

# OAK YARD

The first recharge tower in Dubai



Recharge your life.  
Recharge your investment.

DUBAI - A CITY OF GREAT OPPORTUNITIES,  
BUT AT THE SAME TIME, LACKING SPACE FOR  
RECHARGING AND REGAINING STRENGTH



# IDEOLOGICAL DEVELOPER

Yard is the first developer in Dubai that creates recharge real estate. Places where you can recharge your energy and restore your strength.

## MISSION

The name "Yard" not only associates with a garden but also symbolizes a unit of measurement for space.


The main principle of Yard is to create spaces with natural integration that help in restoration and energy recharge.



# VISION

In our philosophy, every project is a unique yard in Dubai.  
We want to make this city flourish by adding greenery,  
plants, and nature.





First Recharge City  
in Ukraine, 85 hectares

3 COUNTRIES

with development experience

21,000 M<sup>2</sup>

built

357,000 M<sup>2</sup>

in progress



# COMPLETED DISTRICT, PARK LAKE CITY



# RECHARGE YOUR LIFE. RECHARGE YOUR INVESTMENT.

Space of tranquility in the heart of Dubai.  
This is a new quality of life: all elements of the  
house and apartment are designed to improve  
human health and well-being.





## RECHARGING ATMPHOSPHERE

Clean air, pleasant finishes,  
background music and natural  
aromas



## EXPANDED INFRASTRUCTURE

You no longer have to leave the house  
to exercise or work out



YARD

# THE CONCEPT OF OUR PROJECT IS BASED ON THE IDEA OF RECHARGE



## NATURAL DESIGN

This is what is most lacking  
in Dubai



## BIOHACKING APARTMENTS

A set of tools for quality sleep:  
smart mattress, smart lighting



## SERVICE

The concept of Yard Comfort  
services, with which you can  
save time on routine tasks







# OAK YARD HIGHLIGHTS

**#1 IN PRICE**

Among new projects in JVC

**40**

2-bedroom apartments

**100%**

Apartments with terraces

**2**

Two-story penthouses

**190**

Apartments

**220**

Parking spaces

**19**

Floors

**Q2 2026**

Completion of construction

**17**

Studios

**100%**

Ready-to-live apartments

**131**

1-bedroom apartments

**20+**

Resident services

# FIRST PROJECT IN DUBAI WITH THE “RECHARGE” CONCEPT

## #1 BUILDING IN JVC

in terms of infrastructure per resident

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## BIOLIVING AESTHETIC

natural design as the basis for architecture and interiors

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## 5 FITNESS ZONES

cardio, strength, pilates, TRX, yoga terrace

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## GREEN COWORKING

with zoom rooms, meeting rooms, lecture hall

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## HEALTHY CAFÉ

with eco products and breakfast delivery to the room

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

## 10+ SERVICES FOR RESIDENTS

from storage during travel to breakfast delivery

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## 99.9% CLEAN AIR

thanks to the photocatalytic purification system

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## AROMA AND AUDIO SYSTEMS

create a pleasant atmosphere in all public areas

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## TERRACE OF UP TO 80 M<sup>2</sup>

in each apartment for relaxation

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## JVC — BALANCED LOCATION

# Location Recharge

Jumeirah Village Circle (JVC) is a community that can offer both a peaceful life away from tourist crowds and easy access to major city landmarks. The neighborhood is located just 20 minutes away from Dubai Marina and Palm Jumeirah, close to both the sea and the city's business center.

- 01 Downtown (24 minutes)
- 02 Palm Jumeirah (15 minutes)
- 03 Dubai International Airport (30 minutes)
- 04 Dubai Marina (15 minutes)
- 05 Burj Al Arab (22 minutes)
- 06 Bluewaters Island (20 minutes)



# INVESTMENT HIGHLIGHTS



## ACCESSIBILITY

The price per square meter in JVC is almost half of what it is in other areas



## RENTAL YIELD

Investors can expect an average rental yield of over 8%, which is the highest in Dubai



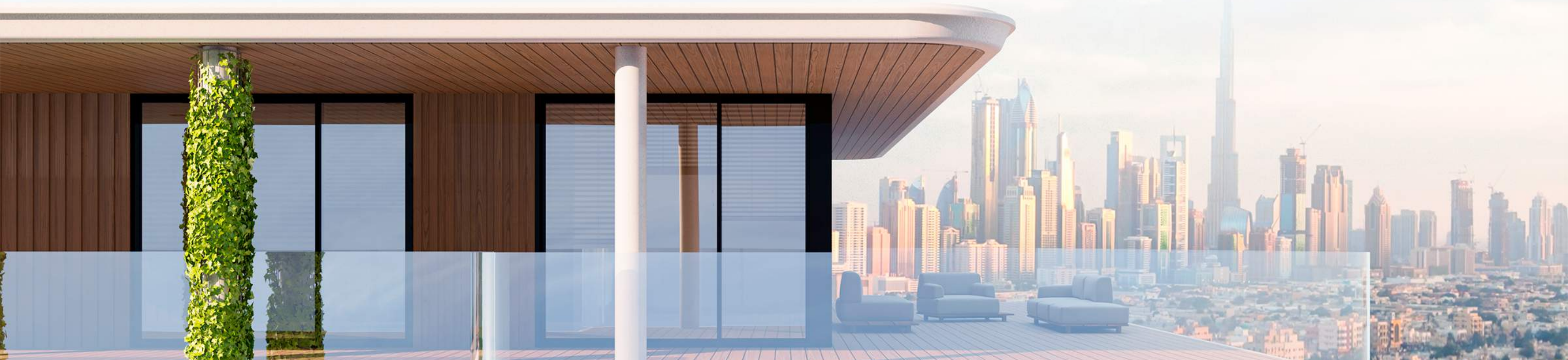
## GROWTH POTENTIAL

The neighborhood will be fully developed by 2030, tripling the number of residents



## DEVELOPED INFRASTRUCTURE

The presence of parks, sports and playgrounds for active individuals and families with children. There are also over 30 green spaces for those who, like us, enjoy being surrounded by nature



## EDUCATION

- 01 JSS International School (3 minutes)
- 02 Nord Anglia International School (10 minutes)
- 03 GEMS World Academy (10 minutes)
- 04 Kids World Kindergarten (3 minutes)
- 05 Stepping Stones Kindergarten (7 minutes)

## HOTELS

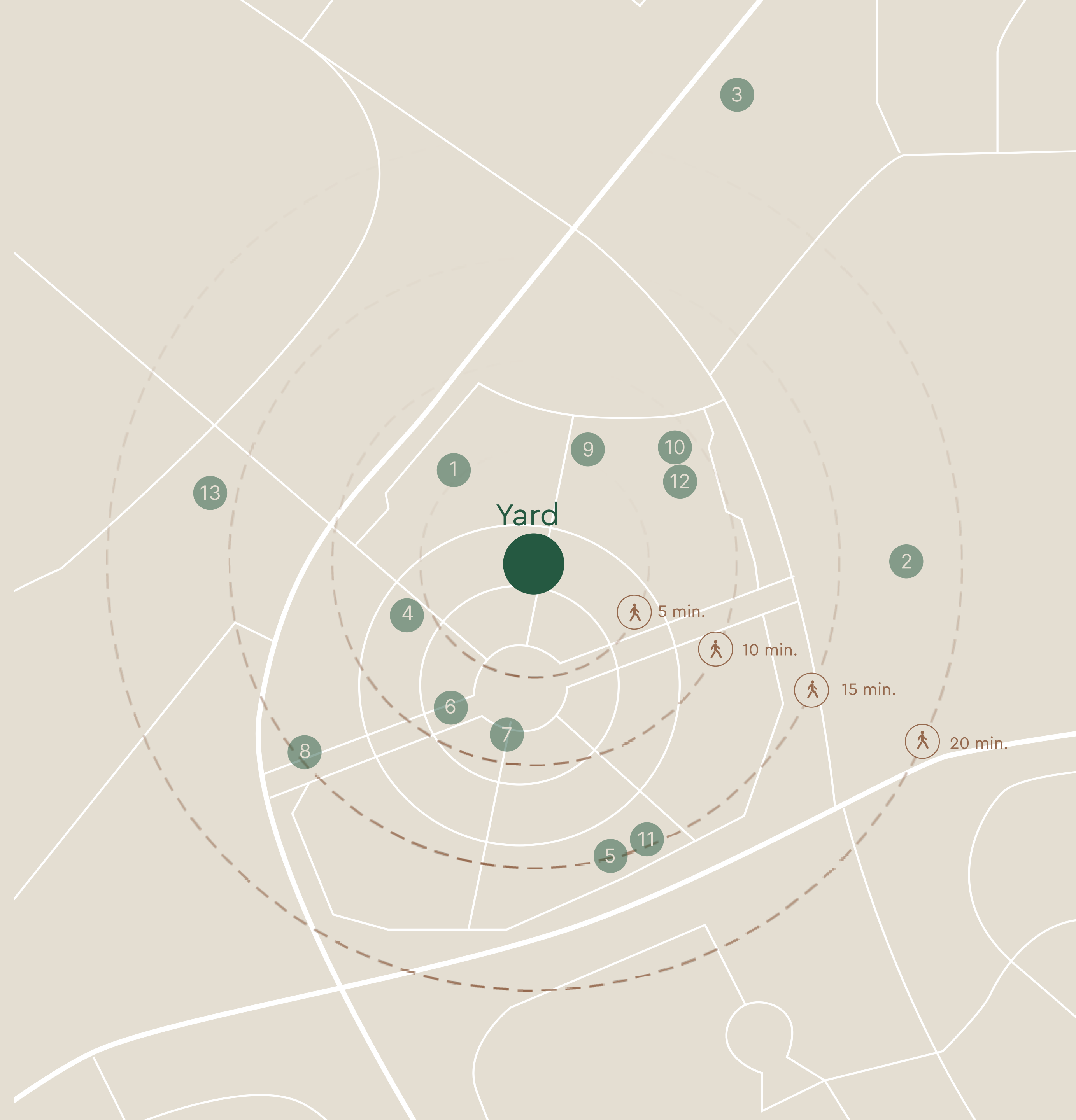
- 06 The First Collection at JVC (4 minutes)
- 07 FIVE JVC (8 minutes)

