



AHMADYAR
DEVELOPMENTS

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32+ Years of Experience

Since 1992

2000+ Employees

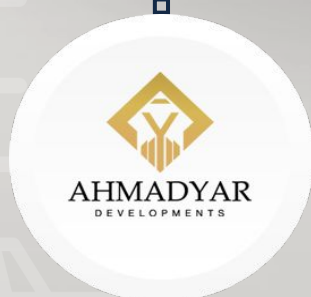


Real Estate Developments

Fuel and Gas Supply

Construction Materials and Machinery

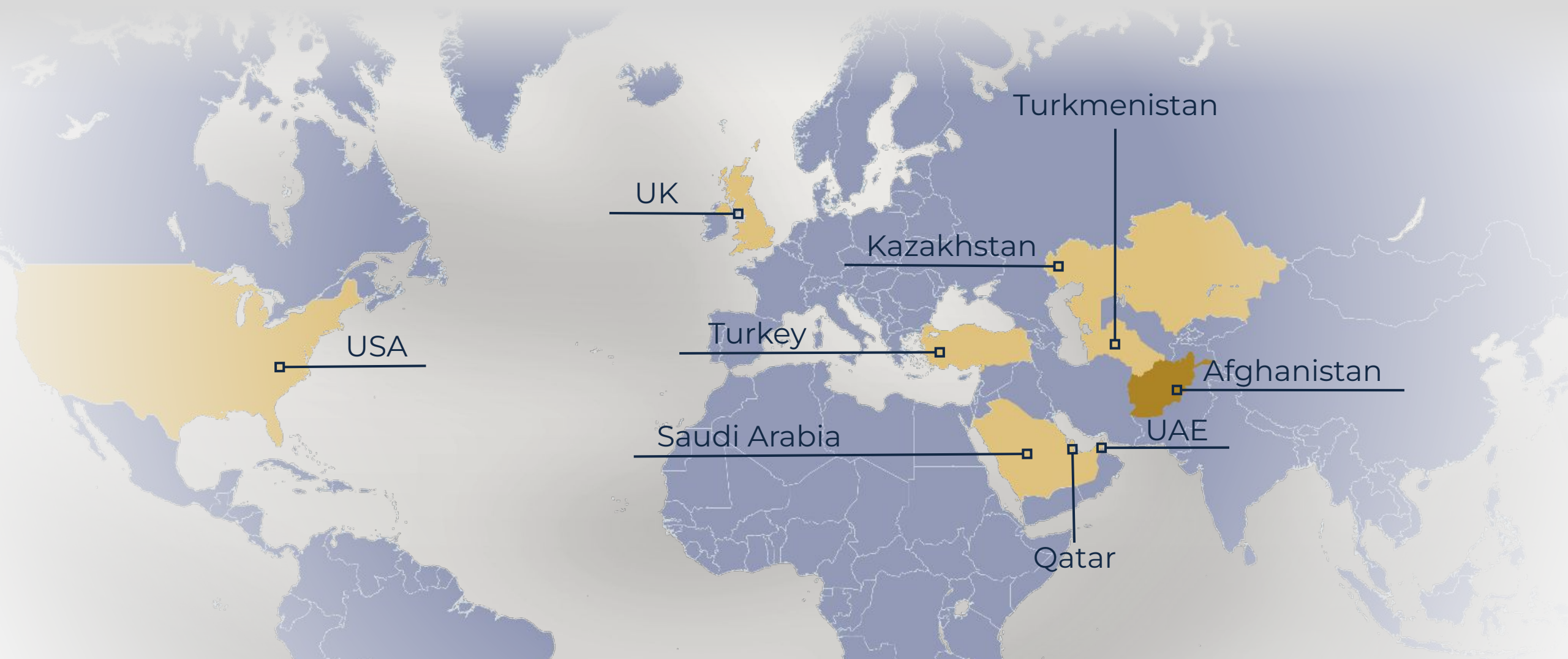
Ready-mix Concrete and machinery



Logistics and Transportation

Lubricants

Ahmad Yar Group – Global Presence



Partners



Ahmad Yar Group is proud to supply leading businesses in both local and international markets.





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Real Estate Developer

Focused on Customer-Centric Designs, Innovation and Quality, Timely Delivery, and Flexible Payment Options.



