



# Q GARDENS

LOFT 2

“JUMEIRAH VILLAGE CIRCLE”



[www.aysdevelopers.ae](http://www.aysdevelopers.ae)





WELCOME TO  
**Q GARDEN LOFT 2**  
by AYS





A leading property developer in Dubai, aspiring to develop astonishing and long-lasting properties, by offering prime locations, elegant designs, top quality materials, world-class amenities, and amazing value for money by keeping the prices competitive.





A modern living room interior. A curved, light-colored sofa is the central piece of furniture, adorned with three matching cushions. In front of it is a low, round glass coffee table with a white marble base. On the table are several decorative items: a vase with white flowers, a small white vase, a stack of books, and a small bowl. To the right of the sofa is a large, leafy green plant in a cylindrical, ribbed pot. Above the sofa hangs a chandelier with a metal frame and crystal accents. The background wall is light-colored with vertical panels. The floor is dark with a geometric pattern.

IT'S ALL ABOUT THE LITTLE LUXURIES.











# Q GARDENS LOFTS 2

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Welcomed into a realm of unparalleled comfort and convenience, with an array of amazing amenities that redefine urban living. From a podium oasis with panoramic city views to state-of-the-art fitness facilities, every detail is thoughtfully curated to elevate the resident experience to new heights.







## JUMEIRAH VILLAGE CIRCLE

Community Features:

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- The 5-stars FIVE Jumeirah Village Hotel.
- Bus stops.
- Circle Community Park.
- COFFEE SHOP & Restaurant.
- Grocery shops -ATM Banks.
- Kindergartens
- JSS International School.





**LOCATED IN THE JVC,**  
Near the entrances and exits of the JVC.





"YOGA IS THE DANCE OF EVERY CELL WITH  
THE MUSIC OF EVERY BREATH THAT CREATES  
INNER SERENITY AND HARMONY."









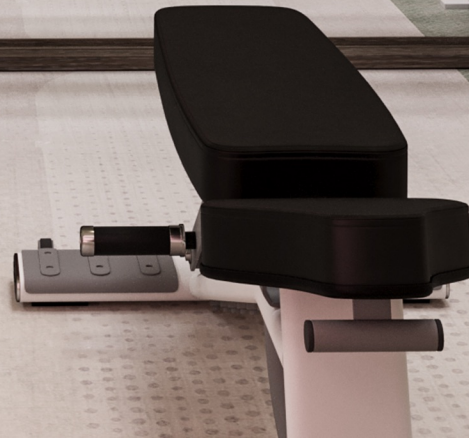


# GYM





YOUR ONLY  
LIMIT  
IS YOUR





YOUR ONLY  
LIMIT  
IS YOUR  
MIND











# AMENITIES

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- BERTOLOTTA Porte Doors (ITALY)
- Floor to ceiling panoramic windows
- Villeroy & Boch / Grohe sanitaryware
- Siemens electric appliances



# TIMELESS DESIGN

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The exquisite design of this project is a testament to the unparalleled artistry of the renowned designer **Aleena Waqas**.

With a visionary approach, Waqas has seamlessly blended modern aesthetics with timeless elegance, creating a residential masterpiece that transcends contemporary expectations.







## EVER-LASTING QUALITY

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The apartments within this residential gem boast an unparalleled level of refinement, owing to the meticulous selection of top-quality materials and appliances from distinguished European brands. The interiors are adorned with an opulent palette of materials, including imported marble, rich hardwoods, and polished metals, sourced to embody both durability and aesthetic splendor.













## EXQUISITE LIVING

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- Furnished Kitchens (Italy)
- High Ceiling
- Bertolotto Porte Doors (Italy)
- Floor-to-Ceiling Panoramic Windows
- Backsplash & Countertop by Michelangelo (Italy)
- Schneider Switches & Sockets
- Villeroy & Boch / Grohe Sanitaryware
- Siemens Electric Appliances



## ENTERTAINMENT FACILITIES

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- Entertainment Arcade Game Room (Billiards, Table Tennis, Golf Simulator)
- Rooftop Sky Garden Lounge Area.
- Business Lounge/Co-working Spaces. with Conference Room, Espresso Bar & Panoramic City View.