## MEDICAL

- 08 Aster Clinic (5 minutes)
- 09 Right Health Karama Medical Center (5 minutes)
- 10 LIFE Medical Center (5 minutes)
- 11 Apex Dental (8 minutes)

## SHOPPING PLACES

- 12 Circle Mall (5 minutes)
- 13 Springs Souk (14 minutes)
- 14 Dubai Marina Mall (23 minutes)
- 15 Al Khalil Avenue (5 minutes)




ARCHITECTURE

# Aesthetics Recharge

The architecture is based on the principles of bio-architecture

Curved forms

A modern multi-story building with a curved facade. The building features multiple levels of balconies with glass railings and white curved railings. The balconies are supported by white columns. The building's exterior is clad in vertical wooden slats. Vertical greenery is integrated into the design, with green plants growing in vertical channels between the balconies. The building is set against a clear blue sky.

ARCHITECTURE

# Aesthetics Recharge

The architecture is based on the principles of bio-architecture

Asymmetric terraces



ARCHITECTURE

# Aesthetics Recharge

The architecture is based on the principles of bio-architecture

Plant columns and vertical gardens





## ARCHITECTURE

# Aesthetics Recharge

The architecture is based on the principles of bio-architecture

Biophilic patterns



Textures of nature

INTERIORS

# Aesthetics Recharge

The interior of the house is characterized by the use of natural materials, giving it warmth and natural aesthetics

Bio textures

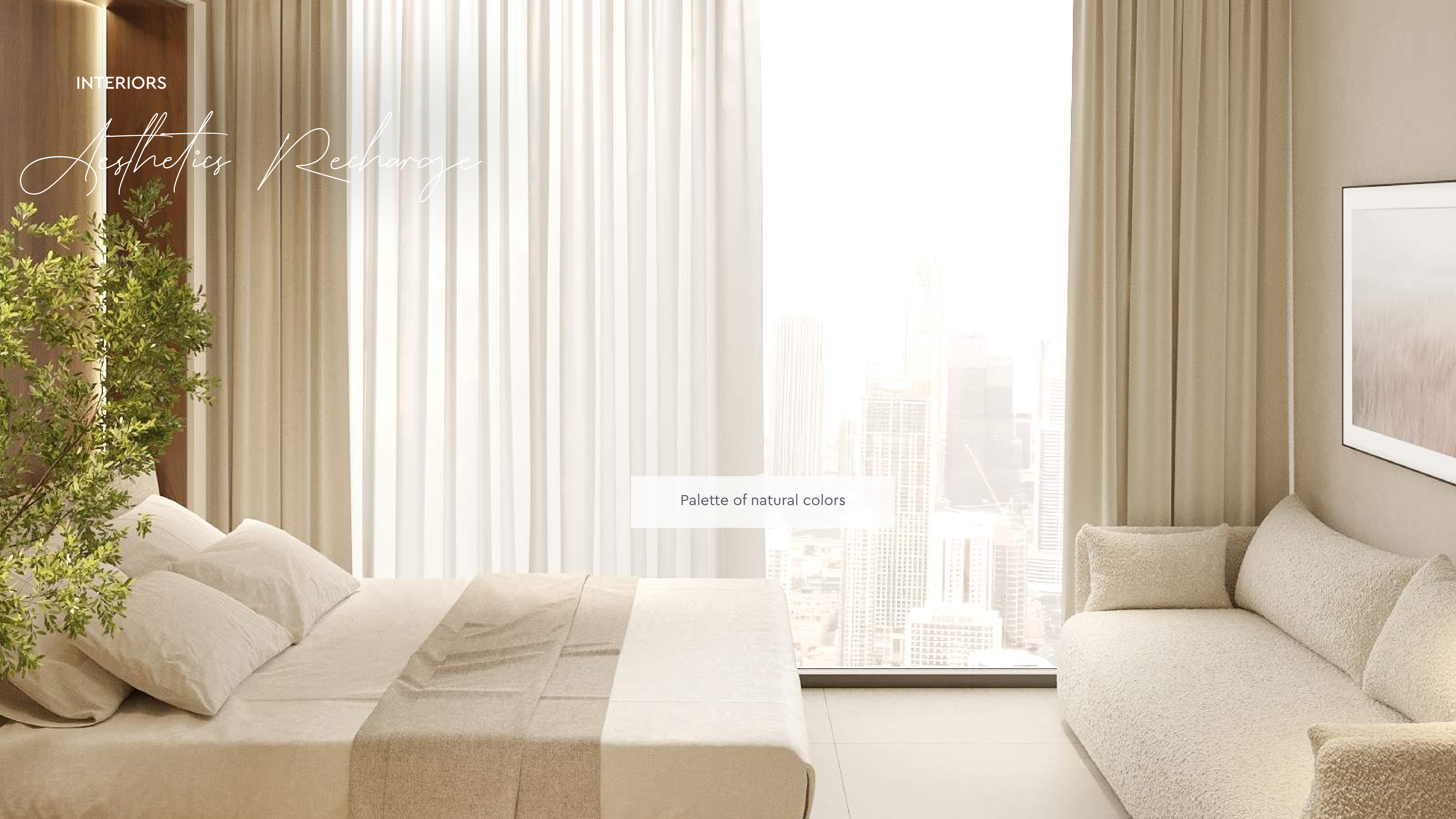
Plant decor



INTERIORS

*Aesthetics Recharge*

Palette of natural colors



INTERIORS

*Aesthetics Recharge*

Natural lighting

Natural materials



DEVELOPED INFRASTRUCTURE

*Amenities Recharge*

#1 JVC HOUSE  
BY THE AMOUNT OF  
INFRASTRUCTURE  
PER RESIDENT

## 5 FITNESS ZONES

for cardio, strength training, yoga, TRX, and outdoor exercises

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## STORAGE FOR BELONGINGS

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

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## ZOOM ROOMS

in a multifunctional coworking space of over 100 sqm

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## HEALTHY CAFÉ

with organic products and breakfast delivery to the room

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## +1,000 SQM

pool area with BBQ, sun loungers, and cabanas

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## 27 METERS

length of the pool with cabanas and sun loungers

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## PS4

in the children's playroom of 25 sqm

ECO-LOBBY WITH A PLEASANT ATMOSPHERE

# Lobby Recharge

Abundance of greenery, artistic objects, sound systems, and aromatization create an atmosphere that instantly immerses you in a soothing space



ECO-LOBBY WITH A PLEASANT ATMOSPHERE

*Lobby Recharge*

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ECO-LOBBY WITH A PLEASANT ATMOSPHERE

