METRIKA REAL ESTATE BROKERAGE



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JEBEL ALI VILLAGE

The Jebel Ali Village neighbourhood is a picturesque area located south of central Dubai, close to Jebel Ali Port and the industrial zone. This neighbourhood offers a combination of a tranquil countryside atmosphere with the amenities of a modern city.

Jebel Ali Village is famous for its cosy residential areas consisting of villas and townhouses surrounded by green parks and small lakes. Here, residents and visitors to the area can enjoy picturesque views of the mountains and the bay, as well as enjoy extensive infrastructure including shops, restaurants, sports and children's playgrounds.

The area is also home to large shopping centres where you can shop, visit cafes and entertainment venues. Popular tourist attractions such as an aqua park and theme park are located close to the area, making it attractive to holidaymakers and entertainment lovers.

With its excellent infrastructure, beautiful nature and tranquil environment, Jebel Ali Village is a popular place for family living and secluded holidays surrounded by nature, away from the hustle and bustle of the city. Convenient transport links allow easy access to the centre of Dubai, as well as other areas and attractions of the city.



OCTA PROPERTIES "SOLA RESIDENCES"

Prices:	Handover:	Service Charge:	Furnishing:	NOC:	Included:
From 287K to 643K EUR	4th quarter of 2027	34.98 EUR/m² per year	Semi Furnished with Kitchen Appliances	30.00%	Parking

Sola Residences is a modern residential complex presented on the market by Octa Properties agency. The developer is the well-known company Centurion Properties. The project is designed for those who appreciate a high quality of life and strive for harmony between urban dynamics and the comfort of their own home. Sola Residences stands out for its modern architecture. Laconic lines and thoughtful facades create an aesthetically attractive look. The building consists of a ground floor and podium level with amenities, twelve residential floors, and a roof.

The residents and investors are offered studios and apartments with the number of bedrooms from one to three with spacious layouts. Finishing is made with quality materials and panoramic glazing. The complex is equipped with a modern security system, including video surveillance, access control, and 24-hour security service. Kitchens are equipped with appliances of well-known European brands. To maximize the comfort of residents, Sola Residences offers an extensive range of amenities.

Residents have easy access to Dubai's major attractions. The Energy Metro Station is just a 4-minute drive away, Palm Jumeirah is 17 minutes by car, and Mall of the Emirates is a 25-minute drive. Global Village and Al Maktoum International Airport are half an hour's drive away, and Dubai International Airport is 35 minutes by car.



Centurion Properties

AMENITIES

- Covered Parking
- Security and CCTV
- Children's pool
- Shared Pool
- Kids Play Area
- Lobby
- Shared gym & fitness
- Leisure areas
- Dining outlets (coffee houses & restaurants)
- Retail outlets
- Kids splash pad
- Social zone
- Recreational areas
- Landscaped garden
- Jogging tracks
- Walking paths
- Meditation zone
- Sports ground

ARCHITECTURE







AMENITIES





AMENITIES



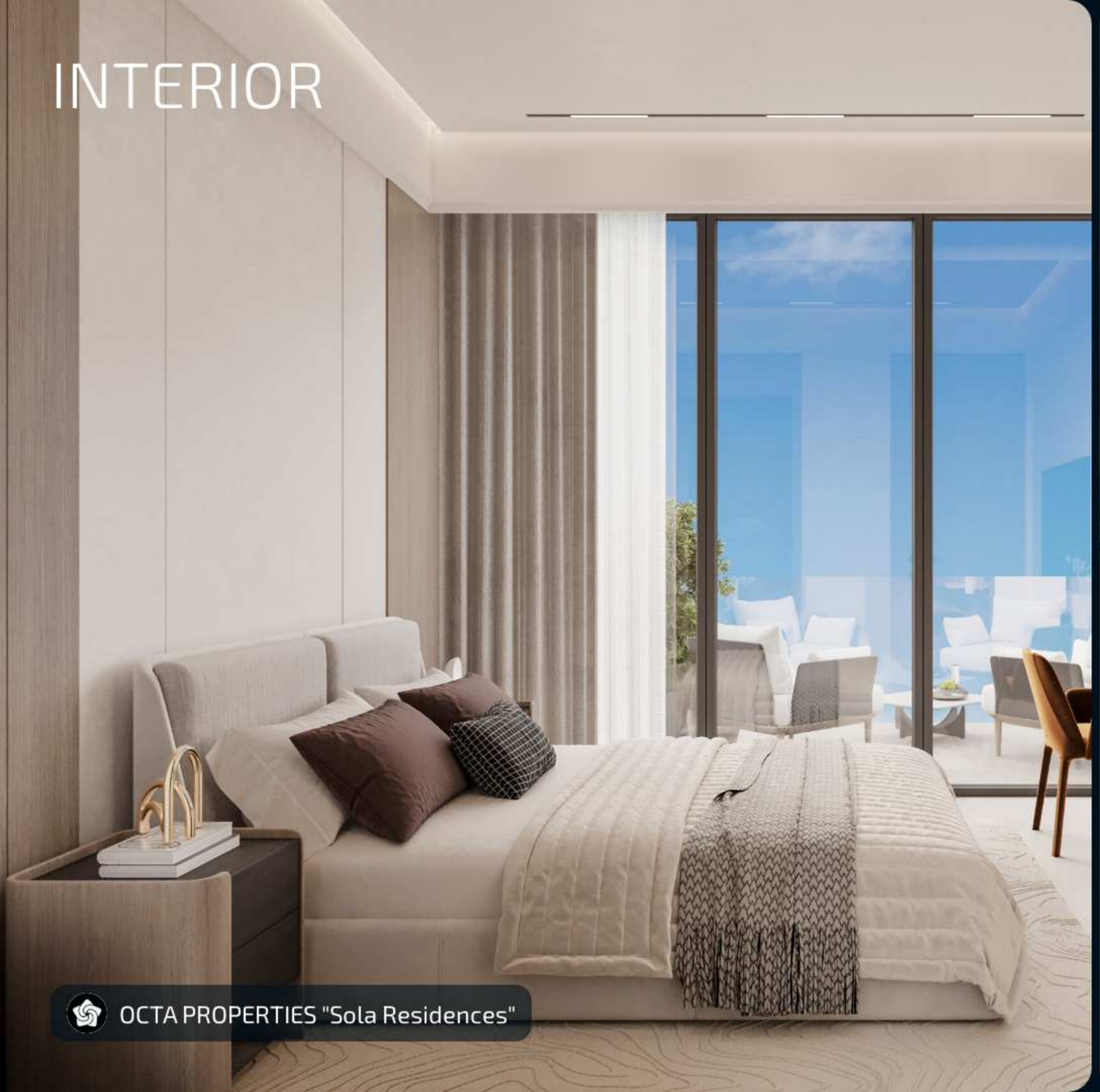




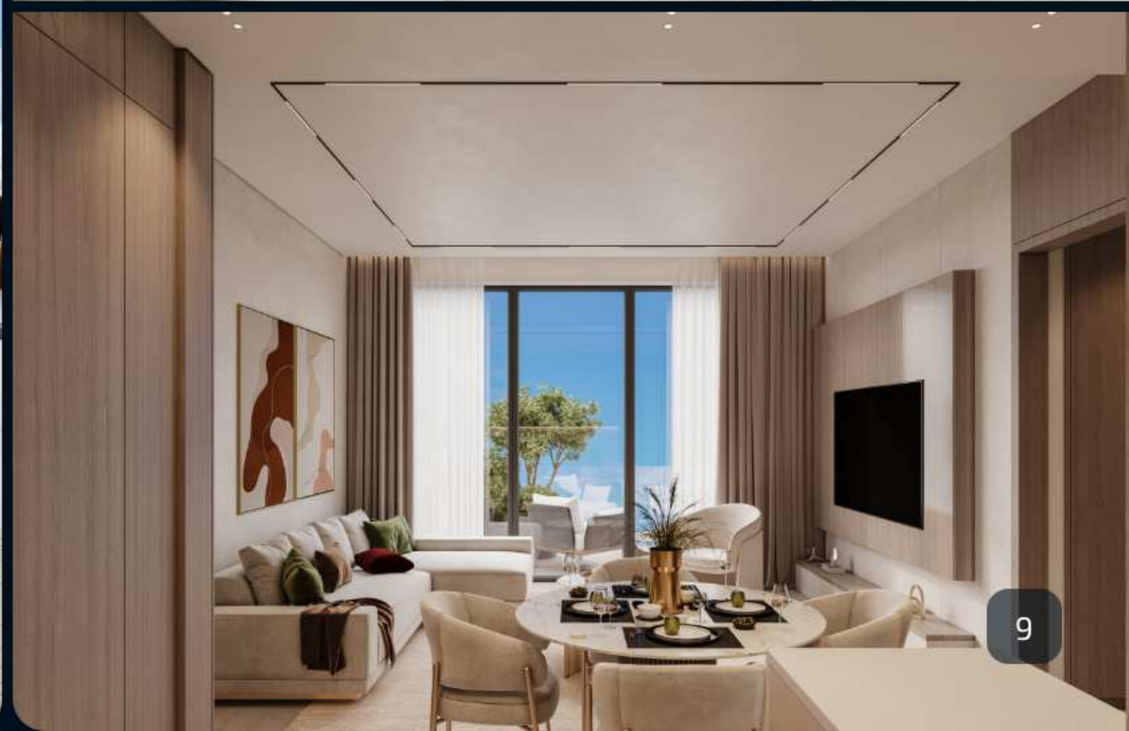
AMENITIES



INTERIOR







PAYMENT

Bank check | Cash | Bank transfer

The payment plans applicable only for units from developer

Payment Plan 1 (post handover 2 years)

20% + 4% DLD + 5250 AED admin fees Down payment

5% After 6 months from booking

5% After 9 months from booking

5% After 30% of completion construction

5% After 50% of completion construction

5% After 70% of completion construction

5% On handover

50% (12.5% every 6 months) From 6th to 24th months from handover

Payment Plan 2 (discount 4% for 3 BR units)

20% + 4% DLD + 5250 AED admin fees Down payment

2.5% After 6 months from booking

2.5% After 9 months from booking

2.5% After 30% of completion construction

2.5% After 70% of completion construction

70% On handover

UNIT SPECIFICATION

#SOL-12-1219

The information provided in the catalog is not a sales offer

Price

301,265.80 EUR 1,298,000.00 AED

Price per m²

4,509.09 EUR/m² 19,427.37 AED/m²

Size

66.81 m²

Floor

12

Layout

1 bedroom

Type

Apartments

Height

Simplex

Views

neighbor,entrance,Road



UNIT SPECIFICATION #SOL-3-304

The information provided in the catalog is not a sales offer

Price

303,818.90 EUR 1,309,000.00 AED

Price per m²

4,544.01 EUR/m² 19,577.82 AED/m²

Size

66.86 m²

Floor

3

Layout

1 bedroom

Type

Apartments

Height

Simplex

Views

amenity



PANTHEON "WASL GATE" NEW LAUNCH

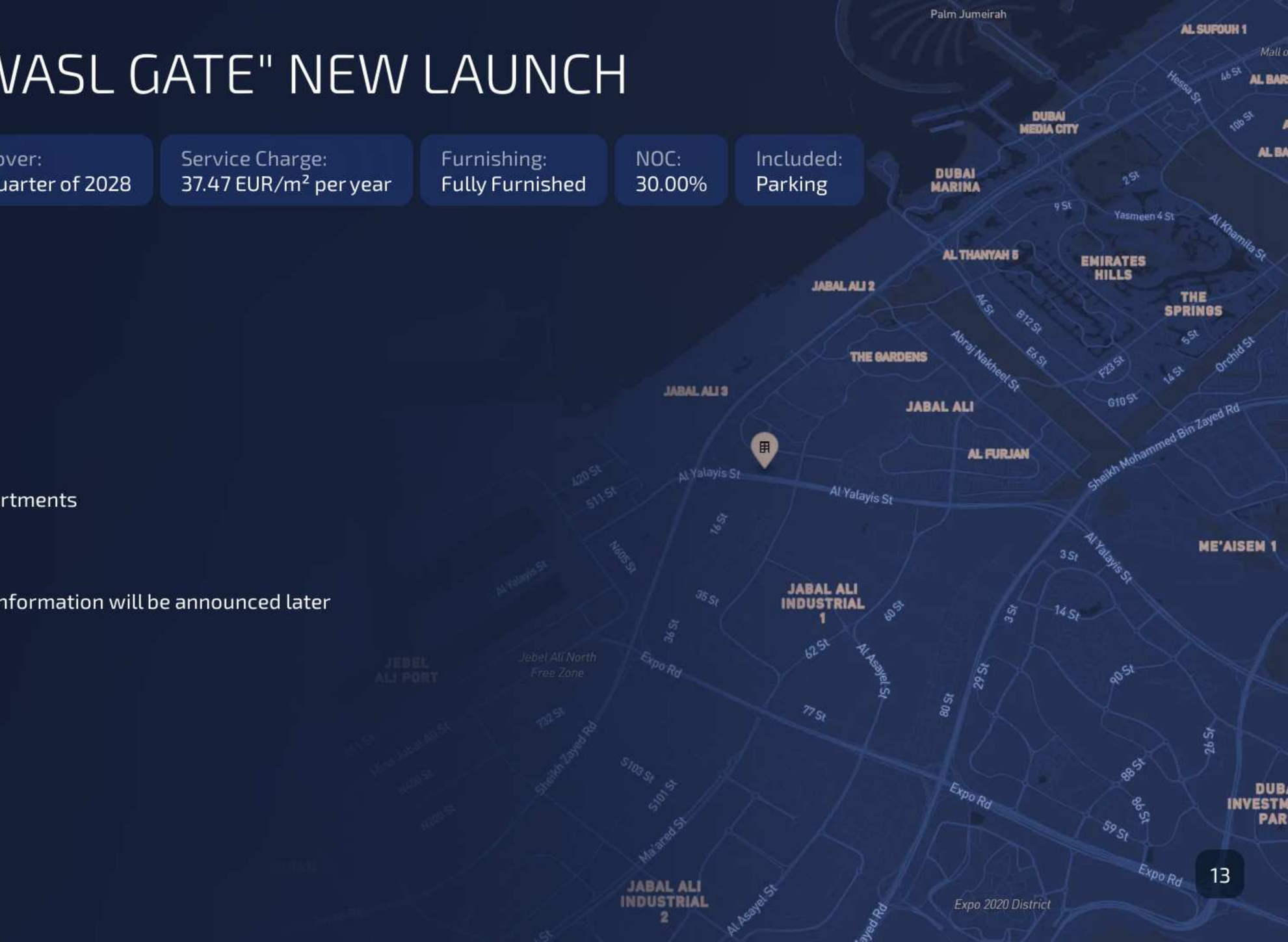
Prices:	Handover:	Service Charge:	Furnishing:	NOC:	Included:
From 145K to 318K EUR	2nd quarter of 2028	37.47 EUR/m² per year	Fully Furnished	30.00%	Parking

Luxury residential complex with apartments

Payment Plan: 65/35

EOI: 20 000 AED

The launch date and other detailed information will be announced later



Pantheon

AMENITIES

- Covered Parking
- Children's pool
- Kids Play Area
- Shared Jacuzzi
- BBQ
- Cinema
- Infinity pool
- Shared gym
- Tennis court
- Kids splash pad
- Jogging tracks
- Lift
- Crossfit zone
- Pool Deck
- Sitting Area
- Lounge
- Rooftop Pool
- Yoga Area

ARCHITECTURE



AMENITIES





AMENITIES



UNIT SPECIFICATION #915

The information provided in the catalog is not a sales offer

Price

157,804.79 EUR 679,900.00 AED

Price per m²

4,675.72 EUR/m² 20,145.30 AED/m²

Size

33.75 m²

Floor

9

Layout

Studio

Type

Apartments

Height

Simplex

Views

szr view



UNIT SPECIFICATION #918

The information provided in the catalog is not a sales offer

Price

154,323.29 EUR 664,900.00 AED

Price per m²

4,571.18 EUR/m² 19,694.89 AED/m²

Size

33.76 m²

Floor

9

Layout

Studio

Type

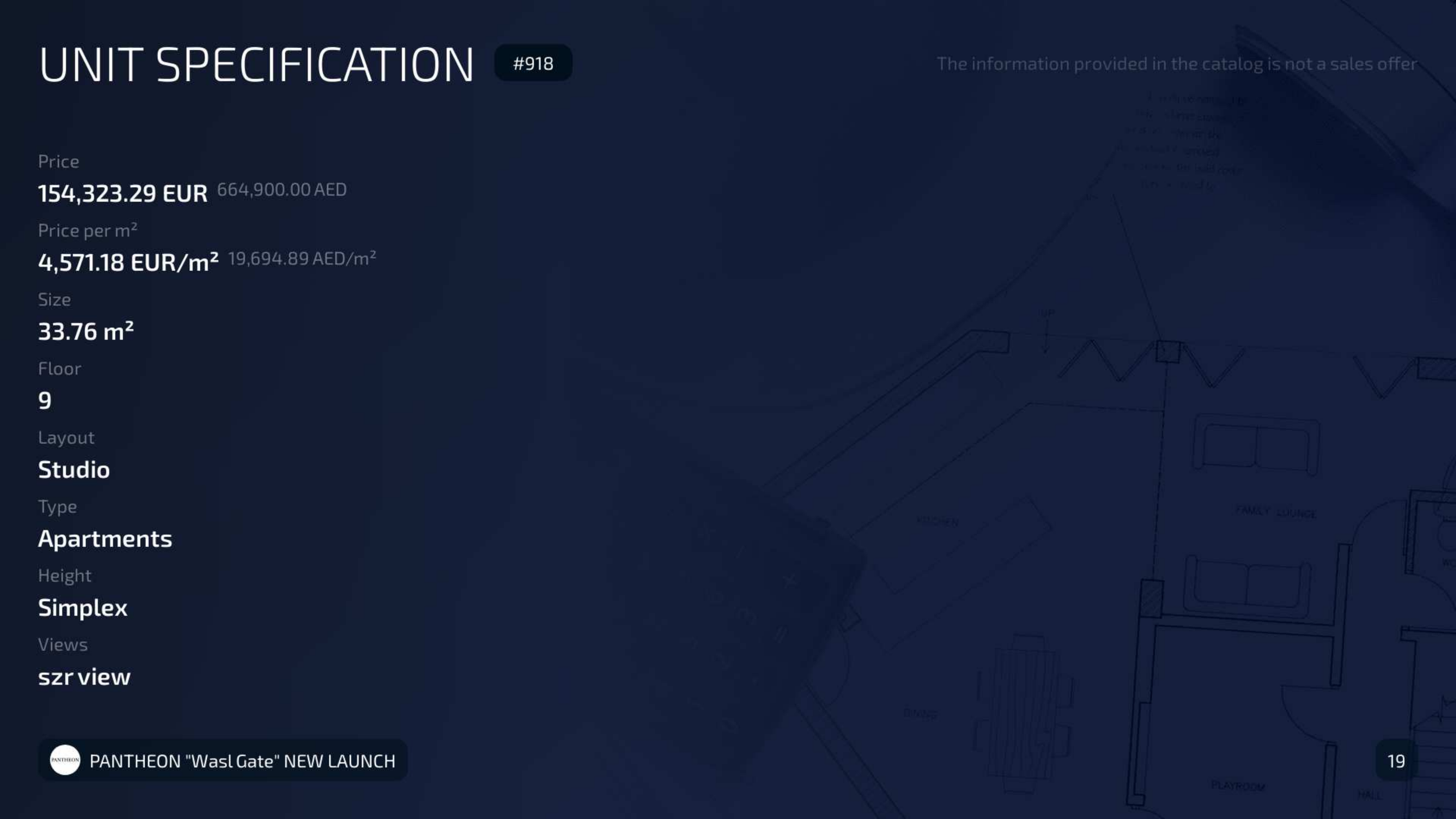
Apartments

Height

Simplex

Views

szr view



DUBAI PRODUCTION CITY

Dubai Production City (DPC) is a great place for families and individuals looking for an accessible and affordable lifestyle in Dubai with a range of housing options, amenities, and transportation links.

Hosting numerous businesses in the fields of publishing, printing and packaging, it provides smart and advanced infrastructure, and choices that range from commercial offices to warehouses with flexible spaces that meet various requirements. The business-friendly environment stimulates innovation and creativity, provides the highest levels of operational efficiency and enhances success rates.

DPC is also close to major landmarks and attractions such as Dubai Miracle Garden, Dubai Autodrome, and Global Village. The area is accessible by bus, taxi, and car. Dubai International Airport and Dubai World Central Airport are about 30 minutes away.

Several schools located in and around the area are GEMS Metropole School, Dubai British School, and Indian High School.

Future development plans in the area include the construction of new residential and commercial buildings, expansion of public transportation options which is expected to drive up real estate prices in the coming years.



REEF LUXURY DEVELOPMENTS "REEF 996"

Prices:	Handover:	Service Charge:	Furnishing:	NOC:	Included:
From 179K to 661K EUR	3rd quarter of 2028	39.97 EUR/m² per year	Semi Furnished with Kitchen Appliances	30.00%	Parking

REEF 996, a residential complex developed by REEF Developments, is a modern building located in Dubai Production City. The building has an underground level, a ground floor, three podium levels and twenty residential floors. The architecture of the project emphasizes the harmony of nature and innovation, and the facade is made using high-quality aluminum systems of the European brand, providing energy efficiency, durability and elegant appearance.

The complex offers apartments of various formats: studios, as well as apartments with one, two and three bedrooms. The interiors of the apartments are decorated with special attention to detail and quality: high ceilings, panoramic windows, exquisite materials and premium fittings. The kitchens are equipped with built-in appliances from premium brands.

The key feature of REEF 996 is the presence of the world's first outdoor refrigerated garden lounge areas, as well as patented refrigerated recessed balconies. The complex's facilities include a lobby, a cinema area, a barbecue, sports fields, yoga, pilates and crossfit halls, a climbing wall, swimming pools, a jacuzzi, and a play area for children.

REEF 996 provides quick access to many key points in Dubai: to Dubai Marina, Dubai Miracle Garden, Jumeirah Beach Residence and Mall of the Emirates — 10 minutes, to Palm Jumeirah, Global Village and DWC — 15 minutes, to Burj Khalifa and Dubai Mall — 20 minutes, to DXB — 25 minutes.



