

THE FIFTH TOWER

Object 1



MASTER COMMUNITY

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Jumeirah Village Circle (JVC) is one of the most family-friendly master communities, located at the heart of new Dubai and amidst landscaped gardens, it boasts a range of amenities making it an ideal spot for renters and buyers

Jumeirah Village Circle attracts an equal mix of families, young couples and singles. Expat families in the emirate appear to be particularly fond of living here thanks to its abundance of schools, parks and fitness centres. The area is also extremely popular amongst real estate investors due to its lucrative pricing and high rental yields from the area

Those living in JVC love the calm ambience of the area, surrounded by lush gardens and canals evoking a much-needed sense of serenity in a bustling metropolis like Dubai.



LIVING IN JVC

THE FIFTH TOWER

01 FAMILY FRIENDLY

JVC is home for a multitude of different nationalities and races, making it a melting pot of cultures.

02 A FIVE STAR HOTEL

Home to Five JVC, a vibrant hotel with great facilities and nightlife, it is a popular destination with local residents and party lovers.

03 CONNECTIVITY

In a strategic location just off Hessa Street close to Sheikh Zayed Road, Al Khail Road (E44) and Sheikh Mohamed Bin Zayed Road (E311). If you don't have a car don't worry because the bus service is reliable and efficient and connects you with all major areas across the city.

04 AMENITIES

JVC offers a variety of amenities for residents, including Circle Mall and a plethora of cafes, restaurants, shops and convenience stores.

EDUCATION

05 JVC is perfect for families as it is close to numerous reputable schools including JSS International School and Sunmarke School.

COSMOPOLITAN

06 JVC is home for a multitude of different nationalities and races, making it a melting pot of cultures.

PET-FRIENDLY

07 JVC is a pet-friendly community so animal lovers can live here without having to worry about their four-legged friends.

SPORT & FITNESS

08 Cycling tracks are also easily accessible and landscaped parks, perfect for walking, jogging and exercising outdoors all-year-round. Golf enthusiasts will enjoy being close to various golf courses including The Els Club at Victory Heights in Sports City, The Address Montgomerie in Emirates Hills and Emirates Golf Club.

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Jumeirah Village Circle

Object 1



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District 16, Jumeirah Village Circle

G + 5P + 30 + R

Handover: Q4 2026

The Fifth is the anniversary and the highest project of Object 1 at the moment. The building boasts 36 floors and features a beautiful concept — family fun without leaving home. Everything here is designed so that neither children nor adults get bored: pools, a creative children's playground (one of the best in JVC), a barbecue area, a game room, and, of course, gorgeous landscaping.

UNIT TYPES

STUDIO	1BR	2BR	TOTAL
34	256	50	340

THE FIFTH TOWER

Brings together the 4 elements for the top-notch family fun from the comfort of your own home.