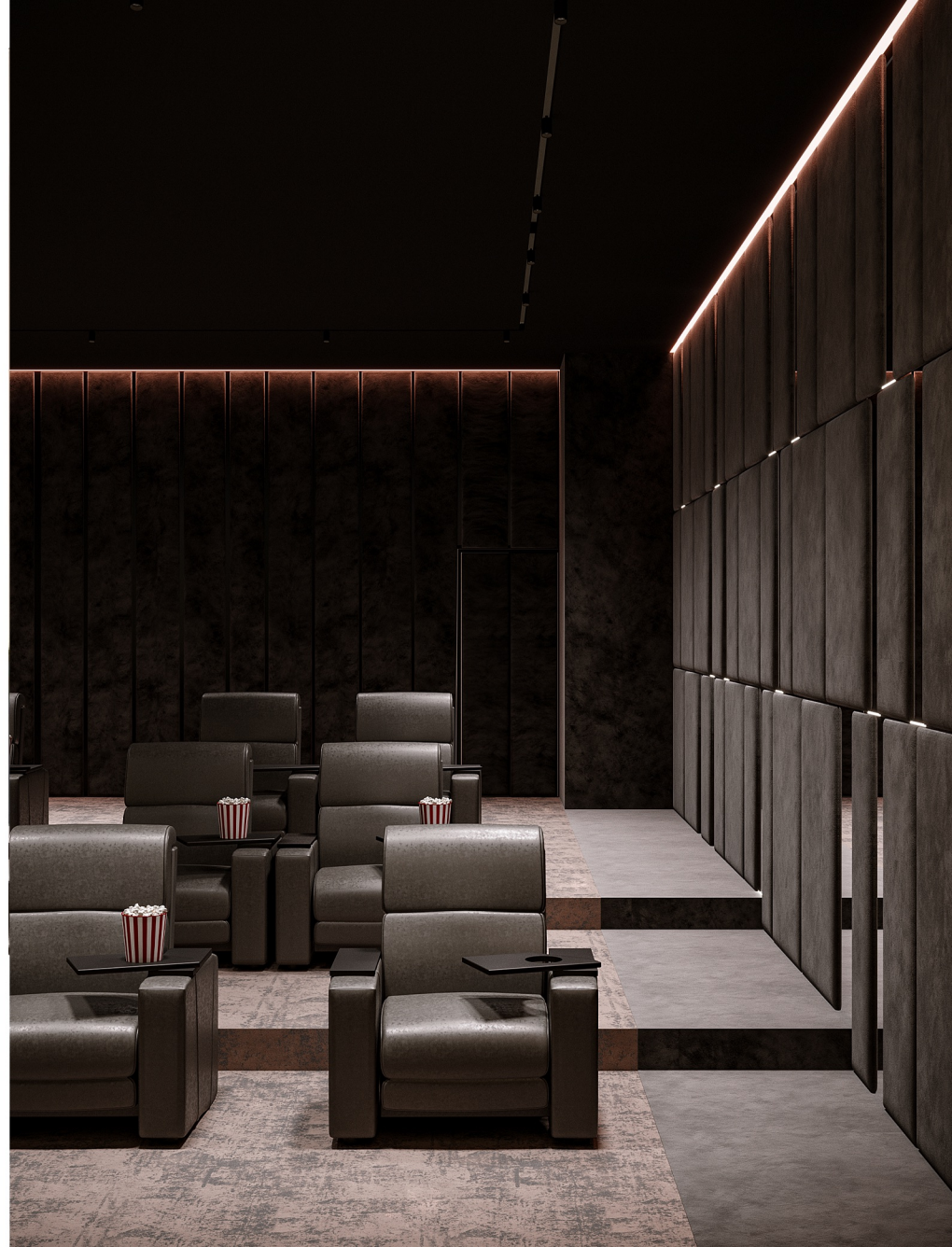




# CINEMA

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- Cinema room for residents
- Barbeque & grill area
- Rooftop sky garden lounge area.







