

V1TER

RESIDENCE

Object 1

Contemporary Development



Work-Life Balance

The perfect balance for a comfortable life in Dubai. Close to the main attractions, but away from the noisy tourist routes. With excellent transport access to work but in a quiet friendly area to enjoy life.

2 min CIRCLE MALL	10 min DUBAI AUTODROME DUBAI MARINA AIN DUBAI	15 min BURJ KHALIFA BURJ AL ARAB	7 min DUBAI HILLS MALL
19 min UMG WORLD ADVENTURES	20 min JUMEIRAH BEACH MUSEUM OF THE FUTURE	24 min THE GREEN PLANET MUSEUM OF THE FUTURE	28 min DUBAI WORLD CENTER





Residential
Floors

Lounge Area

Parking

Ground

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THOUGHT-OUT ARCHITECTURE:
B+G+3P+22+R

APARTMENTS TOTAL:
175

A 25-story residential project featuring: apartments furnished with furniture and appliances from top Italian manufacturers, a multi-functional public area, 3-story car parking, a swimming pool, and a sauna.

PARKING SPACES:
224

STUDIO	1BR	2BR	3BR
34	91	42	8

Amenities

-  LOUNGE LOBBY
-  CONCIERGE SERVICE
-  SWIMMING POOL
-  KIDS SWIMMING POOL
-  POOL CHILL-OUT AREA
-  OUTDOOR SPORT ZONE
-  SAUNA
-  CLUB HOUSE
-  LOUNGE ZONE
-  KIDS ZONE
-  PARKING
-  KIDS CINEMA
-  OUTDOOR KIDS' SPORTS GROUND
-  GYM

LOCATION

District 12, Jumeirah Village Circle

BUILDING CONFIGURATION

Basement

Ground Floor

3 Podium floor

22 Residence floors

UNIT TYPES

Studio - 34

1BR - 91

2BR - 42

3BR - 8

Total - 175



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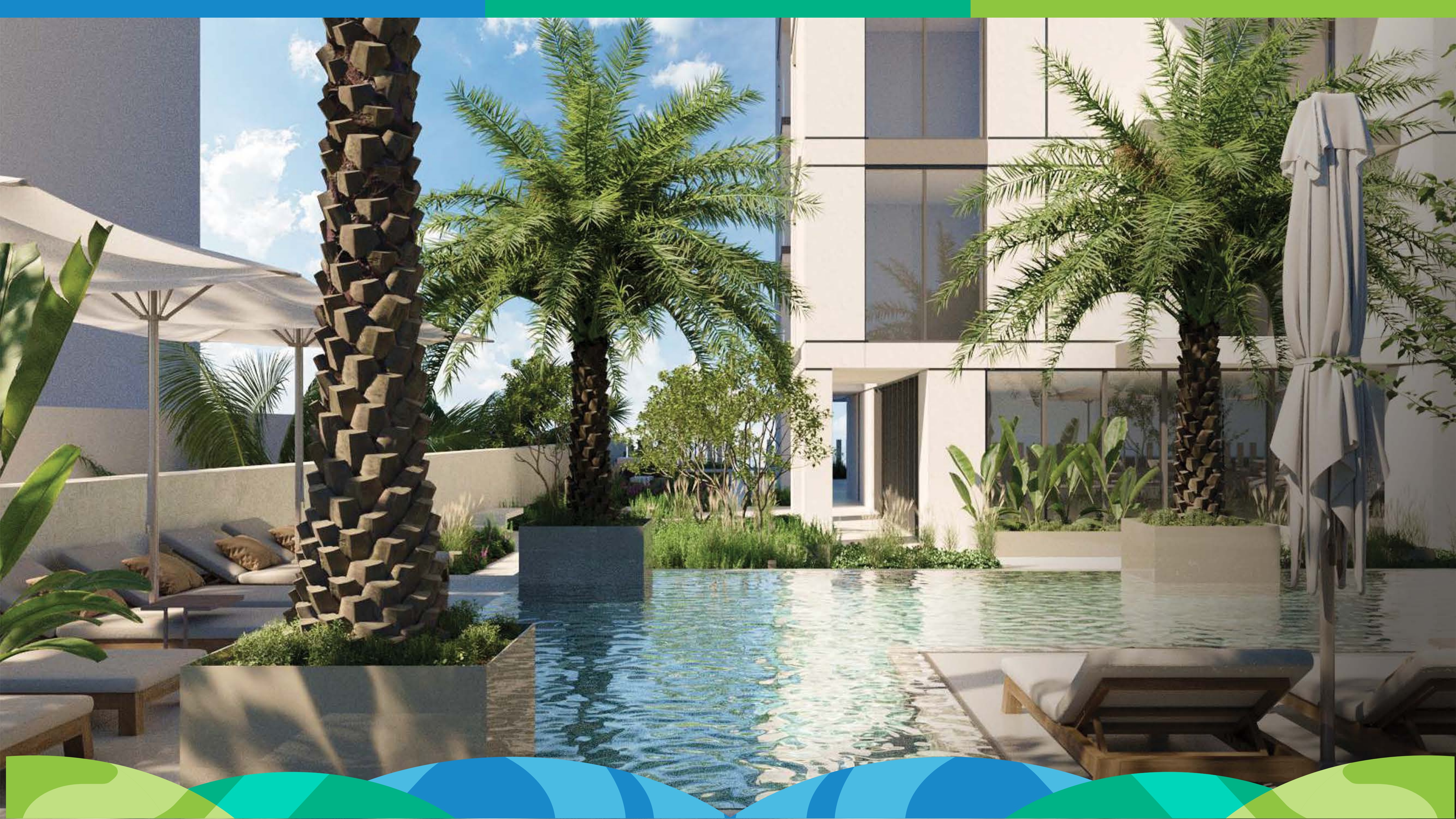


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Limitless comfort zone

PODIUM AREA

The podium area is designed to provide residents with maximum comfort and privacy. Landscape design plays an important role, organically uniting a relaxed outdoor style of living with the metropolis' high level of comfort. The space can be easily adapted to the goals and vibe of each resident.