Water

- Shaded Kids Pool
- Swimming Pool



Earth

- Lush green landscaped gardens
- Green Walkway with Refreshing Mist System



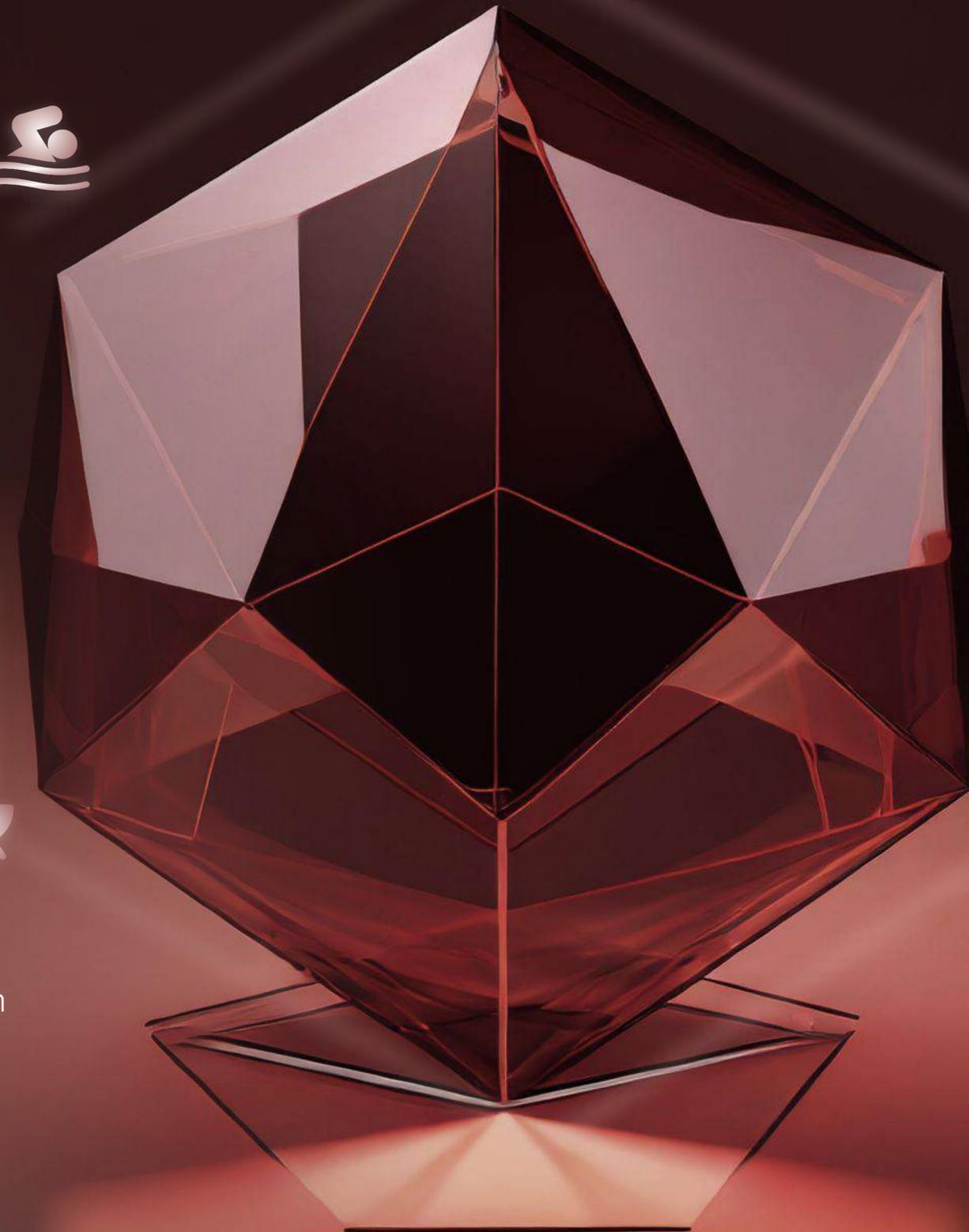
Fire

- BBQ Area
- Sauna & Steam Room



Air

- Creative Playground
- Outdoor Gym



Connected to the city

Attractions

- Dubai Miracle Garden – **9 minutes**
- Motiongate Theme Park – **28 minutes**
- Legoland Dubai – **28 minutes**
- The Walk JBR - **21 minutes**
- Palm Jumeirah – **22 minutes**

Kids

- JSS International School – **4 minutes**
- Sunmarke School – **12 minutes**
- GEMS Founders School – **10 minutes**

Hotels

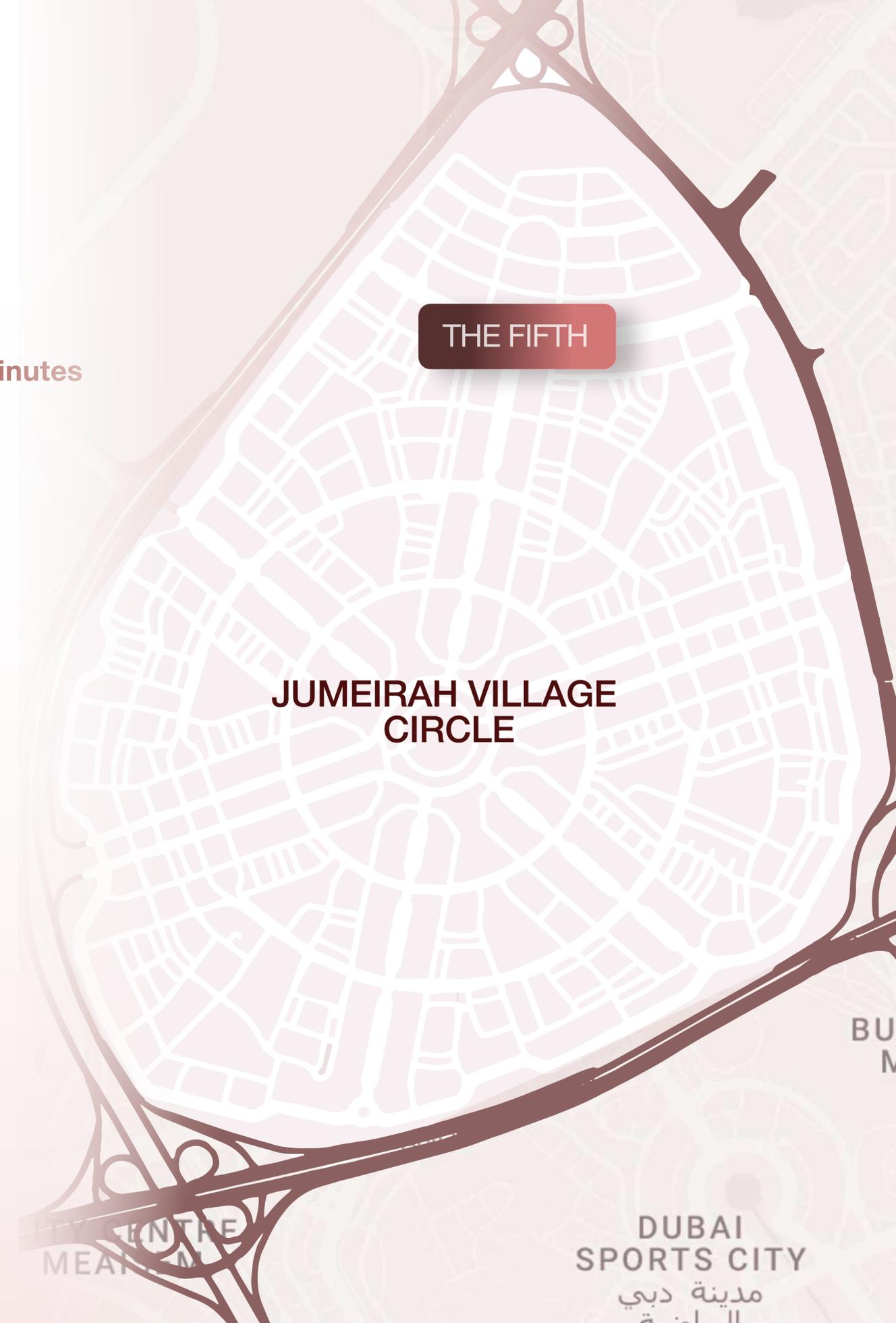
- The First Collection at Jumeirah Village Circle – **7 minutes**
- FIVE Jumeirah Village Hotel – **6 minutes**
- HE Hotels – **4 minutes**