AMENITIES

- Covered Parking
- Security and CCTV
- Children's pool
- Storage Areas
- Shared Pool
- Kids Play Area
- Shared gym & fitness
- Leisure areas
- Dining outlets (coffee houses & restaurants)
- Retail outlets
- BBQ
- Cinema
- Infinity pool
- Covered gym
- Outdoor cinema
- Conference room
- Social zone
- Recreational areas

AMENITIES

- Landscaped garden
- Jogging tracks
- Yoga studio
- Meditation zone
- SPA
- Lift
- Smart home
- Crossfit zone
- Paddle court
- Sports ground
- Parking
- Pool Deck
- Pool Lounge
- Adults Pool
- Sitting Area
- Lounge
- Kids Club
- Floating deck with sunbeds

AMENITIES

- Table Tennis
- Bar
- Meeting Room
- Terrace Garden
- Lavish Sundeck
- Sunset Bar
- Open Kids Play Area
- Picnic Area
- Sunken Seating
- Cabanas
- Fitness Zone
- Multipurpose Sports Courts
- Outdoor Multipurpose Space
- Beauty Salon
- Basketball Half Court
- Resting Areas
- Climbing Wall
- Yoga Area

ARCHITECTURE







ARCHITECTURE



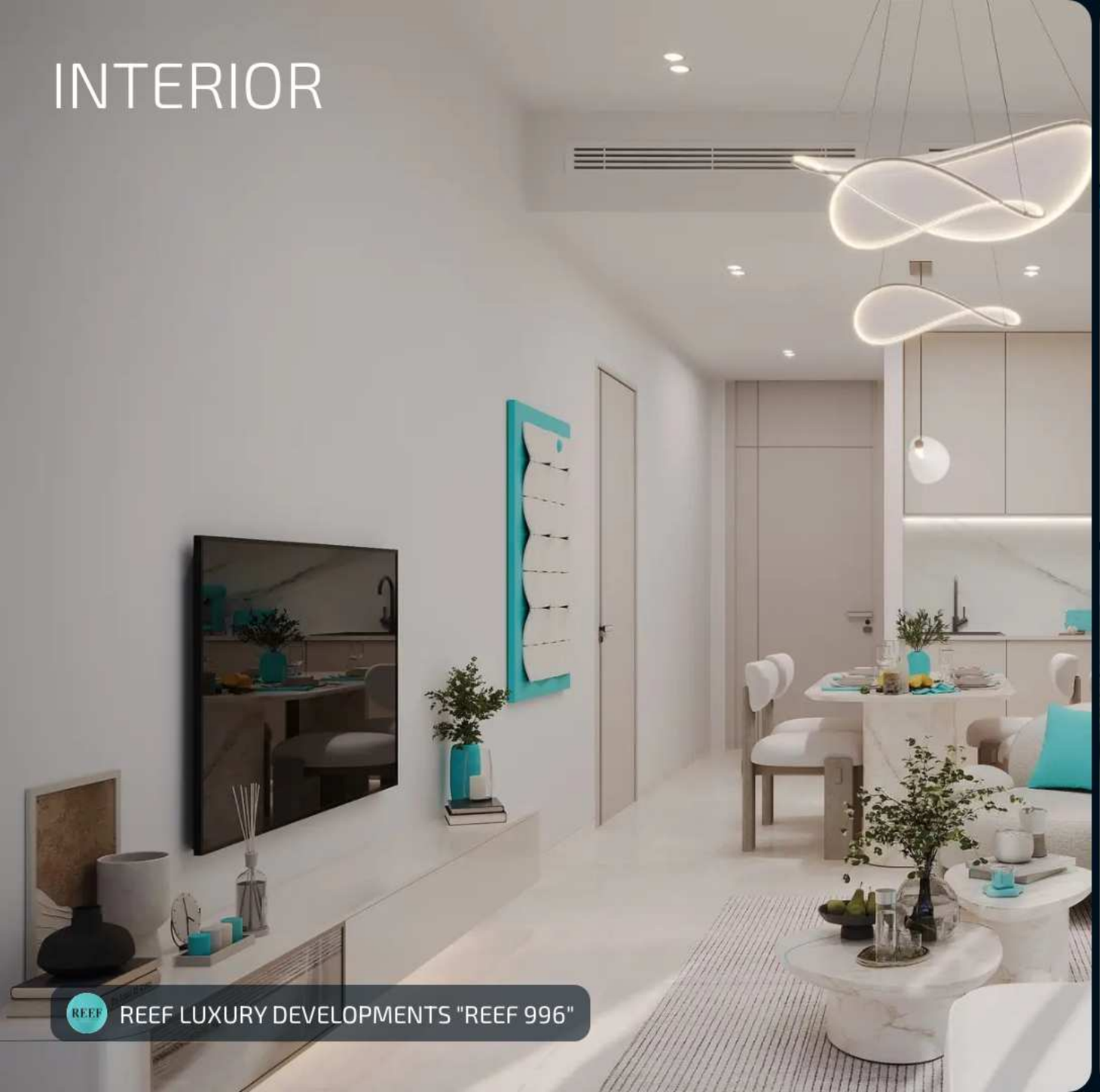
INTERIOR







INTERIOR



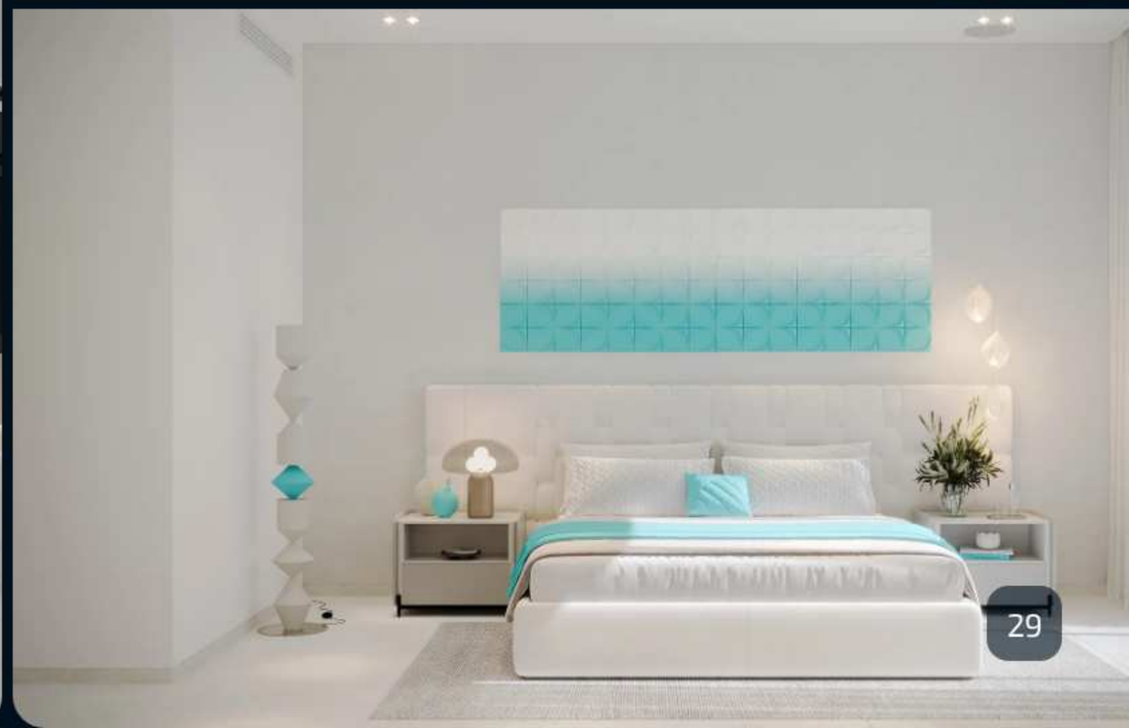




INTERIOR







INTERIOR



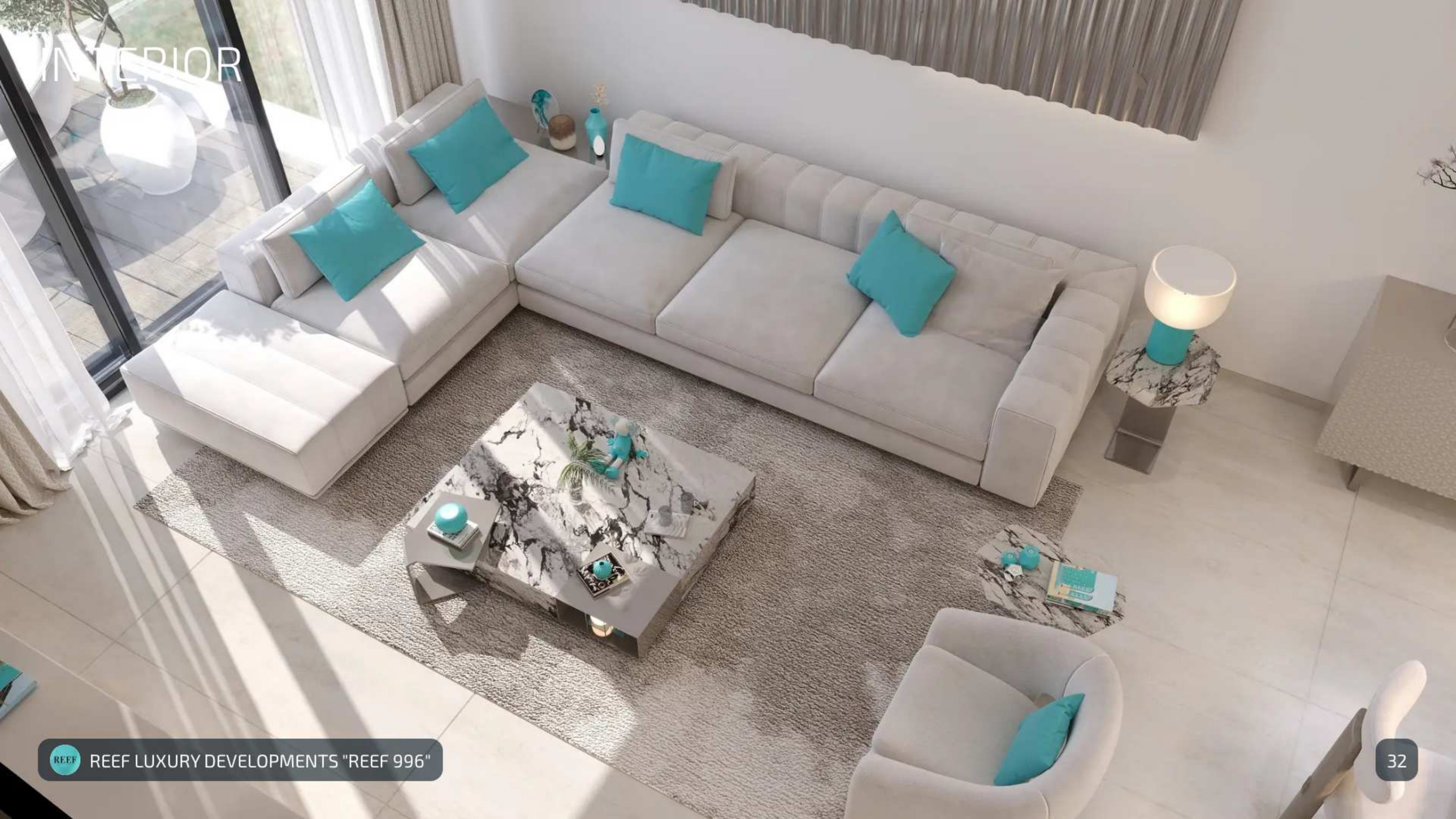




INTERIOR







AMENITIES





AMENITIES





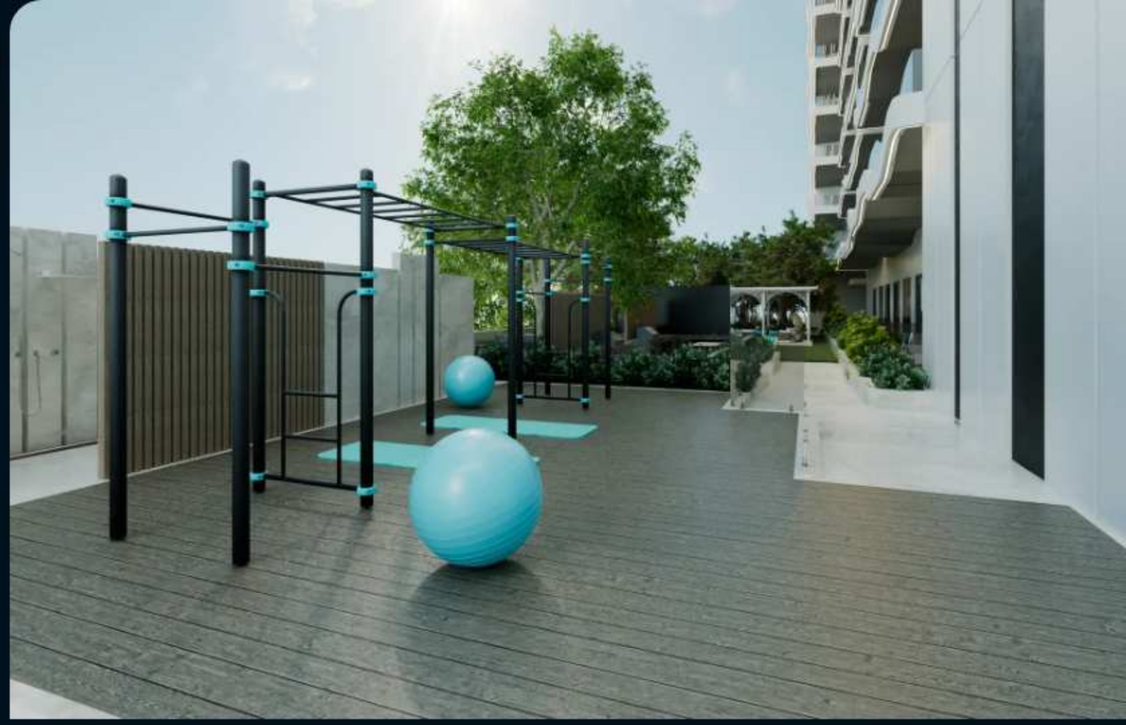
AMENITIES







AMENITIES





AMENITIES





AMENITIES





AMENITIES



PAYMENT

Bank check | Bank transfer | Credit/debit card | Cash

The payment plans applicable only for units from developer

Payment Plan 1

20% + 4% DLD + 2625 AED Admin fees Down payment

4% (1% per month) February - May 2026

4% June 2026

4% (1% per month) July - October 2026

4% November 2026

4% (1% every installment) December 2026, beginning - end of January 2027, March 2027

4% April 2027

4% (1% every installment) Beginning - end of May, June, July 2027

4% August 2027

4% (1% per month) September - December 2027

4% January 2028

4% (1% per month) February - May 2028

4% June 2028

2% (1% per month) July, August 2028

30% On completion

PAYMENT

Bank check | Bank transfer | Credit/debit card | Cash

The payment plans applicable only for units from developer

Payment Plan 2 (post handover 29 months)

20% + 4% DLD + 2625 AED Admin fees Down payment

4% (1% per month) February - May 2026

4% June 2026

4% (1% per month) July - October 2026

4% November 2026

4% (1% every installment) December 2026, beginning - end of January, March 2027

4% April 2027

4% (1% every installment) Beginning - end of May, June, July 2027

4% August 2027

4% (1% per month) September - December 2027

4% January 2028

4% (1% per month) February - May 2028

4% June 2028

2% (1% per month) July, August 2028

1% On completion

29% (1% per month) October 2028 - February 2031

UNIT SPECIFICATION #1522

The information provided in the catalog is not a sales offer

Price

178,594.45 EUR 769,472.00 AED

Price per m²

4,577.08 EUR/m² 19,720.31 AED/m²

Size

39.02 m²

Floor

15

Layout

Studio

Type

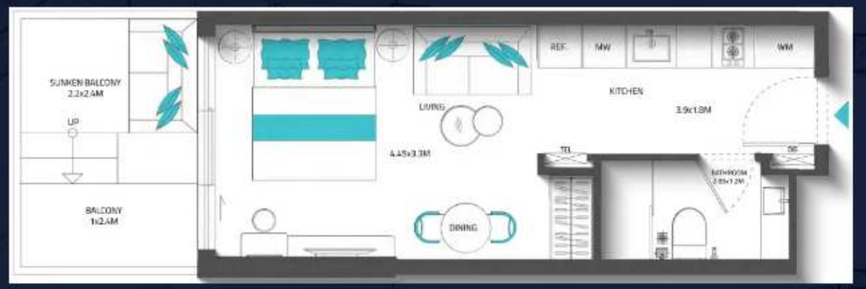
Apartments

Height

Simplex

Views

community



UNIT SPECIFICATION #1526

The information provided in the catalog is not a sales offer

Price

189,589.03 EUR 816,842.00 AED

Price per m²

4,475.26 EUR/m² 19,281.62 AED/m²

Size

42.36 m²

Floor

15

Layout

Studio

Type

Apartments

Height

Simplex

Views

marina skyline



DUBAILAND RESIDENCE COMPLEX

Dubailand Residence Complex is a neighbourhood that is rapidly gaining popularity for its affordability and quality of life. The neighbourhood offers a variety of entertainment and shopping facilities as well as gyms. Its location is strategic due to its close proximity to major roads. The buildings of the complex stand out for their modern stone and glass design, innovative technology and functionality. The neighbourhood attracts different audiences: families with children, young professionals and expatriates. Aquila school, medical clinics, supermarkets and restaurants are located here. Transport accessibility and proximity to attractions such as Dubai Miracle Garden and IMG Worlds of Adventure make the area attractive for living and investment. The development offers a variety of property types including flats, offices and shops with modern amenities and high quality of life.



REEF LUXURY DEVELOPMENTS "REEF 998"

Prices:	Handover:	Service Charge:	Furnishing:	NOC:	Included:
From 199K to 485K EUR	2nd quarter of 2028	37.47 EUR/m² per year	Semi Furnished with Kitchen Appliances	30.00%	Parking



REEF 998 is a premium residential complex from the REEF Development, featuring modern architecture and elegant facade. The complex is located in the prestigious Dubailand (DLRC) area. Its design combines minimalism and functionality, creating a harmonious environment for a comfortable life. The building consists of three basement levels, a ground floor, a three-level podium, twenty residential floors and a roof with amenities.

Apartments at REEF 998 are available in a variety of options, from cozy studios to spacious three-bedroom apartments. All rooms are made with high-quality finishes, including modern materials and ergonomic layouts. The kitchens are equipped with premium European brand appliances.

The residential complex offers many thoughtful amenities for a comfortable stay and an active lifestyle. Among them are an infinity pool, an open–air cinema, fitness areas (crossfit, yoga, boxing), coworking, playgrounds and even a zipline. There are playgrounds for cricket, padel tennis, squash and a skate park on the roof, making REEF 998 an ideal place for outdoor activities.

REEF 998 is located within easy transport accessibility from key points in Dubai. IMG Worlds of Adventure, Academic City are within a 5-minute drive, and Dubai Safari Park is 15 minutes away. Downtown Dubai, Burj Khalifa and Dubai Marina can be reached in 20 minutes by car. The DXB is a 20-minute drive away.

AMENITIES

- Covered Parking
- Security and CCTV
- Laundry
- Children's pool
- Shared Pool
- Kids Play Area
- Central A/C
- Lobby
- Shared gym & fitness
- Coworking zone
- Leisure areas
- Dining outlets (coffee houses & restaurants)
- Retail outlets
- BBQ
- Infinity pool
- Covered gym
- Open air gym
- Tennis court

AMENITIES

- Basketball court
- Outdoor cinema
- Social zone
- Recreational areas
- Landscaped garden
- Landscaped park
- Jogging tracks
- Walking paths
- Yoga studio
- Meditation zone
- SPA
- Lift
- Smart home
- Library
- Crossfit zone
- Paddle court
- Sports ground
- Parking

