



Q gardens lofts 2

Jumeirah Village Circle



THE ULTIMATE REALTY
AWARDS 2024
BEST REAL ESTATE INVESTMENT!



AYS Developers

A leading property developer in Dubai, aspiring to develop astonishing and long-lasting properties, by offering prime locations, elegant designs, top quality materials, world-class amenities, and amazing value for money by keeping the prices competitive.



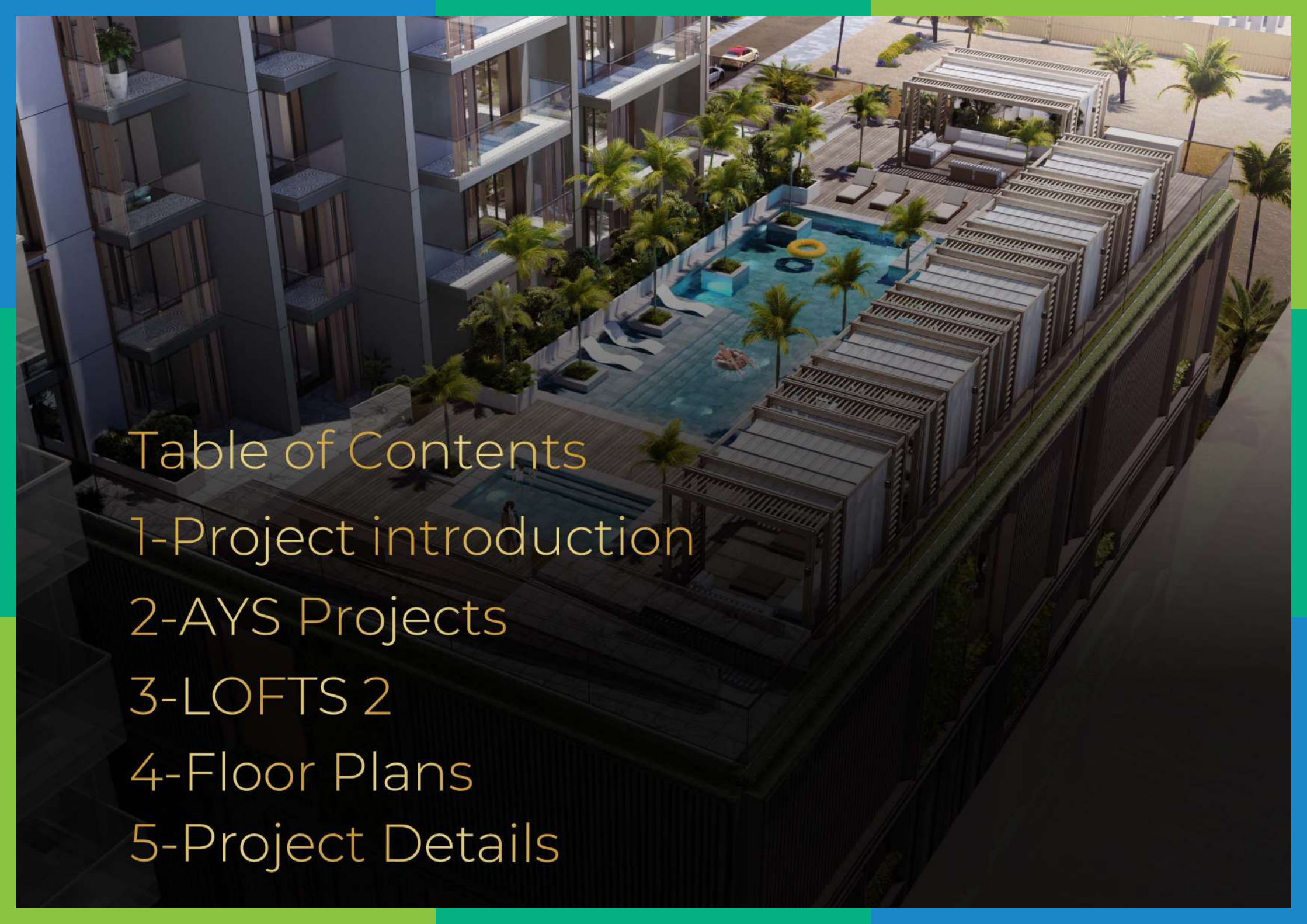
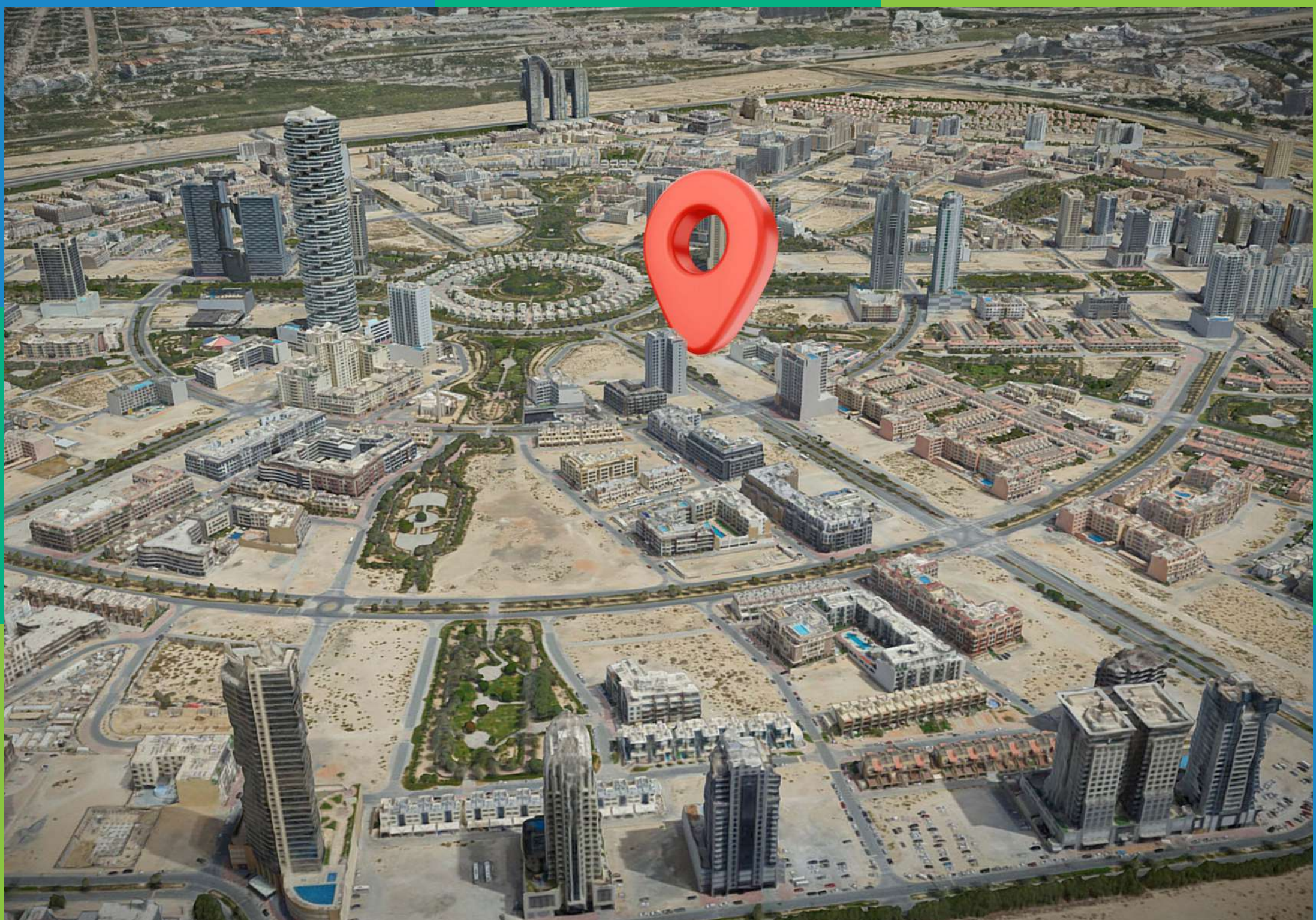
An aerial view of a modern high-rise building with a rooftop pool and lounge area. The building has a grey facade with large windows and balconies. The rooftop pool is surrounded by palm trees and lounge chairs. A person is swimming in the pool. The text "Table of Contents" and a list of sections are overlaid on the image.

