



**METEORA**

DEVELOPERS



THE EAST CREST



7 PARK CENTRAL  
*by* METEORA



VITA GRANDE  
*by* METEORA

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# 7 PARK CENTRAL THE EAST CREST

For us, your residence is more than a home. It's the union of glamour, celebration, seduction and intimacy.

## HANDOVER Q2 2024

KIDS + ADULTS SWIMMING POOLS  
GYM CHILDREN'S PLAY AREA  
OUTDOOR MOVIE THEATRE  
DEDICATED RETAIL AREA

OVERSIZE WINDOWS  
MARBLE KITCHEN  
COUNTERTOPS  
CUSTOM CABINETS  
PORCELAIN FLOOR TILES  
MARBLE BATHROOM  
CUSTOM VANITIES  
MIRRORS WITH INTEGRATED LIGHTING

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# VITA GRANDE

From its shimmering exterior of glass and stainless steel to the oasis-like calm of its entrance.

## HANDOVER Q4 2024

KIDS + ADULTS SWIMMING POOLS  
GYM CHILDREN'S PLAY AREA  
OUTDOOR MOVIE THEATRE  
DEDICATED RETAIL AREA

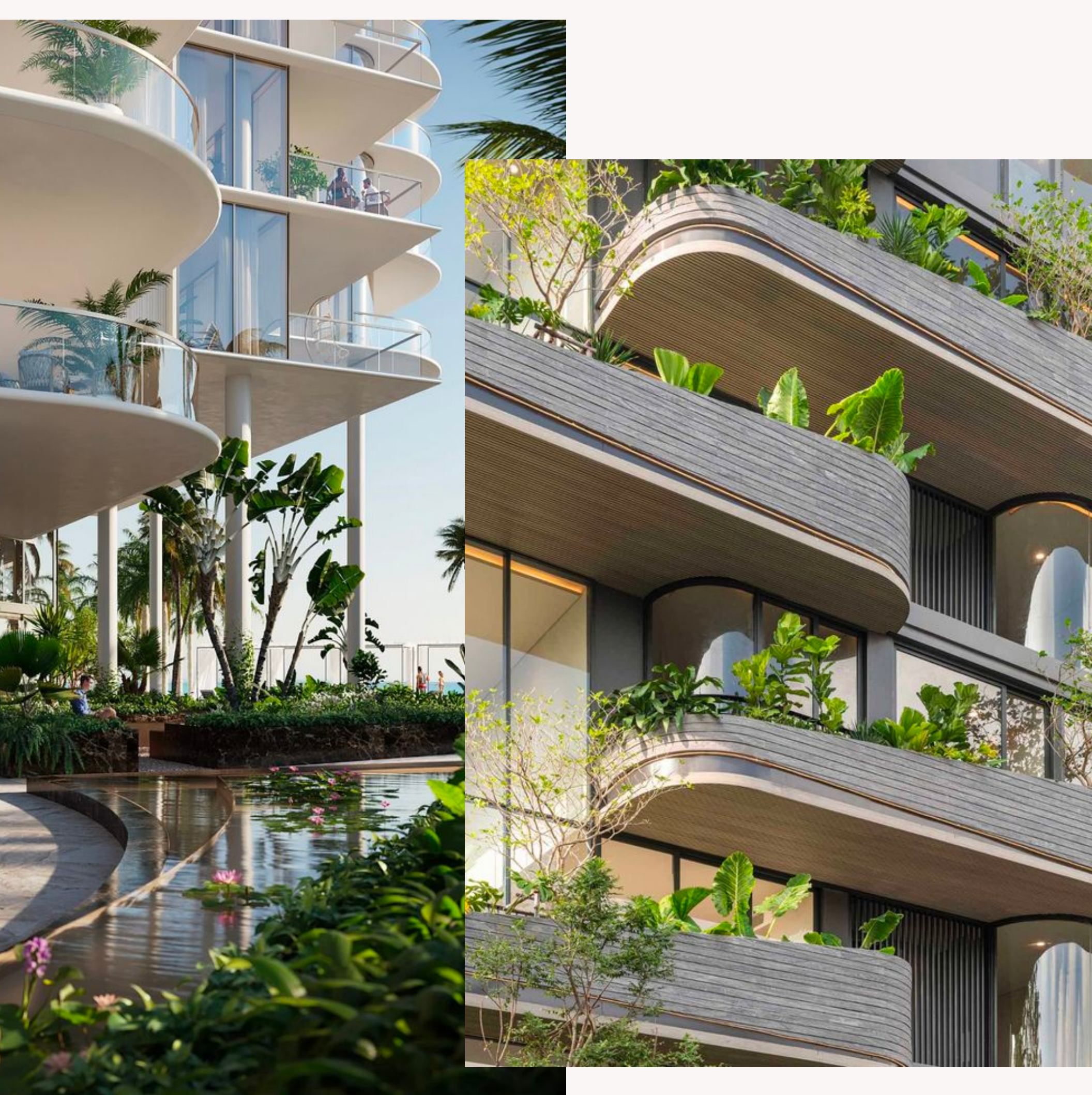
OVERSIZE WINDOWS  
MARBLE KITCHEN  
COUNTERTOPS  
CUSTOM CABINETS  
PORCELAIN FLOOR TILES  
MARBLE BATHROOM  
CUSTOM VANITIES  
MIRRORS WITH INTEGRATED LIGHTING