AMENITIES


Adults Pool


Sitting Area


Lounge


Boxing Area


Floating deck with sunbeds


Aqua Fitness


Covered Kids Play Area


Sunken Seating


Fitness Zone


Skate Park

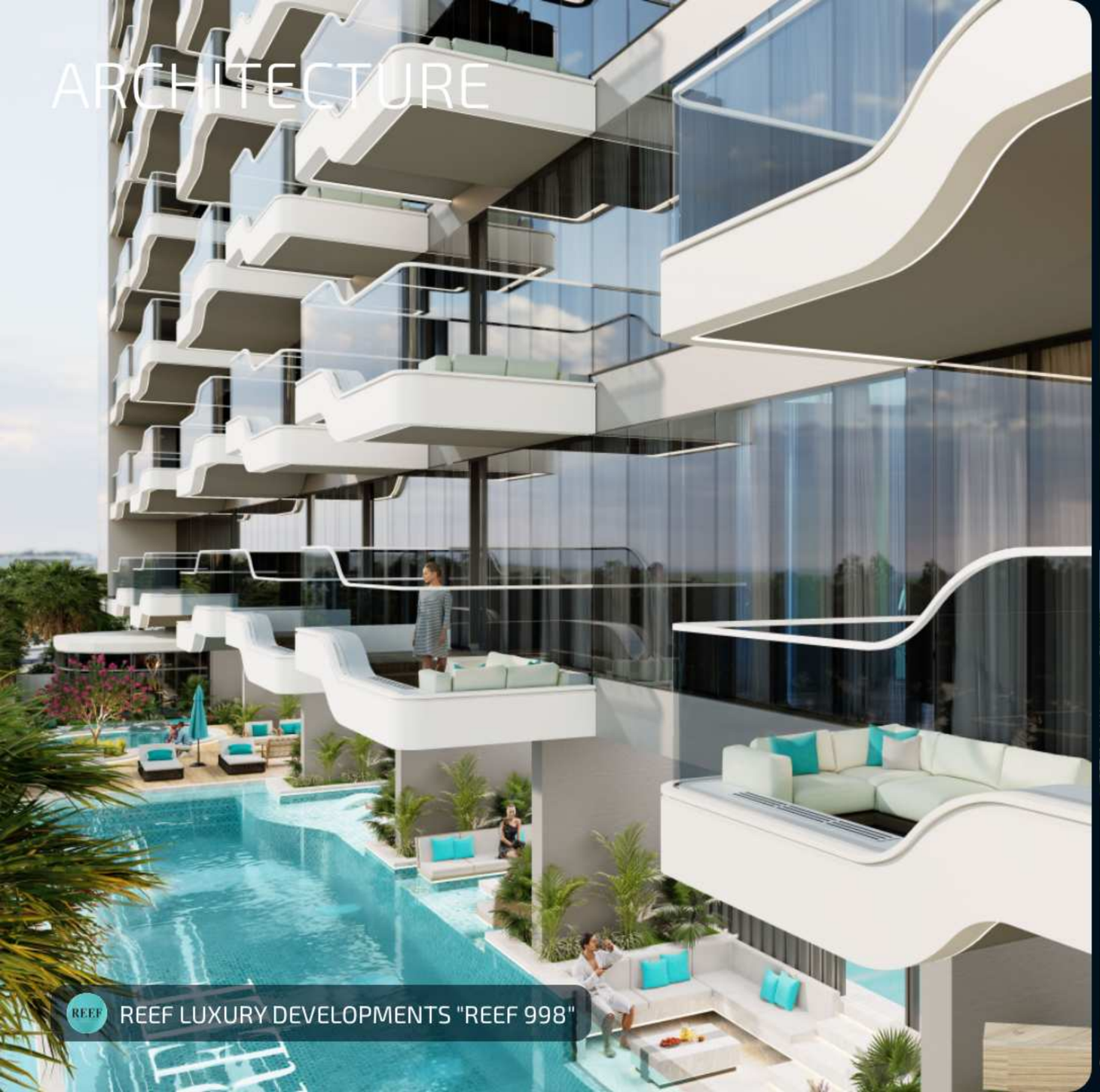

Multipurpose Sports Courts


Outdoor Multipurpose Space


Resting Areas


Climbing Wall

ARCHITECTURE





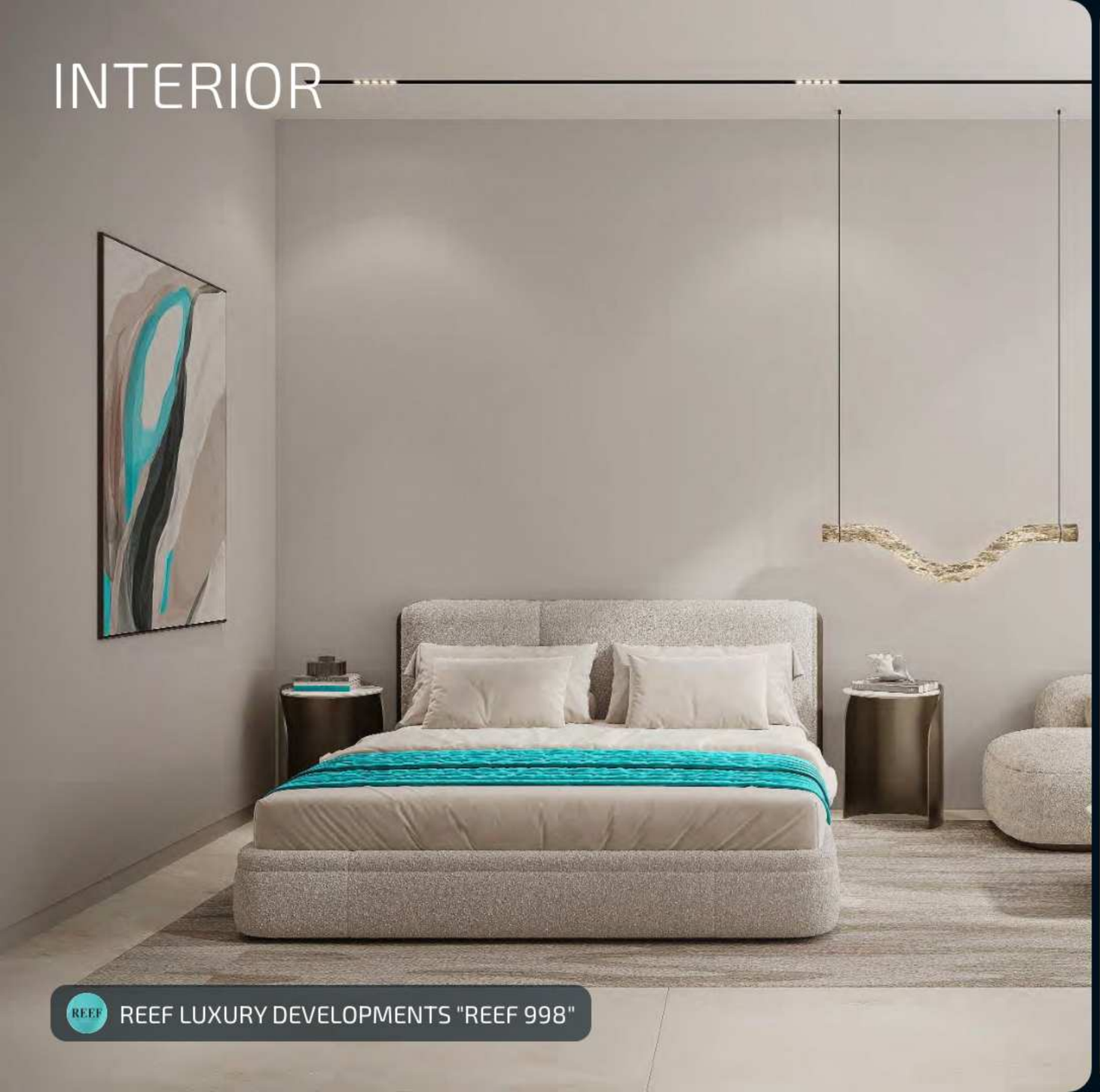


INTERIOR





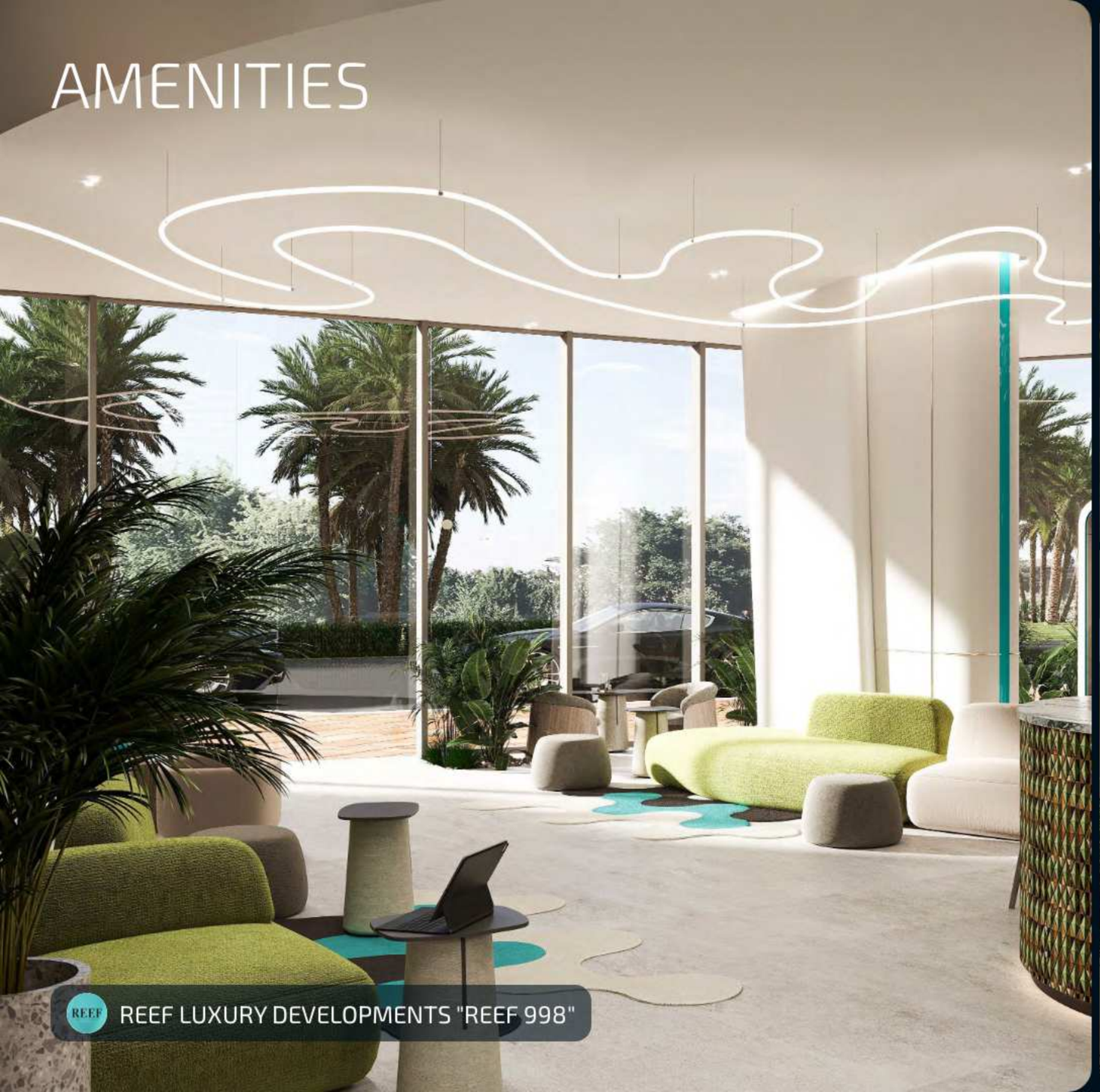
INTERIOR







AMENITIES







AMENITIES



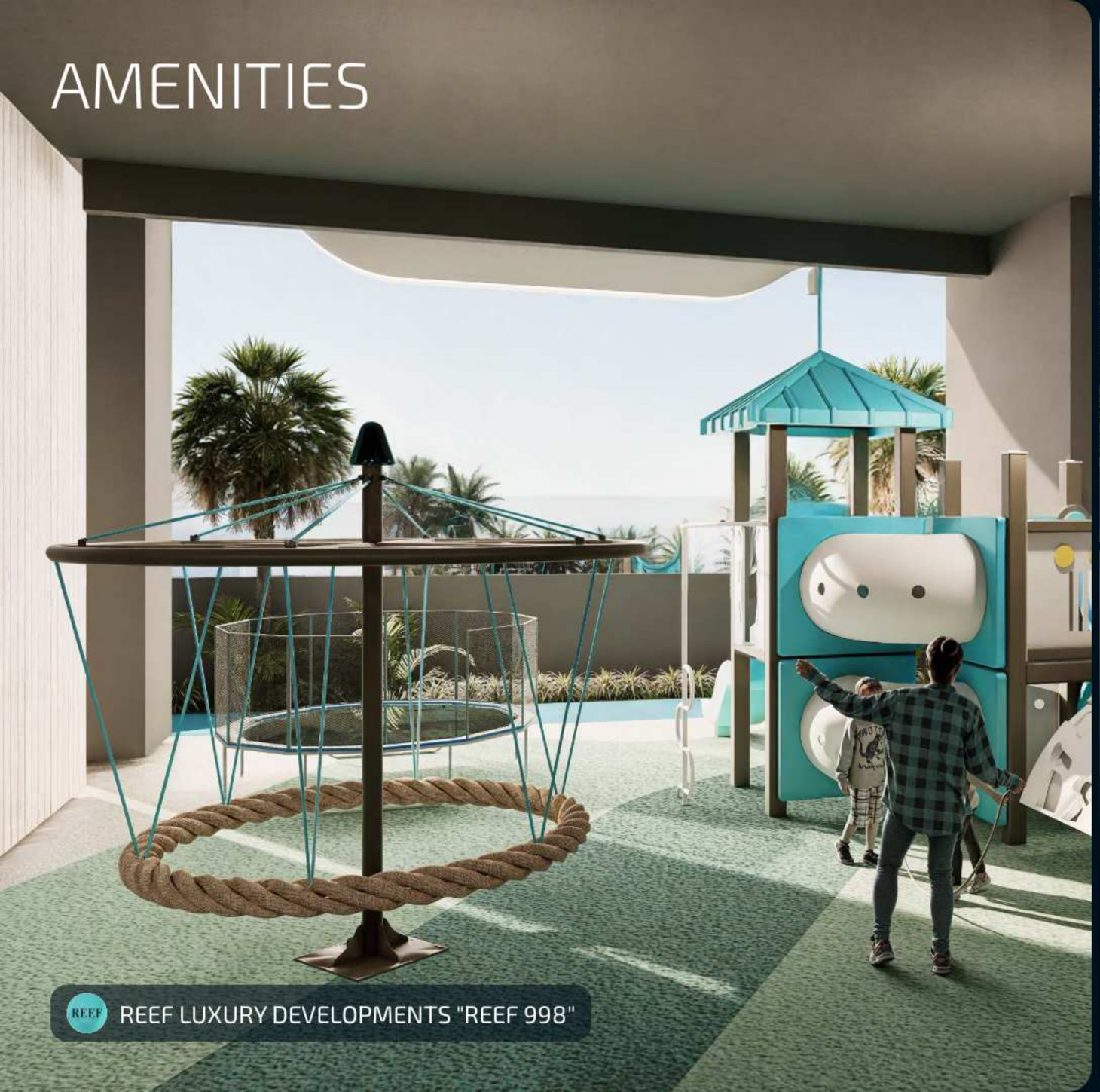


AMENITIES





AMENITIES







AMENITIES







AMENITIES





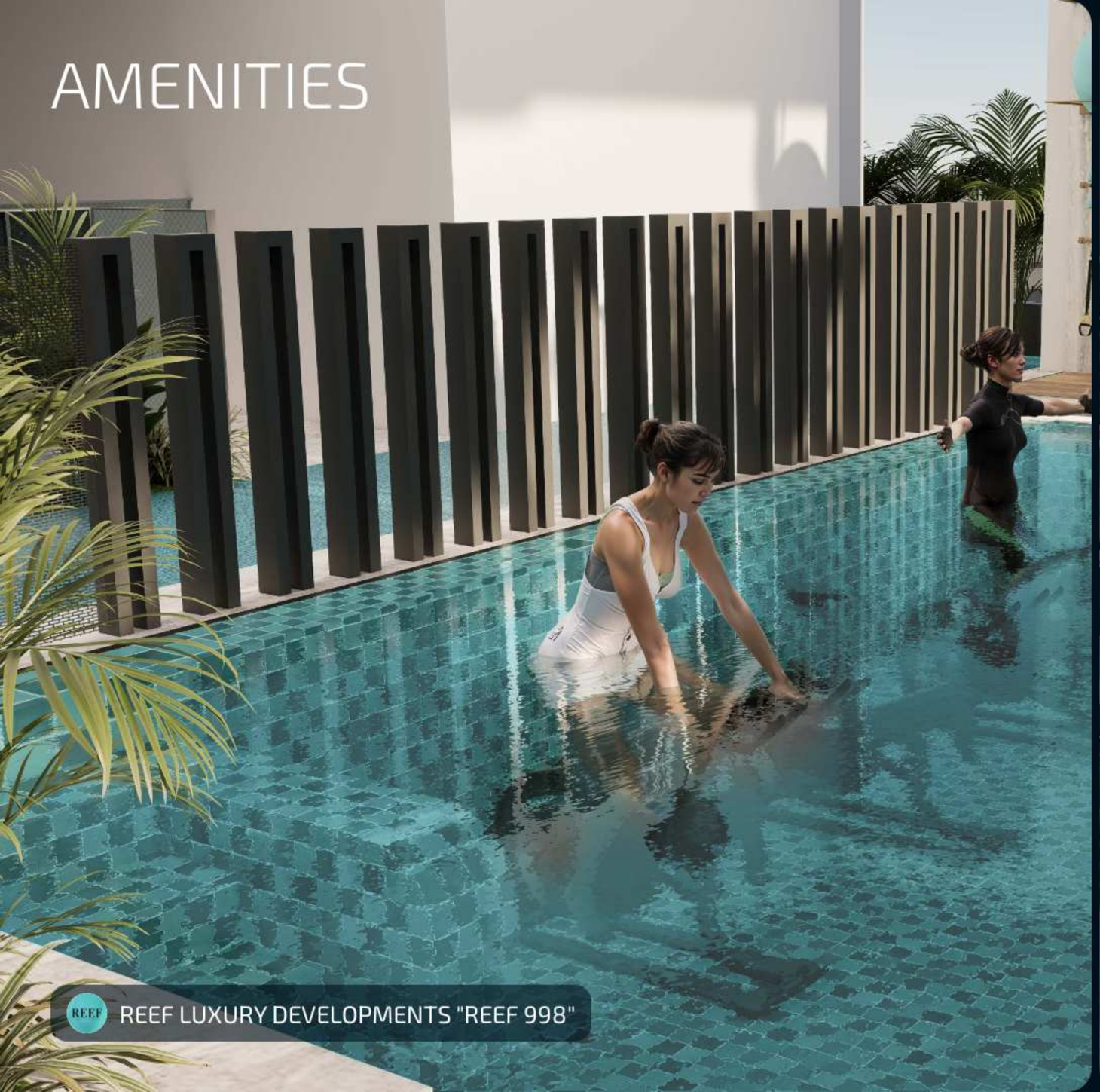


AMENITIES





AMENITIES







AMENITIES



PAYMENT

Cash | Bank transfer | Bank check

The payment plans applicable only for units from developer

Payment Plan 1 (post handover 30 months)

20% + 4% DLD + 2625 AED Registration Fees Down payment

11% (1% monthly) February - December 2026

2% (1% every instalment) Beginning - end of January 2027

2% (1% monthly) March, April 2027

2% (1% every instalment) Beginning - end of May 2027

12% (1% monthly) June 2027 - May 2028

21% On completion

30% (1% monthly) July 2028 - December 2030

Payment Plan 2

20% + 4% DLD + 2625 AED Registration Fees Down payment

4% (1% monthly) February - May 2026

3% June 2026

4% (1% monthly) July - October 2026

3% November 2026

4% (1% every installment) December 2026, beginning - end of January 2027, March 2027

3% April 2027

4% (1% every installment) Beginning - end of May, June, July 2027

3% August 2027

4% (1% monthly) September - December 2027

3% January 2028

3% (1% monthly) February - April 2028

2% May 2028

40% On completion

UNIT SPECIFICATION #1704

The information provided in the catalog is not a sales offer

Price

203,214.69 EUR 875,548.00 AED

Price per m²

4,578.90 EUR/m² 19,728.13 AED/m²

Size

44.38 m²

Floor

17

Layout

Studio

Type

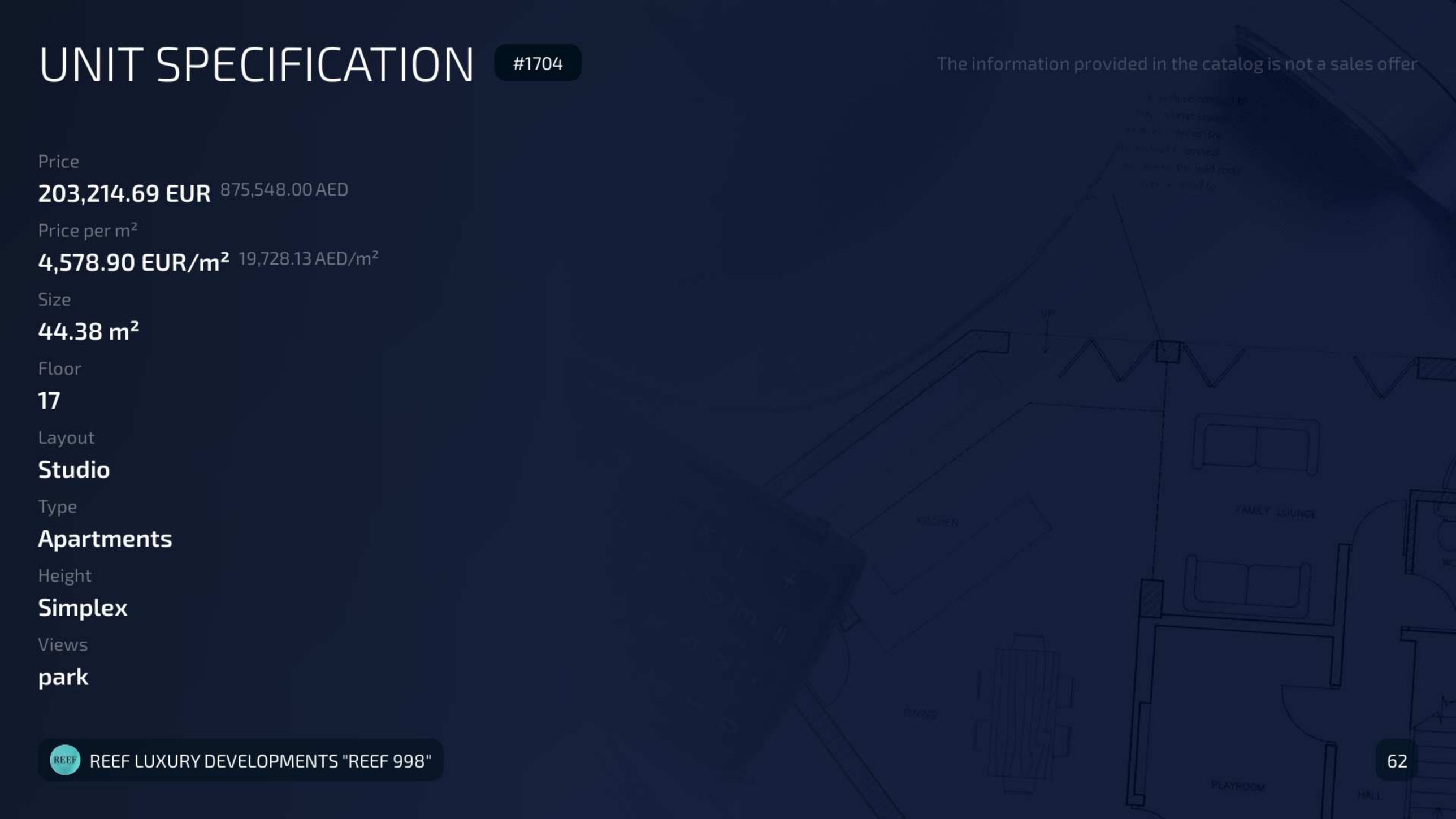
Apartments

Height

Simplex

Views

park



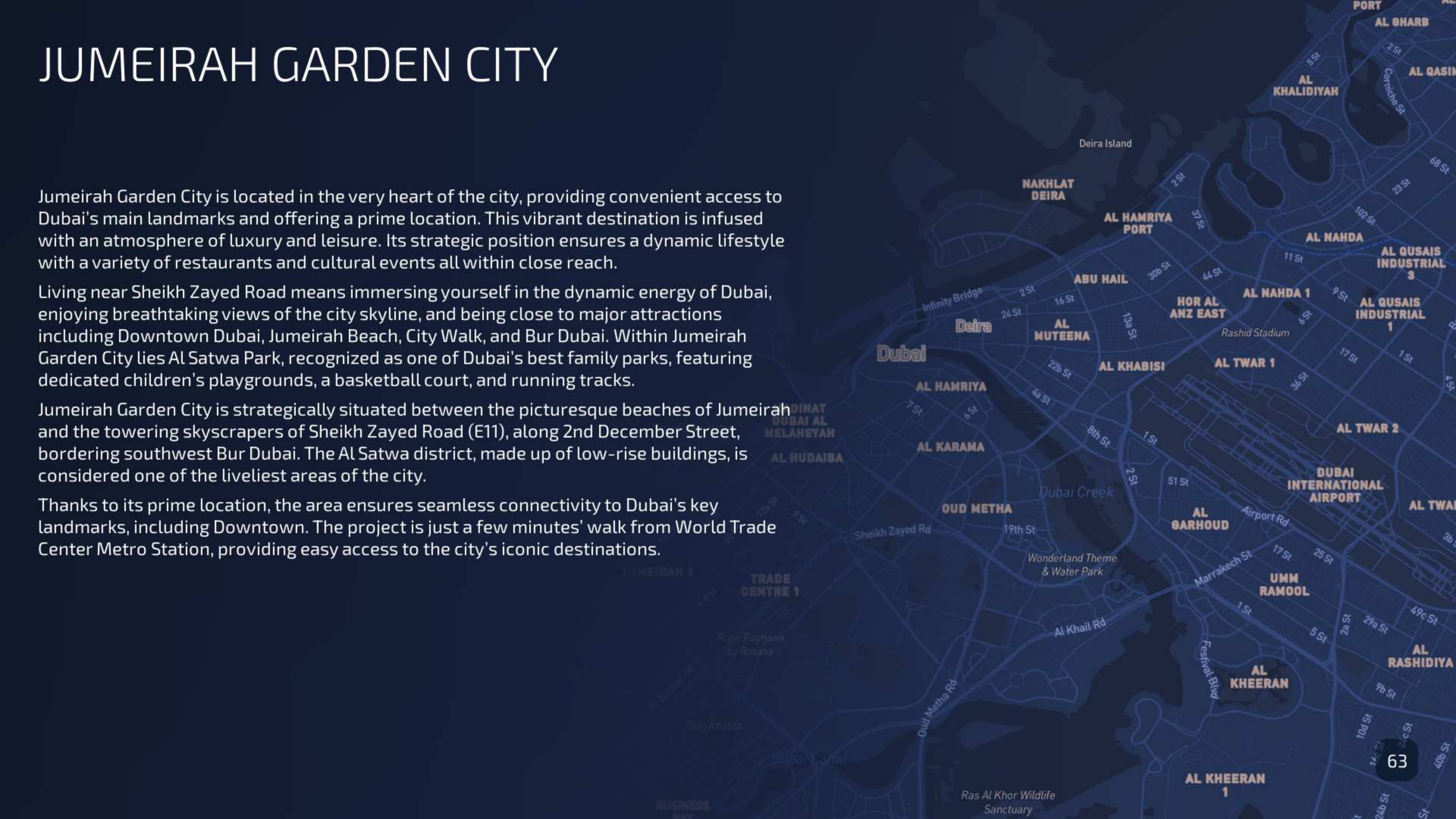
JUMEIRAH GARDEN CITY

Jumeirah Garden City is located in the very heart of the city, providing convenient access to Dubai's main landmarks and offering a prime location. This vibrant destination is infused with an atmosphere of luxury and leisure. Its strategic position ensures a dynamic lifestyle with a variety of restaurants and cultural events all within close reach.

Living near Sheikh Zayed Road means immersing yourself in the dynamic energy of Dubai, enjoying breathtaking views of the city skyline, and being close to major attractions including Downtown Dubai, Jumeirah Beach, City Walk, and Bur Dubai. Within Jumeirah Garden City lies Al Satwa Park, recognized as one of Dubai's best family parks, featuring dedicated children's playgrounds, a basketball court, and running tracks.

Jumeirah Garden City is strategically situated between the picturesque beaches of Jumeirah and the towering skyscrapers of Sheikh Zayed Road (E11), along 2nd December Street, bordering southwest Bur Dubai. The Al Satwa district, made up of low-rise buildings, is considered one of the liveliest areas of the city.

Thanks to its prime location, the area ensures seamless connectivity to Dubai's key landmarks, including Downtown. The project is just a few minutes' walk from World Trade Center Metro Station, providing easy access to the city's iconic destinations.



NOBLE LAND REAL ESTATE "BRAND CENTRO"

Prices:	Handover:	Service Charge:	Furnishing:	NOC:	Included:
From 237K to 585K EUR	3rd quarter of 2026	37.47 EUR/m² per year	Semi Furnished with Kitchen Appliances	30.00%	Parking

Brand Centro is a premium residential project by EMS Real Estate Development, exclusively presented by Noble Land Real Estate Development, located in the Al Satwa area. The complex consists of a ground level with a lobby, two podium levels, and eight residential floors, featuring studios, one-bedroom apartments, and spacious two-bedroom residences.

The building stands out with its modern architectural design, characterized by abundant glass elements and elegant lines. Every detail of the interior has been carefully considered — functional layouts, panoramic windows that fill the spaces with natural light, and high-quality materials enhanced by stylish details and bespoke design solutions.

