



Smile

# THE COMUNITY

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

**db**  
DUBRICKS  
POSSIBILITIES ARE LIMITLESS





# DELIVERING BEYOND YOUR EXPECTATION SINCE 2005

Since it was established in 2005, AQUA Properties has grown to become one of the leading diversified international real estate companies in the Middle East.







# AQUA Properties

Award-winning real estate company

AQUA Properties provides the most comprehensive services available within the Middle East real estate sector, including:

- Project management
- Project development
- Investment advisory services
- Real estate property management
- Real estate brokerage
- Development handover services
- International consulting services

Operating with a dynamic and evolving strategic approach to developing new opportunities, the collective expertise and market knowledge of our trusted team of highly experienced industry professionals enables us to provide the best client experience, from initial concept to handover and beyond, whilst maintaining optimum performance for both local and international clients' investments.



## Acacia Avenue

Sales Brokerage



## J5

Developer and exclusive sales and marketing



## Skycourts

Exclusive stock agent



## J8

Developer and exclusive sales and marketing



## Alcove

Project management, exclusive sales and marketing



## Mysk

Developer, contractor and exclusive sales and marketing



## O Ten

Developer and exclusive sales and marketing



## The Community

Developer, contractor and exclusive selling and marketing





# Dubai

## The City That Never Stops

As a modern and dynamic city, Dubai is constantly growing-upwards and outwards. Under the visionary leadership of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai, the ambitious growth plans outlined in the government's Vision 2021 have resulted in Dubai's extraordinary success in diversified development.

A safe haven location for private investors looking for both prime residential and commercial property, conveniently located at the gateway between East and West, political stability, business transparency and 0% taxation on capital appreciation, has made Dubai one of the world's most attractive destinations for investment.

The region's most important business hub and home to many of the world's most famous tourist attractions and international commercial exhibitions, as well as a number of new theme parks, the city's on going development is forecast to attract millions of visitors and generate tens of billions of Dirhams in revenue per annum.

**0% taxation on capital appreciation has made Dubai one of the world's most attractive destinations for investment.**







# Jumeirah Village Triangle

## Dubai's New Residential Heart

Jumeirah Village Triangle is one of the most exciting new developments in the UAE. Dubai's new residential heart, this established, self-contained community is ideally situated at the centre of everything the city has to offer.

Located at the intersection of two major transport arteries, Jumeirah Village Triangle offers easy access to the city's business districts and many tourist attractions, as well as Dubai International Airport and Al Maktoum International Airport.

With lush communal green spaces and other essential community amenities, including a large-scale shopping, leisure and entertainment destination, Al Khail Avenue, Jumeirah Village Triangle provides everything residents need for a comfortable lifestyle, right on their doorstep, making it an ideal location for wise investment.







# The Community

## The Future of Living

The Community presents a brand new co-living concept which is gaining popularity among millennials, young professionals and entrepreneurs worldwide encouraging interaction among residents and giving them a sense of belonging, by creating a feeling of a big family, with a reduced financial burden. As a fully integrated lifestyle community, the co-living concept offers an affordable yet sociable housing solution.

