

# NORAH

RESIDENCE

**AFS**  
**REAL ESTATE**  
STAY AHEAD, INVEST SMART

**db**  
**DUBRICKS**  
POSSIBILITIES ARE LIMITLESS



Life in Sync.





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MEET NORAH

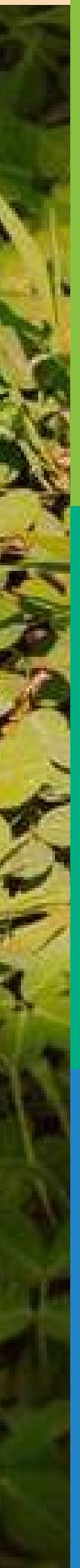
IN THE RIGHT PLACE

DESIGNED TO WELCOME

SPACES THAT FIT

LIFE, MADE EASIER

THE TEAM



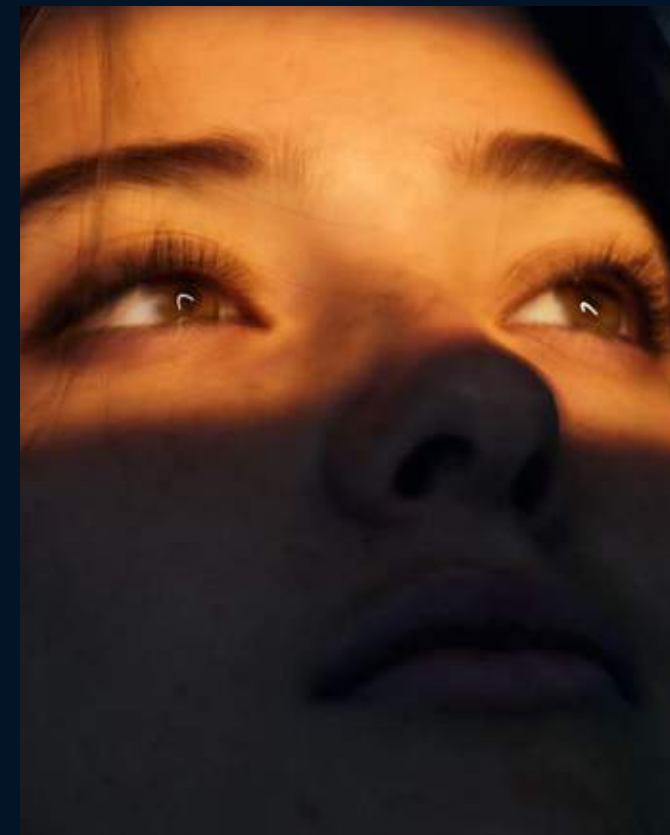
MEET NORAH

Where everything falls into place.





A NAME THAT MEANS LIGHT.  
A home that brings it to life.







Norah Residence keeps pace with the way we live today.



With smart home features and easy connectivity, it feels lively and balanced. Here, life is felt, experienced, and perfectly in sync with what matters.







# THE LOCATION





IN THE RIGHT PLACE



Location sets the tone  
for every great living experience.



## DUBAI, A CITY IN CRESCENDO



Here, you're always part  
of something always in motion  
- a city where bold ideas and  
deep traditions sit side by side.

Cultures meet. Stories unfold.  
Opportunities stretch wide.

In a place that changes fast,  
it's still easy to find a corner  
that feels like yours.







## YOUR INVESTMENT, YOUR FUTURE

Strategic Location  
Tax-Free Economy  
Investor-First Ecosystem  
Golden Visa  
Excellent Healthcare & Education  
Advanced Infrastructure  
High Global Safety Ranking  
Clean City Initiative\*  
Cultural Diversity\*\*  
Quality of Life



(\*Source: GPCI | \*\*Source: Remitly Global Migration Study)





A gentle pause in  
the city's rush.





