

AMBER HALL



MAJARA LUXURY REAL ESTATE LLC

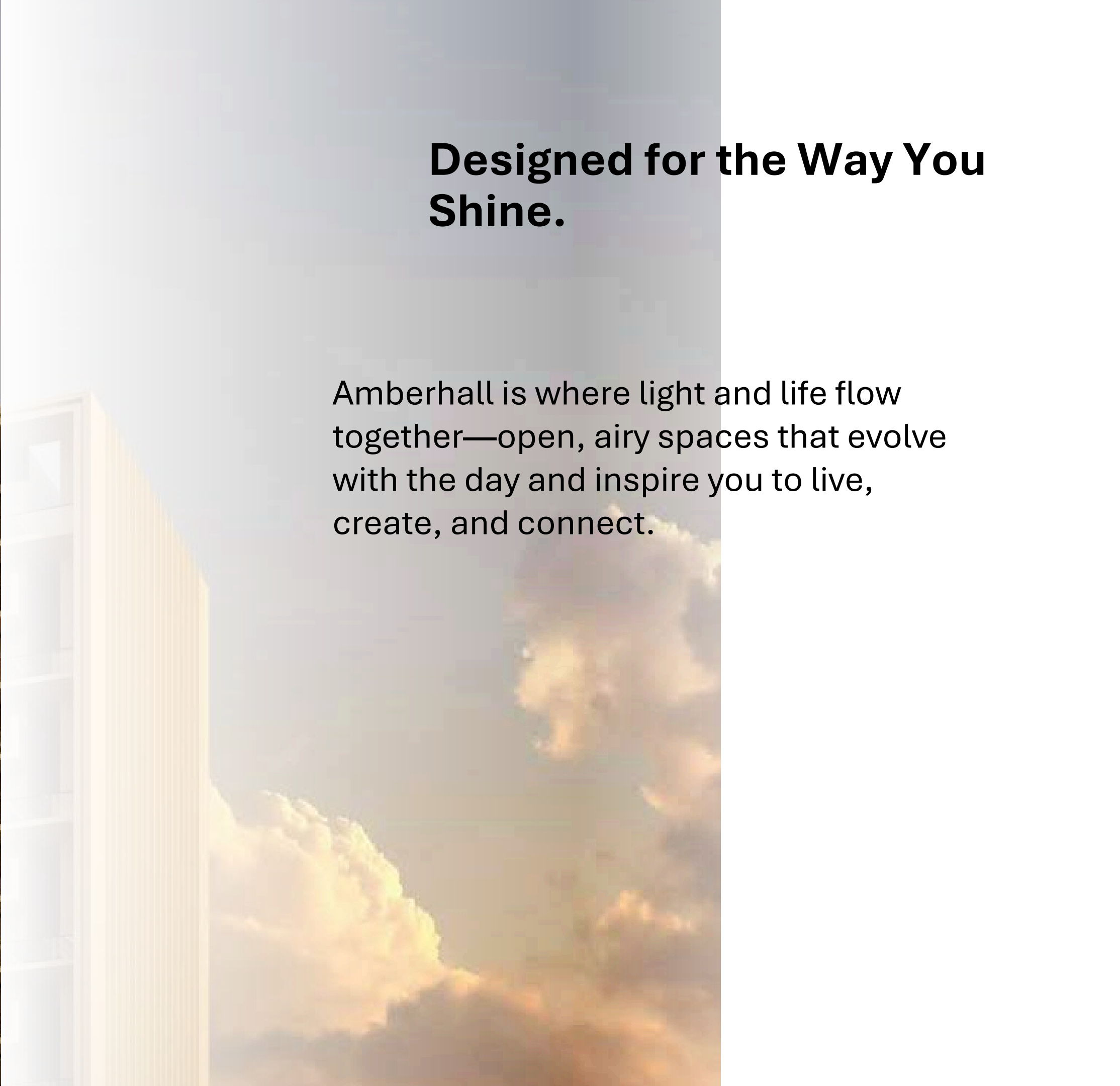
Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

Majara Unveils Amberhall at JVC: A New Standard in Living



Designed for the Way You Shine.

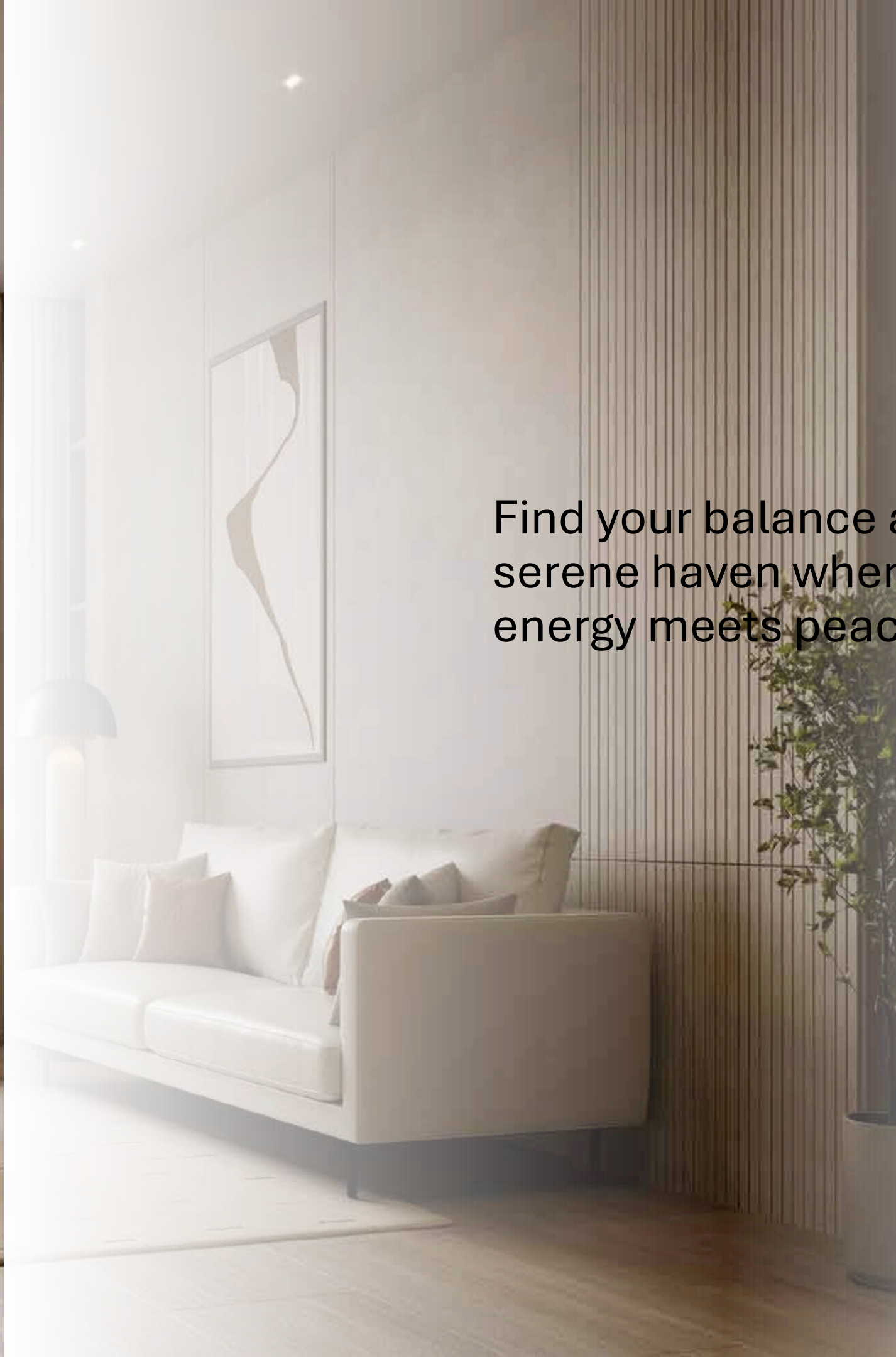
Amberhall is where light and life flow together—open, airy spaces that evolve with the day and inspire you to live, create, and connect.



Amberhall

Amberhall rises.
Not to reach the skyline but to elevate the soul.





Find your balance at Amberhall, a serene haven where the city's energy meets peaceful living.



Amberhall, nestled in the heart of Jumeirah Village Circle. A vibrant community, offering a trove of experiences just moments from your doorstep.

