





# THE NEW BALANCE OF LIFE AND LEISURE

Home is where comfort and joy greet every moment. In Dubai, daily life seamlessly blends with tranquil escapes, offering serene beaches and vibrant city streets. With world-class infrastructure, a rich cultural tapestry, and luxurious amenities, Dubai is the ideal place to start your next chapter.

Lodge Residences is located in the vibrant community of Jumeirah Village Circle (JVC), perfect for family-friendly living as it combines city energy with the charm of a modern village. It offers sports fields, schools, community spaces, mosques, and lush green parks—all designed for every family member to thrive.

# JUMEIRAH VILLAGE CIRCLE

## LANDMARKS

**MALL OF EMIRATES**  
16 min

**BLUE WATERS ISLAND & DUBAI EYE**  
18 min

**PALM JUMEIRAH**  
16 min

**BURJ KHALIFA & DUBAI MALL**  
21 min

**DUBAI INTERNATIONAL AIRPORT**  
27 min

**DWC INTERNATIONAL AIRPORT**  
31 min

# LODGE RESIDENCES

BY

## Riviera





**TRANQUILITY  
MEETS  
MODERNITY**

**Lodge Residences**, a serene retreat where modern comforts meet rustic chic design. Nestled amidst Dubai's vibrant energy, this tranquil sanctuary beckons you to call it home.

