



# MIDORA

RESIDENCES

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# CHERISH EVERY MOMENT

*Live, work, play and rejuvenate*

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**MIDORA**  
RESIDENCES

# UNITED ARAB EMIRATES

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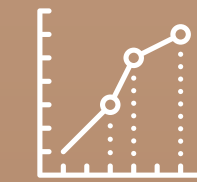
Renowned for its dynamic economy and strategic geographic positioning, the UAE serves as a pivotal gateway connecting East and West. This vibrant nation stands as a beacon of opportunity in the Middle East and North Africa (MENA) region, known for its political stability, rapid economic growth, and forward-thinking infrastructure projects.

In 2023 alone, the UAE attracted a remarkable \$22.7 billion in Foreign Direct Investment (FDI), securing it the prestigious 16th rank globally. This achievement underscores its appeal as a magnet for international businesses and investors.





# WHY INVEST IN DUBAI



Zero income tax



Stable economic environment



Long-term residency visas



One of the safest cities



Thriving business hub



Multi-cultural society



# ABOUT DEVELOPER



As a renowned international real estate developer, QUBE Development specializes in crafting landscapes that not only last but inspire generations to come.

QUBE seamlessly blends residential and commercial spaces in their visionary projects and commit to delivering durability, reliability, and artistic expression.

By collaborating with renowned architecture partners from across the globe, QUBE Development ensures that every project reflects the pinnacle of international design excellence.

# MIDORA

R E S I D E N C E S

NIKKEN SEKKEI  
AWARD WINNING ARCHITECT



MIDORA  
RESIDENCES

MIDORA  
RESIDENCES

MEAT AND CHEESE

230027



Step into a world where the pulse of the city meets the whisper of nature, and discover - A vibrant sanctuary meticulously crafted to enhance your every experience.

Welcome to Midora Residences, where each moment is a symphony of urban convenience seamlessly entwined with the tranquility of nature





# JUMEIRAH VILLAGE CIRCLE JVC



High return on investment



World-class infrastructure



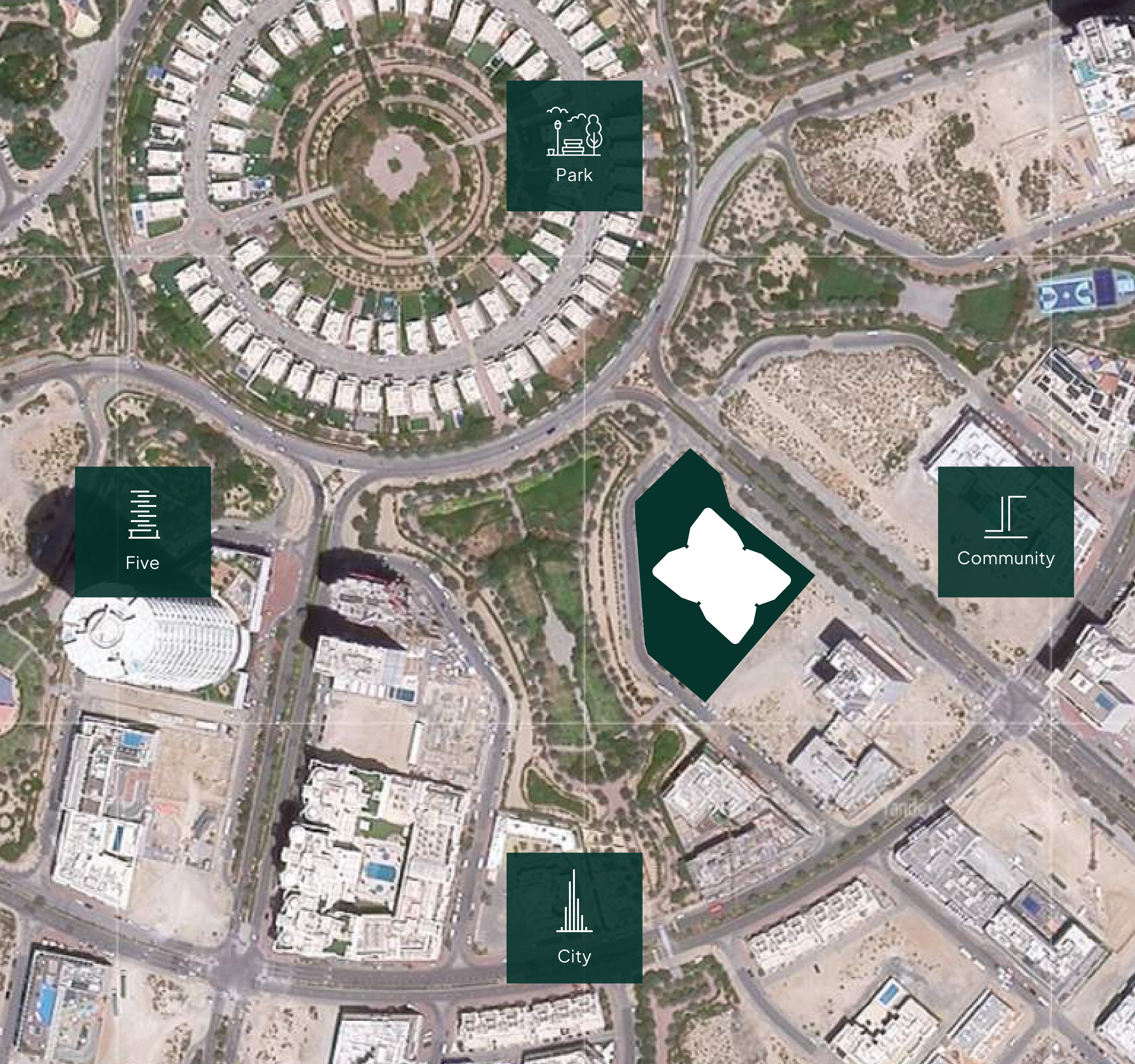
Abundant green spaces and parks



Top-5 performing areas for rental



#1 residential area for property sales



Park

Five

City

Community



EMBARK ON A JOURNEY THROUGH  
THE DIVERSE OFFERINGS THAT MAKE  
YOUR RESIDENCE EXTRAORDINARY



1 - BLUE TINT GLASS



2 - ALUMINUM WINDOW FRAME



3 - PLASTER WITH PAINT



4 - BEIGE PAINTED BALCONY UNDER EAVE



5 - BLUE TINT CURVED HANDRAIL GLASS



6 - WHITE GRC SLAB EDGE

TOWER FACADE DESIGN MATERIALS



1 - NATURAL STONE



2 - PARQUET TEXTURED  
TILES



3 - WOODBATTEN  
CEILING



4 - WOODEN PLASTIC  
COMPOSITE

MAIN LOBBY DESIGN  
MATERIALS



# APPLIANCES

**BOSCH** 

German quality

All apartments are fully equipped premium quality appliances, such as fridge, dishwasher, hood, stove, washing machine, cloth dryer, microwave and oven.

Cloth dryer, microwave and oven are not included in studio.





