



BOULEVARD

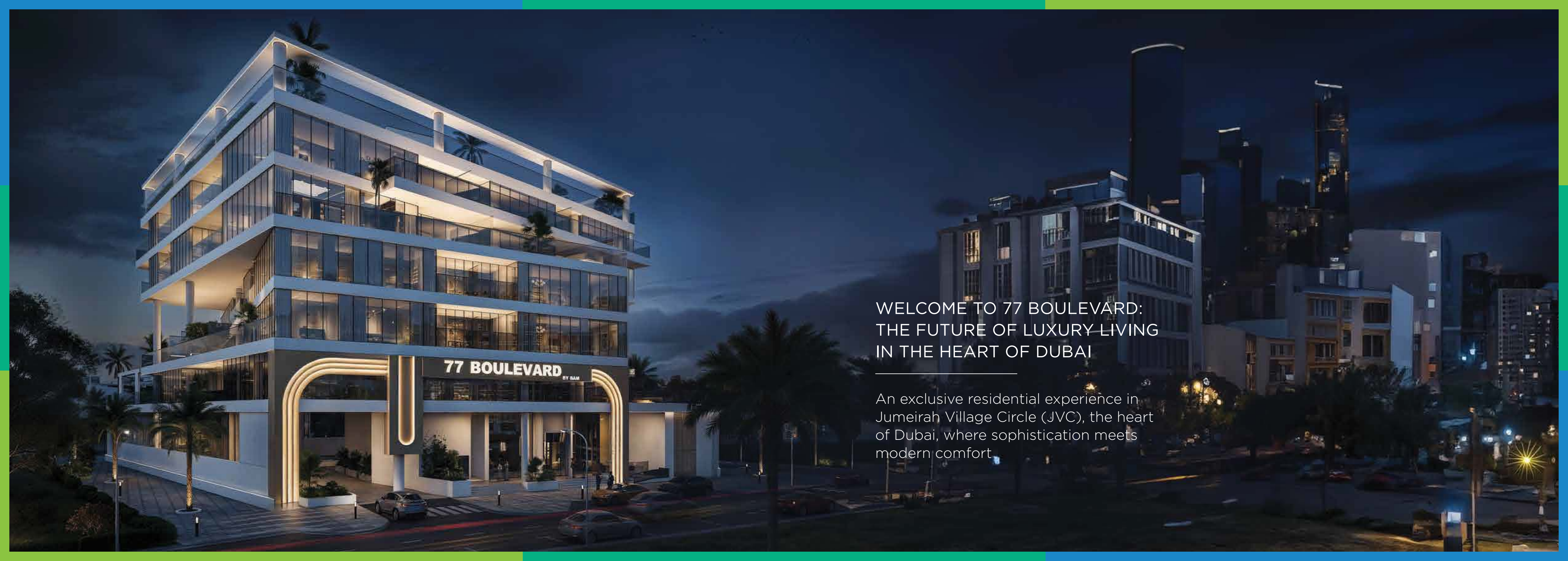


REAL ESTATE
STAY AHEAD, INVEST SMART



DUBRICKS
POSSIBILITIES ARE LIMITLESS





WELCOME TO 77 BOULEVARD:
THE FUTURE OF LUXURY LIVING
IN THE HEART OF DUBAI

An exclusive residential experience in
Jumeirah Village Circle (JVC), the heart
of Dubai, where sophistication meets
modern comfort

LUXURY MEETS MODERN



EXTERIOR DESIGN STYLE SAY HELLO TO THE PERFECT FUSION

Experience a seamless blend of high-end materials, sleek lines, and the latest innovations, creating a space that is both indulgent and forward-thinking. Discover the perfect balance of opulence and contemporary style, where luxury is always ahead of its time.



