

# ONE YARD

# OUR GEOGRAPHY

CG Investment LTD is a top development and construction company in Montenegro that has set a new level for real estate in the region, thereby attracting large investments in this area. All projects of the company are linked by a single natural concept inspired by the local nature and environment. Moreover, hotels and resorts are recognized by world famous associations (Accor Group, Marriott Hotels).

The group of investors in partnership with CG Investment LTD set itself the goal to bring a unique natural atmosphere to the Middle East, establishing here the development company One Yard Real Estate LLC. The company's aim to bring a European approach in UAE market. The idea is to create natural square meters in Dubai.

The first project Oak – is a 19-storey building with biophilic apartments and top level service for living and investment. The uniqueness of the building is its quality and closeness to nature





# YANA RUDKOVSKA

## OWNER

I'm an investor in real estate and own square meters of property in **Europe** and **the Middle East**. My knowledge of the intricacies of this area is unparalleled, which enables me to select the appropriate property for both **investment and living**. I personally understand the difficulty of finding the perfect project. In 2019, I invested in several projects built by **CG Investment LTD** in a small but promising country – **Montenegro**.

Here I felt in love with the quality of the real estate and with the nature and atmosphere of Montenegro itself. However, due to the local laws I understood that investments in Montenegro have long cycle and long playback.

In 2022 me and my partners decided to move forward and make expansion to Middle East market. We analyzed a lot of real estate markets and made a conclusion – **that Dubai market is the most perspective and prosperous place for development**. I knew without a doubt that I wanted to create something truly unique here.

What is missing here is nature, and my goal is to bring it to this city, thereby **maximizing the investment potential** of this region. `”

## 15 YEARS

experience in real estate and investment

## 5 COUNTRIES

in the investment portfolio

## 2 BRANCHES

of international Real Estate Agencies (Ukraine and Dubai)

# BREZA HOTEL AND RESIDENCES

KOLASHIN, MONTENEGRO

## 5-STAR CONDO HOTEL

Breza Hotel & Residences bring world-class amenities and 6,845m<sup>2</sup> of rural luxury and rustic comfort to the Montenegrin mountains. With a central Kolašin location, the complex houses a total of 144 luxury hotel rooms and 17 prestige apartments, each with a dedicated balcony for morning mountain views, mid-afternoon sun-soaking and evening stargazing.

\*The resort is an approved project under the Montenegrin Citizenship by Investment programme, providing a unique investment opportunity for an off-the-beaten-track, ultra-luxury investment in Montenegro's charming north.

Completion: Q2 2024

[Watch video](#)





# LA ROCHE

TIVAT, MONTENEGRO

HOTEL AND BEACH BAR

La Roche is a 5-star leisure hotel in Tivat, located by the Adriatic Sea. Boutique hotel with 9 beautiful rooms is situated on the coast, just 3 kilometers away from the international airport and within a walking distance from the posh part of Tivat – Porto Montenegro. With a beautiful view of the Boka Bay and the most amazing sunset, stay in La Roche is tailored by the guest's needs.

Completed

LA ROCHE


HOTEL & BEACH BAR



# OAK YARD

First recharge tower in Dubai





Recharge your life.  
Recharge your investment.

DUBAI IS A CITY OF OPPORTUNITIES AND  
CONSTANT MOVEMENT FORWARD  
LOCAL RESIDENTS ESPECIALLY NEED  
A RECHARGE AND QUALITY REST.

# YARD

The first real estate developer in Dubai who creates recharge real estate. These are places where you can recover your strength and get a boost of energy.

Dubai lacks green spaces, so Yard's philosophy is uniting nature with the urban environment. The developer's name is not only associated with a garden, but also means a unit of space measurement.

We create biohacking\* apartments and help residents regenerate resources in the big city.

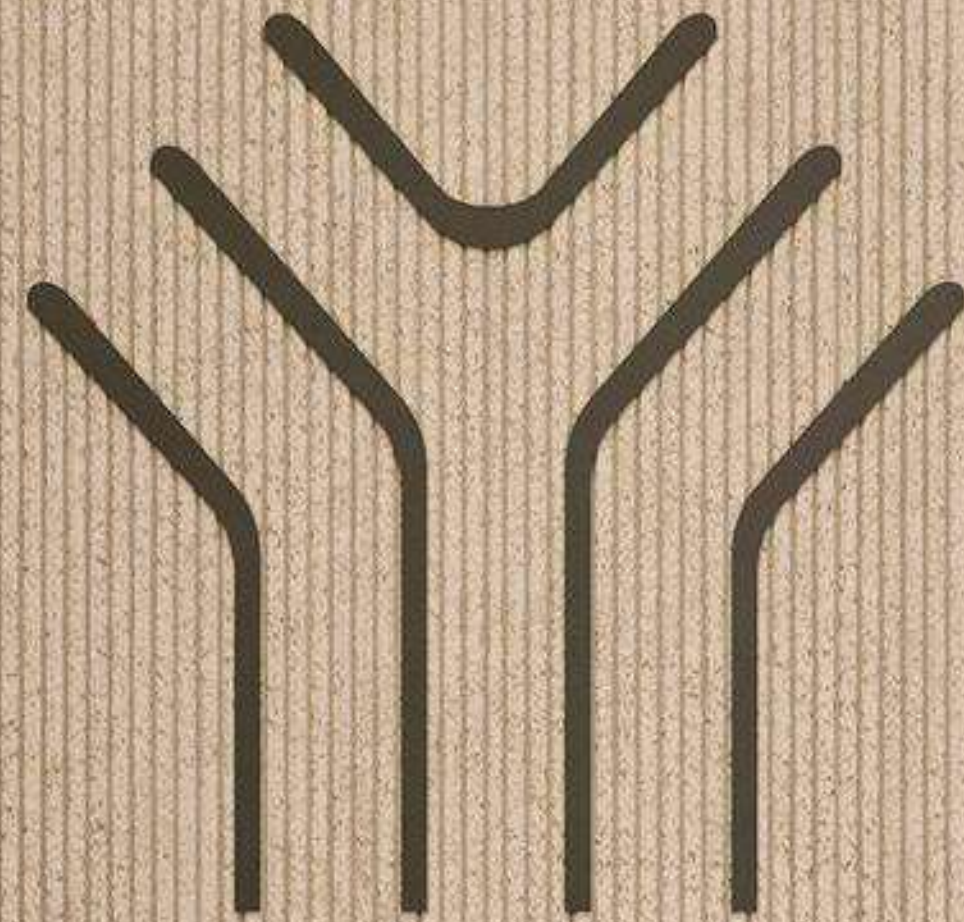
\*Biohacking is the way of improving the quality of human life and increasing its duration.





PROJECT PHILOSOPHY

*Oak Yard*



## OAK IS A SYMBOL OF STABILITY AND DURABILITY

In our philosophy, every project is a unique garden, its own Yard in Dubai. For our first project, we chose the symbol of an oak tree as it represents stability and resilience.

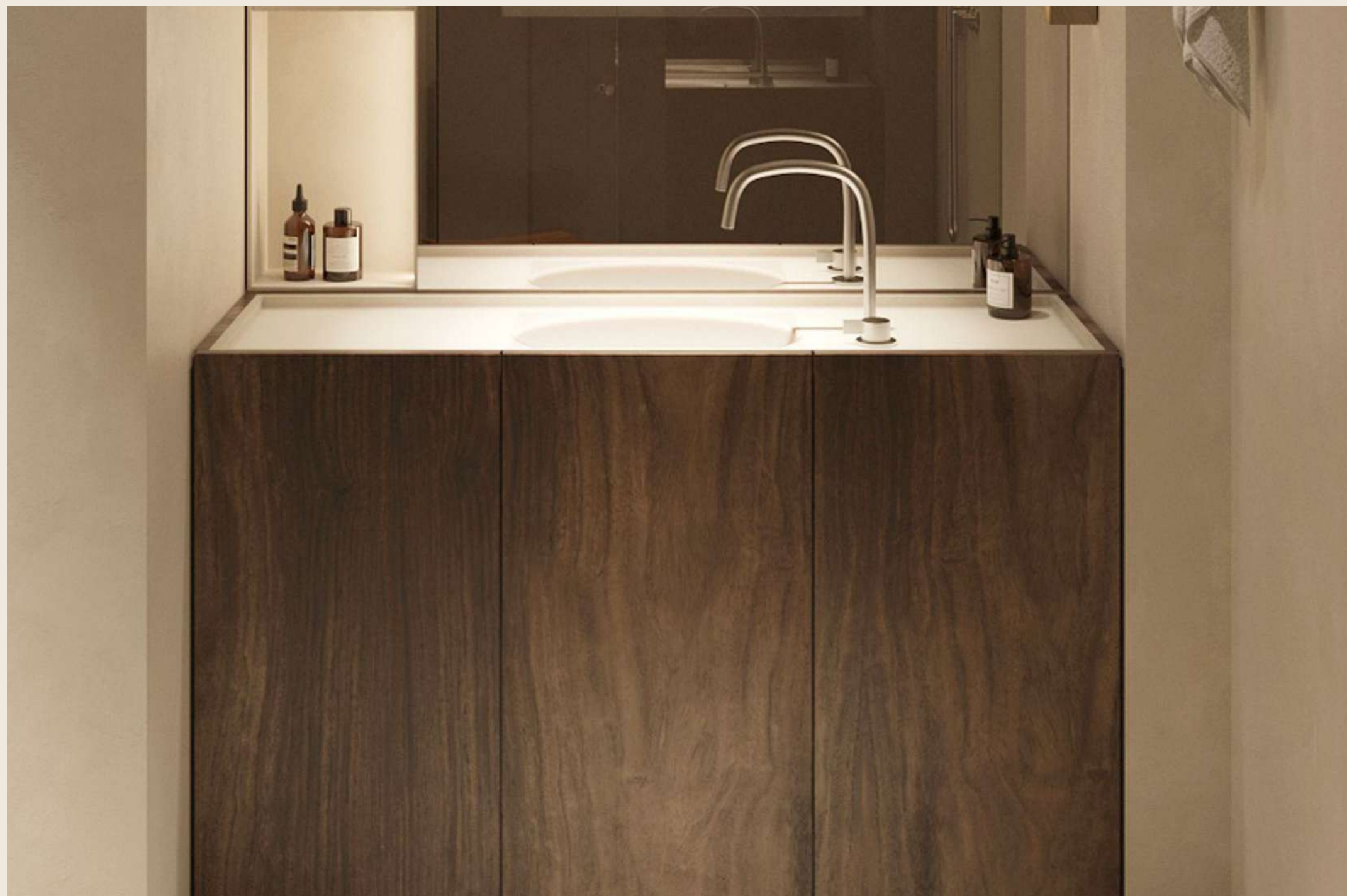
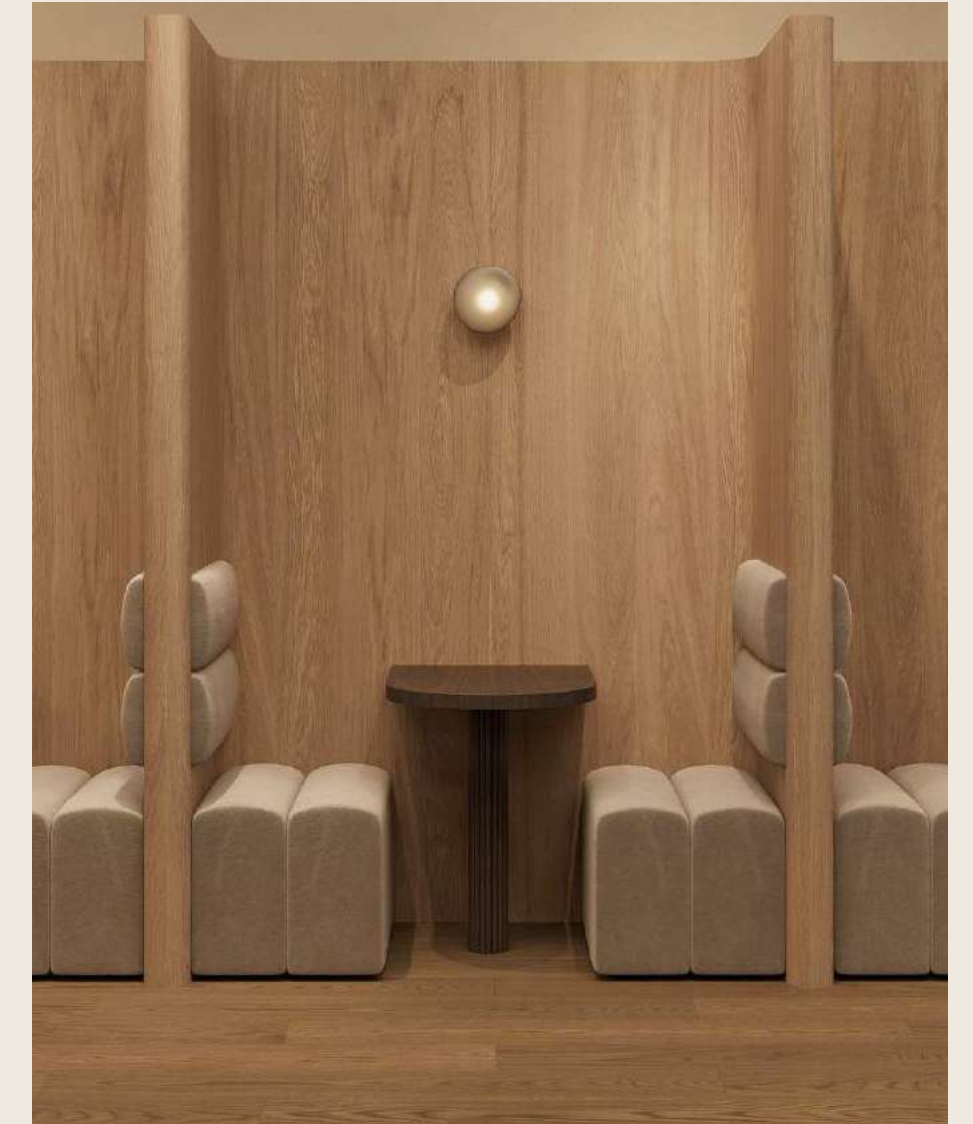
## STABLE INVESTMENT RETURN