**TAVAKAL
AHMADYAR**
Chairman



**RASHED
AHMADYAR**
CEO



BROKERAGE COMMISSION

Commission

7% for studio
and 1BR

5% for 2-3BR

+

5K
AED

ON SPOT
CASH BONUS



PALATIUM RESIDENCES



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Location: Jumeirah Village Circle, District 14

Hand Over: Q2 - 2026

Apartment Types: Studio, 1BR, 1BR+study,
2BR, 2BR+terrace, 3BR, 3BR+terrace

Prices: starting from 660,000 AED

G+4P+12 FLOORS



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PALATIUM
RESIDENCES



الصرح الكبير
A S A K

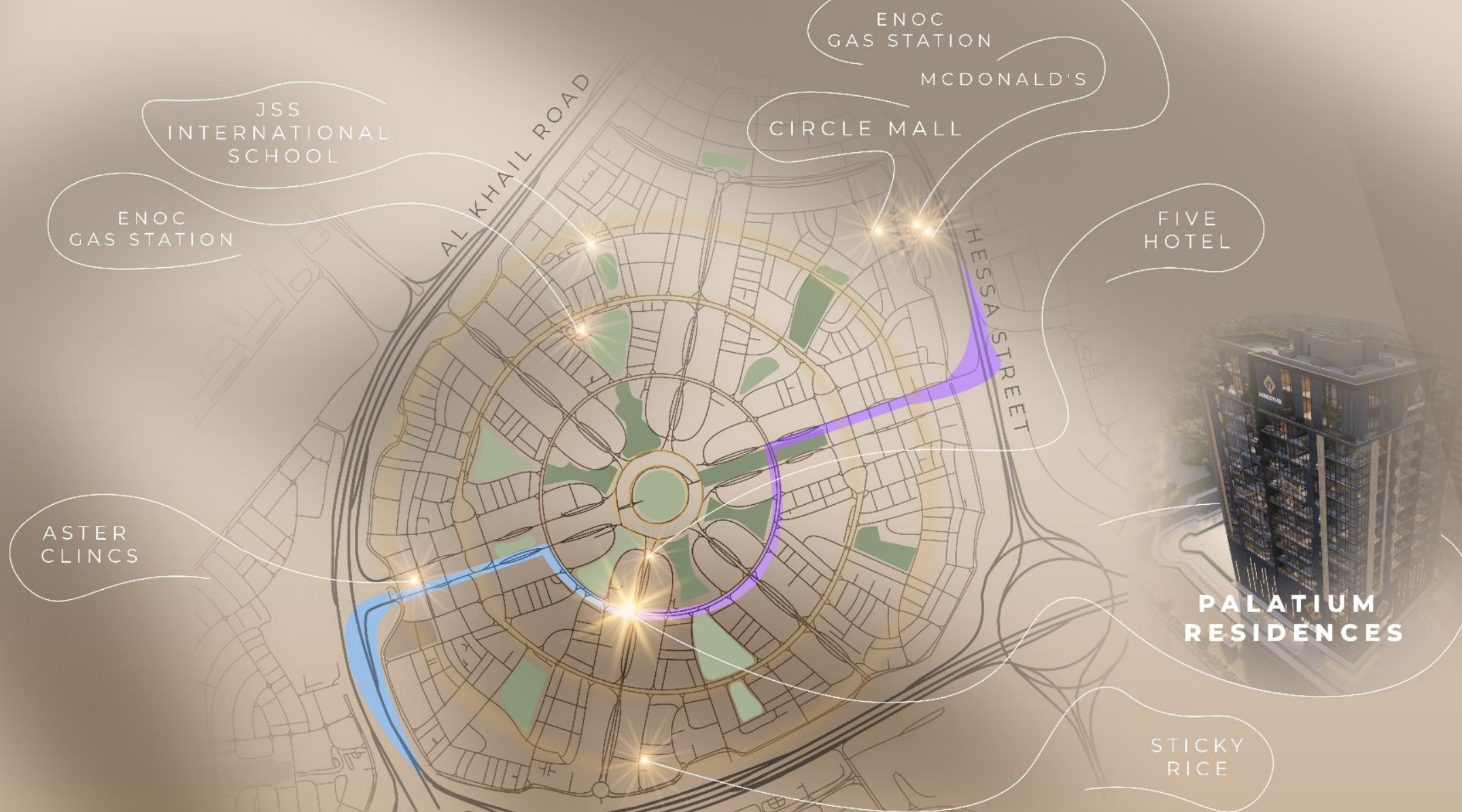
Contractor: Al Serh Al
Kabeer Construction -
Grade 1 Building
Construction



CUBIC
ENGINEERING CONSULTANCY

Engineering Consultant: Cubic
Engineering Consultancy - 30+
years of experience.