# Park Boulevard

*by*  
**METEORA**

SAY HELLO TO OUR LATEST ADDITION

**METEORA**  
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# Park Boulevard

## WELCOME TO THE FAMILY

Discover your dream home in this sustainable, modern, and green oasis. Our eco-friendly property seamlessly combines cutting-edge design with a commitment to the environment. Enjoy energy-efficient features, lush green spaces, and innovative technologies that make living here a true harmony between luxury and sustainability.

**HANDOVER**  
**Q4 2025**

AESTHETIC & MODERN INTERIOR



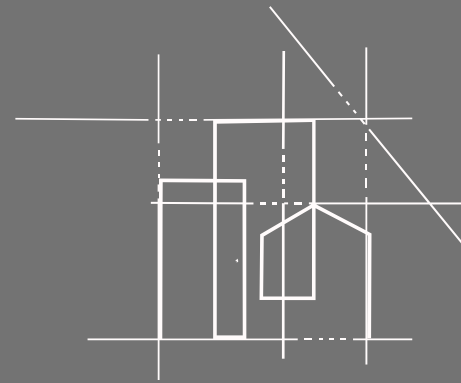
# SPECIFICATIONS

## LOCATION



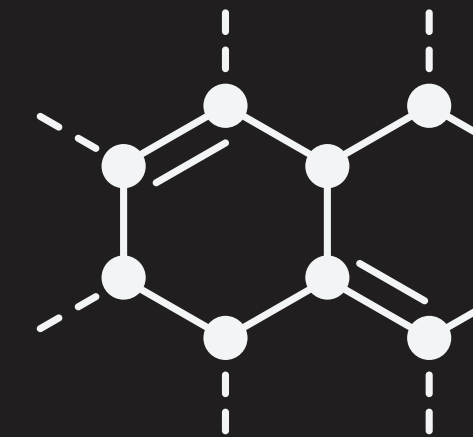
District 17  
Jumeirah Village Circle

## TYPE



STUDIO  
1 BEDROOM  