# JACUZZI

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- 4 Outdoor Jacuzzi
- Rock waterfall
- Infinity heated pool
- Steam & Sauna Area











Eat  
Sleep  
Train  
Repeat







## STATE OF THE ART GYM

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- State of the art gym.
- Cycling Studio.
- Indoor tropical yoga /  
Meditation zen lounge.









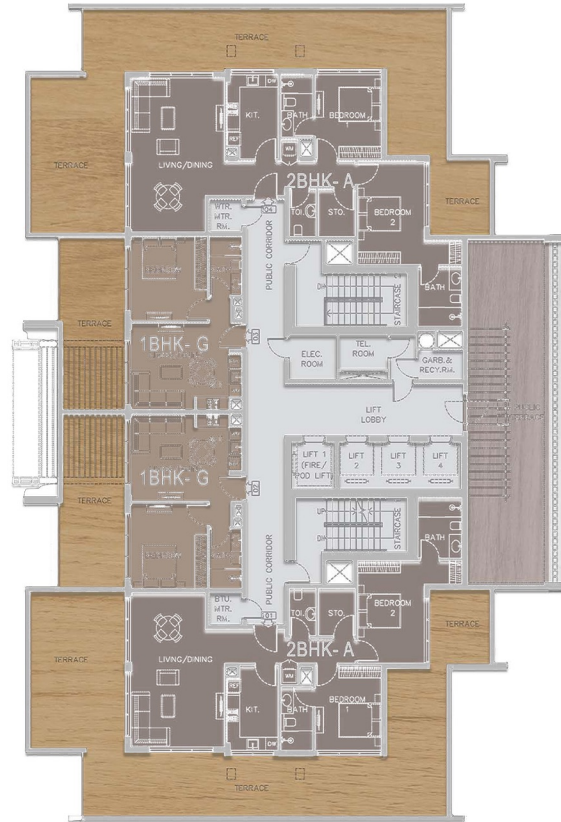


# FLOOR PLANS



# 18th Floor

## 4 Apartments Units



-  CIRCULATION ممرات الحركة
-  ONE BEDROOM غرفتين و صالة
-  TWO BEDROOM غرفة و صالة
-  TERRACE تراس
-  PUBLIC TERRACE تراس عام