*Lobby Recharge*

 YARD





#1 THE MOST SPACIOUS GYM IN JVC

*Fitness Recharge*

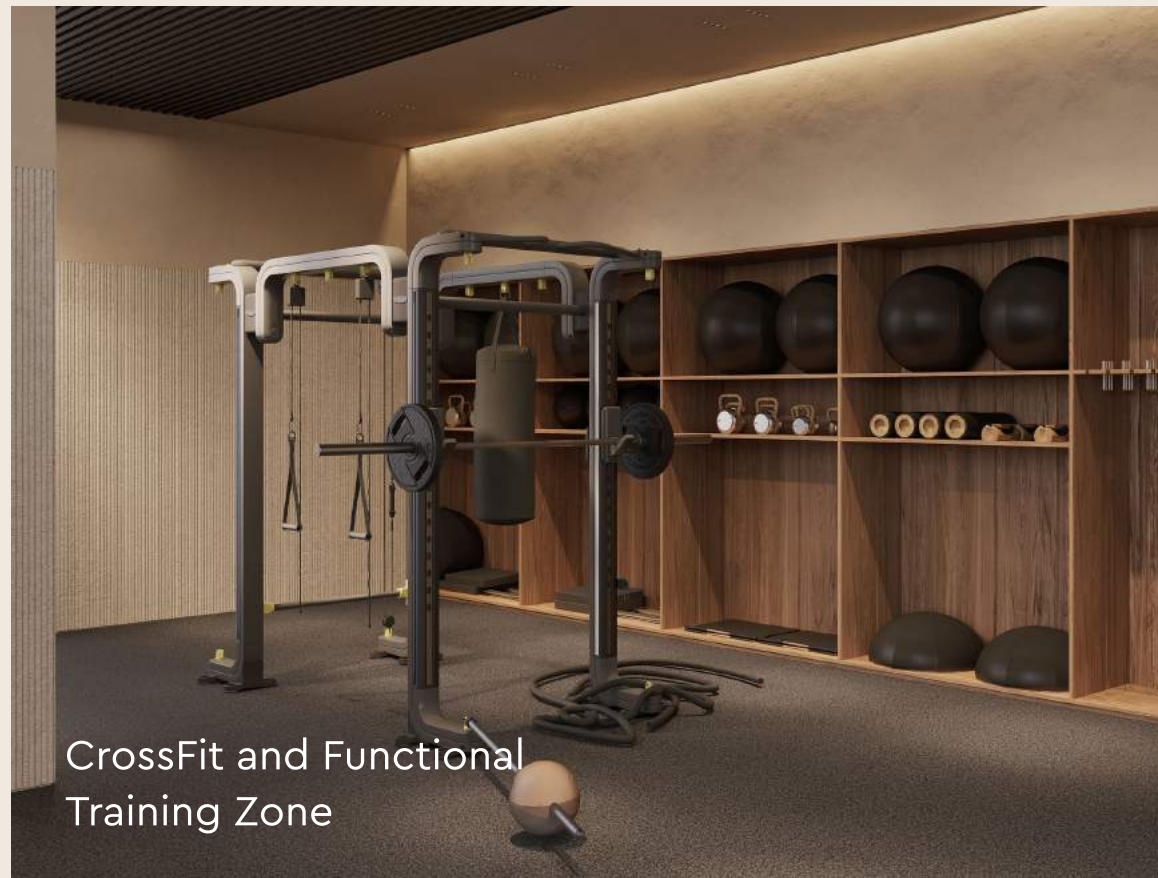


#1 THE MOST SPACIOUS GYM IN JVC

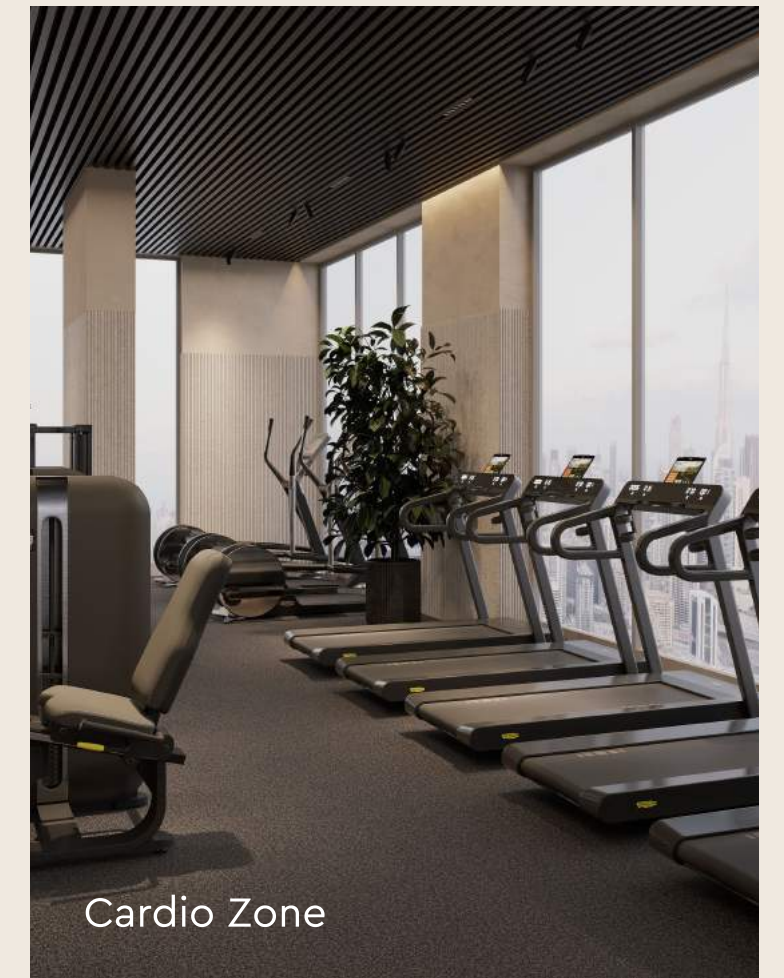
# Fitness Recharge

**200m2 – 4 times larger than competitors have**

This fitness center is the largest among houses with similar characteristics in JVC. It also has clear zoning into four different areas:



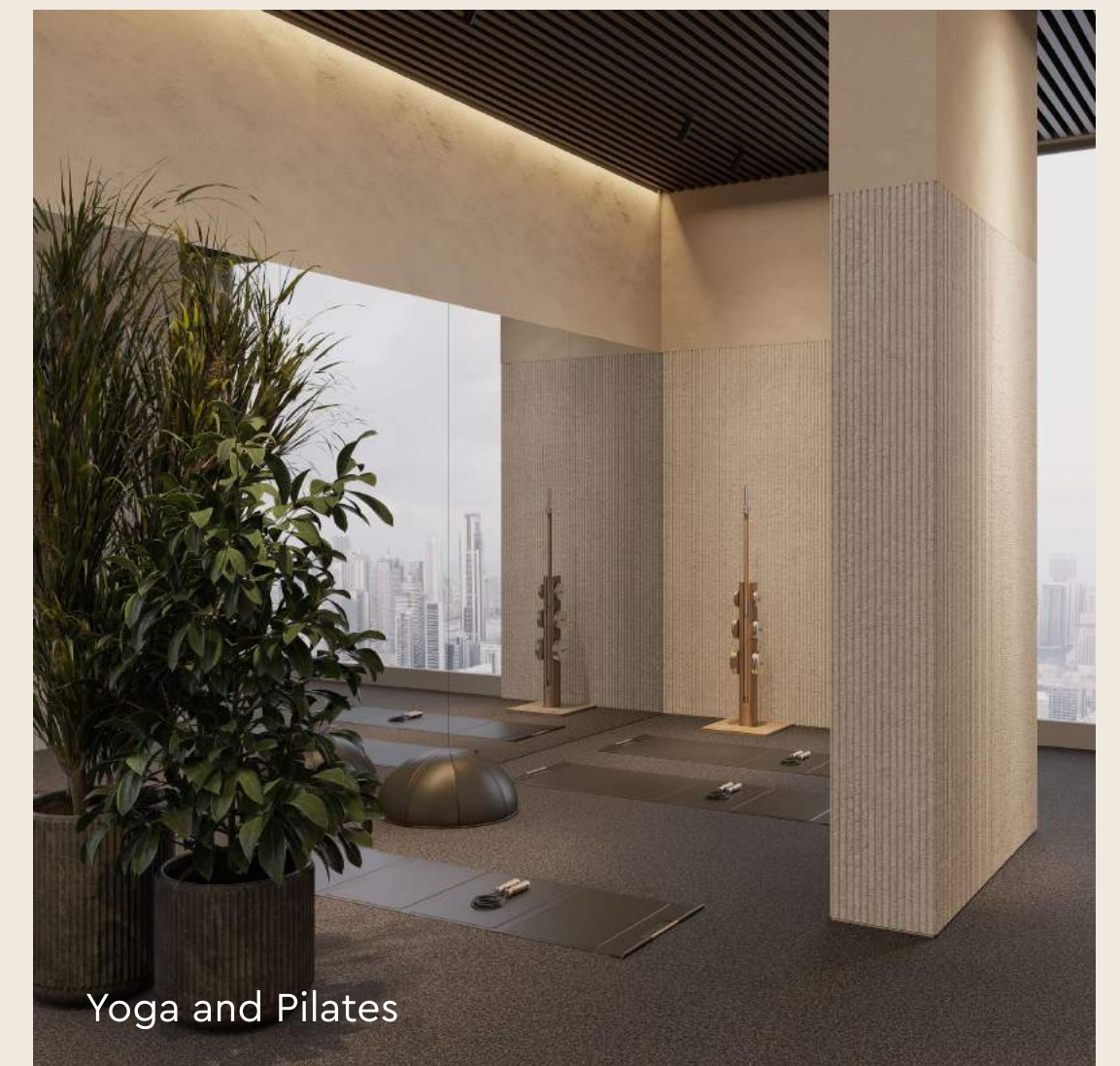
CrossFit and Functional Training Zone



Cardio Zone



Strength Training Equipment



Yoga and Pilates

IDEAL PLACE FOR FOCUSED WORK

# Work Recharge

Our coworking space is the perfect place for work and learning. The space is divided into functional zones, which allows it to be adapted to any business needs.



## LECTURE HALL

for joint events

## ZOOM ROOMS

Soundproof

## MEETING ROOMS

for conducting meetings

## SOFT AREA

for reading books and relaxation

## WORKSPACES

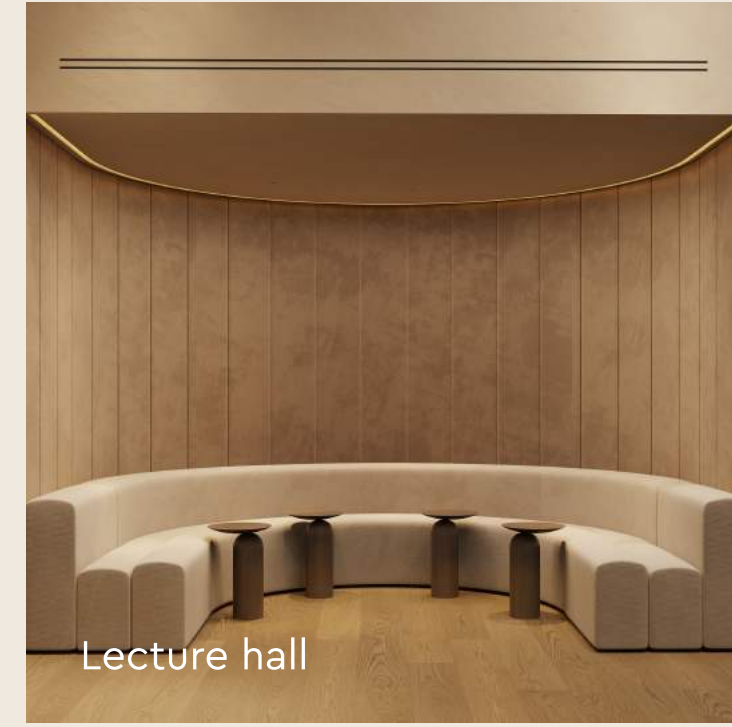
for focused work

## HEALTHY BAR

for snacking during work



Workspaces & Zoom rooms



Lecture hall



Soft area



Meeting rooms

IDEAL PLACE FOR FOCUSED WORK

*Work Recharge*

IDEAL PLACE FOR FOCUSED WORK

# Work Recharge



Workspaces for focused work

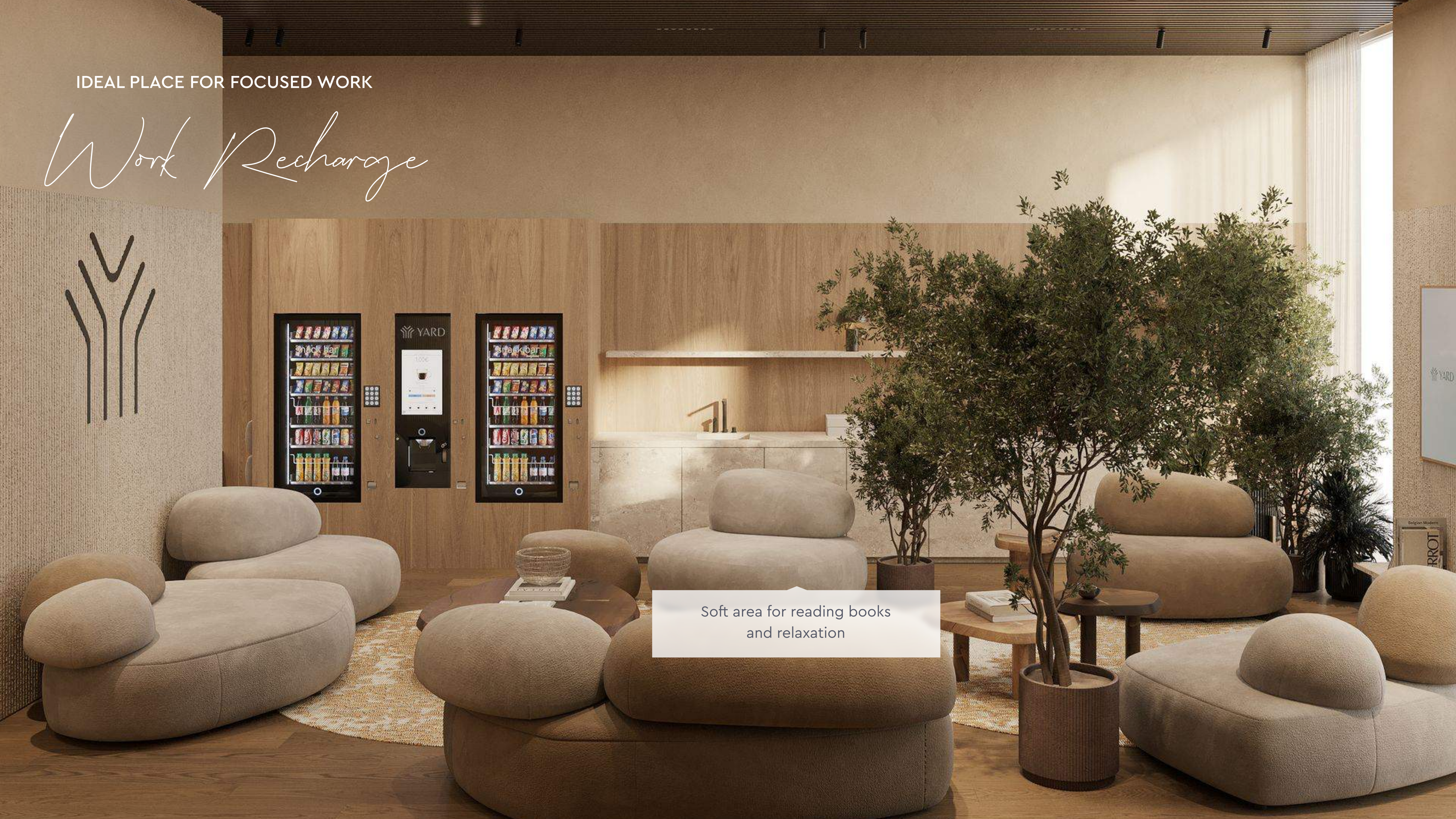


Soundproof Zoom rooms

IDEAL PLACE FOR FOCUSED WORK

# Work Recharge

Soft area for reading books  
and relaxation



BIOLIVING SPACE FOR CHILDREN

# *Kids Recharge*

Biophilic design promotes the development of children's thinking, instilling a love for the eco environment from an early age