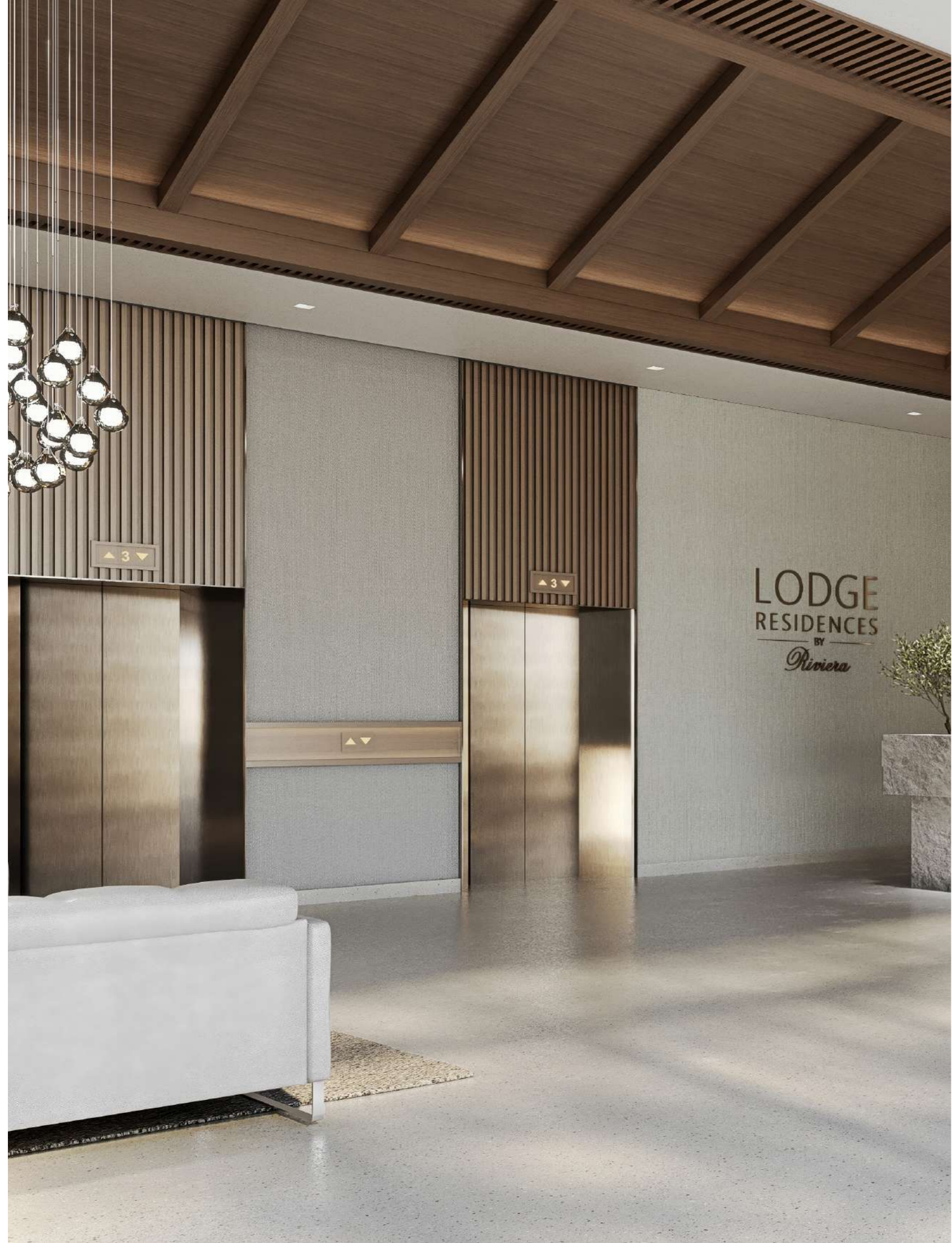




THE LOBBY

# MORE TO EVERYDAY LIVING

Step into the rustic charm of Lodge Residences, where modern comforts greet guests at every corner. The lobby, inspired by the essence of 'Lodge,' offers a balanced aesthetic, blending fresh style with spacious interiors and a warmly lit lobby.



The background of the image features a series of horizontal, wavy lines in a light beige or taupe color, set against a slightly darker beige background. The lines flow from left to right, creating a sense of movement and depth. The overall aesthetic is clean, modern, and minimalist.

**SPEND  
TIME ON  
YOURSELF**





# PLUNGE INTO COMFORT

At Lodge Residences, holistic living means no compromises. Beyond your cozy apartment, enjoy a fully equipped gym, adult and children's pools, and spacious common areas—a place to truly call your own.



THE POOL



THE GYM



**YOUR  
EVERYDAY  
ESCAPE**



# YOUR APARTMENT

Living spaces designed for comfort

The 1-bedroom apartments feature two full bathrooms and an additional study room, offering the perfect place to unwind. For those needing more space, the spacious 2-bedroom apartments include three full bathrooms and a study room, providing ample space to enjoy every moment.

THE BEDROOM



THE LIVING ROOM



# ESCAPE INTO YOUR IMAGINATION



Each apartment in Lodge Residences includes a flexible room designed to inspire creativity. Customize it to fit your needs – whether it's a study, a child's play area, a meditation room, or an AV room. The options are limitless for personalizing your space and crafting your own distinctive style.



THE STUDY



STUDY, AS PLAY ROOM

A SPACE  
CALLED YOURS





# YOUR CULINARY PLAYGROUND



The kitchen features built-in appliances, premium polished surfaces, and a dedicated beverage cooler. Every detail is thoughtfully placed within easy reach, designed to match your aesthetic preferences.



THE KITCHEN

# BUILT-IN APPLIANCES

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**BUILT-IN FRIDGE AND FREEZER**



**BUILT-IN OVEN / STOVE**



**BUILT-IN DISHWASHER**



**BUILT-IN BEVERAGE COOLER**



**BUILT-IN WASHING MACHINE**



EN SUITE BATHROOM

## ALWAYS A LITTLE MORE

Every 1-bedroom apartment comes with two full bathrooms, including a lavish en suite and an additional full bathroom for extra convenience. The 2-bedroom apartments feature three full bathrooms, ensuring that everyone in the household enjoys their own private space.



