



GOLDEN WOODS

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Golden Wood Views V  
JVC





Reception & Lounge A peaceful meeting place. The Gold element add sophisticated details for those who value great design.

A modern building lobby with sleek, clean lines and a neutral color palette welcomes visitors. Large glass panels allow natural light, while minimalist furniture and strategically placed greenery create an inviting atmosphere. The focal point may be a unique artwork or a statement piece, adding character to the space. High-end materials like wooden or polished metal accents contribute to a sophisticated ambiance. Smart lighting enhances the overall aesthetic and functionality of the lobby.

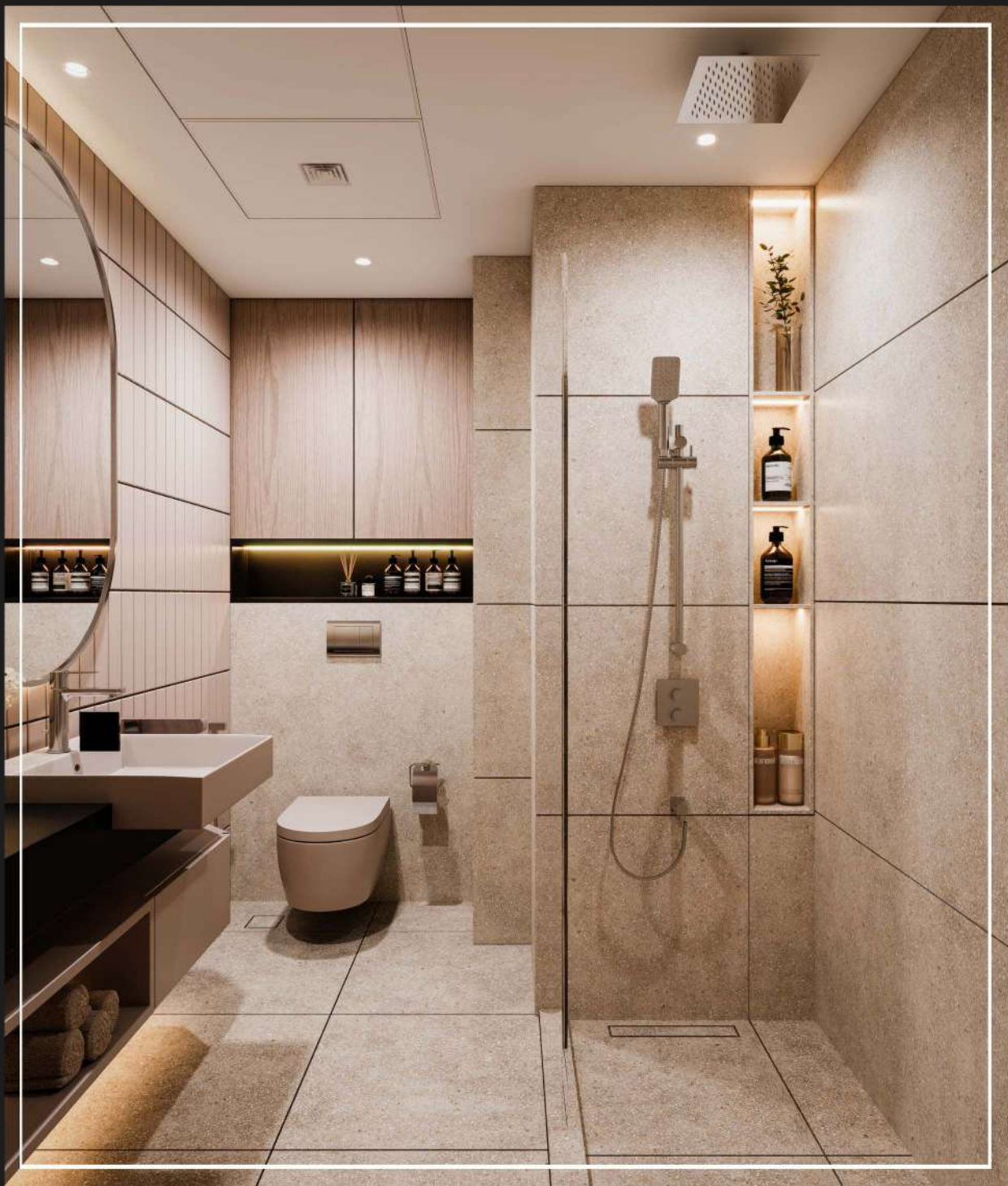




A modern living room considers clean lines, natural colors, and minimalistic furniture. Incorporate technology with sleek entertainment centers and use statement lighting to add a touch of sophistication. Play with textures and patterns in rugs or accent pieces for added visual interest. Open shelving can also contribute to a contemporary feel, allowing for both storage and display.



