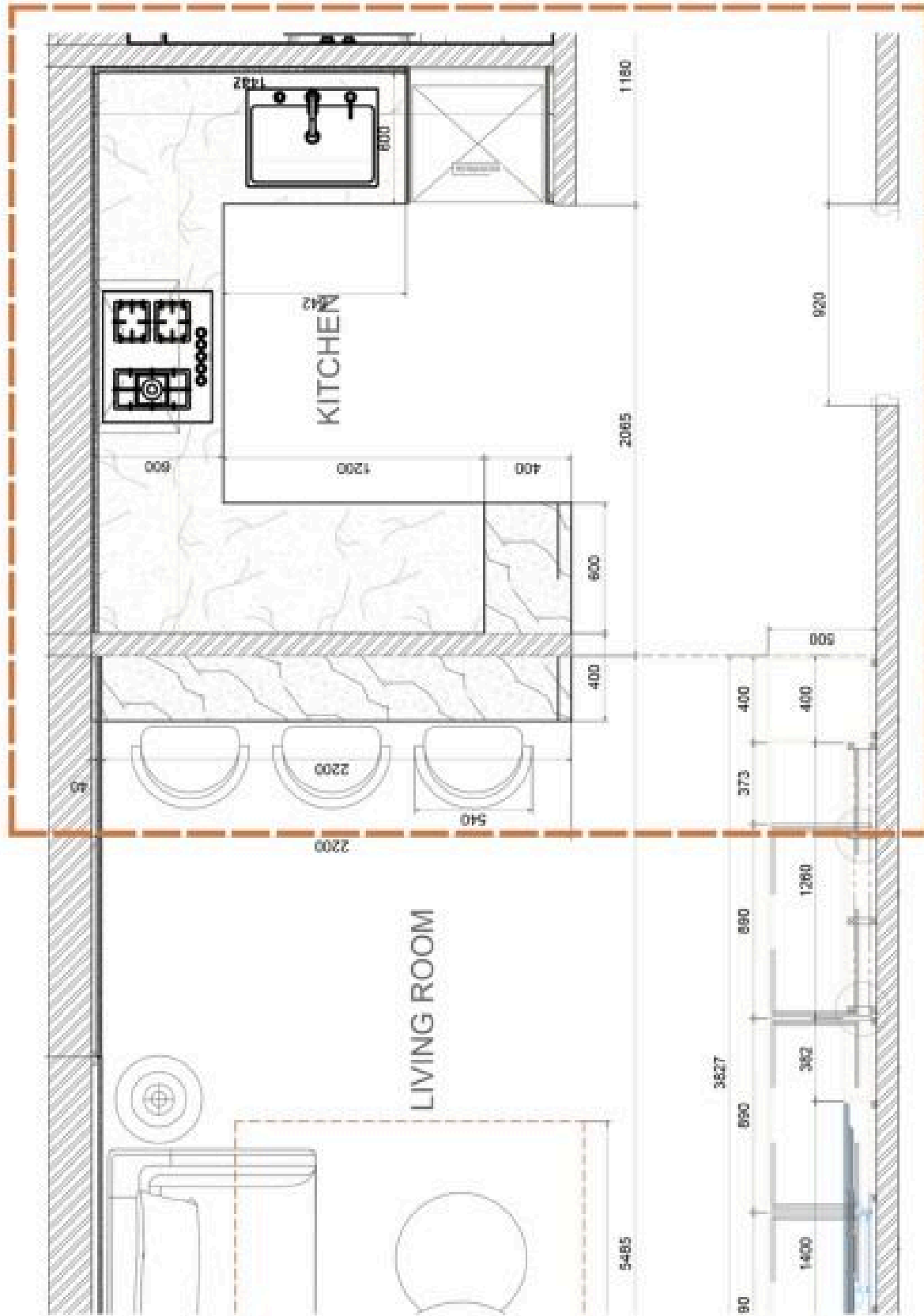


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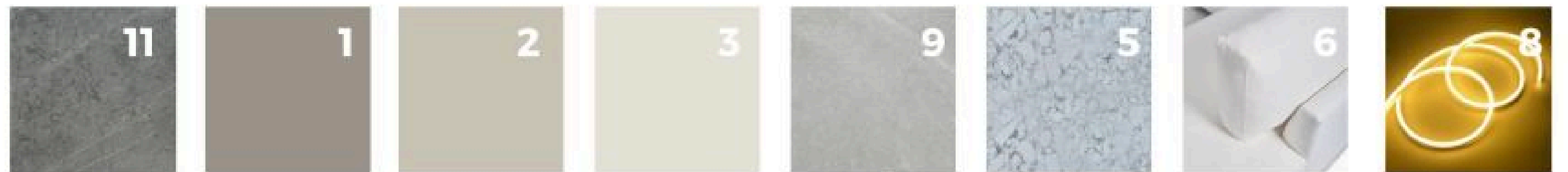
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Kitchen

“ A seamless blend of elegance and functionality, this living space offers modern comfort with minimalist details, enhanced by natural textures and warm lighting for an inviting atmosphere ”