EN SUITE BATHROOM  
WITH WALK-IN CLOSET



# SMART HOME LIVING



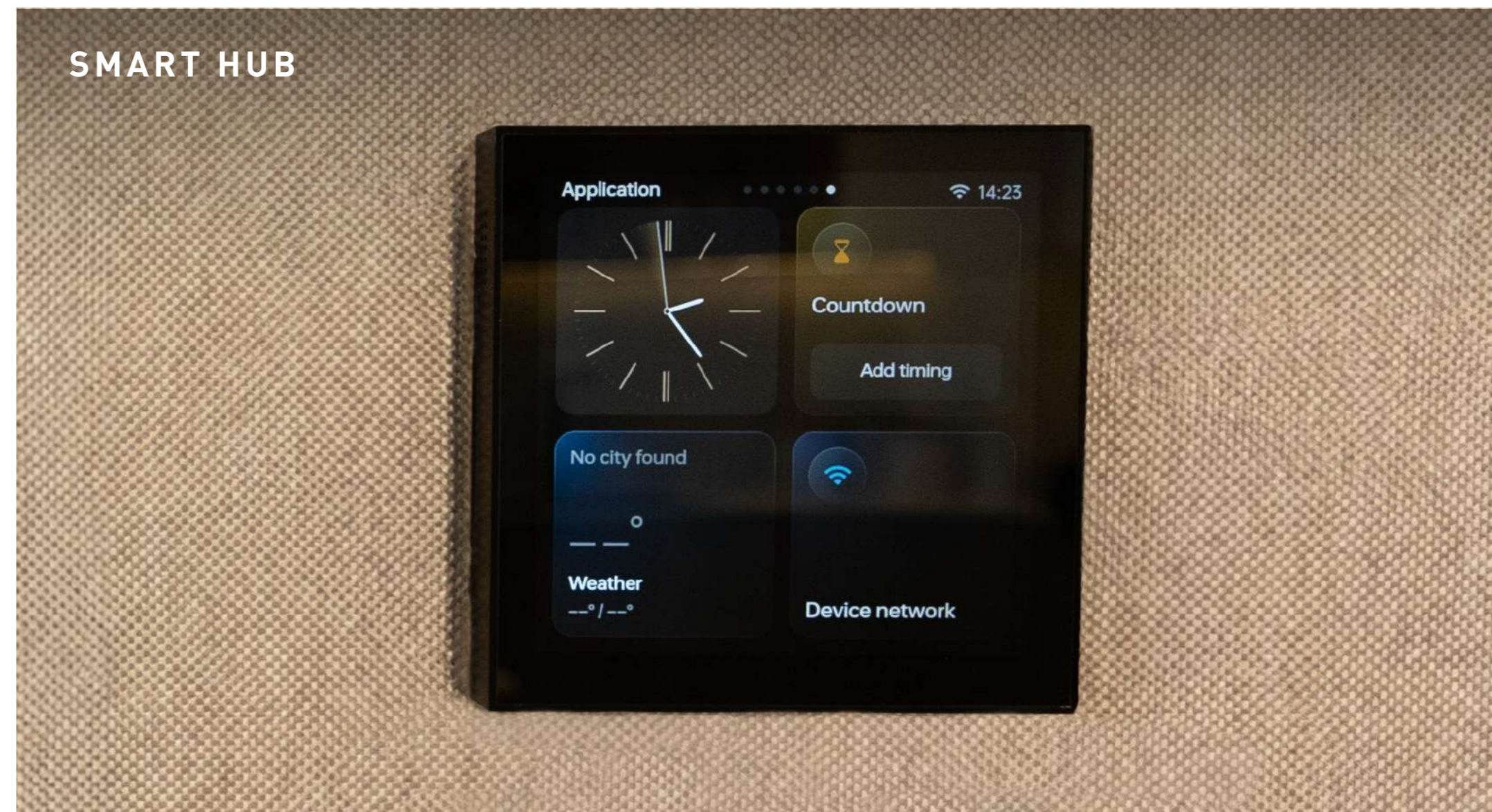
# HOME AUTOMATION

Lodge Residences blends nature and technology. With a smart hub and thermostat, residents can easily control their home's environment. Stylish smart switches offer both beauty and functionality. Each apartment has a smart lock system, providing comfort and security for all belongings.