HEALTHY EATING AT HOME

## *Food Recharge*

A diverse and nutritious menu made from organic products, and even dish delivery to apartments

## CONCEPTUAL CAFE

with healthy food

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## BREAKFAST DELIVERY

to apartments

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## ORGANIC INGREDIENTS

in dishes

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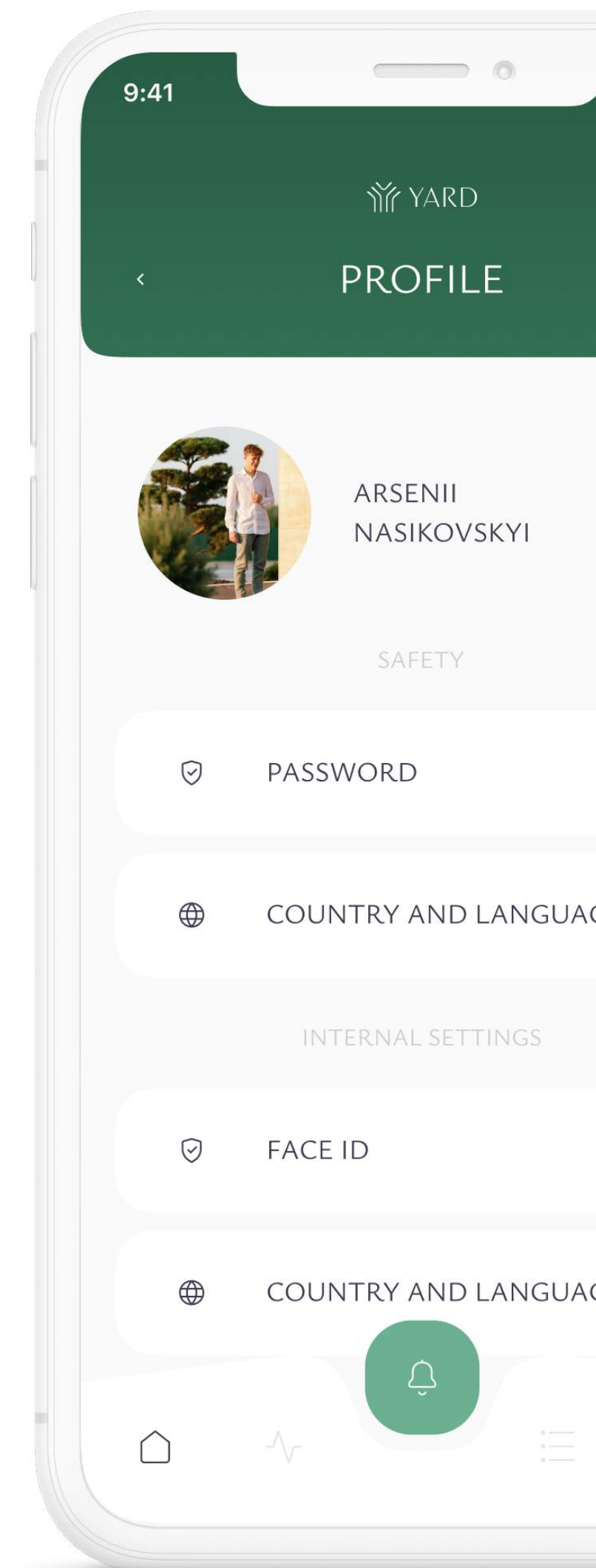
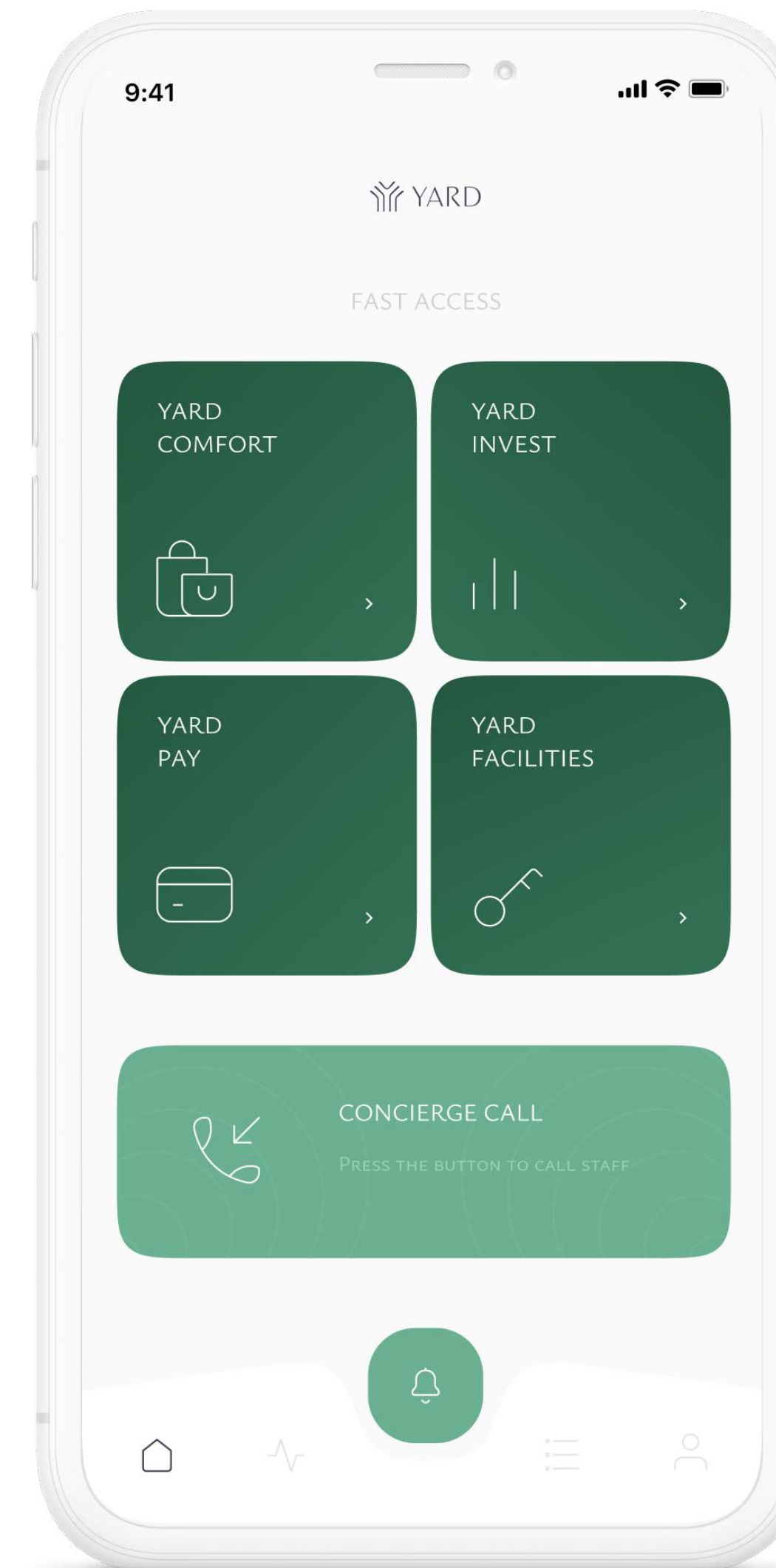
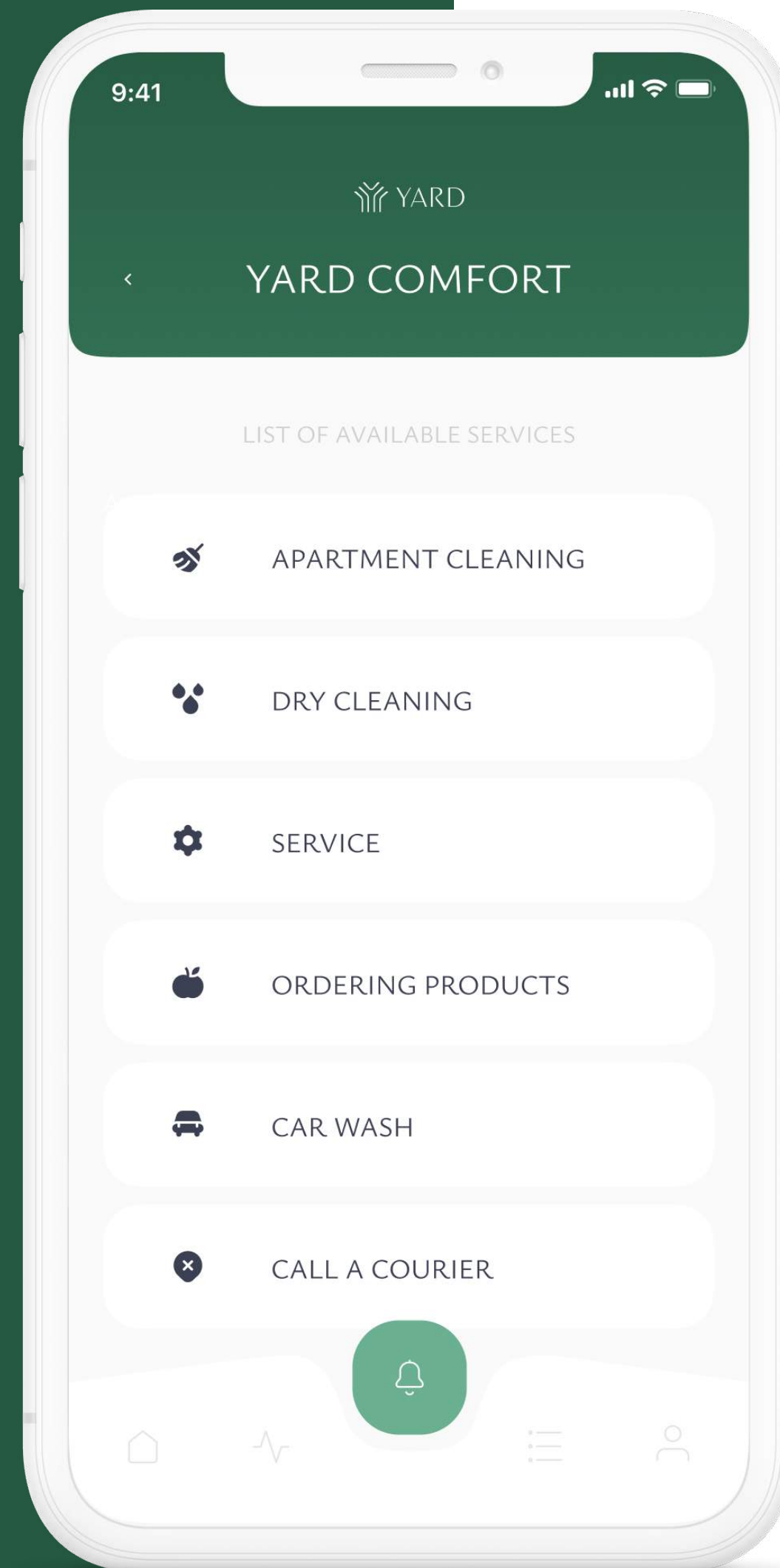


