

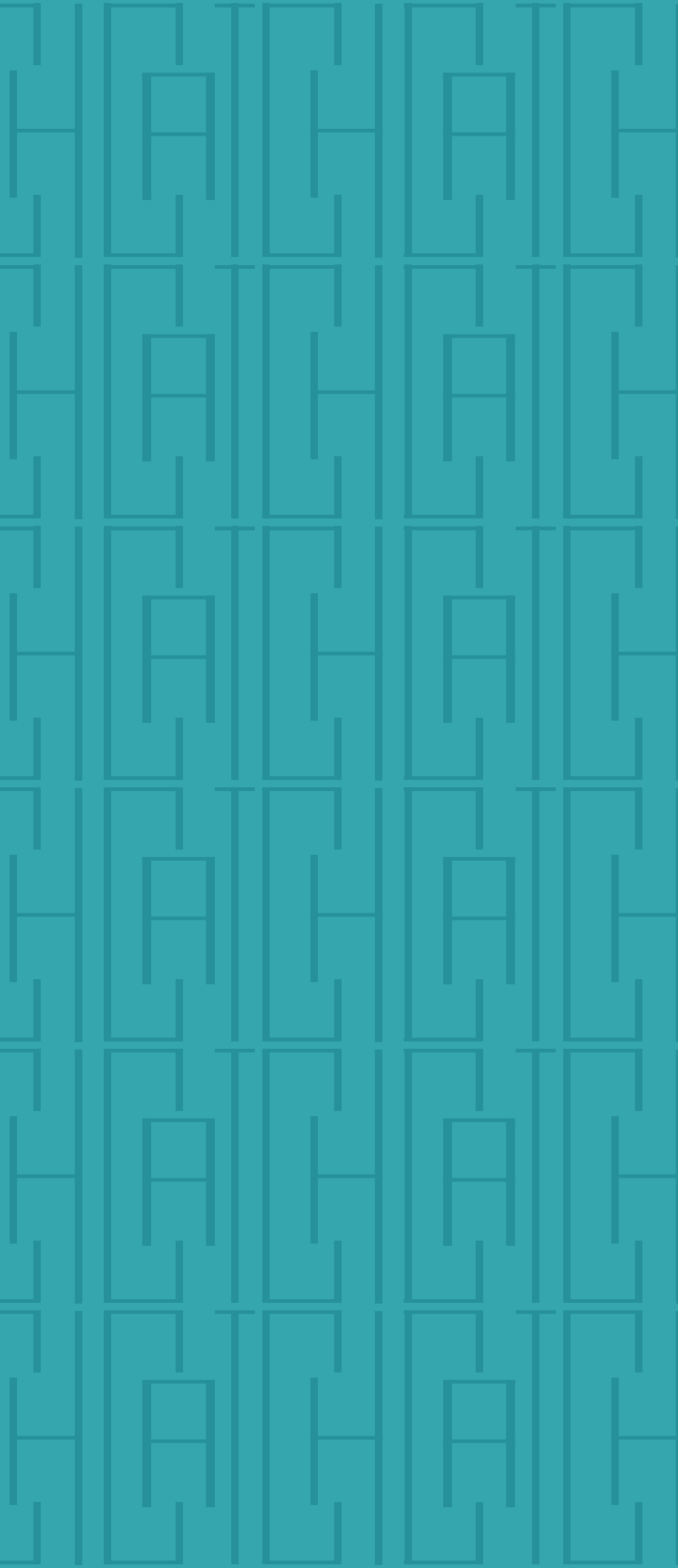


**GATECH**  
*Residences By Igo*



■■■■■  
**INVEST**  
**GROUP**  
■■■ Overseas  
مجموعة الاستثمار





There are some homes that are made for those with a new mindset, for those that aim high and dream different.

Catch Residences by IGO are these homes.

**CATCH THEM,  
OWN THEM,  
JOIN THE TRIBE.**



# SUN CATCHERS. DREAM CATCHERS. FUTURE CATCHERS.

The homes at Catch Residences are like very few others in the region.

Inspired by the sundrenched style of the USA, life at Catch Residences is a unique fusion of sophisticated urban style, balanced with a dose of hedonistic gratification.

From the turquoise shimmer of the sundeck-wrapped pool, to the perfection of the superior workmanship in the homes, these apartments are created for the globally minded, future-dreaming buyer who won't settle for anything less than perfection.

Situated in the heart of the sought-after JVC community, this architecturally impressive tower consists of 21 floors of striking views, spacious living, complete security & safety, high quality fixtures and fittings, and an array of premium lifestyle amenities, spanning fitness, family and community.

Catch Residences create a pace and energy that few buildings can muster, connecting life with work and play, and seamlessly incorporating the ultimate in interior design style and premium finishings, with a community built for those who know what they want in life.

# AN UNMATCHED URBANIZED LIFESTYLE LOCATION

Catch the beat,  
Catch the vibe,  
Catch the pace of life lived well.