Smart dimmer light actuator



Smart button light switch



Water leak sensor

UNLOCK THE POSSIBILITIES  
OF CONVENIENT AND  
EFFICIENT HOME LIVING



The biggest supplier in UAE

Enhance your smart home experience with easy control of all features through a user-friendly app



Environmental sensor



Door/Window sensor



Water heater smart switch



Smart air condition thermostat





# PARADOR

- PET-FRIENDLY
- PLASTICIZER-FREE
- EUROPEAN FLOORING
- INSENSITIVE TO WATER



TAKE A WELLNESS STROLL ALONG OUR SCENIC  
PATH, ENVELOPED BY LUSH GREENERY



INDULGE IN OUR SIZZLING PRIVATE BBQ ZONES,  
WHERE EVERY GATHERING IS A DELIGHT

PRIVATE BBQ AREAS





IMMERSE YOURSELF IN A WORLD OF TRANQUILITY  
AND FUN JUST STEPS AWAY FROM YOUR DOOR

POOL AREA 380SQM

KIDS SWIMMING POOL AREA





OUR KIDS' AREA IS A HAVEN OF IMAGINATION,  
INVITING EXPLORATION AND LAUGHTER



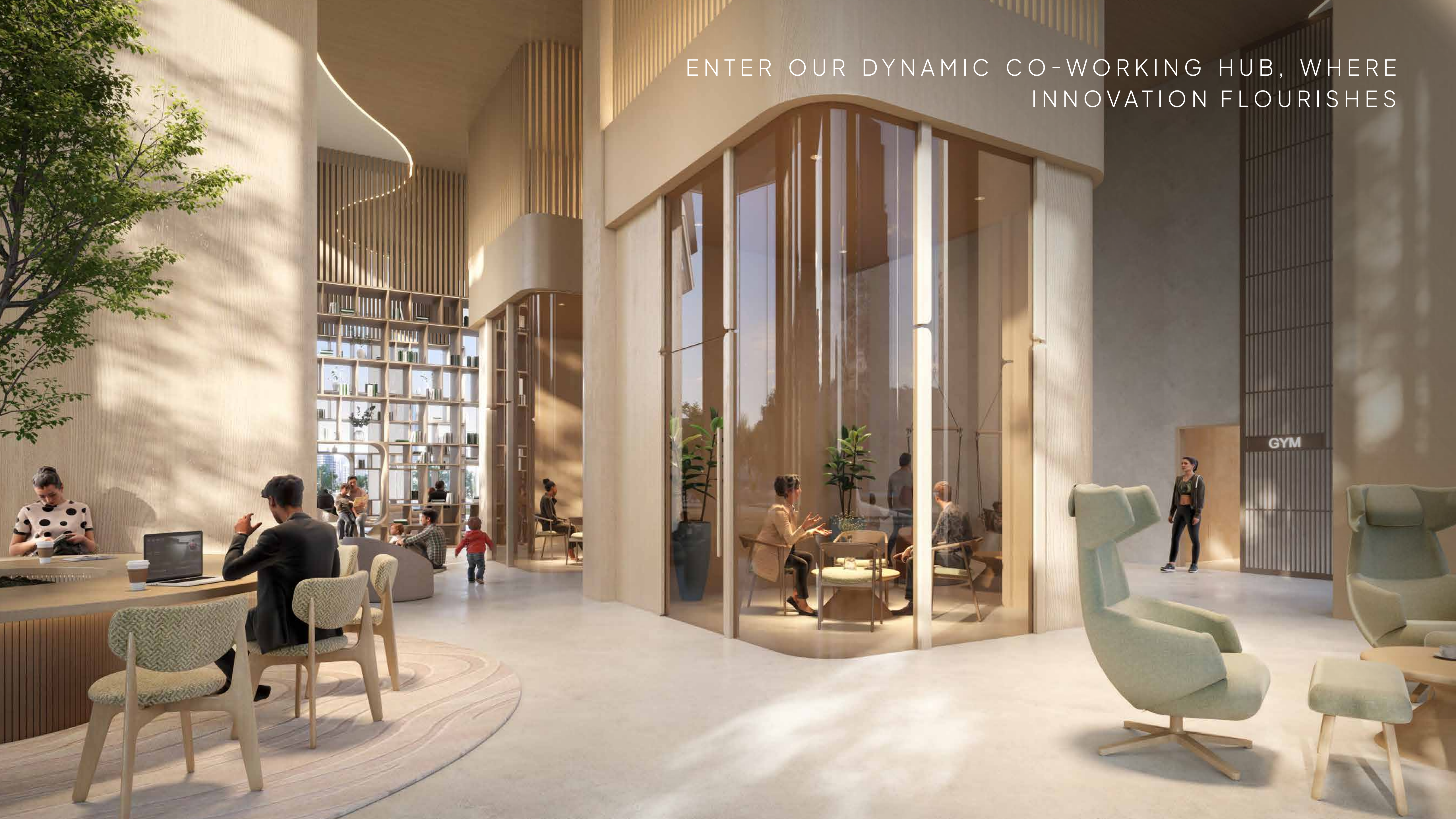
ELEVATE YOUR WORKOUT WITH MODERN AMENITIES,  
ALL CONVENIENTLY LOCATED AT HOME  
GYM AREA 210SQM