## DIGITALIZATION

# Digital Recharge

## MOBILE APPLICATION

- Request concierge services through the application
- Ability to create service requests and track their status
- Ability to pay for utility bills
- Display of key indicators for the apartment (status, payments, service requests)
- Graphs and charts for key rental and profitability indicators



## DIGITALIZATION

# Digital Recharge

## BLE LOCKS

- Doors can be opened with your smartphone, eliminating the need to carry cards or keys
- When booking a room, we will send you a link by email that provides access to your apartment
- We also have a traditional lock in case your smartphone battery dies
- You can remotely manage access and grant it to other people



## СЕРВИСЫ

*Service Recharge*

## YARD COMFORT

We have developed the concept of Yard Comfort services, which will allow you to save time on routine tasks and dedicate more time to yourself, your recovery, and relaxation:

 WI-FI THROUGHOUT THE AREA

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 STORAGE OF BELONGINGS DURING YOUR ABSENCE

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 COSMETIC REPAIRS EVERY SEASON

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 REGULAR APARTMENT CLEANING

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 BREAKFAST DELIVERY RIGHT TO YOUR ROOM

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 DRY CLEANING

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 BOTTLED WATER DELIVERY

# RENTAL MANAGEMENT

We take care of all the processes related to managing your home

## SHORT-TERM RENTAL - STARTING FROM 10% ANNUAL RETURN

- Maximum profit for the property owner
- Possibility to stay in the apartments for up to 60 calendar days
- 20% commission

## LONG-TERM RENTAL - STARTING FROM 8% ANNUAL RETURN

- Optimal profit for the property owner
- Fixed rental period of 12 calendar months
- 10% commission



## STORAGE OF BELONGINGS DURING YOUR ABSENCE

You can rent out your apartment while you are away in Dubai and receive passive income. Our building has a storage room where you can keep your belongings, so you don't have to worry about them during your absence.

Upon your arrival, you can order cleaning services or even cosmetic repairs to make the apartment look brand new.

COMMUNITY

# Community Recharge



КОМЬЮНИТИ

*Community Recharge*

## YARD CLUB

We have developed a concept of services that will allow you to expand your circle of communication, make new acquaintances, and have useful networking opportunities:

 LECTURES AND SEMINARS

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 ORGANIZATION OF DISCUSSION CLUBS

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 MEETINGS AND INTRODUCTIONS OF NEW RESIDENTS

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 EXCURSIONS AROUND THE COMPLEX

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 TRAINING SESSIONS WITH PROFESSIONAL TRAINERS

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 BUSINESS AND ART BREAKFASTS

## RECHARGING ATMOSPHERE

*Senses Recharge*

With high-quality air purification, pleasant lighting, soothing sounds, and aromas, you will finally be able to fully recharge



## CLEAN AIR

The photocatalytic purification system ensures perfect air cleanliness by eliminating odors, dust, and viruses



## SOUNDS OF NATURE

The presence of a sound system contributes to creating a calm atmosphere for relaxation



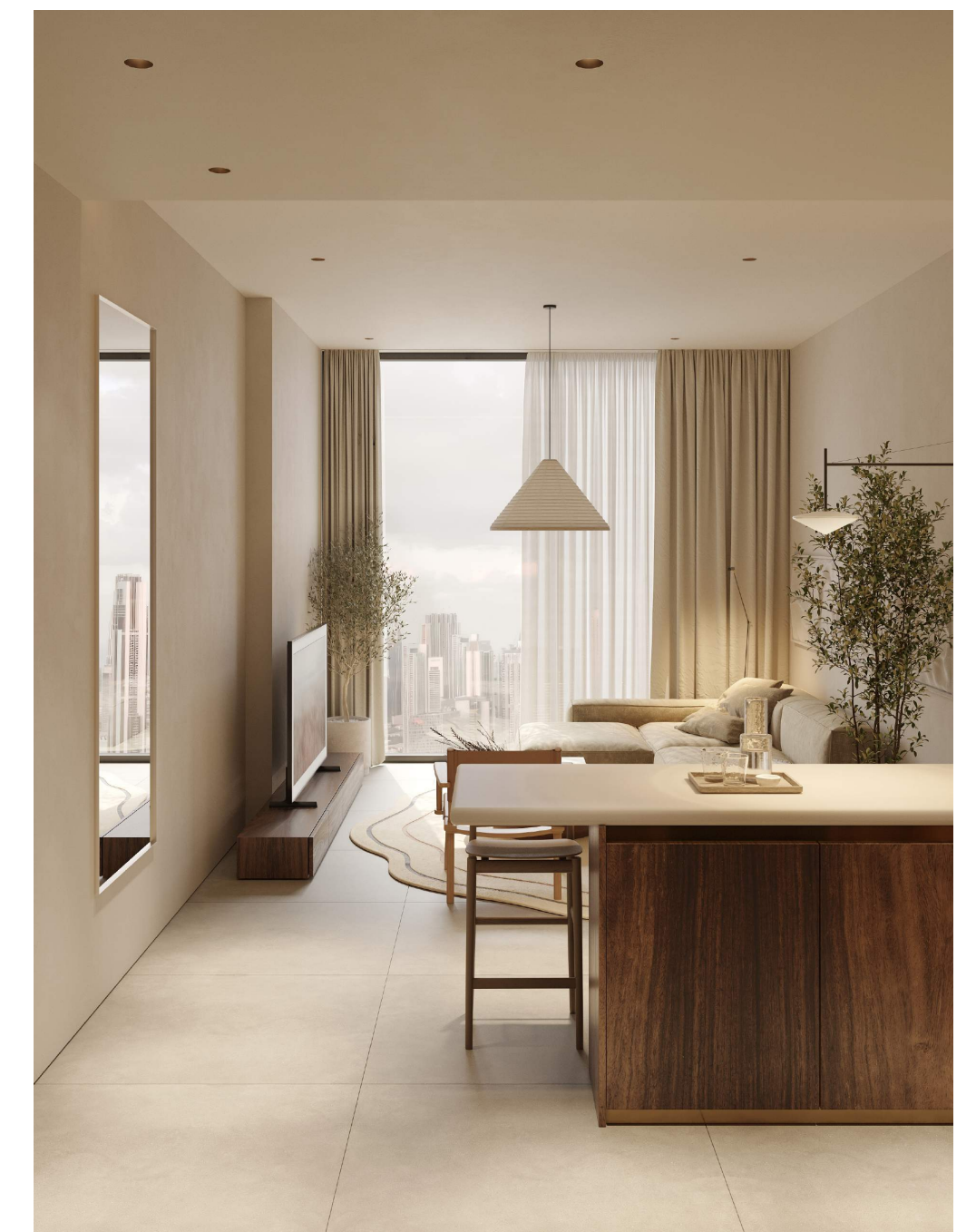
## NATURAL TACTILITY

The use of natural and eco-friendly materials contributes to creating a comfortable and cozy environment