### 18TH FLOOR

### الطابق الثامن عشر

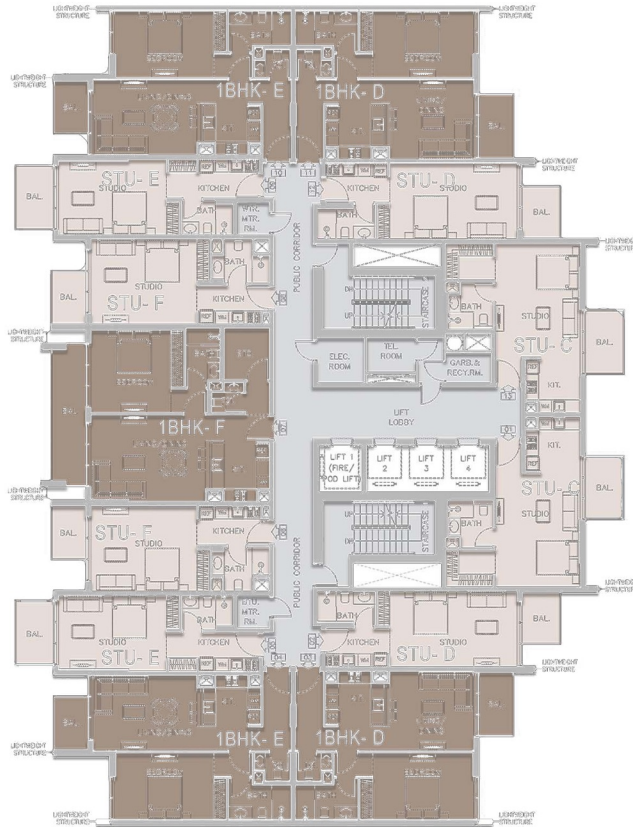
APARTMENT UNITS: 4

4 عدد الشقق السكنية



# Typical 2nd to the 17th floor

13 Apartment units.



- CIRCULATION ممرات الحركة
- ONE BEDROOM غرفة وصاله
- STUDIO استديو

TYPICAL 2ND TO 17TH FLOOR

الطابق المتكرر





## STUDIO - A

41.58 SQ.M - 447.6 SQ.FT

INTERIOR 33.5 SQ.M - 360.61 SQ.F

BALCONY 8.08 SQ.M - 86.99 SQ.F

LOCATION FIRST FLOOR

- |   |             |               |
|---|-------------|---------------|
| 1 | BEDROOM     | غرفة نوم      |
|   | LIVING ROOM | غرفة معيشة    |
| 2 | KITCHEN     | مطبخ          |
| 3 | WARDROBE    | خزانة الملابس |
| 4 | BATHROOM    | حمام          |
| 5 | BALCONY     | شرفة          |

## استديو - A

مترمربع ٤١,٥٨ - قدم مربع ٤٤٧,٦

المساحة الداخلية ٣٣,٥ مترمربع ٣٣٠,٧ - قدم مربع ٣٣٠,٥

مساحة الشرفة ٨٠,٨ مترمربع ٨٦,٩٩ - قدم مربع ٨٠,٨

الموقع الطابق الاول







## STUDIO - B

49.65 SQ.M - 534.39 SQ.FT

INTERIOR 34.42 SQ.M - 370.42 SQ.F

BALCONY 15.23 SQ.M - 163.97 SQ.F

LOCATION FIRST FLOOR

- |   |             |               |
|---|-------------|---------------|
| 1 | BEDROOM     | غرفة نوم      |
|   | LIVING ROOM | غرفة معيشة    |
| 2 | KITCHEN     | مطبخ          |
| 3 | WARDROBE    | خزانة الملابس |
| 4 | BATHROOM    | حمام          |
| 5 | BALCONY     | شرفة          |

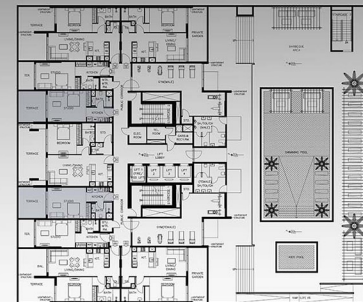
## استديو - B

٥٣٤,٣٩ مترمربع - ٤٩,٦٥ قدم مربع

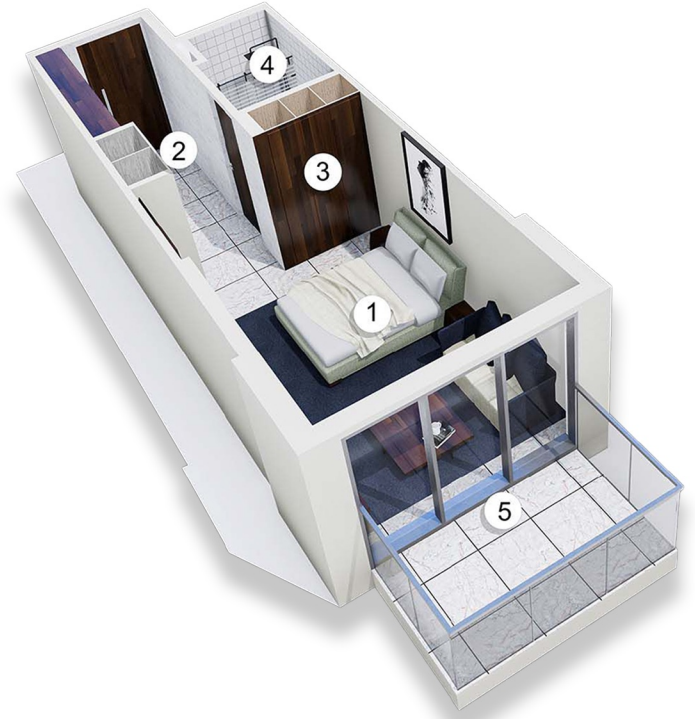
المساحة الداخلية ٣٤,٤٢ مترمربع - ٣٧,٤٢ قدم مربع