2 BEDROOM

## STRUCTURE



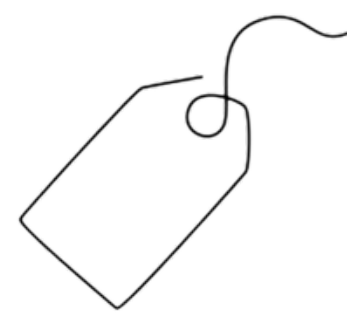
G + 4 PODIUM +14  
AMENITIES



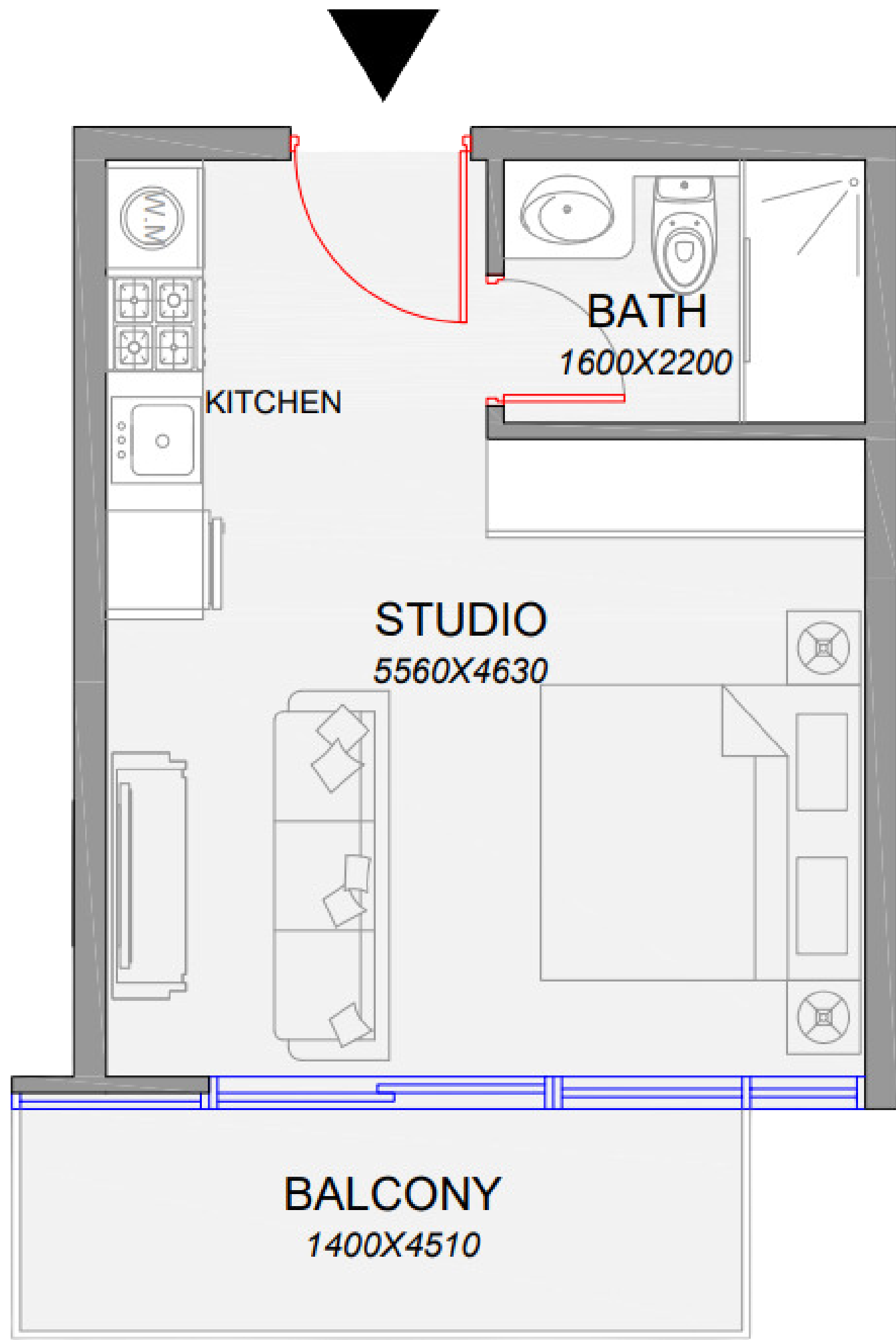
TYPICAL FLOOR  
PLAN

# STUDIO

Average size 390 Sq.ft  
Internal area 303 Sq.ft  
Balcony 70 - 85 Sq.ft



Starting at AED 525K



TYPICAL FLOOR  
PLAN

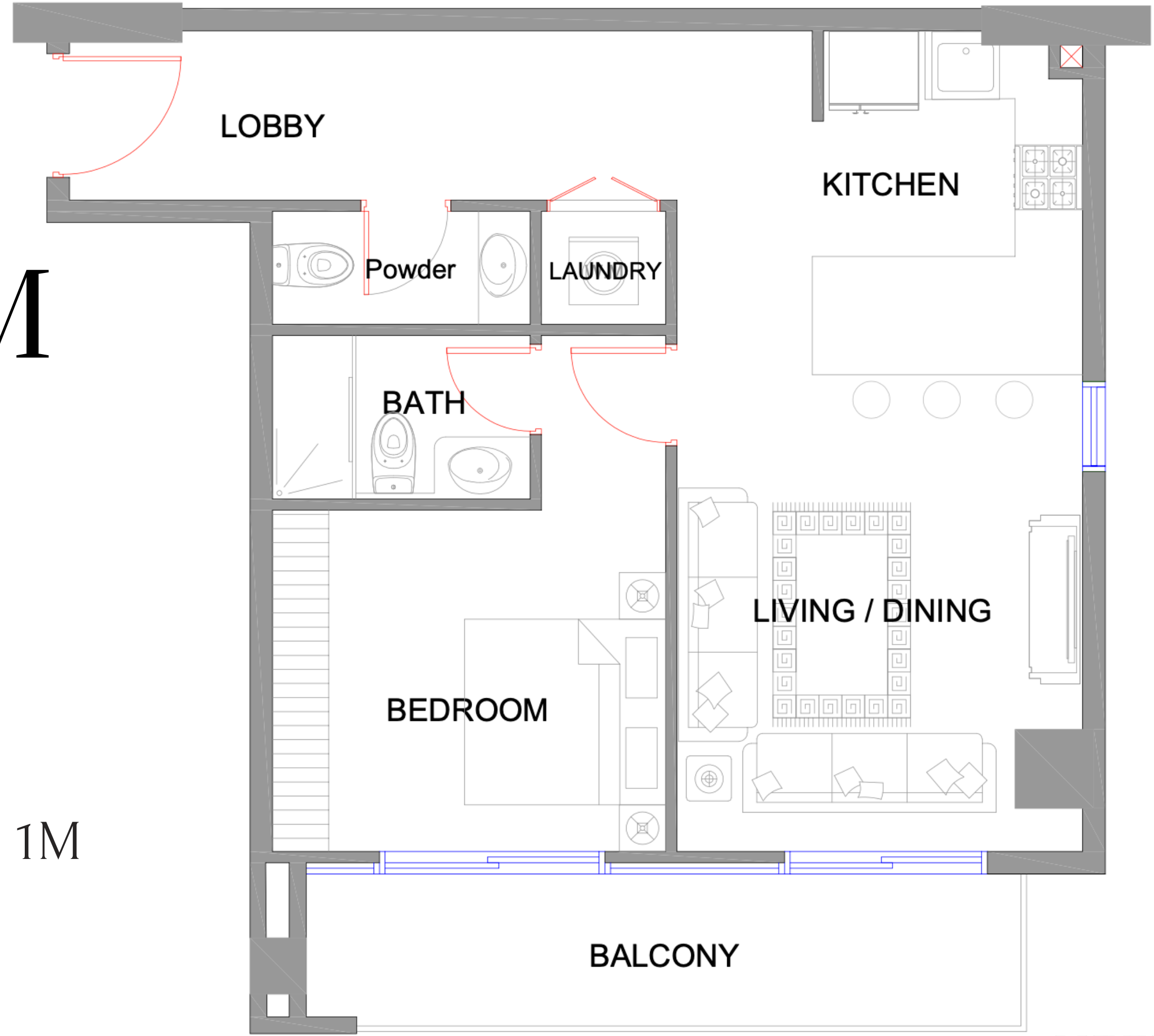
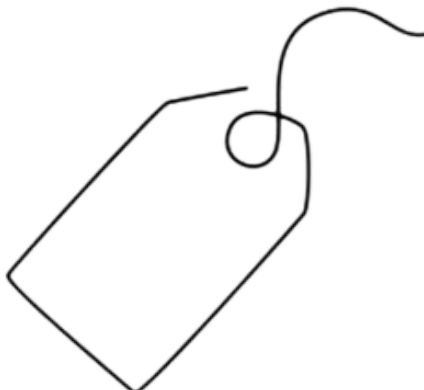