## NATURAL AROMAS

The presence of plant aromas improves mood and creates a pleasant atmosphere



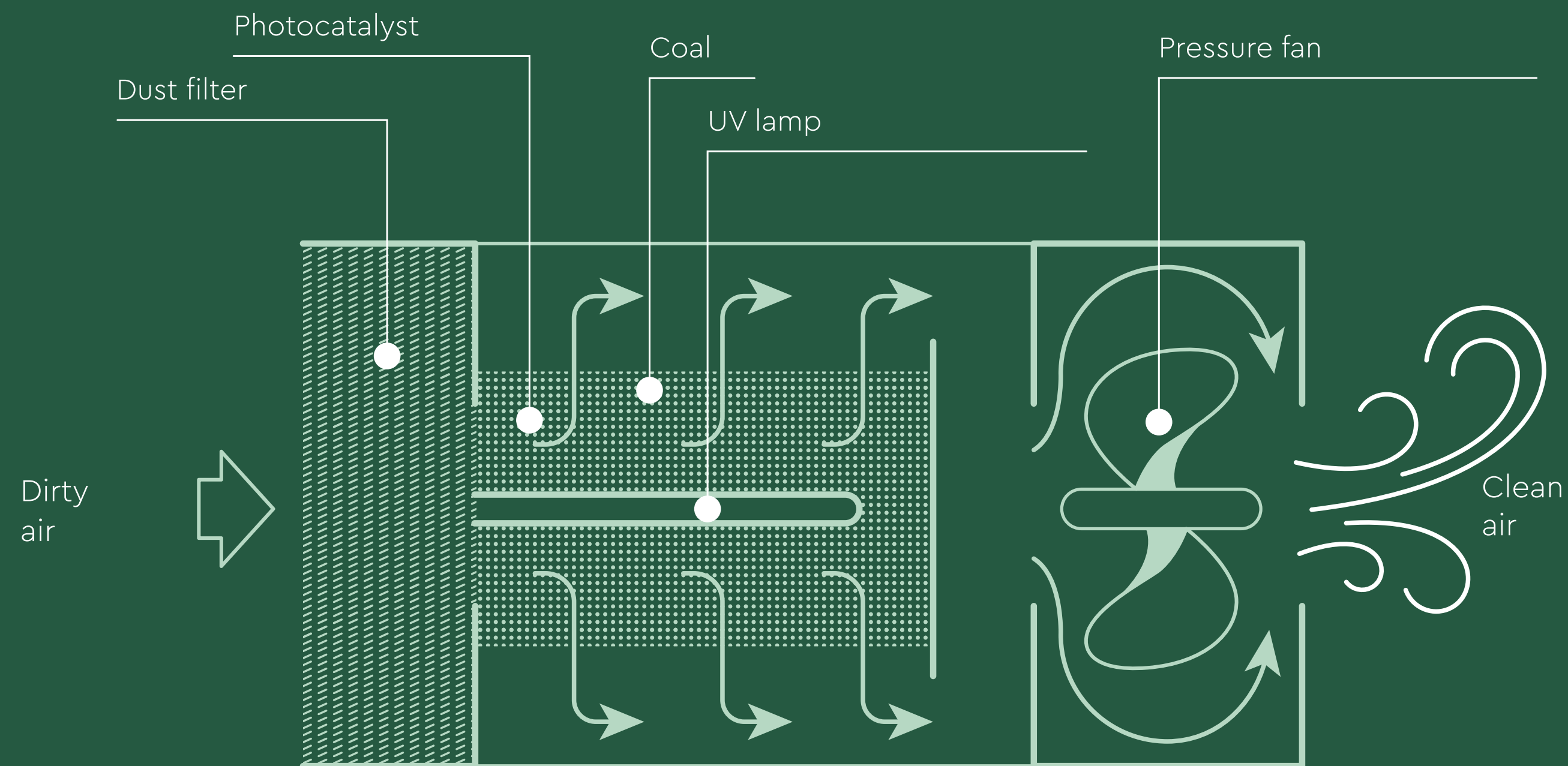
## CIRCADIAN LIGHTING

Special lighting, adjustable to various needs, contributes to creating a cozy and pleasant atmosphere









# THE CLEANEST AIR IN DUBAI



## PHOTOCATALYTIC AIR FILTRATION SYSTEM

-  AIR PURIFICATION DEGREE UP TO 99.9%
-  ELIMINATES FINE DUST PARTICLES SMALLER THAN 1 MICRON
-  AIR IS PURIFIED FROM VIRUSES, UNLIKE REGULAR VENTILATION SYSTEMS
-  CLEANS THE AIR FROM EXHAUST GASES, ELIMINATING ODORS

The main advantage of this filter is its ability to use ultraviolet light combined with catalysts to break down harmful organic matter into harmless compounds



## BIOHACKING KIT

Each tenant receives a welcome kit and a set for quality sleep upon check-in



## SMART HOME

The apartment is equipped with a smart home system, where you can control all the important parameters of the room using a smartphone

## BIOHACKING INNOVATIONS

*Apartment  
Recharge*



## BLACKOUT CURTAINS

Blackout curtains can completely darken the room if needed: a solid and healthy sleep is guaranteed



## MEMORY MATTRESSES

Memory mattresses adapt to the contours of the body, helping to reduce muscle tension



## CLIMATE CONTROL

Adjust the temperature and humidity in the room to your liking



## CIRCADIAN LIGHTING SYSTEM

Circadian lighting allows you to adjust the brightness and temperature of the light depending on the time of day

## ITALIAN FURNITURE

### POGGENPOHL (GERMANY)

Built-in kitchen equipment

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### LEMA (ITALY)

Built-in furniture

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### LEMA (ITALY)

Fitted furniture

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### LEMA (ITALY)

Freestanding furniture

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PoggenPohl kitchen (Germany)



Living and dining area (Germany)



LEMA wardrobe (Italy)



Lema bed (Italy)



Lema sofa (Italy)

Ditre coffee table (Italy)

LEMA chairs (Italy)



Lema armchair (Italy)

Ditre coffee table (Italy)