## JUMEIRAH VILLAGE CIRCLE

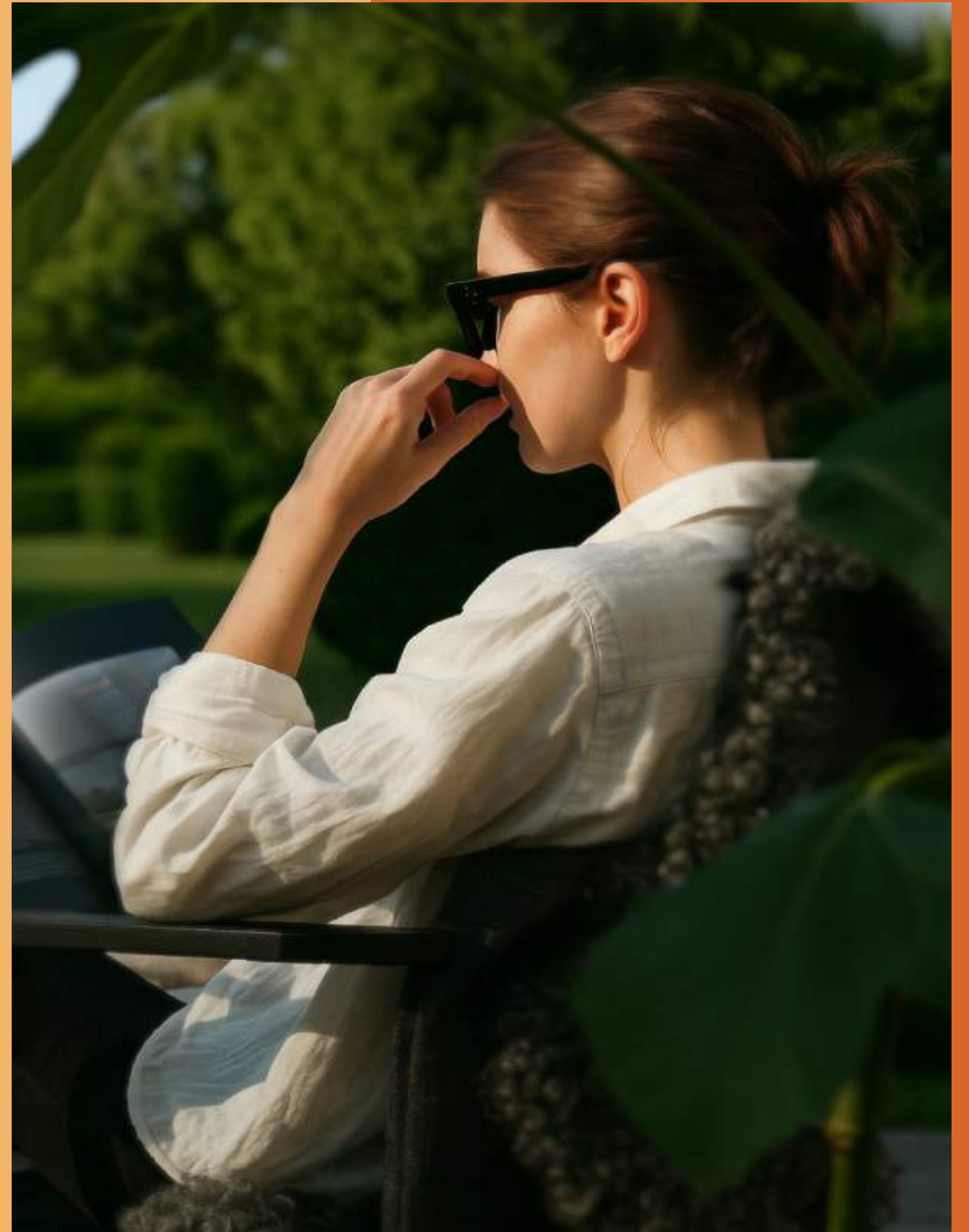


**Tree-lined streets blend seamlessly with the rhythm of daily life.**

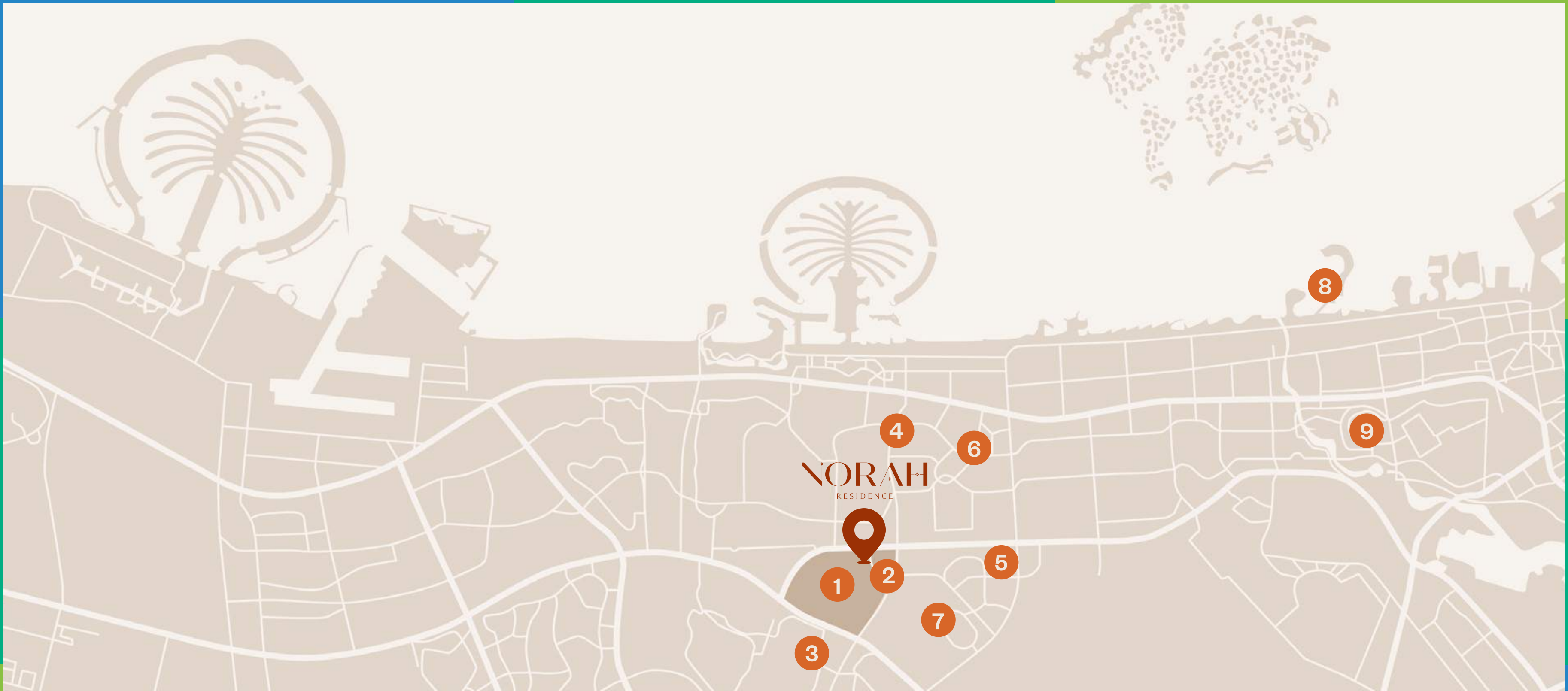
JVC, as it is popularly known, is a neighborhood where mornings begin on the balcony and evenings wind down in quiet, green spaces.

Young professionals, families, and creatives all find a sense of belonging- grounded, welcoming, and just the right kind of lively.

**At Norah, that calm becomes part of your every day.**







## FLOW & ACCESS

1 Circle Community Park  
02 min.

4 Saudi German Hospital  
10 min.

7 Dubai Autodrome  
16 min.

2 Circle Mall  
04 min.

5 Dubai Hills Mall  
12 min.

8 The Beach, JBR  
20 min.

3 Dubai Sports City  
08 min.

6 Mall of the Emirates  
15 min.

9 Dubai Mall  
15 min.





## CALM & CONNECTED

- Quick access to Sheikh Mohammed Bin Zayed & Al Khail Roads
- 3 new Hessa Street exits to ease flow (AED 18.5M investment) the right kind of lively.



## A LIVELY, LOCAL COMMUNITY

- 570+ shops and services
- Circle Mall: 235+ retail stores, cinema, gym, clinics, cafés
- Rooftop JVC Club: pool, gym, tennis courts, 300-seat restaurant

## A STRONG RENTAL MARKET

- 25,000+ current residents
- Projected population: 300,000
- High occupancy for quality homes



## GREEN AND ACTIVE

- 33 landscaped parks across 4M+ sq. ft.
- 27 km cycling track (planned)
- Shaded walkways and jogging trails