Explore the fine mix of shops and restaurants, or find inspiration in the nearby parks and green spaces. At Amberhall, the city is yours

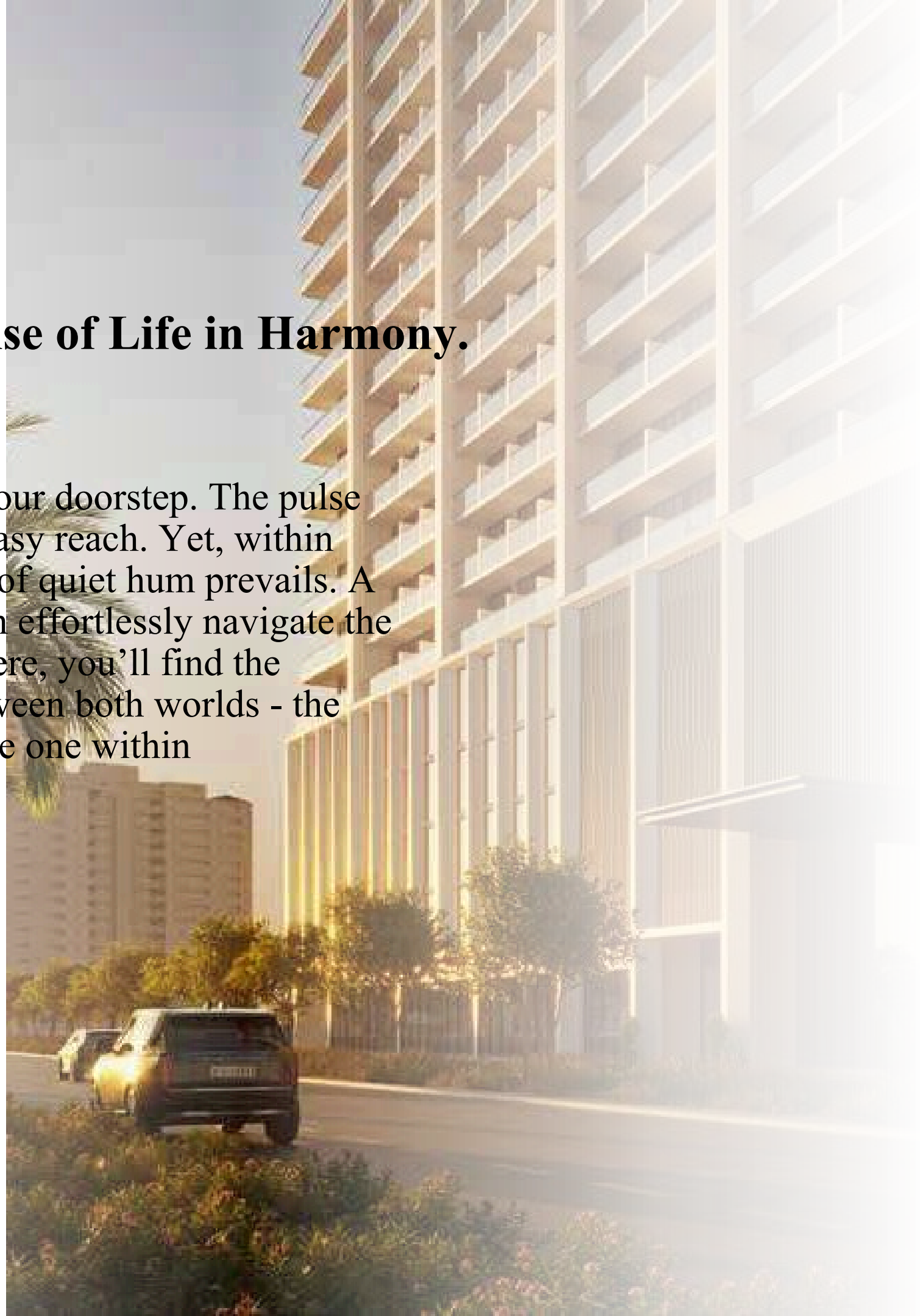
A Home Framed by the Horizon.

Delve deeper into the heart of Amberhall, where every element is a testament to pursuit of harmonious living. Residences are crafted with exquisite materials, inviting touch and inspiring calm. Feel the cool embrace of polished marble underfoot, the warmth of natural wood against your skin, the subtle textures that whisper of refinement



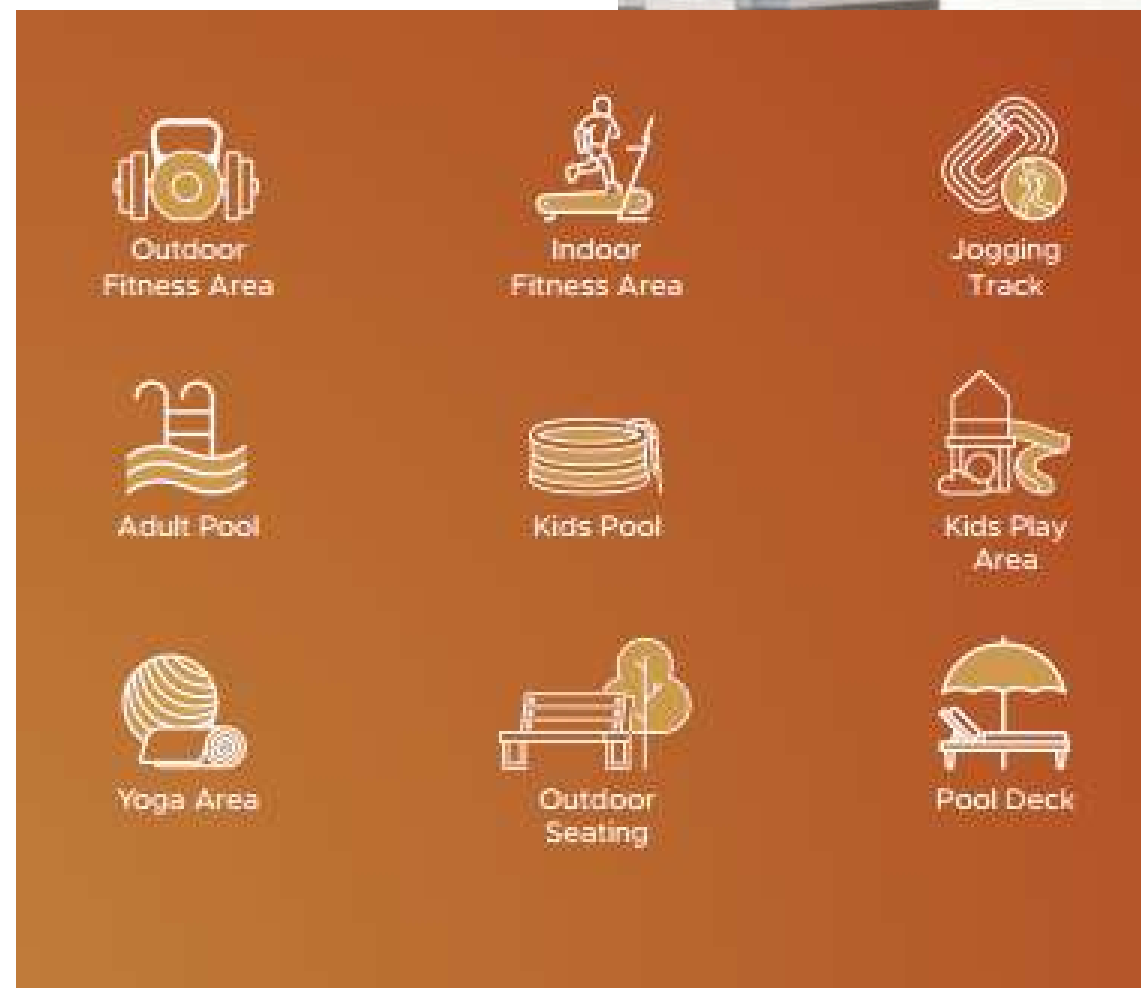
The Gentle Pulse of Life in Harmony.