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Corner plot,
next to FIVE
Hotel

FIVE
HOTEL

PALATIUM
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Corner plot,
next to FIVE
Hotel



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Activate Windows
Go to Settings to activate Windows.

Grand Lobby



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3 Elevators



Centralized Recreational Space

Conveniently located on
the same floor

Poolside Gym

Barbeque Area

Lounge Area

Kids pool 6.2m x 2.25m

Adults pool 15m x 4.5m



WELLFIT

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Gym and pool on the same floor

with nearby changing
rooms for seamless access.



Spacious gym

featuring both -
a dedicated **weight** section
and a **cardio** area

Interior Features

3m high ceiling

German brand kitchen appliances



Build-in
Wardrobes

Ensuite
Bedrooms

3m high
Wall-to-wall
Windows

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Interior Features



Smart home automation

- Scenario Based **Lighting**
- **Air Conditioning** Control
- **Door Lock**: Smart Lock with Card/Fingerprints sensors
- Smart Home **Application** compatible with Android / IOS devices



Spacious Parking: 4 Floors

- studio/1BR = 1 parking slot
- 2BR/3BR = 2 parking slots
- visitor parking available for guests



EV Charging setup





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RESIDENCES

Studio:	28 units [429 - 577 sqft]
1BR:	49 units [740 - 860 sqft]
1BR + Study:	40 units [810 - 947 sqft]
2BR:	13 units [837 - 1303 sqft]
2BR + Terrace:	3 units [1210 - 2160 sqft]
3BR:	12 units [1265 - 1863 sqft]
3BR + Terrace:	2 units [3125 - 3575 sqft]
Retail:	4 retails [435 - 1048 sqft]
TOTAL:	151 units



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Studio Apartments

Ideal for young professionals or those seeking a cozy retreat. The studio apartments offer a perfect blend of functionality and style. Thoughtfully designed to maximize space and comfort.

Balcony	yes
Total space area	429 - 577 sqft
Total units	28
Storage Space	yes
Kitchen appliances	included
Smart home system	yes

Studio Layout



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1-Bedroom Apartments

Modern 1-bedroom apartments where functional spaces are reimagined to offer the utmost comfort and style. Each residence is thoughtfully crafted to provide a serene retreat from bustling city life.

Balcony	yes
Total space area	740 - 860 sqft
Total units	49
Storage Space	yes
Kitchen appliances	included
Smart home system	yes

1-Bedroom Layout



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1-Bedroom + Study Apartments

Experience the ideal balance of comfort and functionality in the 1-bedroom apartments with a dedicated study room. Perfect for focused work, relaxation, and everything in between.

Balcony	yes
Total space area	810 - 947 sqft
Total units	40
Storage Space	yes
Kitchen appliances	included
Smart home system	yes

1-Bedroom + Study Layout





2-Bedroom Apartments

Discover the charm of the spacious 2-bedroom apartments. Designed to perfection, these residences offer a harmonious blend of functionality and elegance.

Balcony	yes
Total space area	837 - 1303 sqft
Total units	13
Storage Space	yes
Kitchen appliances	included
Smart home system	yes



2-Bedroom + Terrace Apartments

Step into spacious 2-bedroom apartments with private terraces, blending indoor comfort with outdoor freedom. Every detail is crafted to enhance your lifestyle and elevate everyday living.

Terrace space	yes
Total space area	1210 - 2160 sqft
Total units	3
Storage Space	yes
Kitchen appliances	included
Smart home system	yes

2-Bedroom Layout



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3-Bedroom Apartments

Discover the charm of the spacious 2-bedroom apartments. Designed to perfection, these residences offer a harmonious blend of functionality and elegance.

Balcony	yes
Total space area	1265 - 1863 sqft
Total units	12
Storage Space	yes
Kitchen appliances	included
Smart home system	yes

3-Bedroom Layout



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3-Bedroom + Maid + Terrace Apartments

Immerse yourself in spacious 3-bedroom apartments with terrace spaces featuring a gazebo, kids' play area, jacuzzi, seating, and barbecue zone.