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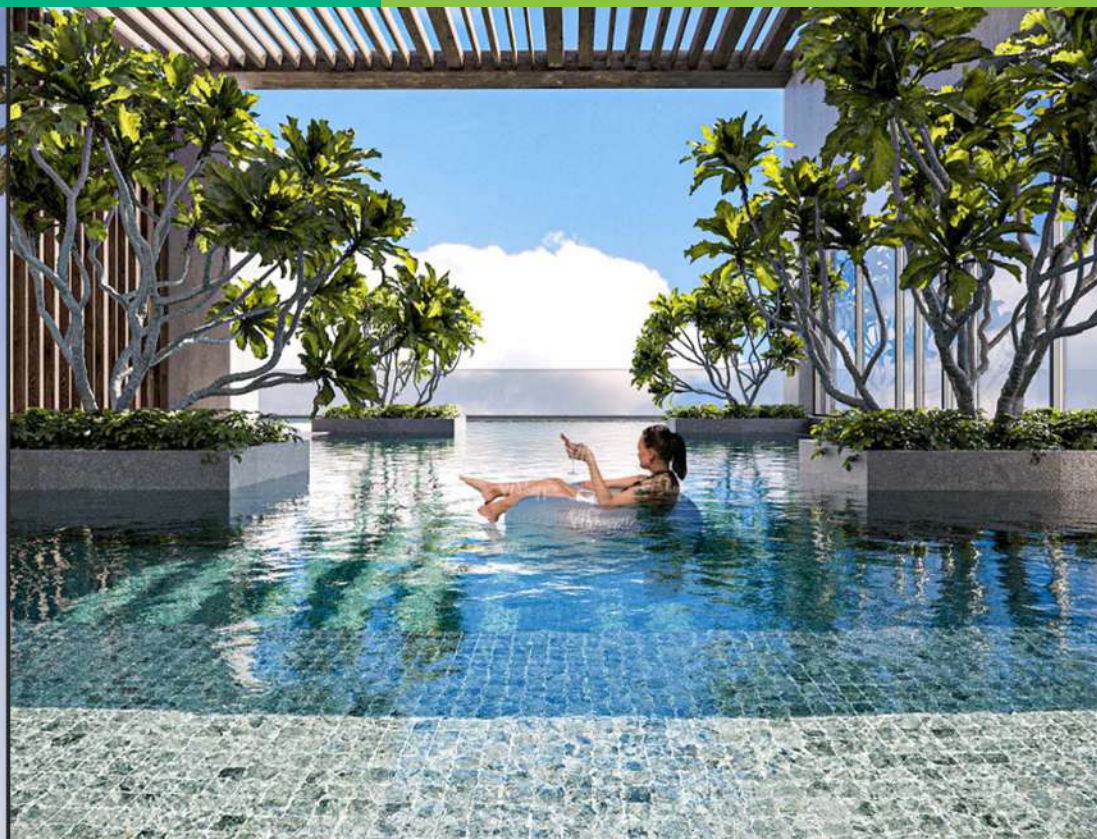