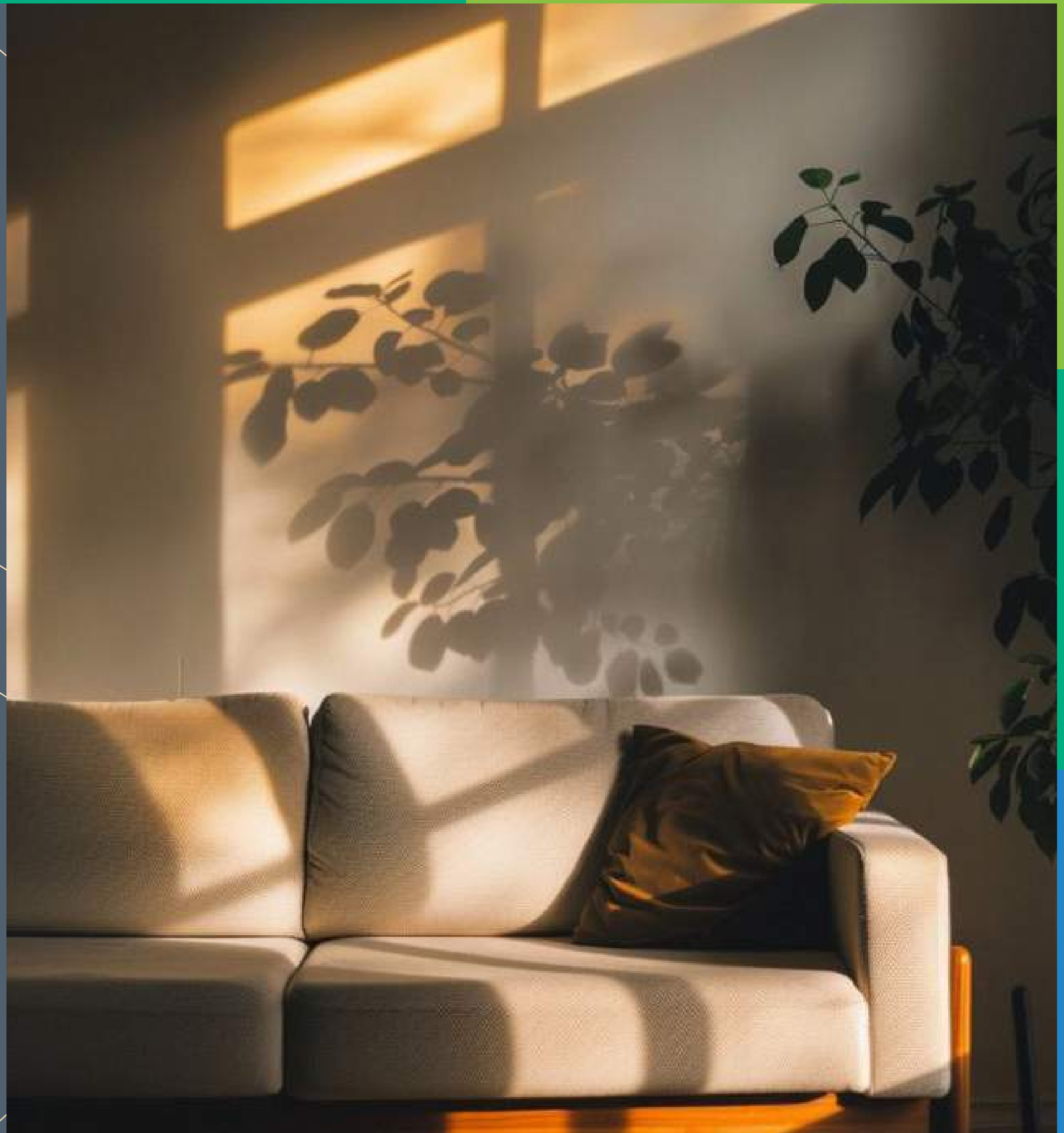




# THE DESIGN



Thoughtful architecture  
and inviting spaces







## **SPACES WITH SOUL**

From the entrance to every shared corner, Norah is built for human connection-gentle, unspoken, intuitive.

Every detail, from layout to lighting, has been considered with care. Because when a space is designed with people in mind, it just feels different. More human. More like home.