Al Khail Road, at your doorstep. The pulse of the city, within easy reach. Yet, within Amberhall, a sense of quiet hum prevails. A place where you can effortlessly navigate the city, then retreat. Here, you'll find the perfect balance between both worlds - the one out there and the one within



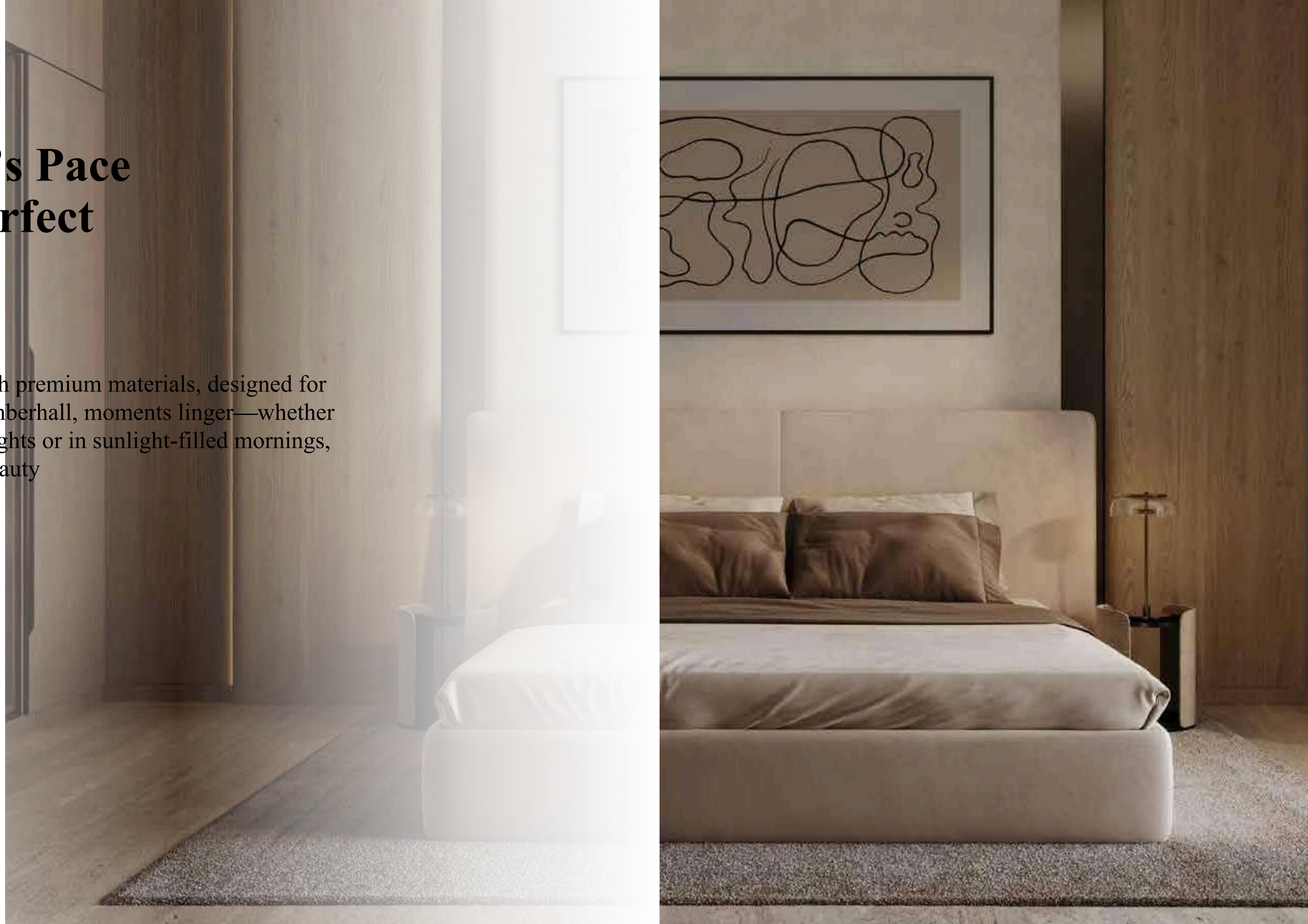
Where Joy Ripples Across the Water.

Amberhall offers a curated collection of amenities, each designed to replenish and inspire. Immerse yourself in the adult pool, its shimmering surface reflecting the azure sky. Unwind in the soothing embrace of the seating area, letting the cares of the day melt away. Find your rhythm on the jogging track, where every step brings you closer to center. Amberhall is your personal fortitude, a place to reconnect with your essence and embrace the moment. A place to create memories that will last a lifetime.



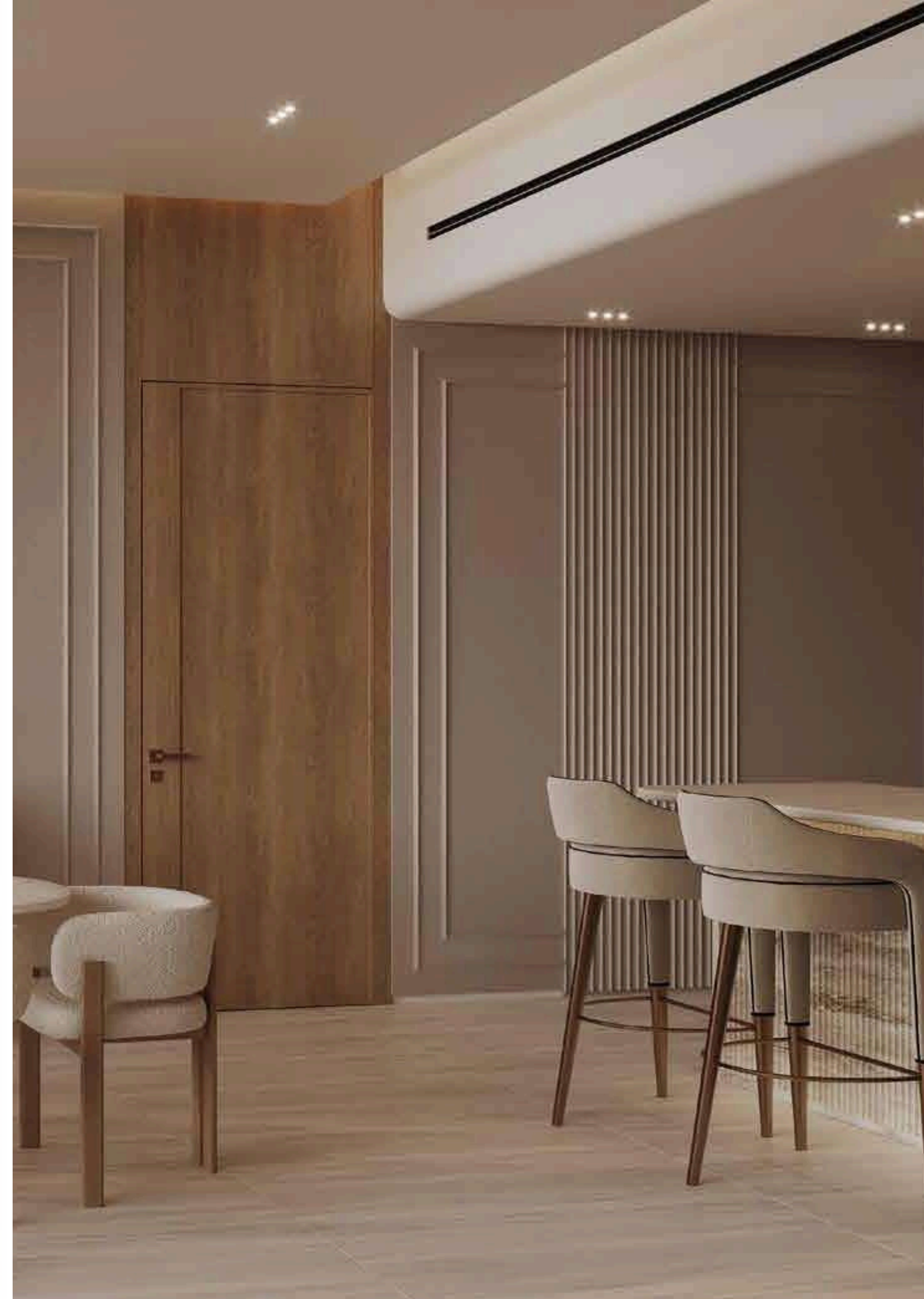
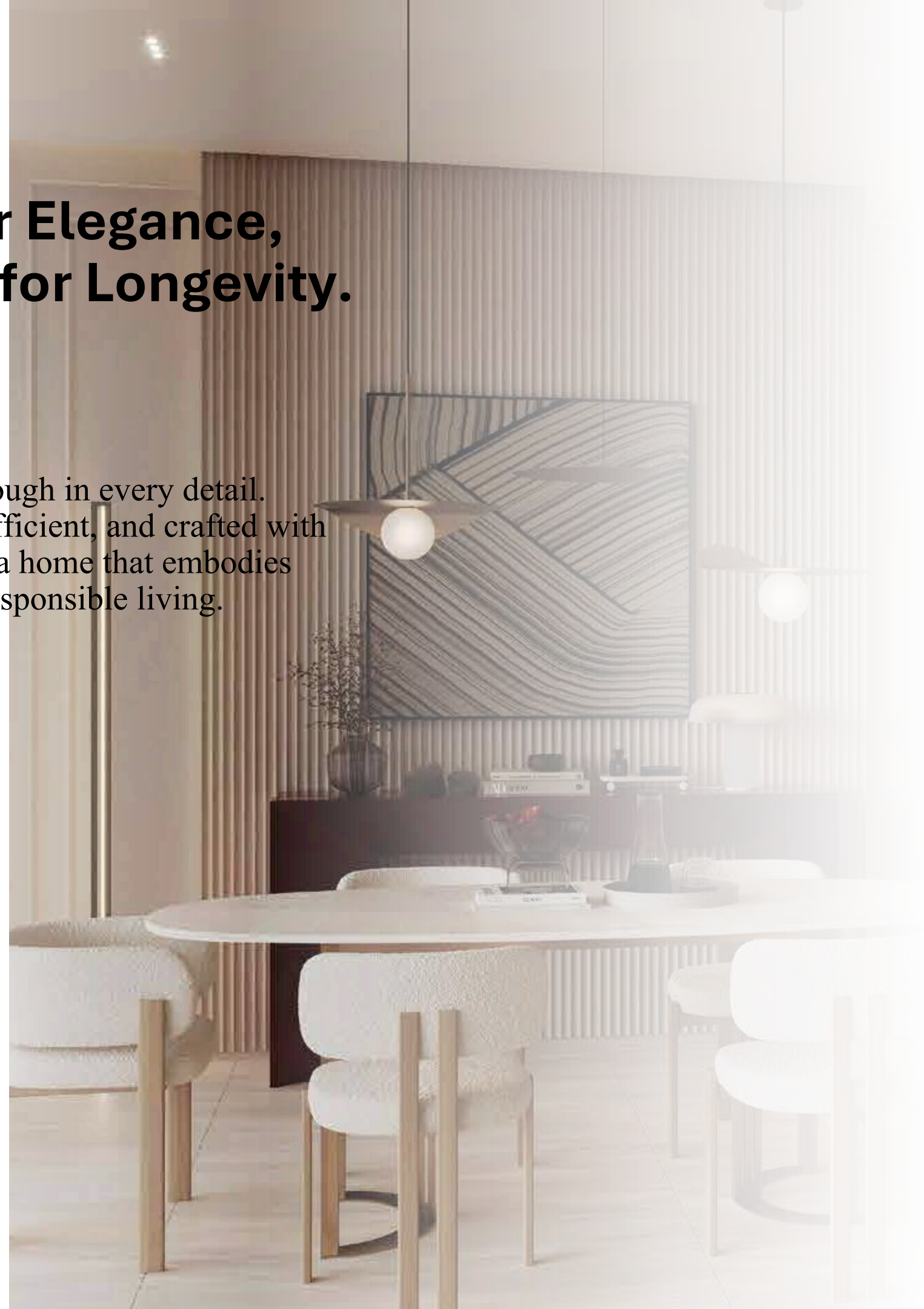
Where Life's Pace Finds Its Perfect Rhythm

