

# V1TER

RESIDENCE

# Object 1

Contemporary  
Development

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# 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





# V1TER

## RESIDENCE

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.

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

**PARKING SPACES:**  
224

**APARTMENTS TOTAL:**  
175

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

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Total - 175



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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

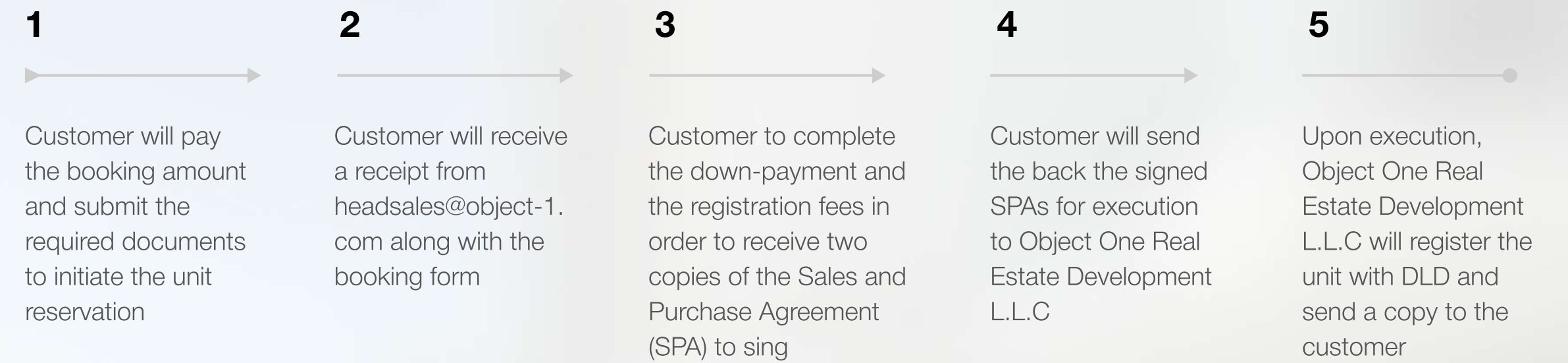
- The system includes an electronic lock for your apartment that can be accessed with a card, fingerprint, or key.
- Public spaces are also secured with electronic locks that can be accessed using a fingerprint or digital code.
- You can enjoy contactless entry to the parking lot with the R-fid chip.

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RESIDENCE

# 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

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## 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

**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

## BATHROOM

Birex, Italy

**Frame Furniture** Birex

**Mirror with LED lighting** Birex, Italy

**Sink** artificial marble, Italy

**Sanitary Ware** Gala, Spain

**Mixers** Due Gi, Italy

**Tiles** Porcelanosa, Spain

## BEDROOM

Dall'Agnese, Italy

**Wardrobe** Dall'Agnese, Italy

**Ventilation** C&H

**Air conditioning** C&H

**Ceiling height** 3 meters

**Floor** tiles Turkey

**Windows** Alumil