Golf clubs

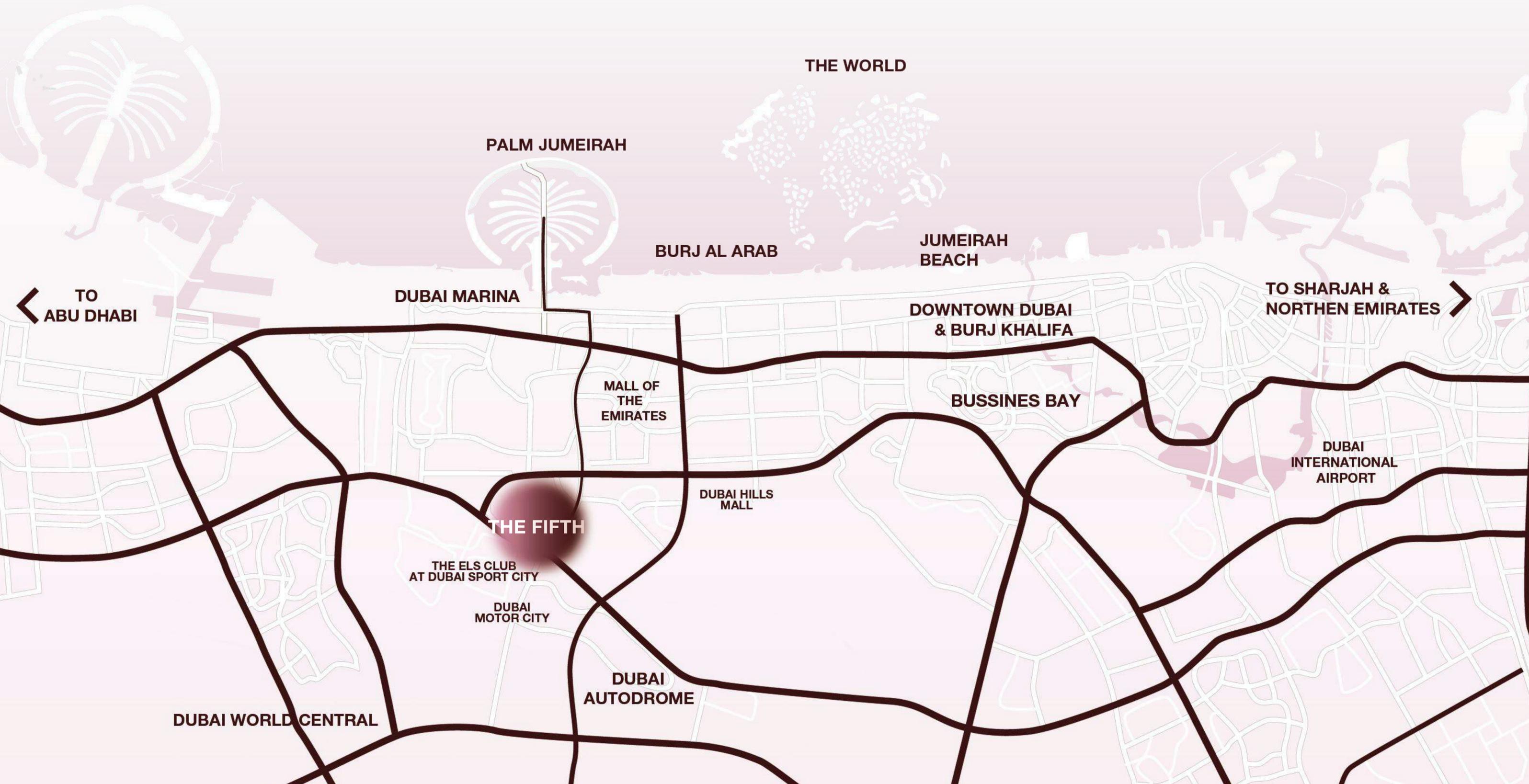
- Montgomerie Golf Course – **19 minutes**
- Jumeirah Golf Estates Golf Course – **15 minutes**