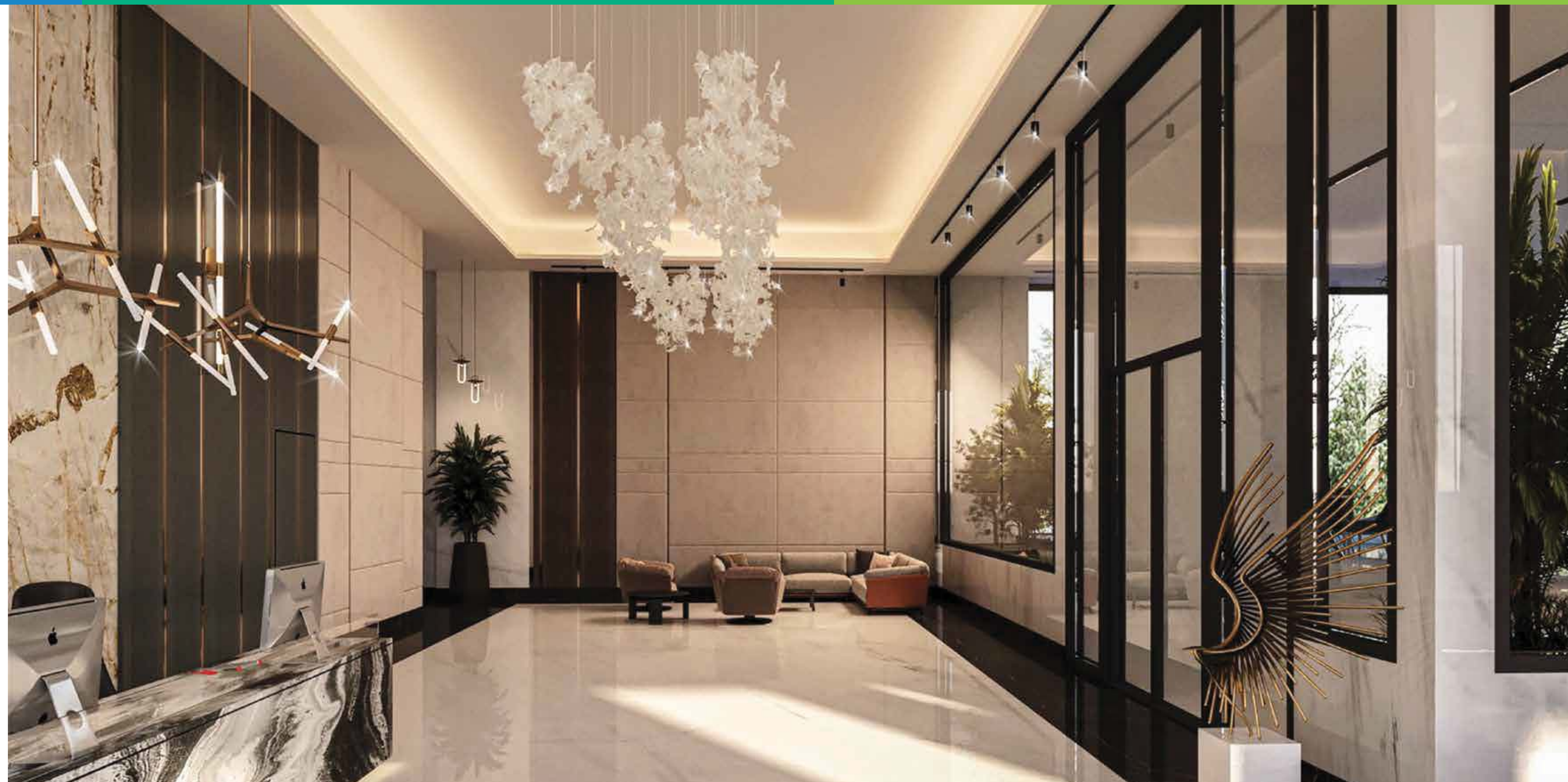
AESTHETICS IN DETAILS REDEFINING SOPHISTICATION

77 Boulevard's exterior design seamlessly blends sunlight, space, and style. Natural light fills every corner, creating bright, open spaces that flow effortlessly. Even car parking areas are thoughtfully designed, balancing beauty with functionality to enhance the building's overall aesthetic.



FROM PATHWAYS TO AMENITIES
LUXURY, IN JUST
ABOUT EVERYTHING

Experience luxury through elegant corridors with marble floors, ambient lighting, and sophisticated finishes. The landscaped pathways, surrounded by lush greenery and contemporary lighting, provide a peaceful retreat. State-of-the-art amenities such as infinity pools, top-tier fitness centers, and spa lounges offer a lifestyle of unparalleled luxury.





ARCHITECTURE BY
FARZAD DALIRI

77 Boulevard is inspired
by *Farzad Daliri*, reflecting
his bold structures, fluid
aesthetics, and modern
sophistication.



B A M X

BELMORE

INTERIOR DESIGN BY BELMORE COLLECTION MILANO
CRAFTED WITH ITALIAN PRECISION

Interiors feature Italian-inspired aesthetics by *Belmore-Molon*, with
marble accents, sleek wooden finishes, and custom furnishings.
The design balances functionality with refined elegance.

PROJECT SCALE

A MASTERPIECE OF SPACE & DESIGN

1968.73 m²

21,191.23 sq. ft





STATUS & TIMELINE

PROJECT ON TRACK FOR COMPLETION

77 Boulevard is progressing according to the planned development schedule, with handover set for Q3 2025. Construction is advancing in alignment with design specifications, ensuring precision in material selection, structural execution, and interior detailing. Each phase follows a structured approach to maintain the highest standards of quality and craftsmanship, reinforcing the project's commitment to timely delivery.



LOCATION

77 BOULEVARD IN JVC: A COSMOPOLITAN LIFESTYLE HUB

Located in Jumeirah Village Circle (JVC), 77 Boulevard is set within one of Dubai's most sought-after neighborhoods, known for its diverse community, modern infrastructure, and growing demand for upscale living. Blending sophisticated design with JVC's cosmopolitan energy, it offers a refined residential experience in a thriving urban setting.

