

# V2

PREMIUM RESIDENCES



*Live Life - The Ultimate Luxury*



Built on  
Reliability  
& Trust

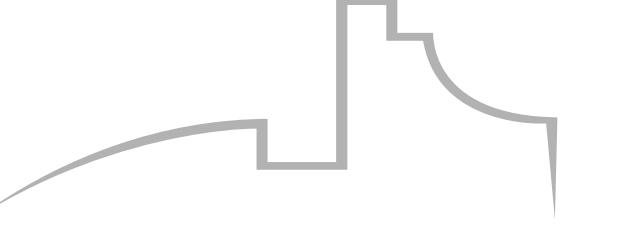
# TABEER STARWOOD REAL ESTATE DEVELOPMENT

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Dubai's Dynamic real estate market deserves a luxury lifestyle paradigm. We at Tabeer Starwood Real Estate Development are pleased to bring you the vision of our Directors for the ultimate luxury living inspired by the Stunning and Vibrant Golf Course Community at Dubai Sports City.

Driven by Passion, vision and promise to deliver the highest standards we are aiming to reshape the meaning of Luxury living in the prestigious neighbourhoods of Dubai and demonstrating our capability to deliver unique projects. The most recent Project Successfully Delivered is Dragon Views, a G+8 Residential Project in DIC.

We at Tabeer Starwood Real Estate Development, strongly believe in His Highness Sheikh Mohammed Bin Rashid Al Maktoum's vision for the Emirate to emerge as one of the best destinations in the world to reside in, as outlined in Dubai's Vision 2021.



# DUBAI A CITY OF DREAMS

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Dubai is one of the most booming cities in the world and has soared to new heights in recent years. The city is a true cosmopolitan environment with diverse cultures thriving together.

A wealth of culture, traditions and breath-taking architecture makes Dubai a prime example of progress. It is a city of the future, full of unlimited opportunities. This forward-thinking metropolis never fails to be at the forefront of adopting the latest global trends.

The city boasts a strong international reputation as a dynamic, stable and safe destination to live in, complete with world-class infrastructure, exceptional lifestyle and attractions that remain unmatched by any other city in the world.

Dubai is poised to bring 25 million people to the city and have a major effect on the Economy with the upcoming World Expo 2020 – The time to Invest is now



A Truly  
Global  
Metropolis

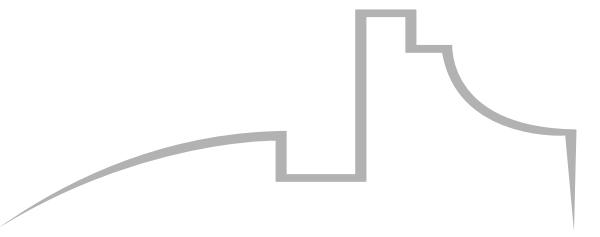


Dubai International Cricket Stadium

A health & Lifestyle  
Centric Community



# SPORTS CITY - A NEW LANDMARK



With its spectacular "Ring of Fire" floodlights, next-generation bowl design that brings spectators closer to the action and ICC, one-day international-sanctioned field, the 25,000-seat Dubai International Stadium has become a favorite for teams and spectators alike.

The advanced stadium design includes VIP and VVIP sections with indoor box and outdoor terrace seating, a Members Club seating area, press facilities for nearly 100 members of the media, and ample amenities for players, officials and spectators.

Els Golf Club



Dubai Sports City is a 50-million square foot lifestyle community destination that comprises of villa communities, apartment living, retail outlets and the very best in sporting facilities. Dubai Sports City is the home of Sports Village where the ICC Academy's global headquarters are situated and play host to international and first-class cricket teams throughout the year.

The Football Academy, which includes a FIFA-licensed indoor football dome caters for professional, amateur and junior football clubs to train throughout the year. Other sports such as Tennis, Rugby and Athletics are also catered for. One of the UAE's most impressive stadiums lies within Dubai Sports City with the Dubai International Stadium hosting numerous Test, T20 and One Day cricket

matches. The Els Club, an 18-hole championship golf course, designed by the legendary, Ernie Els, weaves through Victory Heights and is regarded as one of the stand out courses in the region. Other notable points of entertainment within Dubai Sports City includes many F&B outlets including The Big Easy, Kickers and 21 Restaurant.