IT'S ALL ABOUT THE
LITTLE LUXURIES



Q Gardens Boutique





An aerial architectural rendering of a modern high-rise building, identified as Q Gardens Lofts 2. The building is a tall, rectangular structure with a dark facade and numerous balconies. It is situated in a landscaped area with many palm trees and winding paths. In the foreground, there is a multi-lane road with some traffic. The background shows more greenery and a large, low-rise building. The entire image is framed by a dark overlay with gold-colored geometric lines forming a border. The text 'Q Gardens Lofts 2' is centered in a gold, sans-serif font.

Q Gardens Lofts 2



Q Gardens Lofts 2

welcomed into a realm of unparalleled comfort and convenience, with an array of amazing amenities that redefine urban living. From a podium oasis with panoramic city views to state-of-the-art fitness facilities, every detail is thoughtfully curated to elevate the resident experience to new heights.



High end finishes

An aerial photograph of the Jumeirah Village Circle in Dubai, showing a circular residential development with a central park and surrounding high-rise buildings.

Jumeirah Village Circle

Community Features

- The 5-star FIVE Jumeirah Village Hotel
- Bus stops
- Circle Community Park
- COFFEE SHOP & Restaurant
- Grocery shops
- ATM Banks
- Kindergartens
- JSS International School

Project Facts

PROJECT TYPE
RESIDENTIAL TOWER

PLOT NUMBER
JVC12AMRH006

DESCRIPTION
G+ 4 PODIUM PARKING + 18
FLOORS.