# 1 BEDROOM

## A

Average size 730 - 785 Sq.ft  
Internal area 623 - 625 Sq.ft  
Balcony 106 - 159 Sq.ft

Starting at AED 1M



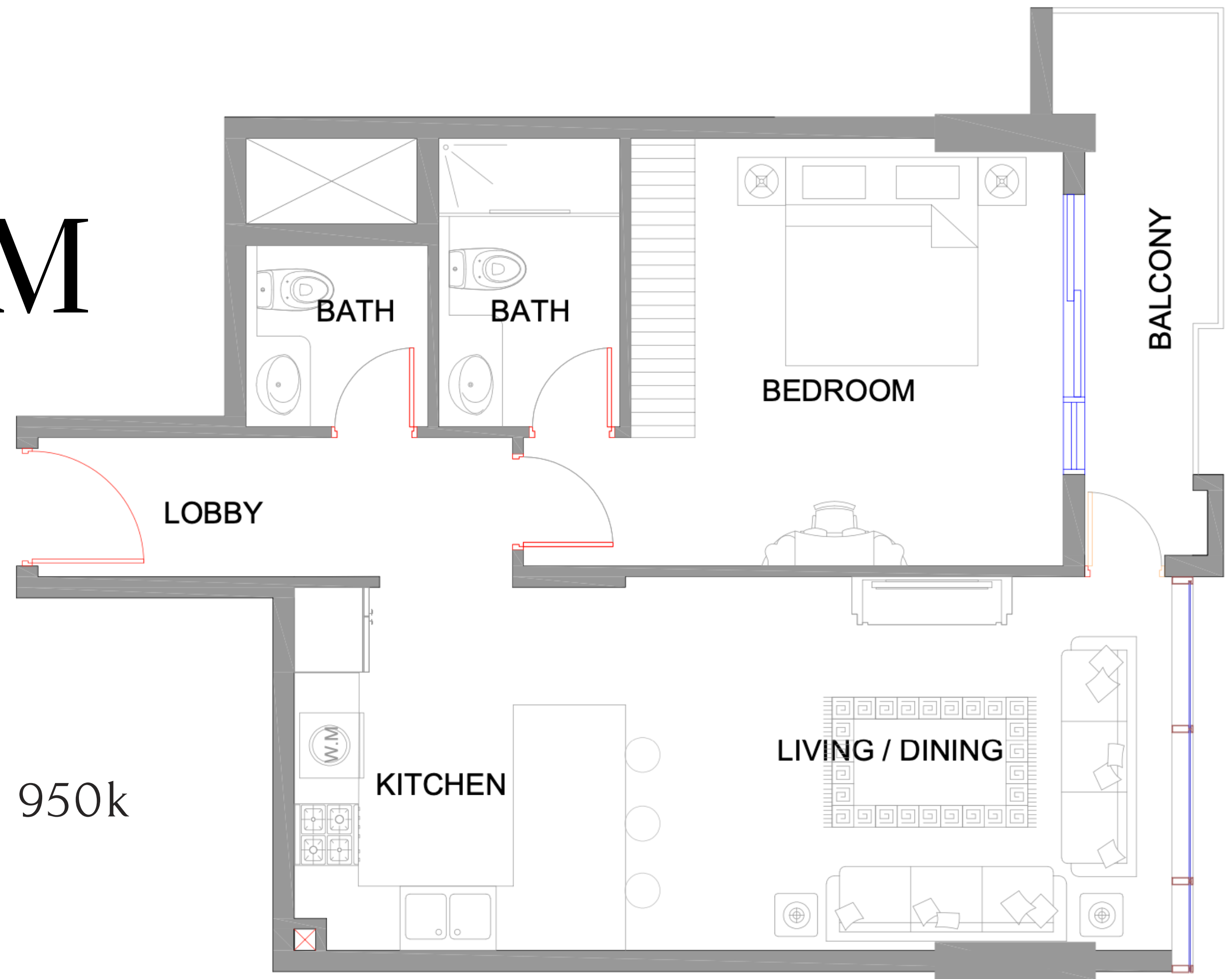
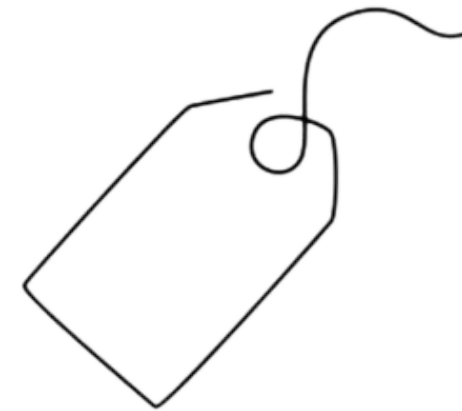
TYPICAL FLOOR  
PLAN