PLAN

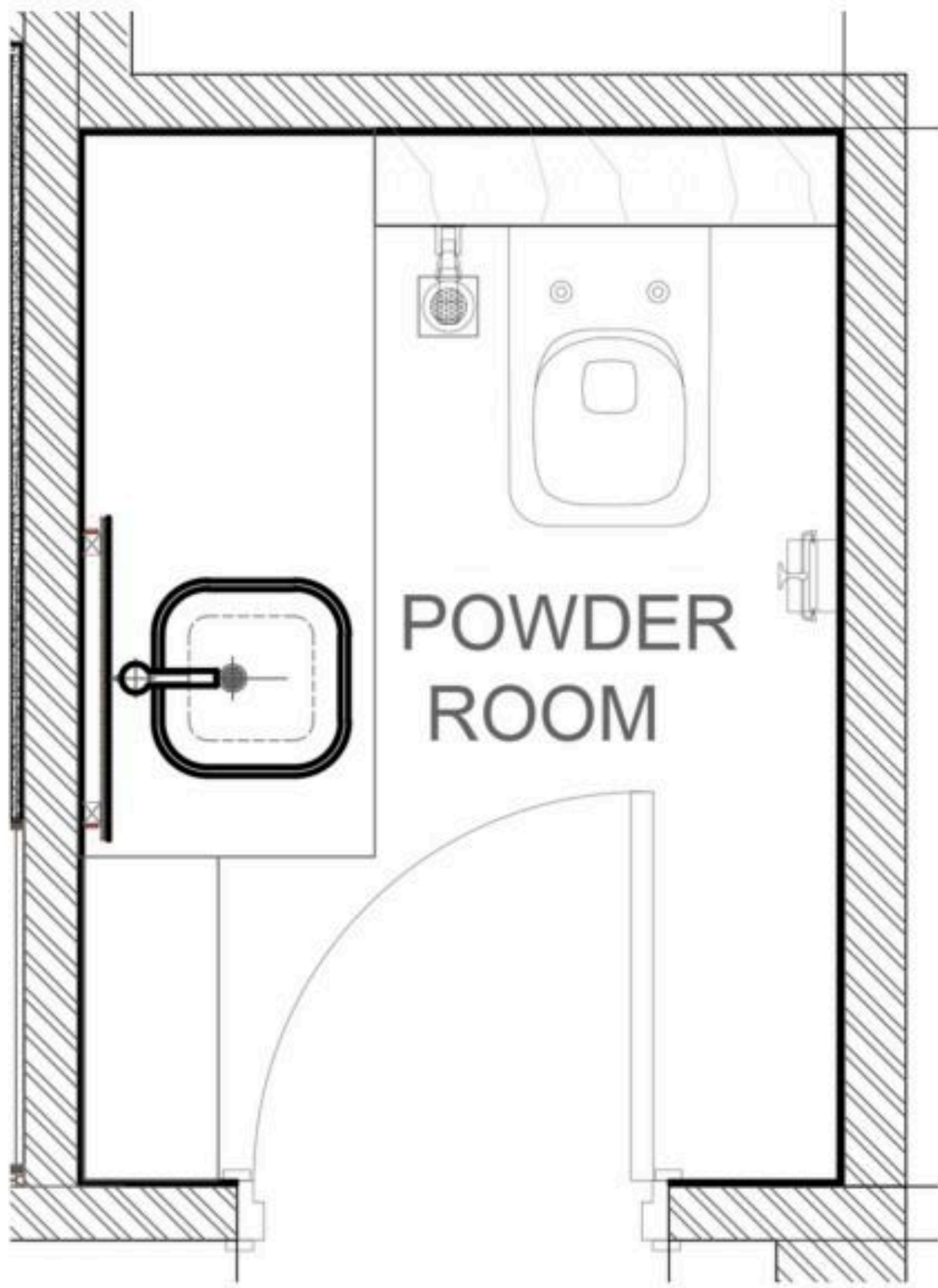


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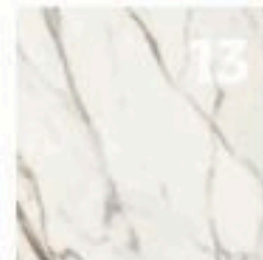
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Powder Room

“ Step into sophistication with this meticulously designed powder room, where soft lighting meets luxurious marble finishes, creating a serene yet stylish space for a refined touch. ”