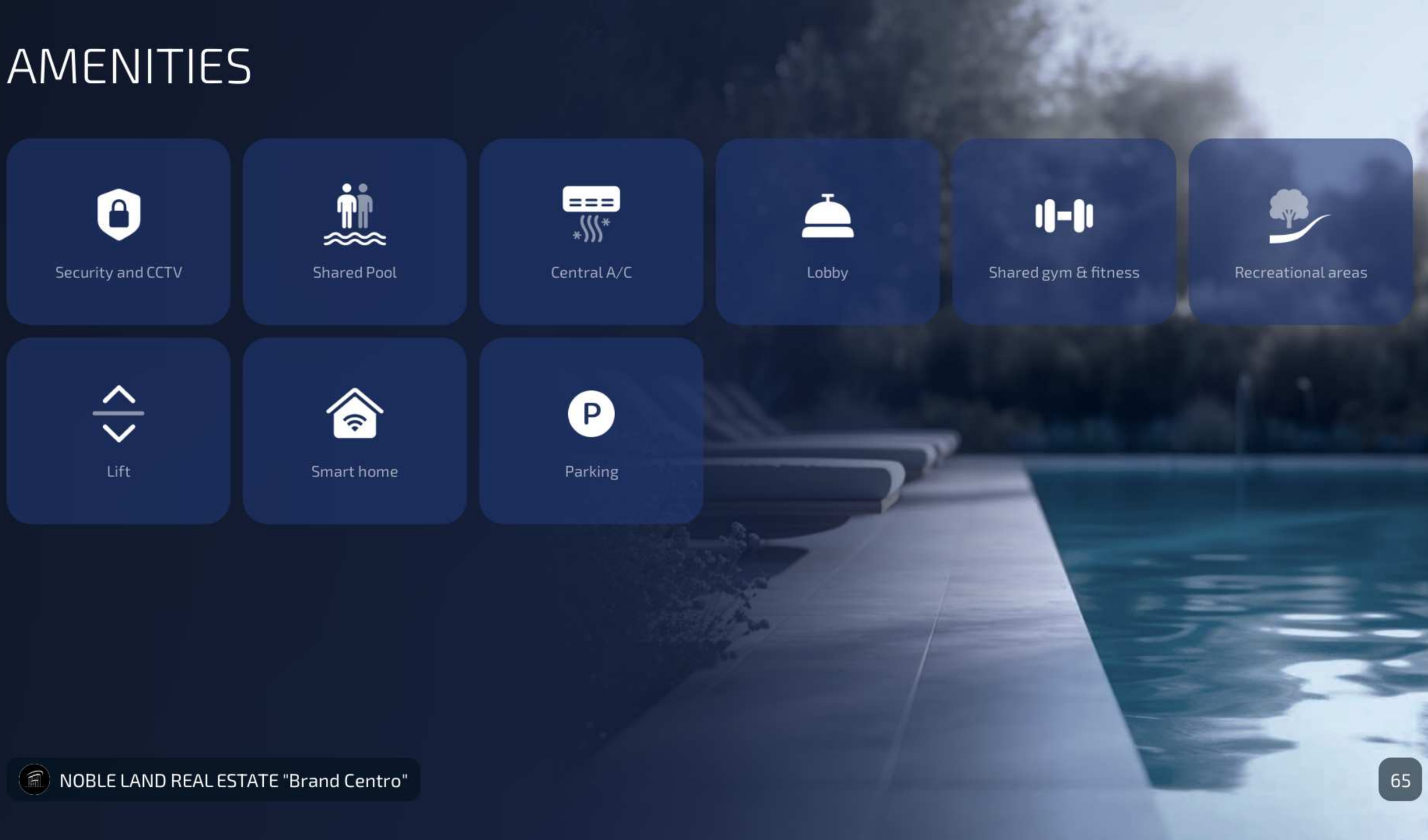
Residents of Brand Centro will enjoy a range of contemporary amenities, including a fitness center, swimming pool, and dedicated parking. Security is ensured by 24-hour surveillance and professional staff.

Thanks to its prime location, residents can easily reach Dubai's key destinations: 10 minutes to Burj Khalifa and Downtown Dubai, 5 minutes to the Museum of the Future, and 12 minutes to Jumeirah Beach and City Walk. All this makes Brand Centro an ideal choice both for living and investment.



EMS Real Estate Development

AMENITIES



- Security and CCTV
- Shared Pool
- Central A/C
- Lobby
- Shared gym & fitness
- Recreational areas
- Lift
- Smart home
- Parking

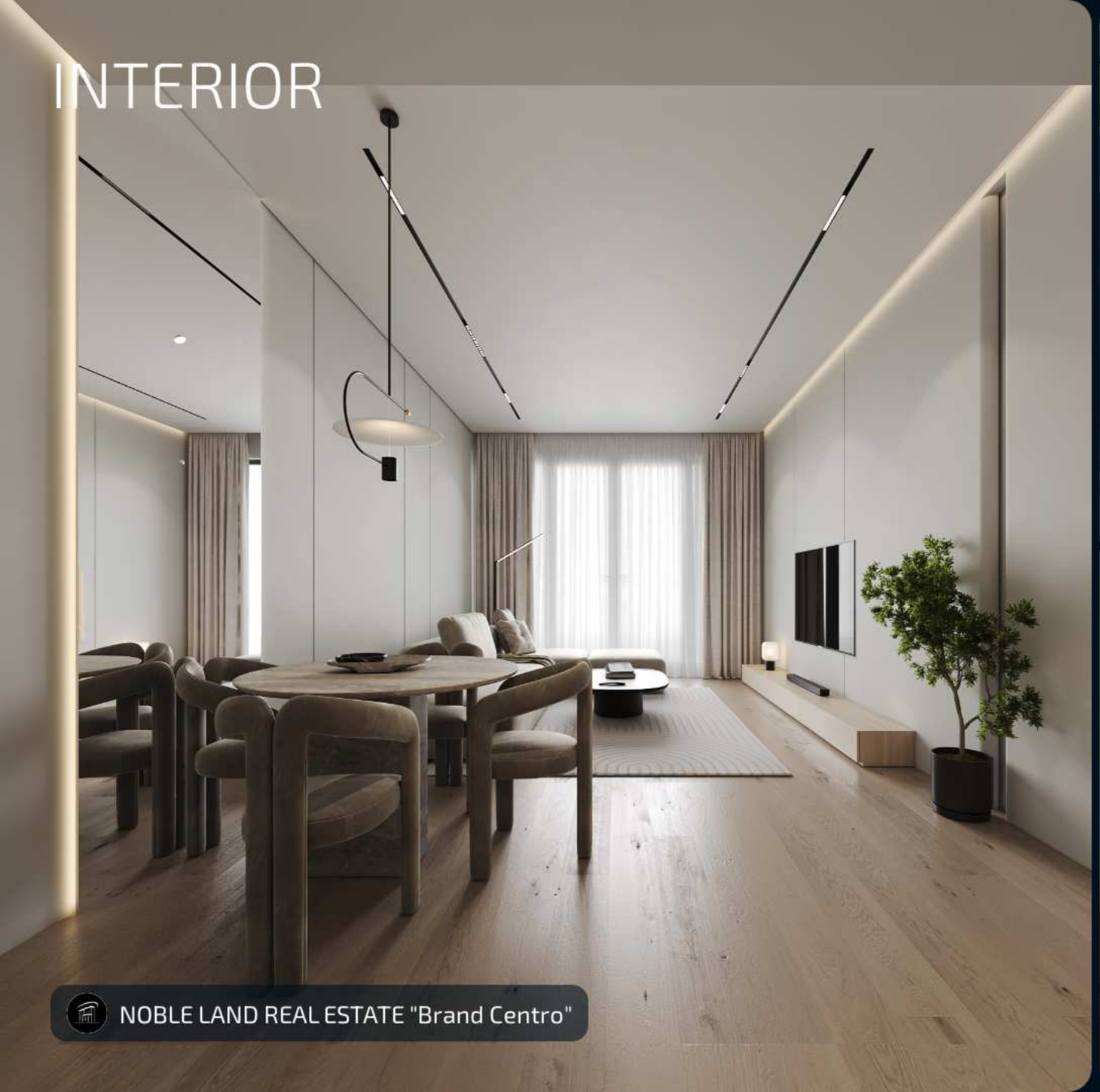
ARCHITECTURE





NOBLE LAND REAL ESTATE "Brand Centro"

INTERIOR







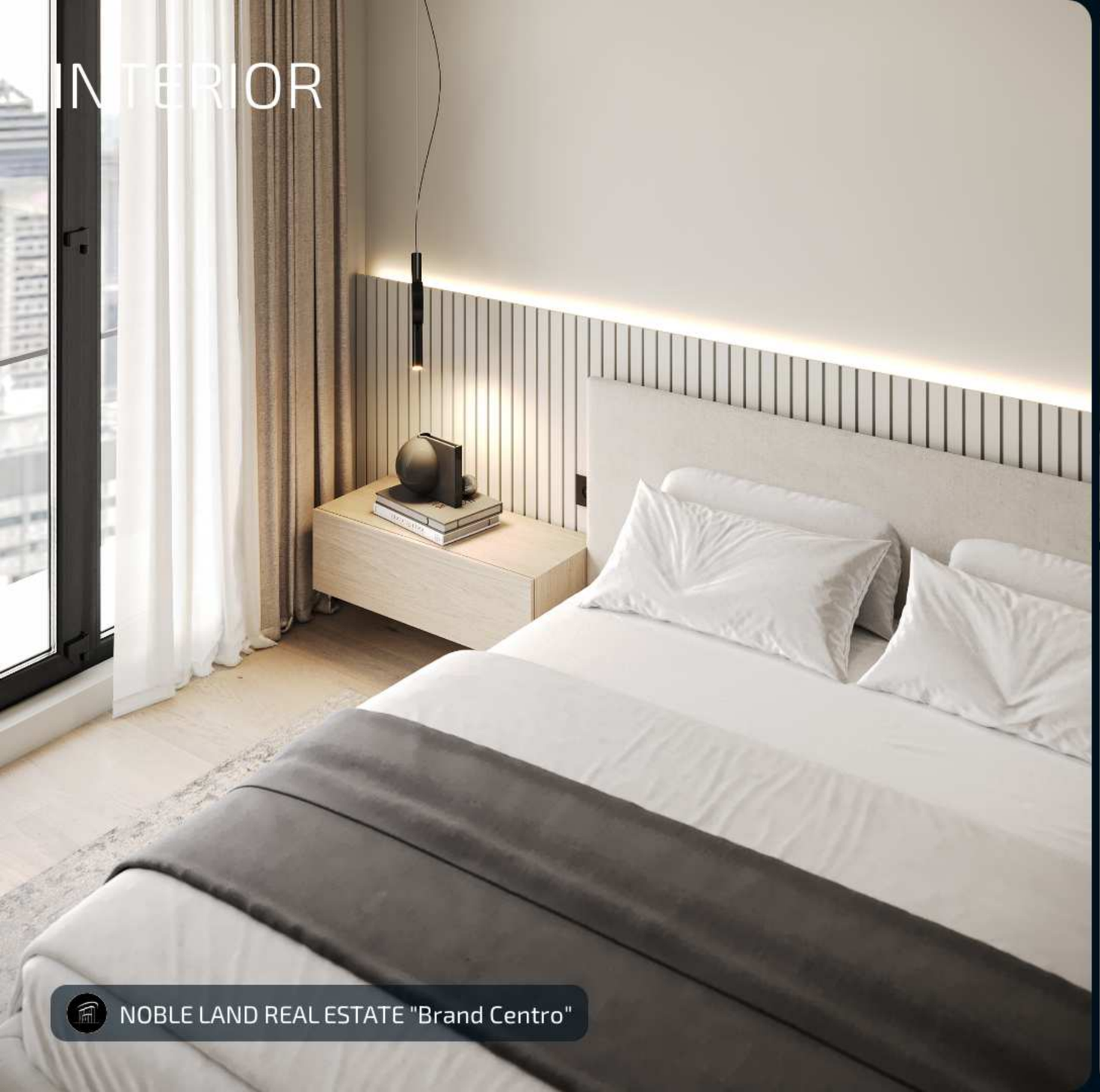
INTERIOR



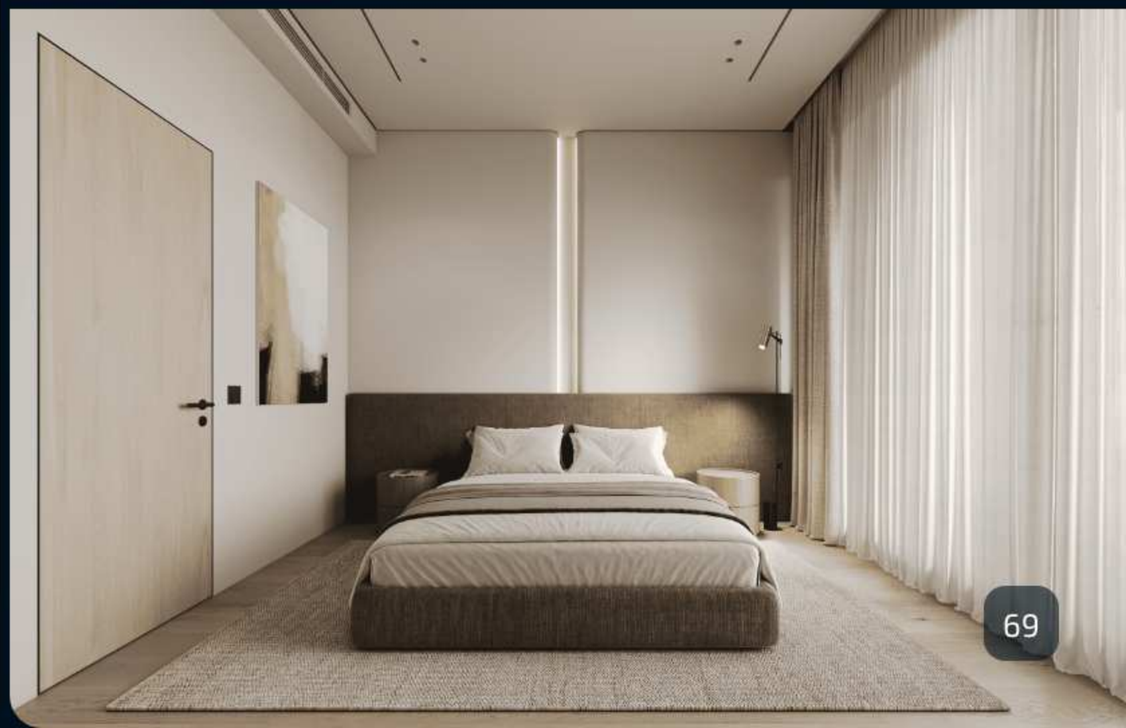




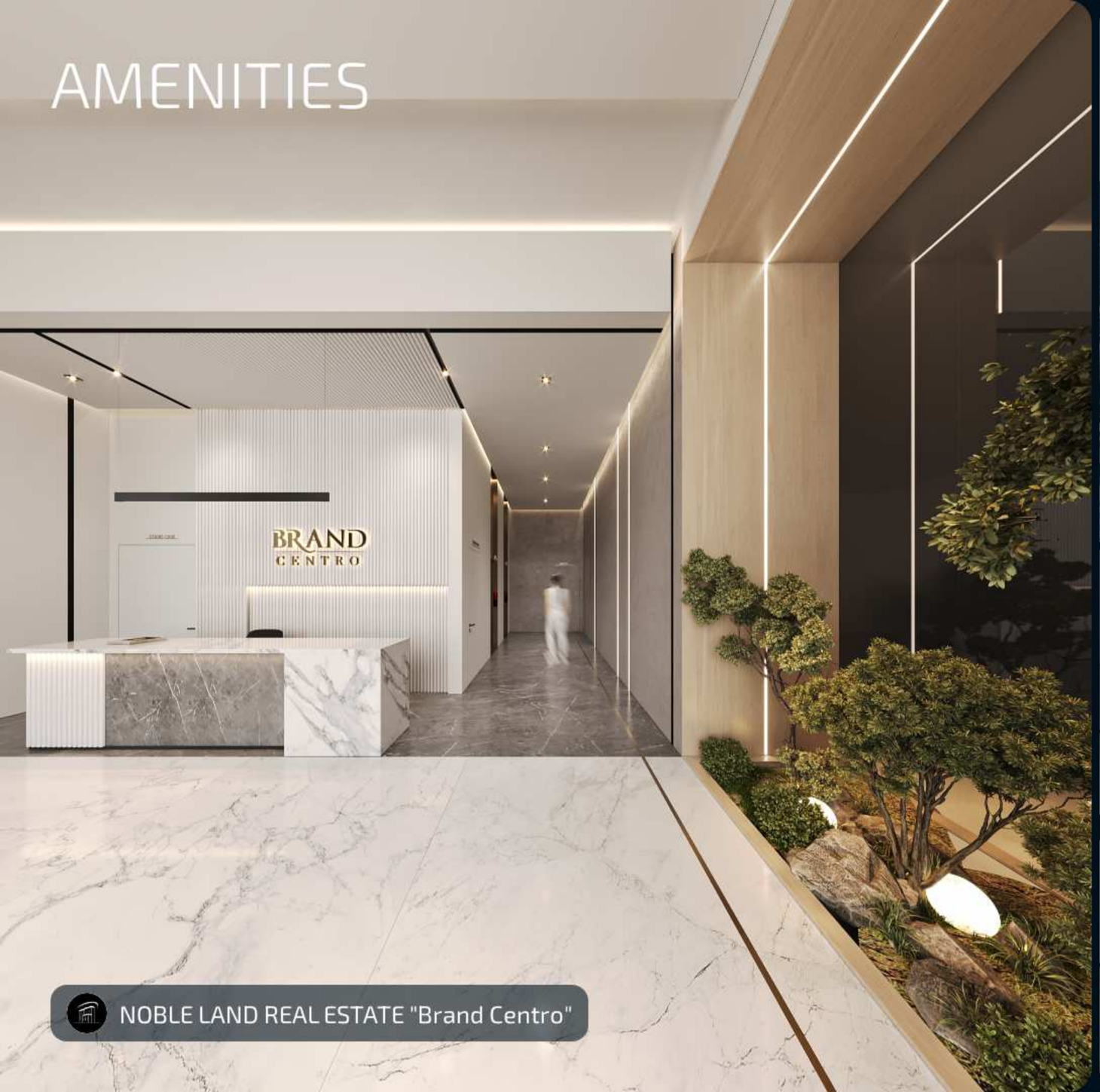
INTERIOR



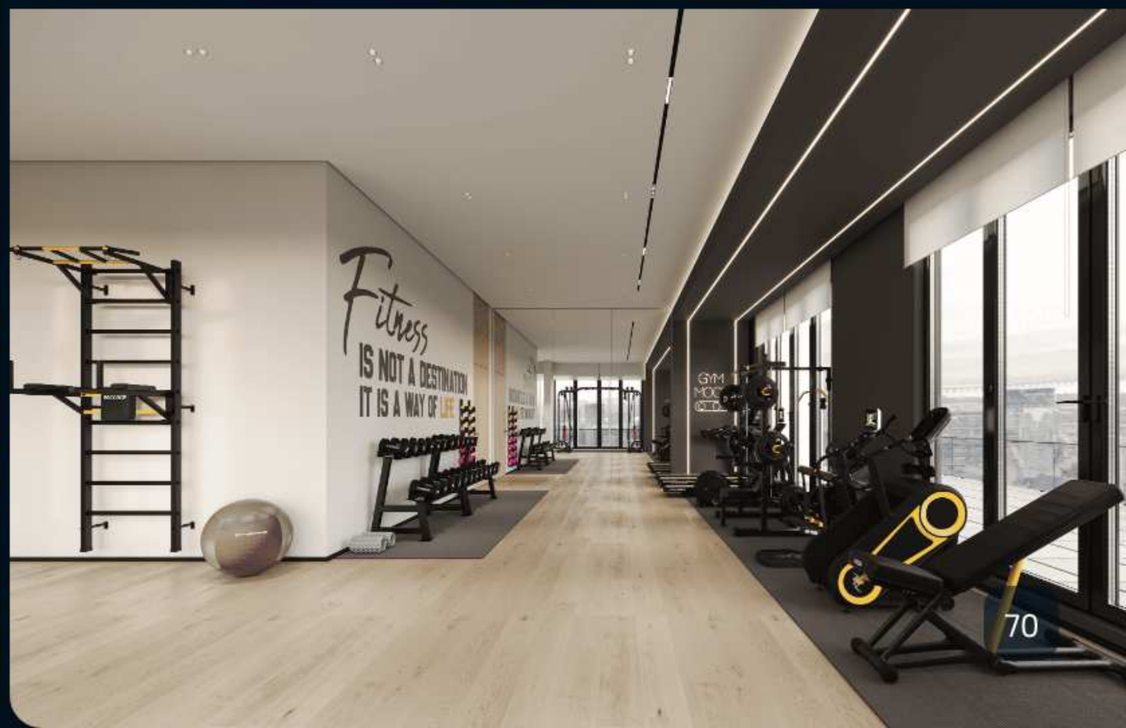




AMENITIES







NOBLE LAND REAL ESTATE "Brand Centro"

PAYMENT

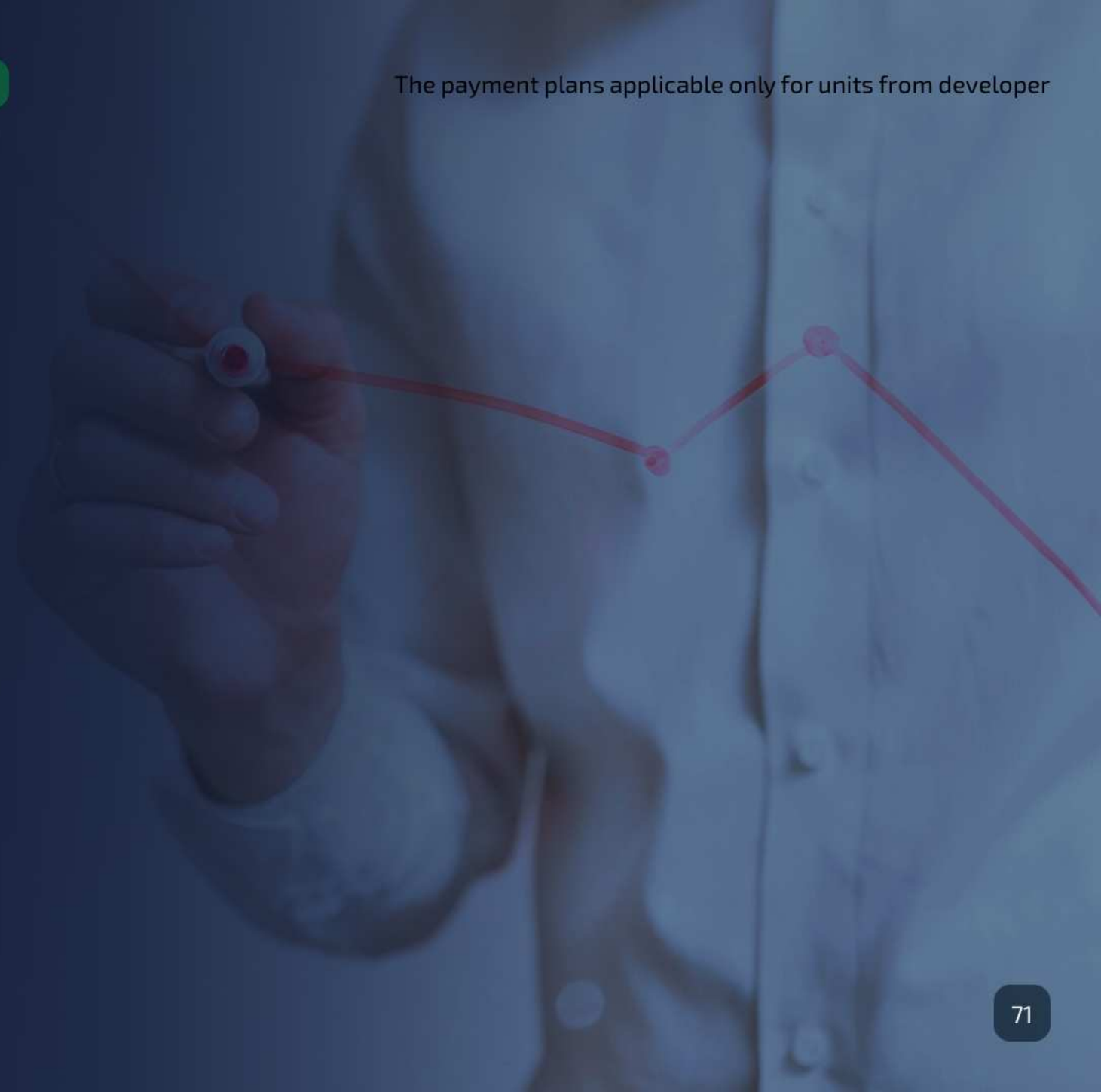
Bank check | Bank transfer | Cash

The payment plans applicable only for units from developer

Payment Plan

30% + 4% DLD + 2385 AED Oqood + 5000 AED admin fee
On booking

70% On handover



UNIT SPECIFICATION #803

The information provided in the catalog is not a sales offer

Price

265,013.87 EUR 1,141,809.00 AED

Price per m²

7,563.13 EUR/m² 32,585.66 AED/m²

Size

35.04 m²

Floor

8

Layout

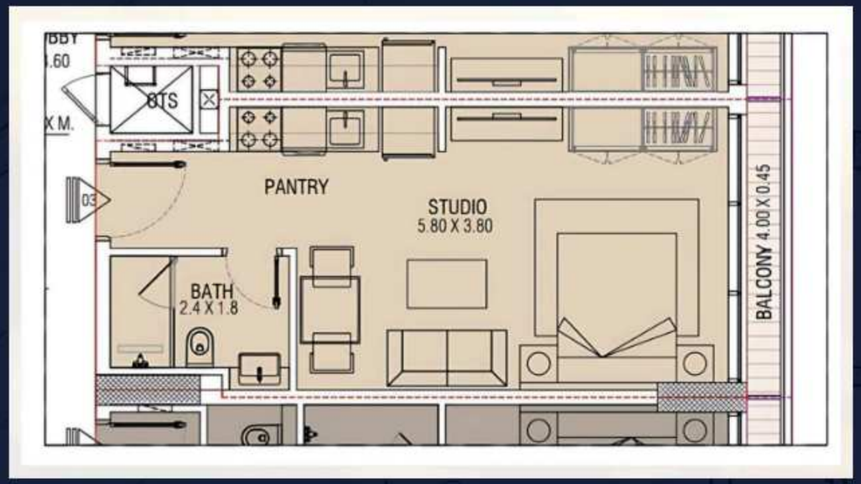
Studio

Type

Apartments

Height

Simplex



DUBAI MOTOR CITY

Dubai Motor City is a unique community in Dubai that blends a cozy residential atmosphere with a passion for motorsport and modern urban convenience. Located away from the city's hustle, it offers a balance of peaceful living and well-developed infrastructure. The district's highlight is the Dubai Autodrome, a professional racetrack that hosts international events, track days, and karting sessions for enthusiasts.