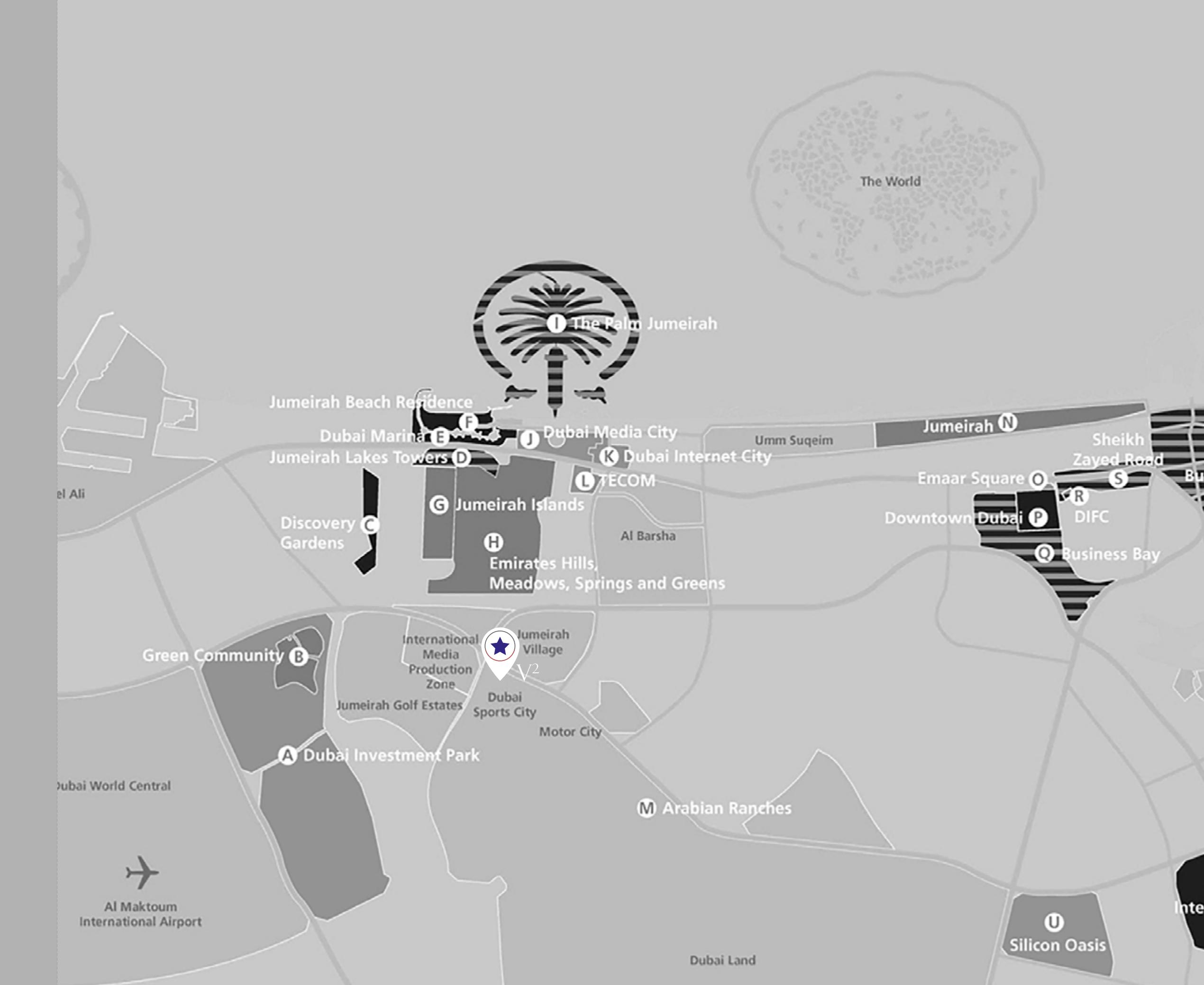
Dubai Sports City are soon to launch two more high-profile residential developments named, Marbella which will be the last village within the prestigious Victory Heights community and North Point, an iconic retail and residential destination that will offer apartment's ranging from studio to 3 bedroom units and 200,000 sq. ft of retail units.