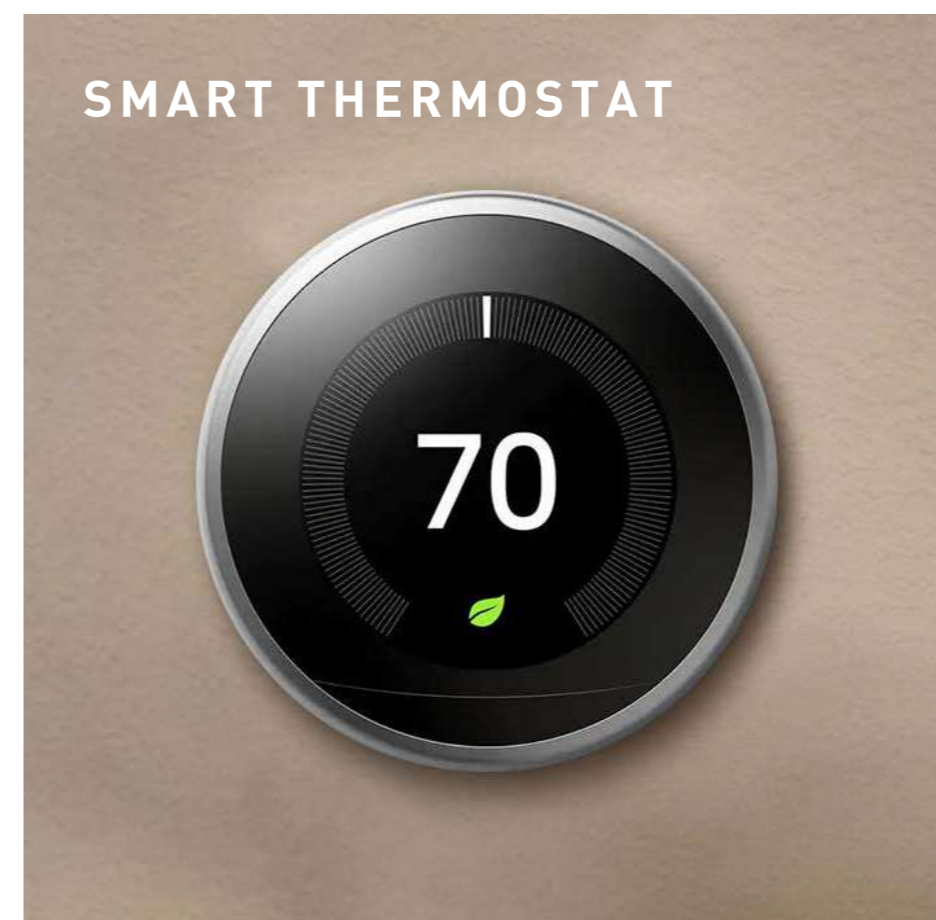




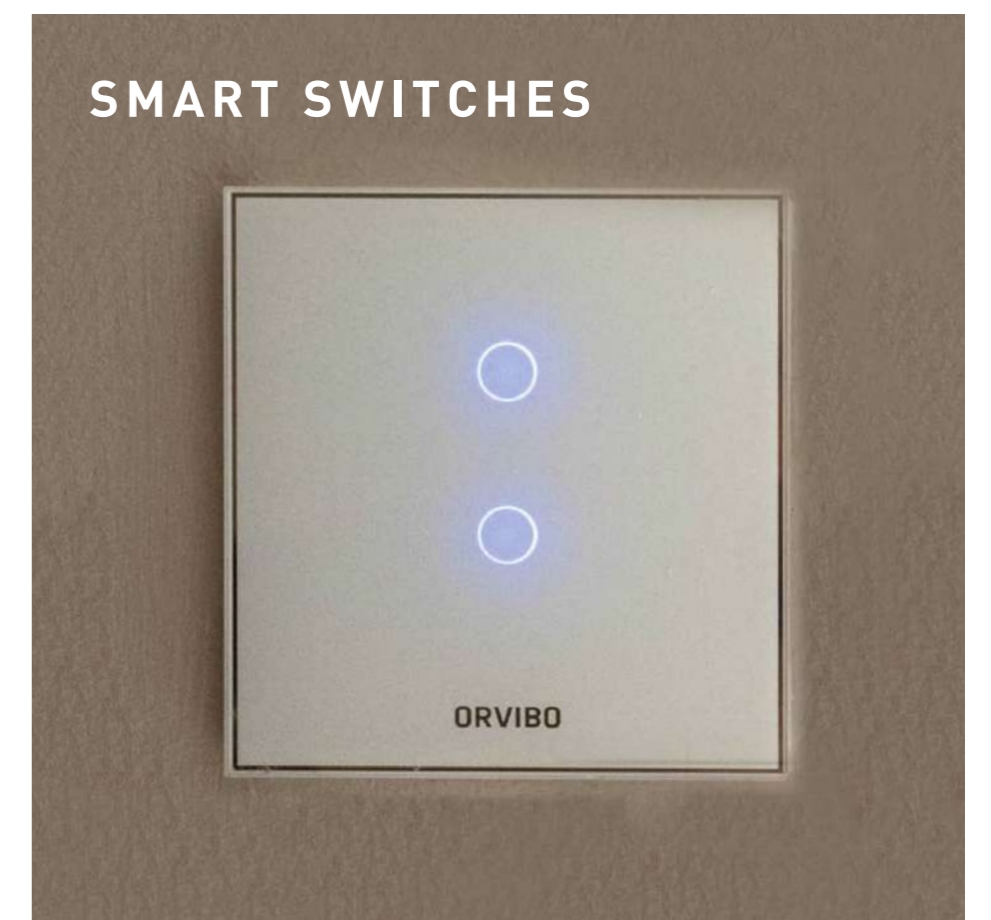
SMART LOCK



SMART HUB



SMART THERMOSTAT



SMART SWITCHES

# FLOOR PLANS

# 1<sup>ST</sup> FLOOR PLAN

No.	Type	Suite	Balcony	Total
01	1A	865	168	1,033
02	1A	866	68	934
03	1A	862	154	1,016
04	1A	866	69	935
05	1A	864	68	932
06	2B	1,371	91	1,462
07	2A	1,391	91	1,482
08	1A	863	84	947
09	1A	871	84	955
10	1B	926	67	993

**Disclaimer:**

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- (7) Apartments are sold as unfurnished apartments, without furniture, furnishings, etc.