Malls

- Mall of the Emirates – **15 minutes**
- Dubai Mall – **20 minutes**
- Circle Mall – **4 minutes**



Connected to the city





object 1
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CELESTIO

SALES OFFICE

Object 1



 Swimming Pool

 Gym

 Green Walkway with Refreshing Mist System

 BBQ Area & Outdoor dining

 Outdoor Gym

 Creative Playground

 Parking

 Cinema

 Kids Room

 Lounge Lobby

 Sauna & Steam Room

 Clubhouse

 Game Room

 Shaded Kids Swimming Pool

Amenities

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Lounge Lobby

The spacious bright lobby with a cozy soft lounge area and 24/7 concierge service welcomes residents and their guests, offering a sense of comfort and serenity.



BBQ Area & Outdoor dining

Experience all the benefits of outdoor living without actually leaving the building. Relax with family or friends while preparing your favorite meals in a perfectly landscaped location.

Gym

State-of-the-art sports equipment combines with a great view to boost residents' energy for one more prolific day in the city.





Outdoor Gym

Outdoor gym workout or an energising ping-pong match — choose your passion for today. It's going to be a win-win anyway!



Swimming Pool

An outdoor swimming pool with showers, poolside sun loungers, and cabanas is here to immerse you in the pleasures of well-being and happiness.

Green Walk Path with Water Mist System

Take a relaxing walk in the green area that cools your mind and refreshes your body

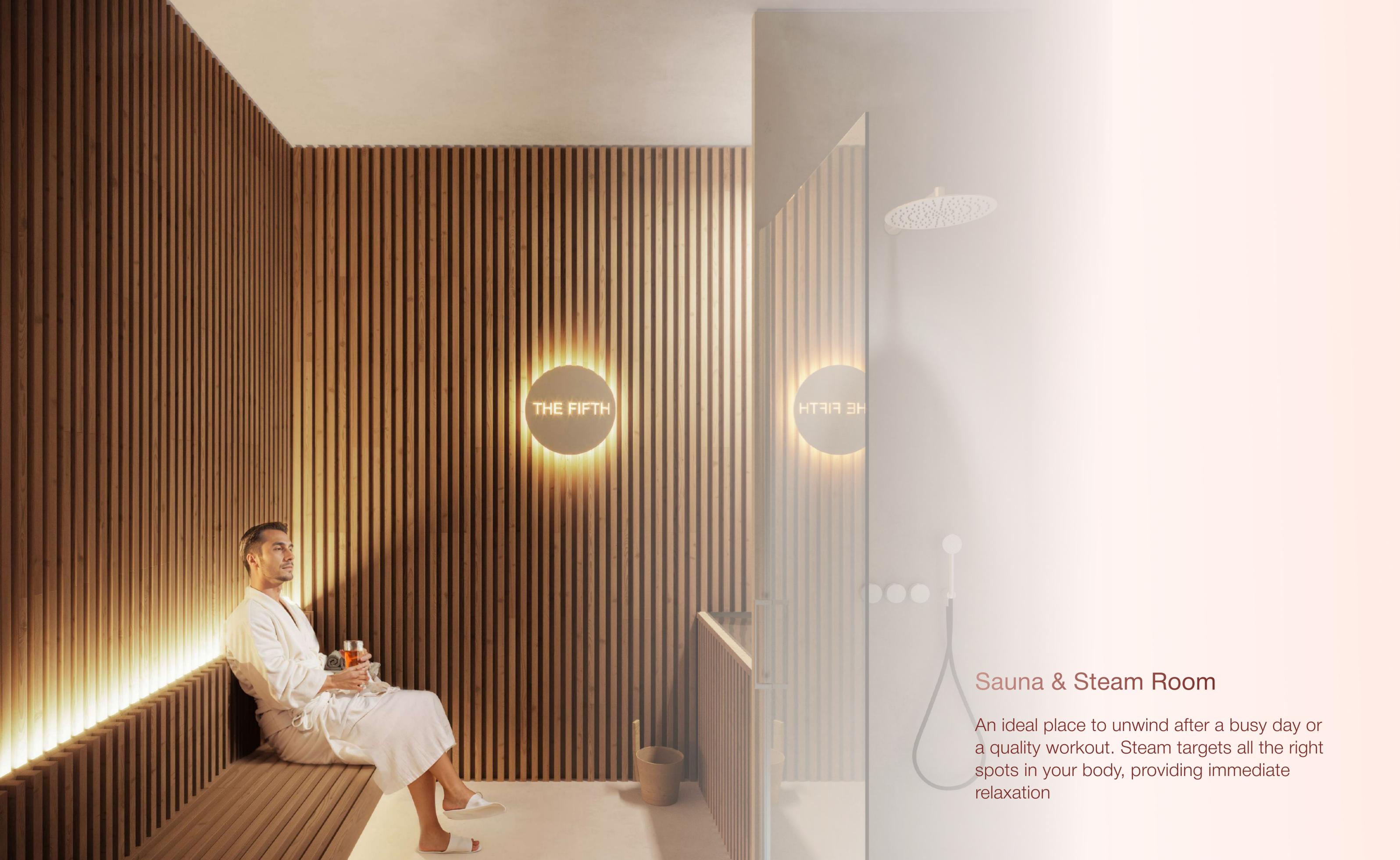




A modern outdoor pool area with a shaded kids swimming pool, lounge chairs, umbrellas, and a building in the background. The scene is bright and sunny, with people enjoying the pool and lounge area. The building has large windows and a modern facade. There are trees and a pergola structure on the left side of the pool.