The area features landscaped green spaces and community parks like Eastlands Park and Gatton Park, offering ideal settings for family outings, morning jogs, or relaxing walks. The neighborhood's low-rise buildings and open layout create a calm, suburban feel that's rare in the city.

Dubai Motor City offers a variety of real estate options, including studios, apartments, townhouses, and villas. The architecture leans toward low-rise structures with modern finishes, balconies, and shared green courtyards. The district also includes commercial spaces, offices, and retail outlets, providing everything needed for everyday comfort.

This community is perfect for families with children thanks to the presence of schools, nurseries, and a green environment. It's also ideal for young professionals and investors looking for stability, lifestyle quality, and long-term potential in a vibrant yet relaxed setting.



BINGHATTI "BINGHATTI SKY TERRACES" NEW LAUNCH

Prices:	Handover:	Service Charge:	Furnishing:	NOC:	Included:
From 180K to 3.1M EUR	4th quarter of 2027	29.98 EUR/m² per year	Semi Furnished with Kitchen Appliances	40.00%	Parking

Binghatti Sky Terraces is a modern project in Motor City featuring a ground level, a mezzanine, five podium levels, forty residential floors, two mechanical levels, and a roof. The architecture follows Binghatti's signature geometric style, with a dynamic façade and expressive vertical rhythm.

The complex offers studios, one-, two-, and three-bedroom apartments, as well as commercial spaces. Interiors are defined by calm tones, thoughtful layouts, high-quality materials, and panoramic windows that enhance natural light and create a sense of spaciousness.

Amenities include an artificial beach-style pool, a fitness center, children's areas, a double-height lobby, and landscaped leisure spaces.

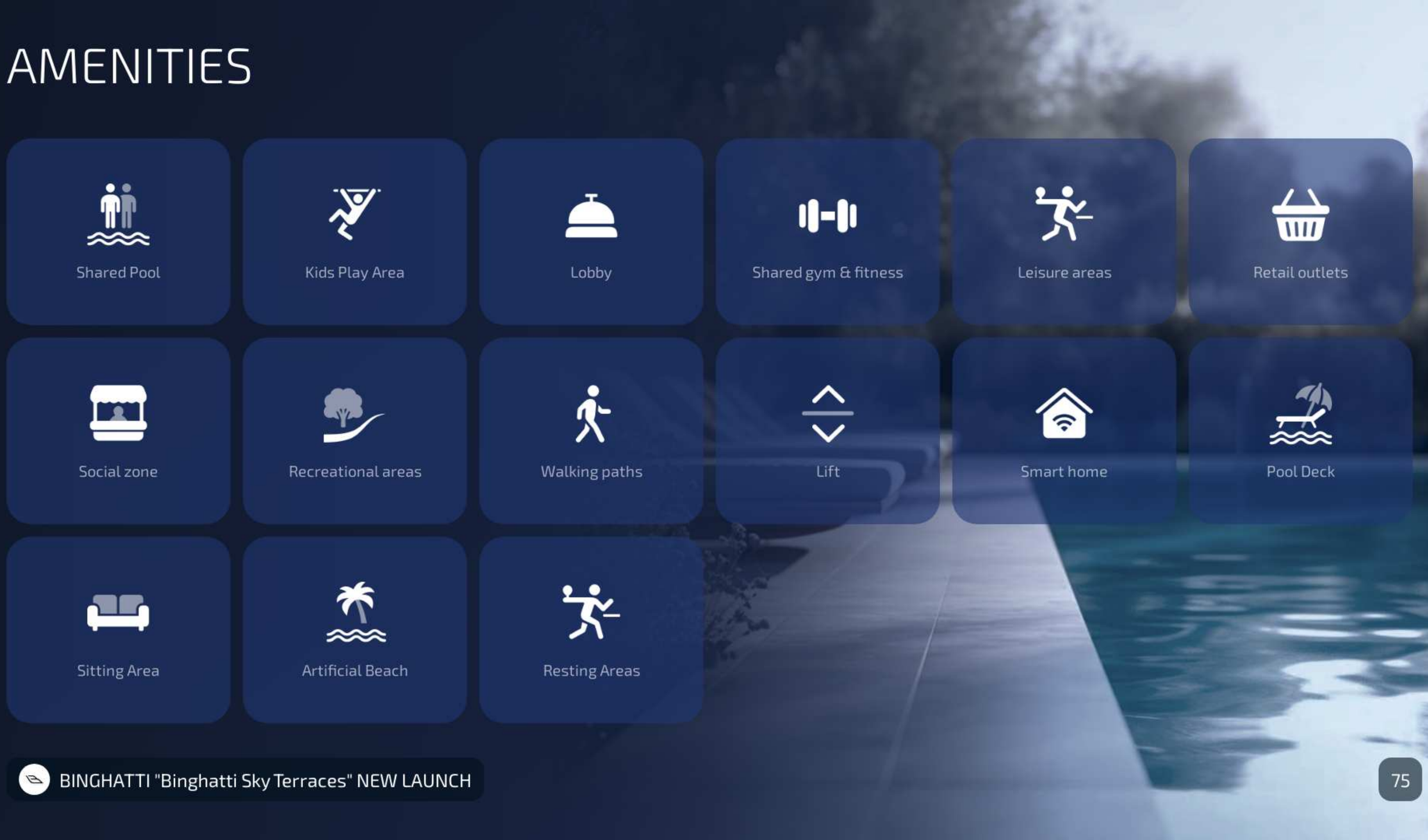
The location provides convenient access: twelve minutes to Dubai Hills Mall, fifteen minutes to Mall of the Emirates, twenty minutes to Downtown Dubai, and twenty-five minutes to Dubai International Airport.

The launch date will be announced later



Binghatti Developers

AMENITIES



- Shared Pool
- Kids Play Area
- Lobby
- Shared gym & fitness
- Leisure areas
- Retail outlets
- Social zone
- Recreational areas
- Walking paths
- Lift
- Smart home
- Pool Deck
- Sitting Area
- Artificial Beach
- Resting Areas

PAYMENT

Bank check | Credit/debit card | Bank transfer | Crypto

The payment plans applicable only for units from developer

Payment Plan 1

50% + 4% DLD + 5000 AED On booking
3% April 2026
3% July 2026
3% October 2026
3% January 2027
3% April 2027
3% July 2027
2% October 2027
30% On completion

Payment Plan 2

100% + 4% DLD + 5000 AED Full payment

Payment Plan 3

20% + 4% DLD + 5000 AED On booking
8% April 2026
7% July 2026
7% October 2026
7% January 2027
7% April 2027
7% July 2027
7% October 2027
30% On completion

PAYMENT

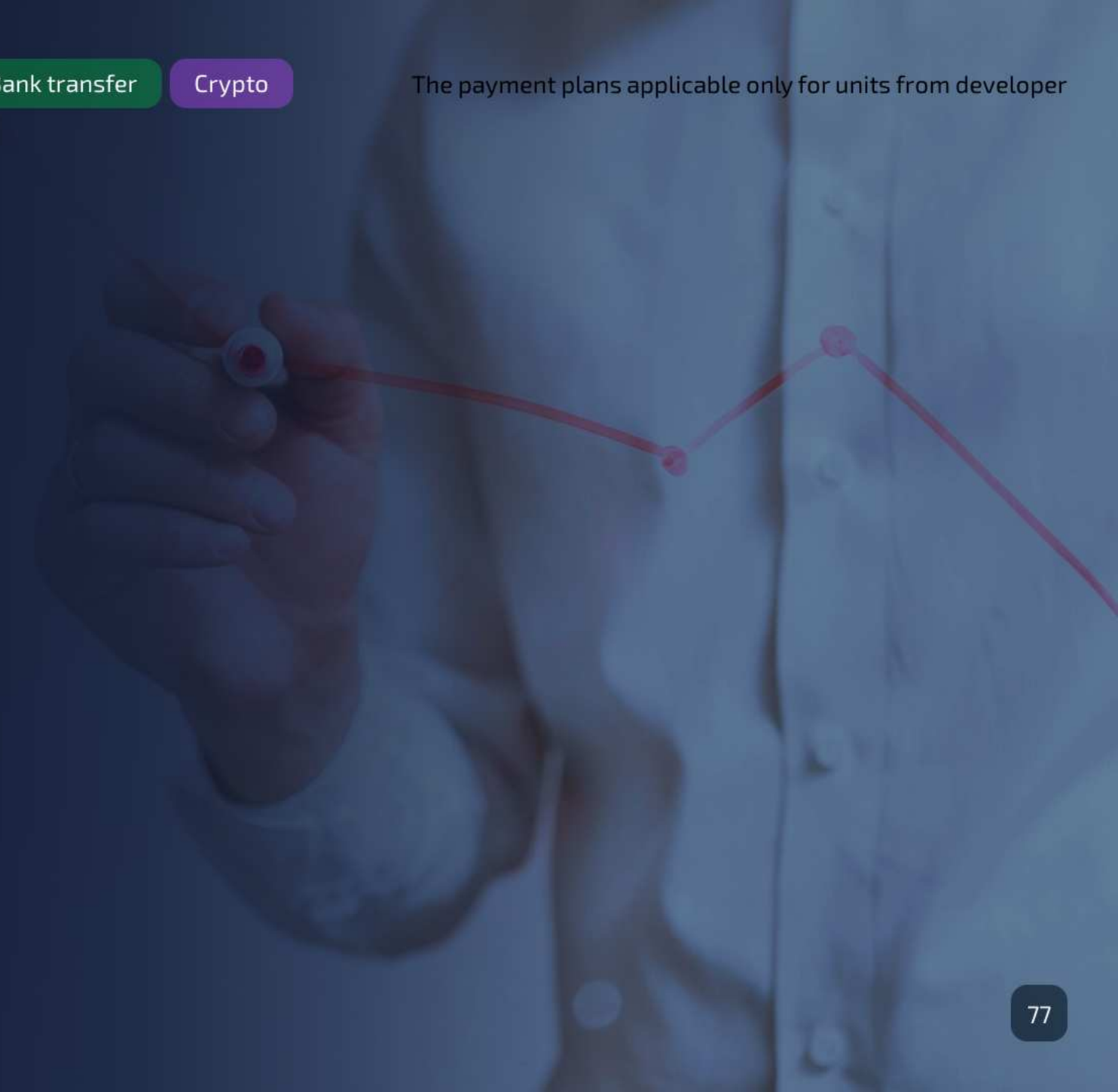
Bank check | Credit/debit card | Bank transfer | Crypto

The payment plans applicable only for units from developer

Payment Plan 4

70% + 4% DLD + 5000 AED On booking

30% On handover



UNIT SPECIFICATION

#BSKT-A1306

The information provided in the catalog is not a sales offer

Price

201,926.77 EUR 869,999.00 AED

Price per m²

5,149.92 EUR/m² 22,188.36 AED/m²

Size

39.21 m²

Floor

13

Layout

Studio

Type

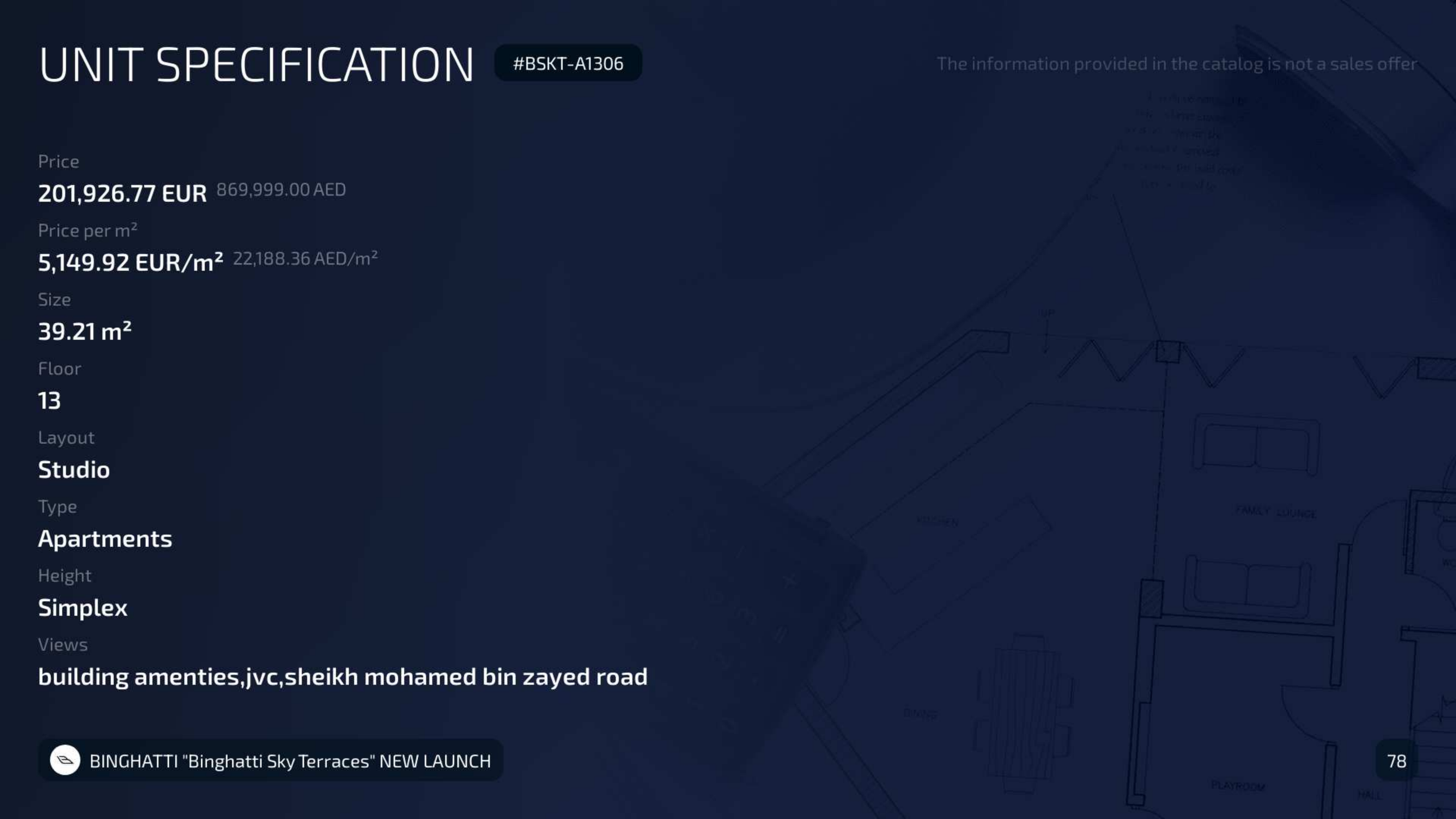
Apartments

Height

Simplex

Views

building amenties,jvc,sheikh mohamed bin zayed road



JVC (JUMEIRAH VILLAGE CIRCLE)

Jumeirah Village Circle (JVC) is a comfortable and dynamic neighbourhood in the heart of Dubai, combining the tranquillity of the suburbs with the convenience of the metropolis. There are various types of housing: elegant villas and townhouses in Arabian and Mediterranean style, as well as stylish apartments suitable for families and those who live alone.

The area is well developed with over 30 green parks with jogging paths and playgrounds, supermarkets (Aswaaq Mart, Spinneys), schools (JSS International School) and medical centres such as Right Health Karama. For entertainment, you can head to Circle Mall, which has shops, a cinema and restaurants.

One of the main advantages of JVC is its convenient location. Dubai Miracle Garden is 11 minutes‘ drive away, Mall of the Emirates is 15 minutes’ drive away and Dubai Marina and Downtown Dubai are 20 minutes' drive away. Palm Jumeirah and Burj Khalifa are 25 minutes away and international airports are 30 minutes away.

Proximity to Sheikh Zayed Road and Al Khail Road makes JVC attractive for living and investment.



ASORA LUXURY REAL ESTATE "ROSE GOLD RESIDENCES"

Prices:	Handover:	Service Charge:	Furnishing:	NOC:	Included:
From 141K to 1.1M EUR	1st quarter of 2028	29.98 EUR/m² per year	Luxe	40.00%	Parking

Rose Gold Residences is an exclusive residential apartment complex by developer Zee Development, presented by Asora Luxury Real Estate. The building consists of a ground floor, podium floor, eleven residential floors, and a rooftop.

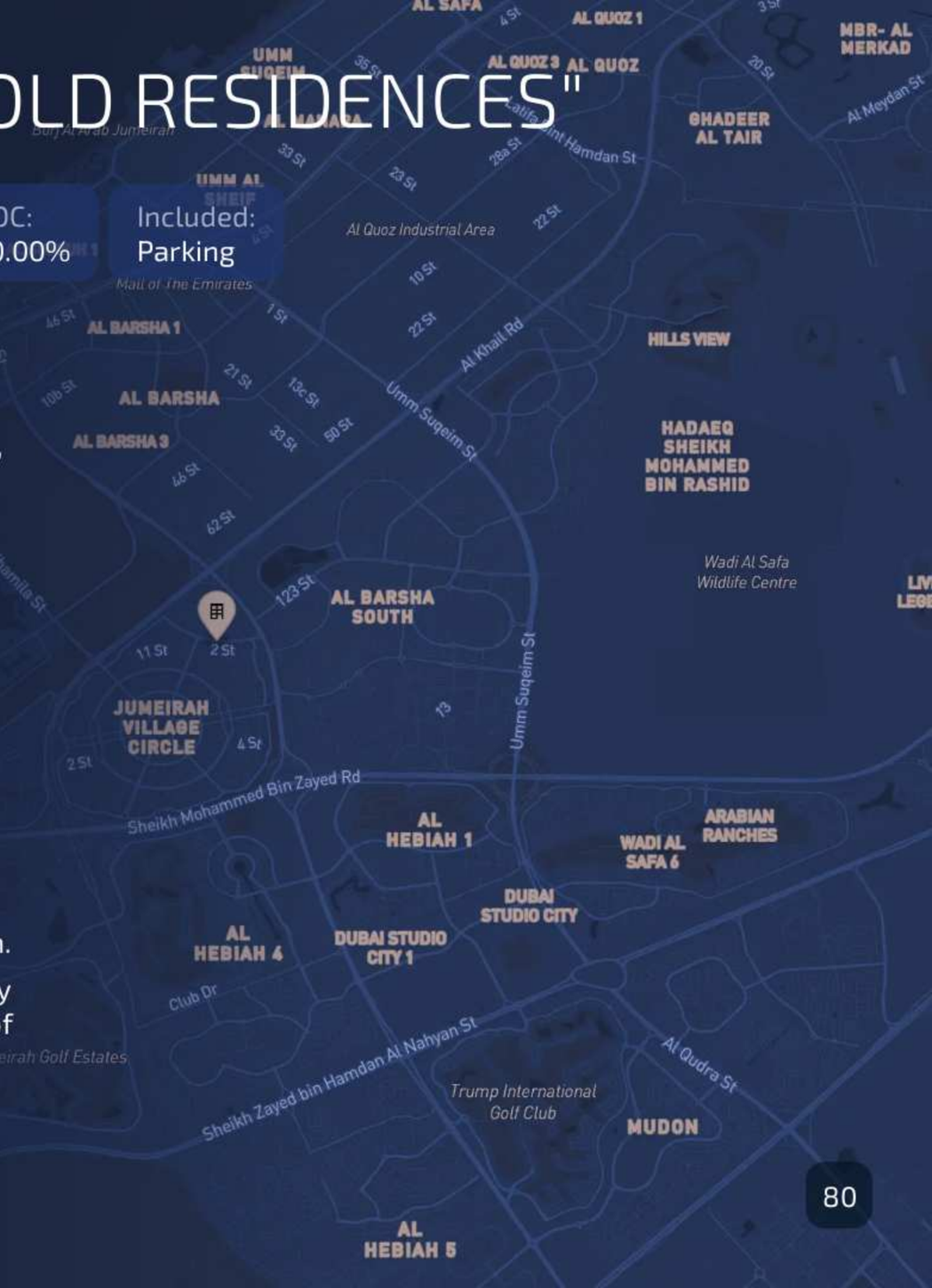
Rose Gold Residences features a bold and elegant façade with rose gold–toned accents, a light ash-colored base, and expansive glass surfaces that give the building a modern and prestigious appearance. The full-glass façade ensures natural light fills the interiors and reflects the cityscape, creating a warm and sophisticated atmosphere. Spacious terraces offer impressive panoramic city views.

The complex offers studios, one-bedroom apartments, two-bedroom apartments and sky villas.

The interiors at Rose Gold Residences are designed with elegance and comfort: large windows bring in abundant natural light, while thoughtful finishes and high-quality materials create a modern and cozy luxury atmosphere.

The complex provides modern amenities for a comfortable lifestyle: spa and sauna, swimming pool, smart parking, intelligent surveillance system, kids' play area, retail outlets, and a fully equipped gym.