ROAD VIEW

STREET VIEW

# TYPICAL FLOOR PLAN

## (2<sup>ND</sup>- 4<sup>TH</sup> FLOORS)



No.	Type	Suite	Balcony	Total
01	1A	867	75	942
02	1A	866	68	934
03	1A	864	74	938
04	1A	866	68	934
05	1A	864	68	932
06	2B	1,371	91	1,462
07	2A	1,391	91	1,482
08	1B	918	83	1,001
09	1A	863	84	947
10	1B	926	83	1,009
11	1A	871	84	955
12	1B	926	67	993

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STREET VIEW

ROAD VIEW

# 5<sup>TH</sup> FLOOR PLAN

No.	Type	Suite	Balcony	Total
01	1A	866	75	941
02	2C	1,184	536	1,720
03	1A	864	74	938
04	2D	1,358	2,148	3,506
05	2E	1,176	701	1,877
06	1B	918	83	1,001
07	1B	926	83	1,009
08	2F	1,618	389	2,007

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STREET VIEW

ROAD VIEW



# UNIT PLANS

# 1 BED APARTMENTS TYPE A

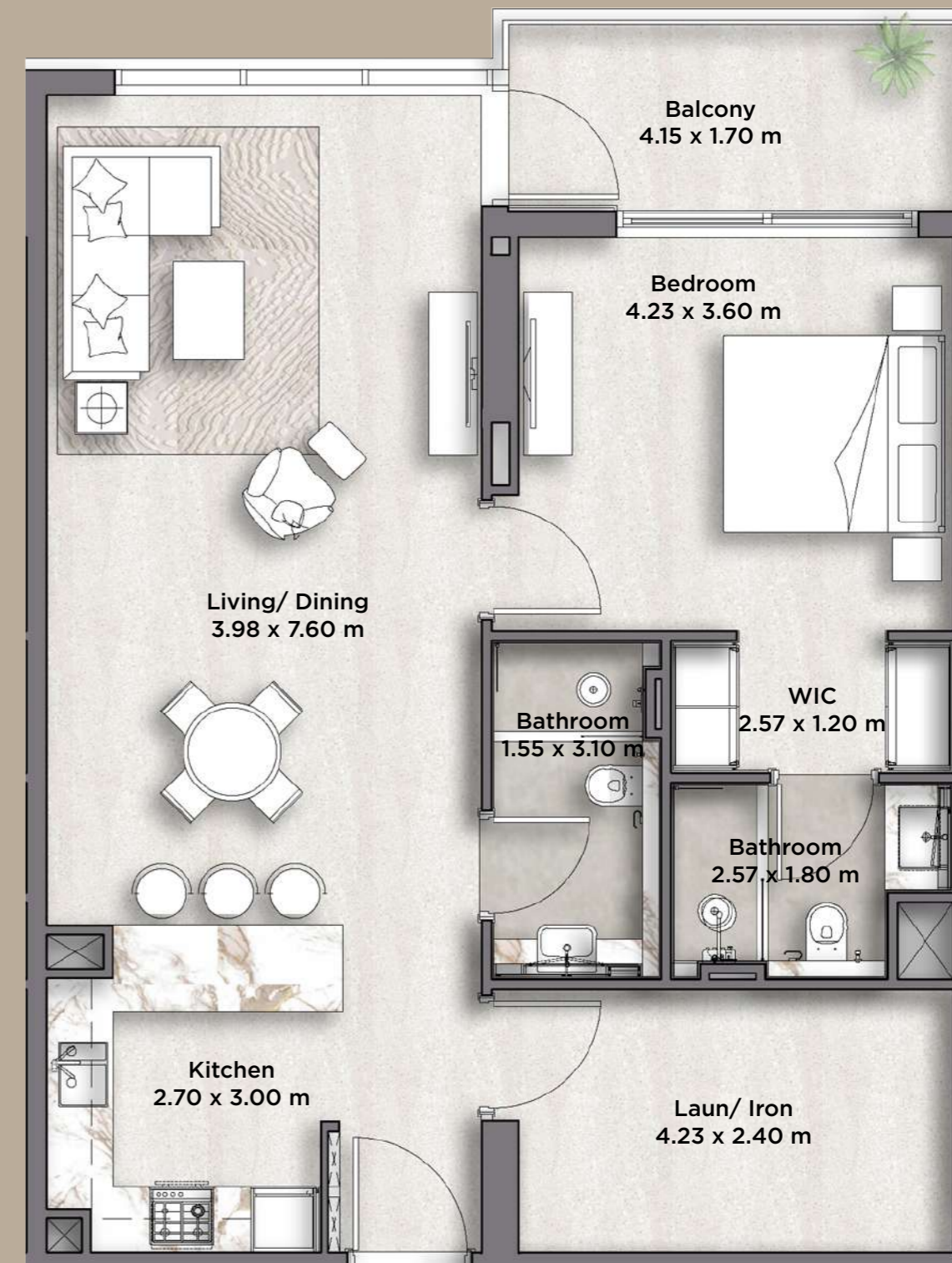
	Sq.Meter	Sq.Feet
Suite	80.17	863
Balcony	7.85	84
<b>Total</b>	<b>88.02</b>	<b>947</b>