NUMBER OF UNITS
STUDIO-132
1 BEDROOM-87
2 BEDROOMS-2



Floor Plans



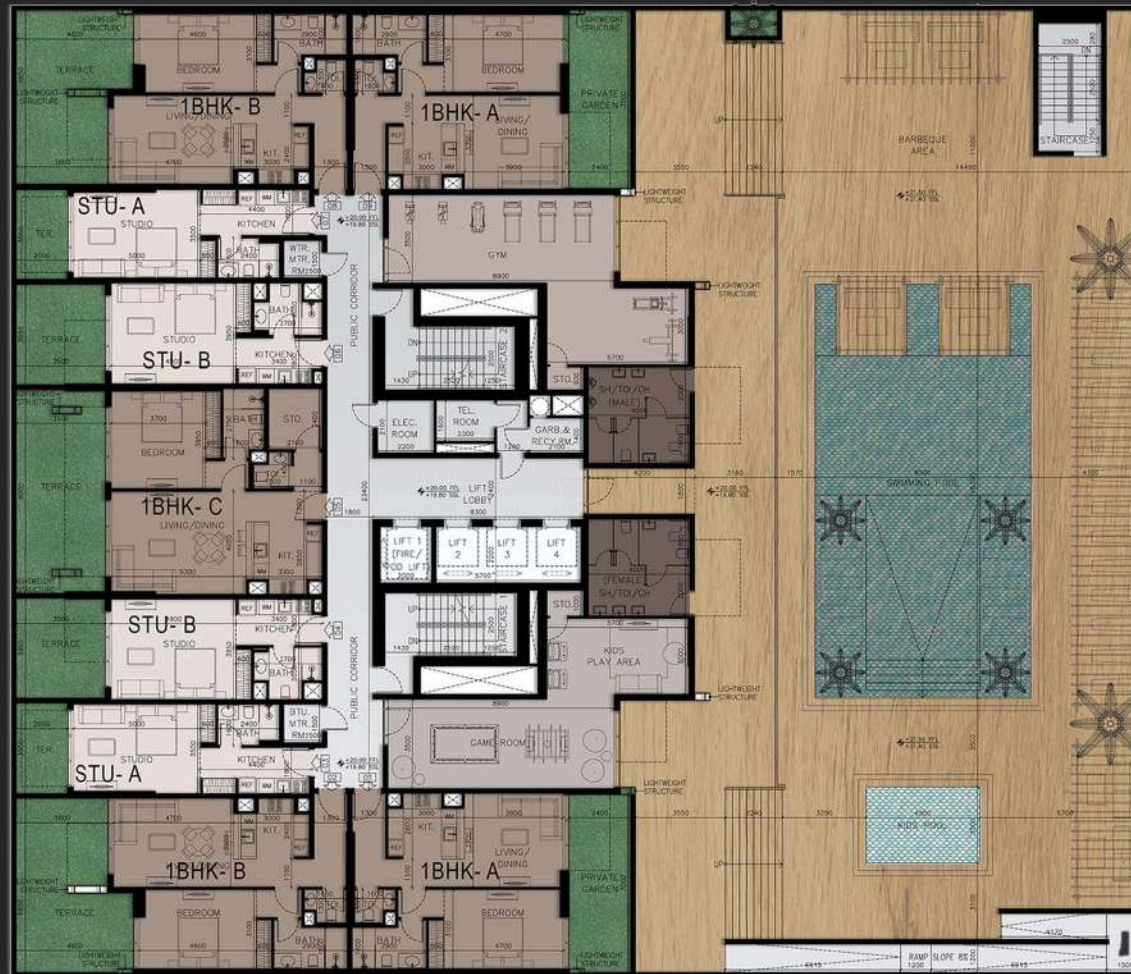
17 TYPICAL
FLOORS

This architectural rendering depicts a modern high-rise building with a grey facade and a flat roof. The building is situated in a landscaped area with numerous palm trees and greenery. A multi-lane road with traffic is visible in the foreground, and a large, semi-transparent structure is shown to the right of the building. The scene is set during the day with clear skies.

1ST FLOOR
AMENITIES

4 FLOORS
OF PARKING

1st floor 9 apartment units



FIRST FLOOR

APARTMENT UNITS: 9

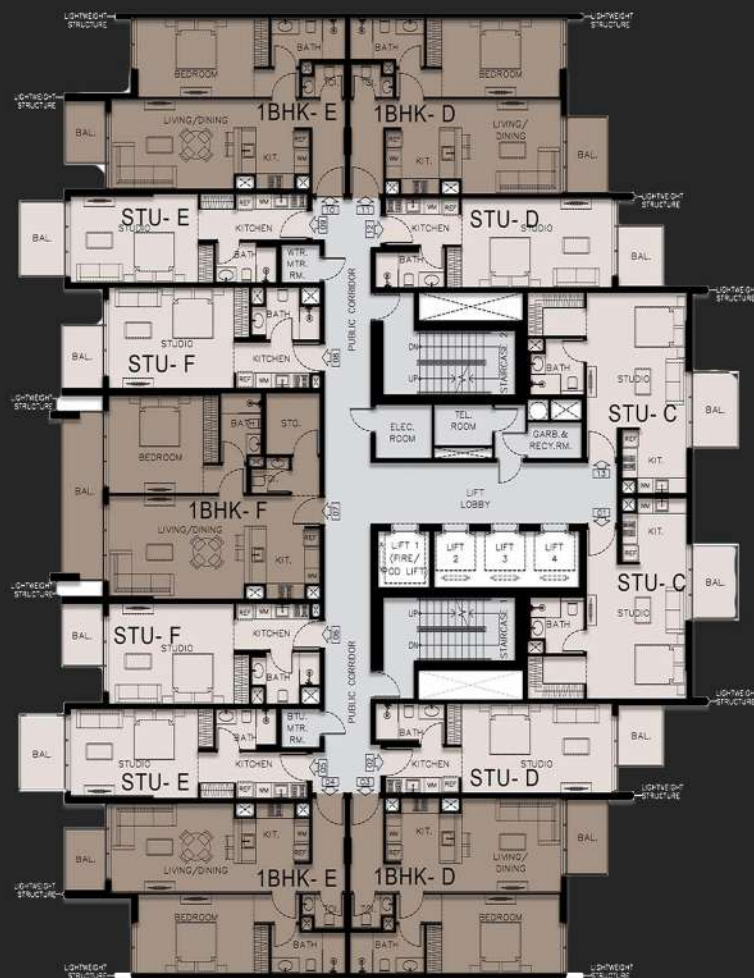
الطابق الأول

عدد الشقق السكنية

-  CIRCULATION ممرات الحركة
-  PUBLIC TOILET دورات مياه عامة
-  ONE BEDROOM غرفة وصالة
-  STUDIO استديو
-  PRIVATE GARDEN حديقة خاصة
-  GYM صالة رياضية
-  KIDS PLAY AREA غرفة ألعاب أطفال
-  TERRACE تراس
-  SWIMMING POOL مسبح
-  KIDS POOL مسبح أطفال

Typical 2nd to the 17th floor

13 Apartment units



- CIRCULATION مرارات الحركة
- ONE BEDROOM غرفة وصالة
- STUDIO استديو

TYPICAL 2ND TO 17TH FLOOR

الطابق المتكرر

18th floor

4 Apartment units



- CIRCULATION ممرات الحركة
- ONE BEDROOM غرفة نوم واحدة
- TWO BEDROOM غرفة نوم وصاله
- TERRACE راس
- PUBLIC TERRACE راس عام

18TH FLOOR

الطابق الثامن عشر

APARTMENT UNITS: 4

4

عدد الشقق السكنية



Studio



STUDIO - B

49.65 SQ.M - 534.39 SQ.FT

INTERIOR 34.42 SQ.M - 370.42 SQ.F

BALCONY 15.23 SQ.M - 163.97 SQ.F

LOCATION FIRST FLOOR

- | | | |
|---|-------------|---------------|
| 1 | BEDROOM | غرفة نوم |
| | LIVING ROOM | غرفة معيشة |
| 2 | KITCHEN | مطبخ |
| 3 | WARDROBE | خزانة الملابس |
| 4 | BATHROOM | حمام |
| 5 | BALCONY | شرفة |