مساحة الشرفة ١٥,٢٣ مترمربع - ١٦٣,٩٧ قدم مربع

الموقع الطابق الأول







## STUDIO - E

39.51 SQ.M - 425.28 SQ.FT

INTERIOR 33.50 SQ.M - 360.62 SQ.F

BALCONY 6.01 SQ.M - 64.66 SQ.F

LOCATION TYPICAL FLOOR 2ND TO 17TH

- |   |             |               |
|---|-------------|---------------|
| 1 | BEDROOM     | غرفة نوم      |
|   | LIVING ROOM | غرفة معيشة    |
| 2 | KITCHEN     | مطبخ          |
| 3 | WARDROBE    | خزانة الملابس |
| 4 | BATHROOM    | حمام          |
| 5 | BALCONY     | شرفة          |

## استديو E-

متر مربع ٣٩,٥١ - قدم مربع ٤٢٥,٢٨

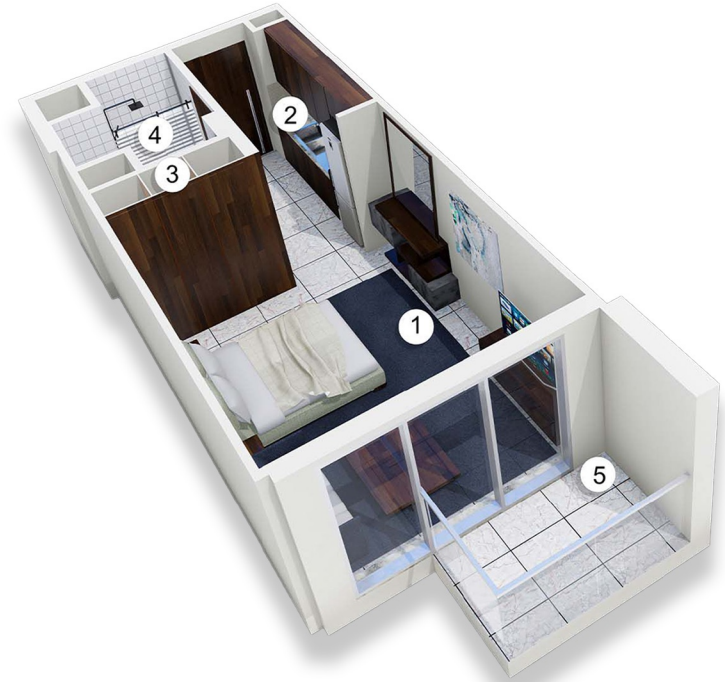
المساحة الداخلية ٣٣,٥ متر مربع - قدم مربع ٣٦٠,٦٢

مساحة الشرفة ٦,٠١ متر مربع - قدم مربع ٦٤,٦٦

الموقع الطابق المتكرر ٢-١٧







## STUDIO - F

38.69 SQ.M - 416.42 SQ.FT

INTERIOR 34.42 SQ.M - 370.41 SQ.F

BALCONY 4.27 SQ.M - 46.01 SQ.F

LOCATION TYPICAL FLOOR 2ND TO 17TH

- |   |             |               |
|---|-------------|---------------|
| 1 | BEDROOM     | غرفة نوم      |
|   | LIVING ROOM | غرفة معيشة    |
| 2 | KITCHEN     | مطبخ          |
| 3 | WARDROBE    | خزانة الملابس |
| 4 | BATHROOM    | حمام          |
| 5 | BALCONY     | شرفة          |