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# 1 BED APARTMENTS TYPE B

	Sq.Meter	Sq.Feet
Suite	86.07	926
Balcony	7.70	83
<b>Total</b>	<b>93.77</b>	<b>1,009</b>

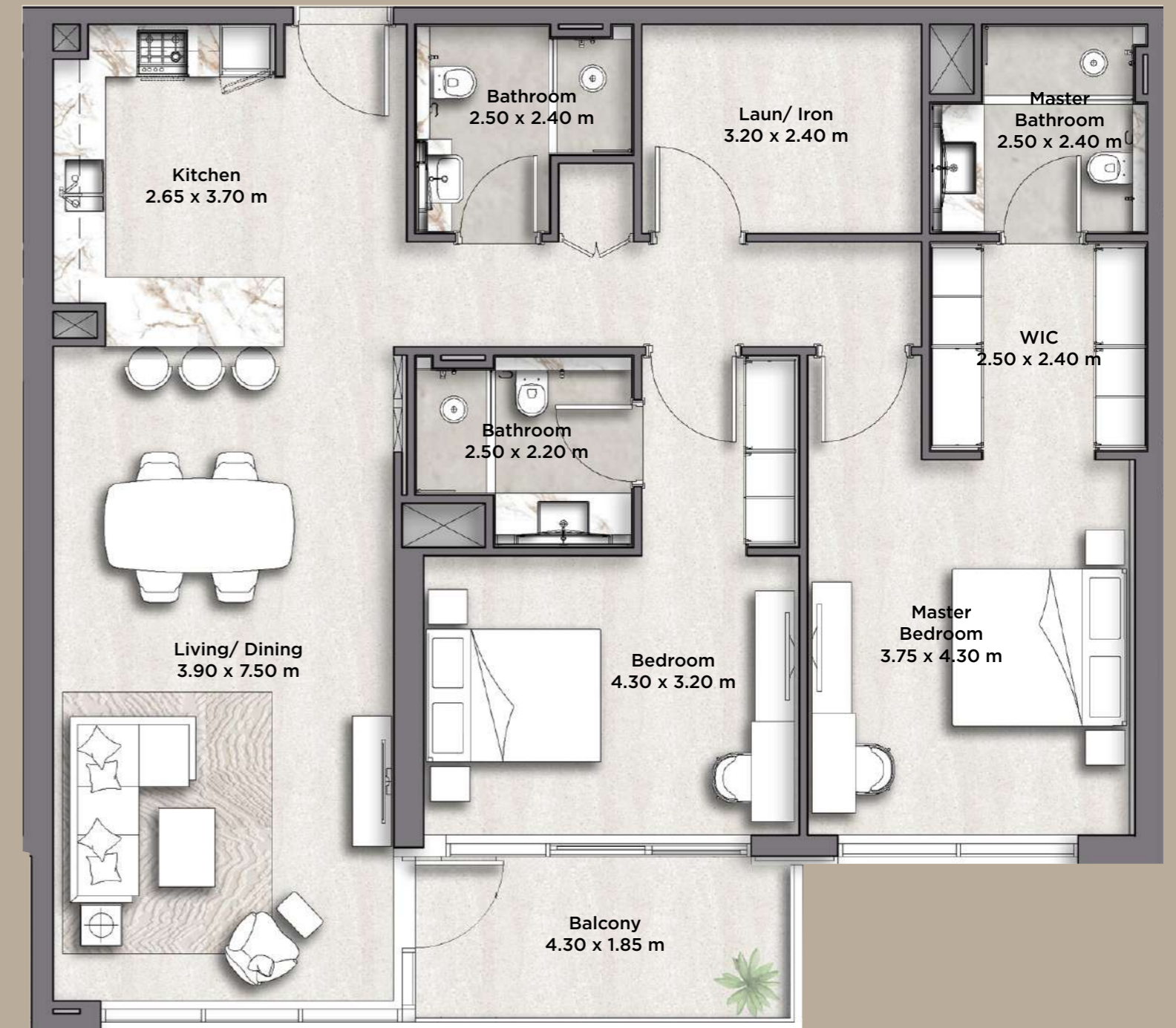


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# 2 BED APARTMENTS TYPE A

	Sq.Meter	Sq.Feet
Suite	129.25	1,391
Balcony	8.43	91
<b>Total</b>	<b>137.68</b>	<b>1,482</b>