PROJECT CONNECTIVITY

EMIRATES HILLS

13 MINUTES

JUMEIRAH LAKE TOWER

15 MINUTES

DUBAI MARINA

20 MINUTES

DUBAI DOWNTOWN

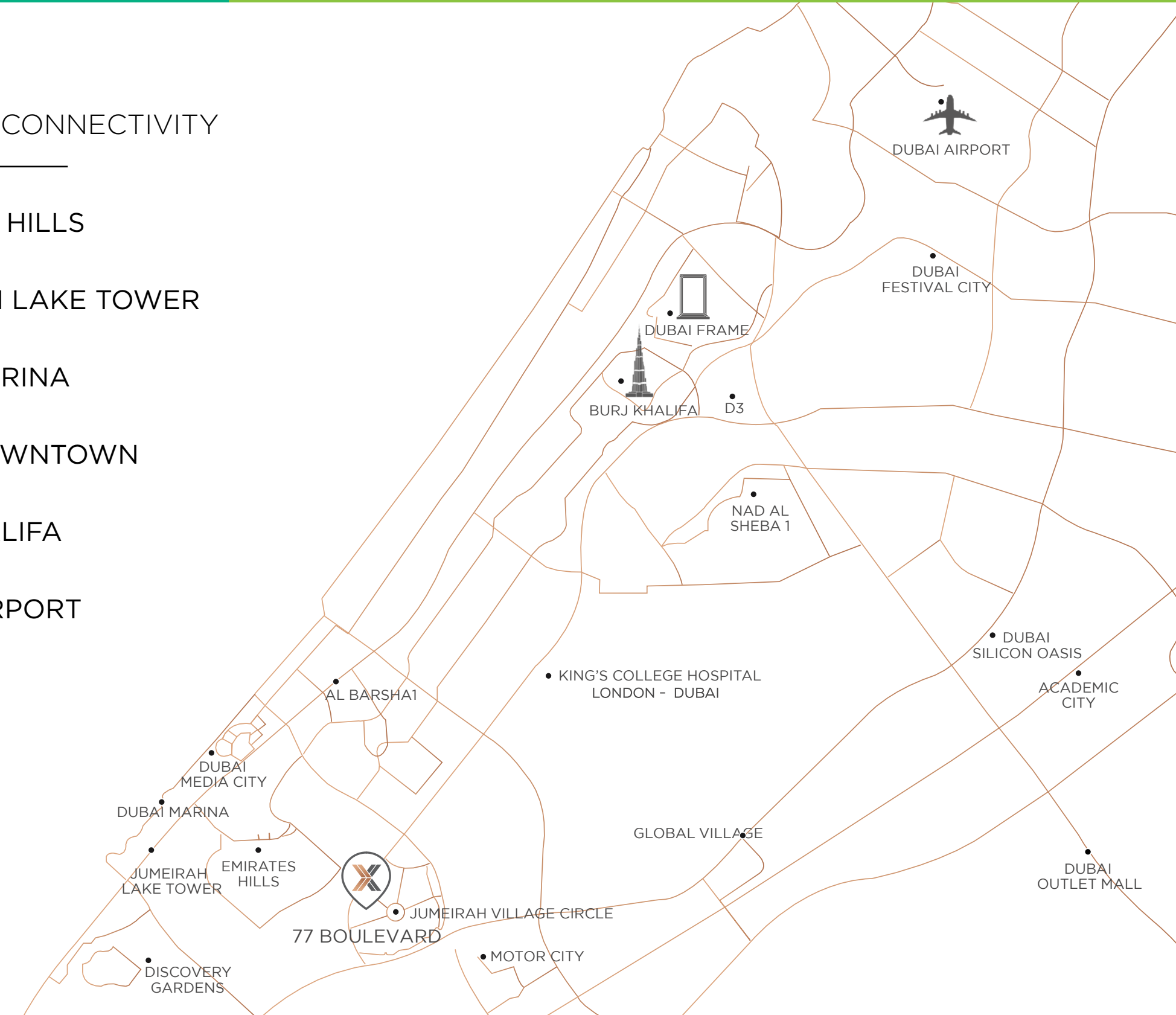
20 MINUTES

BURJ KHALIFA

18 MINUTES

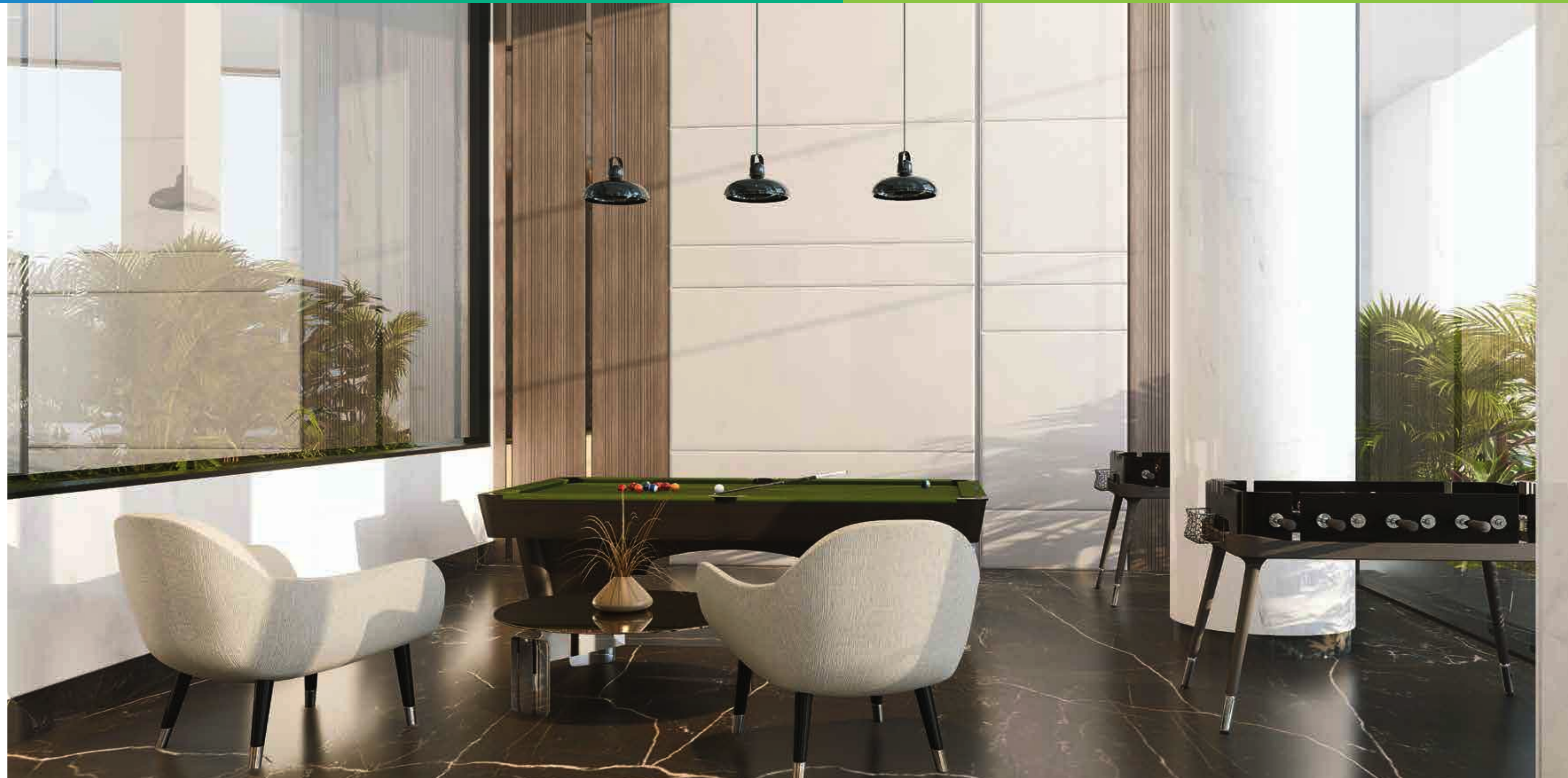
DUBAI AIRPORT

30 MINUTES



COMMUNITY & WELLNESS
SPACES FOR WORK,
RELAXATION AND
CONNECTION

77 Boulevard includes lounge areas, co-working spaces, and wellness facilities, designed to support both professional and leisure lifestyles. Landscaped pathways and green spaces enhance the surroundings, while fitness and recreational amenities ensure a balanced living environment.



A wide-angle photograph of a modern rooftop garden. The space features a wooden deck with grey stone tiles, several tables with chairs, and a large white umbrella. In the background, there are three vertical living walls with a diamond-patterned metal frame, each containing various green plants. A man and a woman are standing near the center, looking at each other. The sky is clear and blue. The entire scene is framed by a green border on the left and a blue border on the right.

SUSTAINABILITY & GREEN SPACES ROOFTOP RETREAT & NATURAL DESIGN ELEMENTS

The 6,511 sq. ft. rooftop garden offers a tranquil escape with lush greenery, a water feature, and open seating. Thoughtfully designed landscaping enhances the architectural harmony and overall aesthetics.

The image shows a luxurious outdoor lounge area. In the foreground, there's a curved wooden table with several purple yoga mats laid out on it. Each mat has a rolled-up white towel and a small wooden block. In the background, there's a swimming pool with a glass railing. To the left of the pool, there are several white lounge chairs. The area is covered by a white pergola structure. A woman in a light-colored dress is standing on the right side of the image. The overall atmosphere is serene and modern.

OUTDOOR LEISURE & WELLNESS ELEVATED SPACES FOR RELAXATION & SOCIALIZING

77 Boulevard features a meticulously designed outdoor retreat, spanning 4,143.7 sq. ft.. The space includes a sophisticated swimming pool, a dedicated barbecue zone, and a tranquil yoga retreat. Designed for both leisure and social gatherings, the area blends modern landscaping with open-air luxury, offering a serene yet vibrant environment.