PRIVATE YOGA ROOMS



ENTER OUR DYNAMIC CO-WORKING HUB, WHERE  
INNOVATION FLOURISHES





ELEVATE YOUR UNWIND WITH DELUXE DELIGHTS, ALL  
NESTLED WITHIN THE SERENE RETREAT OF OUR SPA

MAIN LOBBY



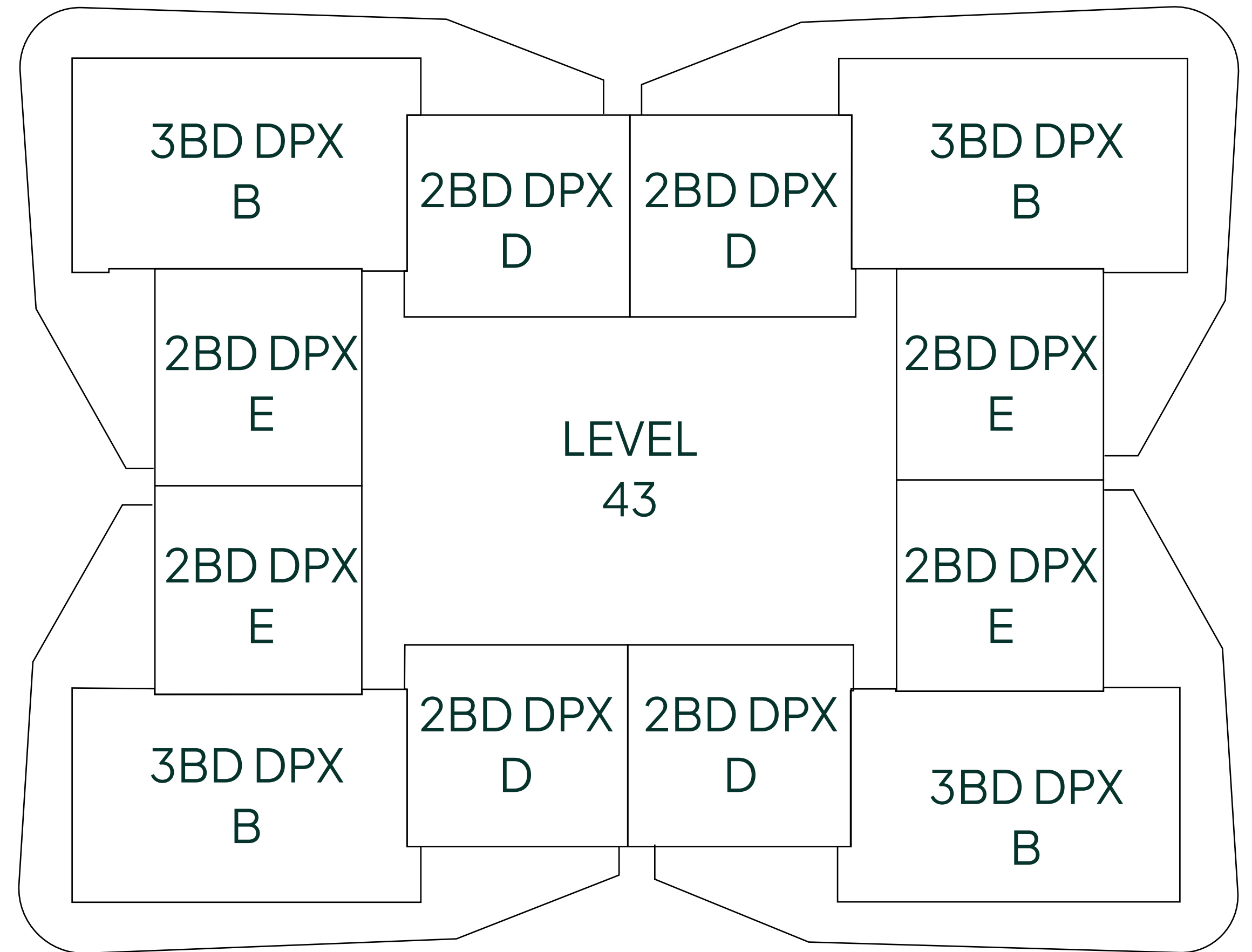
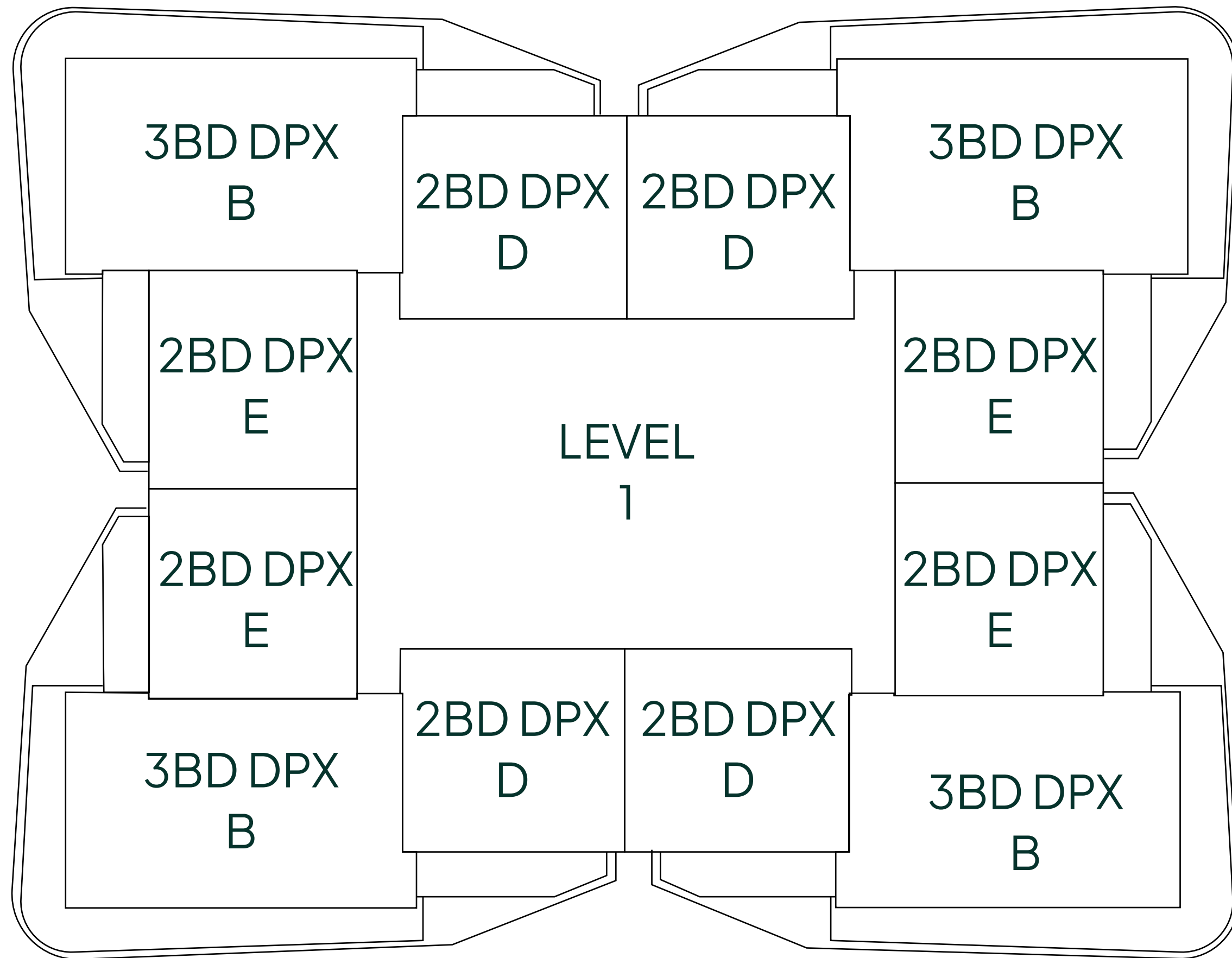
GROUND FLOOR RETAIL