A modern bedroom typically features, natural color scheme & minimalistic furniture. Common elements include a platform bed, sleek nightstands, and ample storage with built-in closet or dressers. Technology integration, such as smart lighting or charging stations, is often present. Texture is introduced through textile like bedding & rugs, adding warmth to the space.



Large frameless mirrors with built-in LED strips are mounted above each sink for even and stylish illumination.

A frameless glass shower enclosure showcases large-format porcelain tiles in a subtle herringbone pattern.

A rainfall showerhead and a handheld shower with matte black fixtures offer both functionality and visual appeal.

Open shelving near the vanity displays neatly folded towels and decorative items.

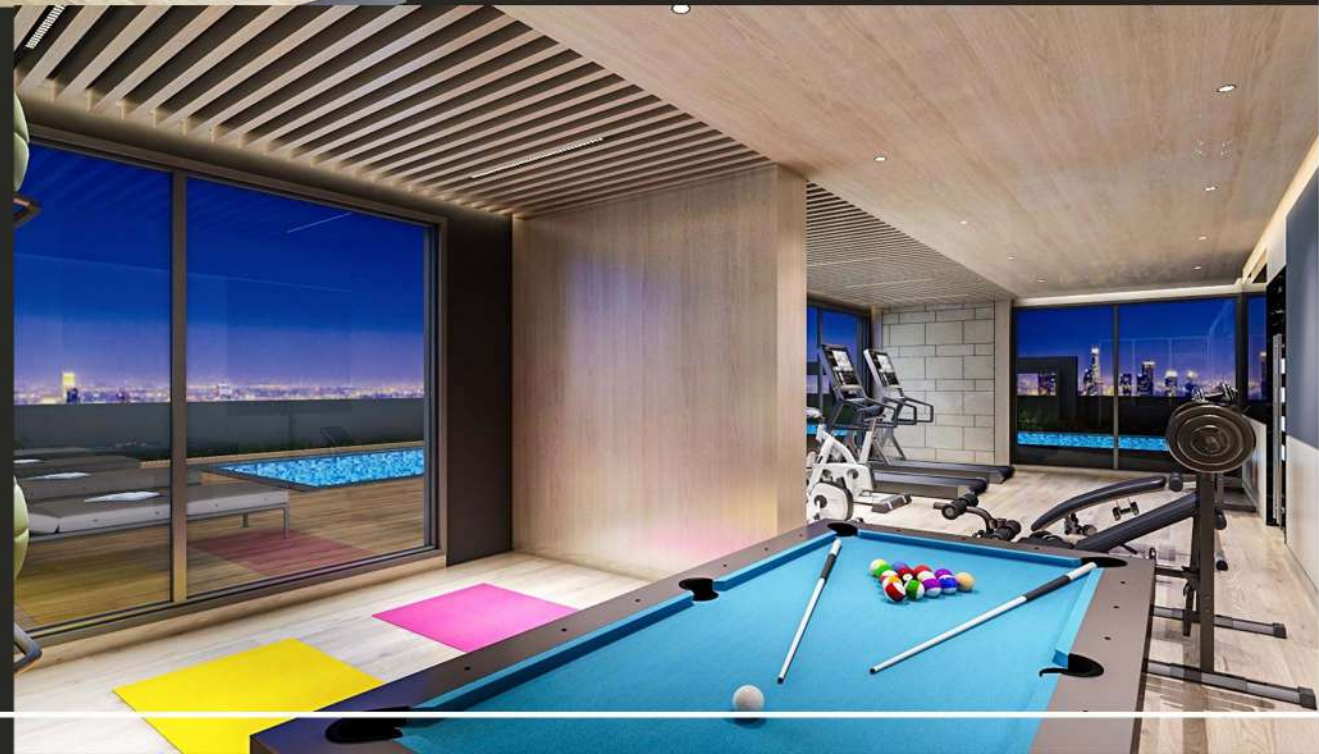
Large-format porcelain tiles with a concrete-like finish cover the bathroom floor.