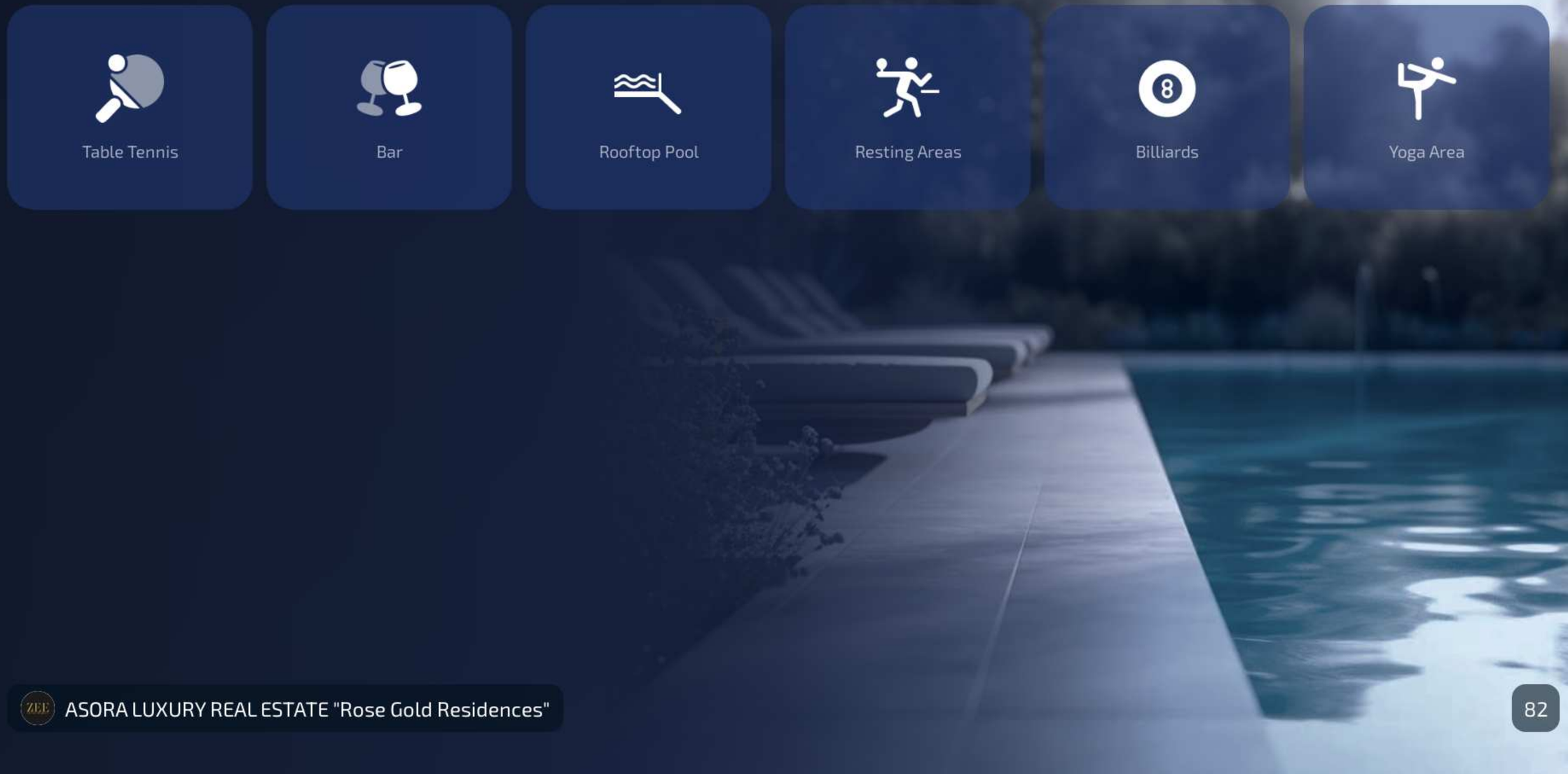
Rose Gold Residences is conveniently located in Jumeirah Village Circle (JVC), with quick access to key destinations: Circle Mall — 2 minutes, Al Khail Metro — 10 minutes, Dubai Marina — 15 minutes, Mall of the Emirates — 15 minutes, Downtown Dubai — 25 minutes.



AMENITIES

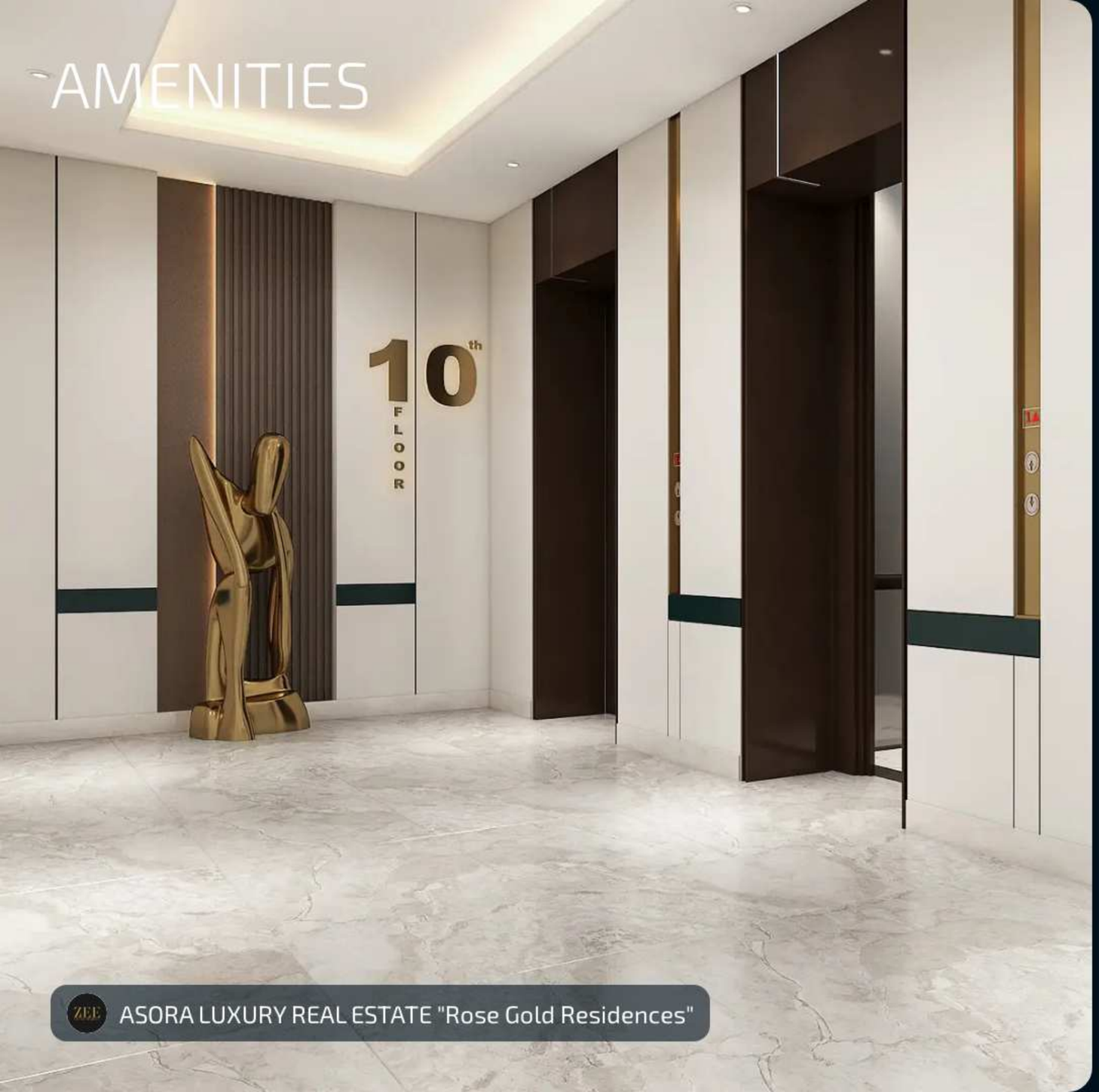
- Covered Parking
- Security and CCTV
- Kids Play Area
- Lobby
- Shared gym & fitness
- Retail outlets
- Private pool
- Indoor cinema
- Social zone
- Meditation zone
- SPA
- Lift
- Sauna
- Paddle court
- Parking
- Pool Deck
- Sitting Area
- Steam

AMENITIES



- Table Tennis
- Bar
- Rooftop Pool
- Resting Areas
- Billiards
- Yoga Area

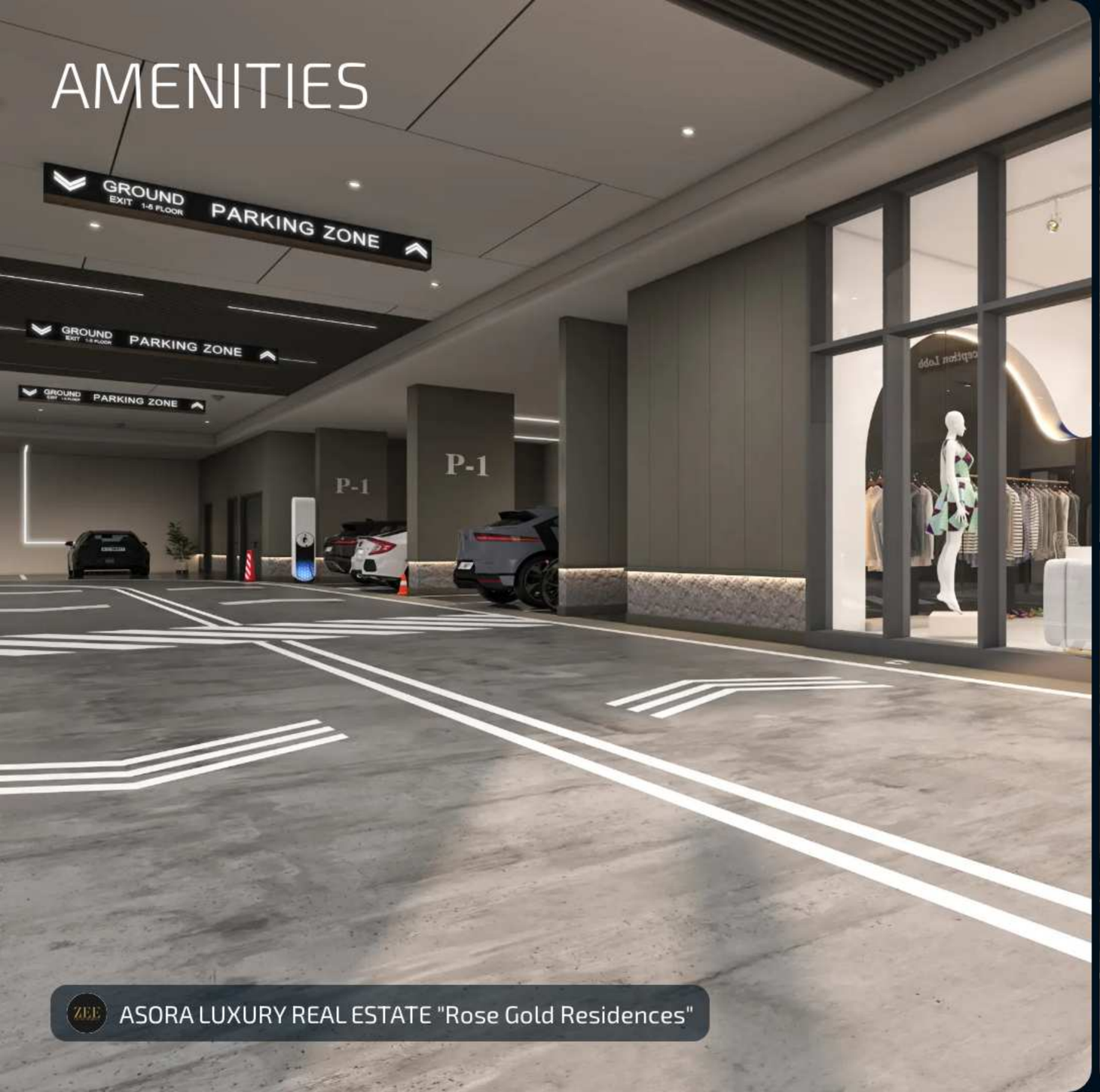
AMENITIES



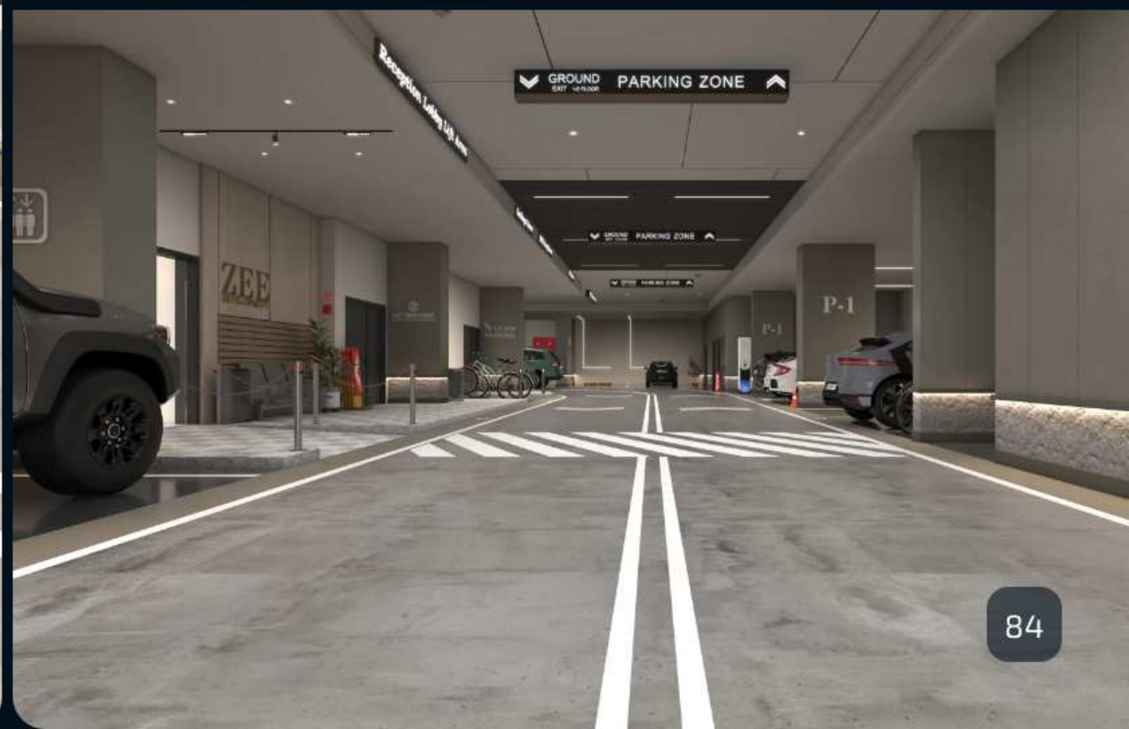




AMENITIES


GROUND
EXIT 1-5 FLOOR
PARKING ZONE
GROUND
PARKING ZONE
GROUND
PARKING ZONE
P-1
P-1


1 FLOOR
PARKING
P-1


GROUND
PARKING ZONE
ZEE
P-1

AMENITIES





ARCHITECTURE





ARCHITECTURE



INTERIOR







INTERIOR







PAYMENT

Bank check | Credit/debit card | Cash | Bank transfer | Crypto

The payment plans applicable only for units from developer

Payment Plan

20% + 4% DLD + 4200 AED Admin fee On booking

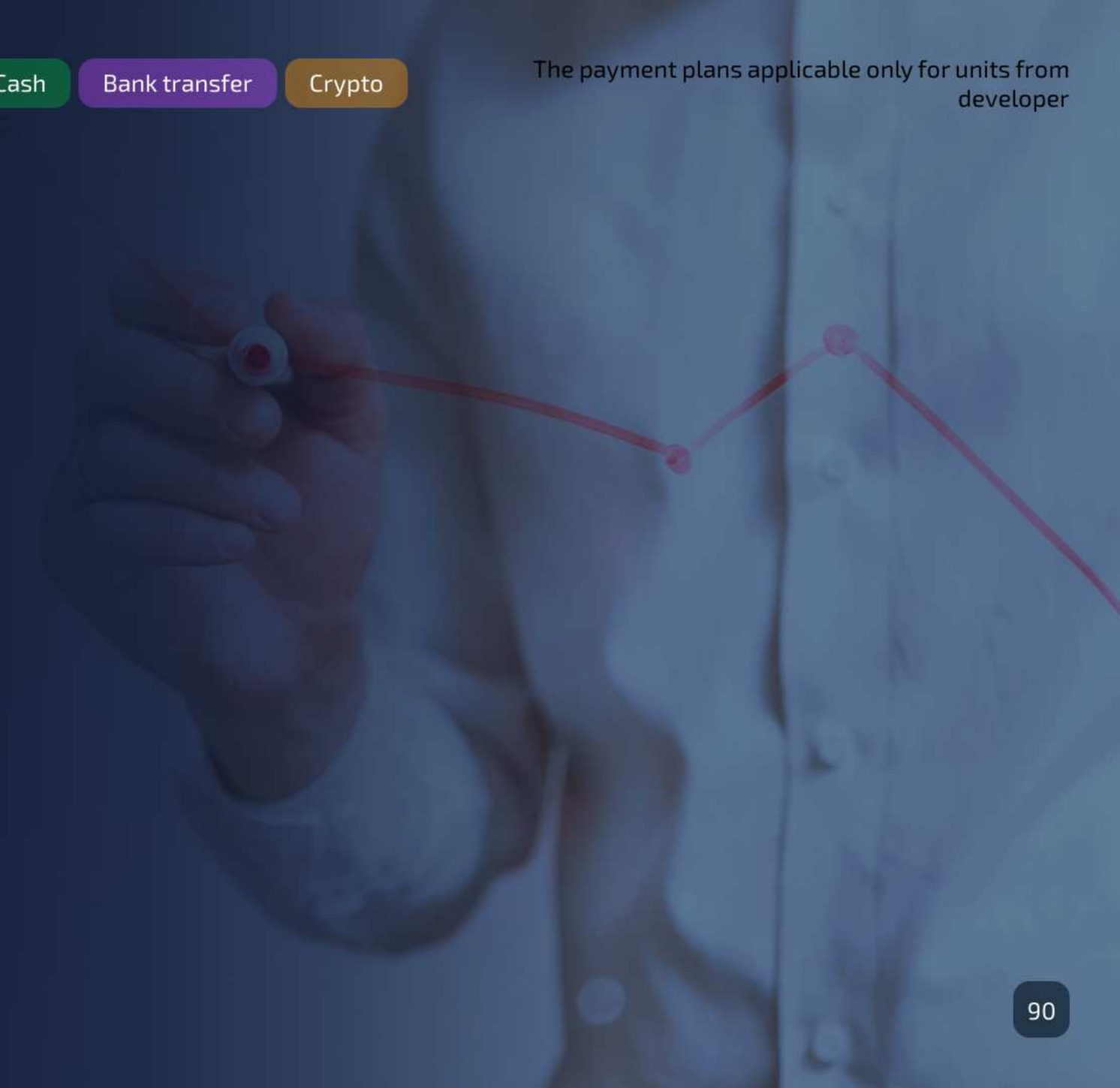
5% In May 2026

5% In September 2026

10% In February 2027

10% In September 2027

50% On handover



UNIT SPECIFICATION #307

The information provided in the catalog is not a sales offer

Price

155,365.65 EUR 669,391.00 AED

Price per m²

4,122.22 EUR/m² 17,760.53 AED/m²

Size

37.69 m²

Floor

3

Layout

Studio

Type

Apartments

Height

Simplex

Views

neighbourhood



UNIT SPECIFICATION #908

The information provided in the catalog is not a sales offer

Price

164,618.09 EUR 709,255.00 AED

Price per m²

4,247.11 EUR/m² 18,298.60 AED/m²

Size

38.76 m²

Floor

9

Layout

Studio

Type

Apartments

Height

Simplex

Views

neighbourhood



JVT (JUMEIRAH VILLAGE TRIANGLE)

Jumeirah Village Triangle (JVT) is a rapidly developing district located between Sheikh Mohammed Bin Zayed Road and Al Khail Road. The convenient location allows residents of the neighborhood to have quick access to popular areas of Dubai such as Dubai Marina.

Everything for comfortable living is available here:

-parking lots

-schools

-parks and BBQ areas

-fitness centers and much more.

JVT is a safe, quiet and eco-friendly area, which is suitable for families with children, as well as for those who just want to relax and enjoy a relaxing life.

The main types of real estate in the area - apartments, villas, townhouses.



SOL PROPERTIES "SOL LEVANTE"

Prices:	Handover:	Service Charge:	Furnishing:	NOC:	Included:
From 191K to 855K EUR	3rd quarter of 2028	37.47 EUR/m² per year	Semi Furnished with Kitchen Appliances	30.00%	Parking

Sol Levante is a modern residential complex with retail and office spaces, located in the Jumeirah Village Triangle district. The building comprises a ground floor, four podium levels, and twenty residential floors. The project blends urban comfort with natural harmony. The development offers studios, one- and two-bedroom apartments, as well as layouts with a study.

The architectural concept is inspired by the movement of the sun: the façade combines glass and concrete elements, creating a dynamic interplay of light and shadow. Panoramic windows, balconies, and terraces provide a sense of openness and offer views of the sea horizon, Bluewaters, and Dubai Marina. Interiors in neutral tones feature thoughtful layouts and high-quality finishes.

The podium hosts a range of amenities for relaxation and an active lifestyle: a swimming pool, jacuzzi, modern gym, open-air cinema, yoga studio, padel tennis court, children's area, pet space, and jogging tracks with panoramic views.

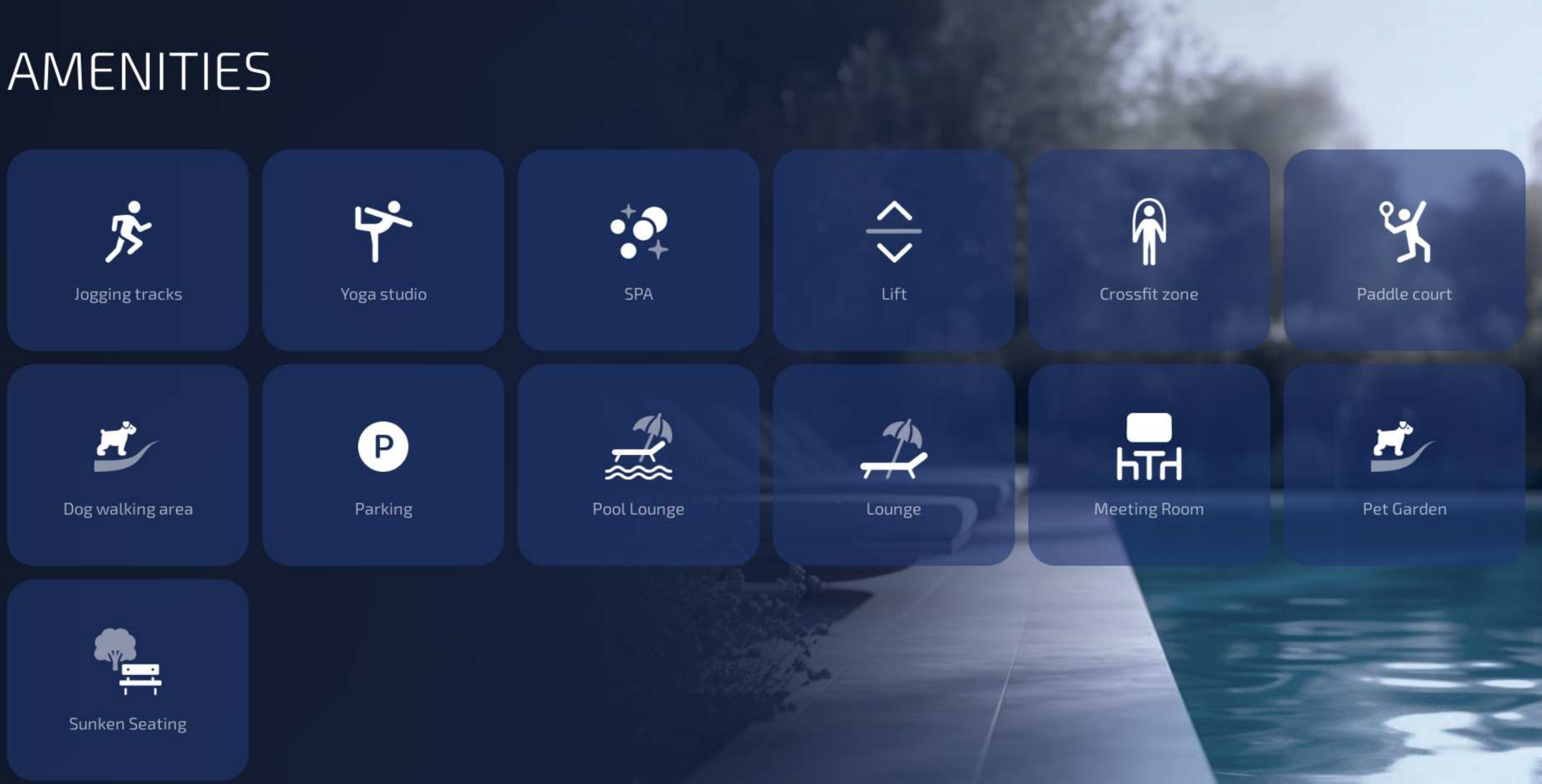
Sol Levante is strategically located for easy access to key destinations across the city. JVT Community Park is just 5 minutes away, and Circle Mall is a 4-minute drive. Dubai Fountain and Burj Khalifa are reachable in 20 minutes, while Palm Jumeirah is just 22 minutes away. Both Al Maktoum International Airport and Dubai International Airport are within a 25–30 minute drive.