Elegant interiors crafted with premium materials, designed for comfort and serenity. At Amberhall, moments linger—whether on your terrace under city lights or in sunlight-filled mornings, time slows to savor life's beauty



Sculpted for Elegance, Engineered for Longevity.

Excellence shines through in every detail. Sustainable, energy-efficient, and crafted with quality, Amberhall is a home that embodies timeless design and responsible living.

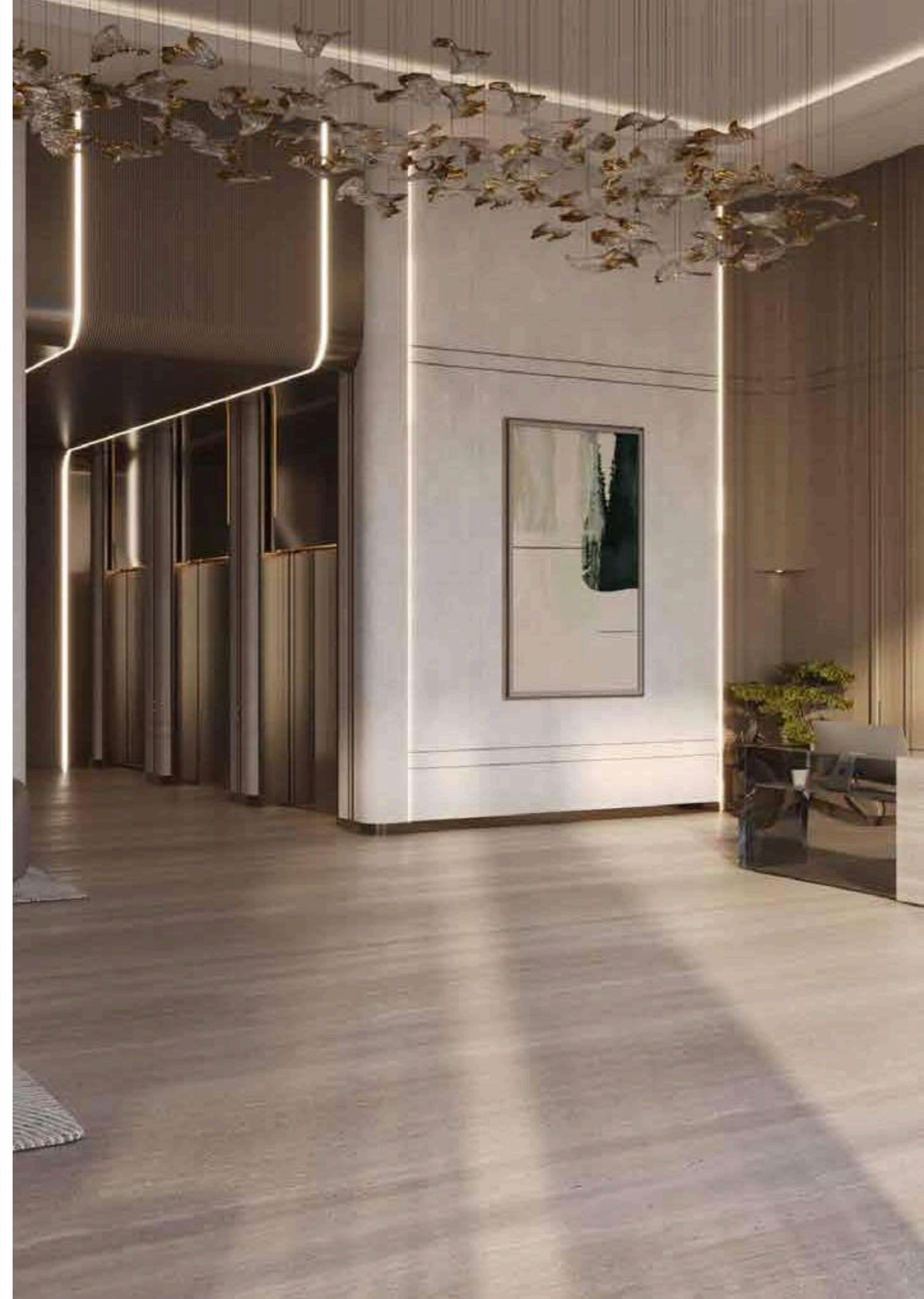
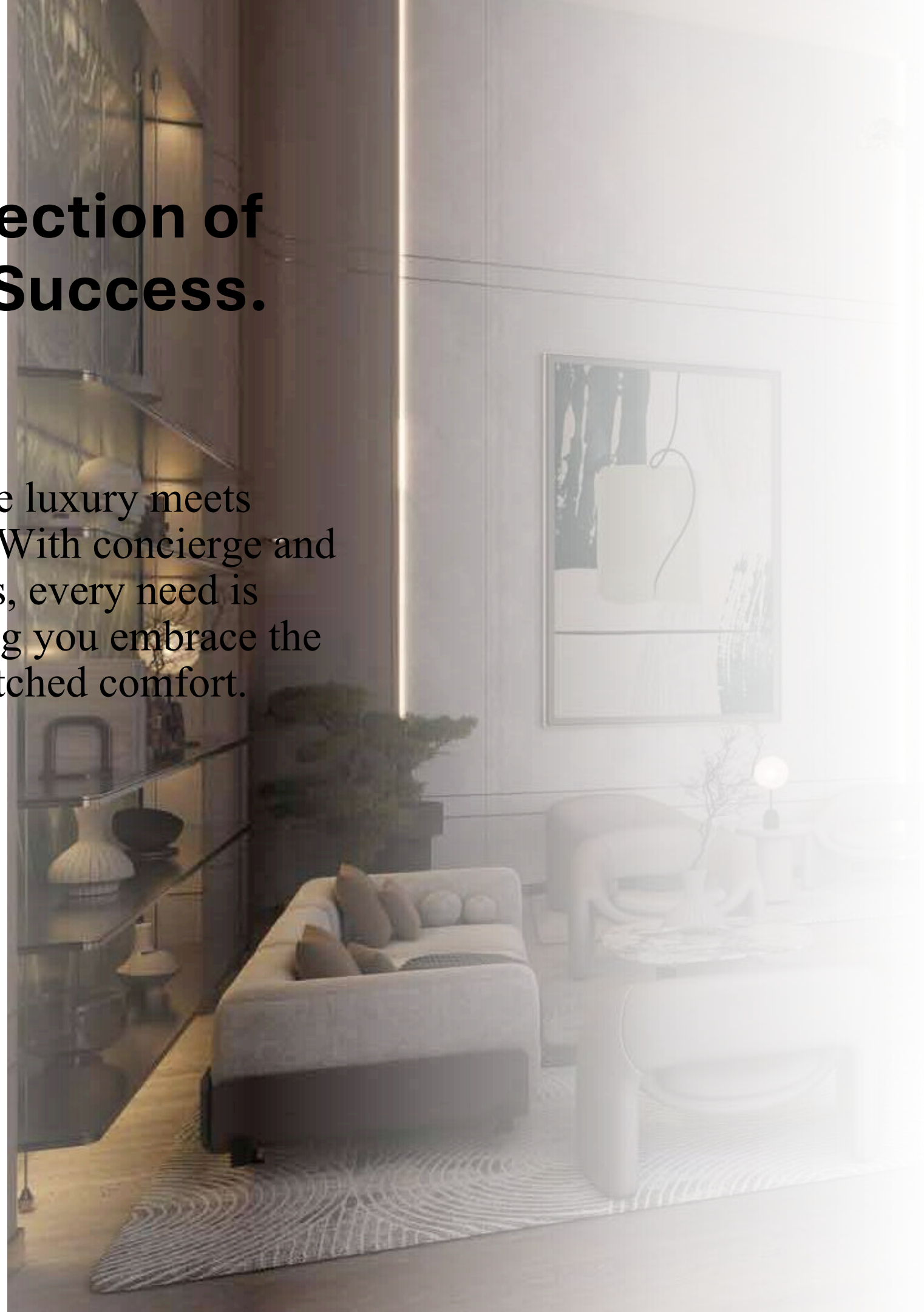