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# 2 BED APARTMENTS TYPE B

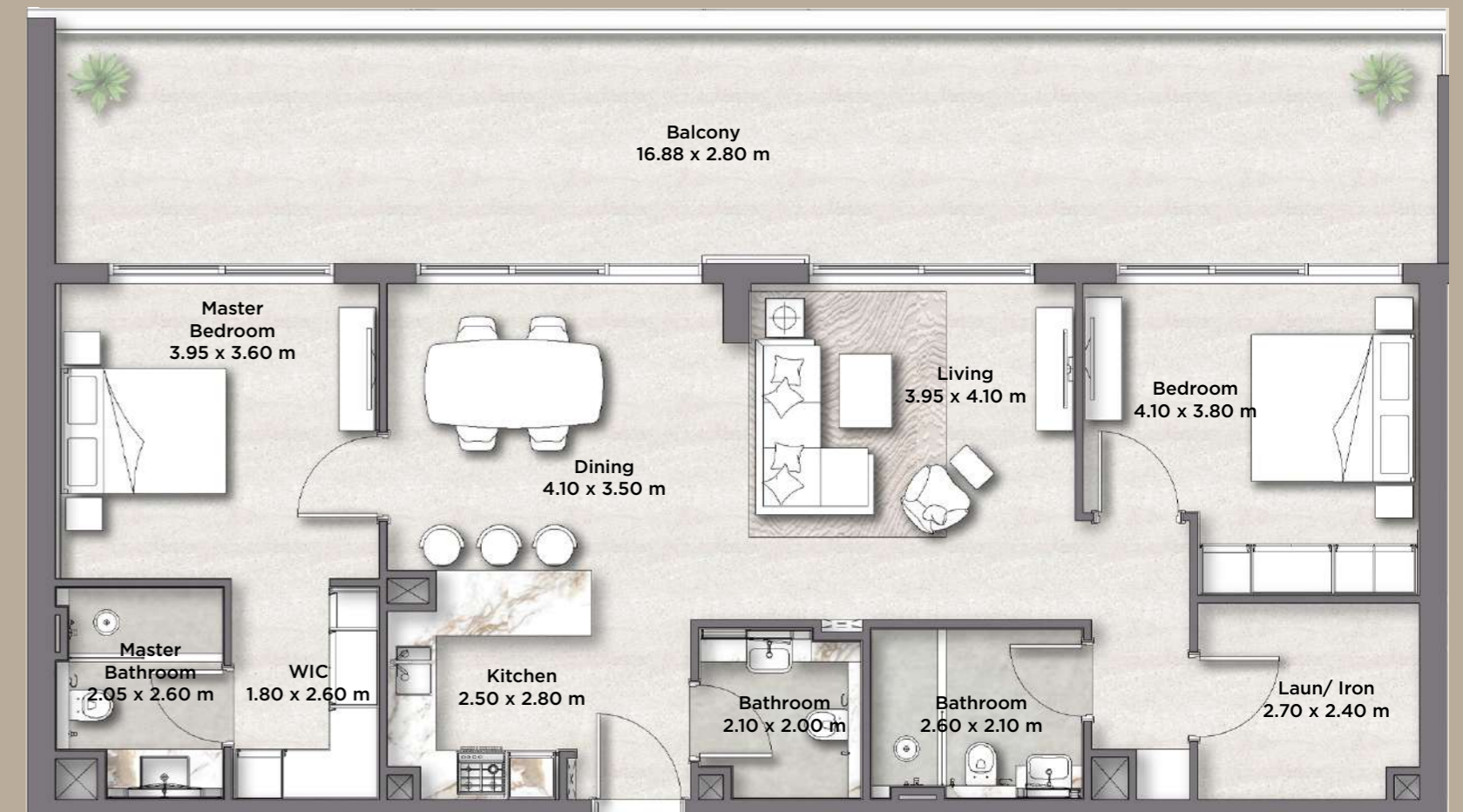
	Sq.Meter	Sq.Feet
Suite	127.40	1,371
Balcony	8.43	91
<b>Total</b>	<b>135.83</b>	<b>1,462</b>