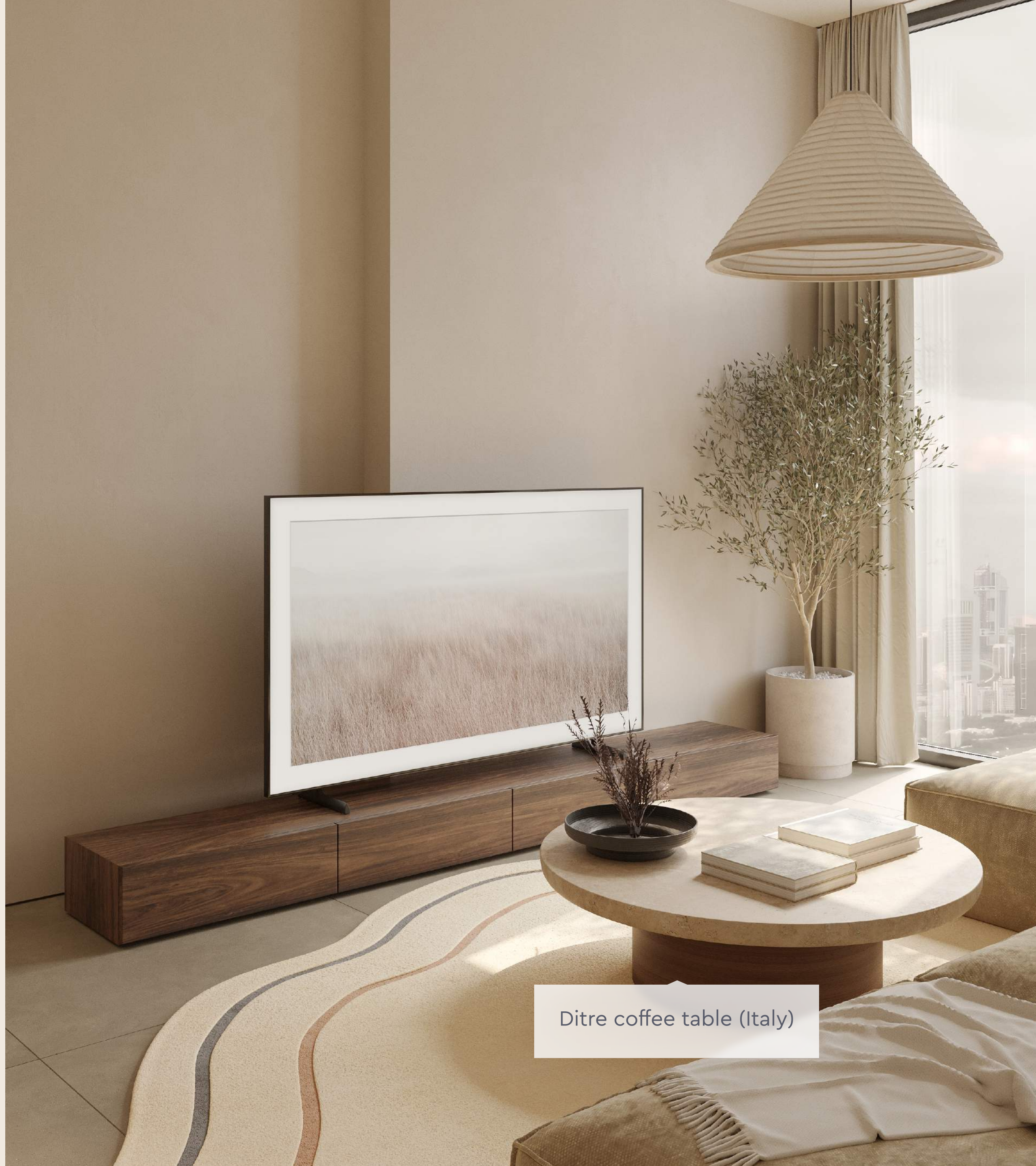


Target Point table (Italy)





La Palma table (Italy)



Ditre coffee table (Italy)

## ERGONOMIC LAYOUTS

# Layout Recharge

We have carefully considered the ergonomics of our layouts to ensure they have high liquidity and ease of use:



100% OF APARTMENTS HAVE TERRACES



THE KITCHEN-LIVING ROOM IS OF MAXIMUM SIZE



THE MASTER BEDROOM INCLUDES A WALK-IN CLOSET AND BATHROOM



MINIMAL CORRIDORS AND NO EMPTY SQUARE METERS

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## SLIPPERS

With finishing,  
furniture, and decor

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11

layout options

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43–320 M<sup>2</sup>

apartment area

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1-5

from studios to penthouses

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100%

apartments with terraces  
Area from 10 to 80 m<sup>2</sup>

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## MASTER BEDROOMS

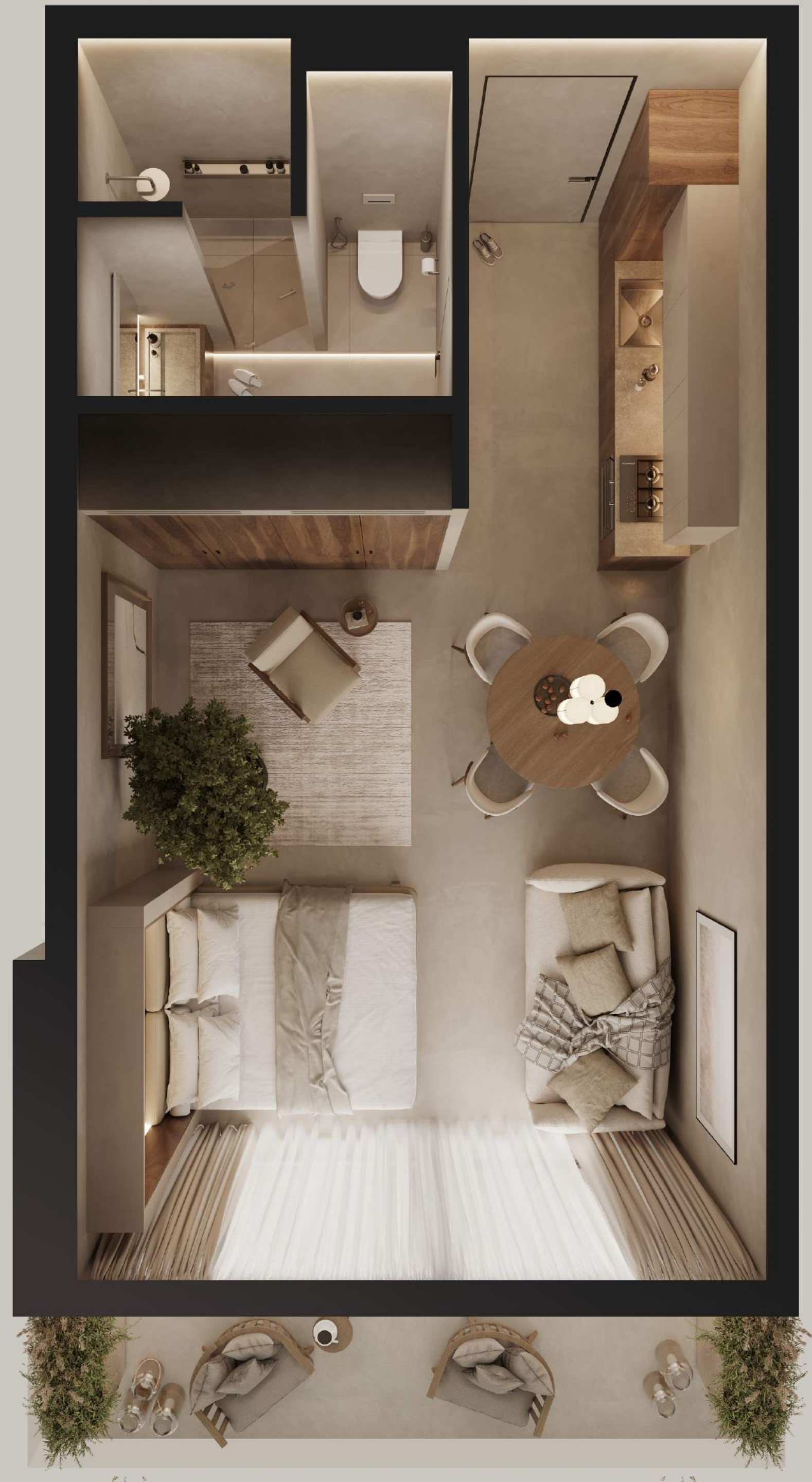
in every apartment

# STUDIO LAYOUT

AREA:

from 44m<sup>2</sup>

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# 1-BEDROOM APARTMENT

AREA:  
from 54 m<sup>2</sup>

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# 2-BEDROOM APARTMENT

AREA:

Area: from 96 m<sup>2</sup>

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# КОМАНДА ПРОЕКТА



## EXPOLIGHT®

LIGHTING

- #1 company in architectural lighting worldwide
- 20 years of experience, 1500 successful projects
- Winners of the "Lighting Product Design of the Year" competition

## CVTEC

DEVELOPMENT CONSULTANT

- Licensed 'A' level consulting firm
- Founded in Dubai in 2005
- 200+ completed development projects

## Sivak+Partners

INTERIORS

- 10 years of experience in interior design
- 30+ European awards
- Best interior design according to Archdaily 2020

## ARCHIMATIKA

ARCHITECTURE

- Designed over 9.4 million square meters
- Nominees for the Mies van der Rohe architectural award (awarded once in two years)
- 76 awards, repeatedly recognized as the best in the country