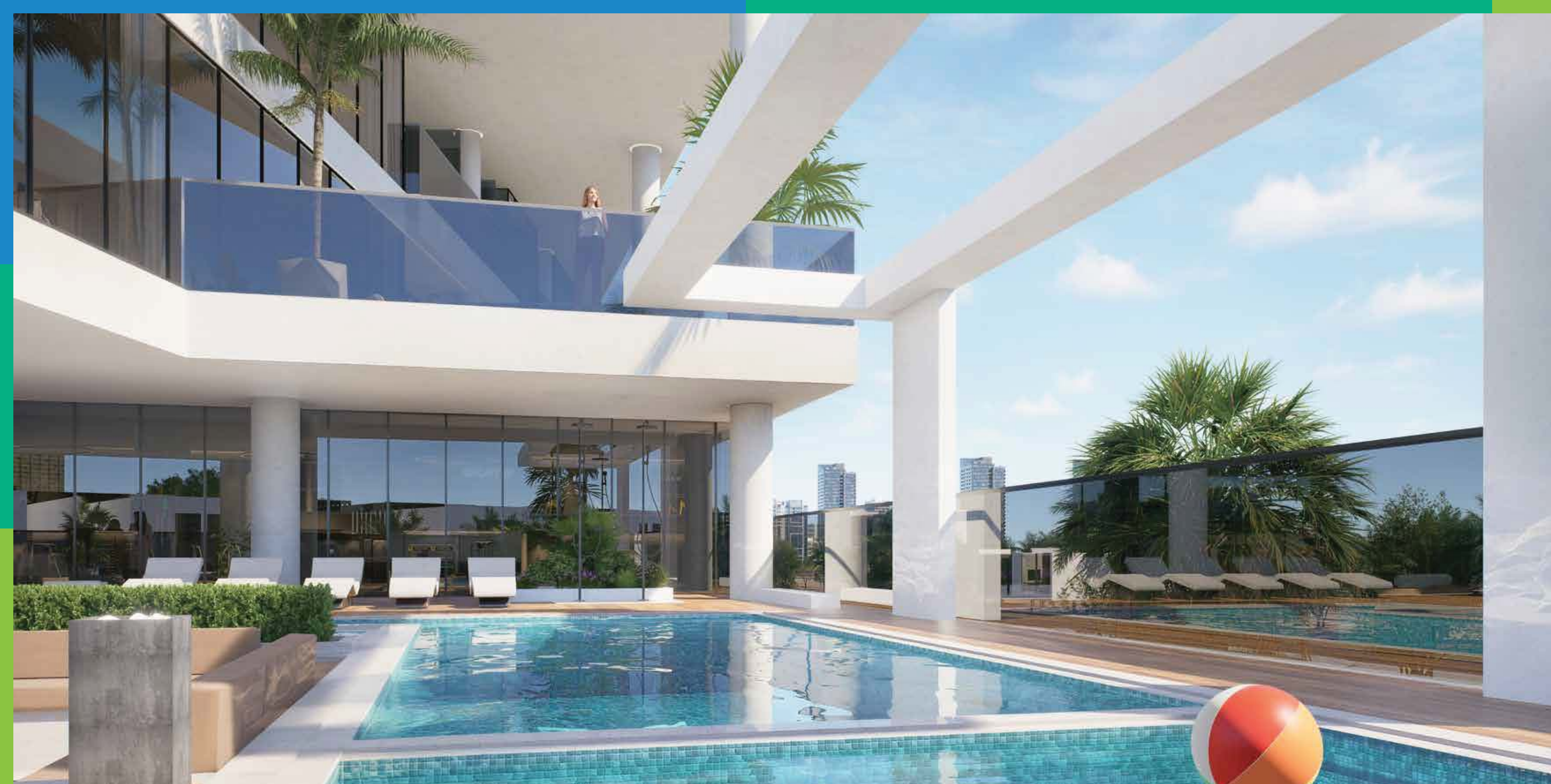


HEALTH CLUB

A MODERN SPACE FOR FITNESS & WELLNESS

The Health Club at 77 Boulevard is designed to provide a balanced and engaging workout environment, combining functionality with contemporary aesthetics. Equipped with state-of-the-art fitness machines, the space accommodates a variety of training needs, from cardio to strength exercises. Thoughtfully curated lighting and interior design elements enhance the atmosphere, making it an inspiring and energizing space for daily workouts.





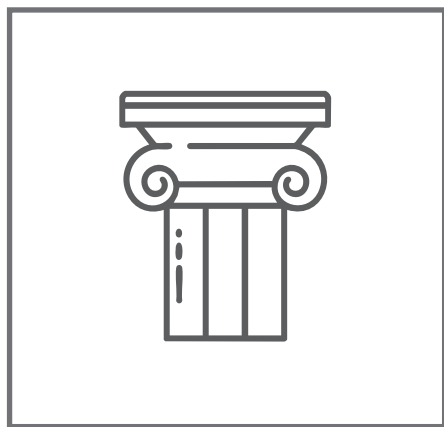
ELEVATED SWIMMING EXPERIENCE A POOL DESIGNED FOR STYLE & COMFORT

The swimming pool at 77 Boulevard combines modern design with refined aesthetics, creating an exclusive setting. With sleek finishes and ample lounging areas, it offers a premium space for leisure and recreation.