Creating serviced apartments that will generate a constant passive rental income, above the market average, thanks to the unique concept.



# DURABLE MATERIALS

Oak finishes in interiors





# IN THE CONCEPT OF THE PROJECT IS THE IDEA OF "RECHARGE"

## RECHARGE

Clean air, neuromusic and natural scents

## BIOHACKING APARTMENTS

Smart home, memory foam mattresses and pillows, air purification and humidification

## BALANCE

Quick access to urban amenities and privacy from the natural environment

## NATURAL DESIGN

In Dubai, there is a lack of natural finishing materials and plants in the design

## EXPANDED INFRASTRUCTURE

Entertainment, recreation and sports are on the territory of the project

## SERVICE

Yard Comfort concept helps you save time on routine property management tasks





# THE MAIN THINGS ABOUT OAK YARD

**#1 IN PRICE**

among new projects in JVC

**100%**

of apartments with terraces

**11**

apartments per floor

**19**

floors

**18**

studios

**190**

apartments

**131**

1-bedroom apartments

**39**

2-bedroom apartments

**2**

two-storey penthouses

**280 M<sup>2</sup> (3014 ft<sup>2</sup>)**

of commercial space

**Q2 2026**

completion

**100%**

are ready to move in

**3**

floors of parking

**20+**

services for residents

# THE FIRST PROJECT IN DUBAI WITH THE RECHARGE CONCEPT

## #1 IN JVC

for the ratio of infrastructure per resident

---

## BIOLIVING AESTHETICS

Nature inspires architects and interior designers

---

## SPORTS

Five fitness zones inside the project: cardio, strength, pilates, TRX, and outdoor yoga

---

## GREEN CO-WORKING

Zoom-rooms, meeting rooms, lecture hall

---

## HEALTHY-CAFE

Eco-products, healthy menu and breakfast delivery to your apartment

---

# +8 YEARS OF LIFE ON AVERAGE ADDED BY THE "RECHARGE" CONCEPT

## 99.9% CLEAN AIR

thanks to photocatalytic purification system

---

## AROMA AND AUDIO SYSTEMS

in all common areas

---

## TERRACES OF UP TO 117 M<sup>2</sup> (1260 ft<sup>2</sup>)

in each apartment

---



JVC - BALANCE LOCATION

*Location recharge*

# Location Recharge

Jumeirah Village Circle (JVC) means living in a peaceful location without the crowds and walking distance to the main points of the city. The neighborhood is 20 minutes from Dubai Marina and Palm Jumeirah, close to the sea and the business center of the city.

## #1 NEIGHBORHOOD BY NUMBER OF TRANSACTIONS

~8% Average rental profitability in JVC

~7% Annual increase to the value of real estate

- 01 Palm Jumeirah (15 minutes)
- 02 Blue Waters (20 minutes)
- 03 Dubai International Airport (30 minutes)
- 04 Burj Al Arab (22 minutes)



# INVESTMENT POTENTIAL OF THE LOCATION



## AFFORDABILITY

Ideal combination of price and quality



## LOCATION

JVC is close to the EXPO 2020 venue and Al Maktoum International Airport



## TRANSPORTATION

Major highways nearby include Al Khail, Hessa and MBZ. JVC will be served by the blue metro line in 2026



## PRICE GROWTH

By 2030, the area will be fully developed and it will increase the average price per square meter



## PROFITABILITY

Rental profit of more than 8% is the highest in Dubai



## DEVELOPED INFRASTRUCTURE

Parks, sports areas, playgrounds, schools, hospitals and a large shopping center





 LOCATION

 BY FOOT

 BY CAR

Remram Community Park	7 minutes	2 minutes
Viva Supermarket	12 minutes	4 minutes
Schools		
JSS International School	12 minutes	4 minutes
International school Nord Angli	20 minutes	7 minutes
GEMS World Academy	20 minutes	7 minutes
Kids World Kindergarten	10 minutes	3 minutes
Stepping Stones Kindergarten	3 minutes	7 minutes
Hotels		
The First Collection at JVC	15 minutes	4 minutes
FIVE JVC	25 minutes	8 minutes
Medicine		
Aster Clinic	17 minutes	5 minutes
Right Health Karama Medical Center	17 minutes	5 minutes
LIFE Medical Center	17 minutes	5 minutes
Apex Dental	21 minutes	8 minutes
Malls		
Al Khalil Avenue	18 minutes	5 minutes
Circle Mall	16 minutes	6 minutes
Springs Souk	45 minutes	14 minutes
Dubai Marina Mall		23 minutes