## استديو - F

متربمربع ٣٨,٦٩ - قدم مربع ٤١٦,٤٢

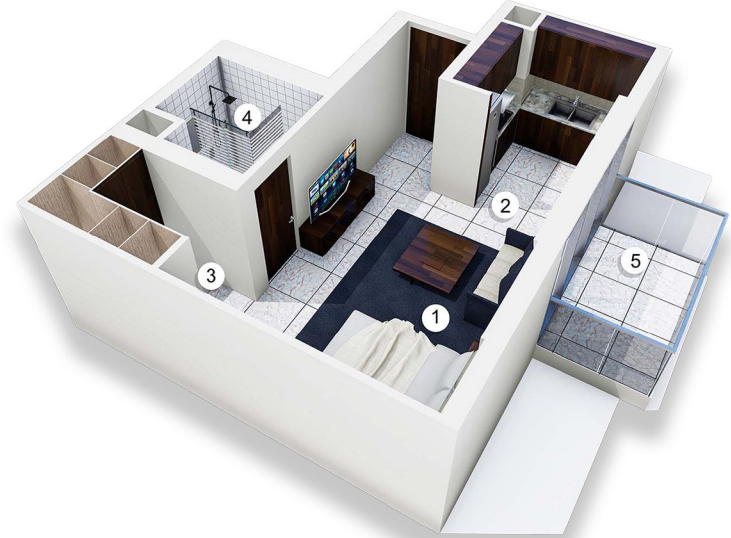
المساحة الداخلية مترمربع ٣٤,٤٢ - قدم مربع ٣٧,٤١

مساحة الشرفة مترمربع ٤,٢٧ - قدم مربع ٤٦,٠١

الموقع الطابق المتكرر ٢-١٧







## STUDIO - C

48.94 SQ.M - 526.80 SQ.FT

INTERIOR 42.84 SQ.M - 461.11 SQ.F

BALCONY 6.10 SQ.M - 65.69 SQ.F

LOCATION TYPICAL FLOOR 2ND TO 17TH

- |   |             |               |
|---|-------------|---------------|
| 1 | BEDROOM     | غرفة نوم      |
|   | LIVING ROOM | غرفة معيشة    |
| 2 | KITCHEN     | مطبخ          |
| 3 | WARDROBE    | خزانة الملابس |
| 4 | BATHROOM    | حمام          |
| 5 | BALCONY     | شرفة          |

## استديو - C

٥٢٦,٨ مترمربع - ٤٨,٩٤ قدم مربع

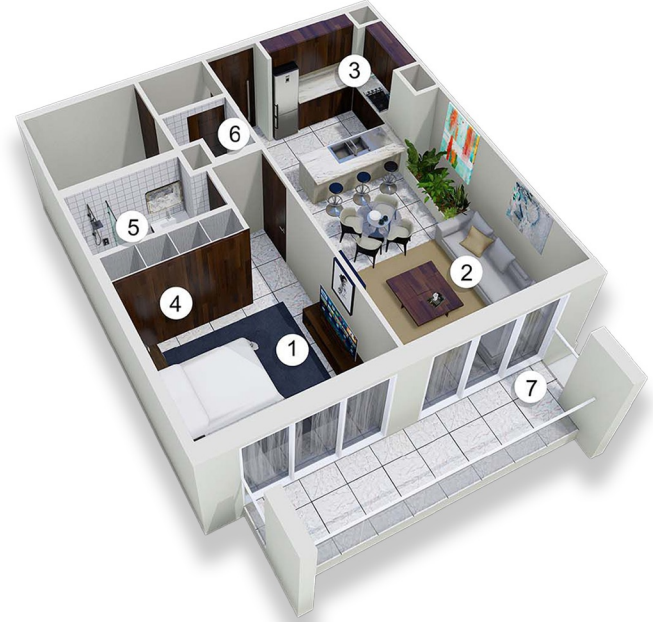
المساحة الداخلية ٤٢,٨٤ مترمربع - ٤٦١,١١ قدم مربع