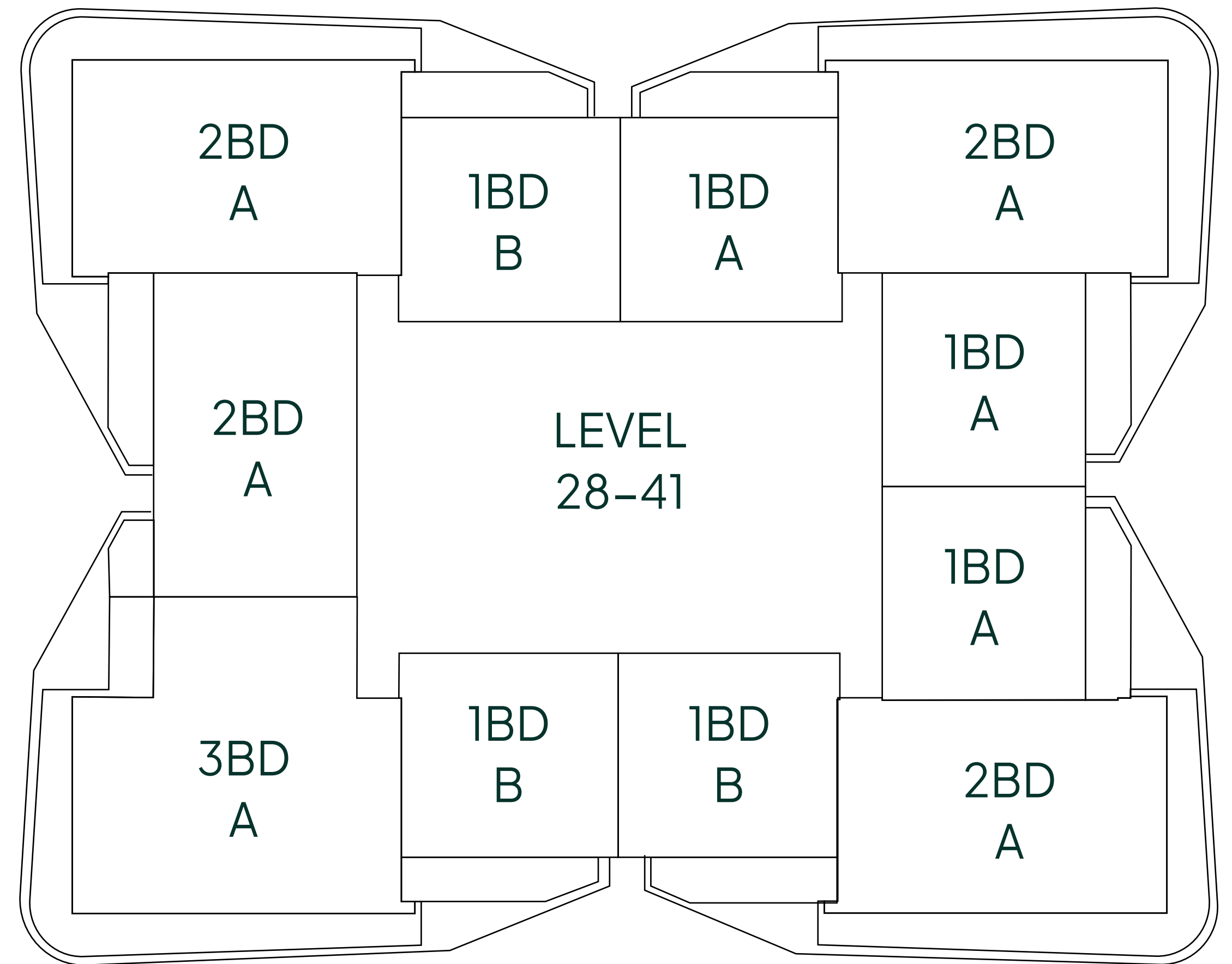
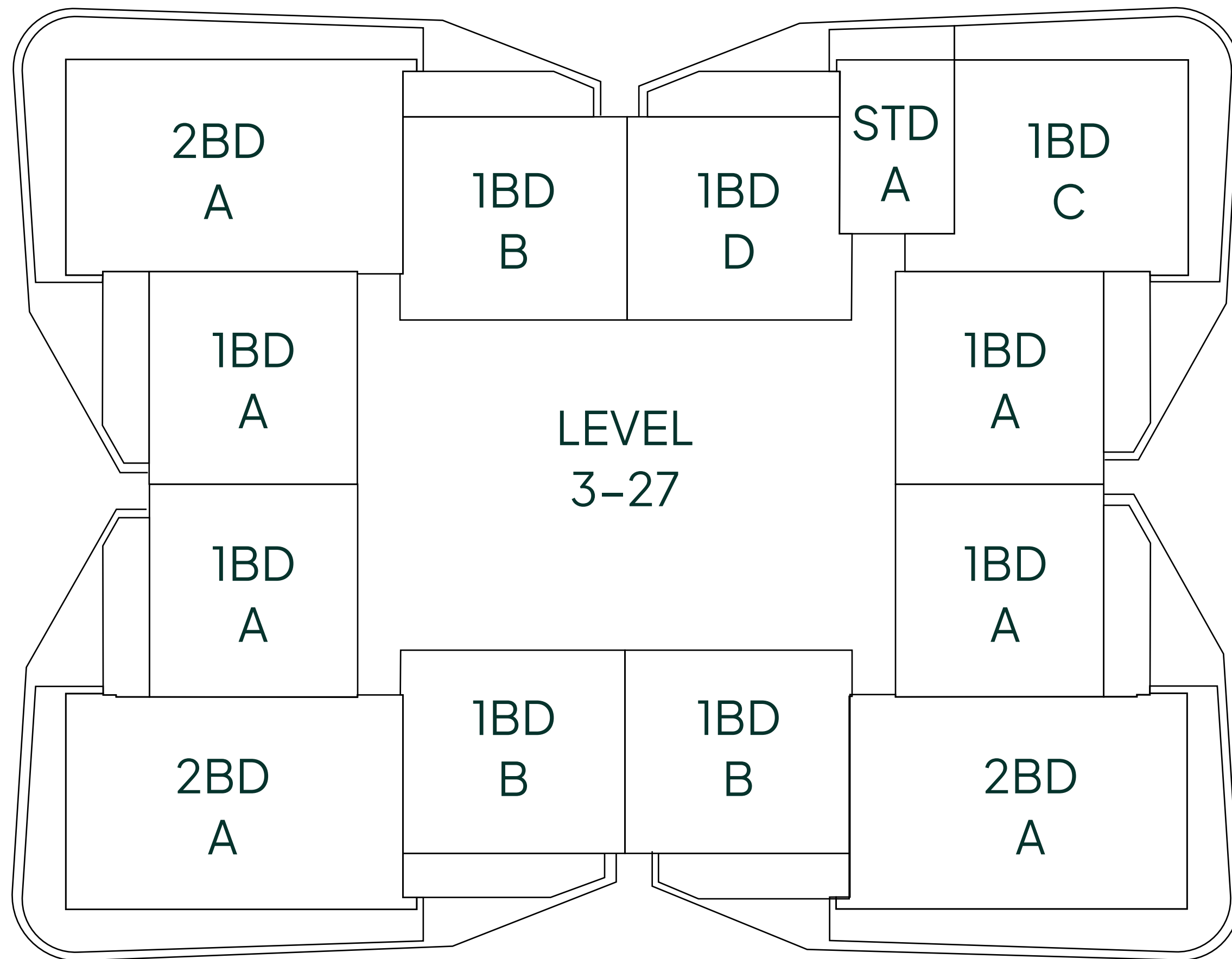
The background is a dark teal color with a repeating pattern of vertical columns. Each column consists of a series of chevron shapes pointing downwards, creating a textured, woven appearance. The word "APARTMENTS" is centered in the middle of the image in a white, uppercase, sans-serif font.