Catch Residences by IGO, an entirely  
parallel way to do life in Dubai.

Catch them now.



# JUMEIRAH VILLAGE CIRCLE LEAVES BUYERS SPOILT FOR CHOICE.

Commonly known as 'JVC', the area is on its way to becoming one of Dubai's most vibrant communities due to its boundless lifestyle options and ability to offer residents everything they could need within moments of home. For buyers wanting to be close to the city, but still seeking an element of peace - this popular community is the perfect location.

The top choice of a diverse set of residents, from singles to couples and families alike, JVC offers a peaceful community energy neighbouring areas such as Jumeirah Village Triangle, Barsha, Barsha South and The Springs, making it a connected residential area close to the city. A fully self-serving community, JVC offers everything a resident could want from supermarkets (Choithrams and Spinneys), ample coffee shops, restaurants and beauty salons, to the outdoor-lovers need for space with 30 landscaped parks planned for the district, and 18 already completed, and a vast array of children's play areas, pet friendly zones and running tracks. A cycling track is planned and the Dubai Autodrome and Dubai Miracle Garden, are a mere 10 minutes away, meaning there is plenty for the whole family within minutes from home.

Complementing these lifestyle offerings is the ease of access to schools and a wide selection of education options making this an incredibly popular

location for families. With a host of schools and nurseries within a 5 minute drive, including JSS International School, Ladybird Early Learning Centre and Sunmarke School plus Nord Anglia International, Gems Al Barsha National, Gems World Academy, Global Indian International and Gems United School in nearby neighbourhoods, families are spoilt for choice.

The facilities locally stretch beyond exceptional lifestyle and family life, to also fulfill all the needs of everyday health and wellness with medical facilities on your doorstep, including Right Health Karama Medical Centre and KMC Jumeirah as well as five pharmacies.

Finally, JVC also benefits from exceptional connections and ease of commute and residents have three entry and exit points to Dubai's major motorways and streets - Sheikh Mohamed bin Zayed Road, Al Khail Road and Hessa Street, making life here a breeze. Whether travelling for work or pleasure, Mall of the Emirates and The Dubai Mall are each a 20-minute drive away, while Dubai International Airport and Al Maktoum International Airport are about 40 minutes by car meaning you are connected to your community and the city all at once.



Catch Residences by IGO's central location, make it very convenient to commute to popular areas in Dubai, supported by the following public transport network

- Metro: R73 - Red Line Metro Station (21 min), R71 Metro Station (17 min), DMCC Metro Station 1 (15 min)
- Bus lines: There are a total of 19 bus stops in Jumeirah Village Circle
- Water Transport: Marina Mall (17 min), Marina Terrace Station (15 min)

Catch Residences by IGO is 38 minutes from Dubai International Airport (DXB) and 34 minutes from Al Maktoum International Airport (DWC).

# WHERE LIVING MEETS LIFESTYLE

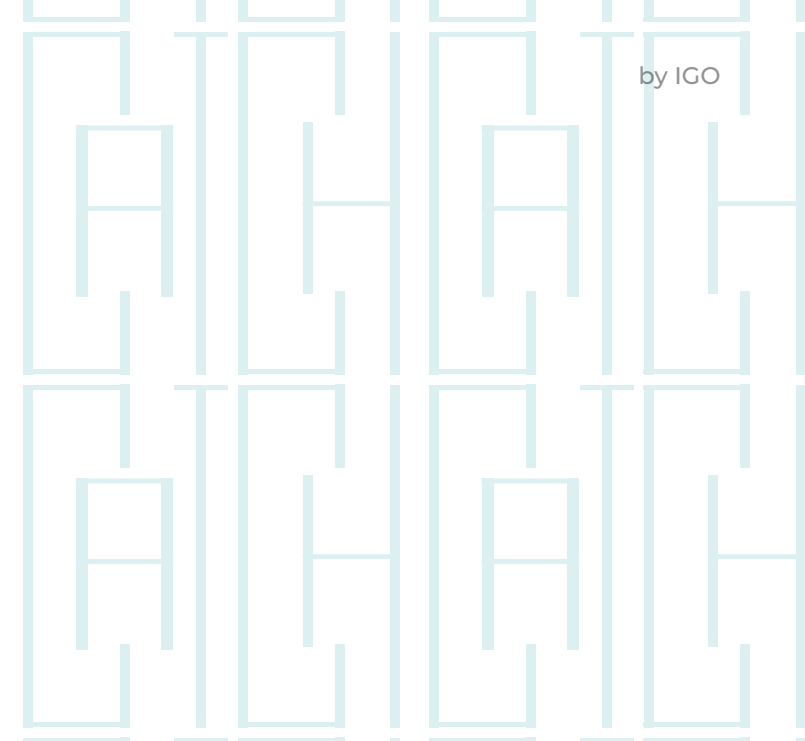


“FOR I DIPPED INTO THE FUTURE, FAR AS HUMAN EYE COULD SEE, AND I SAW THE VISION OF THE WORLD AND ALL THE WONDER THAT WOULD BE”

Alfred Tennyson

Thrive on the energy of a building that connects life with work and play.