Amberhall's slender, reflective design extends living to the terraces, blending indoor and outdoor spaces. A perfect balance—connected to the city, yet cocooned in serenity.

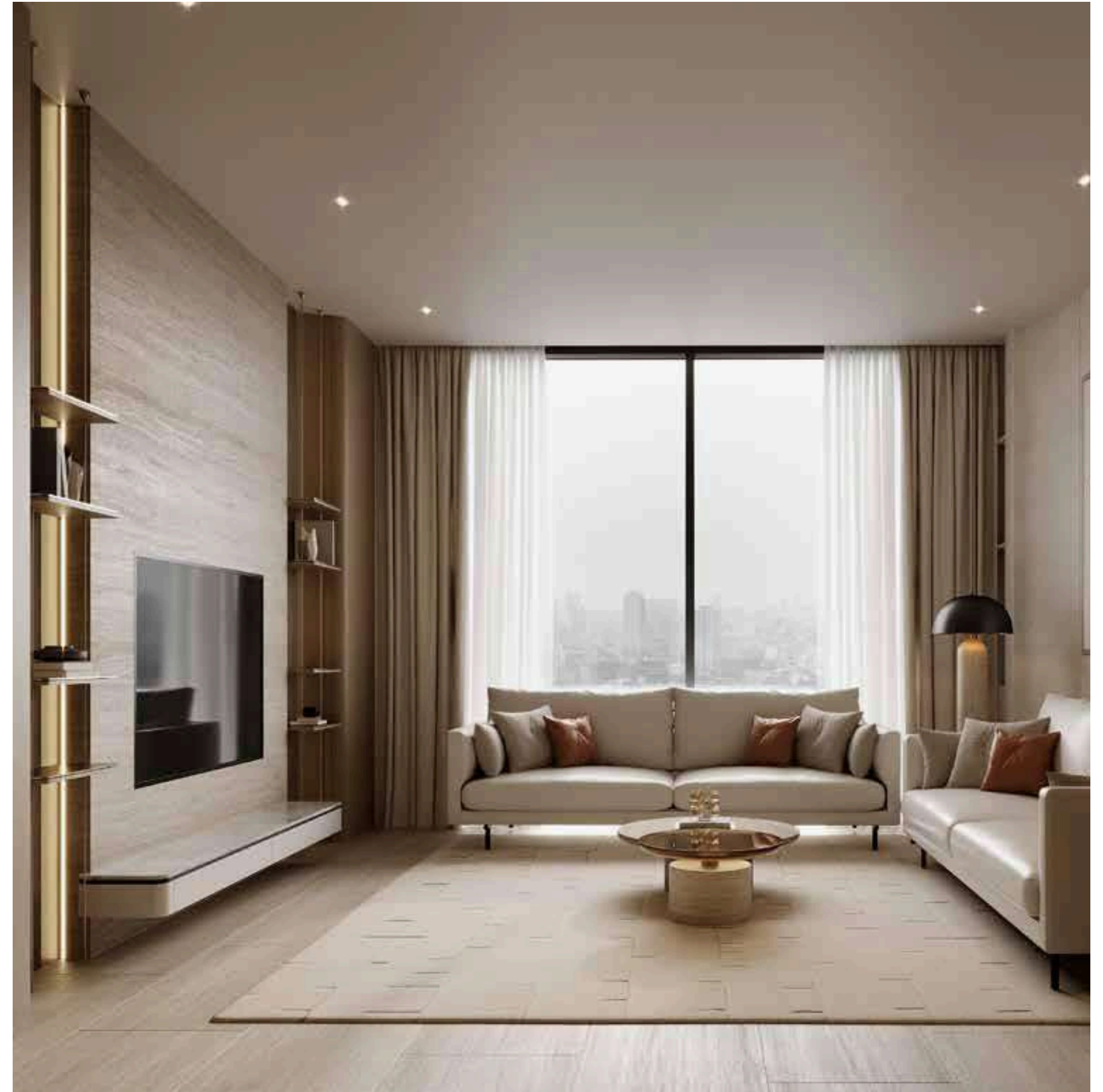
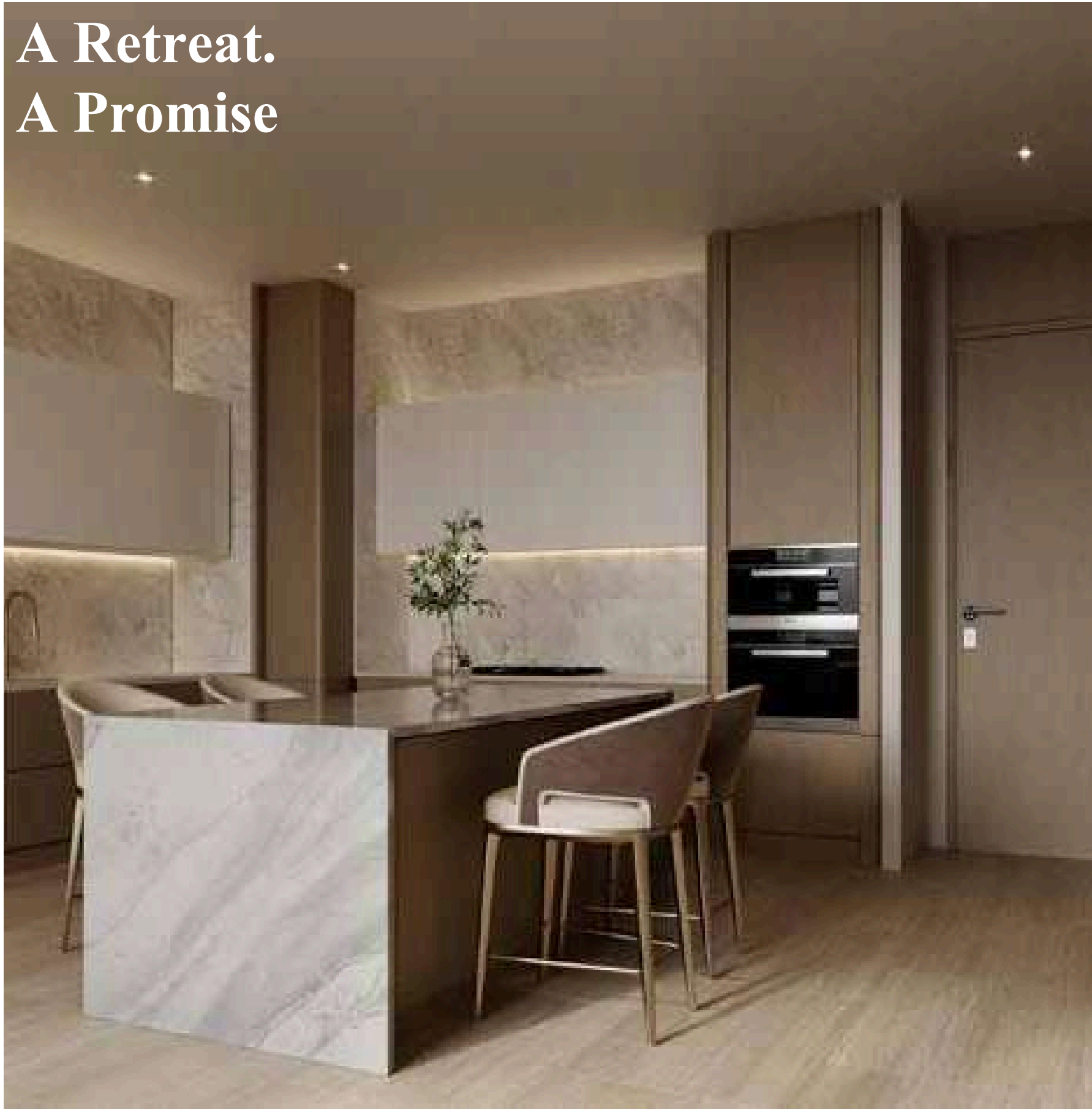