# APARTMENTS

# TYPICAL FLOOR PLANS



# TYPICAL FLOOR PLANS







# 3- BEDROOM DUPLEX

Type A

Floors 1 and 2, 42 and 43

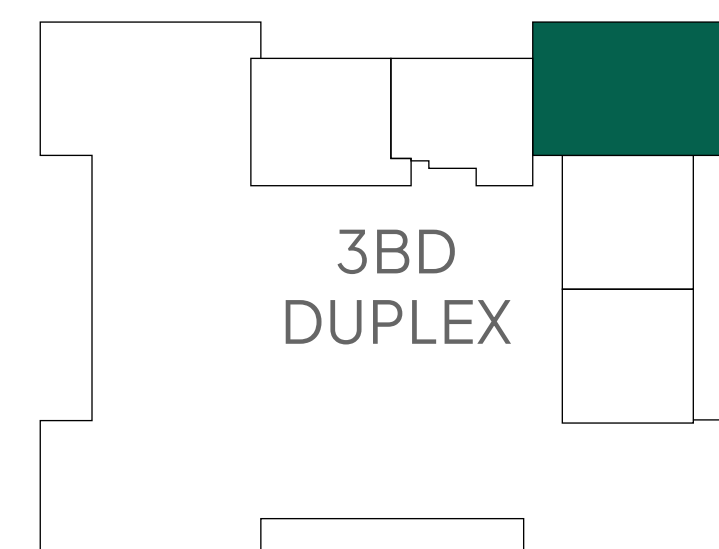
Starting price from AED3,269,000



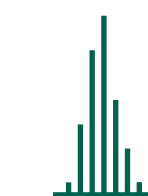
Park



Community



Five



City

Total area from  
**2,836 SQF**

Suite area from  
**2,041 SQF**

Balcony area from  
**795 SQF**



# LIVING ROOM





LIVING ROOM

# KITCHEN

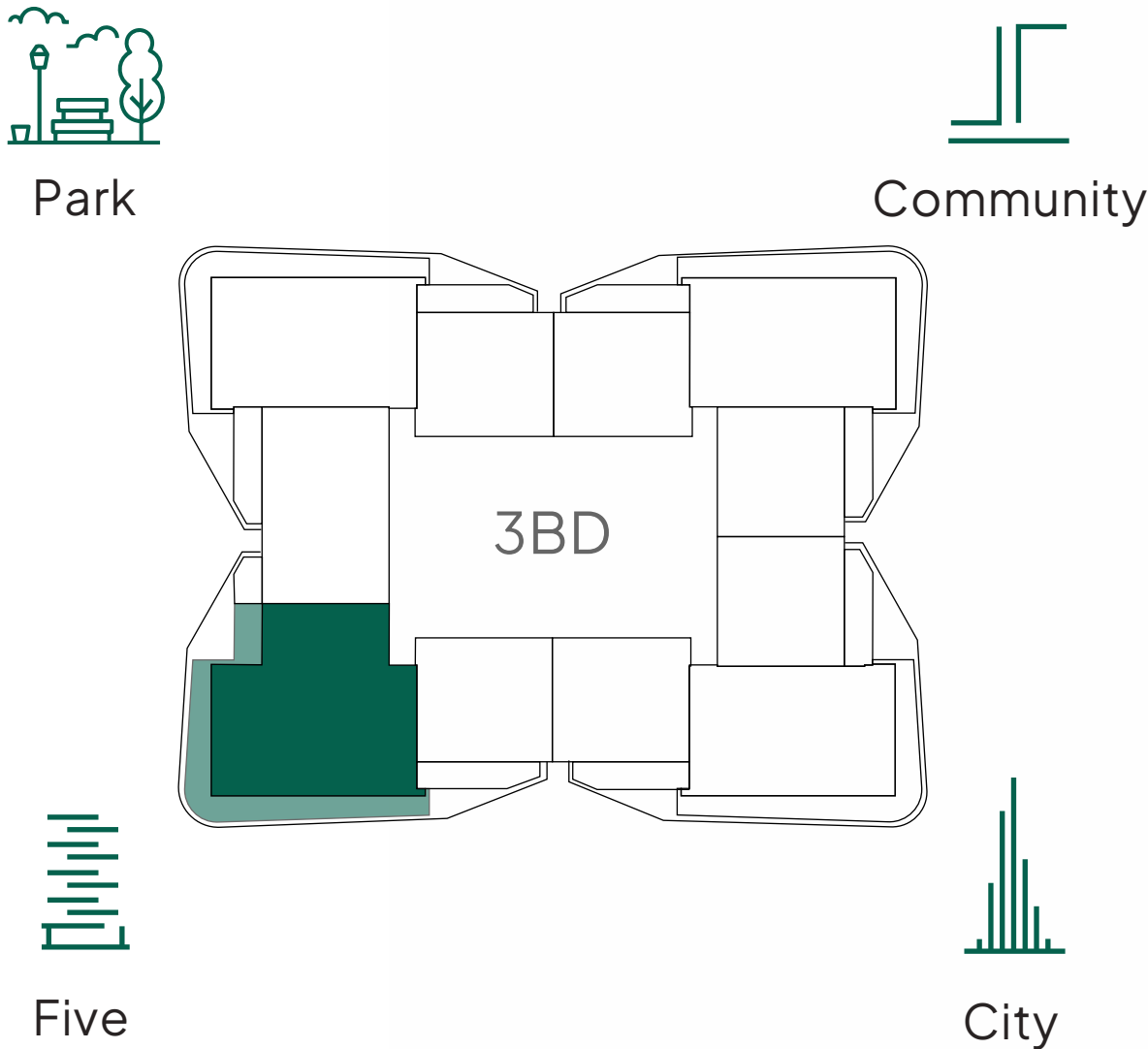




MASTER BEDROOM

# 3-BEDROOM APARTMENT

Type A  
 Floors 28 - 41  
 Starting price from AED2,710,000



Total area from  
**2,140 SQF**

Suite area from  
**1,532 SQF**

Balcony area from  
**608 SQF**



3 B D A P A R T M E N T P L A N

BEDROOM-2





BATHROOM





MASTER BATHROOM



POWDER ROOM

# 2-BEDROOM APARTMENT

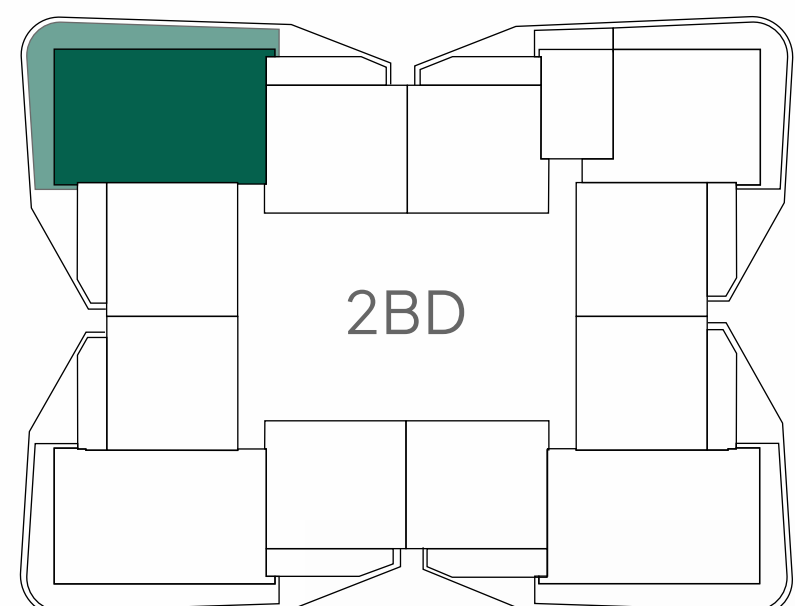
Type A  
 Floors 3 - 41  
 Starting price from AED1,749,000



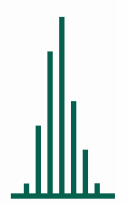
Park



Community



Five



City



Total area from  
**1,274 SQF**

Suite area from  
**1,109 SQF**

Balcony area from  
**457 SQF**



2 B D A P A R T M E N T P L A N



KITCHEN





MASTER BEDROOM



# 2- BEDROOM DUPLEX

Type A

Floors 1 and 2, 42 and 43

Starting price from AED2,118,000



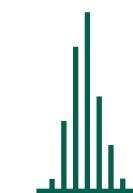
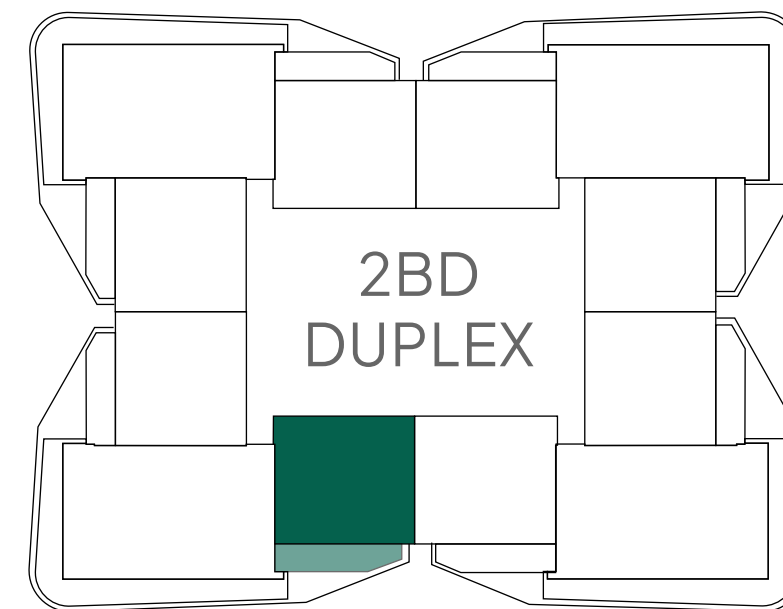
Park