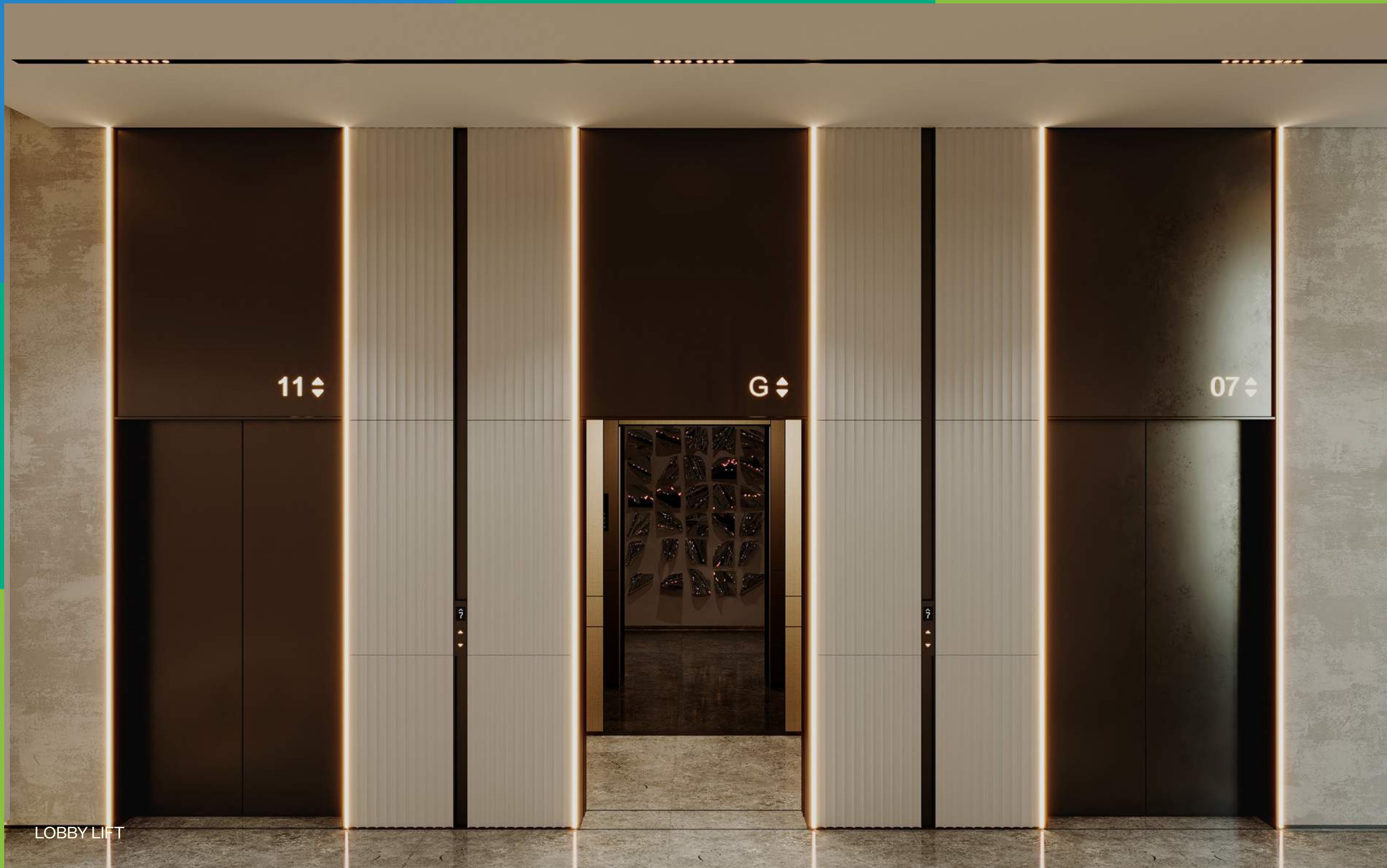
LOBBY





LOBBY





LOBBY LIFT





INTERIORS





CRAFTED AROUND YOU



A well-designed home's rhythm  
matches your own.





## COMPOSED FOR LIVING

Every Norah apartment feels like it understands you.

Smart where it matters. Open where it counts. And full of quiet corners, perfect for secret dance moves.





## CADENCE IN THE DETAILS

Branded appliances, smart planning, and thoughtful finishes all play their part in the background, letting life take center stage.





LIVING ROOM





LIVING ROOM





LIVING ROOM - DUPLEX





LIVING ROOM - DUPLEX





MASTER BEDROOM



Home as it should be.



The finishes are polished and the details, smooth-close drawers, reliable appliances, lighting that feels just right, aren't there by accident.