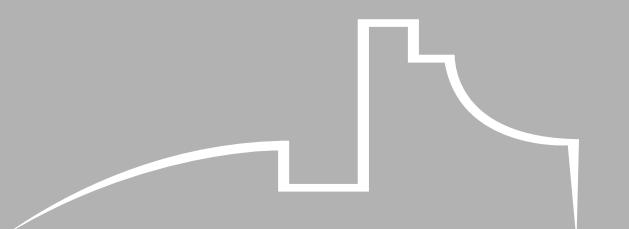




# OUR LOCATION

## DUBAI SPORTS CITY





V2

boasts a very unique Architectural concept design, to compliment the Premium Designer finishing including Unique Exterior Façade & luxurious European Designer Interior finish encompassing state of the art facilities offering unmatched modern day active life style.

Apartments offer uninterrupted Panoramic Vistas of the Els Golf Course & Spectacular Dubai Skyline, Perfectly located within the community and with Easy Access to recreational facilities & Retail.



# ABOUT V2

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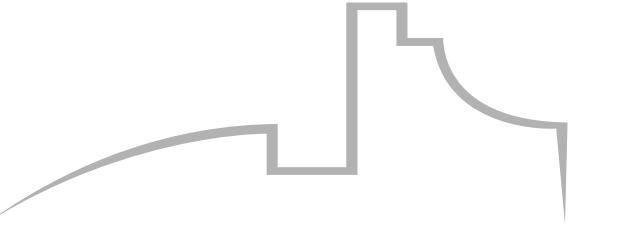
## DEVELOPMENT OVERVIEW

- Modern studio, 1 & 2 bedroom, 160 elegantly designed apartments with stunning panoramic views of the Els golf club
- Superbly located in dubai sports city near the entrance, 2 min from city centre mall & proposed metro line, 15 minutes from al makhtoum international airport and at the corridor of expo 2020 site.
- Iconic architecture with luxurious quality finishing and interior design.
- High predicted net rental yields of up to 10%

## BUILDING AMENITIES

- Designer lobby
- Rooftop infinity swimming pool
- Barbecue deck
- State of the art Gym
- Steam / sauna
- Reserved parking
- 24 hours security with CCTV & Intercom systems
- Children play area
- Latest Fire Safety System
- Close proximity to retail area & North Point.

All images, fixtures, fittings, etc. shown used in this brochure are for illustrative purposes only



# DISTINGUISHED INTERIORS

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V2

is designed to create harmonious living experiences and every aspect of the stylish apartments has been conceptualized with the utmost finesse and attention to detail.

Beautifully proportioned and finished to the very highest standards, interiors celebrate extraordinary vistas of Dubai Skyline and Lush Green Golf Course.

Generous Living spaces are flooded with natural light through floor to ceiling windows to create an oasis of tranquility.



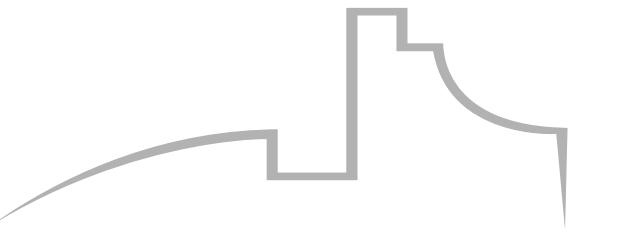


# MODERN & SPACIOUS ELEGANCE

Being a perfect fusion of art and elegance, V2 opens door to a unique and inspiring setting.

Every aspect of its design and architecture is centered around comfort and elegance.

All 160 units feature contemporary design and tasteful interiors, complemented with views of lush greenery and the progressive skyline of Dubai.