Community



Five



City

Total area from  
**1,379 SQF**

Suite area from  
**1,052 SQF**

Balcony area from  
**326 SQF**



MASTER BEDROOM



# BEDROOM-2







BEDROOM-2



MASTER BATHROOM



BATHROOM



POWDER ROOM

# 1-BEDROOM APARTMENT

Type A

Floors 3 - 41

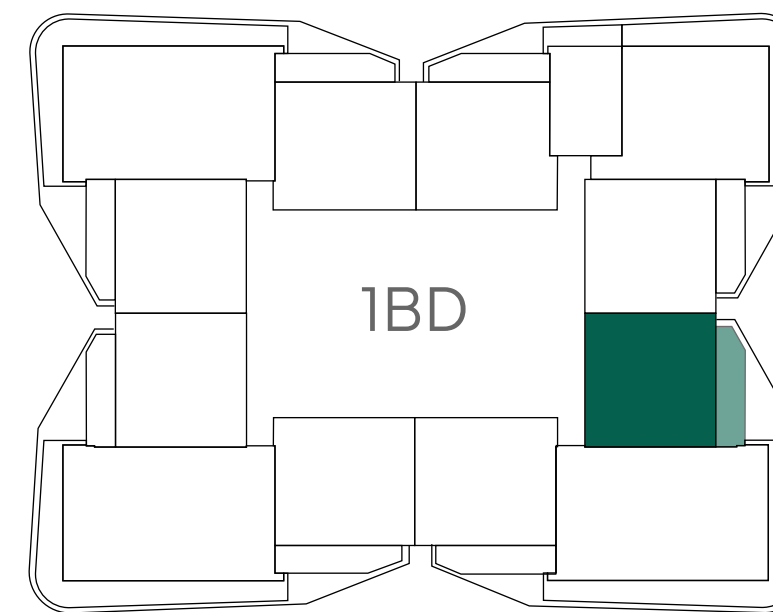
Starting price from AED1,282,000



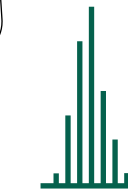
Park



Community



Five



City



Total area from  
**890 SQF**

Suite area from  
**730 SQF**

Balcony area from  
**159 SQF**



1 B D A P A R T M E N T P L A N



LIVING ROOM

# LIVING ROOM



KITCHEN



# BEDROOM





POWDER ROOM



BATHROOM



# STUDIO

Type A

Floors 3 - 27

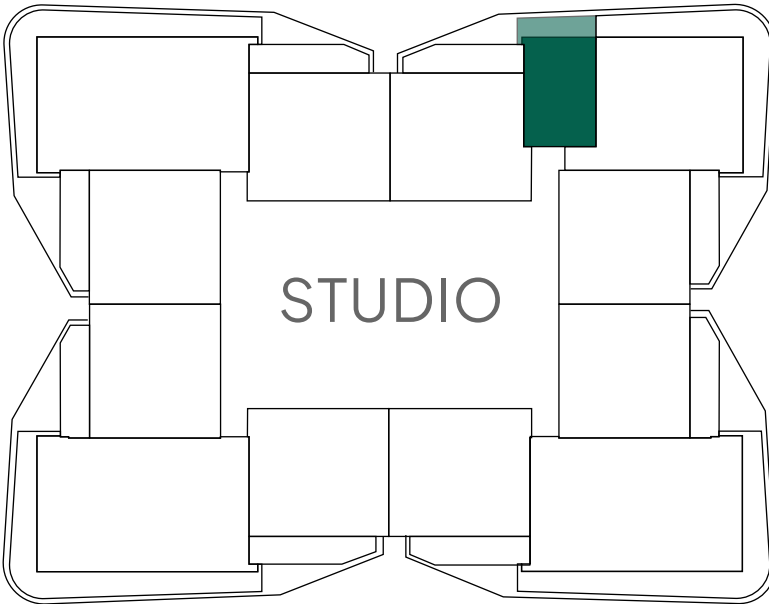
Starting price from AED619,300



Park



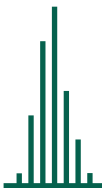
Community



STUDIO



Five



City



Total area from  
**397 SQF**

Suite area from  
**319 SQF**

Balcony area from  
**78 SQF**



STUDIO APARTMENT PLAN



LIVING ROOM

LIVING ROOM



# BATHROOM






# THE COMMUNITY

A high-rise residential complex nestled within the lively community hub of Jumeirah Village Circle.

It offers the ideal blend of lush greenery and urban convenience, thoughtfully crafted to enrich your lifestyle.

## FEATURES AND BENEFITS

-  World-class amenities complemented by highly developed infrastructure.
-  Crafted with contemporary living in mind, catering to those who desire a harmonious lifestyle.
-  Elegantly designed apartments and refined duplexes for discerning residents.

Available Units	Area Sq. ft.		Starting Price (AED)
	Min.	Max.	
Studio	397	399	619,300
1-bedroom	890	1,622	1,282,000
2-bedroom	1,274	2,140	1,749,000
3-bedroom	2,140	2,150	2,710,000
2-bedroom duplex	1,379	1,817	2,118,000
3-bedroom duplex	2,836	2,946	3,269,000



## APARTMENTS TYPES

- Studio: 25 Units
- 1-bedroom apartments: 305 Units
- 2-bedroom apartments: 131 Units
- 3-bedroom apartments: 14 Units
- 2-bedroom duplexes: 12 Units
- 3-bedroom duplexes: 5 Units
- 492 Units Overall (43 floors)

## CONVENIENT PAYMENT PLANS

1 year post handover payment plan

**60/40**

Studio

**50/50**

1-, 2- bedroom  
2 - bd duplex








**40/60**

3-bedroom  
3 - bd duplex

DLD waiver till July 2024 - 4%

For enquiries and appointments visit [www.qbd.ae/midora-residences](http://www.qbd.ae/midora-residences)

# AMENITIES

-  Podium rooftop park with boardwalk promenade
-  Wellness area with private yoga rooms (Total area: 210sqm/2260sqf)
-  Private BBQ areas
-  Co-working space
-  Podium rooftop swimming pool (Total area: 380sqm/4090sqf)
-  Ground floor retail
-  Kids playground area



# LOCATION





Strategically located within Jumeirah Village Circle (JVC) to provide effortless access to Dubai's premier attractions, ensuring unparalleled convenience.

-  12 mins to Expo City
-  25 mins to Burj Al Arab
-  15 mins to Mall of the Emirates
-  30 mins to Dubai Airport
-  18 mins to Palm Jumeirah
-  32 mins to Al Maktoum Airport
-  23 mins to Burj Khalifa



# THE DEVELOPER

QUBE Development is introducing a residential project in Dubai that revolutionizes the concept of living, by offering residents an outstanding experience to cherish every moment.