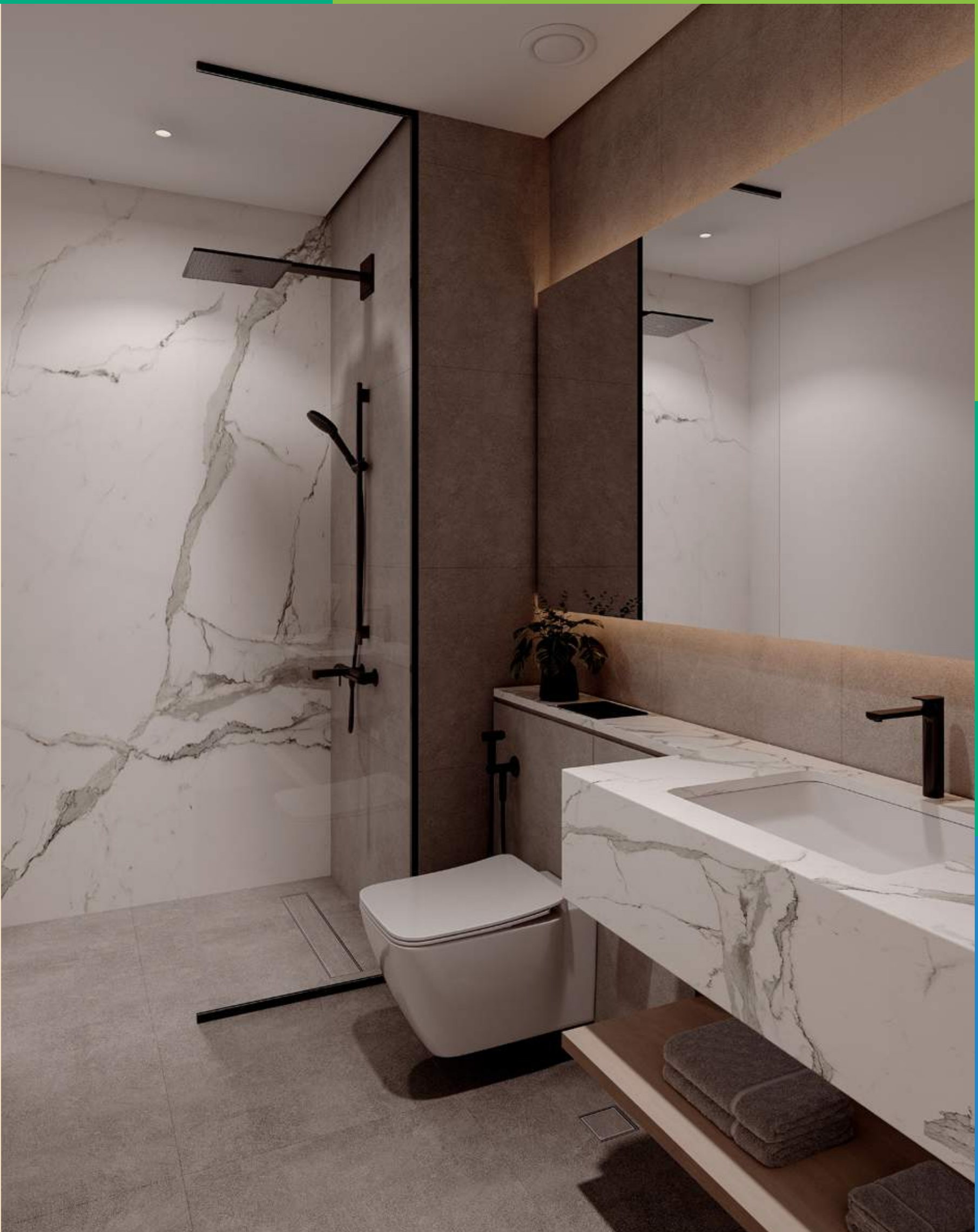


Everything flows with an easy confidence, the kind that makes you smile the moment you step inside because it just feels right.





BATHROOM







KITCHEN





# AMENITIES





LIFE MADE EASIER

Perks designed to keep you  
in harmony.