NATURAL AESTHETICS OF ARCHITECTURE

*Aesthetics Recharge*



# Aesthetics Recharge

The architecture of the building is based on the principles of bio-architecture

Curved forms



# Aesthetics Recharge

Asymmetrical terraces





*Aesthetics Recharge*

Decorated columns and vertical gardens



NATURAL AESTHETICS OF INTERIORS

*Aesthetics Recharge*





NATURAL AESTHETIC

# Aesthetics Recharge

Natural materials in the interior give it warmth and aesthetics

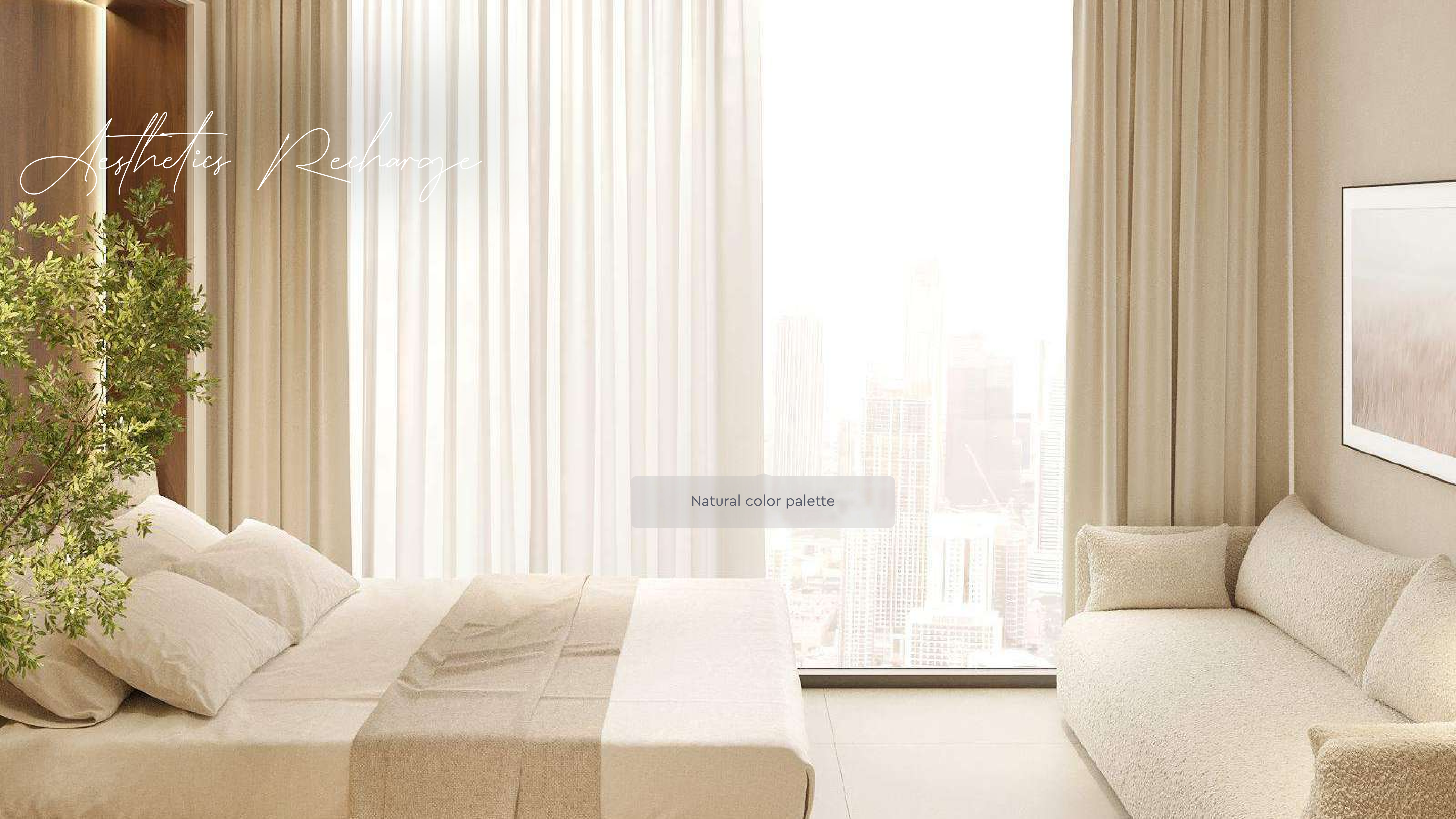
Nature-inspired texture

Plant decor



# Aesthetics Recharge

Natural color palette



*Aesthetics Recharge*

Natural lightening

Natural materials



EXPANDED INFRASTRUCTURE

*Amenities Recharge*

#1 HOME IN JVC  
IN TERMS OF  
INFRASTRUCTURE  
PER RESIDENT

## LOBBY AREA

with fountain and natural tree

---

## 5 FITNESS ZONES

cardio, strength, yoga, TRX and outdoor yoga

---

## STORAGE OF BELONGINGS

at any time you can leave your belongings in the storage room

---

## ZOOM-ROOMS

in the multifunctional coworking center at +100 m<sup>2</sup>

---

## HEALTHY-CAFE

eco products and breakfast delivery to your room

---

## +1,000 M<sup>2</sup> (10 760 ft<sup>2</sup>)

pool area with BBQ, sun loungers and cabanas

---

## 27 METERS

long pool with cabanas and sun beds

---

## CHILDREN'S ROOM

with bio-living room concept

# Lobby Recharge

## ECO-LOBBY WITH A PLEASANT ATMOSPHERE

Trees, calm tones, sound and scenting systems create a space for relaxation

Waterfall

Bonsai tree



Lobby Recharge



Aromatherapy

Concierge-desk

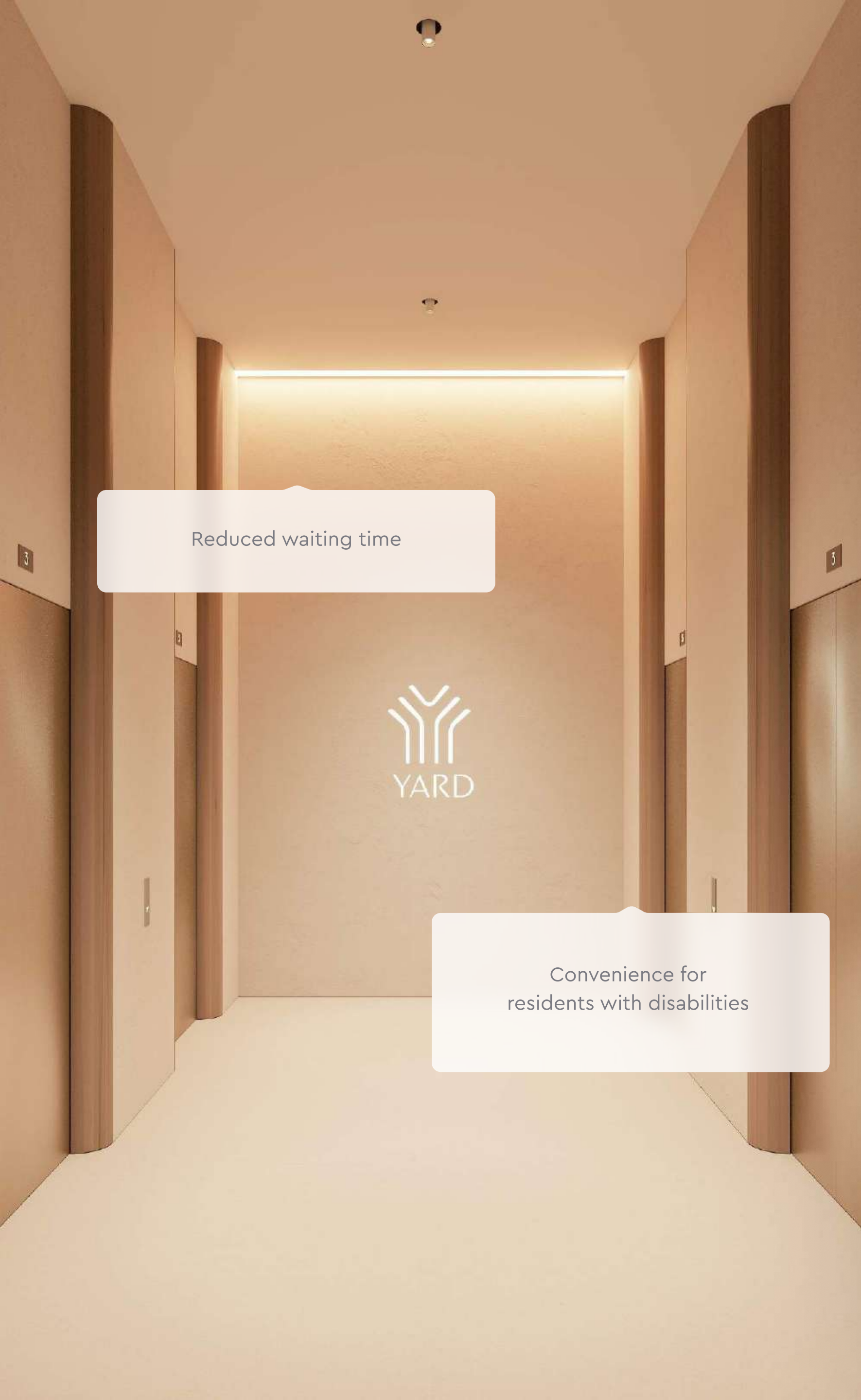
ECO-LOBBY WITH A NICE ATMOSPHERE

*Lobby Recharge*

Y Y Y YARD

Background music

Natural oak



Reduced waiting time

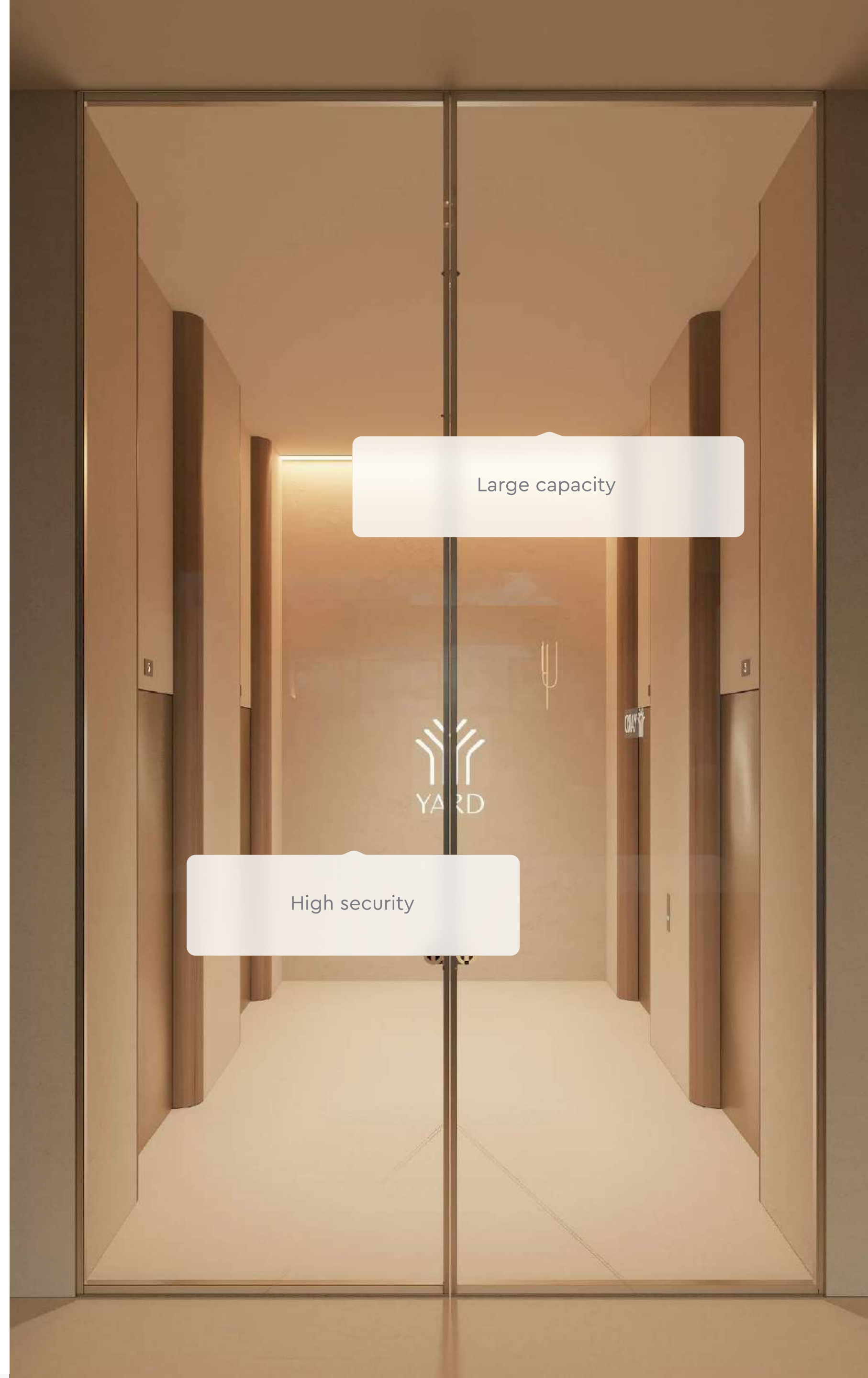


Convenience for residents with disabilities

# 4

## ELEVATORS FOR 11 APARTMENTS

(on the floor)