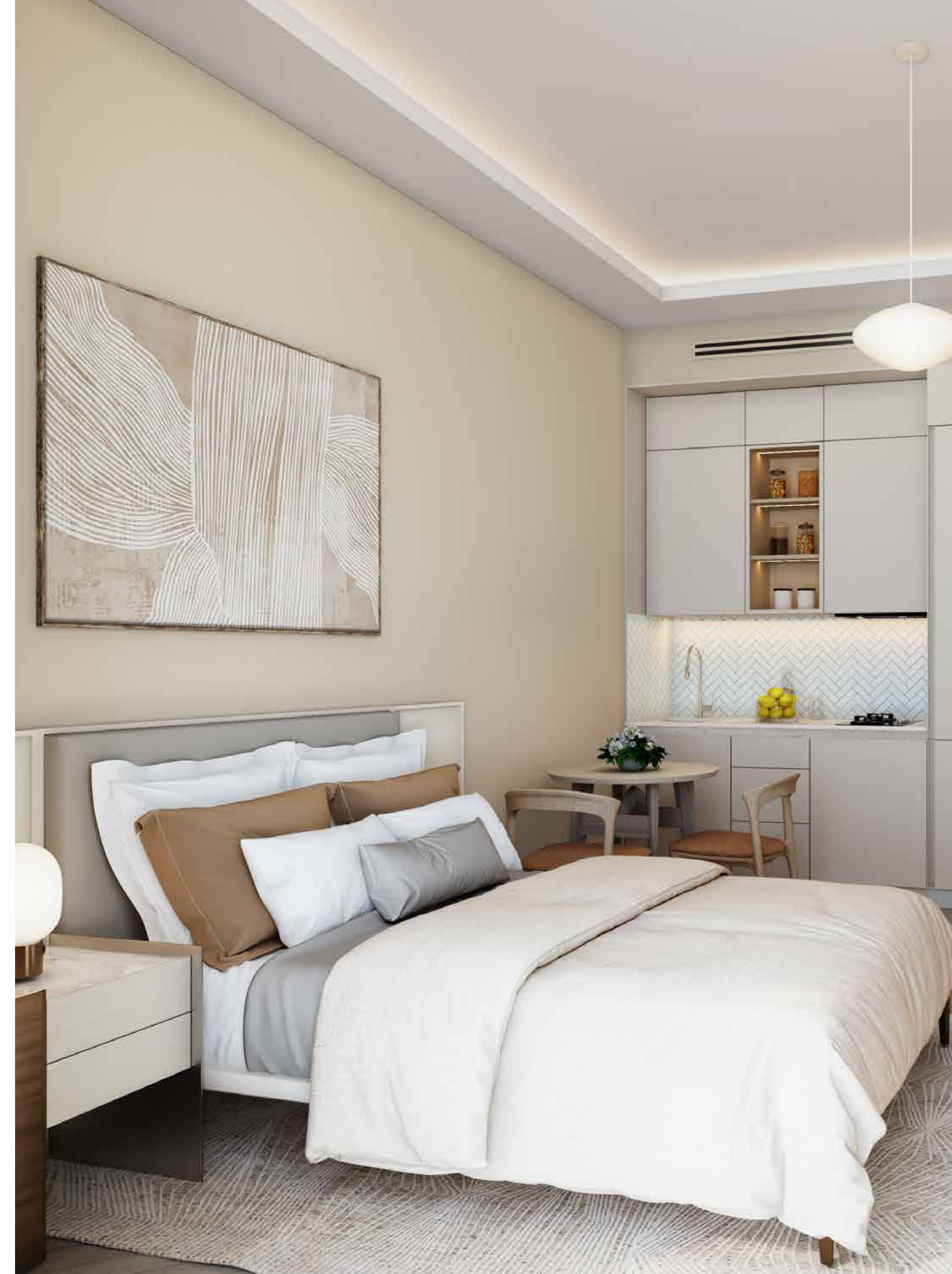
-  Studio City
-  Jumeirah Village Circle (JVC)
-  Business Bay
-  Meydan

**Architect:** Nikken Sekkei  
**Lead Consultant:** Lacasa  
**Contractor:** KDI Contracting LLC

# STUDIO PAYMENT PLAN 60/40

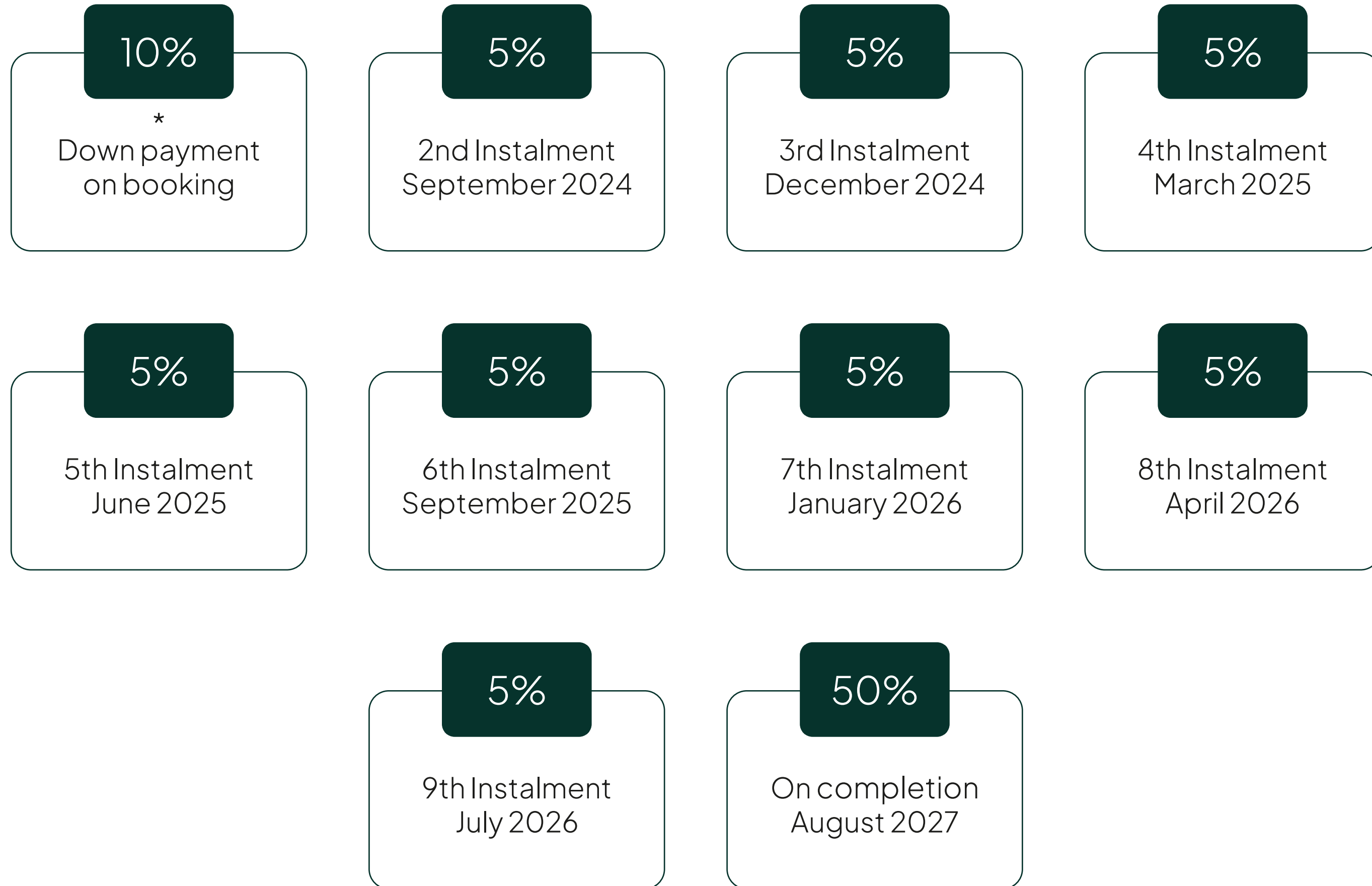
10% * Down payment on booking	5% 2nd Instalment September 2024	5% 3rd Instalment December 2024	5% 4th Instalment March 2025
5% 5th Instalment June 2025	5% 6th Instalment September 2025	5% 7th Instalment January 2026	5% 8th Instalment April 2026
5% 9th Instalment July 2026	5% 10th Instalment October 2026	5% 11th Instalment January 2027	40% On completion August 2027