Shaded Kids Swimming Pool

A safe, shallow pool for your little ones to have fun and enjoy the outdoors.



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Sauna & Steam Room

An ideal place to unwind after a busy day or a quality workout. Steam targets all the right spots in your body, providing immediate relaxation

Creative Playground

Outdoor futuristic playground with just enough equipment to keep children busy and enough space to let them create their own worlds.





"SONG TITLE 01"
WRITTEN & PERFORMED BY
BAND TITLE 01

"SONG TITLE 02"
WRITTEN & PERFORMED BY
BAND TITLE 02

Cinema

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



Game Room

A gamer's paradise: PlayStation, big-screen TV, gaming computers, and VR — a room you'd never want to leave

Clubhouse

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





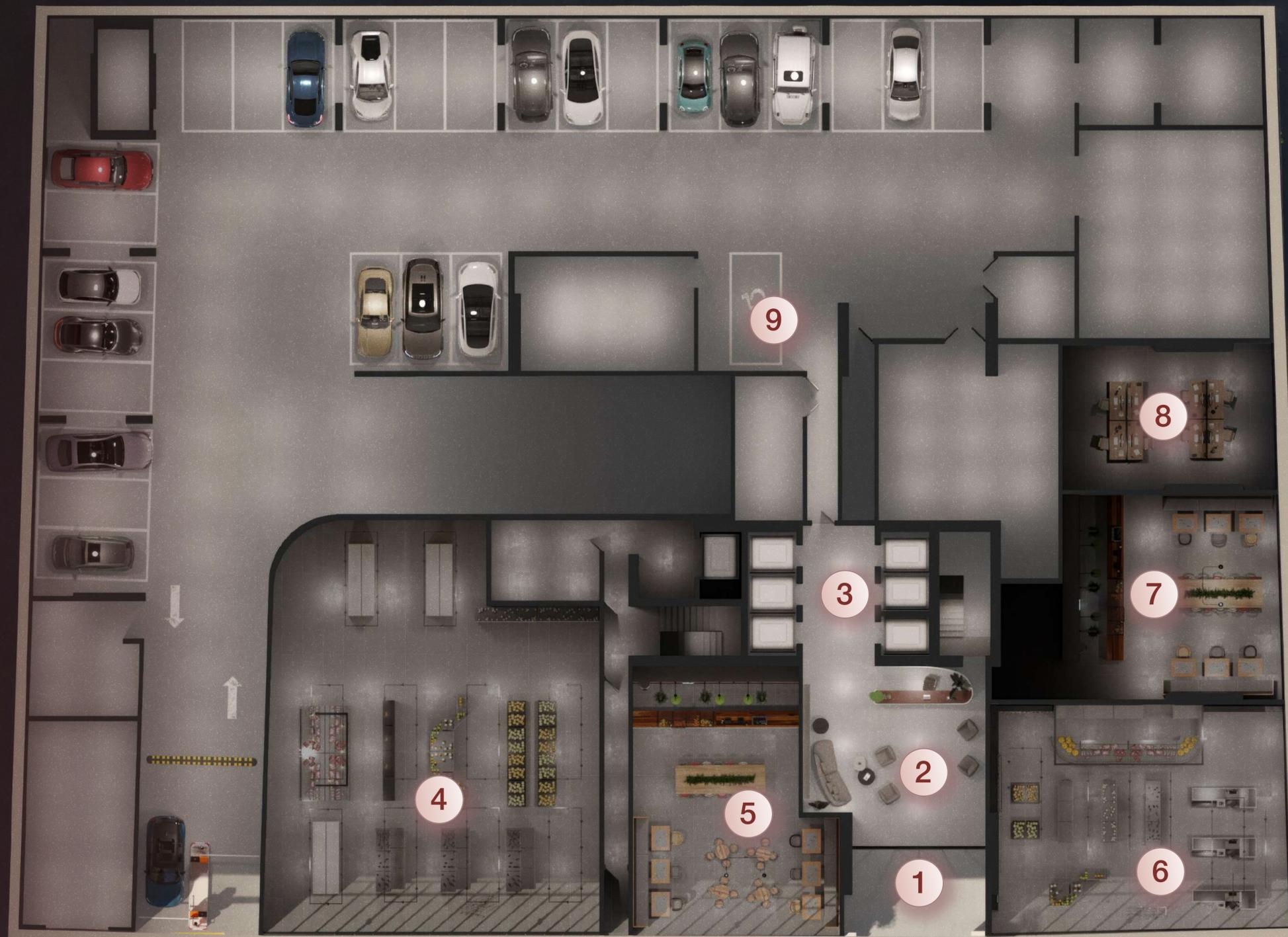


Kids Room

A colorful space designed for kids socializing and early development. All is safe and natural. With a twist of mischief