### **COMFORT, ON CUE.**

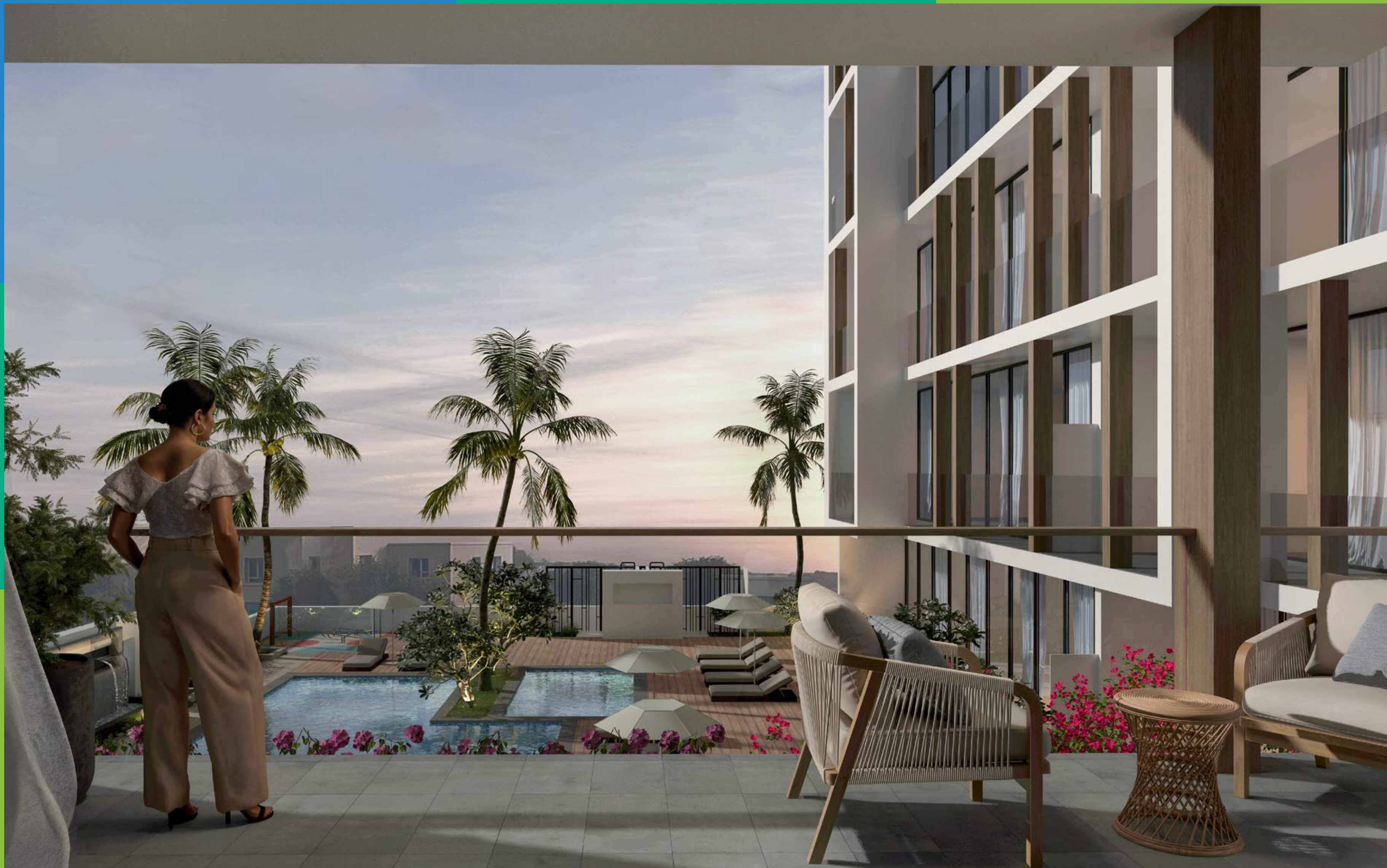
At Norah, ease is part of the everyday. Your morning coffee, last-minute groceries, even that late-night pharmacy dash, all just an elevator ride away.

And when the day starts to settle, the rooftop gardens and quiet poolside corners are there to help you do the same.

Here, comfort and convenience live gently side by side, making room for a life that simply flows.











ROOFTOP





YOGA AREA





CAFÉ





GYM





POOL



A rooftop patio at dusk, featuring a large screen displaying the Netflix logo in red. The patio is furnished with several white, puffy lounge chairs arranged in a semi-circle. To the right, there is a large, illuminated planter box filled with various plants, including red and white flowers. The sky is a mix of blue and orange, suggesting sunset. A modern building with a slatted facade is visible on the left.