# 1 BEDROOM

## B

Average size 713 - 775 Sq.ft  
Internal area 631 - 700 Sq.ft  
Balcony 75 - 81 Sq.ft

Starting at AED 950k

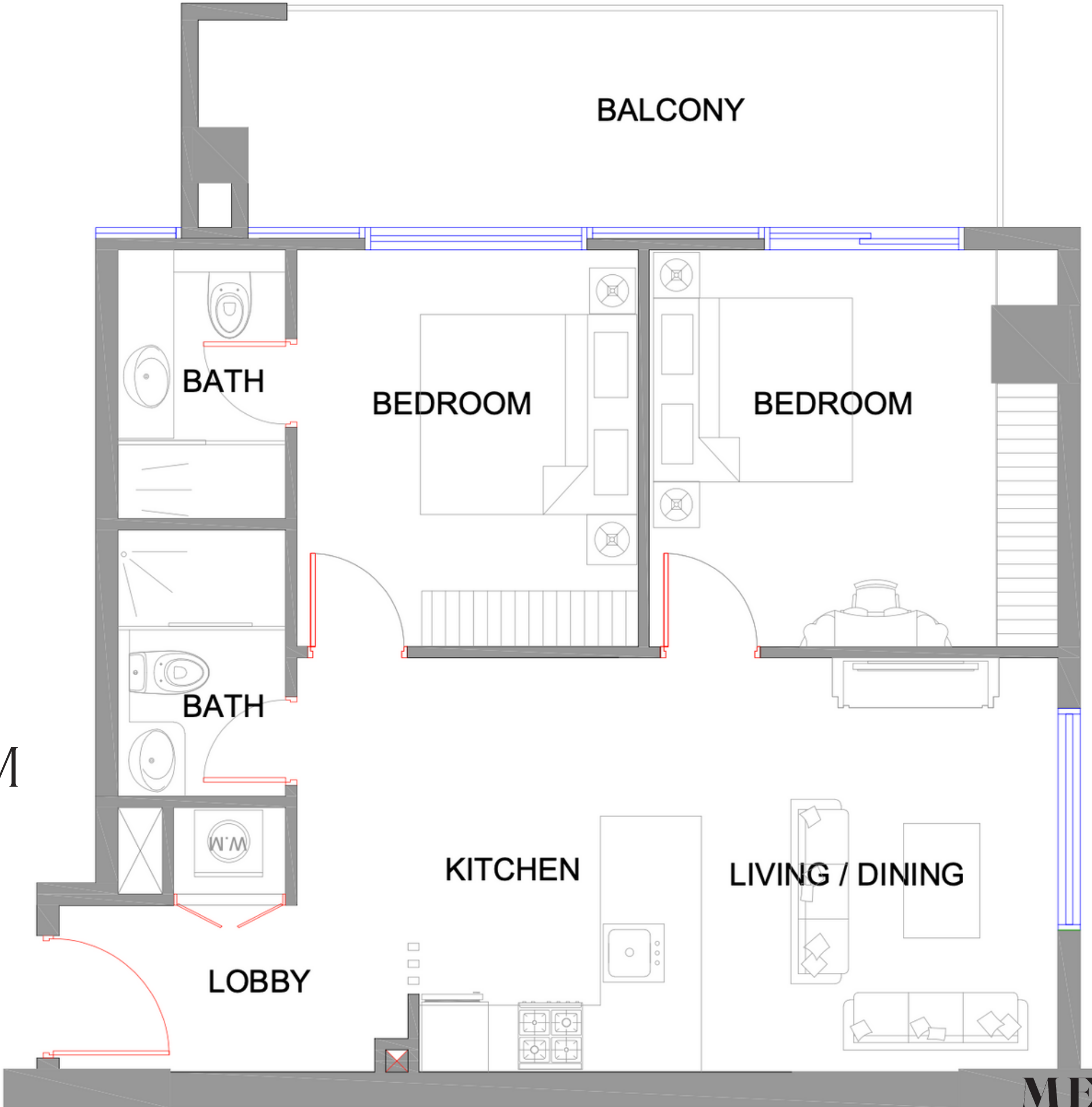
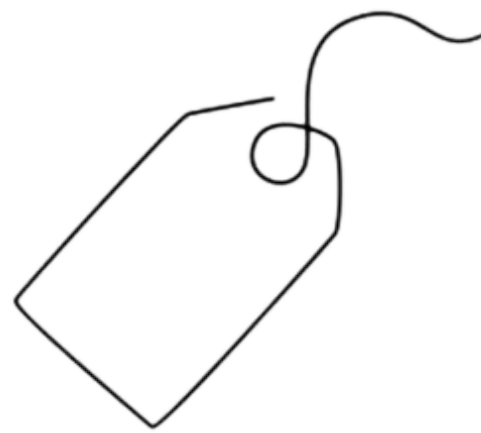