Large capacity



High security



# #1 MOST SPACIOUS GYM IN THE JVC

*Fitness Recharge*

## CARDIO AREA

Development of the cardiovascular system and endurance

## POWER AREA WITH WEIGHTS

Improvement of muscle tone

## YOGA AND PILATES

Elasticity, strength and balance

## TRX

Coordination and balance development

## OUTDOOR YOGA AREA

Oxygenation and reduction of stress levels in the body



# Fitness Recharge

The gym has an area of 200 m<sup>2</sup>  
It's four times larger than gyms in similar  
residential projects in JVC



*Fitness Recharge*



PERFECT PLACE TO WORK

# Work Recharge

Our coworking center is an excellent place to work and study. The space consists of functional areas for all business tasks



## LECTURE ROOM

for joint events

## ZOOM ROOMS

soundproof zoom rooms

## CONFERENCE ROOMS

for different meetings

## SOFT AREA

for reading books and relaxation

## WORKPLACES

for focused work

## HEALTHY-BAR

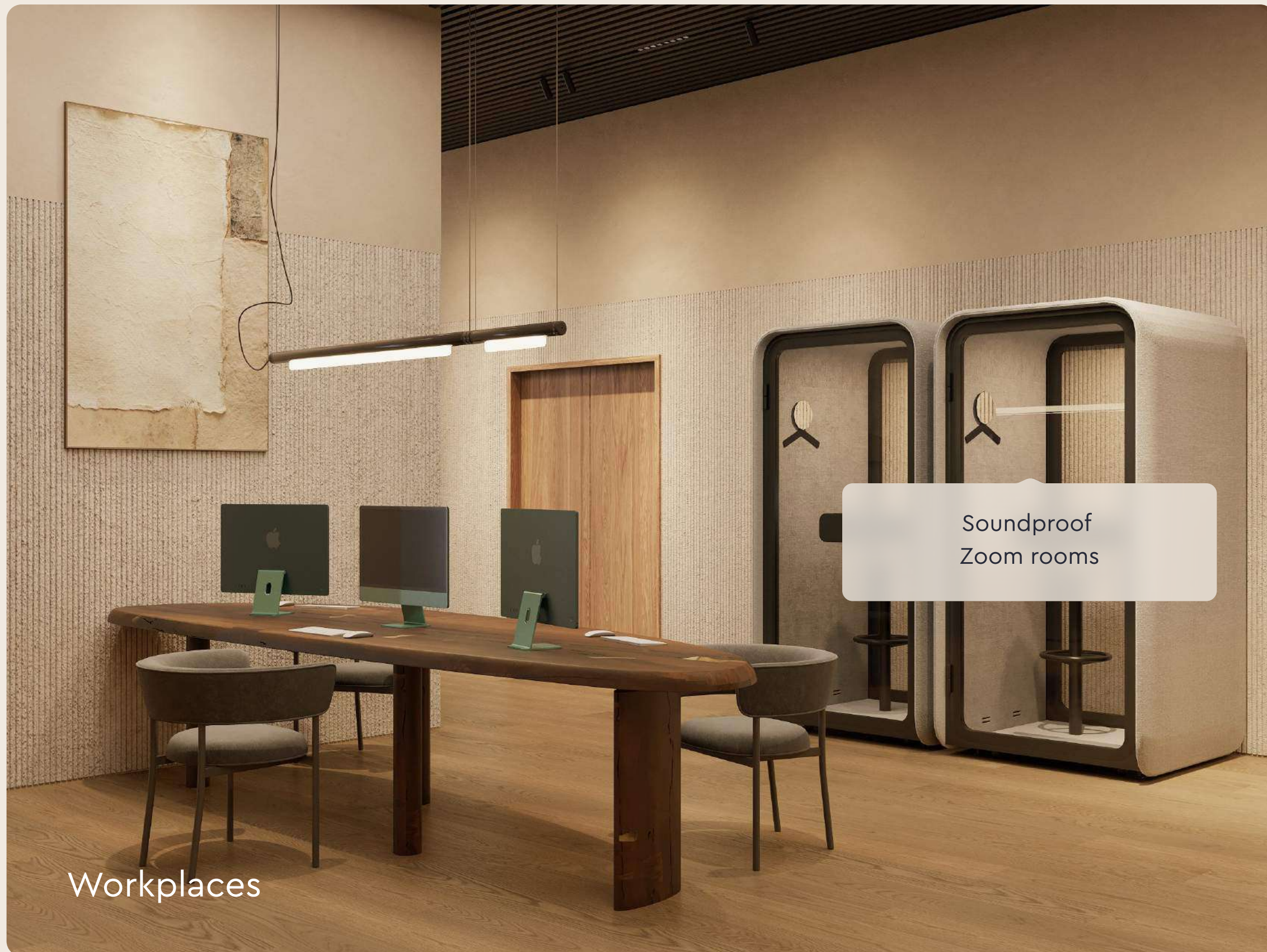
for snacking during work

PERFECT PLACE TO WORK

*Work Recharge*



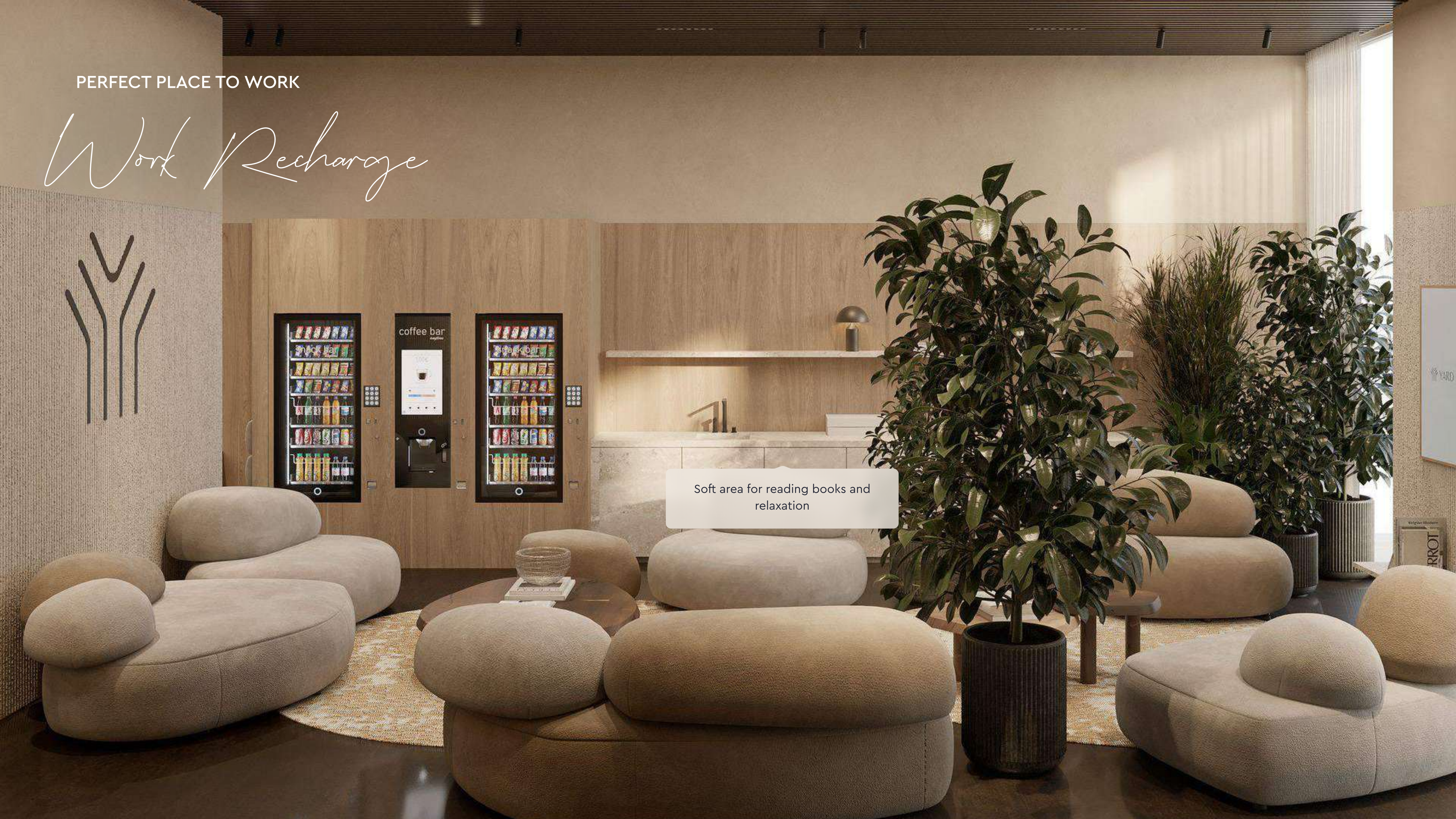
# Work Recharge



PERFECT PLACE TO WORK

# Work Recharge

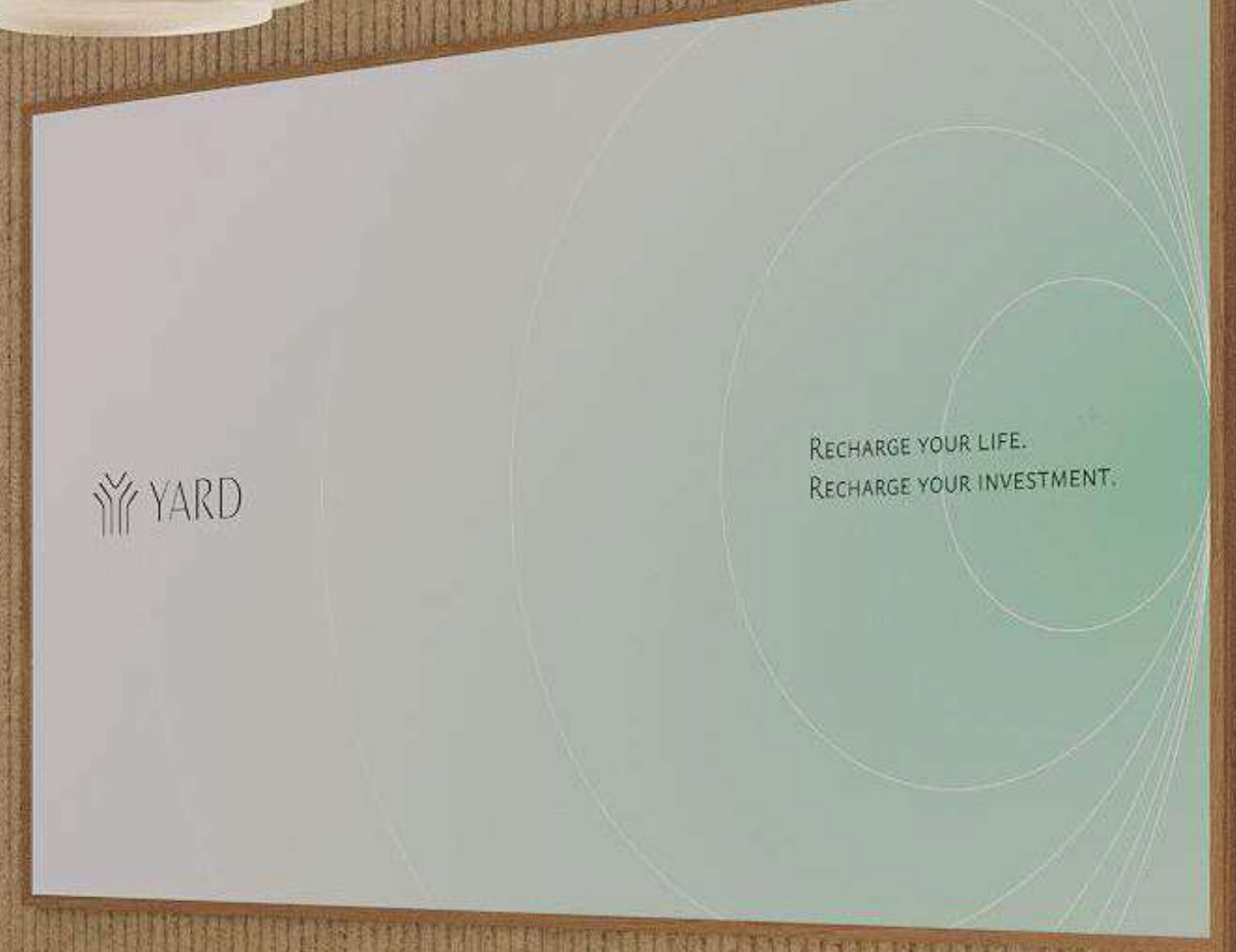
Soft area for reading books and relaxation