Ground Floor

- 1 Main Entrance
- 2 Main Lobby
- 3 Lift Lobby
- 4 Retail 1
- 5 Retail 2
- 6 Retail 3
- 7 Retail 4
- 8 Retail 5
- 9 v





Podium Floor

- 1** Swimming Pool
- 2** Kids Pool
- 3** Swimming pool deck area
- 4** Clubhouse
- 5** Kids Play Room
- 6** Gym & Yoga Room
- 7** VR Game Room
- 8** Male Shower & Changing Room
- 9** Female Shower & Changing Room
- 10** Disabled Toilet
- 11** Steam room
- 12** Sauna
- 13** Cinema
- 14** BBQ & Kitchen Area
- 15** Open Air Dining Area
- 16** Green Walkway with Refreshing Mist System
- 17** Outdoor Kids Play Area
- 18** Table Tennis
- 19** Outdoor Gym

THE FIFTH TOWER



1BR_G
670,70 sq.ft.

1BR_F
709,88 sq.ft.

1BR_E
845,61 sq.ft.

STUDIO_B
624,63 sq.ft.

STUDIO_A
615,26 sq.ft.

1BR_A
847,33 sq.ft.

1BR_B
845,61 sq.ft.

1BR_C
844,86 sq.ft.

1BR_D
1375,41 sq.ft.

FIRST FLOOR PLAN

THE FIFTH TOWER



TYPICAL 2-5 FLOOR PLAN

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TYPICAL 6-13 FLOOR PLAN

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TYPICAL 14-17 FLOOR PLAN

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TYPICAL 18-19 FLOOR PLAN

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TYPICAL 20-22 FLOOR PLAN

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TYPICAL 23 FLOOR PLAN

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TYPICAL 24-26 FLOOR PLAN

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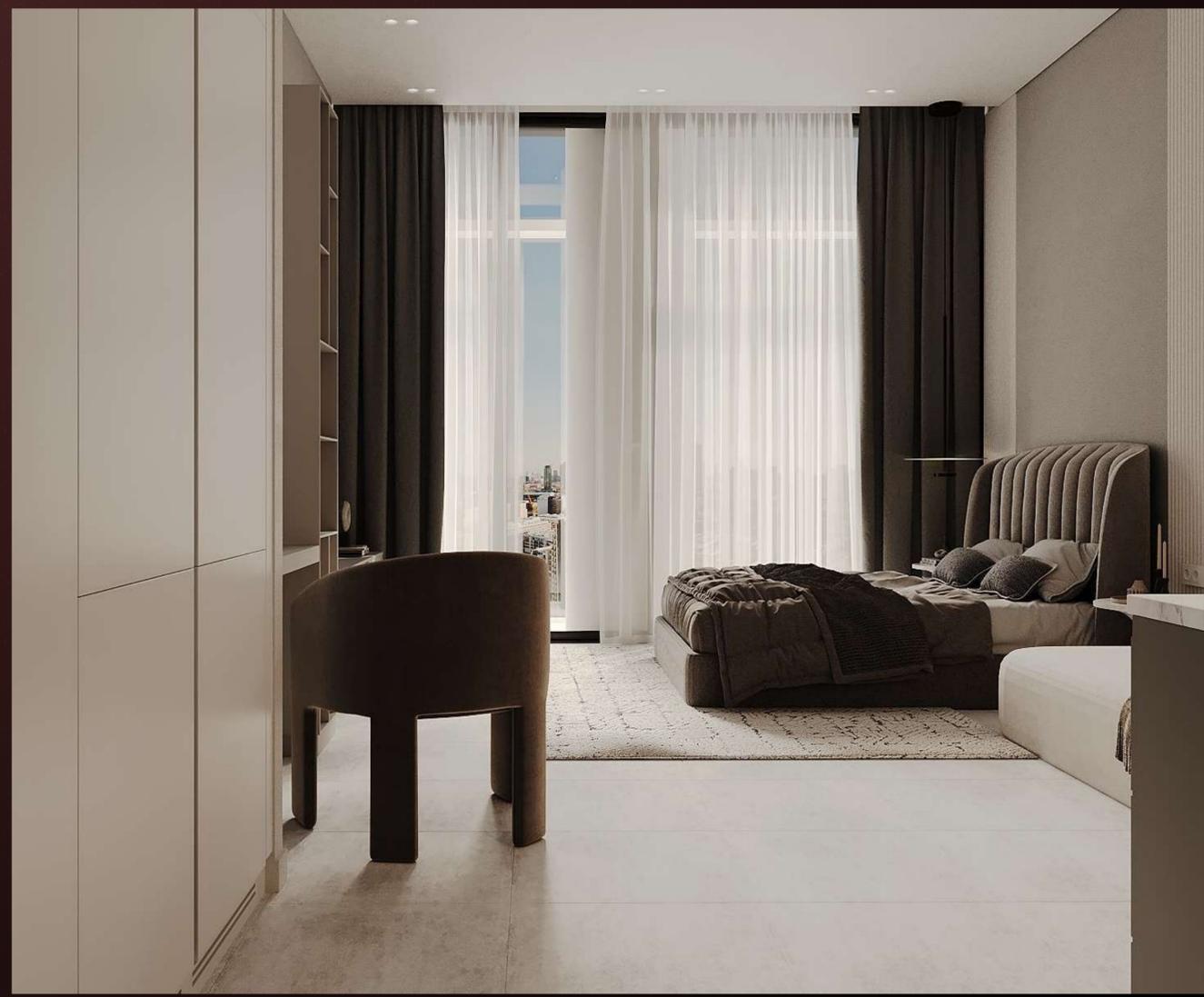
TYPICAL 27-30 FLOOR PLAN