مساحة الشرفة ٦,١٠ مترمربع - ٦٥,٦٩ قدم مربع

الموقع الطابق المتكرر ٢-١٧







## ONE BEDROOM - F

80.38 SQ.M - 865.18 SQ.FT

INTERIOR 69.76 SQ.M - 750.91 SQ.F

BALCONY 10.62 SQ.M - 114.27 SQ.F

LOCATION TYPICAL FLOOR 2ND TO 17TH

- |   |             |               |
|---|-------------|---------------|
| 1 | BEDROOM     | غرفة نوم      |
| 2 | LIVING ROOM | غرفة معيشة    |
| 3 | KITCHEN     | مطبخ          |
| 4 | WARDROBE    | خزانة الملابس |
| 5 | BATHROOM    | حمام          |
| 6 | TOILET      | تواليت        |
| 7 | BALCONY     | شرفة          |

## غرفة وصالة - F

مترمربع ٨٠,٣٨ - قدم مربع ٨٦٥,١٨

المساحة الداخلية مترمربع ٦٩,٧٦ - قدم مربع ٧٥٠,٩١

مساحة الشرفة مترمربع ١٠,٦٢ - قدم مربع ١١٤,٢٧

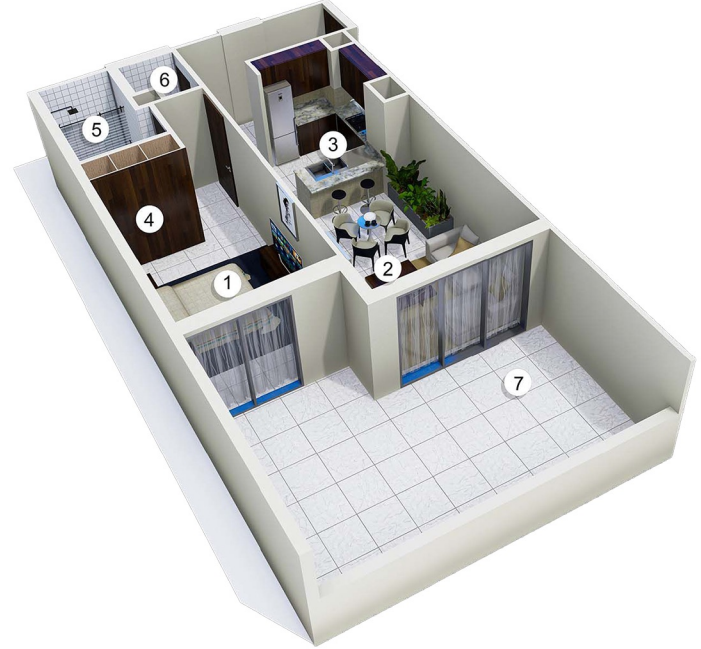
الموقع الطابق المتكرر ٢-١٧





1 Bedroom





## ONE BEDROOM - B

91.13 SQ.M - 980.89 SQ.FT

INTERIOR 61.24 SQ.M - 659.14 SQ.F

BALCONY 29.89 SQ.M - 321.75 SQ.F

LOCATION FIRST FLOOR

- |   |             |               |
|---|-------------|---------------|
| 1 | BEDROOM     | غرفة نوم      |
| 2 | LIVING ROOM | غرفة معيشة    |
| 3 | KITCHEN     | مطبخ          |
| 4 | WARDROBE    | خزانة الملابس |
| 5 | BATHROOM    | حمام          |
| 6 | TOILET      | تواليت        |
| 7 | BALCONY     | شرفة          |