BIOLIVING SPACE FOR KIDS

*Kids Recharge*

Biophilic design develops children's creativity and promotes a love of the eco-environment from a young age





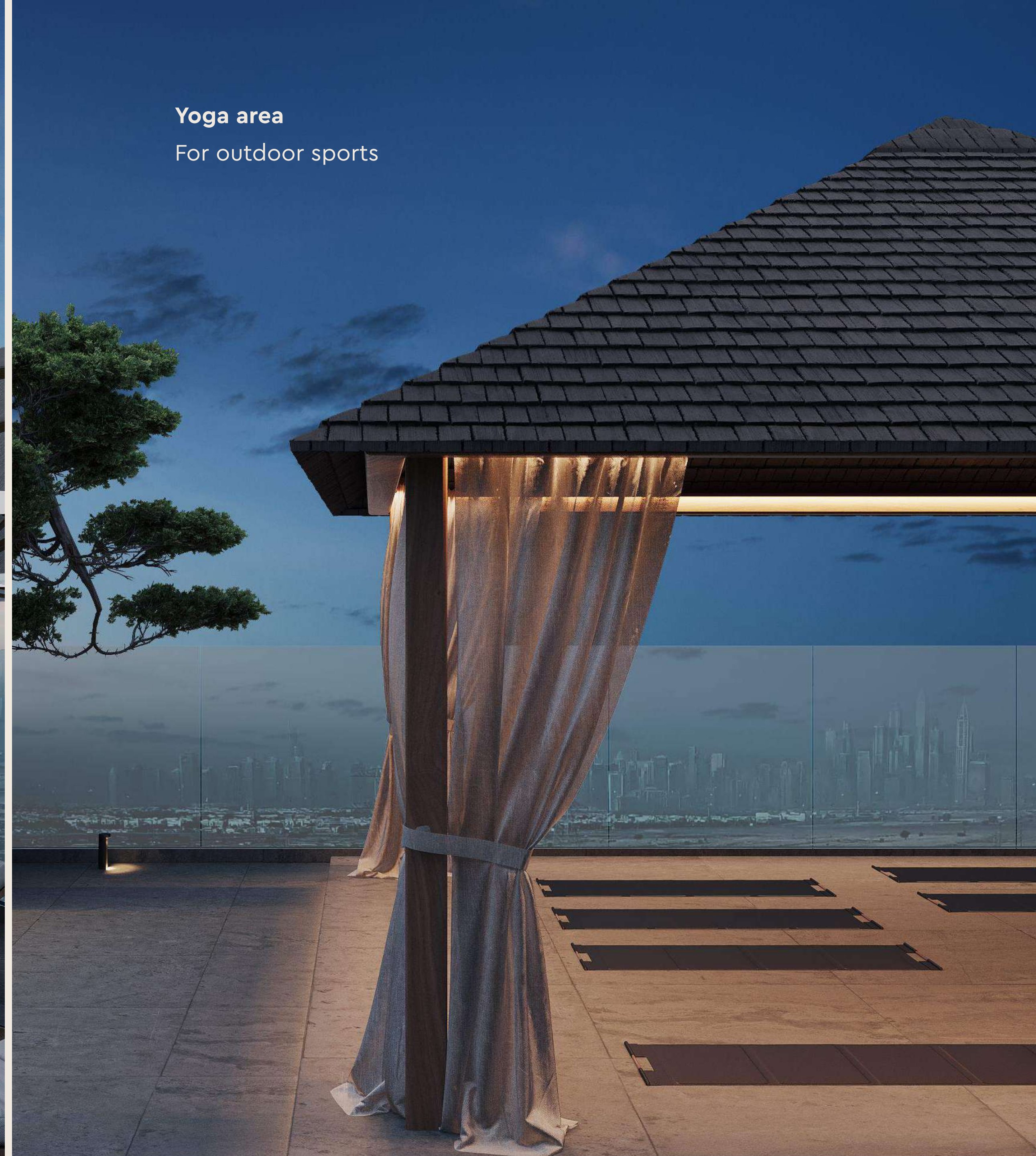
**Pool 27 meters**

Length of the pool with cabanas and sunbeds



**Yoga area**

For outdoor sports



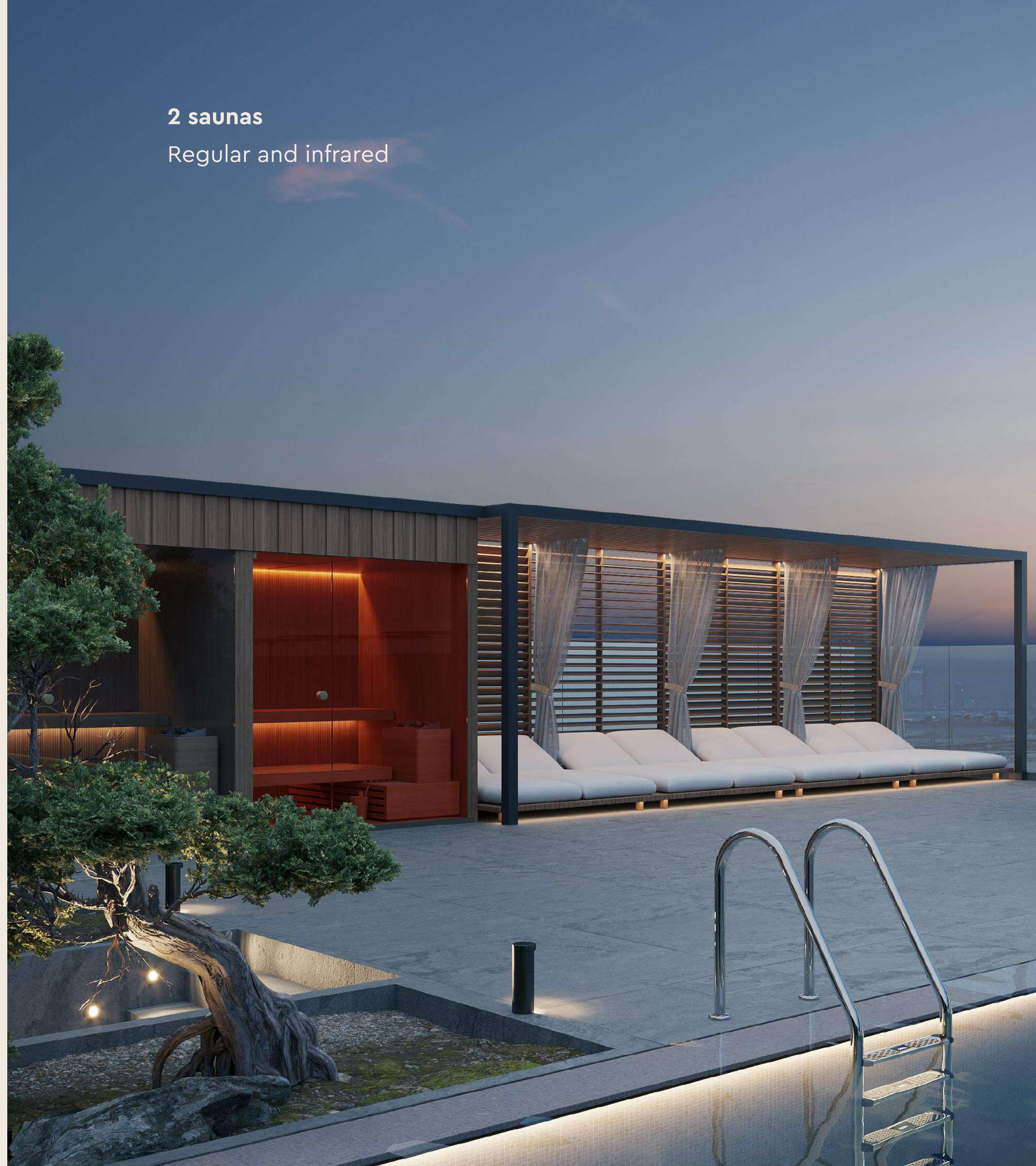
BBQ area

Private areas with grill



2 saunas

Regular and infrared





## STORAGE SPACE

# Storage Recharge



- Storage of personal belongings during departure, business trips, renting out your apartments
- 24/7 monitoring and security
- Protecting stuff from moisture, dust and other external influences



# Parking Recharge

- Storage cellars
- Carts for heavy loads
- Infrastructure for electric cars
- Access control by BLE locks



3 floors of parking



HEALTHY FOOD AT HOME

# Food Recharge

A various menu of organic products and delivery of food to the apartments.