AMENITIES

- Children's pool
- Shared Pool
- Kids Play Area
- Shared Jacuzzi
- Pets Allowed
- Lobby
- Coworking zone
- Leisure areas
- BBQ
- Cinema
- Covered gym
- Tennis court
- Basketball court
- Golf course
- Outdoor cinema
- Conference room
- Social zone
- Recreational areas

AMENITIES



- Jogging tracks
- Yoga studio
- SPA
- Lift
- Crossfit zone
- Paddle court
- Dog walking area
- Parking
- Pool Lounge
- Lounge
- Meeting Room
- Pet Garden
- Sunken Seating

INTERIOR







INTERIOR





ARCHITECTURE



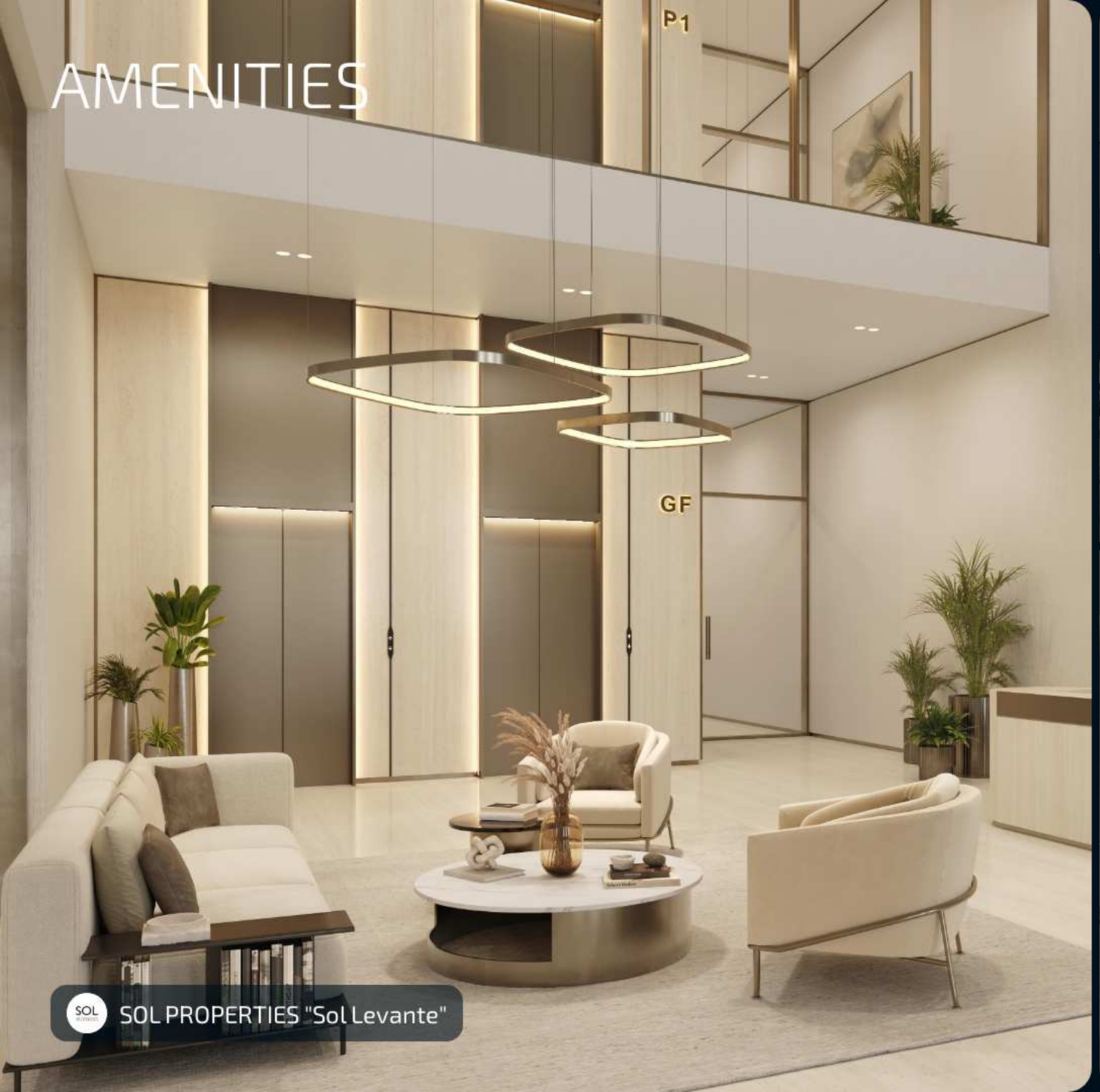


AMENITIES





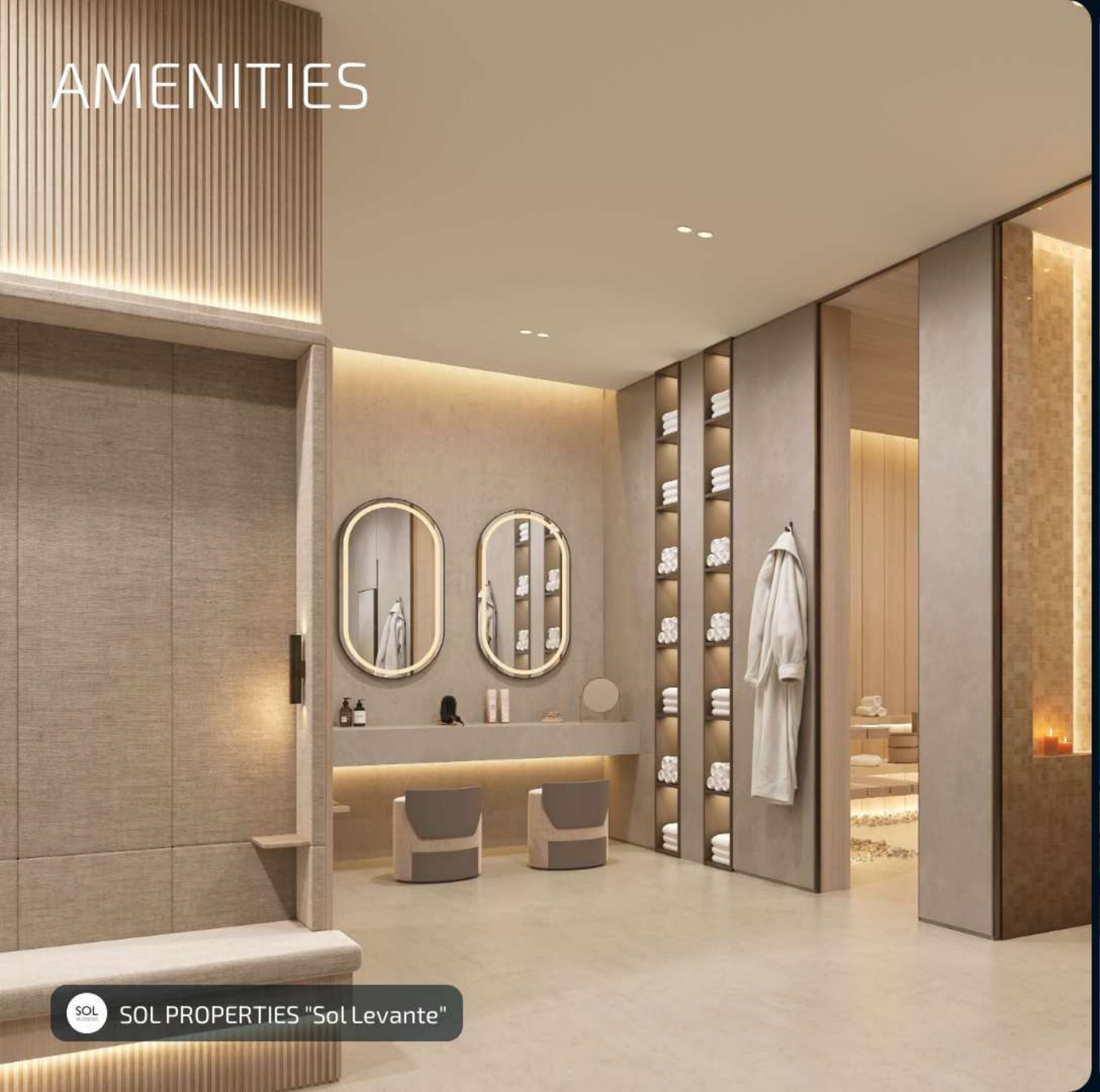
AMENITIES







AMENITIES





PAYMENT

Bank check | Credit/debit card | Cash | Bank transfer

The payment plans applicable only for units from developer

Payment Plan

10% On booking

10% + 4% DLD + Admin Fees 30 days from the booking date

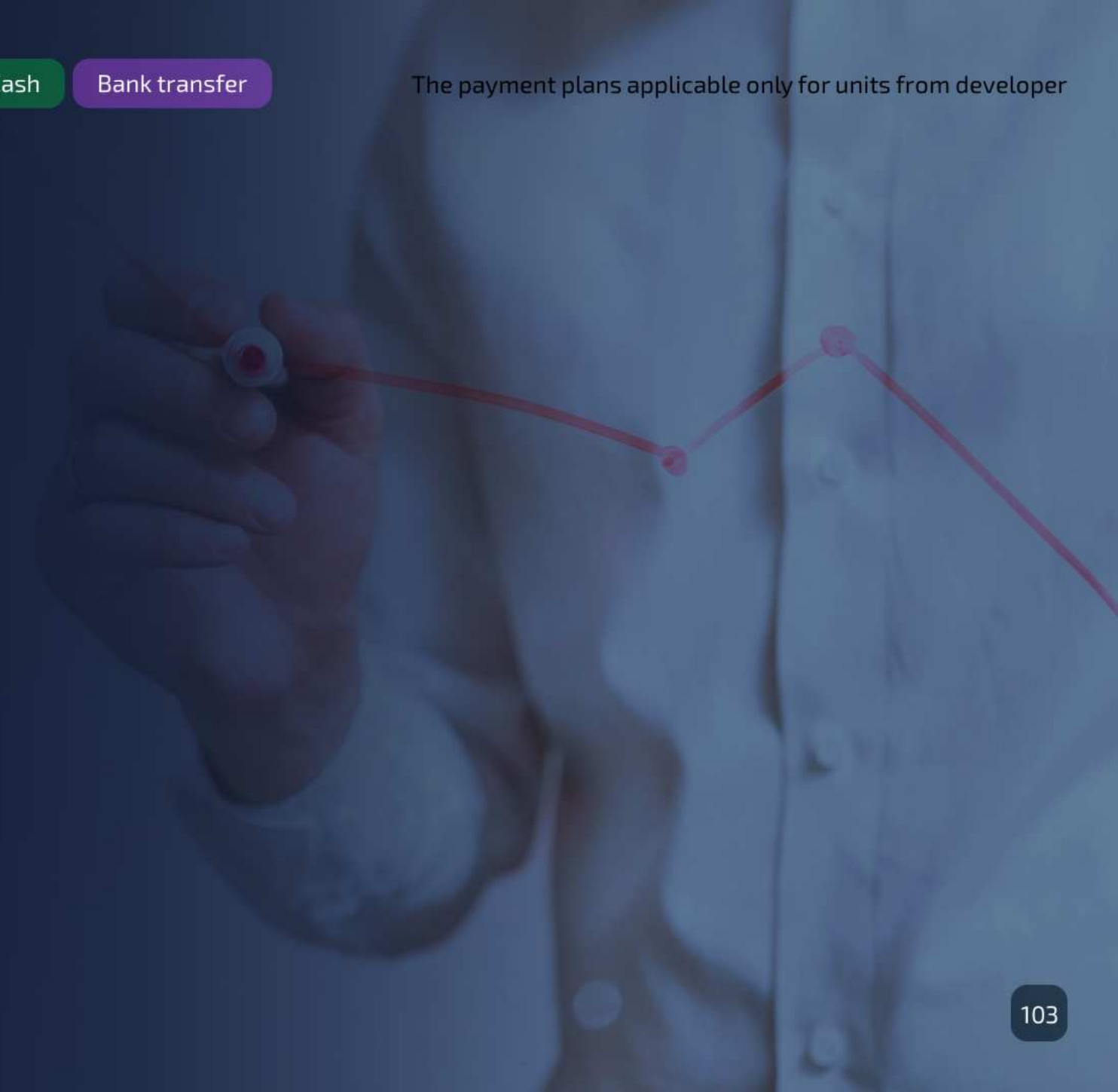
7.5% July 2026

7.5% January 2027

7.5% July 2027

7.5% January 2028

50% On completion



UNIT SPECIFICATION #1724

The information provided in the catalog is not a sales offer

Price

199,141.80 EUR 858,000.00 AED

Price per m²

4,885.91 EUR/m² 21,050.87 AED/m²

Size

40.76 m²

Floor

17

Layout

Studio

Type

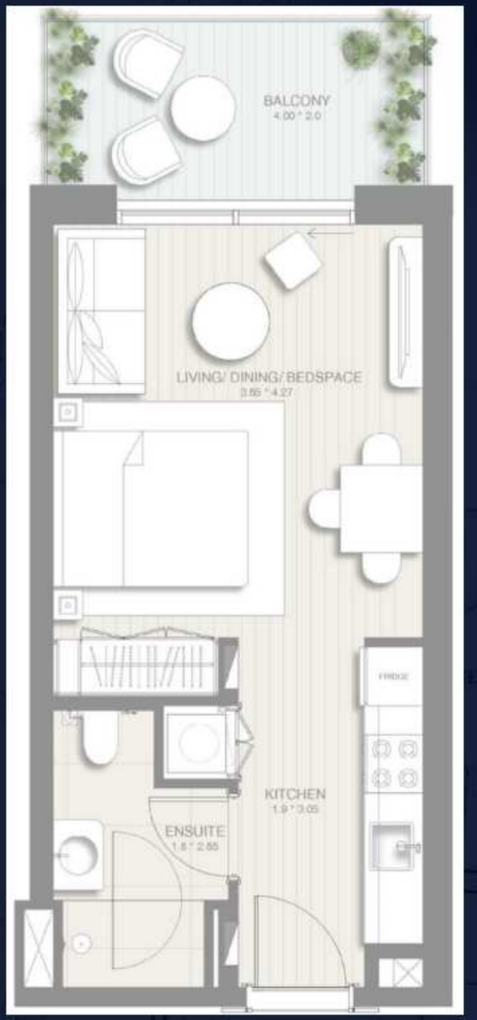
Apartments

Height

Simplex

Views

sunrise,partial marina views



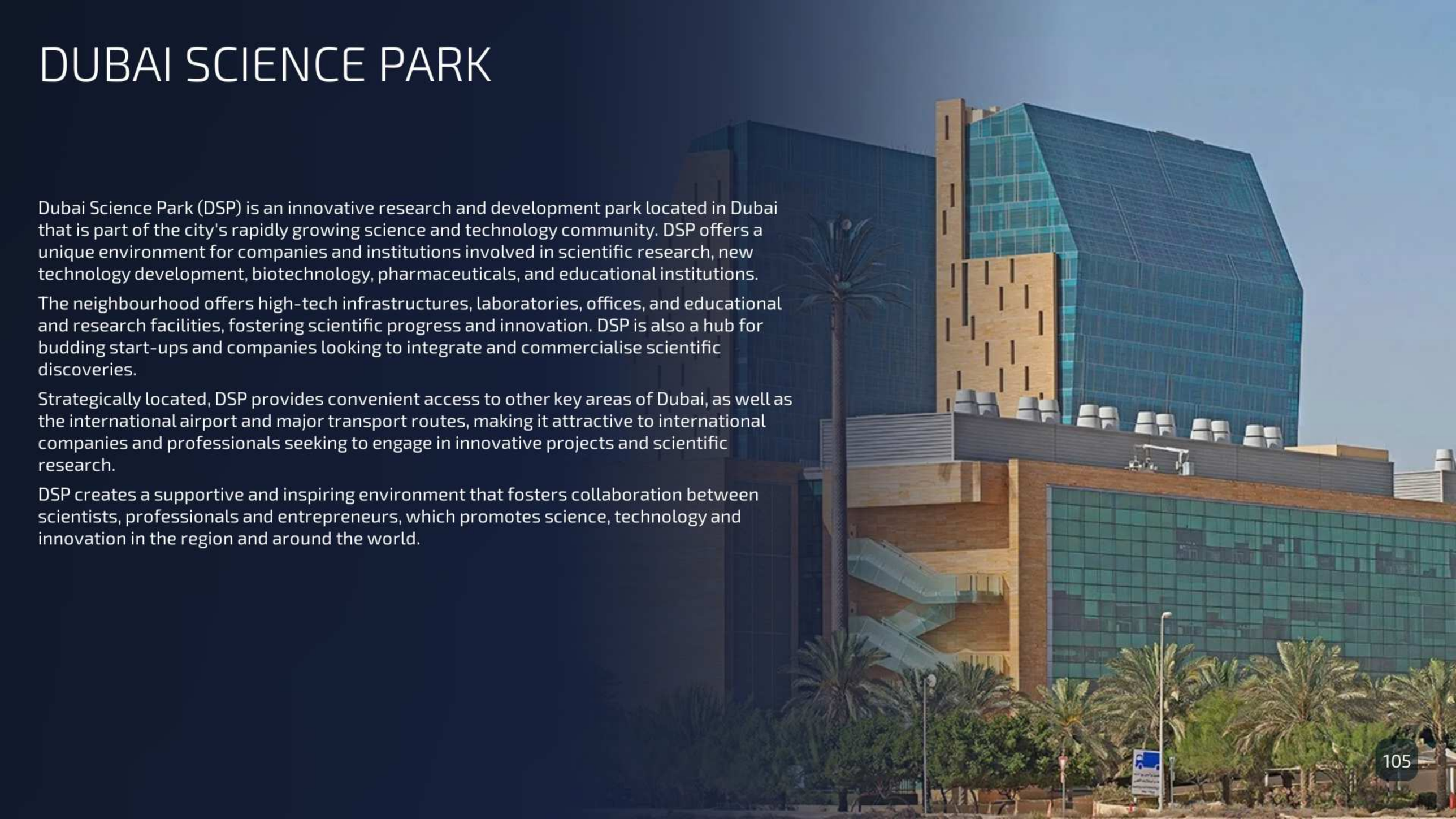
DUBAI SCIENCE PARK

Dubai Science Park (DSP) is an innovative research and development park located in Dubai that is part of the city's rapidly growing science and technology community. DSP offers a unique environment for companies and institutions involved in scientific research, new technology development, biotechnology, pharmaceuticals, and educational institutions.

The neighbourhood offers high-tech infrastructures, laboratories, offices, and educational and research facilities, fostering scientific progress and innovation. DSP is also a hub for budding start-ups and companies looking to integrate and commercialise scientific discoveries.

Strategically located, DSP provides convenient access to other key areas of Dubai, as well as the international airport and major transport routes, making it attractive to international companies and professionals seeking to engage in innovative projects and scientific research.

DSP creates a supportive and inspiring environment that fosters collaboration between scientists, professionals and entrepreneurs, which promotes science, technology and innovation in the region and around the world.



AZURE PREMIER "AZURE PARK RESIDENCES" NEW LAUNCH

Prices:	Handover:	Furnishing:	NOC:	Included:
From 181K to 586K EUR	3rd quarter of 2028	Semi Furnished with Kitchen Appliances	40.00%	Parking

Azure Park Residences is a residential project by Azure Premier Developments, located in Dubai Science Park.

The exterior of the complex is defined by soft architectural lines, layers of greenery, and natural materials. The building consists of a ground floor, two podium levels, and seventeen residential floors, with two amenity levels located in between and a rooftop.

The complex offers a variety of housing options, including studios, as well as one-, two-, and three-bedroom apartments. Natural stone, high-quality finishing materials, and carefully balanced proportions create a calm and harmonious atmosphere.

Amenities include an infinity pool, sauna, gym, cinema, children's playground, and private meditation gardens.

The complex is conveniently located near Dubai Hills Mall, Dubai Mall, and Dubai International Airport.

For sale:

Studio - from 780 000 AED / 435 sq. ft.