LED strips are integrated into the floor for subtle nighttime lighting.



The gym boasts an energetic and motivating ambiance with vibrant accent colors against a backdrop of neutral tones. State-of-the-art fitness equipment is strategically arranged to optimize space and functionality. Mirrored walls enhance the sense of space and provide visual feedback for exercisers. Ample natural light, supplemented by dynamic lighting systems, creates an invigorating environment.

The gym also includes designated areas for free weights, cardio, and functional training, catering to diverse workout preferences. Thoughtful ventilation and acoustics contribute to a comfortable and focused fitness experience



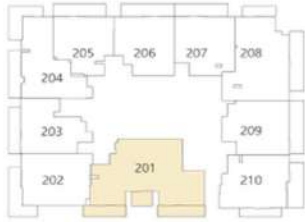
## 2 BEDROOM

UNIT 301  
TYPICAL FLOORS  
(2ND - 10TH, 12TH - 15TH)  
& 11TH FLOOR

SUITE AREA	84.12 SQ.M	905.46 SQ.F
BALCONY AREA	18.86 SQ.M	203.01 SQ.F
TOTAL AREA	102.98 SQ.M	1108.47 SQ.F



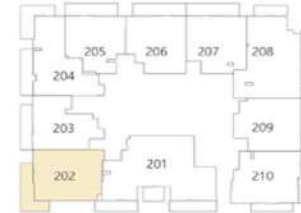
# ARCHITECTURE GOLDEN WOOD



## 1 BEDROOM

UNIT 302  
TYPICAL FLOORS  
(2ND - 10TH, 12TH - 15TH)  
& 11TH FLOOR

SUITE AREA	51.64 SQ.M	555.85 SQ.F
BALCONY AREA	11.84 SQ.M	127.44 SQ.F
TOTAL AREA	63.48 SQ.M	683.29 SQ.F



1. All dimensions are in imperial, metric & measured to structural elements & exclude wall finishes & construction tolerance.
2. All materials, dimensions & drawings are approximate only.
3. Information is subject to change without notice, at the developer's absolute discretion.
4. Actual area may vary from the stated area.
5. Drawings not to scale.
6. All images used are for illustrative purposes only & do not represent the actual size, features, specification, fittings & furnishings.
7. The developer reserves the right to make revisions/alterations, at its absolute direction, without any liability whatever.

UNITS	AREA RANGE
ONE BED ROOM	561.34 -767.25 SQ.F
TWO BED ROOM	918.92 -1108.47 SQ.F
THREE BED ROOM	1261.53 -1848.38 SQ.F
DUPLEX	11128.49 -1848.38 SQ.F

