

BALI RESIDENCES

Jumeirah Village Triangle





DUBAI

Dubai is a city that is as fascinating as it is beautiful, offering a unique blend of modernity and tradition that makes it stand out from other cities in the world. With its towering skyscrapers, luxurious shopping malls, and world-renowned attractions, Dubai is an iconic destination for both business and leisure. Its strategic location, advanced infrastructure, and business-friendly policies make it a top choice for global investors and entrepreneurs.

Additionally, Dubai's vibrant cultural scene, stunning beaches, and year-round sunshine make it a popular choice for those looking for a luxury lifestyle. The real estate market in Dubai is booming, with a wide range of properties available to suit every taste and budget.

Thanks to its visionary, highly competent government and strong, sophisticated economy, Dubai is poised to stake its claim as one of the top global cities to both live and invest in .



JUMEIRAH VILLAGE TRIANGLE

Jumeirah Village Triangle (JVT) is a prime residential community nestled in the heart of Dubai, offering a unique combination of convenience and luxury. This vibrant community is known for its tranquil surroundings, plentiful green spaces, and stunning architecture, which creates a peaceful haven in the midst of the bustling city.

JVT boasts a variety of housing options, including spacious villas, stylish townhouses, and modern apartments, all designed to meet the needs of different lifestyles and preferences. With its well-connected road network, JVT offers easy access to all major destinations in Dubai, including Jumeirah Beach, Dubai Mall and Mall of the Emirates, and Downtown.

JVT is also home to a host of amenities, including parks, playgrounds, and is situated next to Al Khail Road, ensuring that residents have everything they need within easy reach.





BALI RESIDENCES

Bali Residences, a G+5 building, is poised to become one of the highest quality offerings in JVT. With only 118 total units and a mix of studios, 1-bedroom, 1+study, and 2-bedroom apartments, this contemporary residential development is ideal for both end-users and investors .