77 BOULEVARD: A UNIQUE LIVING PROPOSITION

WHERE DEMAND MEETS DISTINCTION

ITALIAN-INSPIRED
ARCHITECTURE
AND DESIGN



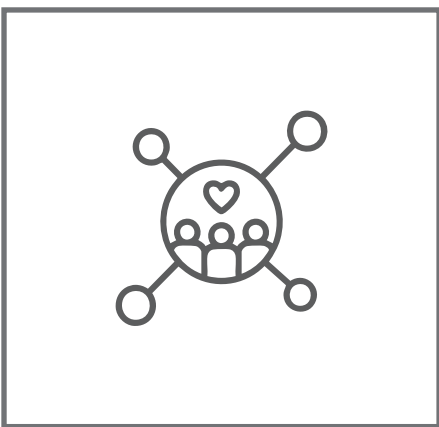
Designed by Belmore-Molon of Milan, 77 Boulevard features marble finishes, sleek wooden accents, and refined compositions, ensuring timeless elegance.

PRESTIGIOUS
LOCATION IN A
GREAT COMMUNITY



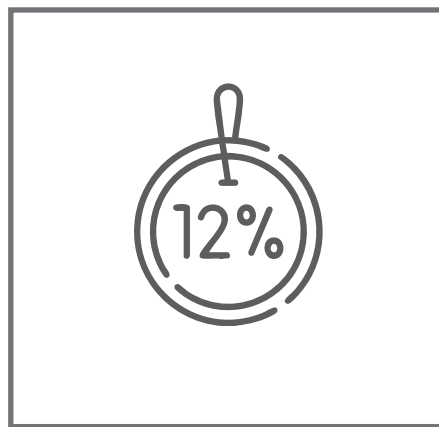
Located in Jumeirah Village Circle, 77 Boulevard offers a cosmopolitan lifestyle with modern infrastructure, diverse communities, and upscale living.

HIGH-DEMAND
COSMOPOLITAN
DISTRICT



JVC remains Dubai's most in-demand areas, attracting investors, professionals, and families seeking convenience in a cosmopolitan community.

ROI WITH
HIGH RENTAL
POTENTIAL



With a projected ROI of 12%, 77 Boulevard offers strong rental yields and increasing property value in JVC's dynamic real estate market.

AMENITIES FOR
EVERY ASPECT
OF LIFE



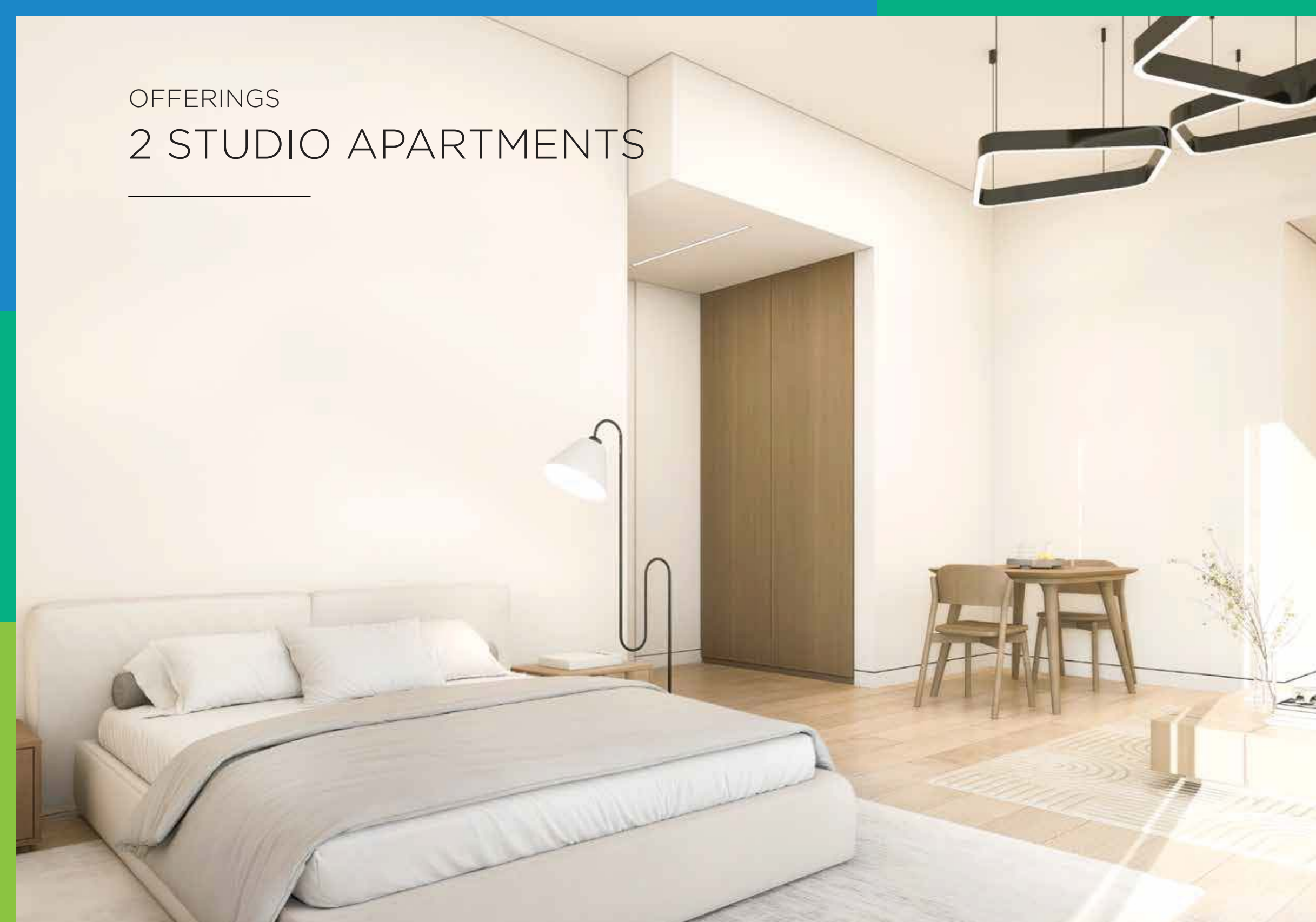
77 Boulevard offers wellness, recreation, and leisure facilities, covering everything from rooftop gardens, health clubs, all the way to barbecue areas.