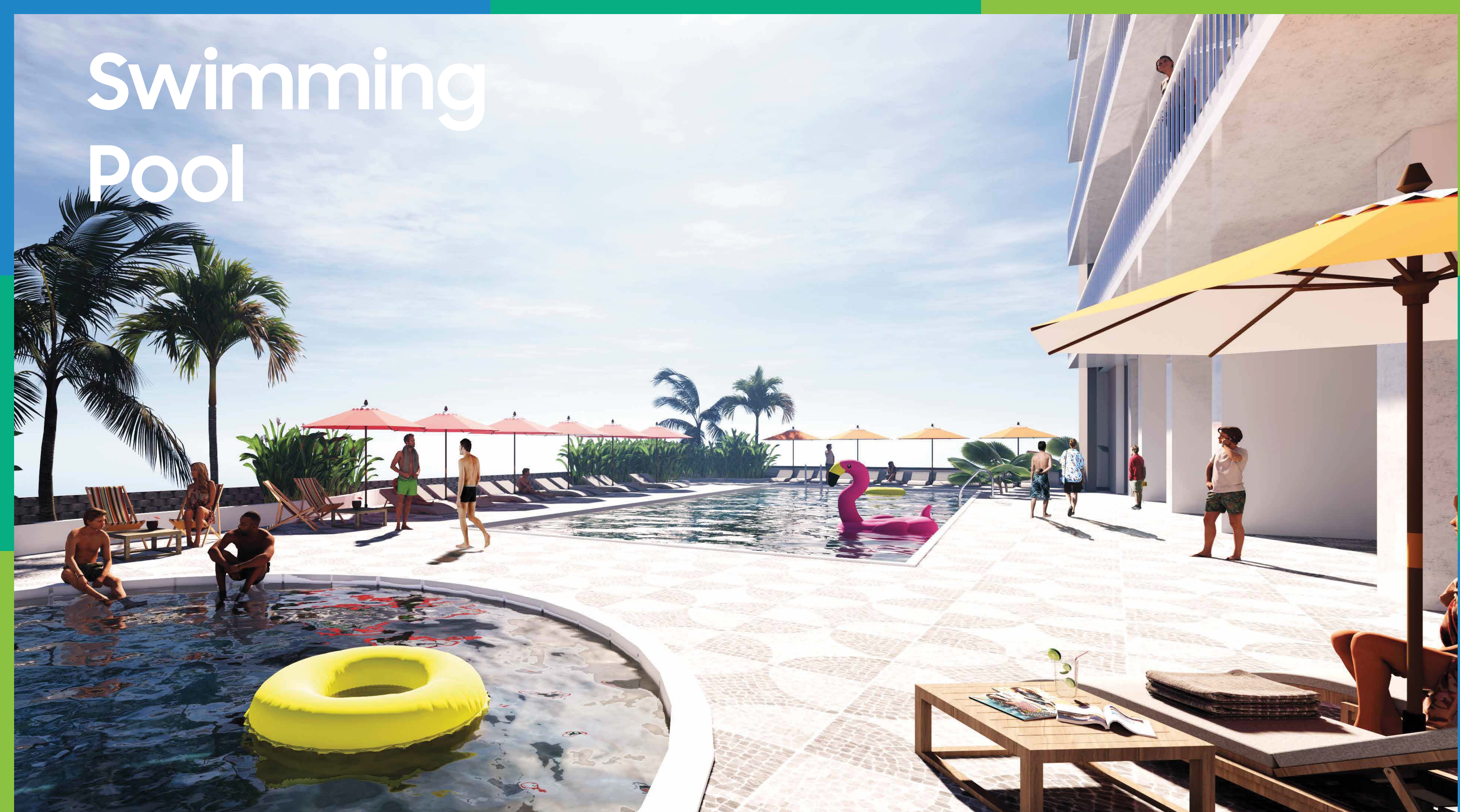
Residents of The Community will have their own private apartment with bedroom, living area, kitchen and bathroom. Other living spaces, such as social lounges, library, gaming hub, laundry room and many state-of-the-art facilities and amenities will be shared. This concept allows like-minded people to spend time together outside work and achieve professional and personal growth through socialising, forming new friendships, supporting each other and creating new business connections.

The Community is more than just a co-living concept, it's a co-working space allowing young professionals to work from the comfort of their home. It is a premium hotel-style living with a novel approach to daily activities.





# Swimming Pool







# The Community

## Unique Investment Opportunity

The Community, the new trendy co-living concept in Dubai, is the ideal project for investors who are looking for a sound return on investment through resale or rental income.

Due to high-end facilities and cheaper rental prices of co-living projects in comparison to regular apartments, there is an increase in demand for this type of living concept on the market, giving investors an additional edge assuring steady rental yields.

Best features of The Community are its unrivaled number of unique facilities which include a cinema, bowling lane, golf simulator, library, gaming hub, social lounge, food court, PropahTea café & restaurant, gym, spa, yoga club, convenience store and more.

The Community's units set a new benchmark of comfort. Finished with the highest standards and attractive interior design with the option of furnishing, this co-living concept ensures a true sense of home away from home.

**Studio sizes range from 272 to 498 sq.ft.**

**1 Bedroom sizes range from 380 to 710 sq.ft.**

**2 Bedroom size 760 sq.ft.**











# Interior & Finishing

## The Apartment

Apartments are fitted with quality materials as well as appliances by well-known European brands and equipped with designer furniture.

Walls and floors are laid with full-body porcelain tiles by renowned Spanish brand Living Ceramic. Sanitary ware and sanitary brass ware are of other esteemed Spanish brand, International Water & Wellness.

The units are equipped with kitchen appliances by renowned global brands.

## Common Areas

Vibrant meeting lounges are set in the majestic quadruple height lobby. Exposed ceilings are enriched with artistic lighting. Terrazzo pavements are separated with brass expansion joints and decorated with designer furniture.