The Intersection of Style and Success.

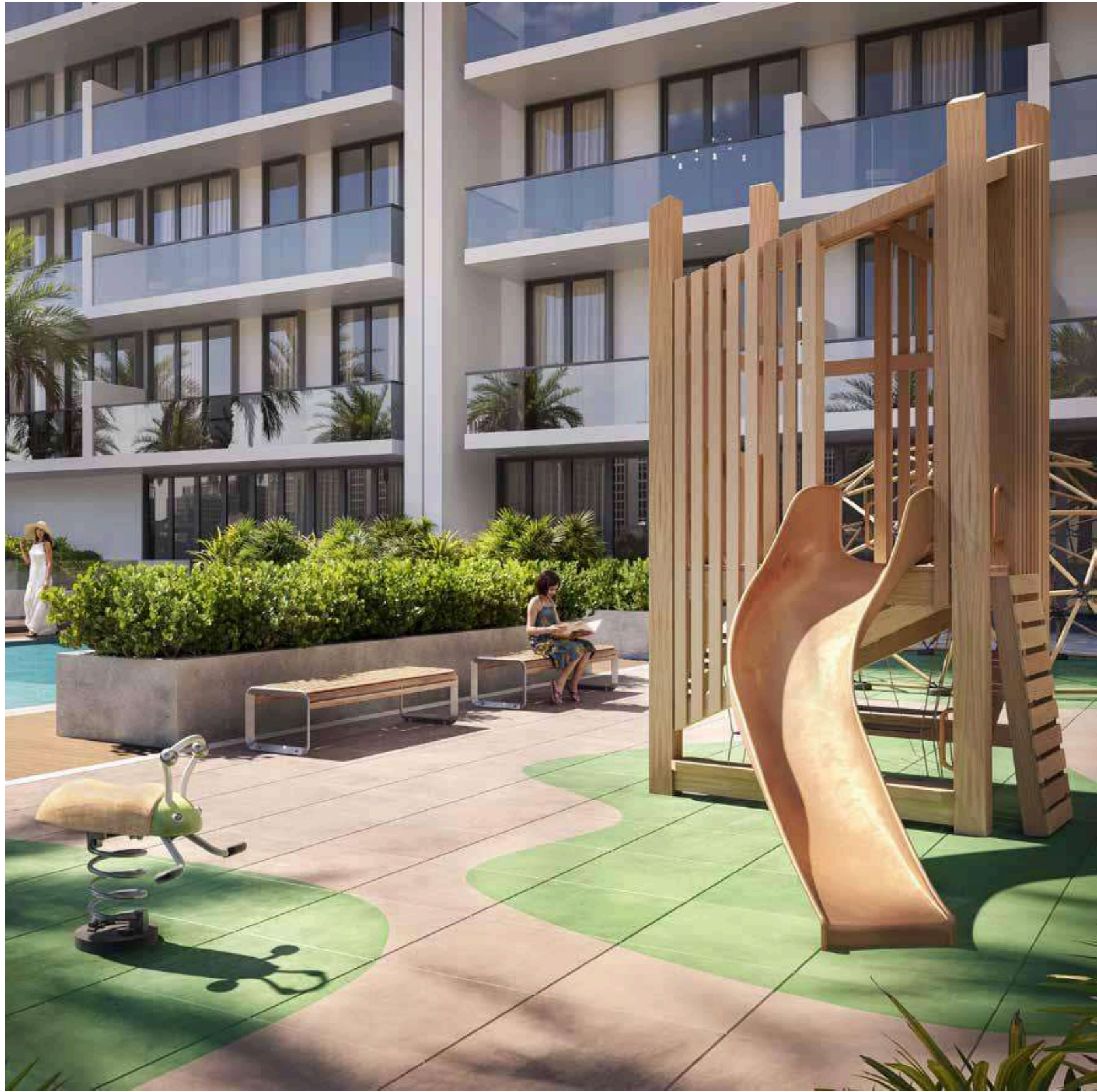
Amberhall: where luxury meets effortless living. With concierge and Masaken services, every need is anticipated, letting you embrace the moment in unmatched comfort.



A Retreat. A Promise



Amidst the city's pulse, a retreat emerges. Amberhall. A promise. A dream in glass and steel, waiting to be discovered. Crafted to inspire and built to endure. A life of purpose awaits.