THE F1FTH
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Studio Apartment







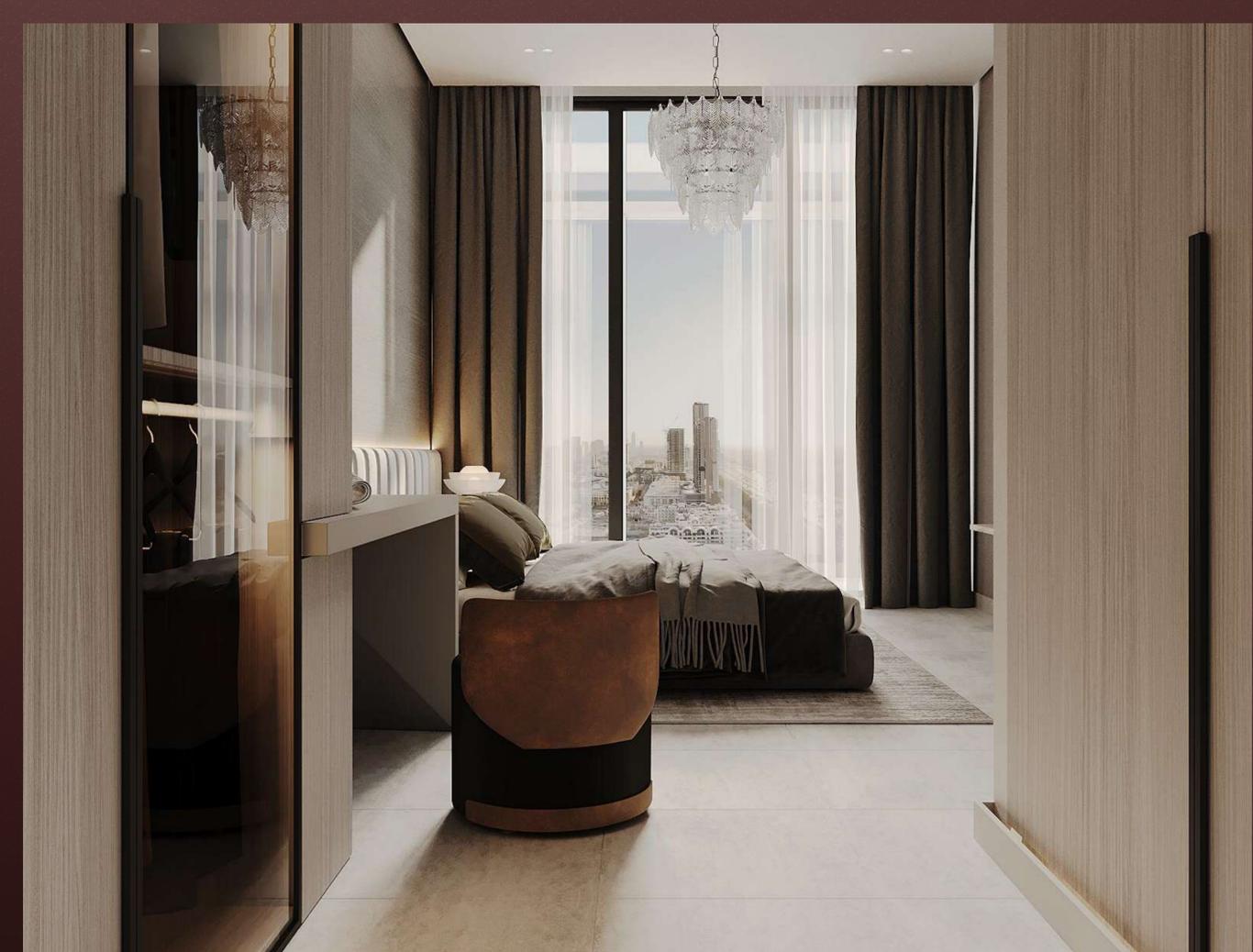


THE FIFTH
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One Bedroom
Apartment









Furnishing

Bedroom

- Wardrobe systems by the European manufacturers

Kitchen

- Kitchen cabinets
- Household appliances
 - Refrigerator
 - Microwave oven
 - Oven
 - Gas hob
 - Dishwasher
 - Built-In Hood

Bathroom

- Sanitary ware by Gala (Spain)
- Taps by leading brand Ramon Soler (Spain)
- Tiles (Türkiye)