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# 2 BED APARTMENTS TYPE C

	Sq.Meter	Sq.Feet
Suite	110.01	1,184
Balcony	49.75	536
<b>Total</b>	<b>159.76</b>	<b>1,720</b>



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# 2 BED APARTMENTS TYPE D

	Sq.Meter	Sq.Feet
Suite	126.12	1,358
Balcony	199.53	2,148
Total	325.65	3,506



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# 2 BED APARTMENTS TYPE E

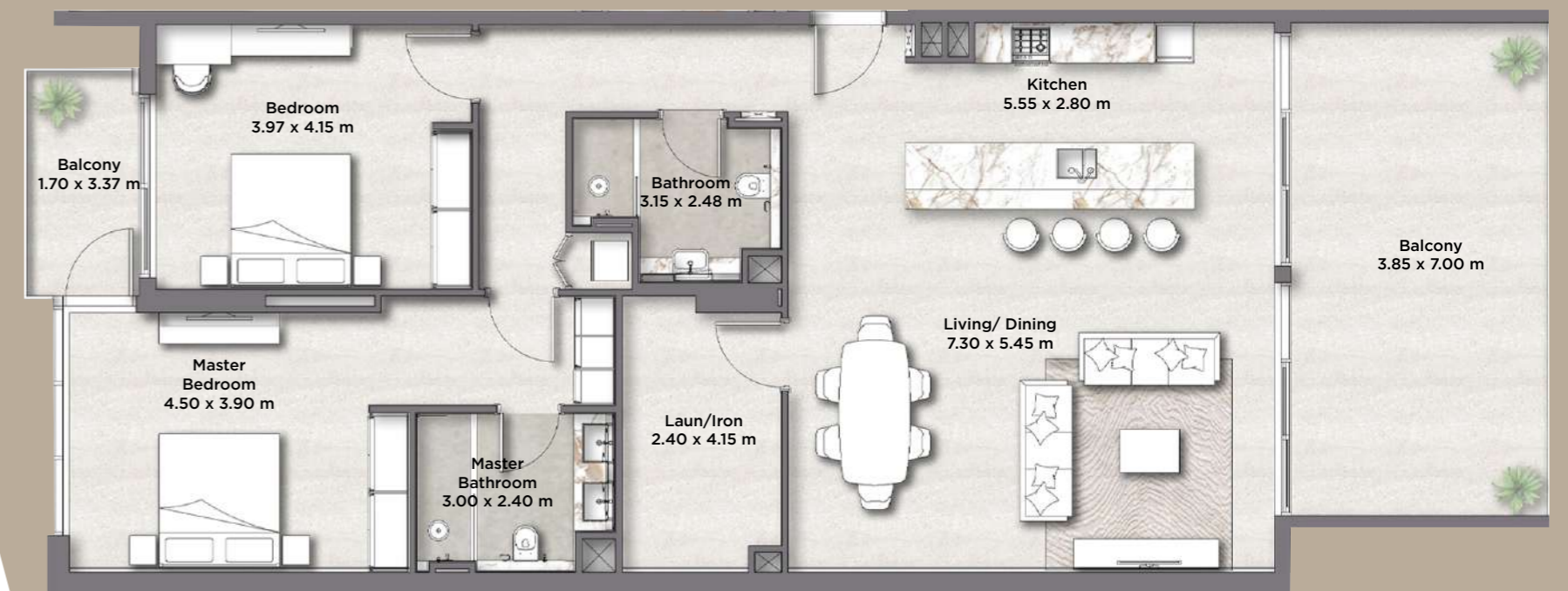
	Sq.Meter	Sq.Feet
Suite	109.22	1,176
Balcony	65.09	701
<b>Total</b>	<b>174.31</b>	<b>1,877</b>



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# 2 BED APARTMENTS TYPE F

	Sq.Meter	Sq.Feet
Suite	150.28	1,618
Balcony	36.18	389
<b>Total</b>	<b>186.46</b>	<b>2,007</b>



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# ABOUT US



*Riviera*

GROUP

Riviera Group is a renowned bespoke property developer with an impressive roster of developments across Dubai including La Riviera Tower in Dubai Marina and La Riviera Apartments in Jumeirah Village Circle.

Since 2002, Riviera Group has constructed around 1.9 million square feet and successfully delivered over 1,200+ units in Dubai. Each project is designed to match people's lifestyles, offering ease, comfort, and a sense of security.





## PROJECTS IN JUMEIRAH VILLAGE CIRCLE

01. La Riviera Estates,  
Mediterranean Villas

02. La Riviera Estates,  
The Cote D'azur Apartments

03. La Riviera Apartments

04. La Riviera Azure

05. Riviera Chalet