Restaurant floors are connected with convenient oversize feature seating stairs. Co-working floors come with flexible working spaces for those working from home.

The entertainment area includes; cinema rooms with movie theatre seats, gaming hub with virtual sports simulators and a professional bowling alley with parquet flooring and textured arched concrete walls.





# Food Court



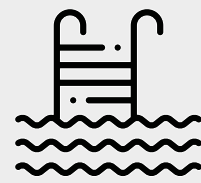




# The Community Facilities

The concept behind The Community revolves around socialising, so a total area of 22,000 sq.ft. of public spaces have been dedicated to numerous facilities, encouraging residents to spend quality time together.

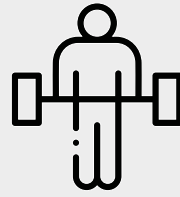
Meticulous attention to detail has been paid to every aspect of the building to make it the most desirable and convenient place to stay either short term or long term.



Swimming Pool



Barbecue area



State-of-the-art Gymnasium



Sauna and Steam Room



Yoga Club



Gaming Hub



Bowling Lane



Cinema



Golf Simulator



Library



Social Lounge



Flexible Workspace



Laundry Room



Food Court



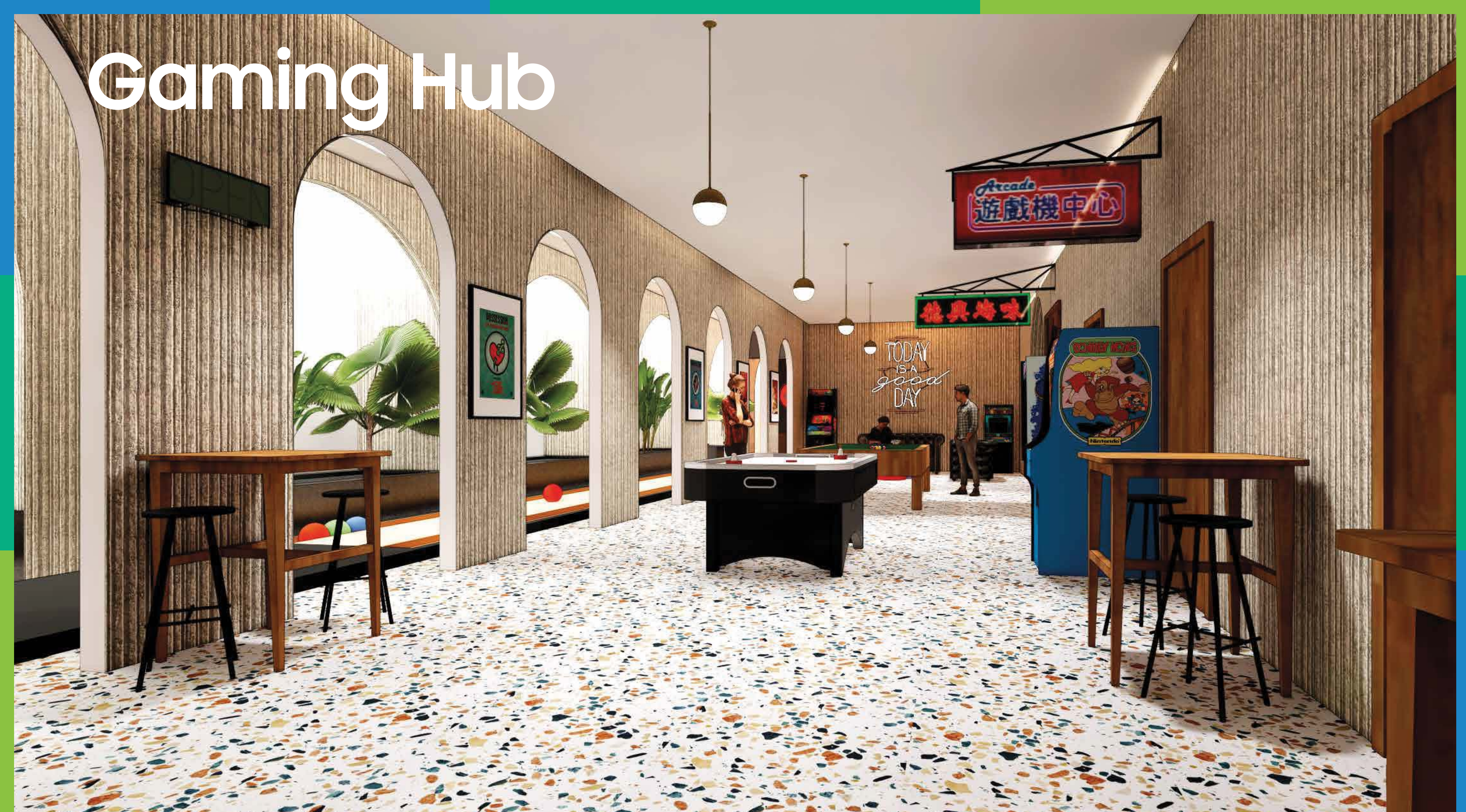
Café and Restaurant



Convenience Store



# Gaming Hub





# State-of-the-art Gymnasium





# Flexible Workspace



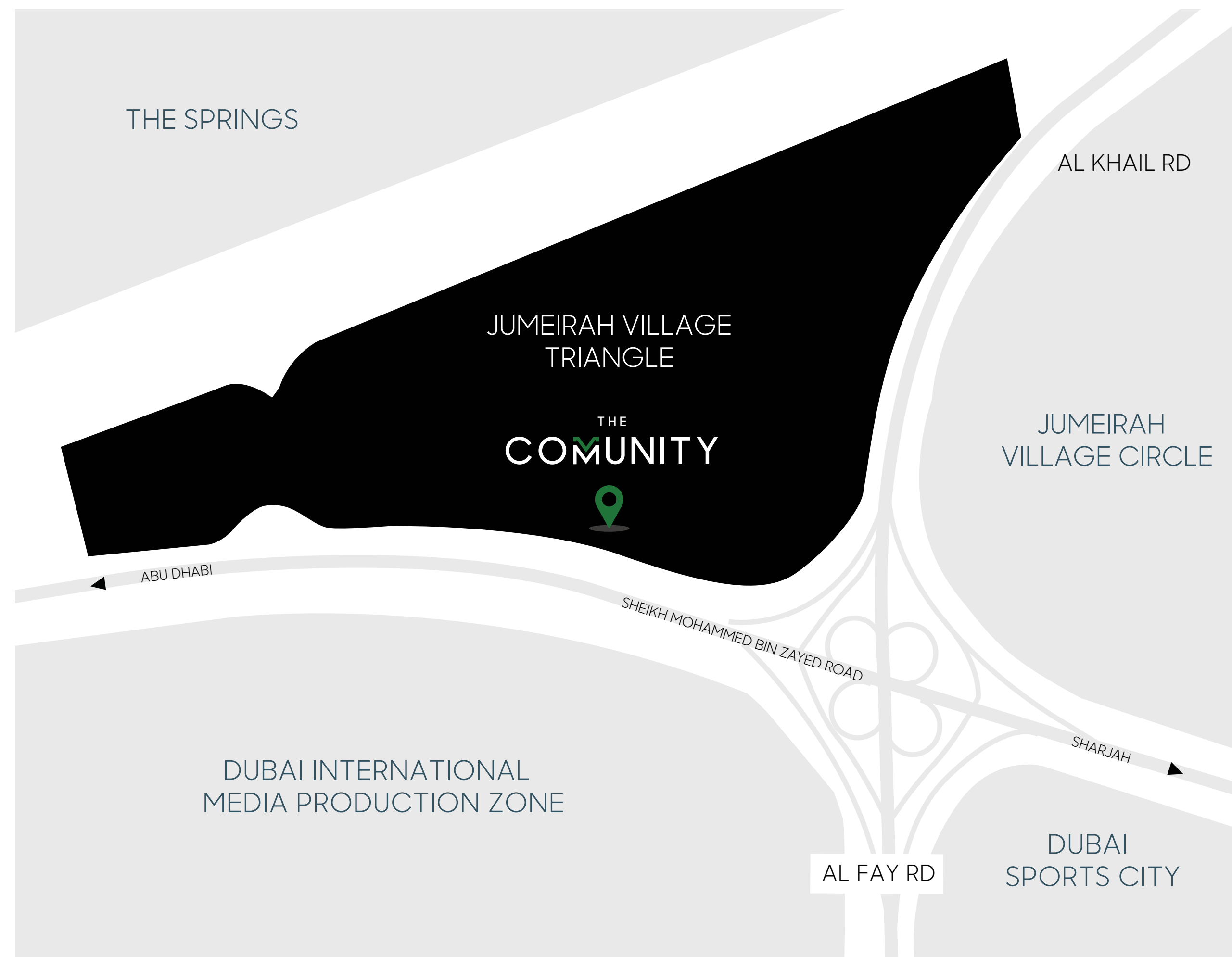




# Location

## Where To Find Us

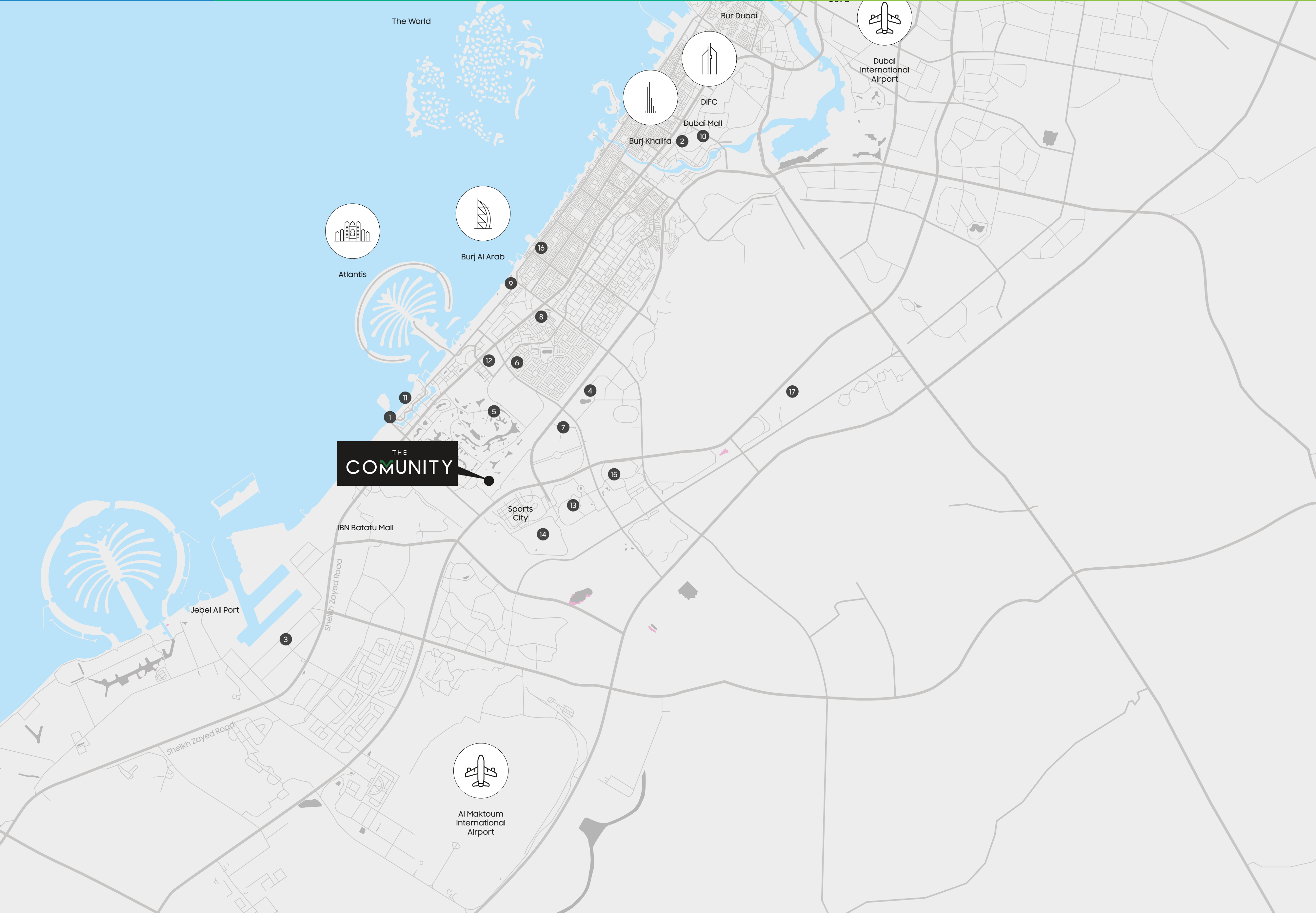
The Community is situated on the edge of Jumeirah Village Triangle and is ideally located for accessing all the business and tourism destinations across Dubai.