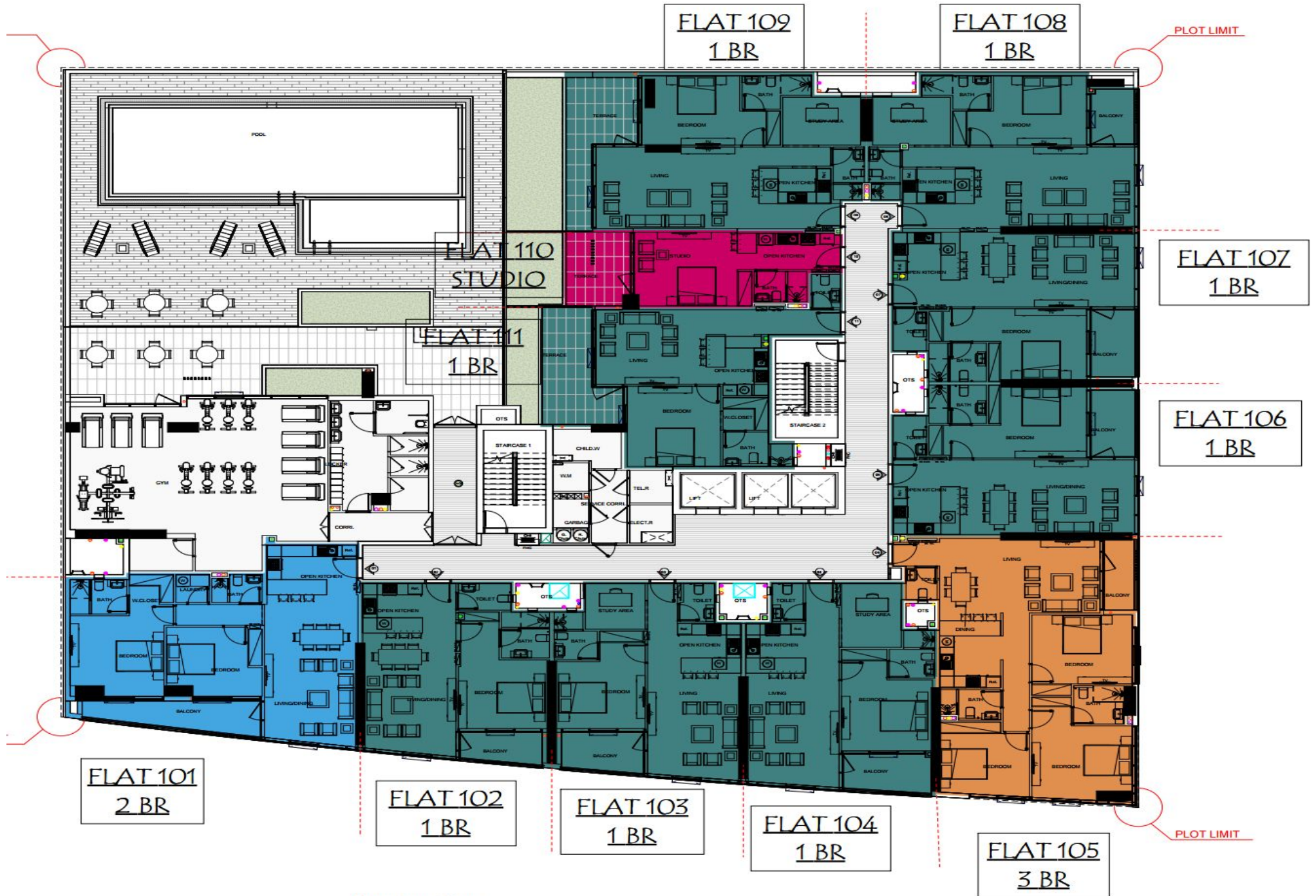
Balcony	yes
Total space area	3125 - 3575 sqft
Total units	3
Storage Space	yes
Kitchen appliances	included
Smart home system	yes