استديو - B

متربيع ٤٩,٦٥ - قدم مربع ٥٣٤,٣٩

المساحة الداخلية متربيع ٣٤,٤٢ - قدم مربع ٣٧,٤٢

مساحة الشرفة متربيع ١٥,٢٣ - قدم مربع ١٦٣,٩٧

الموقع الطابق الاول





STUDIO - A

41.58 SQ.M - 447.6 SQ.FT

INTERIOR 33.5 SQ.M - 360.61 SQ.F

BALCONY 8.08 SQ.M - 86.99 SQ.F

LOCATION FIRST FLOOR

- | | | |
|---|-------------|---------------|
| 1 | BEDROOM | غرفة نوم |
| | LIVING ROOM | غرفة معيشة |
| 2 | KITCHEN | مطبخ |
| 3 | WARDROBE | خزانة الملابس |
| 4 | BATHROOM | حمام |
| 5 | BALCONY | شرفة |

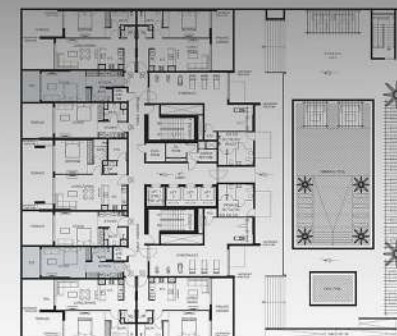
استديو A -

مترمربع ٤١,٥٨ - قدم مربع ٤٤٧,٦

المساحة الداخلية مترمربع ٣٣,٥ - قدم مربع ٣٦٠,٦

مساحة الشرفة مترمربع ٨,٠٨ - قدم مربع ٨٦,٩٩

الموقع الطابق الأول





STUDIO - C

48.94 SQ.M - 526.80 SQ.FT

INTERIOR 42.84 SQ.M - 461.11 SQ.F

BALCONY 6.10 SQ.M - 65.69 SQ.F

LOCATION TYPICAL FLOOR 2ND TO 17TH

- | | | |
|---|-------------|---------------|
| 1 | BEDROOM | غرفة نوم |
| | LIVING ROOM | غرفة معيشة |
| 2 | KITCHEN | مطبخ |
| 3 | WARDROBE | خزانة الملابس |
| 4 | BATHROOM | حمام |
| 5 | BALCONY | شرفة |

استديو - C

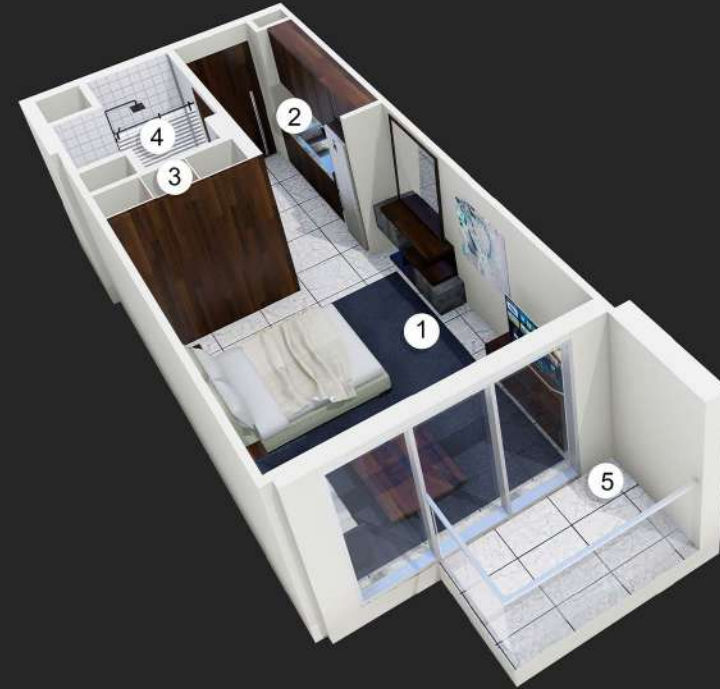
٥٢٦,٨ مترمربع - ٤٨,٩٤ قدم مربع

المساحة الداخلية ٤٢,٨٤ مترمربع - ٤٦١,١١ قدم مربع

مساحة الشرفة ٦,١٠ مترمربع - ٦٥,٦٩ قدم مربع

الموقع الطابق المتكرر ٢-١٧





STUDIO - F

38.69 SQ.M - 416.42 SQ.FT

INTERIOR 34.42 SQ.M - 370.41 SQ.F

BALCONY 4.27 SQ.M - 46.01 SQ.F

LOCATION TYPICAL FLOOR 2ND TO 17TH

- | | | |
|---|-------------|---------------|
| 1 | BEDROOM | غرفة نوم |
| | LIVING ROOM | غرفة معيشة |
| 2 | KITCHEN | مطبخ |
| 3 | WARDROBE | خزانة الملابس |
| 4 | BATHROOM | حمام |
| 5 | BALCONY | شرفة |