**NETFLIX**

CINEMA



# THE PROJECT



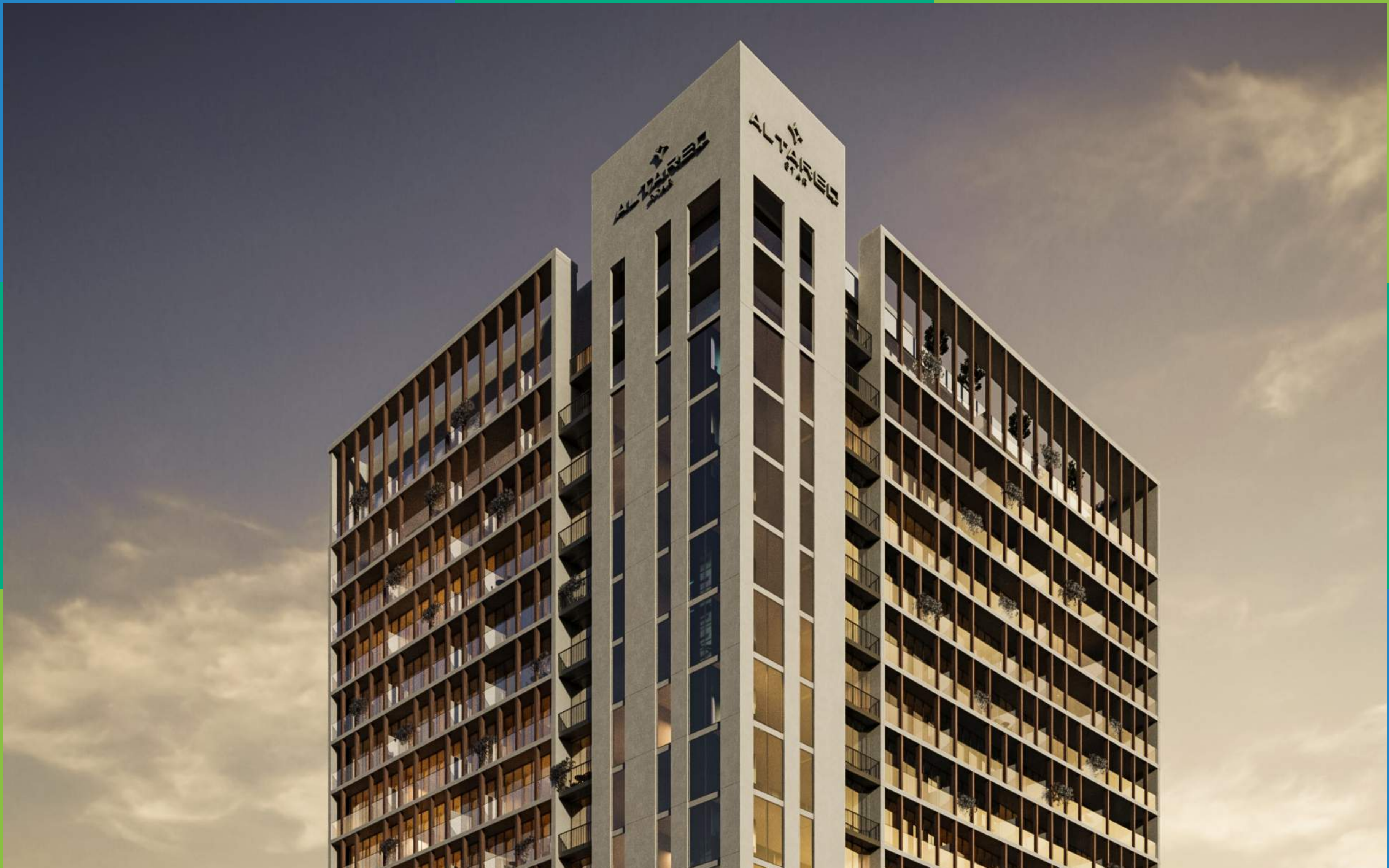
*Always in Sync.*



Designed for today and built for tomorrow, Norah Residence is grounded, future-focused, and made to last. Every element works in harmony to offer lasting comfort and quiet confidence.

It feels right from day one, and keeps making sense as life evolves. Whether you're setting down roots or strengthening your investment portfolio, Norah stays in step with your needs, now and in the future.









## OVERVIEW

Project Type	Residential Apartments
Location	Jumeirah Village Circle
Building Configuration	G+4P+12
Total Units	183

Unit Types	Sizes	Price
Studio	400 ft²	AED 650,000
One BR Apartments	780 ft²	AED 1,100,000
Two BR Apartments (W/Study)	1,145 ft²	AED 1,750,000
2 BR Duplex	1,530 ft²	AED 2,200,000
3 BR Duplex	2,286 ft²	AED 3,000,000

Project Status	Handover	Payment Plan
Off-plan	Q2 2027	40:60



# THE TEAM







# NORAH

RESIDENCE

FOR MORE INFORMATION PLEASE CONTACT





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