ENHANCED
SAFETY AND
SECURITY



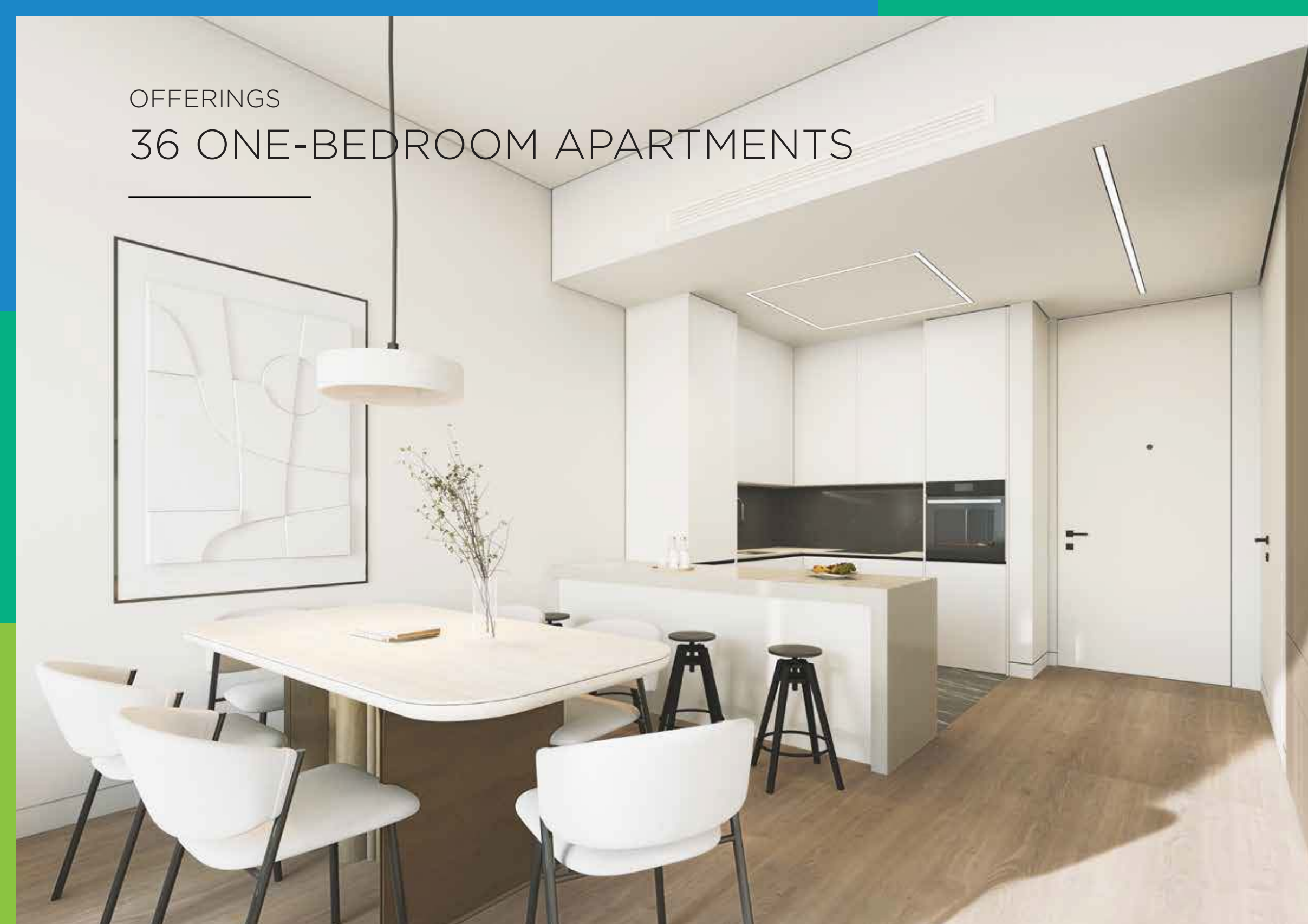
77 Boulevard features controlled access and surveillance, with thoughtfully designed spaces that prioritize safety, privacy, and peace of mind.