استديو - F

٣٨,٦٩ مترمربع - ٤١٦,٤٢ قدم مربع

المساحة الداخلية ٣٤,٤٢ مترمربع - ٣٧٠,٤١ قدم مربع

مساحة الشرفة ٤,٢٧ مترمربع - ٤٦,٠١ قدم مربع

الموقع الطابق المتكرر ٢-١٧





STUDIO - E

39.51 SQ.M - 425.28 SQ.FT

INTERIOR 33.50 SQ.M - 360.62 SQ.F

BALCONY 6.01 SQ.M - 64.66 SQ.F

LOCATION TYPICAL FLOOR 2ND TO 17TH

- | | | |
|---|-------------|---------------|
| 1 | BEDROOM | غرفة نوم |
| | LIVING ROOM | غرفة معيشة |
| 2 | KITCHEN | مطبخ |
| 3 | WARDROBE | خزانة الملابس |
| 4 | BATHROOM | حمام |
| 5 | BALCONY | شرفة |

استديو E -

مترمربع ٣٩,٥١ - قدم مربع ٤٢٥,٢٨

المساحة الداخلية مترمربع ٣٣,٥ - قدم مربع ٣٦١,٦٢

مساحة الشرفة مترمربع ٦,٠١ - قدم مربع ٦٤,٦٦

الموقع الطابق المتكرر ٢-١٧



1 Bedroom



ONE BEDROOM - F

80.38 SQ.M - 865.18 SQ.FT

INTERIOR 69.76 SQ.M - 750.91 SQ.F

BALCONY 10.62 SQ.M - 114.27 SQ.F

LOCATION TYPICAL FLOOR 2ND TO 17TH

- | | | |
|---|-------------|---------------|
| 1 | BEDROOM | غرفة نوم |
| 2 | LIVING ROOM | غرفة معيشة |
| 3 | KITCHEN | مطبخ |
| 4 | WARDROBE | خزانة الملابس |
| 5 | BATHROOM | حمام |
| 6 | TOILET | تواليت |
| 7 | BALCONY | شرفة |

غرفة وصالة - F

٨٠,٣٨ مترمربع - ٨٦٥,١٨ قدم مربع

المساحة الداخلية ٦٩,٧٦ مترمربع - ٧٥٠,٩١ قدم مربع

مساحة الشرفة ١٠,٦٢ مترمربع - ١١٤,٢٧ قدم مربع

الموقع الطابق المتكرر ٢-١٧





ONE BEDROOM - A

78.22 SQ.M - 841.95 SQ.FT

INTERIOR 59.68 SQ.M - 642.38 SQ.F

BALCONY 18.54 SQ.M - 199.57 SQ.F

LOCATION FIRST FLOOR

- | | | |
|---|-------------|---------------|
| 1 | BEDROOM | غرفة نوم |
| 2 | LIVING ROOM | غرفة معيشة |
| 3 | KITCHEN | مطبخ |
| 4 | WARDROBE | خزانة الملابس |
| 5 | BATHROOM | حمام |
| 6 | TOILET | تواليت |
| 7 | BALCONY | شرفة |

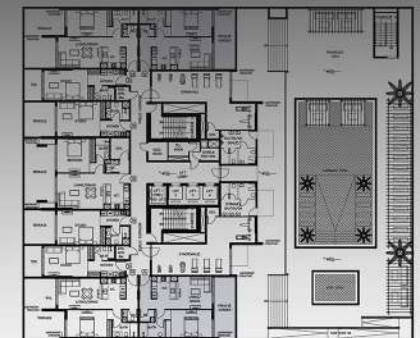
غرفة وصالة - A

٧٨,٢٢ مترمربع - ٨٤١,٩٥ قدم مربع

المساحة الداخلية ٥٩,٦٨ مترمربع - ٦٤٢,٣٨ قدم مربع

مساحة الشرفة ١٨,٥٤ مترمربع - ١٩٩,٥٧ قدم مربع

الموقع الطابق الأول





ONE BEDROOM - C

99.78 SQ.M - 1074.04 SQ.FT

INTERIOR 69.76 SQ.M - 750.91 SQ.F

BALCONY 30.02 SQ.M - 323.13 SQ.F

LOCATION FIRST FLOOR

- | | | |
|---|-------------|---------------|
| 1 | BEDROOM | غرفة نوم |
| 2 | LIVING ROOM | غرفة معيشة |
| 3 | KITCHEN | مطبخ |
| 4 | WARDROBE | خزانة الملابس |
| 5 | BATHROOM | حمام |
| 6 | STORE | مخزن |
| 7 | TOILET | تواليت |
| 8 | BALCONY | شرفة |

غرفة وصالة - C

مترمربع ٩٩,٧٨ - قدم مربع ١٠٧٤,٠٤

المساحة الداخلية مترمربع ٦٩,٧٦ - قدم مربع ٧٥٠,٩١

مساحة الشرفة مترمربع ٣٠,٠٢ - قدم مربع ٣٢٣,١٣

الموقع الطابق الاول





ONE BEDROOM - B

91.13 SQ.M - 980.89 SQ.FT

INTERIOR 61.24 SQ.M - 659.14 SQ.F

BALCONY 29.89 SQ.M - 321.75 SQ.F

LOCATION FIRST FLOOR

- | | | |
|---|-------------|---------------|
| 1 | BEDROOM | غرفة نوم |
| 2 | LIVING ROOM | غرفة معيشة |
| 3 | KITCHEN | مطبخ |
| 4 | WARDROBE | خزانة الملابس |
| 5 | BATHROOM | حمام |
| 6 | TOILET | تواليت |
| 7 | BALCONY | شرفة |