A world of amenities from your own home base, Catch Residences residents will experience ultimate urban living with globally inspired amenities which include, a stylish pool deck with coastally inspired Cabanas, two glistening swimming pools (one is a dedicated children’s pool), an al fresco BBQ and garden deck, a private fitness centre, indoor community complex with a game zone, a family entertainment area, and its very own juice bar.



**Catch the Lifestyle at Catch Residences: Private Resident Amenities**

- Miami style sun deck with chic cabana’s and sun lounge zones
- Adult pool with sparkling waterfall feature
- Kids pools with safety specifications
- Fresh Daily, juice station
- State of the art gym and fitness suite
- Barbeque garden with family seating areas
- Residents Game Zone with ping pong, foosball and social areas
- Multipurpose community room with flexible layouts for community events, parties, tv room and drinks station

# CATCH THE VIBE, FROM HOME







### Apartment Highlights

- Spacious Rooms
- Private Balconies with indoor outdoor living flow
- Premium, handpicked Fixtures and Fittings
- Architectural Design Excellence
- Dedicated Reserved Parking Spaces
- CCTV Surveillance Coverage
- Entertainment Amenities
- Professional Security Services
- All window and balcony frames are constructed with double glazed windows for Airtightness, Impact resistance, and Sound insulation

These homes are finished to a meticulous and crafted design standard where high-end style meets architectural modernism, meaning these apartments leave very little to be desired.

These ultra-sleek living spaces offer natural light that floods the interiors, breathing life into your home with maximum ventilation, heat protection and sophisticated style.

- **1 Bedroom Apartments.**
- **Executive 1 Bedroom Apartments.**
- **2 Bedroom Apartments.**
- **3 Bedroom Apartments.**



# CATCH IMPECCABLE STYLE





Each apartment has a contemporary, sophisticated feel, and offers owners the finest in materials and finishes. The spacious living areas use light-toned colour schemes, while large windows fill the apartments allowing sunlight to stream into the apartments, while the floors flow smoothly throughout the home with Italian-made Porcelain Tiles. The modern, state-of-the-art kitchens feature premium counter tops, high gloss cabinetry and come complete with high-end appliances.

This sophisticated style is carried through into the bathrooms and bedrooms' where modern design meets stylized en-suite layouts and premium imported finishes and minimalist bathroom design. Spacious bathroom layouts allow for easy access (including disability access), hygienic cleaning and a seamless modern spacial effect.

Up to 18 months post-handover payment plans means these luxurious homes are more accessible than you think.

- **1 Bedroom starting from 628 sqft**
- **2 Bedroom starting from 1511 sqft**
- **3 Bedroom starting from 2700 sqft**

In compliance with all local regulations, the residential towers will have parking bays allotted for each apartment, in addition to the visitor parking.

- 1 and 2 bedroom apartments – 1 parking bay per apartment
- 3 bedroom apartments – 2 parking bays per apartment



# CATCH RESIDENCES TYPICAL FLOOR PLANS



## 1 BEDROOM

Type 1A	Floors 4 - 15	
	Sq.ft	Sq.M
Suite area	585.5	54.4
Balcony area	71.2	6.6
Total area	656.7	61.0



## 1 BEDROOM EXECUTIVE

Type 1EA	Floors 5 - 15	
	Sq.ft	Sq.M
Suite area	692.1	64.3
Balcony area	99.7	9.3
Total area	791.8	73.6

### DISCLAIMER

Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Seller and Buyer will have any legal effect. E&OE.



## 2 BEDROOM

Type 2A Floors 4 - 15

	Sq.ft	Sq.M
Suite area	1259.3	117.0
Balcony area	286.3	26.6
Total area	1545.6	143.6



## 3 BEDROOM

Type 3A Floors 16 - 21

	Sq.ft	Sq.M
Suite area	2105.4	195.6
Balcony area	552.0	51.3
Total area	2657.4	246.9

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# WORLD CLASS EXPERTISE





Polo Townhouses - UAE



Catch Residences by IGO is developed by DIGO Real Estate Development, a branch of Invest Group Overseas LLC.

Over the last 15 years, Invest Group Overseas has proudly become a significant contributor to the region's robust growth by providing real estate developments and master plans that offer premium properties with an established reputation for quality, excellence, and global design.

Having consistently delivered to buyers and investors across the region, IGO pursues the path of becoming a leading force on quality project

development. Today, they continue to deliver landmark projects that ensure maximum return on investment and contribute significantly to the development and growth of their host cities and countries.

Today, an expanded and impressive portfolio of premium properties, which includes some of the most sought-after properties by meticulous clients worldwide, serve as a testament to IGO's well-deserved reputation as one of the top regional investment companies.



The Gate - USA

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