DUBAI IS A RELIABLE CITY FOR INVESTMENT

Fastest growing country

In just 50 years, the United Arab Emirates has transformed from 7 poor emirates to one of the richest and fastest growing countries in the world, visited by millions of tourists every year

GDP Growth

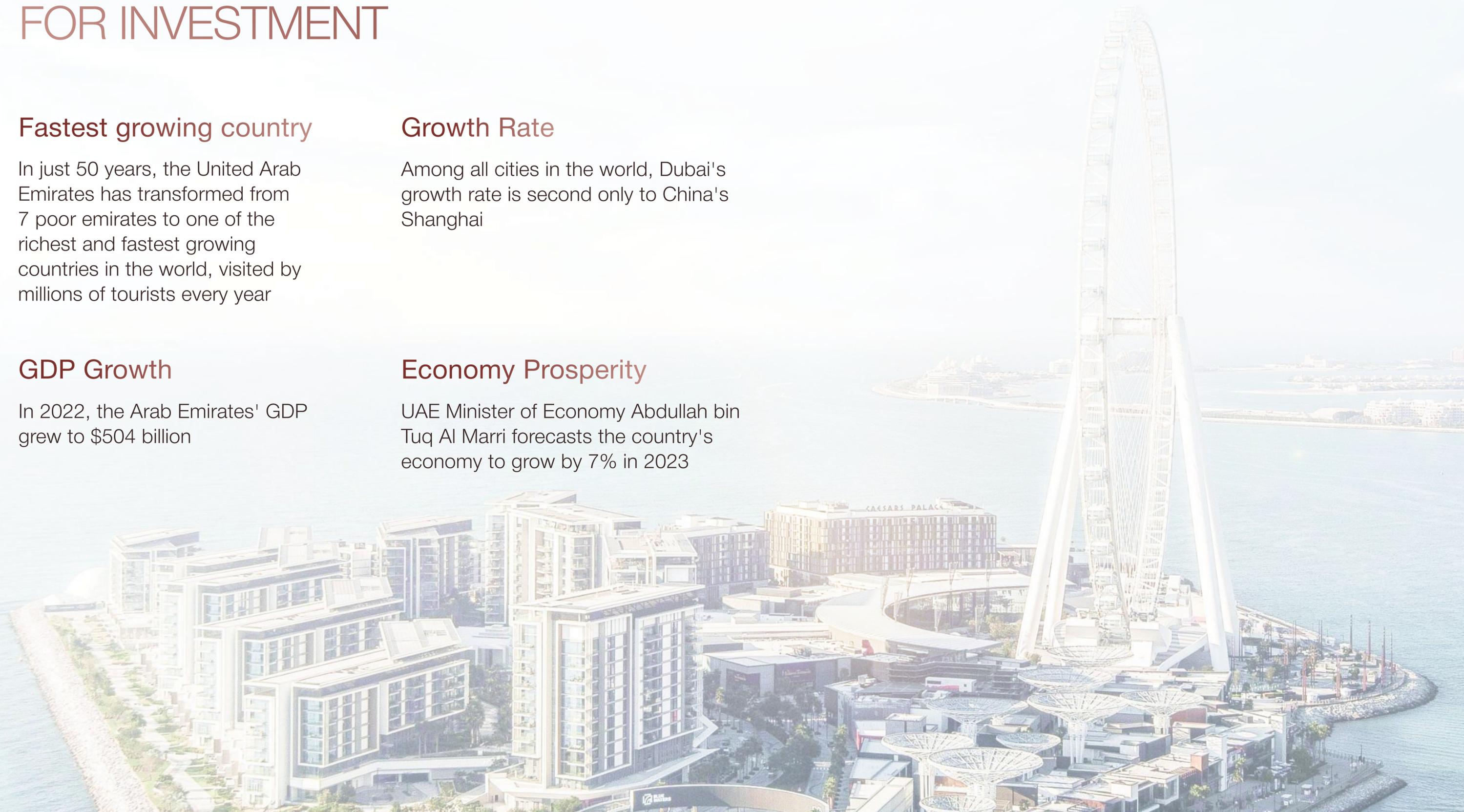
In 2022, the Arab Emirates' GDP grew to \$504 billion

Growth Rate

Among all cities in the world, Dubai's growth rate is second only to China's Shanghai

Economy Prosperity

UAE Minister of Economy Abdullah bin Tuq Al Marri forecasts the country's economy to grow by 7% in 2023



Exchange rate

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED

Resident Visa

When buying real estate for an amount of \$205,000 in Dubai you can get a resident visa for all family members

Loyal Down payment

The down payment on the purchase is only from 10-15%

Favorable installments

Property can be purchased without a mortgage thanks to favorable installments at 0% up to 5 years from developers

DUBAI BENEFITS





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:

- 1 Being in the country without restrictions
- 2 Opening a local bank account for international transactions
- 3 Medical care in the UAE's world clinics under insurance programs
- 4 Free to open and conduct business in the UAE
- 5 Ability to apply for a Schengen visa and a U.S. visa
- 6 Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries
- 7 Obtaining a local driving license, which is an international license