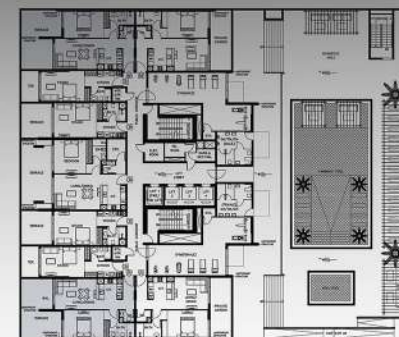
غرفة وصالة - B

متر مربع ٩١,١٣ - قدم مربع ٩٨٠,٨٩

المساحة الداخلية متر مربع ٦١,٢٤ - قدم مربع ٦٥٩,١٤

مساحة الشرفة متر مربع ٢٩,٨٩ - قدم مربع ٣٢١,٧٥

الموقع الطابق الأول





ONE BEDROOM - D

64.68 SQ.M - 696.19 SQ.FT

INTERIOR 59.68 SQ.M - 642.38 SQ.F

BALCONY 5.00 SQ.M - 53.81 SQ.F

LOCATION TYPICAL FLOOR 2ND TO 17TH

- | | | |
|---|-------------|---------------|
| 1 | BEDROOM | غرفة نوم |
| 2 | LIVING ROOM | غرفة معيشة |
| 3 | KITCHEN | مطبخ |
| 4 | WARDROBE | خزانة الملابس |
| 5 | BATHROOM | حمام |
| 6 | TOILET | تواليت |
| 7 | BALCONY | شرفة |



غرفة وصالة - D

مترمربع ٦٤,٦٨ - قدم مربع ٦٩٦,١٩

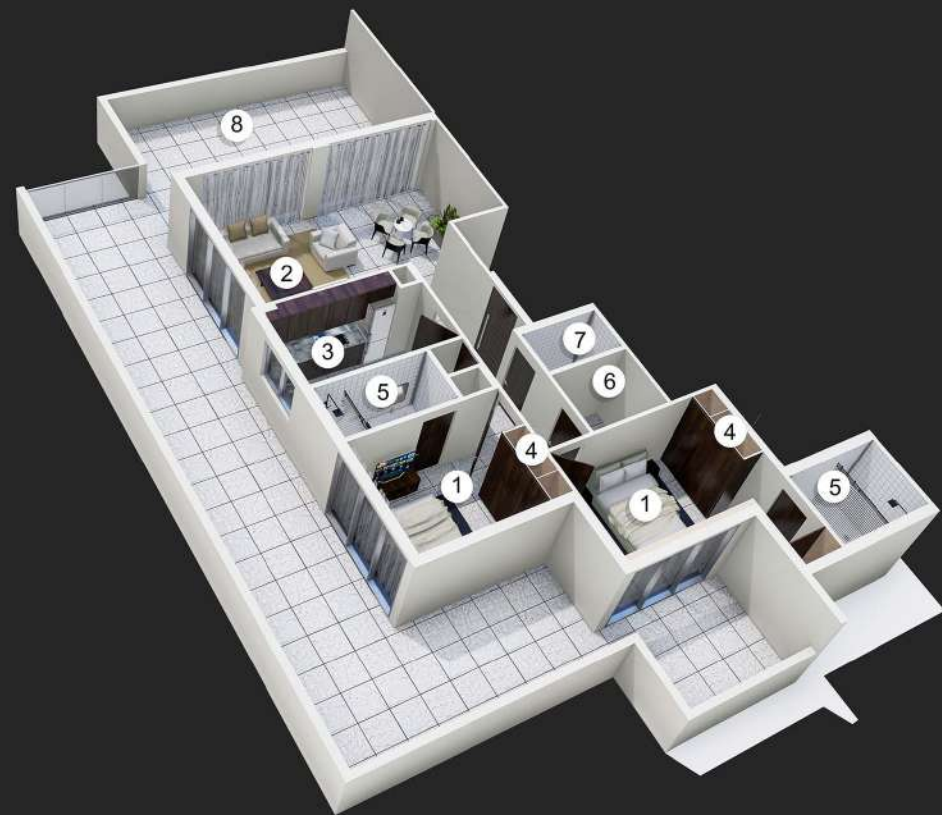
المساحة الداخلية مترمربع ٥٩,٦٨ - قدم مربع ٦٤٢,٣٨

مساحة الشرفة مترمربع ٥,٠٠ - قدم مربع ٥٣,٨١

الموقع الطابق المتكرر ٢-١٧



2 Bedroom



TWO BEDROOM - A

216.37 SQ.M - 2328.99 SQ.FT

INTERIOR 107.02 SQ.M - 1151.95 SQ.F

BALCONY 109.35 SQ.M - 1177.04 SQ.F

LOCATION 18TH FLOOR

- | | | |
|---|-------------|---------------|
| 1 | BEDROOM | غرفة نوم |
| 2 | LIVING ROOM | غرفة معيشة |
| 3 | KITCHEN | مطبخ |
| 4 | WARDROBE | خزانة الملابس |
| 5 | BATHROOM | حمام |
| 6 | STORE | مخزن |
| 7 | TOILET | تواليت |
| 8 | BALCONY | شرفة |

