

AZIZI RUBY



Why Invest in Ruby at JVC?

- Strategic Location: JVC is highly sought after by both investors and families due to its central location and lifestyle offerings.
- Affordable Luxury: Competitive pricing for high-quality residences.
- High ROI Potential: JVC continues to show strong rental demand and capital appreciation.

Project Type:

- A residential development offering studio, 1-bedroom, 2-bedroom, and 3-bedroom apartments.

Architectural Style:

- Modern and sophisticated design tailored to the vibrant lifestyle of JVC.

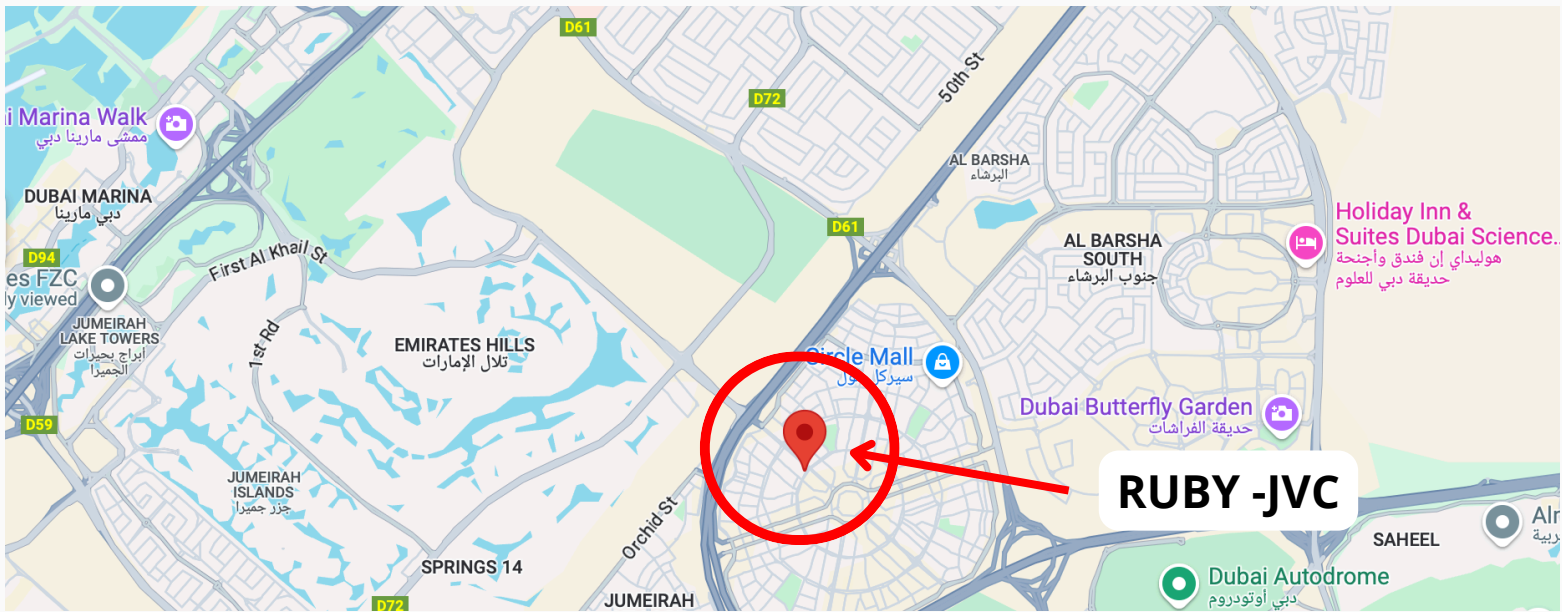
Completion Date:

- Expected handover in Q4 2026.



Location:

- Jumeirah Village Circle (JVC), one of Dubai's fastest-growing communities.
- Convenient access to key areas via Al Khail Road and Sheikh Mohammed Bin Zayed Road.
- Close proximity to popular destinations like Dubai Marina, Mall of the Emirates, and Downtown Dubai.



Location Benefits of Ruby at JVC

- 15 minutes to Dubai Marina and JBR.
- 20 minutes to Downtown Dubai and Burj Khalifa.
- 15 minutes to Mall of the Emirates.
- 25 minutes to Dubai International Airport (DXB).

Major Roads Connectivity:

- Direct access to Al Khail Road and Sheikh Mohammed Bin Zayed Road for smooth travel across Dubai.
- Easy access to public transport, including nearby bus stops and future metro links.

Nearby Attractions & Amenities:

- 5 minutes to Circle Mall (JVC's central shopping and dining hub).
- 5 minutes to community parks and jogging tracks within JVC.
- Close to schools like JSS International School and healthcare centers in the area.
- 10 minutes to Dubai Sports City and Motor City.



COMMUNITY AMENITIES

Lifestyle & Recreation:

- Swimming Pool: Temperature-controlled pool perfect for relaxation and leisure.
- Fully Equipped Gym: Modern fitness center with high-end equipment for residents.
- Kids' Play Area: Safe and fun space for children to play within the community.
- Landscaped Gardens: Green spaces for relaxation and social gatherings.

Convenience & Comfort:

- Retail Outlets: Ground-floor shops, including cafes, convenience stores, and essential services.
- Covered Parking: Dedicated parking spaces for residents and visitors.
- 24/7 Security: Gated community with advanced security systems, including CCTV surveillance.
- Lobby & Reception Area: Elegant and welcoming lobby for residents and guests.