PLAN

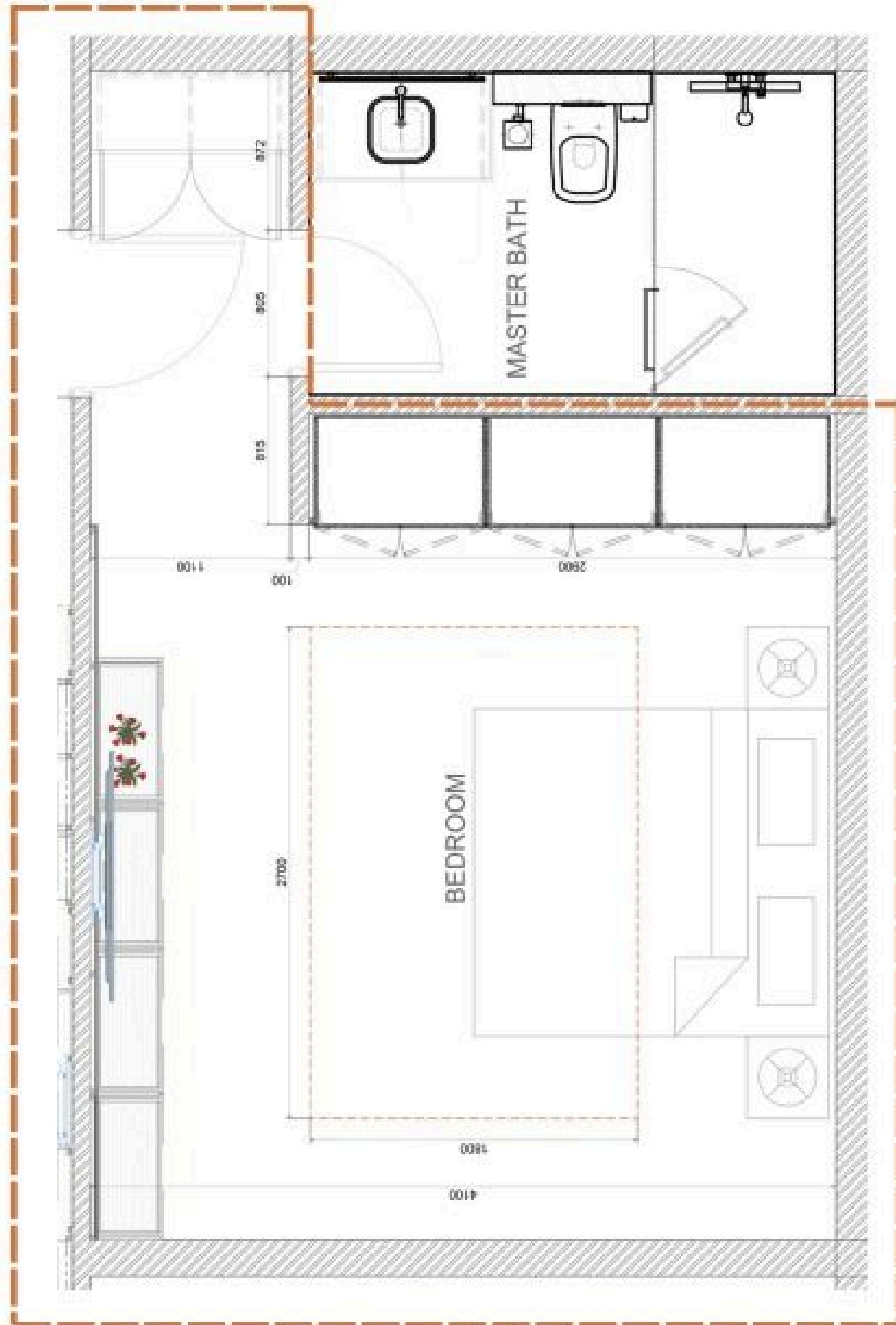


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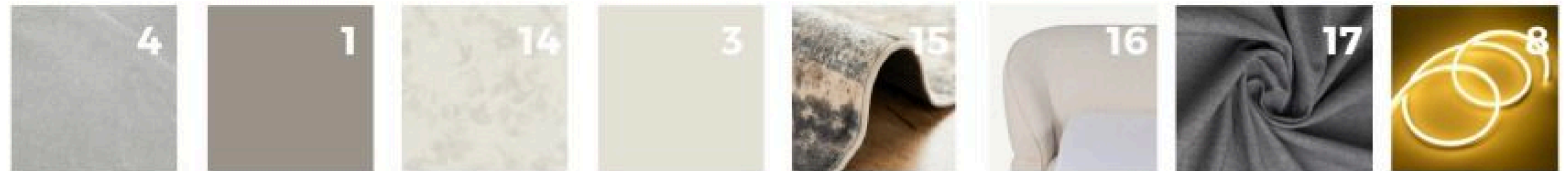
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Master Bedroom

"Serenity in Simplicity: The master bedroom exudes a calm and inviting atmosphere with its soft, neutral tones and minimalistic design. Textured wall coverings and fabric accents introduce subtle luxury, while hidden LED lighting enhances the cozy ambiance."