CONCEPT CAFE

---

DELIVERY

---

ORGANIC PRODUCTS





DIGITALIZATION

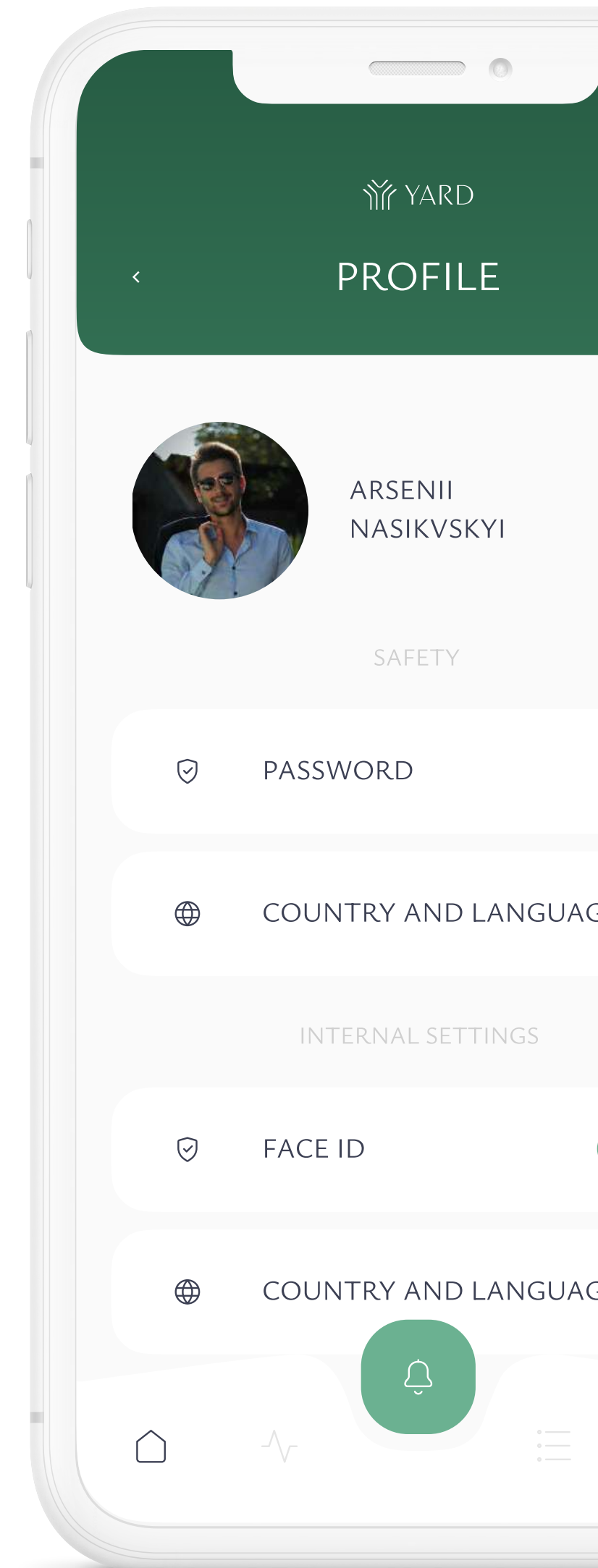
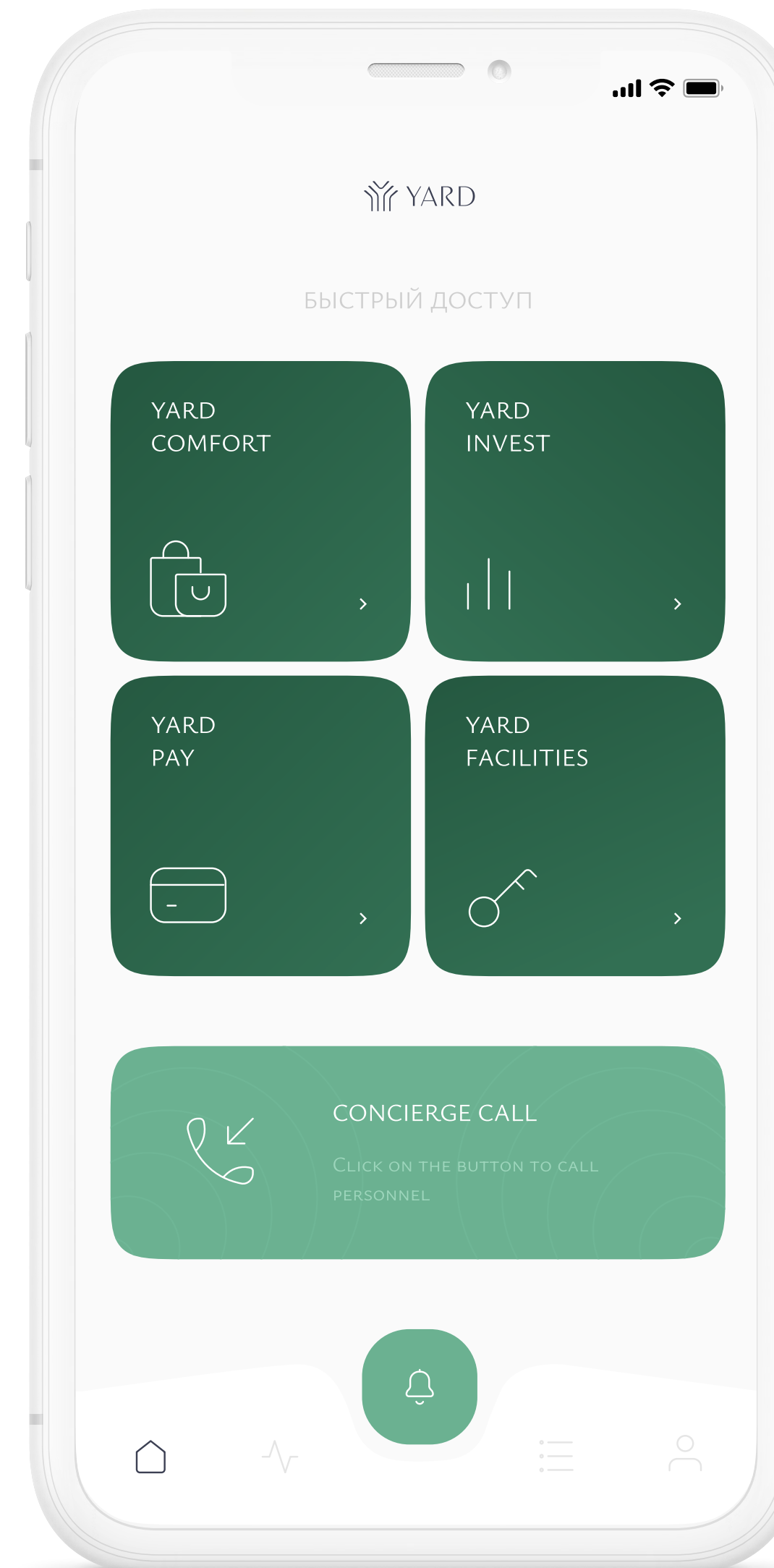
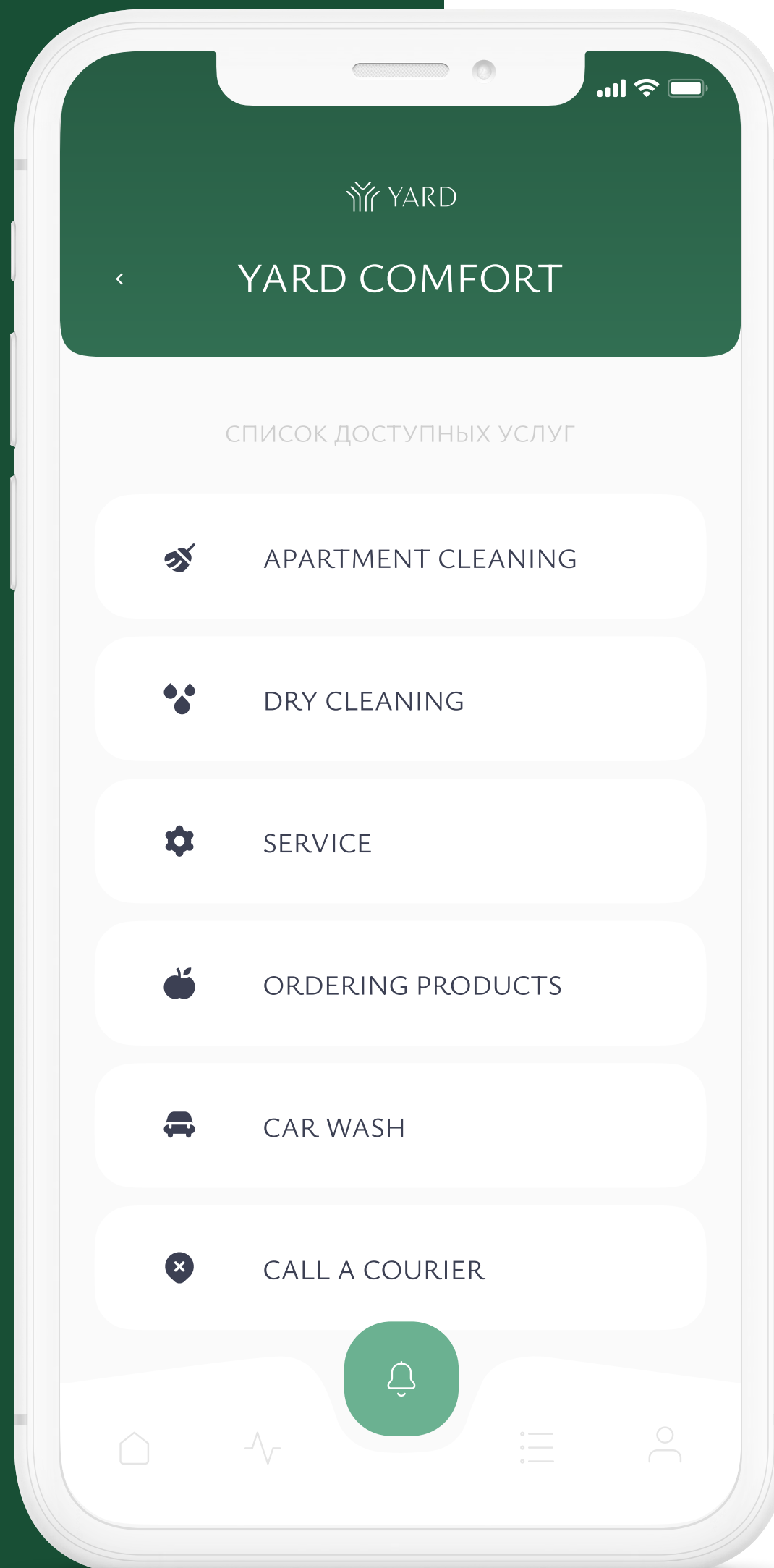
*Digital Recharge*

## DIGITALIZATION

# Digital Recharge

## MOBILE APP:

- Ordering concierge services
- Creating service requests and tracking their status
- Paying utility bills
- Viewing key indicators by apartment
- Reporting of rental and profitability indicators





DIGITALIZATION

# Digital Recharge

## BLE LOCKS

- No need for cards and keys – the doors open with your smartphone
- When you book a room, you receive a link that opens the apartment door
- In case your smartphone runs out of battery, there is a classic lock
- You can remotely manage the accesses and share them with other people



## SERVICES

*Service Recharge*

## YARD COMFORT

A service that frees you from routine tasks and gives you time to recover and relax