TYPICAL FLOOR  
PLAN

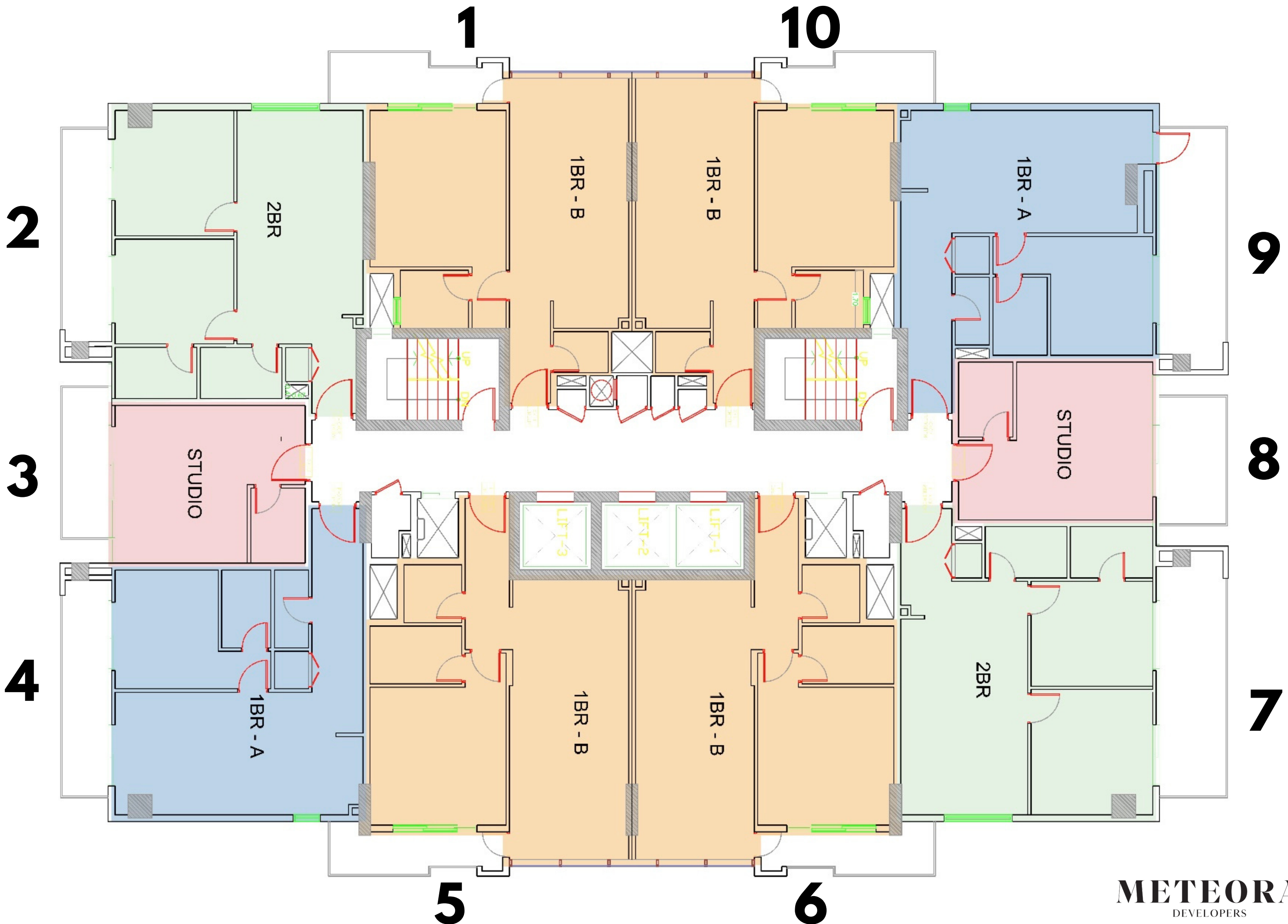
# 2 BEDROOM

Average size 801 - 873 Sq.ft  
Internal area 696 - 712 Sq.ft  
Balcony 104 - 160 Sq.ft

Starting at AED 1.2M



# TYPICAL FLOOR PLAN



# BREAKDOWN

## 1st Floor

8 UNITS EACH FLOOR

STUDIO x 1

1BR x 5

2BR x 2

## 2 - 14th Floor

10 UNITS EACH FLOOR

STUDIO x 2

1BR x 6

2BR x 2

# 138 UNITS

27 x Studio Apts

93 x 1 Bedroom Apts

28 x 2 Bedroom Apts



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# AMENITIES

OUTDOOR MOVIE THEATRE

CHILDREN'S PLAY AREA

GYM

SUPERMARKETS

KIDS + ADULTS SWIMMING POOLS

EV CHARGING

PHARMACY

DOCTOR ON CALL

CAFE

PETS AREA

CONCIERGE SERVICE

AIR PURIFIED BUILDING

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# ADDED FEATURES

SMART HOME

FITTED KITCHEN WITH APPLIANCES

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# RETURN OF INVESTMENT

ROI is calculated on the basis of Equity & Average Rents in JVC

Equity in Year 1 : 72%

Equity in Year 2 : 84%

Equity in Year 3 : 96 %

TYPE	YEAR 1	YEAR 2	YEAR 3
STUDIO	11 %	9 %	8 %
1 BEDROOM	12.5 %	10 %	9 %
2 BEDROOM	12 %	11 %	10 %



# WAYS OF BOOKING

Cash

Card Machine

Card Payment Link

Corportate Bank Account

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PAYMENT CAN BE MADE AT

Head office

Sales center



# PARK BOULEVARD



# WHY INVEST IN JVC



## RENTAL DEMAND

The affordability, amenities, and location make it a popular choice for individuals seeking rental properties, the presence of mix nationalities.



## INFRASTRUCTURE

Known for its well-planned infrastructure and amenities, offering a mix of residential properties, including villas, townhouses, and apartments.



## LOCATION

Located in the heart of Dubai, a sought-after location for both buyers and tenants.



# METEORA'S PAYMENT PLAN

IDEAL FOR INVESTORS AND END USERS

WE ARE ONE OF THE FEW

**WITH A 1%  
PAYMENT PLAN**

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# PAYMENT PLAN

5%

BOOKING

15%

WITHIN 30 DAYS

10%

WITHIN 120 DAYS

10%

WITHIN 240 DAYS

10%

WITHIN 360 DAYS

10%

HANDOVER

40%

40 MONTHS POST HANDOVER - 1% MONTHLY



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