3-Bedroom + Terrace



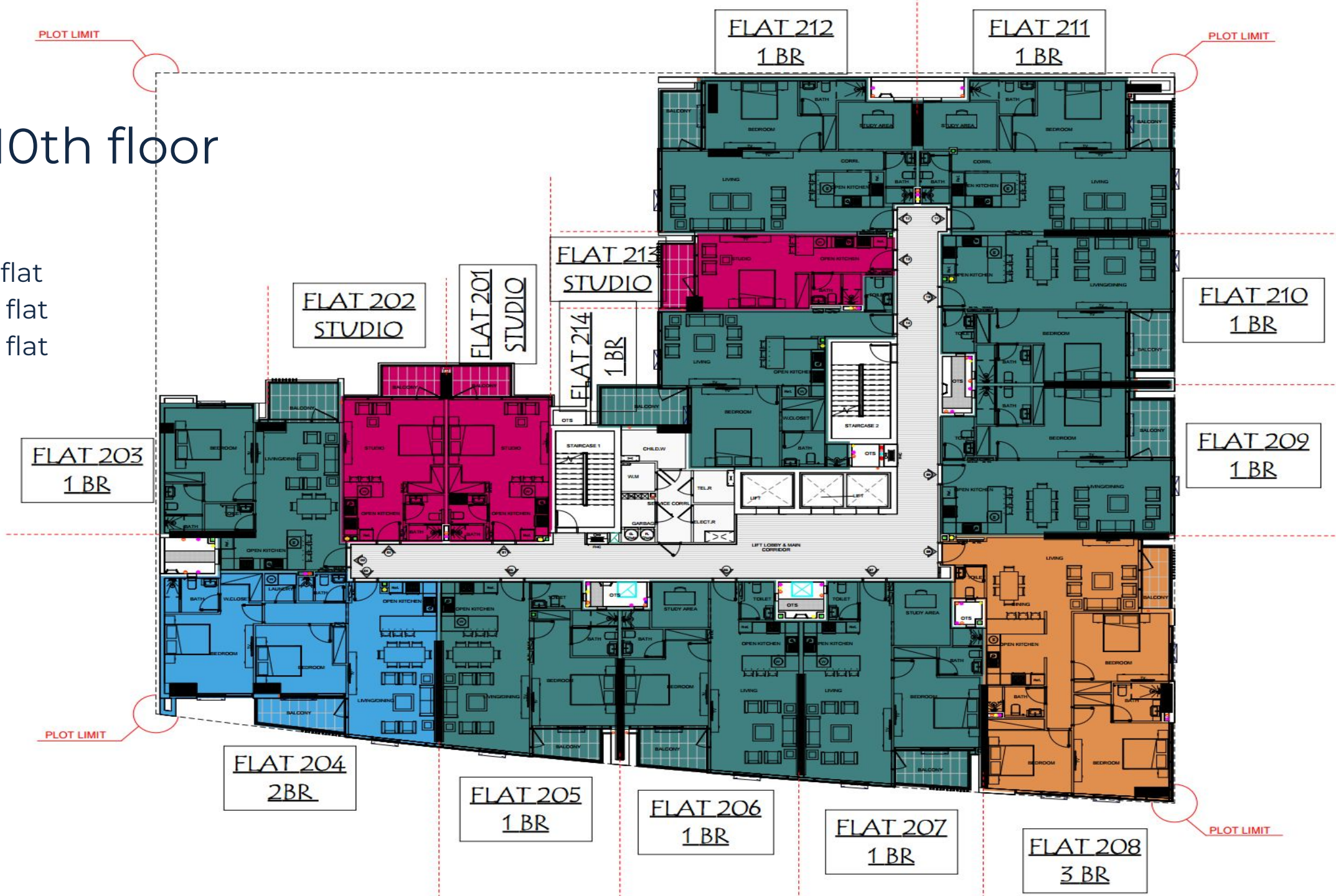
1st floor

- studio
- 1-bedroom flat
- 2-bedroom flat
- 3-bedroom flat



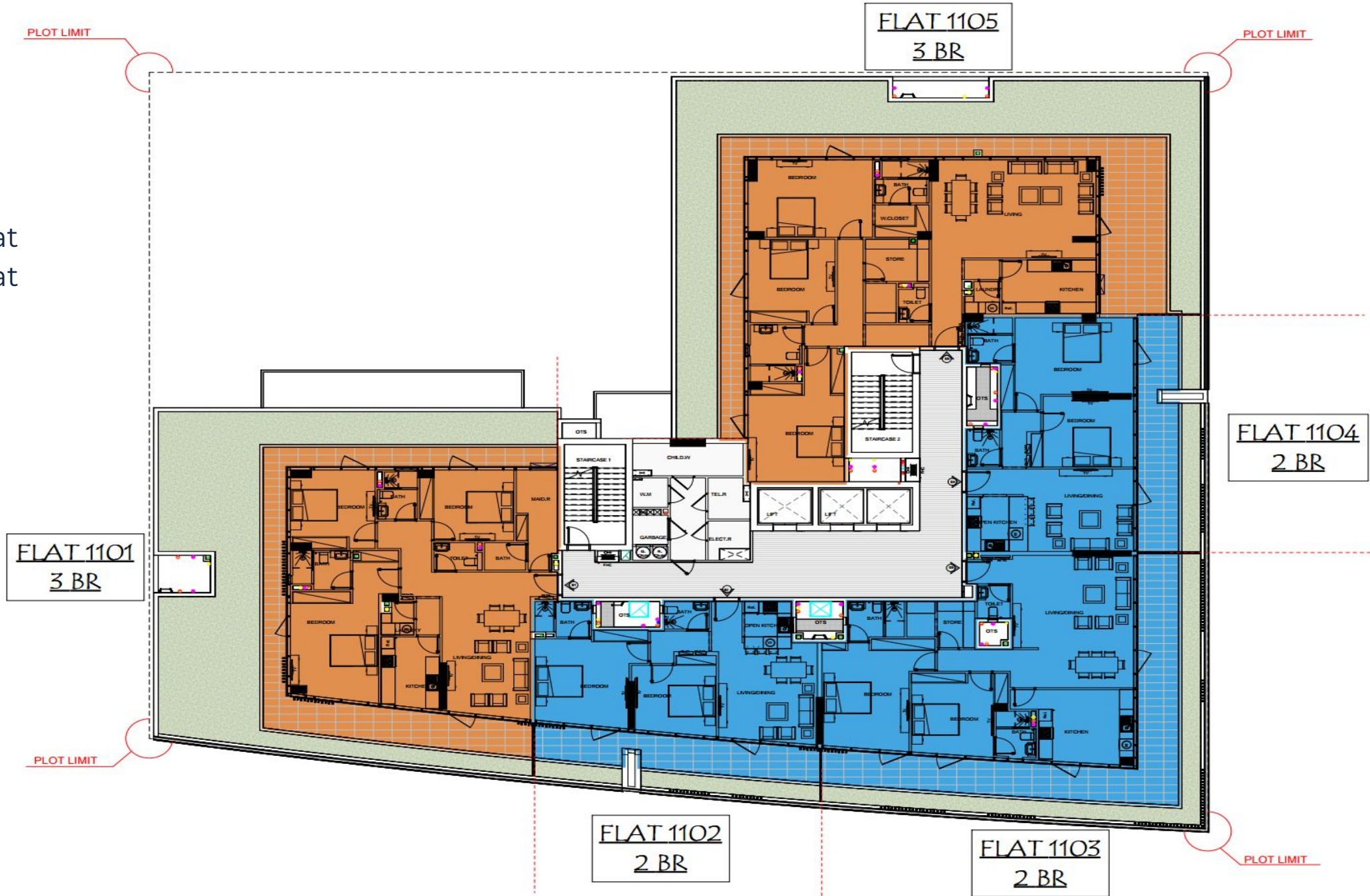
2nd to 10th floor

- studio
- 1-bedroom flat
- 2-bedroom flat
- 3-bedroom flat



11th floor

- 2-bedroom flat
- 3-bedroom flat



12th floor

- 2-bedroom flat
- 3-bedroom flat



FLEXIBLE PAYMENT PLAN

10%

Down payment

50%

During Construction

40%

Upon Handover

Active Escrow Account

CONSTRUCTION PROGRESS

Pre-Construction: design, permitting
Site Preparation

Construction started: June 2024

Piling work completed: October 2024

Foundation Work: ongoing

Ground Floor Construction

Podium Levels (4 Levels)

Residential Floors (12 Levels)

Roof Construction

Exterior Finishing

Interior Finishing

Landscaping and Site Work

Completion and Final Inspections: Q2 2026



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— *Dreams Get Real* —