# Location Map

- 1 Dubai Marina
- 2 Downtown Dubai
- 3 Jebel Ali Free Zone
- 4 Gems World Academy
- 5 Dubai International Academy
- 6 Saudi German Hospital
- 7 Karama Medical Centre JVC
- 8 Mall of the Emirates
- 9 Souk Madinat Jumerah
- 10 Dubai Mall
- 11 Jumeirah Beach Residence
- 12 Emirates Golf Club
- 13 The Els Golf Club
- 14 Jumerah Golf Estates
- 15 Dubai Autodrome and Go Kart Track
- 16 Wild Wadi Water Park
- 17 IMG Worlds of Adventure

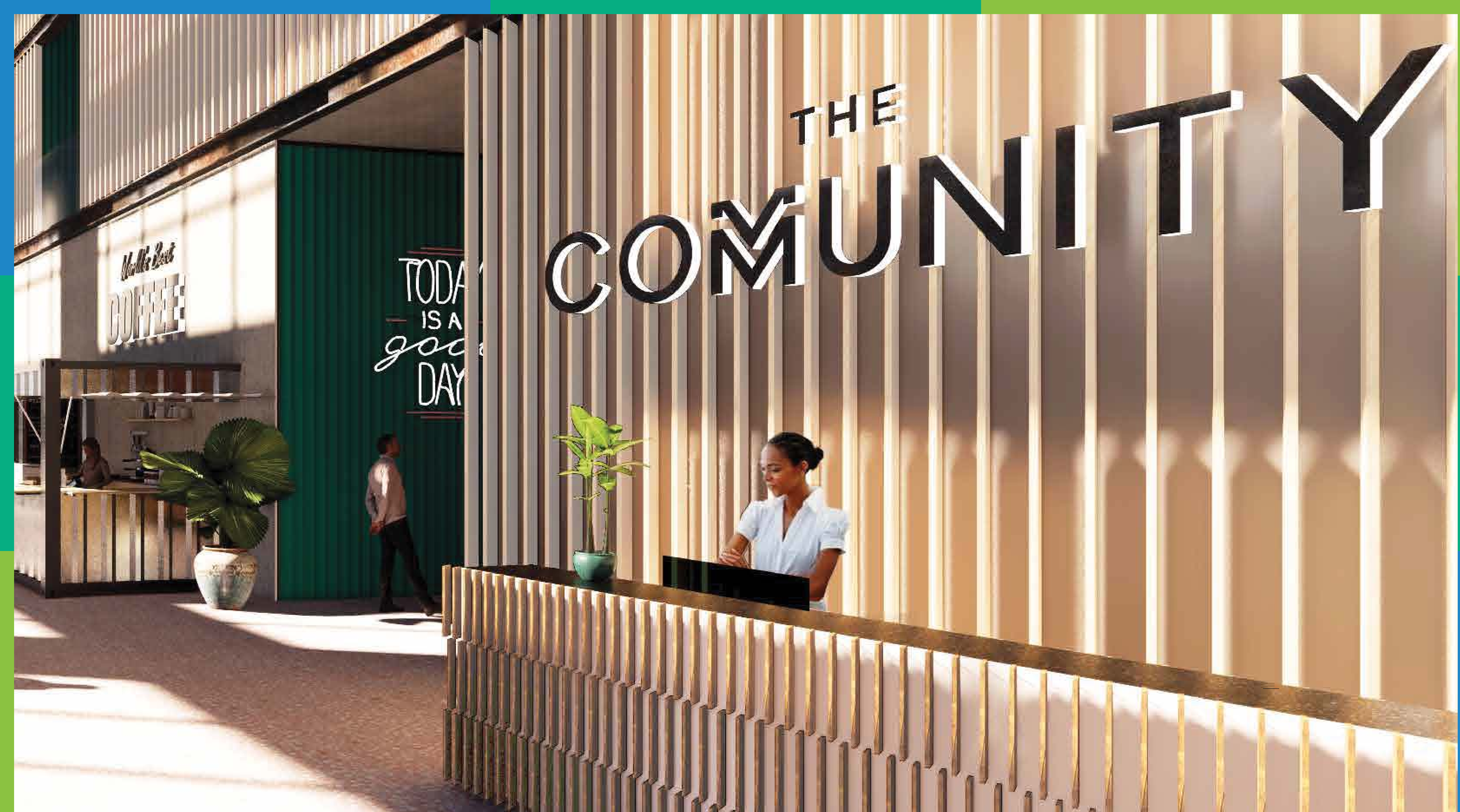








# THE COMMUNITY









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FOR MORE INFORMATION PLEASE CONTACT



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