LOCATION

25 Minutes

Dubai Mall

30 Minutes

Dubai Int'l Airport

18 Minutes

Palm Jumeirah

19 Minutes

Dubai Marina

24 Minutes

Burj Al Arab

10 Minutes

Al Maktoum International Airport

15 Minutes

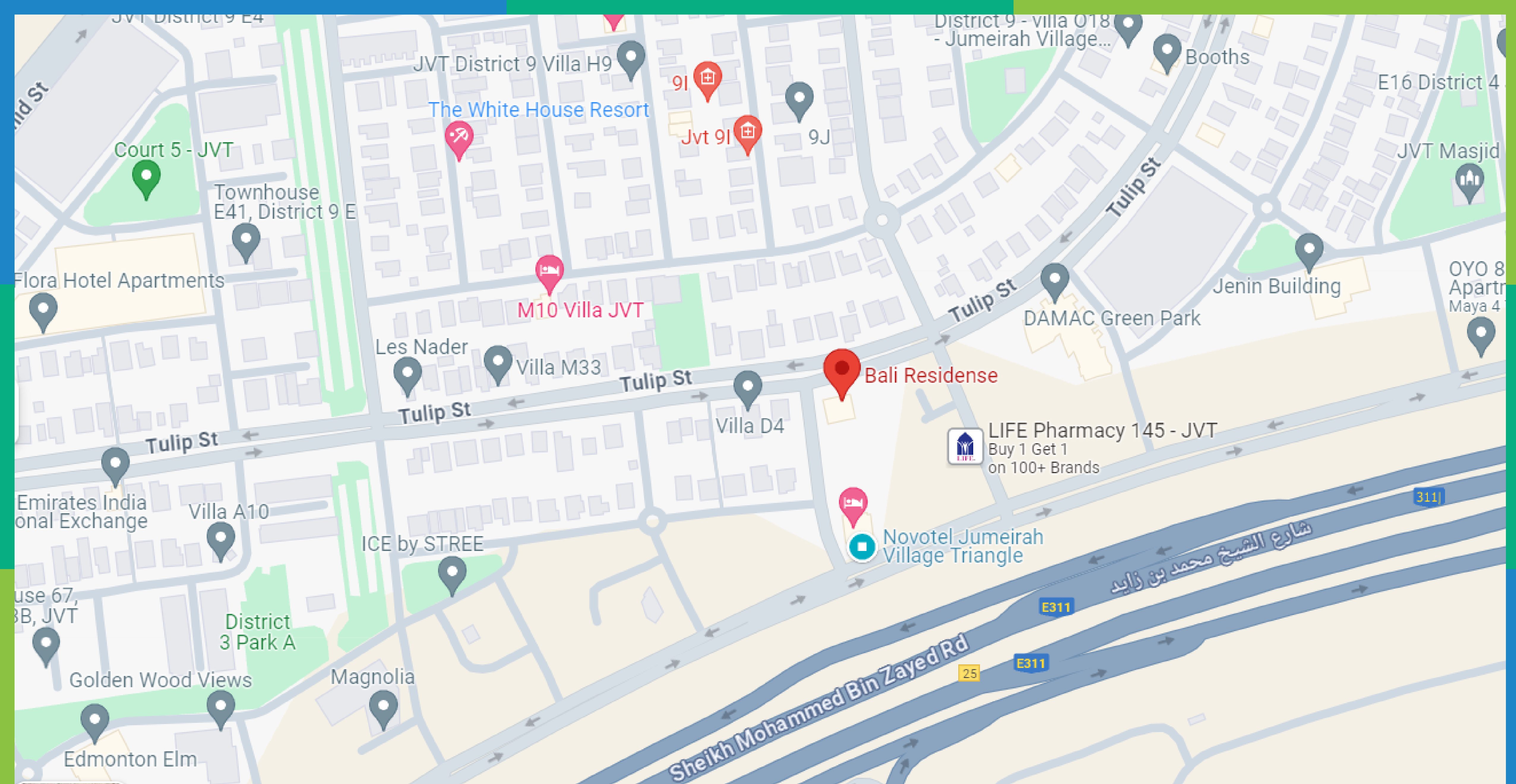
Mall of the Emirates

2 Minutes

Sheikh Mohammed Bin Zayed Rd



BALI RESIDENCES



google maps location: <https://maps.app.goo.gl/Lnri3meZTJG4K2K9A>

A photograph of a modern, minimalist interior space, likely a lobby or reception area. The focal point is a long, low, rectangular reception desk with a white, marble-like surface and a thin metal frame. Behind the desk is a wall composed of vertical panels in various shades of grey and white. The words "BALI residences" are mounted on the wall in a gold-colored, serif font. To the right of the desk, there are two small potted plants on a dark surface. Above the desk, three modern, cylindrical pendant lights hang from the ceiling. The ceiling itself is white with recessed lighting. The floor is a light-colored, polished material. The overall aesthetic is clean, elegant, and contemporary.

BALI
residences

DESIGN

Bali Residences is a modern architecture exemplified, combining cutting-edge technology with sleek and elegant aesthetics. The building's unique design incorporates clean lines and bold shapes, creating a striking visual impact that sets it apart from its surroundings.

The building's façade features large windows that provide ample natural light and stunning views, while the interior is designed to maximize space and functionality. Our design team has paid close attention to every detail, from the layout of the rooms to the choice of finishes, ensuring that every element of the Bali Residences is of the highest quality.

The result is a building that is not only visually stunning but also highly functional, providing residents with a comfortable and convenient living experience.



Unrivalled Living: Elevate Your Lifestyle with Premier Amenities

Experience unparalleled luxury at our residential haven, where superior amenities redefine modern living. Immerse yourself in the thrill of our meticulously crafted roof-top paddle tennis court and discover the synergy of sports and leisure. Complementing this, our outdoor gym exemplifies our dedication to your well-being, offering a unique fitness experience surrounded by nature. At our residence, we not only prioritize quality but also your health, curating an environment that fosters an active and balanced lifestyle for our valued residents.





AMENITIES

Bali Residences offers an array of top-of-the-line amenities that are sure to enhance your living experience. From the fully equipped fitness center to the rooftop lounge, there is something for everyone.