1 BR - from 1 311 000 / 760 sq. ft.

2 BR - from 1 966 000 / 1 310 sq. ft.

3 BR - from 2 525 500 / 1 773 sq. ft.

EOI:

Studio - from 50 000 AED

1 BR - from 70 000 AED

2 BR - from 120 000 AED

3 BR - from 150 000 AED

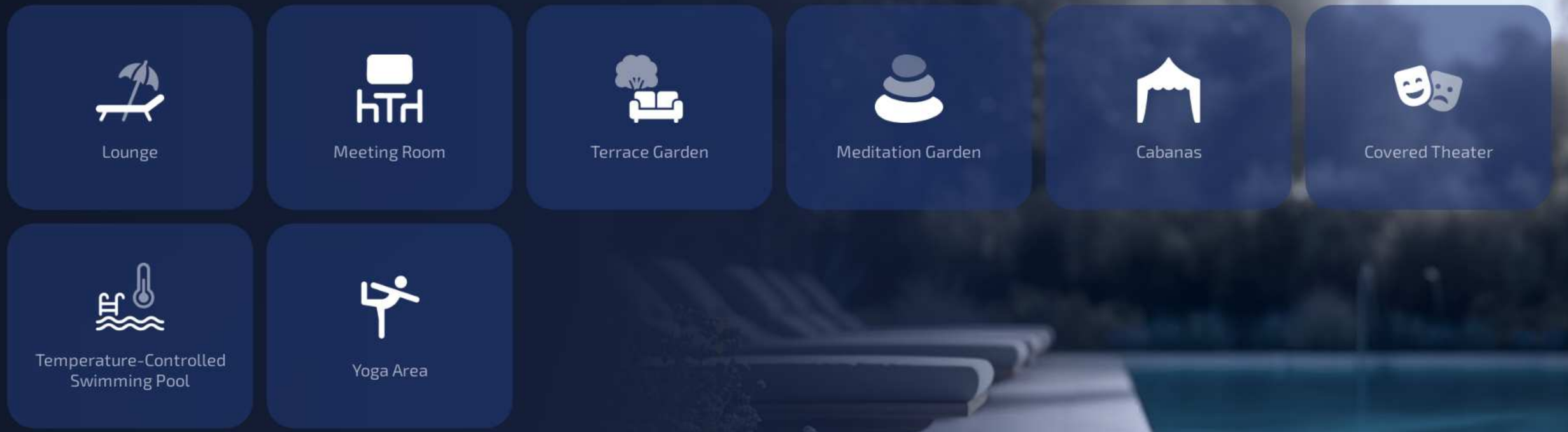
Launch date: January 15, 2026



AMENITIES

- Children's pool
- Kids Play Area
- Shared Jacuzzi
- Lobby
- Leisure areas
- BBQ
- Cinema
- Infinity pool
- Private pool
- Covered gym
- Open air gym
- Recreational areas
- Landscaped garden
- Lift
- Sauna
- Parking
- Pool Deck
- Sitting Area

AMENITIES



- Lounge
- Meeting Room
- Terrace Garden
- Meditation Garden
- Cabanas
- Covered Theater
- Temperature-Controlled Swimming Pool
- Yoga Area

ARCHITECTURE





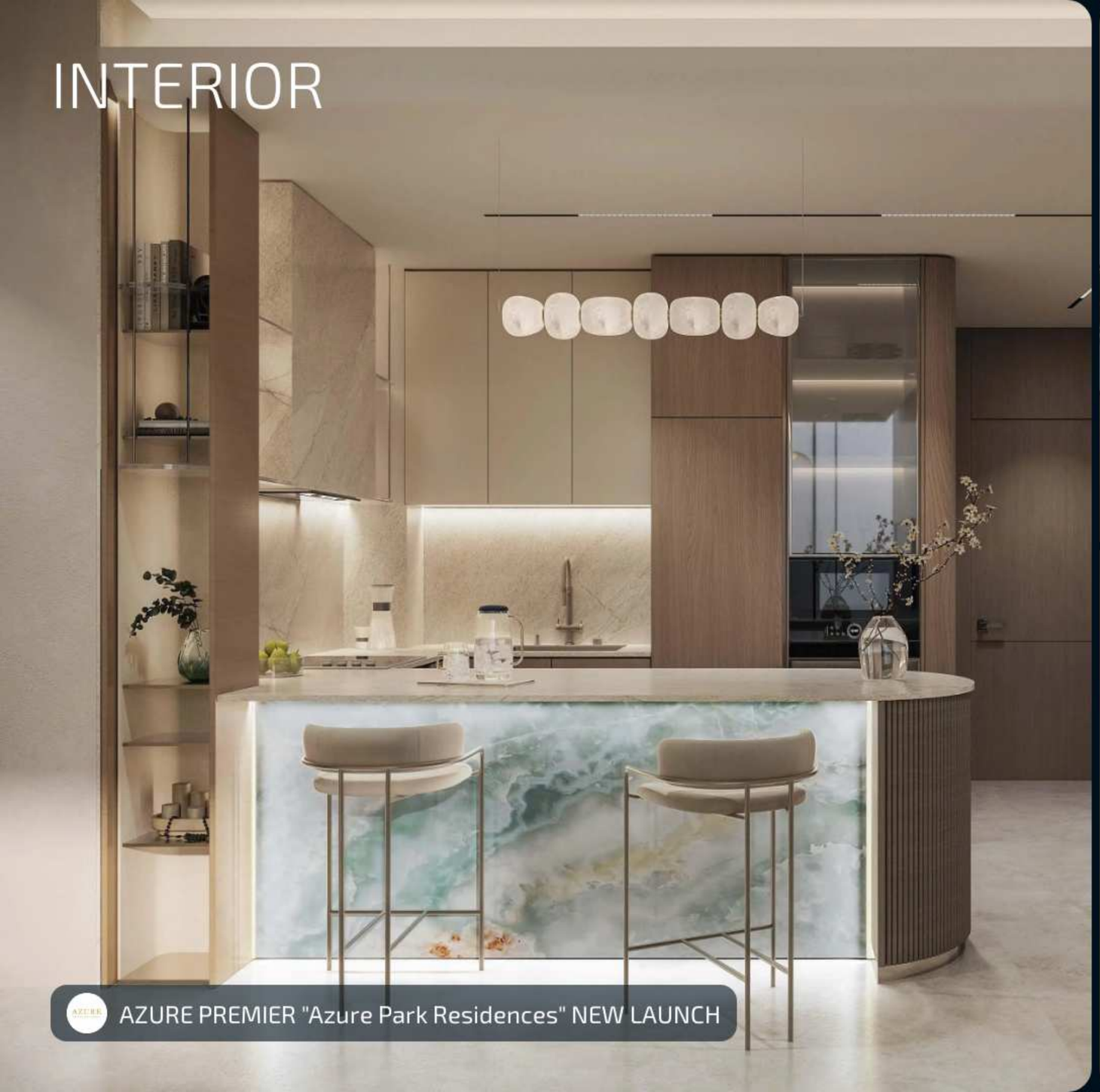
INTERIOR







INTERIOR







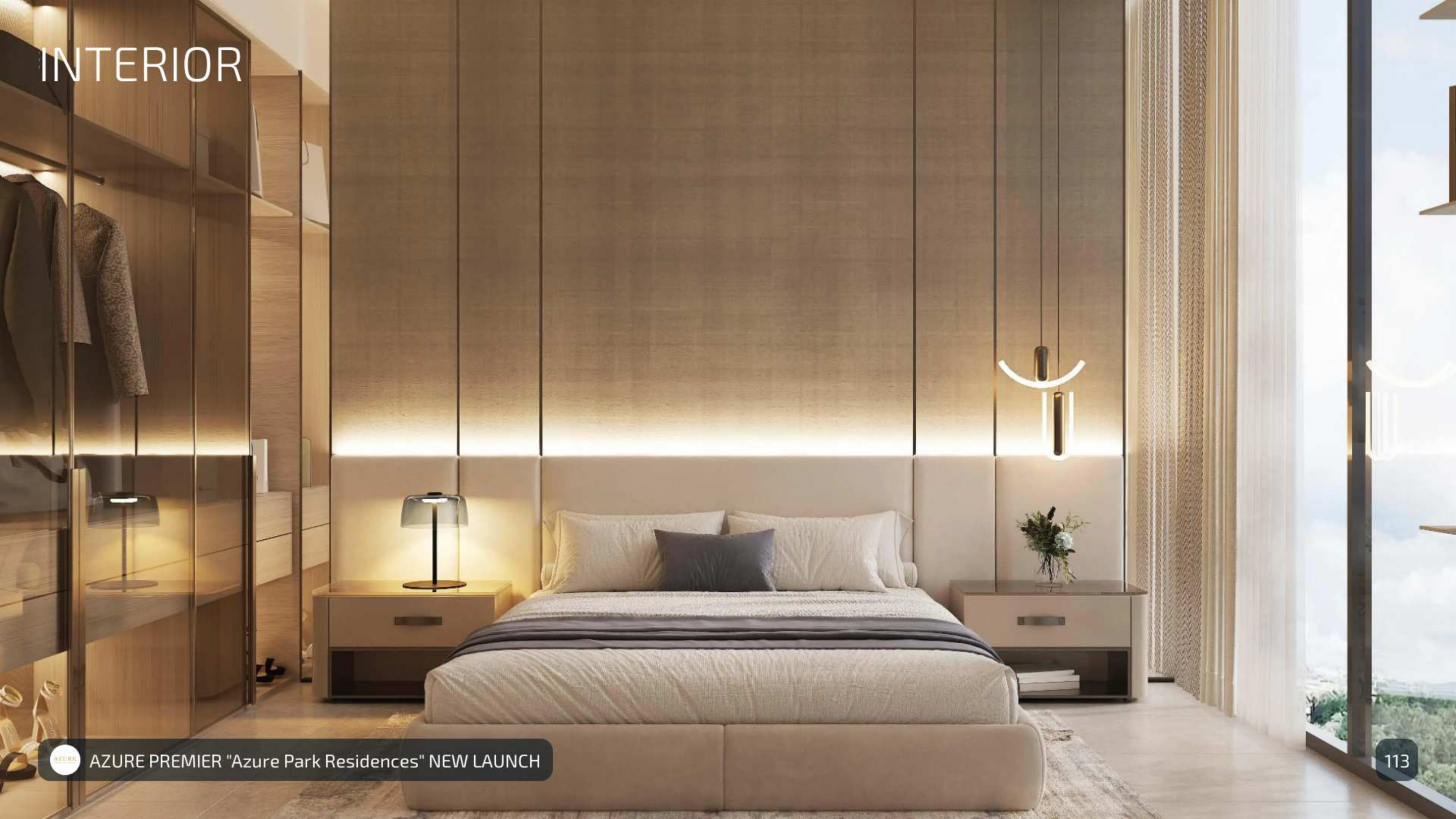
INTERIOR







INTERIOR



AMENITIES





AMENITIES





AMENITIES



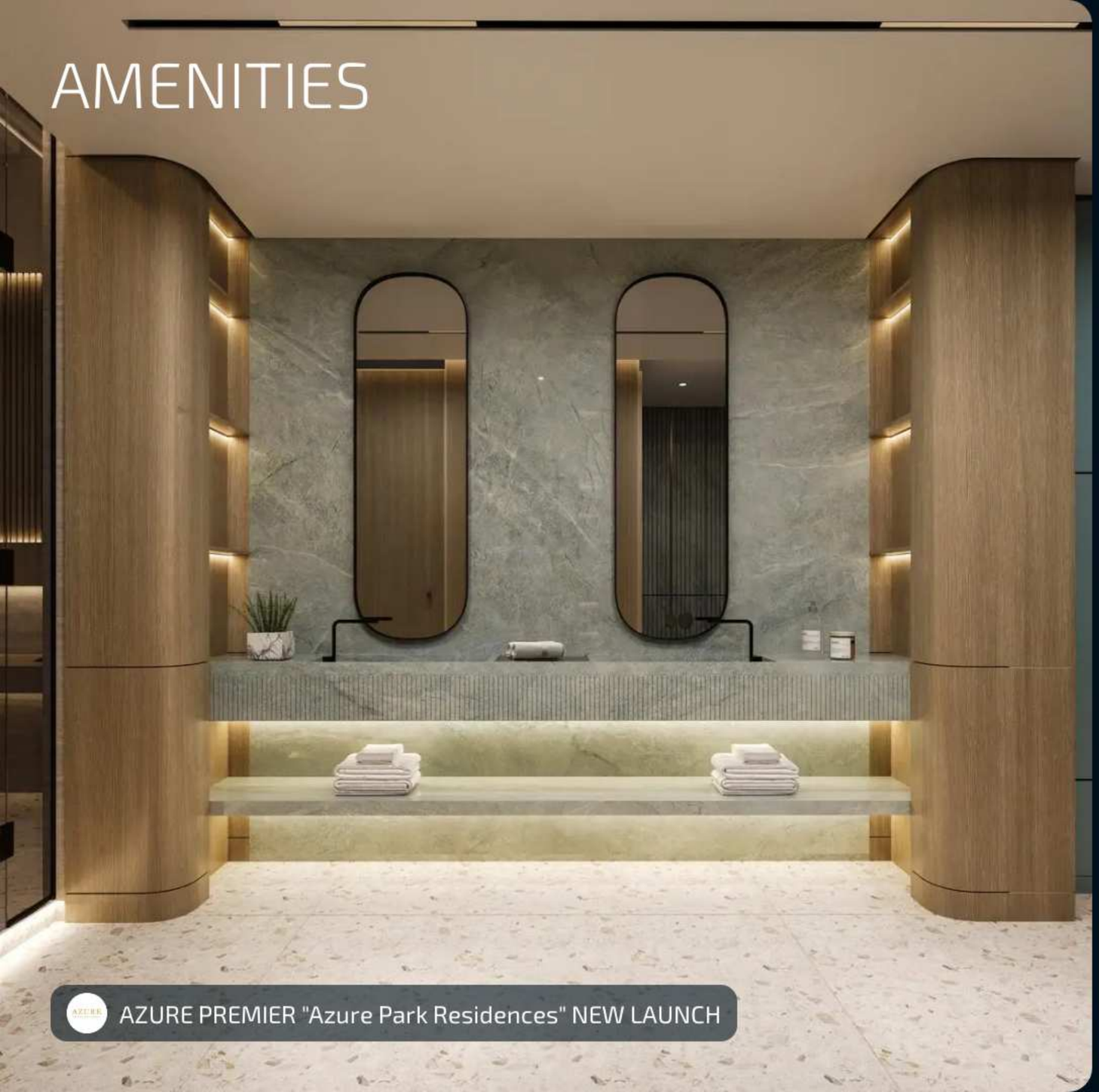


AMENITIES





AMENITIES





PAYMENT

Bank transfer | Cash | Credit/debit card | Bank check

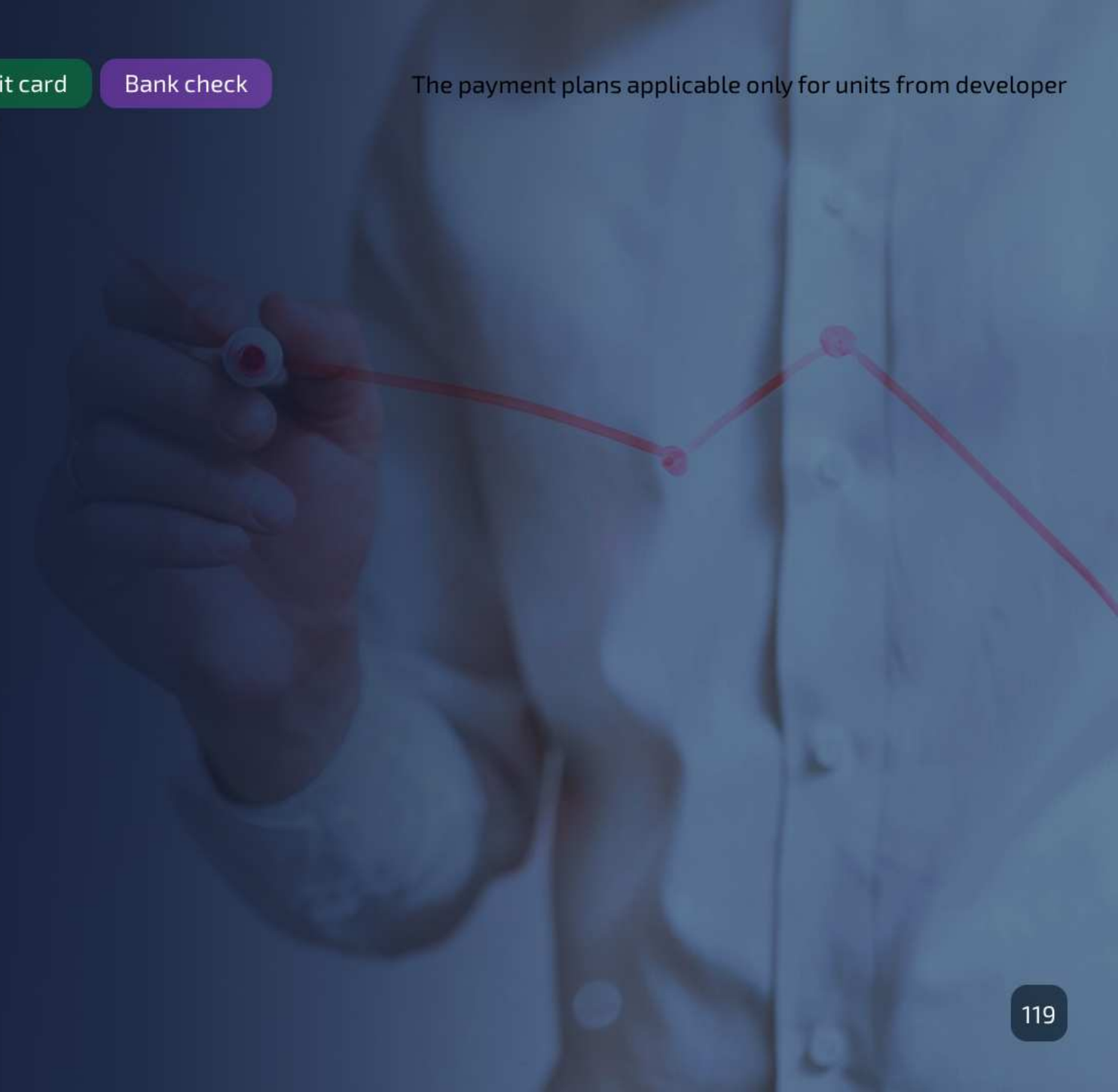
The payment plans applicable only for units from developer

Payment Plan

20% + 4% DLD + 3500 AED Registration fees
Down payment

30% (1% per month) During construction for 30 months

50% On handover



FULL UNITS LIST

OCTA PROPERTIES "Sola Residences"								**Handover: 4th quarter of 2027**
SOL-12-1219	Apartments	1 bedroom	66.81 m²	Simplex	12	neighbor,entrance,Road	4,509.09 EUR/m² 19,427.37 AED/m²	301,265.80 EUR 1,298,000.00 AED
SOL-3-304	Apartments	1 bedroom	66.86 m²	Simplex	3	amenity	4,544.01 EUR/m² 19,577.82 AED/m²	303,818.90 EUR 1,309,000.00 AED
PANTHEON "Wasl Gate" NEW LAUNCH								**Handover: 2nd quarter of 2028**
915	Apartments	Studio	33.75 m²	Simplex	9	szr view	4,675.72 EUR/m² 20,145.30 AED/m²	157,804.79 EUR 679,900.00 AED
918	Apartments	Studio	33.76 m²	Simplex	9	szr view	4,571.18 EUR/m² 19,694.89 AED/m²	154,323.29 EUR 664,900.00 AED
REEF LUXURY DEVELOPMENTS "REEF 996"								**Handover: 3rd quarter of 2028**

FULL UNITS LIST

1522	Apartments	Studio	39.02 m²	Simplex	15	community	4,577.08 EUR/m² 19,720.31 AED/m²	178,594.45 EUR 769,472.00 AED
1526	Apartments	Studio	42.36 m²	Simplex	15	marina skyline	4,475.26 EUR/m² 19,281.62 AED/m²	189,589.03 EUR 816,842.00 AED
REEF LUXURY DEVELOPMENTS "REEF 998"								Handover: 2nd quarter of 2028
1704	Apartments	Studio	44.38 m²	Simplex	17	park	4,578.90 EUR/m² 19,728.13 AED/m²	203,214.69 EUR 875,548.00 AED
NOBLE LAND REAL ESTATE "Brand Centro"								Handover: 3rd quarter of 2026
803	Apartments	Studio	35.04 m²	Simplex	8		7,563.13 EUR/m² 32,585.66 AED/m²	265,013.87 EUR 1,141,809.00 AED
BINGHATTI "Binghatti Sky Terraces" NEW LAUNCH								Handover: 4th quarter of 2027

FULL UNITS LIST

BSKT-A1306	Apartments	Studio	39.21 m²	Simplex	13	building amenties,jvc,sheikh mohamed bin zayed road	5,149.92 EUR/m² 22,188.36 AED/m²	201,926.77 EUR 869,999.00 AED
ASORA LUXURY REAL ESTATE "Rose Gold Residences"								**Handover: 1st quarter of 2028**
307	Apartments	Studio	37.69 m²	Simplex	3	neighbourhood	4,122.22 EUR/m² 17,760.53 AED/m²	155,365.65 EUR 669,391.00 AED
908	Apartments	Studio	38.76 m²	Simplex	9	neighbourhood	4,247.11 EUR/m² 18,298.60 AED/m²	164,618.09 EUR 709,255.00 AED
SOL PROPERTIES "Sol Levante"								**Handover: 3rd quarter of 2028**
1724	Apartments	Studio	40.76 m²	Simplex	17	sunrise,partial marina views	4,885.91 EUR/m² 21,050.87 AED/m²	199,141.80 EUR 858,000.00 AED

CENTURION PROPERTIES

Centurion Properties is a real estate development company founded in the UAE in 2013, specializing in commercial and residential projects. Her expertise lies in the combination of innovative design and an environmentally conscious approach. The company provides high-quality construction and is at the forefront of rethinking real estate development, acting as a driving force for transformational changes in urban spaces. With a focus on innovation, Centurion Properties creates vibrant and sustainable communities where people can live, work and relax. Their approach integrates cutting-edge design solutions and respect for the environment, which guarantees projects that meet current needs and are adapted to the future. Among the projects are Capital Star, Sola Residence, Flora Isle and others. The company's commitment is based on honesty, sustainability and customer satisfaction. Centurion Properties strives to exceed expectations in every project, creating long-term value for communities and stakeholders, which positions it as a trusted industry leader with positive contributions to the urban environment.

PANTHEON

Pantheon Group is an international leader in the world of real estate with its headquarters in Dubai, embodying elegance and luxury in each of its projects. Since 2001, the company has grown from a modest startup to a world leader with a turnover of more than 1 billion dirhams per year. Pantheon Group has expanded its ambitions to various continents, including the United States, China, India and South America, where it has established itself as an enterprise superior to many other companies in its industry. Pantheon Group is not only a leader in the mining and petrochemical industry, but also the largest distributor of iodine in the world. In 2016, Pantheon Group commissioned its new architectural division Pantheon Development, which is engaged in real estate development. Since its foundation, the company has been actively attracting the attention of not only the financial industry, but also global media such as CNBC, Bloomberg and Reuters. This company is built on the foundation of strategic planning and impeccable execution. Her values and ambitions are reflected not only in her successful work experience over the past 19 years, but also in her deep faith in her principles. Pantheon Group is not just a company, it is a symbol of success and reliability that you can rely on in the world of business and investment.



REEF LUXURY DEVELOPMENTS

REEF Luxury Developments is a developer that redefines the concept of luxury living in Dubai, combining innovation with practical solutions. The company strives for excellence, creating high-quality, elegant homes with thoughtful details and timeless design. In line with HH Sheikh Mohammed bin Rashid's vision to transform Dubai into a leader in all sectors and as part of the Dubai 2030 vision with its focus on innovation and technology, REEF has unveiled an innovative development – the climate-controlled Sunken Garden balconies. This patented concept, the first of its kind in the world, launches in Dubai, combining innovation, value and luxury. REEF Luxury Developments creates interconnected, dynamic and practical communities with well-developed infrastructure, lush amenities and opportunities for sports. The company aims to create future communities that will become symbols of innovation, convenience and simplicity of design. REEF Luxury Developments transforms everyday life by integrating innovative and harmonious design into every home, setting the highest standard of living. REEF's approach is to make a significant impact on the real estate market by launching unique projects in rapidly developing communities, ensuring an exceptional standard of living and a high return on investment for buyers. The company strives to be a leader in creating dynamic communities that improve everyone's quality of life.

EMS REAL ESTATE DEVELOPMENT

EMS Real Estate Development is a renowned construction company based in Dubai. The brand builds on more than thirty years of experience of its founders, gained in Turkey in the field of residential construction and project development. This background has enabled the company to quickly establish itself as a reliable player focused on the premium real estate segment. The core focus of EMS is residential complexes designed with an emphasis on contemporary architecture, high-quality materials, and well-thought-out layouts. The company pays particular attention to project infrastructure, including wellness areas, communal spaces, and services that ensure a comfortable lifestyle. EMS operates mainly in Dubai, in areas with developed infrastructure and high investment appeal. At the same time, the company retains its international character, transferring expertise accumulated in Turkey and integrating modern construction standards. The brand's strategy is aimed at building a sustainable reputation in the premium real estate sector, with key principles being reliability, innovation, and a commitment to long-term value for both buyers and investors.

BINGHATTI DEVELOPERS

Binghatti Developers - one of the largest real estate developers and holding companies in the United Arab Emirates, founded in 2008 by renowned Emirati entrepreneur Drs. Hussain Binghatti along with his sons. The company is engaged in real estate development across the UAE and has a portfolio of over 40 projects with a total investment value of AED 20 billion. The company currently operates in several areas of Dubai including Business Bay, Dubai Silicon Oasis, Al Jaddaf, Dubai Marina, Jumeirah Village Circle, Liwan and Dubai Land Residence Complex. The company has bold expansion plans in the coming years with a focus on growing its real estate portfolio in Dubai. Award-winning Binghatti Developers has established itself as an innovator in real estate development and architecture. Developer has gained credibility in the real estate sector and is listed among the top 100 real estate companies in the Middle East by Forbes. The company has won numerous awards under its belt; Gulf Real Estate - Best Real Estate Off Plan Project, MENA Green Building Awards 2018 and 2017, Cityscape Awards 2018, Arabian Property Awards 2018 and 2017, Government of Dubai - Best Real Estate Tycoon Awards are just some of the achievements Binghatti Developers has received over the years.



SOL PROPERTIES

SOL Properties, a subsidiary of one of the largest holding companies in the UAE, Bhatia Group, was founded in 1975. The developer has built a portfolio of 250+ residential, hospitality, retail and industrial properties. The total housing stock is around 3,000 units. The design, construction and management of each residential property is a unique work of art. SOL Properties strives to be phenomenal in all developments. The hotel buildings are synonymous with high standards of living and enchanting experiences. Sol Properties offers an unrivaled experience that rivals world-class architecture and design. The finest office spaces, grand retail and commercial spaces are all part of the company's customized creations. From workplace construction to warehouses, the buildings define heritage and value in the UAE real estate sector. At SOL Properties, they embark on a path of achievement. Always striving to blaze new trails in real estate development. From premium living to artistic existence, the company's philosophy revolves around building flagship complexes with limitless possibilities. Environmental Corporate Social Responsibility is another crucial parameter of SOL Properties, which is taken into account while planning and constructing each property.