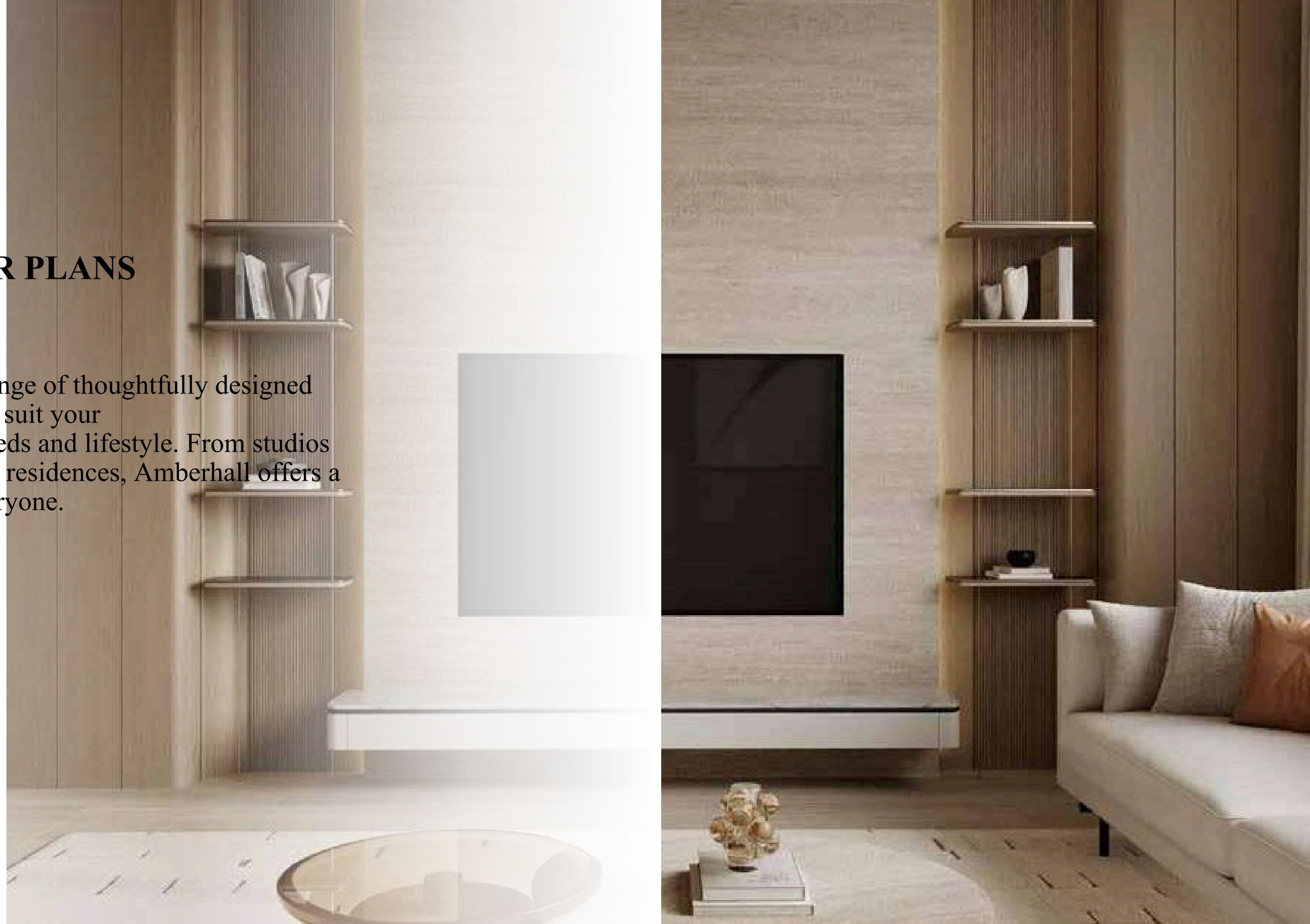




AMBERHALL

FLOOR PLANS

Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From studios to 2-bedroom residences, Amberhall offers a space for everyone.



Navigate through the Path of Dreams

TES
LUB

BURJ
AL ARAB

DOWNTOWN
DUBAI

HESSA STREET

E44 DUBAI
ALKHAIL ROAD

AMBERHALL

AL BARSHA SOUTH

E311 SHEIKH MOHAMMAD
BIN ZAYED ROAD



Jumeirah Village Circle

NEARBY AMENITIES

MALL

1. Circle Mall

SUPERMARKET

1. Spinneys
2. Grandiose
3. Choithrams
4. Nesto Hypermarket
5. Viva Supermarket
6. Nine Star Supermarket
7. Starmart Supermarket
8. Best Home Supermarket
9. Almaya Supermarket

HOSPITAL/CLINIC

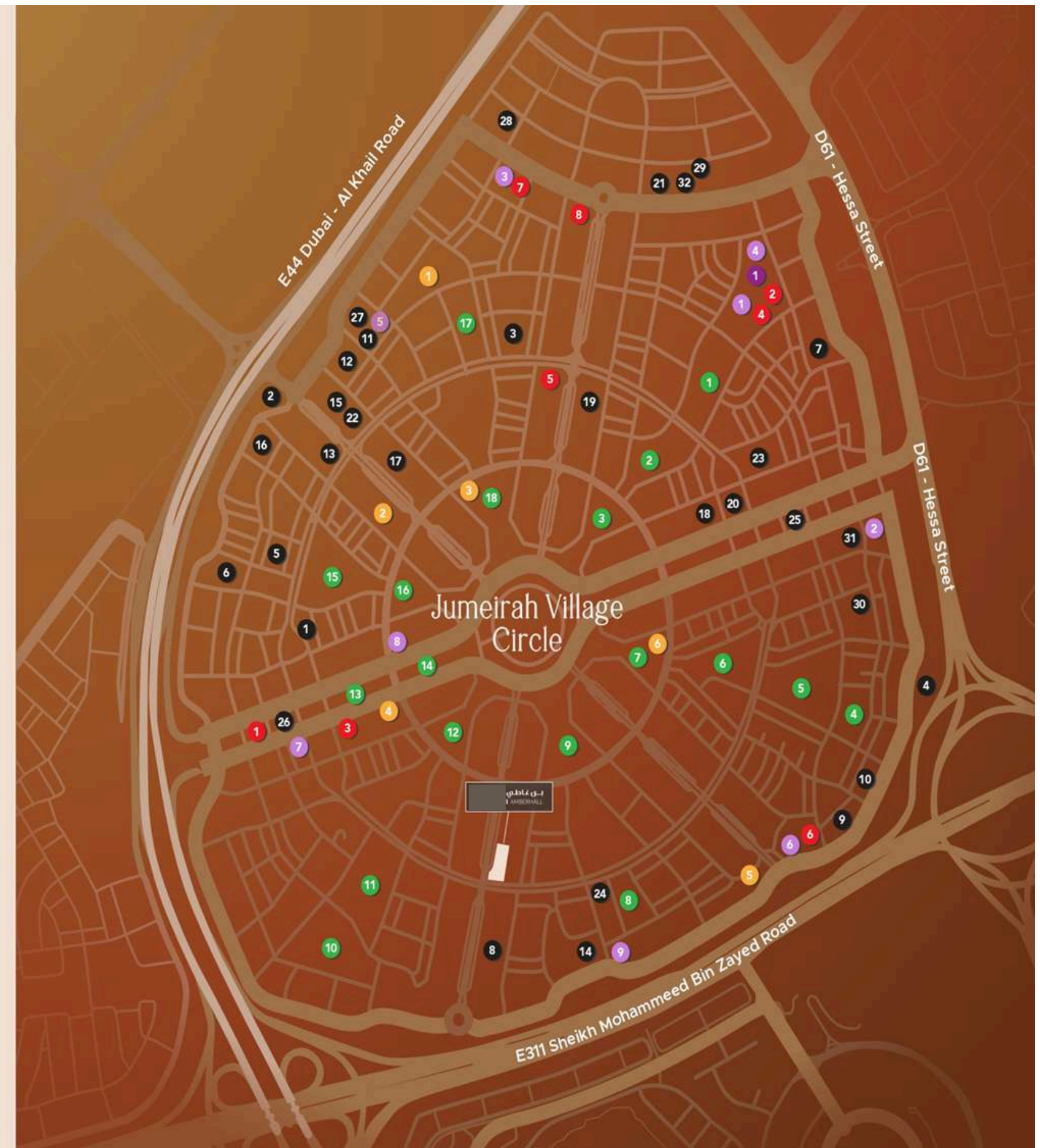
1. Aster Medical Clinic
2. Life Medical Center
3. Magnum Dental Clinic
4. Dr. Joy Dental Clinic
5. Carewell Clinic
6. The Branding Room Polyclinic
7. Life GP Clinic
8. Right Health Medical Center

PARK

1. Gadaf Park
2. Rihan Park
3. Dokhon Park
4. Eisbej North Park
5. Khansoor Park
6. Henna Park
7. Ghaf Park
8. Dhafar Park
9. Yas Community Park
10. Farfar Park
11. Halfa Park
12. Castle Park
13. Sgal Community Park
14. Sider Community Park
15. Qaret Park
16. Samer Park
17. Roolh Park
18. Sabar Community Park

SCHOOL

1. JSS International School
2. Kids World Nursery
3. Erudio Early Childhood Center
4. Chubby Cheeks Nursery
5. Stepping Stones Playschool
6. Ladybird Early Learning Centre
7. Little Wonders Nursery
8. Mannamkuzhi House



ABOUT AMBERHALL

A curated collection of residences, designed for those who seek more than just a home. Studios that inspire, and 1 & 2 bedroom sanctuaries that envelope. Each space, a refuge of refined elegance, awaiting your personal touch.