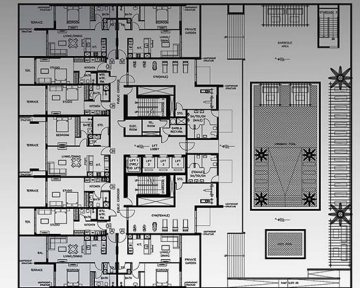
## غرفة وصالة - B

٩١,١٣ مترمربع - ٩٨٠,٨٩ قدم مربع

المساحة الداخلية مترمربع ٦١,٢٤ - قدم مربع ٦٥٩,١٤

مساحة الشرفة مترمربع ٢٩,٨٩ - قدم مربع ٣٢١,٧٥

الموقع الطابق الاول







## ONE BEDROOM - C

99.78 SQ.M - 1074.04 SQ.FT

INTERIOR 69.76 SQ.M - 750.91 SQ.F

BALCONY 30.02 SQ.M - 323.13 SQ.F

LOCATION FIRST FLOOR

- |   |             |               |
|---|-------------|---------------|
| 1 | BEDROOM     | غرفة نوم      |
| 2 | LIVING ROOM | غرفة معيشة    |
| 3 | KITCHEN     | مطبخ          |
| 4 | WARDROBE    | خزانة الملابس |
| 5 | BATHROOM    | حمام          |
| 6 | STORE       | مخزن          |
| 7 | TOILET      | تواليت        |
| 8 | BALCONY     | شرفة          |

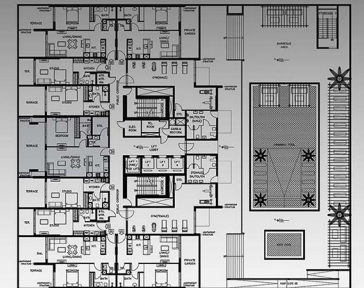
## غرفة وصالة - C

متر مربع 99,78 - قدم مربع 1074,04

المساحة الداخلية متر مربع 69,76 - قدم مربع 750,91

مساحة الشرفة متر مربع 30,02 - قدم مربع 323,13

الموقع الطابق الاول







## ONE BEDROOM - A

78.22 SQ.M - 841.95 SQ.FT

INTERIOR 59.68 SQ.M - 642.38 SQ.F

BALCONY 18.54 SQ.M - 199.57 SQ.F

LOCATION FIRST FLOOR

- |   |             |               |
|---|-------------|---------------|
| 1 | BEDROOM     | غرفة نوم      |
| 2 | LIVING ROOM | غرفة معيشة    |
| 3 | KITCHEN     | مطبخ          |
| 4 | WARDROBE    | خزانة الملابس |
| 5 | BATHROOM    | حمام          |
| 6 | TOILET      | تواليت        |
| 7 | BALCONY     | شرفة          |

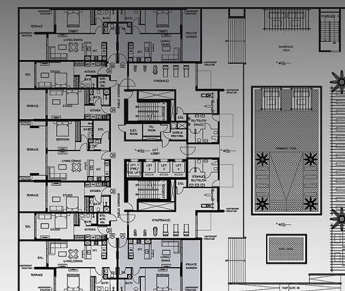
## غرفة وصالة - A

متربيع ٧٨,٢٢ - قدم مربع ٨٤١,٩٥

المساحة الداخلية متربيع ٥٩,٦٨ - قدم مربع ٦٤٢,٣٨

مساحة الشرفة متربيع ١٨,٥٤ - قدم مربع ١٩٩,٥٧

الموقع الطابق الاول







17 TYPICAL FLOORS

1ST FLOOR AMENITIES

4 FLOORS OF PARKING





# Q GARDEN LOFT 2

EXPLORE EXCEPTIONAL LIVING OPPORTUNITIES IN DUBAI.  
Q GARDENS LOFT 2 OFFERS LUXURIOUS APARTMENTS AND  
A PRIME LOCATION IN JUMEIRAH VILLAGE CIRCLE.





Q GARDENS

LOFT 2

“JUMEIRAH VILLAGE CIRCLE”