GYM

Gym workouts are available indoors and outdoors.



SAUNA

An ideal place to relax after a busy day or a quality workout.



SWIMMING POOL

Outdoor swimming pool for children and adults with showers, poolside sun loungers, and cabanas





Smart Home System

The technology of the future is already here to make your home even more comfortable, safe, and cost-effective.

AIR CONDITIONING CONTROL:

- With this system, you can save on your utility bills for non-peak power (NPP) air conditioning.
- An adjustable motorized valve allows the air conditioner to provide cooling without using full power.
- The air conditioner works almost silently and has smooth adjustment.

ACCESS CONTROL

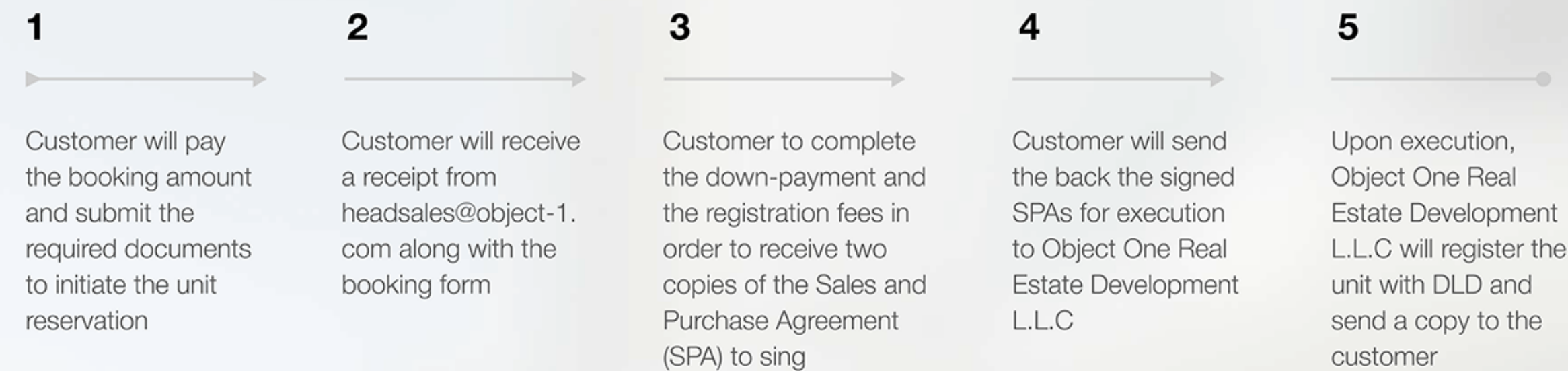
- The system includes an electronic lock for your apartment that can be accessed with a card, fingerprint, or key.
- Public spaces are also secured with electronic locks that can be accessed using a fingerprint or digital code.
- You can enjoy contactless entry to the parking lot with the R-fid chip.

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Perfect Payment Plan

You don't need to be a billionaire to invest in apartments in Dubai.
You just need the perfect plan.

EASY BOOKING STEPS



FOR INVESTORS



FOR BUYERS





Reasons for Prices Rising

Bestseller

JVC is one of the most popular neighborhoods in 2022

Proximity to Palm Jumeirah

The closest area to Palm Jumeirah and Dubai Marina

Future Growth

JVC is a priority according to the Dubai 2040 Urban Master Plan

Developed Infrastructure

30+ parks, 6 fitness centers
11 restaurants, 7 schools

Italian Furniture

Apartments are equipped with Italian furniture

Good Location

From JVC to anywhere in Dubai — 25 minutes by car

Metro Nearby

As part of the 20-Minute City program, a Blue metro line is expected to be built in accordance with the Dubai 2040 Urban Master Plan.

SIZE RANGE PER UNIT TYPE

Studio

from 377,38 to 391,81

1 Bedroom

From 634,32 to 817,09

2 Bedroom

from 999,97 to 1033,98

3 Bedroom

from 1465,64 to 1621,90

NUMBER OF UNITS PER TYPE

Studio - 34 units

1 Bedroom - 91 units

2 Bedroom - 42 units

3 Bedroom - 8 units

ANTICIPATED SERVICE CHARGE

AED 15 per sq.ft



Furnishing

KITCHEN
Arrital, Italy

BATHROOM
Birex, Italy

BEDROOM
Dall'Agnese, Italy

Facades and frame - kitchen facades are made of 22 mm chipboard with a very low level of formaldehyde emission (class E1) and with an outer (finishing) melamine layer.

Household appliances - gas oven and cooktop, refrigerator, microwave, dishwasher Candy

Hood Famec, capacity 600 m3

Floor tiles, Turkey

Mixer Due Gi, Italy

Countertop Gorian with integrated sink

Hardware Blum hinges

Frame Furniture	Birex
Mirror with LED lighting	Birex, Italy
Sink	artificial marble, Italy
Sanitary Ware	Gala, Spain
Mixers	Due Gi, Italy
Tiles	Porcelanosa, Spain

Wardrobe	Dall'Agnese, Italy
Ventilation	C&H
Air conditioning	C&H
Ceiling height	3 meters
Floor	tiles Turkey
Windows	Alumil











2-18 FLOOR PLAN



19-20 FLOOR PLAN



21-22 FLOOR PLAN



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FOR MORE INFORMATION PLEASE CONTACT

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STAY AHEAD, INVEST SMART

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