PLAN

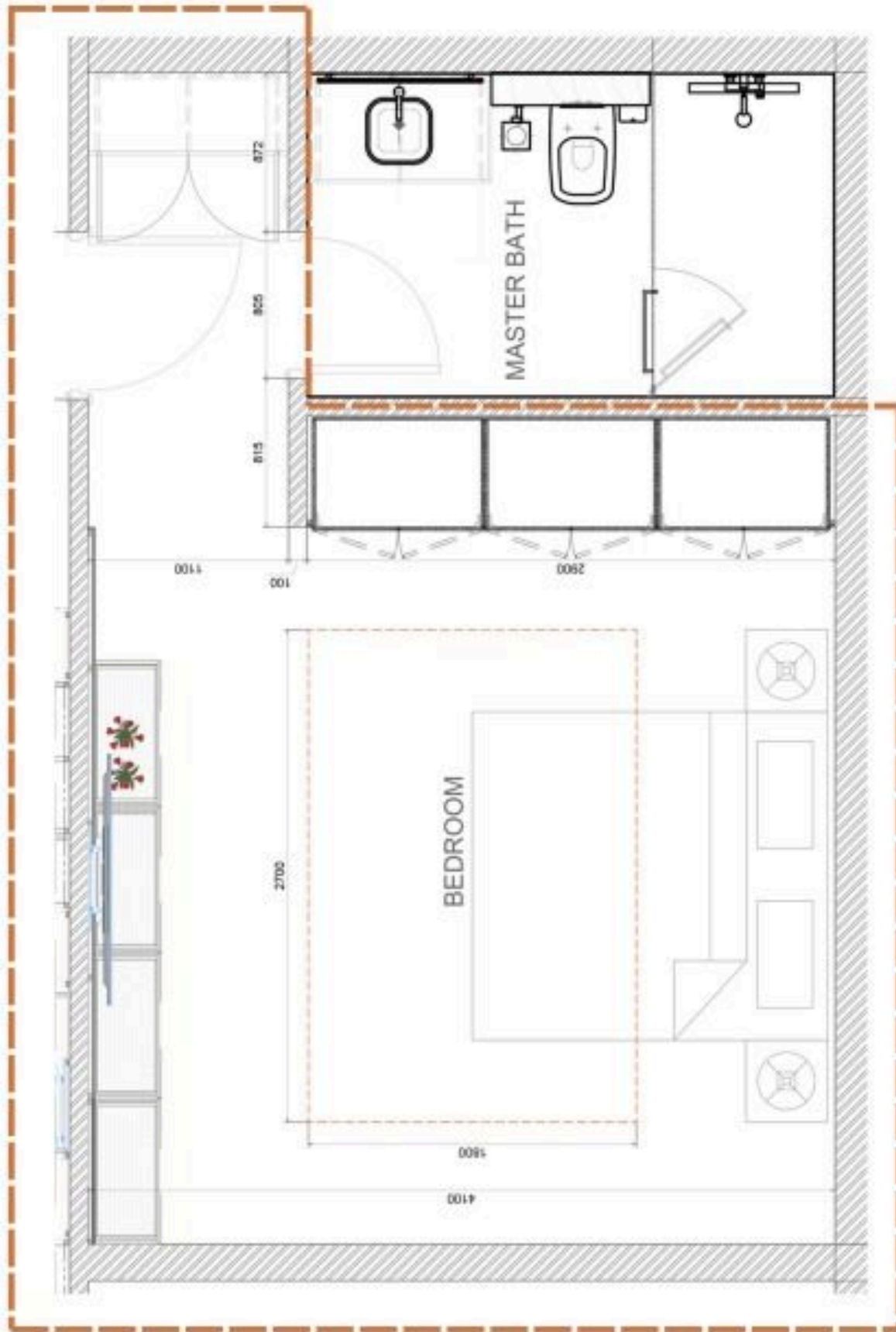


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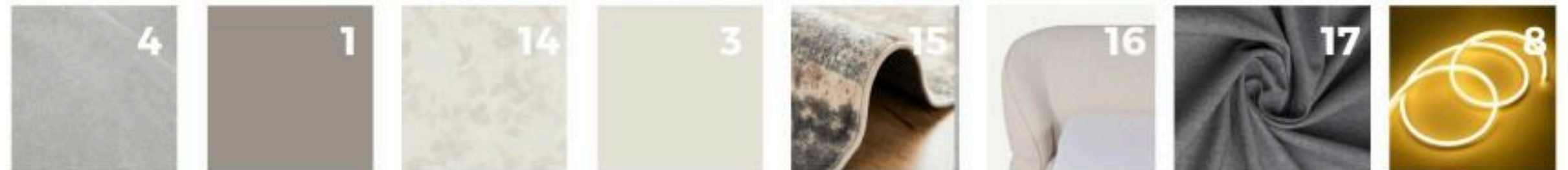
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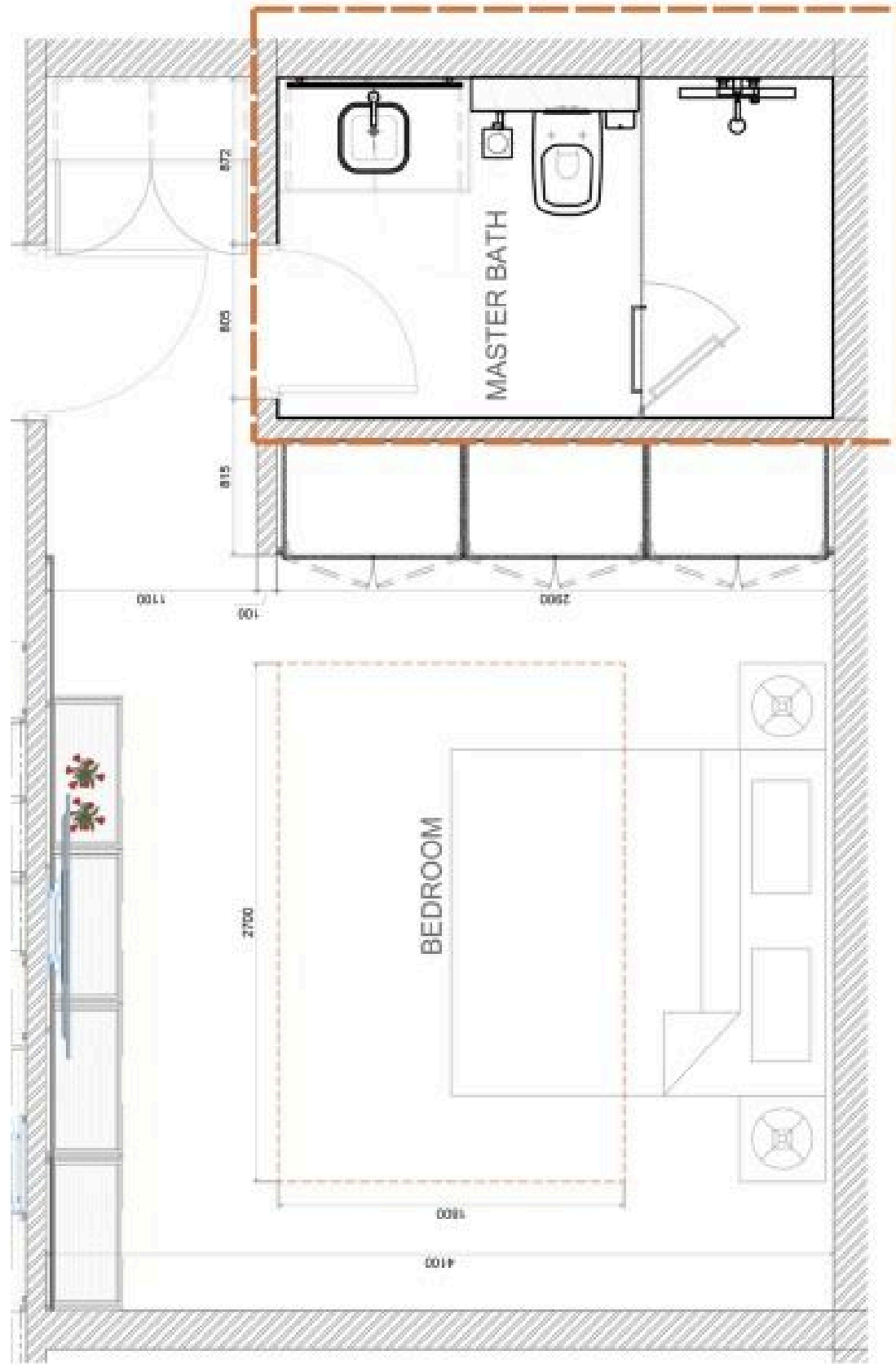


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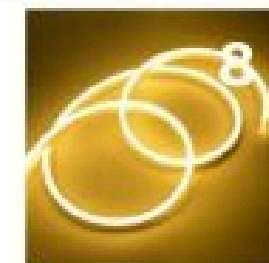
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Bathroom

"The use of high-quality materials like Laminam, combined with minimalist fittings, creates a sleek, contemporary aesthetic. The walk-in shower and floating vanity contribute to an open, airy feel, while integrated lighting adds warmth and sophistication. Perfectly suited for a master bath that maximizes both style and functionality."



PLAN



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📞 For more information and bookings, contact your respective RM now.

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