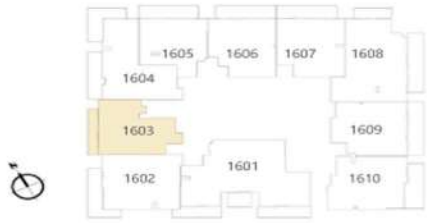


# GOLDEN WOOD VIEWS 5

## 2 BEDROOM

UNIT 1603 | DUPLEX AT 16TH FLOOR

SUITE AREA	93.27 SQ.M	1003.95 SQ.F
BALCONY AREA	11.57 SQ.M	124.54 SQ.F
TOTAL AREA	104.84 SQ.M	1128.49 SQ.F



LOWER FLOOR



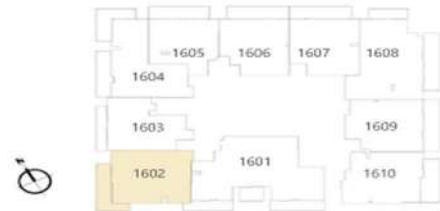
UPPER FLOOR

# GOLDEN WOOD VIEWS 5

## 3 BEDROOM

UNIT 1602 | DUPLEX AT 16TH FLOOR

SUITE AREA	108.60 SQ.M	1168.96 SQ.F
BALCONY AREA	22.44 SQ.M	241.54 SQ.F
TOTAL AREA	131.04 SQ.M	1410.50 SQ.F



LOWER FLOOR



UPPER FLOOR

# FLEXIBLE PAYMENT PLAN. DURING COSTRUCTION WITHIN 30 MONTHS

DOWN PAYMENT	BOOKING DEPOSIT WITH IN50 DAYS FROM BOOKING	WITHIN 3 MONTHS	WITHIN 6 MONTHS
10 %	10 %	4.5 %	4.5 %
WITHIN 9 MONTHS	WITHIN 12 MONTHS	WITHIN 15 MONTHS	WITHIN 18 MONTHS
4.5 %	4.5 %	4.5 %	4.5 %
WITHIN 21 MONTHS	WITHIN 24 MONTHS	WITHIN 27 MONTHS	WITHIN 30 MONTHS
4.5 %	4.5 %	4.5 %	4.5 %

# POST HAND OVER WITHIN 36 MONTHS

WITHIN 3 MONTHS	WITHIN 6 MONTHS	WITHIN 9 MONTHS	WITHIN 12 MONTHS
2.92 %	2.92 %	2.92 %	2.92 %
WITHIN 15 MONTHS	WITHIN 18 MONTHS	WITHIN 21 MONTHS	WITHIN 24 MONTHS
2.92 %	2.92 %	2.92 %	2.92 %
WITHIN 27 MONTHS	WITHIN 30 MONTHS	WITHIN 33 MONTHS	WITHIN 36 MONTHS
2.92 %	2.92 %	2.92 %	2.88 %