غرفتين وصالة - A

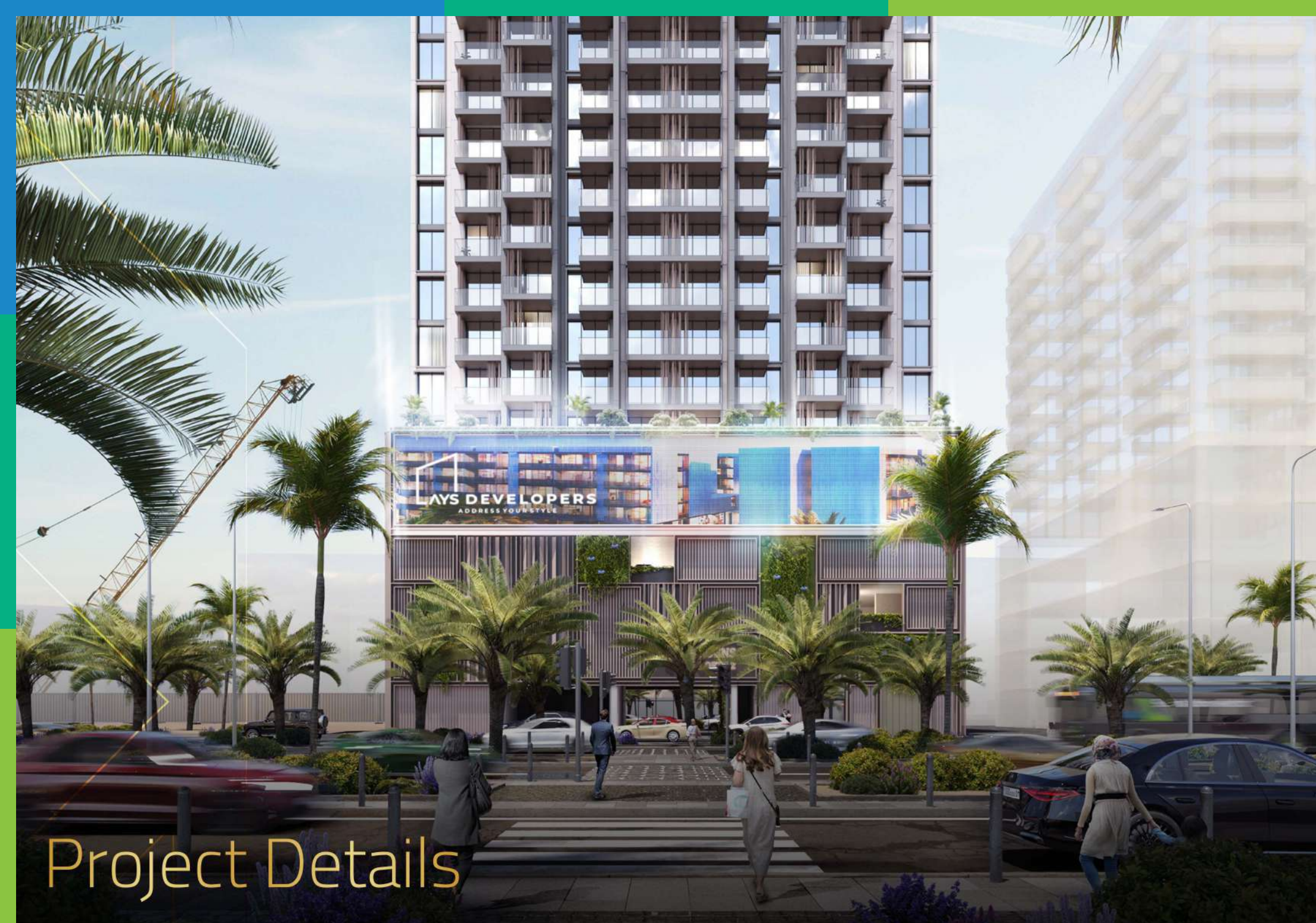
مترمربع ٢١٦,٣٧ - قدم مربع ٢٣٢٨,٩٩

المساحة الداخلية مترمربع ١٠٧,٠٢ - قدم مربع ١١٥١,٩٥

مساحة الشرفة مترمربع ١٠٩,٣٥ - قدم مربع ١١٧٧,٠٤

الموقع الطابق الثامن عشر





Project Details



Timeless Design

The exquisite design of this project is a testament to the unparalleled artistry of the renowned designer Aleena Waqas. With a visionary approach, Waqas has seamlessly blended modern aesthetics with timeless elegance, creating a residential masterpiece that transcends contemporary expectations.





YOUR ONLY
LIMIT
IS YOUR
MIND

The image shows a section of a gym with a light-colored wall. A motivational quote is projected onto the wall in a glowing, pinkish-red font. In the foreground, there are two black weight benches and a rack of dumbbells. The ceiling has recessed circular lights.

Ever-lasting Quality.!

The apartments within this residential gem boast an unparalleled level of refinement, owing to the meticulous selection of top-quality materials and appliances from distinguished European brands.

The interiors are adorned with an opulent palette of materials, including imported marble, rich hardwoods, and polished metals, sourced to embody both durability and aesthetic splendor.



The image shows a long, bright gym area with a row of Matrix exercise bikes. The bikes are grey and black with 'MATRIX' written on them. Large windows in the background let in natural light, and the floor is a light-colored carpet with a subtle pattern. The walls are a mix of light and dark panels.



Q gardens lofts 2

FOR MORE INFORMATION PLEASE CONTACT



REAL ESTATE

STAY AHEAD, INVEST SMART

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DUBRICKS

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