- Fully Equipped Gym
- Swimming Pool
- Sunken Garden
- Outdoor Fitness Area
- Paddle tennis court
- Co-Working Space
- Landscaped Gardens
- Grand Entrance Lobby
- Retail Shop
- 24/7 Security
- Covered Parking
- Bicycle Parking

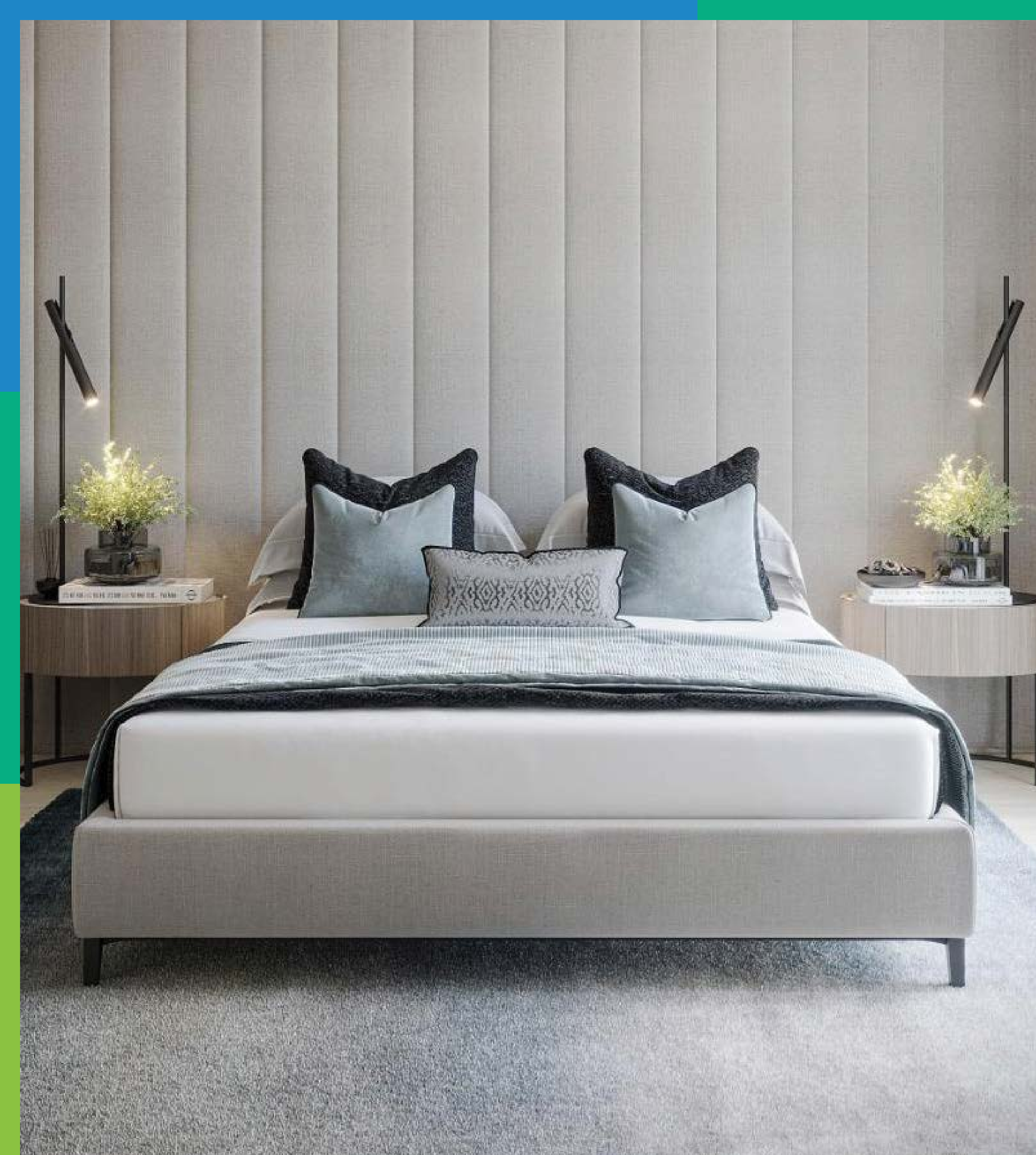




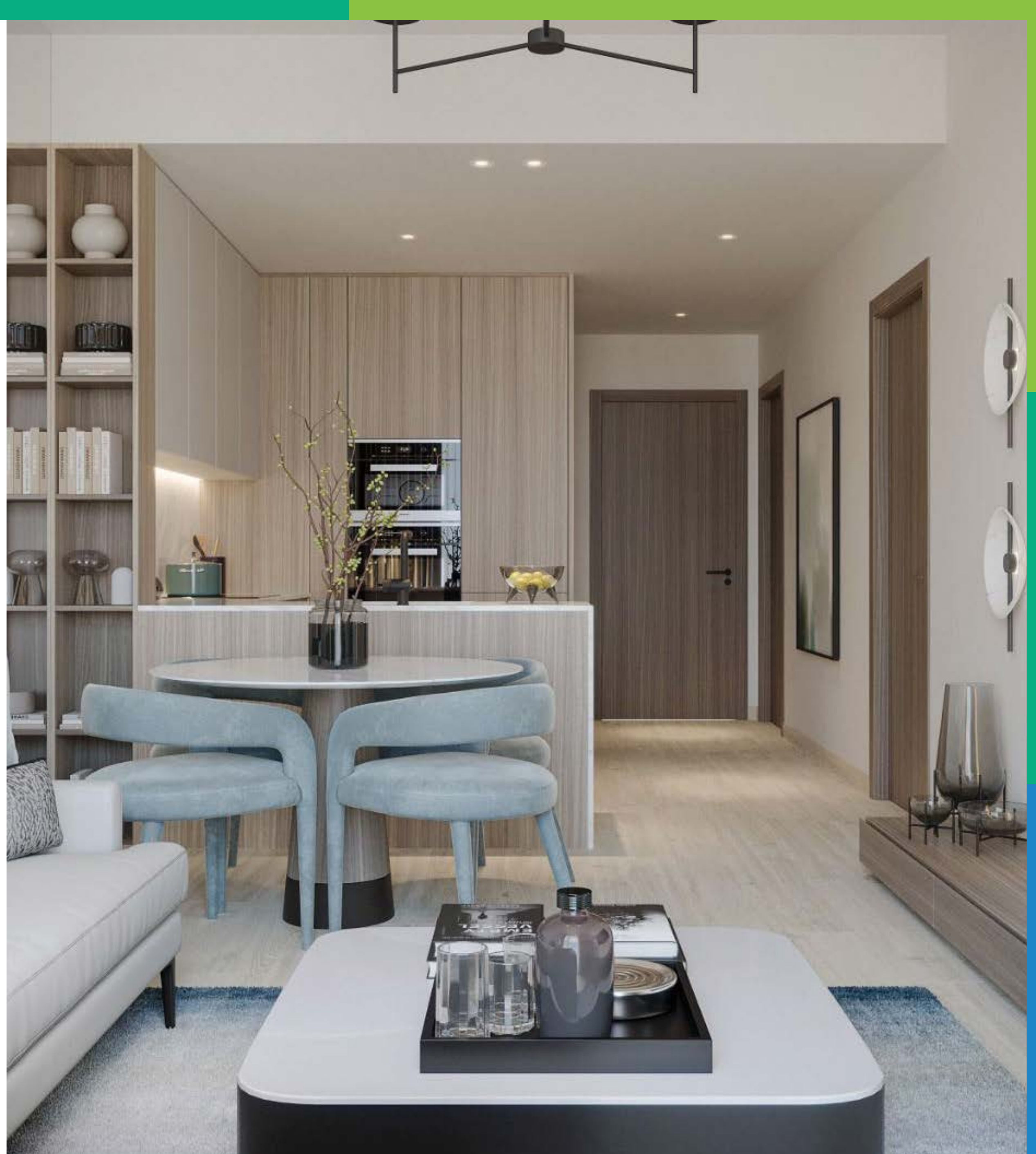
FINISHES MATERIALS

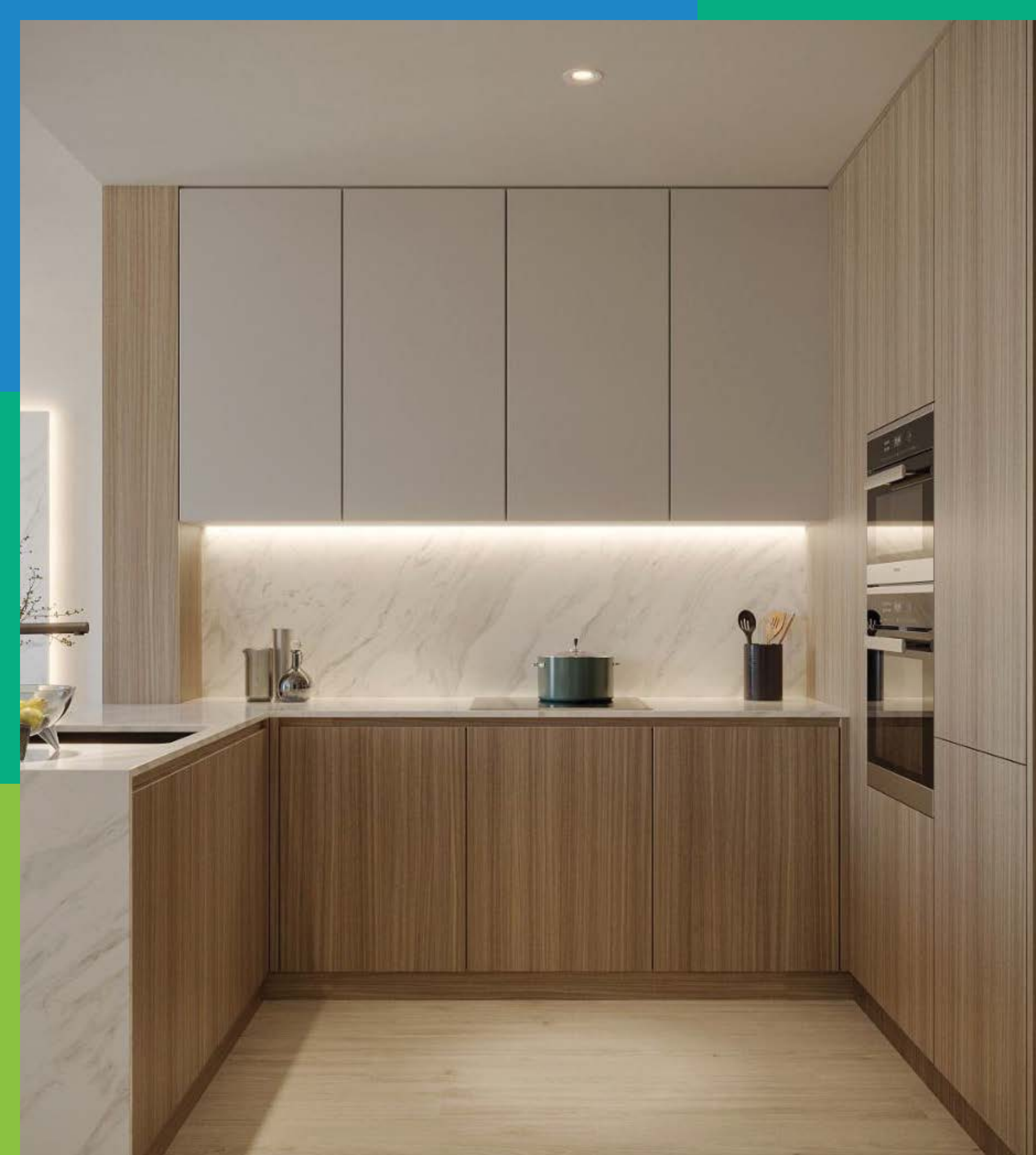
The finishing and materials used in Bali Residences have been carefully selected to ensure a premium living experience for residents. Our kitchens and bathrooms feature only high-end fixtures and appliances that offer both style and functionality.

Our commitment to quality is reflected in every aspect of the building's design and construction, ensuring that residents enjoy a living experience that is truly exceptional.









UNITS BREAKDOWN

Studio

Min of Total Area (sq ft.) **272**
Max of Total Area (sq ft.) **550**
Number of Units **50**

2 Bedroom

Min of Total Area (sq ft.) **1,020**
Max of Total Area (sq ft.) **1,268**
Number of Units **8**

1 Bedroom

Min of Total Area (sq ft.) **606**
Max of Total Area (sq ft.) **998**
Number of Units **21**

2 Bedroom + study

Min of Total Area (sq ft.) **1,237**
Max of Total Area (sq ft.) **2,077**
Number of Units **2**

1 Bedroom + Study

Min of Total Area (sq ft.) **689**
Max of Total Area (sq ft.) **1,294**
Number of Units **37**





BALI

RESIDENCES

Jumeirah Village Triangle

FOR MORE INFORMATION PLEASE CONTACT



 +971 55 476 7630
 +971 4 368 7878
 info@afsrealestate.com
 www.afsrealestate.com



 +971 50 674 2020
 +971 4 368 7878
 info@dubricks.com
 www.dubricks.com