OFFERINGS
2 STUDIO APARTMENTS



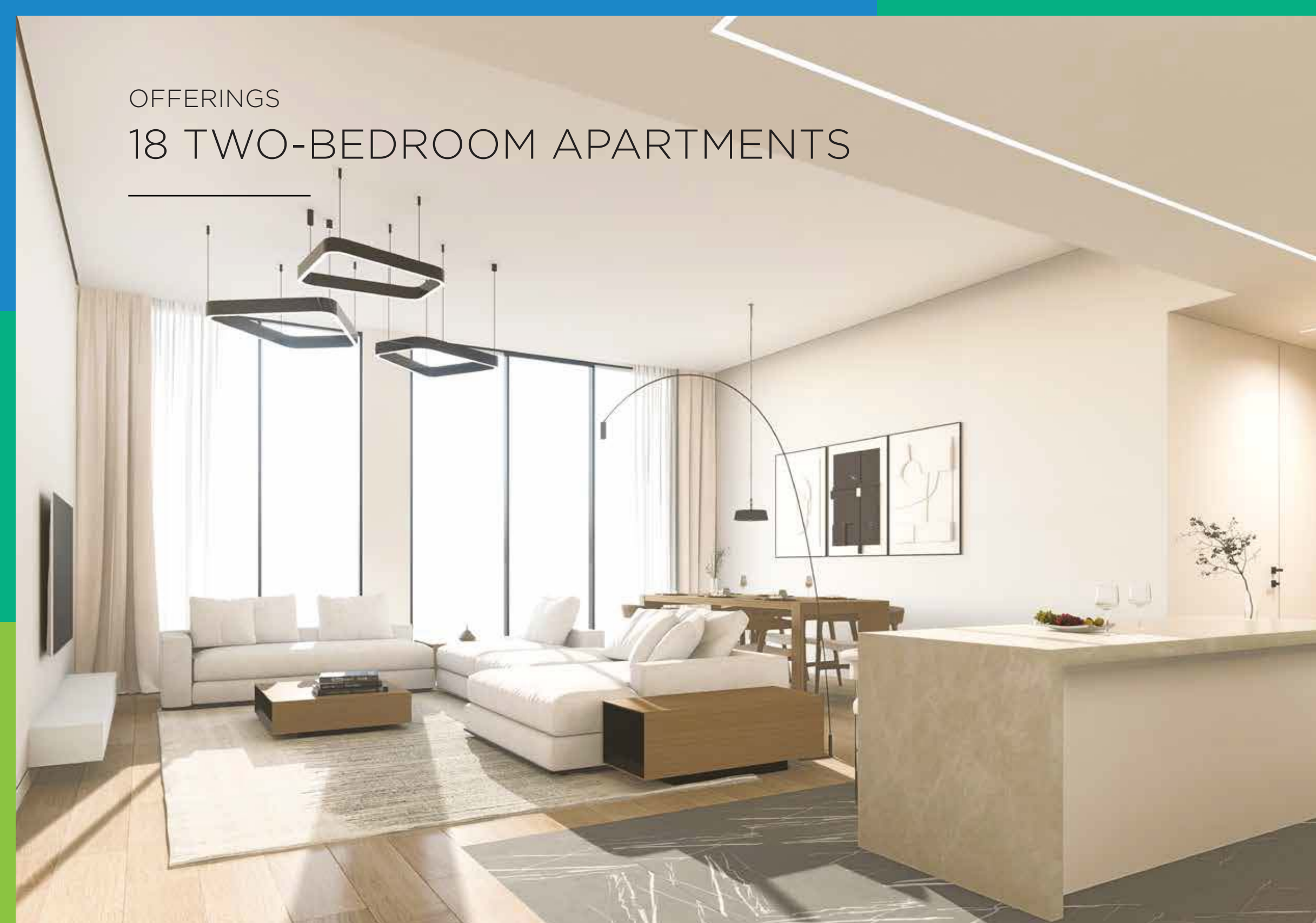
OFFERINGS

36 ONE-BEDROOM APARTMENTS



OFFERINGS

18 TWO-BEDROOM APARTMENTS





BOULEVARD

FOR MORE INFORMATION PLEASE CONTACT



REAL ESTATE
STAY AHEAD, INVEST SMART

📞 +971 55 476 7630
☎️ +971 4 368 7878
✉️ info@afsrealestate.com
🌐 www.afsrealestate.com



DUBRICKS
POSSIBILITIES ARE LIMITLESS

📞 +971 50 674 2020
☎️ +971 4 368 7878
✉️ info@dubricks.com
🌐 www.dubricks.com