# THOUGHTFULLY CONCEIVED LIVING SPACES

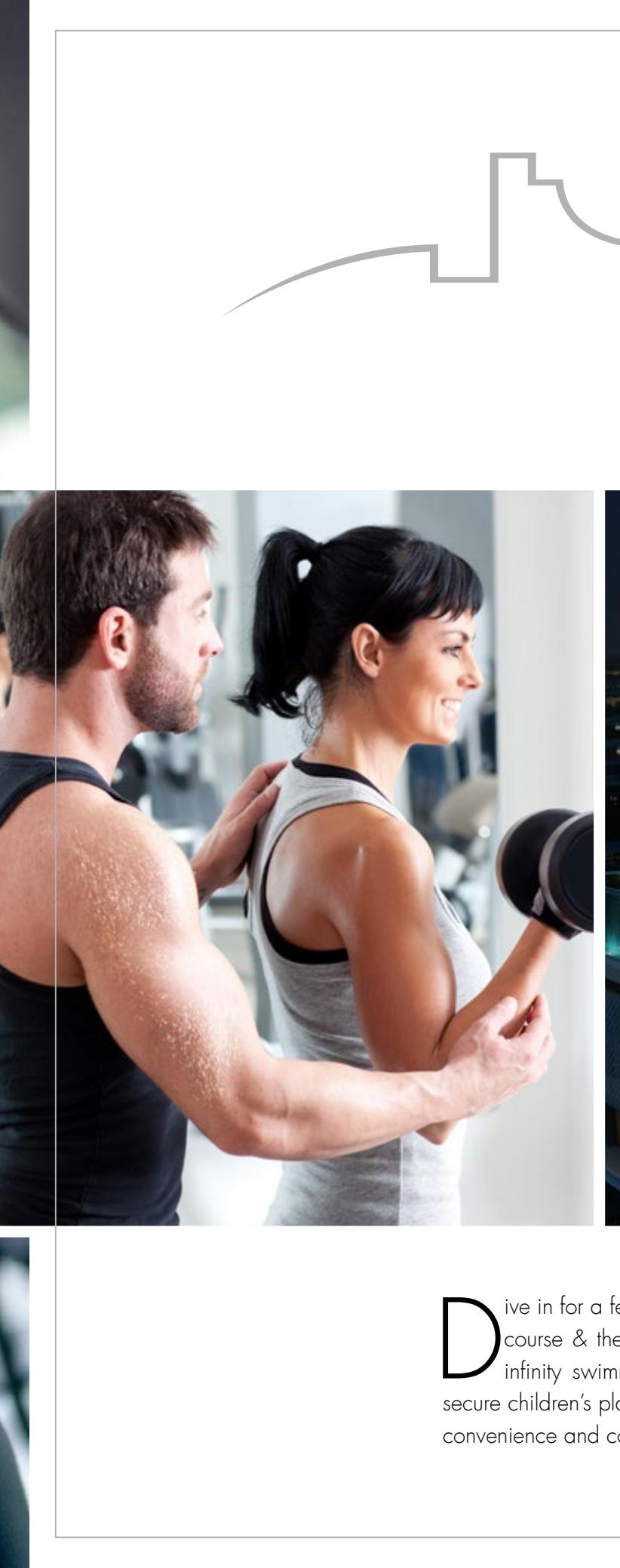
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**V2** features contemporary design, adorned with elegant interiors, thought-through exteriors and all the comforts and amenities one needs to create a refined way of life.

The Apartments are spacious enough for elegant furnishing that will enhance your experience of living above one of the most dramatic cities in the world.

Coming home to V2 is nothing less than stepping into tranquil setting away from the chaos of city life.