 WI-FI THROUGHOUT

---

 STORAGE OF BELONGINGS DURING DEPARTURE

---

 COSMETIC REPAIRS EVERY SEASON

---

 BREAKFAST DELIVERED DIRECTLY TO YOUR ROOM

---

 DRY CLEANING

---

 BOTTLED WATER DELIVERY

# RENTAL MANAGEMENT

We organize the complete management of the estate



## STORAGE OF STUFF FOR THE TIME OF DEPARTURE

You can rent out your apartment while you are not in Dubai and earn passive income

The house has a storage room so you don't have to worry about your stuff while you're away

You can order a cleaning service or cosmetic repairs to make the apartment look as good as new

## SHORT-TERM RENT — FROM 10% PER YEAR

- Maximum profit for the property owner;
- Possibility to stay in the apartment up to 60 calendar days;

## LONG-TERM RENT — FROM 8% PER YEAR

- Optimal profit for the property owner;
- Fixed lease terms for 12 calendar months;

## COMMUNITY

*Community Recharge*

## YARD CLUB

A place where you will be able to socialize, find new acquaintances and useful networking opportunities

- 🎓 LECTURES AND SEMINARS
- 💬 ORGANIZATIONS OF DISCUSSION CLUBS
- 🤝 MEETINGS AND ACQUAINTANCES OF RESIDENTS
- 🚗 EXCURSIONS AROUND THE TERRITORY OF THE COMPLEX
- 🏋️ WORKOUTS WITH PROFESSIONAL COACHES
- ☕ BUSINESS AND ART BREAKFASTS/LUNCHEAS



## RECHARGING ATMOSPHERE

# Senses Recharge

Complete recovery through air purification,  
pleasant lighting, calming sounds and aromas



- CLEAN AIR
- NATURAL SOUNDS
- NATURAL TACTILITY
- NATURAL AROMAS
- CIRCADIAN LIGHTING





NATURAL SOUNDS

Creating a relaxing atmosphere  
for overall body recovery

NATURAL AROMAS

Improving mood and creating  
a healthy atmosphere



**NATURAL TACTILITY**  
Eco-materials for creating coziness



**CIRCADIAN LIGHTING**  
Adapts to different needs  
and promotes relaxation



BLACKOUT CURTAINS

Complete room darkening  
for a healthy sleep

MEMORY MATTRESSES

Adapt to the contours of the body  
and reduce muscle tension



A modern living room with a beige sectional sofa, a round coffee table, and a large potted plant. A white text box is overlaid on the wall.

## CLIMATE CONTROL

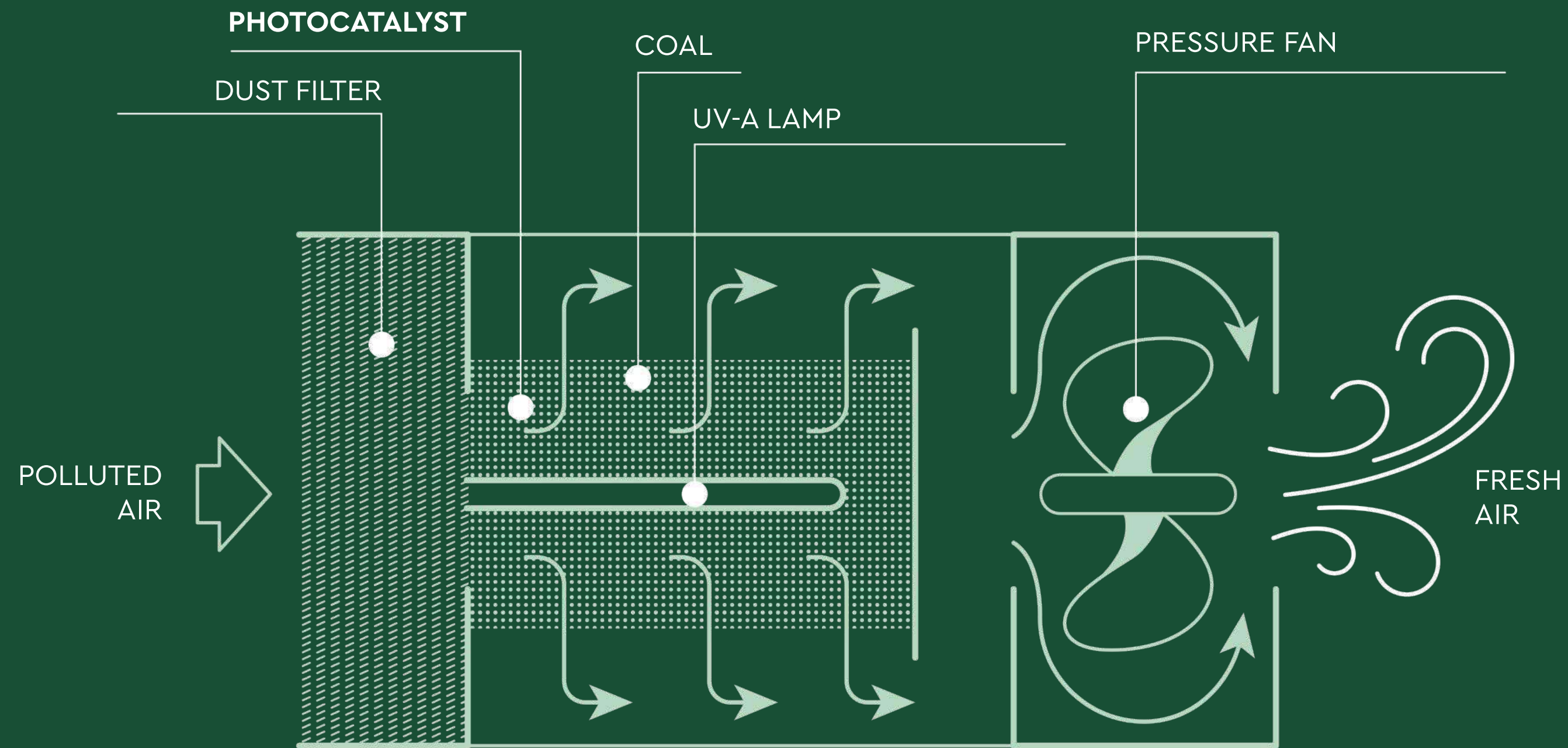
Regulates temperature and  
humidity indoors

A bedroom with a bed, a wooden cabinet, and a framed picture. A white text box is overlaid on the wall.

## SMART HOME

Apartment management by  
a smartphone

# THE CLEANEST AIR IN DUBAI



- The cleanest air in Dubai
- Photocatalytic air filtration system
- Air purification rate up to 99.9%
- Elimination of fine dust less than 1 micron
- Unlike conventional supply ventilation, virus-free air purification
- Elimination of exhaust fumes and unpleasant odors

## ERGONOMIC LAYOUTS

# Layout Recharge

We have created layouts that are highly marketable and user-friendly

---

 COMFORTABLE AND POPULAR LAYOUTS

 KITCHEN-LIVING ROOM AT MAXIMUM SIZE

 WALK-IN CLOSET AND BATHROOM IN THE MASTER BEDROOM

 MINIMAL CORRIDORS AND NO EMPTY SPACE

---





## FURNISHED AND DECORATED

---

11

different layouts

---

43-434 M<sup>2</sup> (460 - 4677 ft<sup>2</sup>)

apartment area

---

100%

of apartments with terraces up to 116 m<sup>2</sup> in size

---

## MASTER BEDROOMS

in each apartment

Italian and German built-in furniture

## POGGENPOHL

Furniture for bathroom and kitchen

---

## ITALY

Furniture for living room, bedroom and dining area

---

## ITALY

Bedroom furniture

---



# A TERRACE IN EACH APARTMENT

From 5 m<sup>2</sup> to 116 m<sup>2</sup>  
(54 ft<sup>2</sup> - 1250 ft<sup>2</sup>)





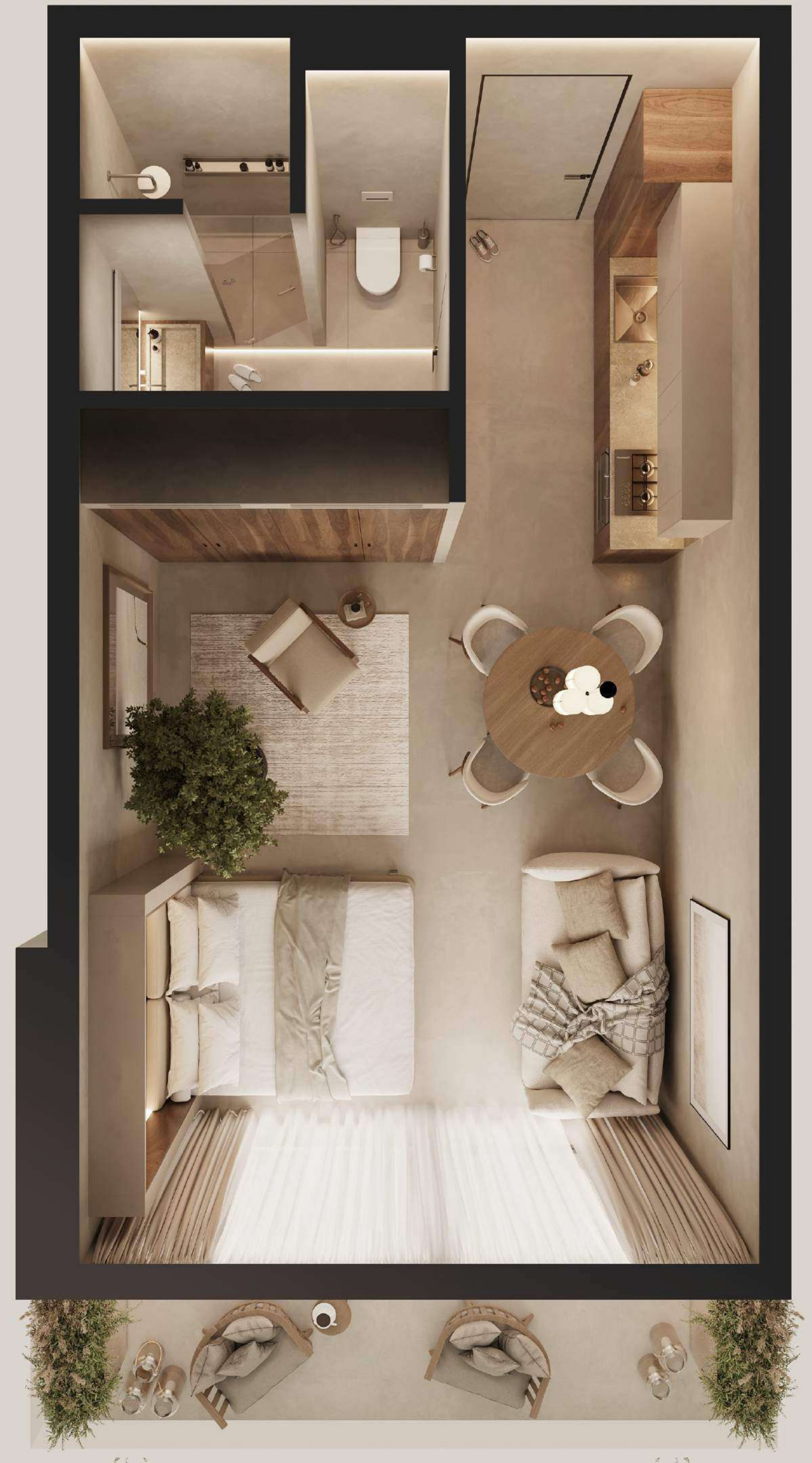
# STUDIO LAYOUT

For living and earn from  
short-term rentals

AREA:

43 m<sup>2</sup>  
460 ft<sup>2</sup>

---





# LAYOUT OF 1-BEDROOM APARTMENTS

For passive income or  
small family

## AREA:

55-75 m<sup>2</sup>  
590-810 ft<sup>2</sup>

---



# LAYOUT OF 2-BEDROOM APARTMENTS

For a big family

AREA:

95-100 m<sup>2</sup>  
1020-1080 ft<sup>2</sup>

---



# PENTHOUSE LAYOUT

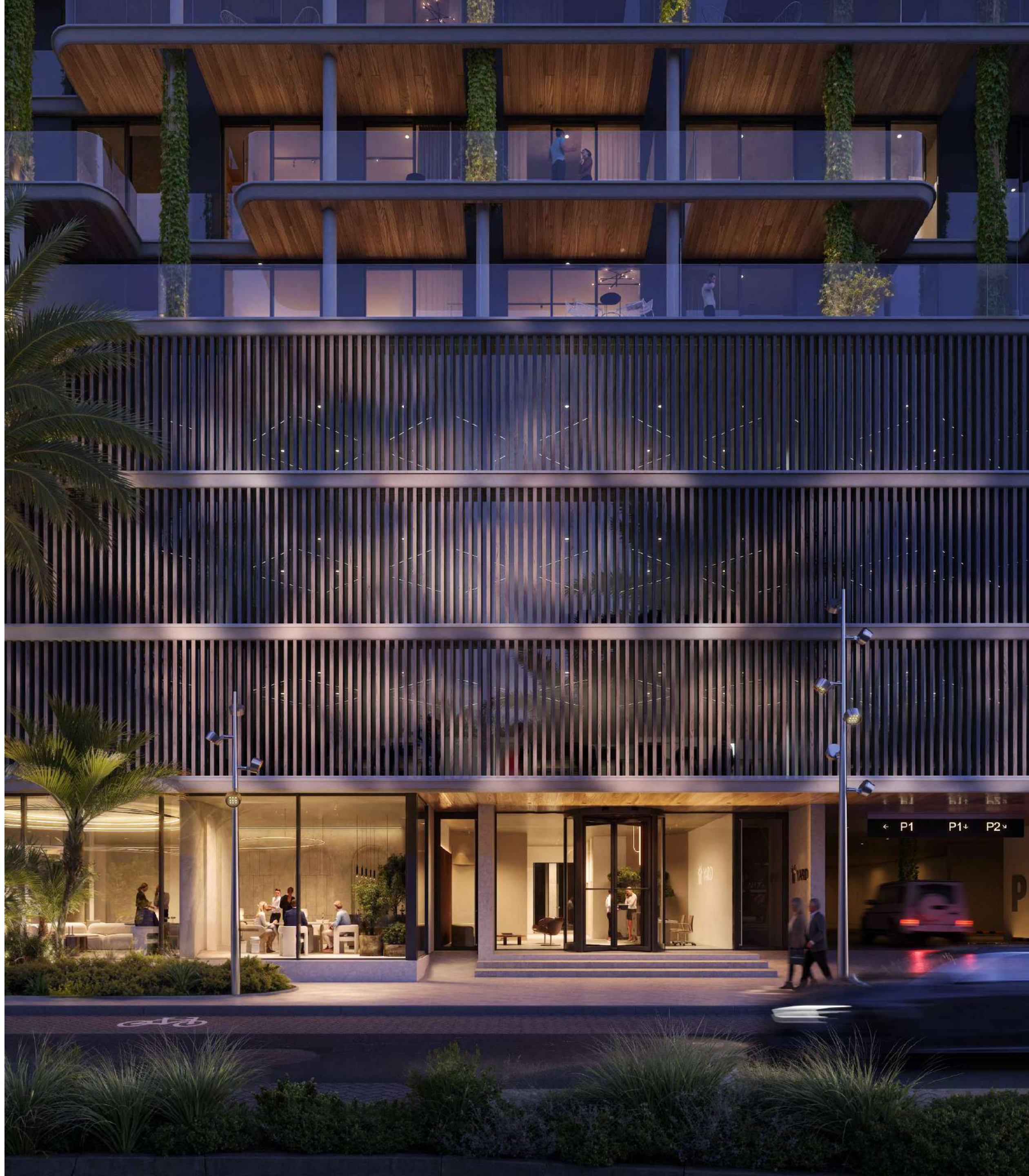
For passive income or a  
large family

AREA:

434 m<sup>2</sup>  
4677 ft<sup>2</sup>







# OUR TEAM

The project team is composed of professional architects, engineers, lighting, and interior designers who have extensive experience and recognition in the world arena.

We want to ensure the quality of the project at every stage of its design and construction, so we have enlisted the best specialists in their field.

Our collaboration has resulted in a unique and exclusive project for the Dubai market – **Oak by One Yard**.

EXPOLIGHT

CVTEC

Sivak+Partners

ARCHIMATIKA

# ARCHIMATIKA | ARCHITECTURE

2005

founded in 2005

9.4 MILLION

designed more than 9.4 million square meters

76

architecture awards

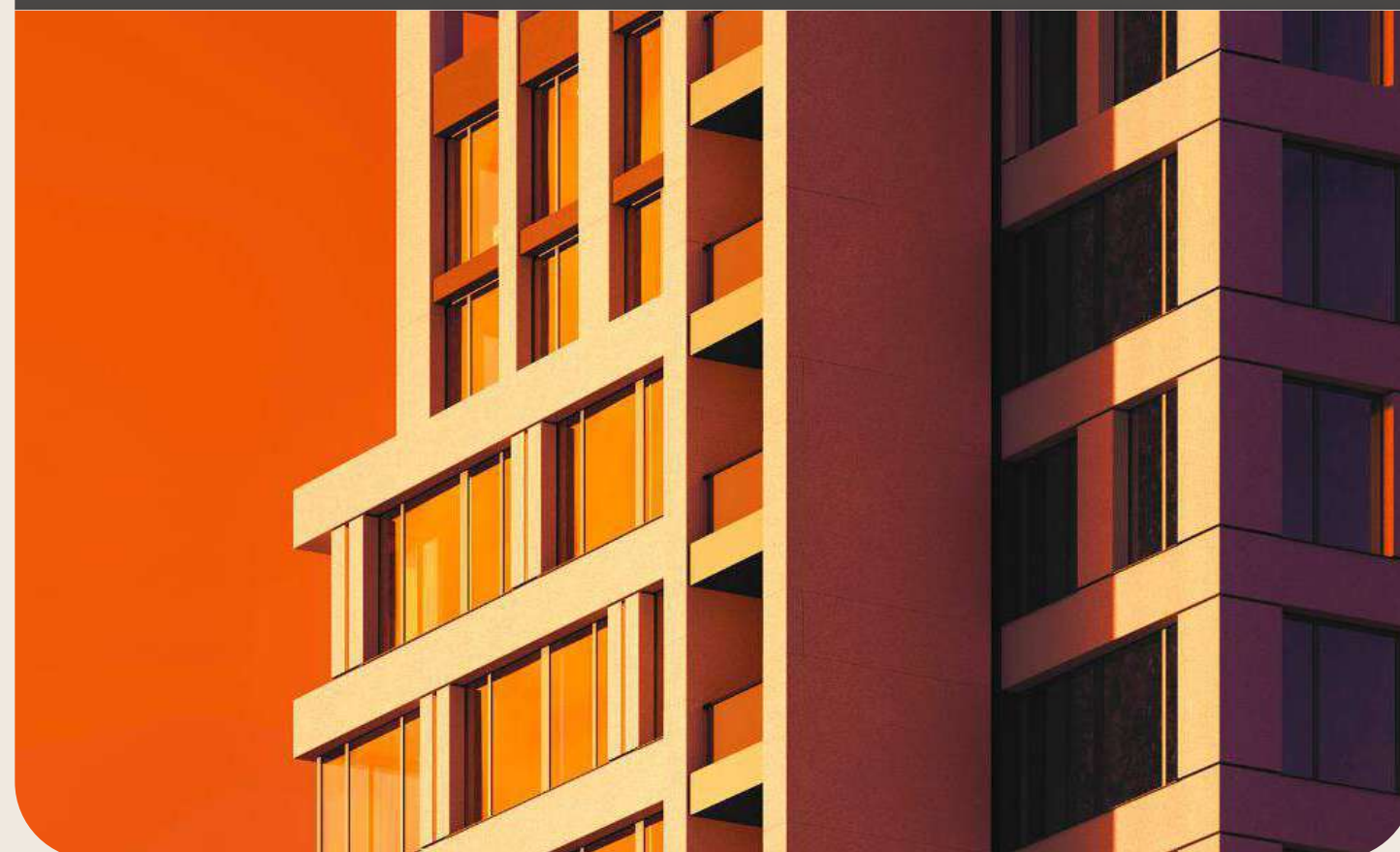
## THE SNAIL APARTMENTS

Residential complex, New York City, 2019



## KZATU

Astana, 2023



## CULTURAL CENTER IN OSLO

Oslo, 2019



# CVTEC | CONSULTING ENGINEERS

DEVELOPMENT

consultant

2005

Founded in Dubai in

LICENSED

top level consulting firm

200+

completed development projects

THE SANCTUARY



CONRAD PALM JUMEIRAH



SHEIKH ZAYED ROAD TOWER





# SIVAK + PARTNERS | INTERIOR DESIGN

10 YEARS

experience in interior design

30+

European Awards

BEST INTERIOR

design by Archdaily 2020

## THE INLET RESIDENCE

New York, USA



## ABACO BAHAMAS

Bahamas



## THE BT PROJECT

Brooklyn, New York



# EXPOLIGHT | LIGHTENING

#1 WORLD

Light Architecture Company

20 YEARS

of experience

1500

successful projects

WINNERS

"Lighting Product Design of the Year"

## BUDDHA BAR

New York, USA



## GLEIS/GARTEN

Wien, Austria



## COP28 UAE: DEIRA CLOCKTOWER

Dubai, UAE



RECHARGE YOUR LIFE

Recharge your investment

THANKS FOR CHOOSING US