\*DLD waiver till July 2024 - 4%



# 1, 2 - BD APARTMENT / 2 - BD DUPLEX

## PAYMENT PLAN 50/50



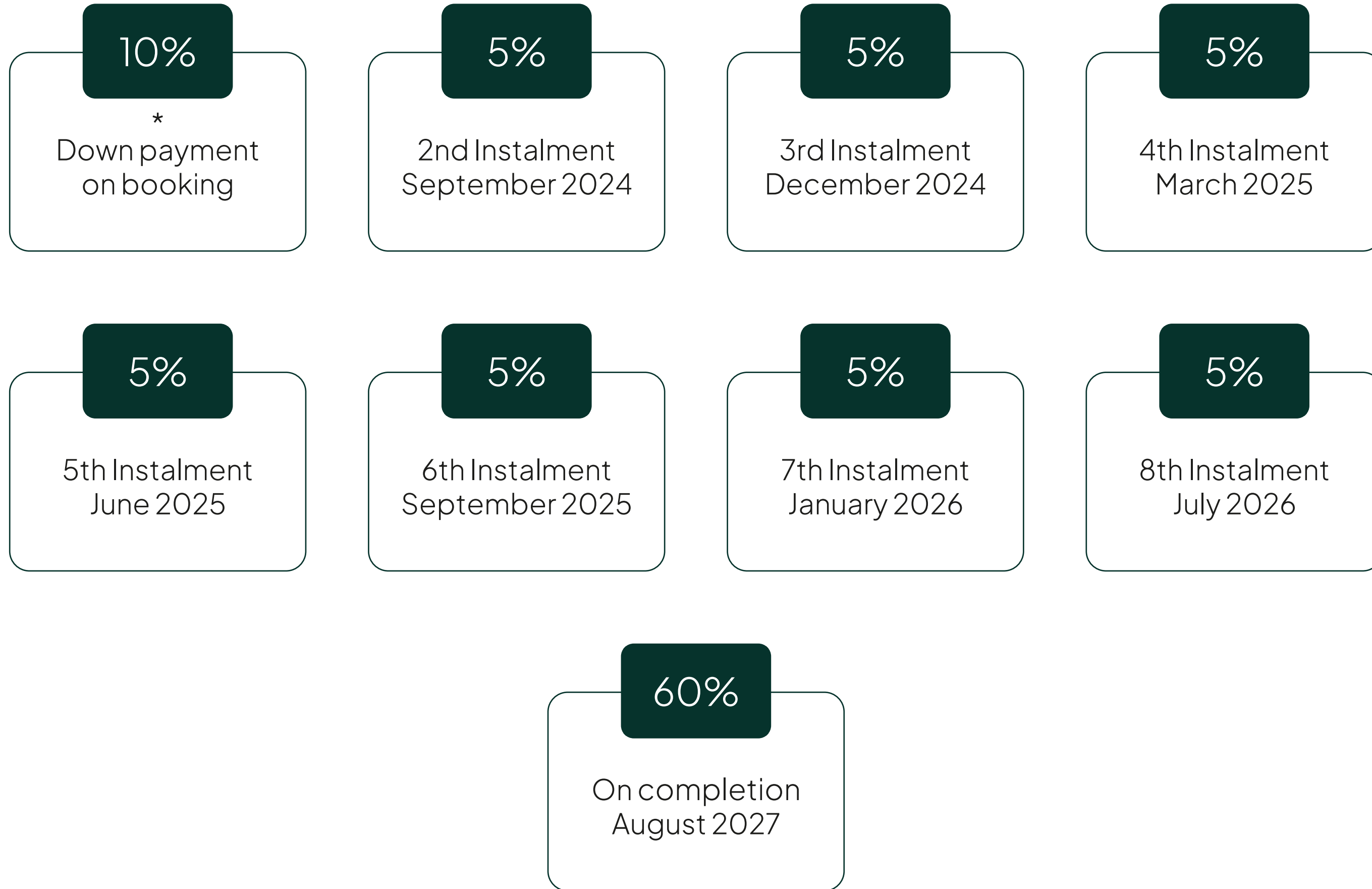
\*DLD waiver till July 2024 - 4%





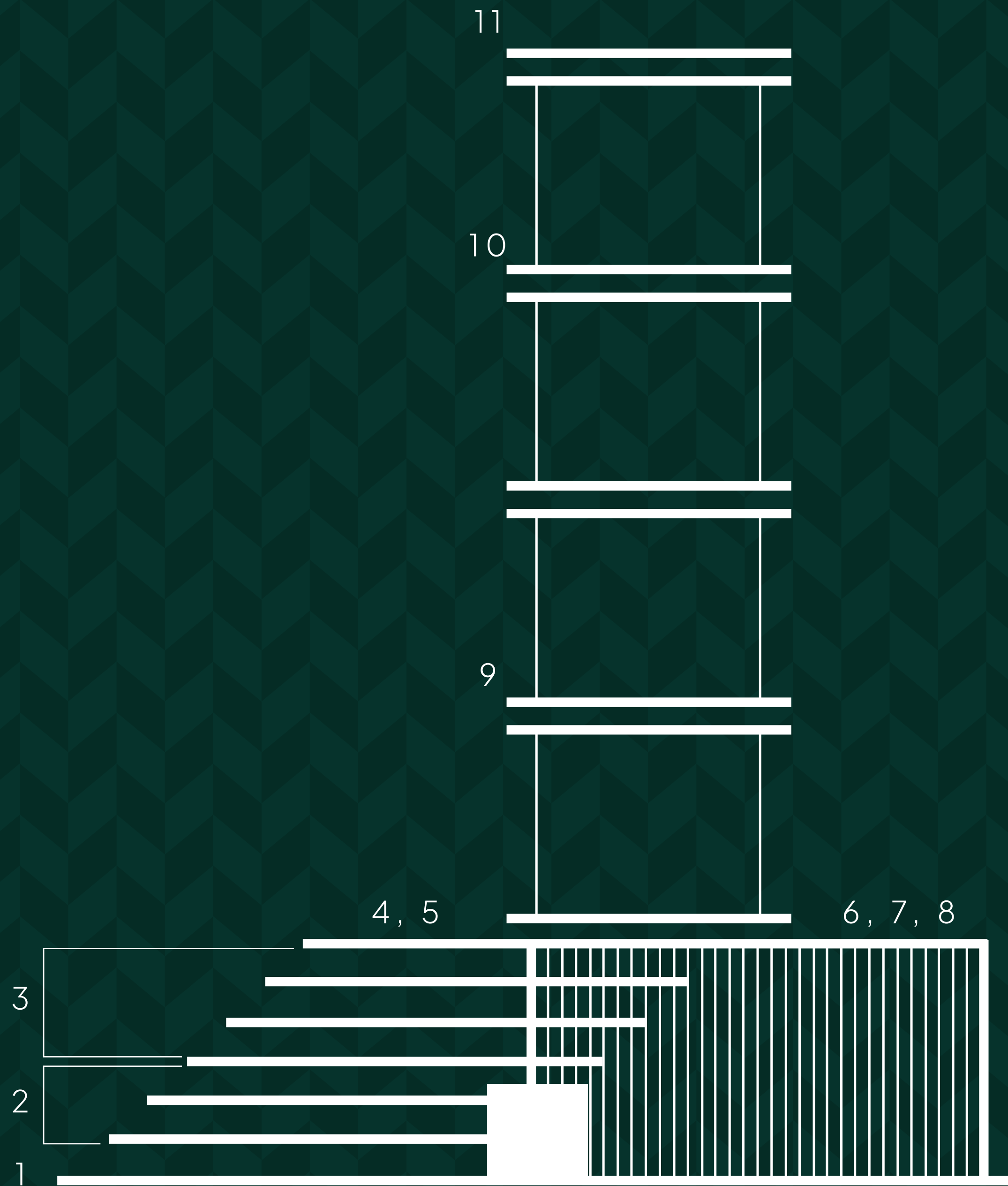
# 3 - BD APARTMENT / 3 - BD DUPLEX

## PAYMENT PLAN 40/60



\*DLD waiver till July 2024 - 4%





11	L42 and L43 - Duplexes
10	L28 -L41 - 1bd, 2-bd, 3-bd
9	L3 - L27 - Studios, 1-bd, 2-bd
8	L1 and L2 - Duplexes
7	GYM
6	Community center
5	Podium rooftop swimming pool
4	Podium rooftop park with board walk promenade
3	P3, P4, P5 Commercial
2	P1, P2 Parking
1	Ground floor retail