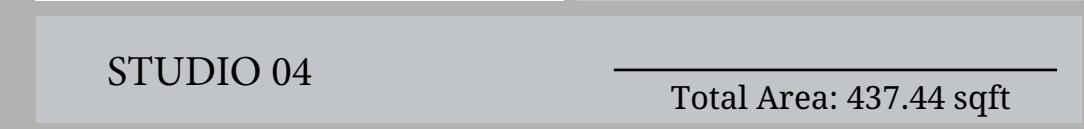
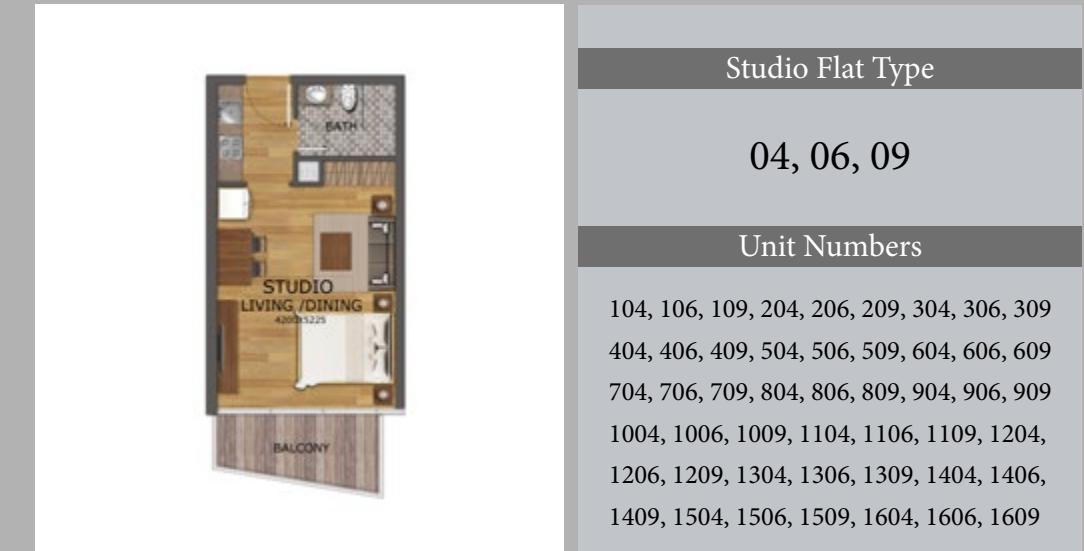
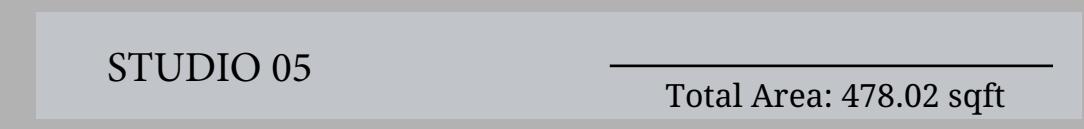


## AN ACTIVE & EXCITING LIFESTYLE

Drive in for a few laps before work or watch the sun set over the lush Green golf course & the Dubai Skyline. From an ultra-stylish designer lobby to rooftop infinity swimming pool, to something sauna, a hands-on barbecue deck to secure children's play area. The community features everything that redefines ultimate convenience and comfort.



# BUILDING MASTER LAYOUT



## STUDIO FLOOR PLANS



**1 BHK FLAT TYPE 01 & 10**



**Unit Numbers**

101, 110, 201, 210, 301, 310, 401, 410, 501, 510, 601, 610, 701, 710, 801, 810, 901, 910, 1001, 1010, 1101, 1110, 1201, 1210, 1301, 1310, 1401, 1410, 1501, 1510, 1601, 1610

**Total Area: 702.99 sqft**



**1 BHK Flat 01 & 10**

**1 BHK FLAT TYPE 07 & 08**



**Unit Numbers**

107, 108, 207, 208, 307, 308, 407, 408, 507, 508, 607, 608, 707, 708, 807, 808, 907, 908, 1007, 1008, 1107, 1108, 1207, 1208, 1307, 1308, 1407, 1408, 1507, 1508, 1607, 1608

**1 BHK Flat Type 07 & 08**

**Total Area: 720.10 sqft**



**2BHK FLAT TYPE 02 & 03**



**UNIT NUMBERS**

102, 103, 202, 203, 302, 303, 402, 403, 502, 503, 602, 603, 702, 703, 802, 803, 902, 903, 1002, 1003, 1102, 1103, 1202, 1203, 1302, 1303, 1402, 1403, 1502, 1503, 1602, 1603

**2 BHK FLAT TYPE 02 & 03**

**Total Area: 1,196.73 sqft**



## I BHK FLOOR PLANS

## 2 BHK FLOOR PLANS



PREMIUM RESIDENCES



A Project By Tabeer Starwood  
Real Estate Development LLC