# Golden Wood Views V.

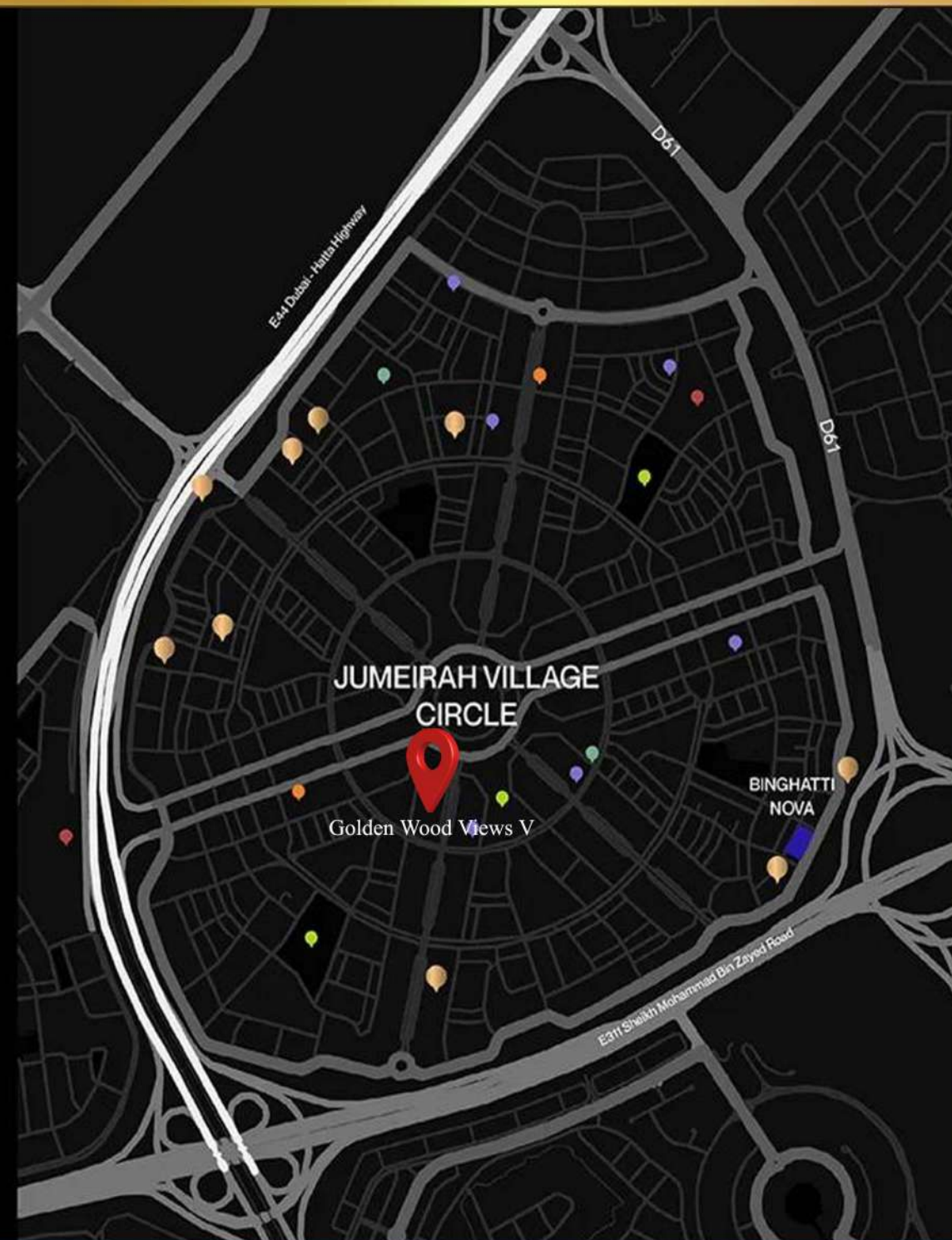
## Jumeirah Village Circle

### Community Features

- Schools**
  - Kids World Nursery
  - Ladybird Nursery
- Supermarket**
  - Spinneys
  - Chothrums
  - West Zone Fresh
  - Ashwaq Mart
  - All Day Minimart
  - Holiday Minimart
- Mall**
  - Circle Mall
- Parks**
  - Halfa Park
  - Roots Camp
  - Community Park North
  - Community Park South
- Hospital / Clinic**
  - Magnum Family Medical Center
  - Right Health Karama Medical Center

### Other Nearby Amenities

- Schools**
  - Gems United - Dubai Sports City - 5 Minutes
  - Nord Anglia - Al Barsha South - 5 Minutes
  - Gems World Academy - Al Barsha South - 5 Minutes
  - Dubai British School- Emirates Hills - 7 Minutes
  - Dubai International Academy - Emirates Hills - 7 Minutes
- Mall**
  - Al Khail Avenue Mall at jumeirah Village Triangle - 2 Minutes
  - Mall of Emirates - Al Barsha 1 - 7 Minutes
  - Al Barsha Mall - Al Barsha 2 - 7 Minutes
  - City Center Al Barsha - Al Barsha South - 5 Minutes
- Hospital / Clinic**
  - Emirates Hospital Day Surgery - Motor City - 5 Minutes
  - Medicine Park View Hospital - Al Barsha South - 5 Minutes



Golden Wood Views V  
Jumeirah Village Circle.

*Building on excellence, We construct  
your Vision.*



Your Property can be  
an excellent business.