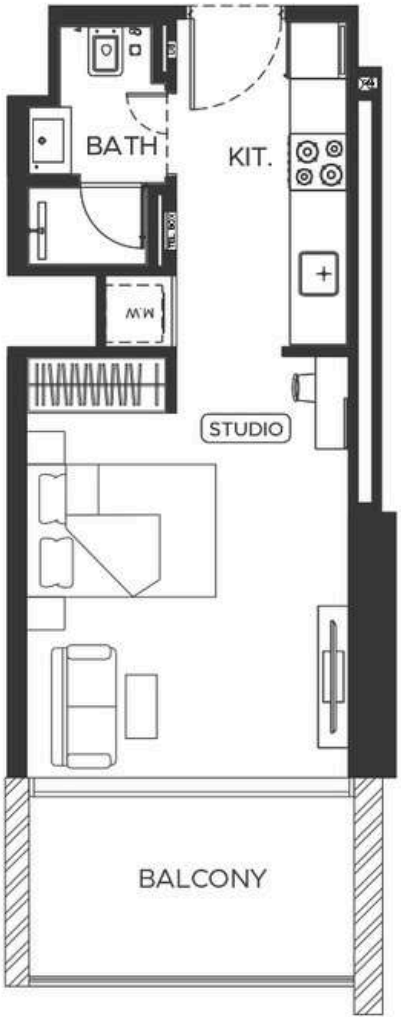
DESIGN DETAILS

Crystalline glass façades, capturing the light, reflecting the sky. A shimmering beacon of modern design. Satin chrome finishes, whispering of understated luxury. Elegance in every touch. Terraces that extend your living space, blurring the lines between indoors and out. Where city views become an extension of your home.

FLOOR PLANS

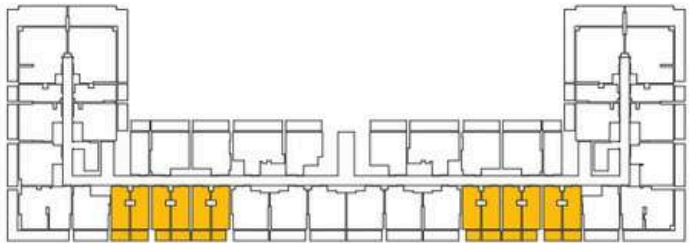
Discover a space that resonates with your soul. Choose from a range of thoughtfully designed studios, 1 & 2 bedroom apartments, each offering a unique perspective on city living.

STUDIO TYPE 01



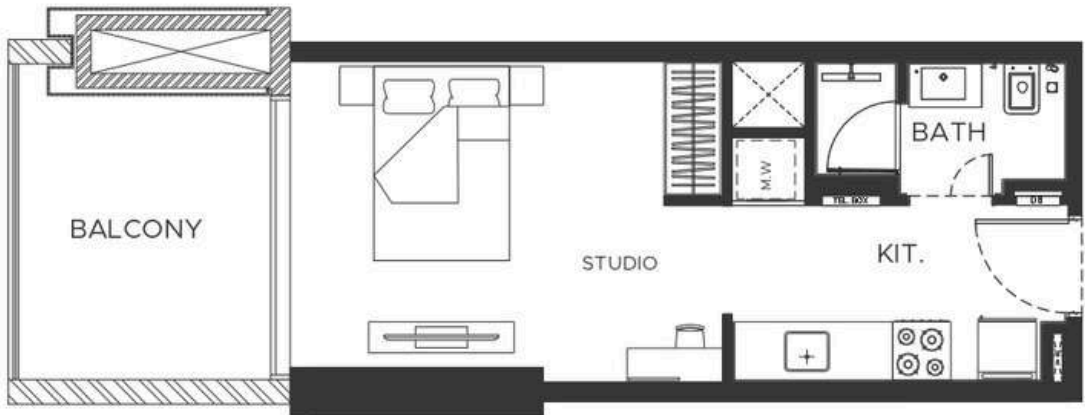
AREA	SQ.M	SQ.FT
SUITE AREA	29.74 m²	320 ft²
BALCONY AREA	7.32 m²	79 ft²
TOTAL UNIT AREA	37.06 m²	399 ft²

FLAT DESIGN COMPONENTS	
BATH	3 m²
STUDIO	15 m²
KITCHEN	6 m²
LAUNDRY	1 m²



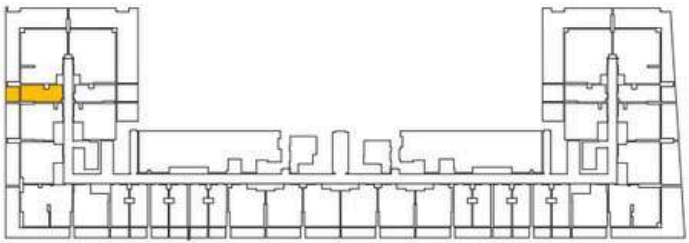
STUDIO TYPE 02

FLOOR PLANS

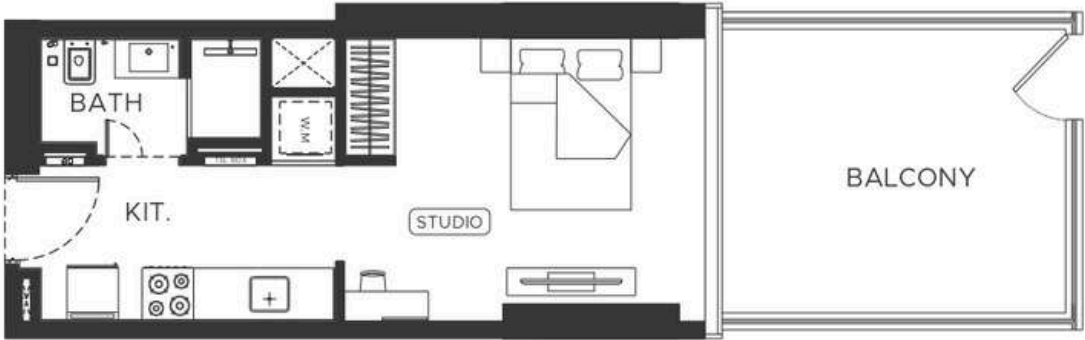


AREA	SQ.M	SQ.FT
SUITE AREA	27.95 m²	301 ft²
BALCONY AREA	8.70 m²	93 ft²
TOTAL UNIT AREA	36.65 m²	394 ft²

FLAT DESIGN COMPONENTS	
BATH	3 m²
STUDIO	14 m²
KITCHEN	6 m²
LAUNDRY	1 m²

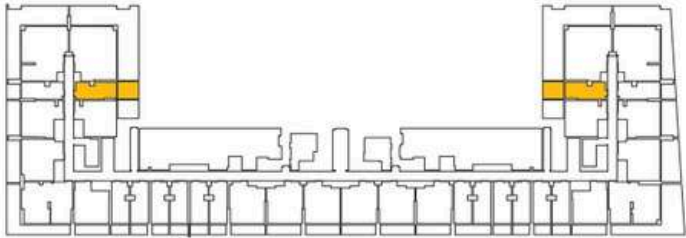


STUDIO TYPE 03



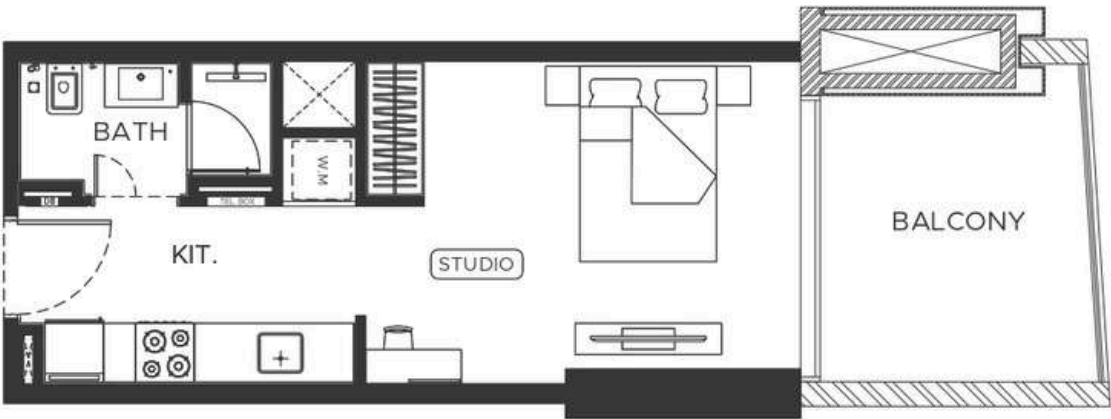
AREA	SQ.M	SQ.FT
SUITE AREA	27.95 m²	305 ft²
BALCONY AREA	14.44 m²	155 ft²
TOTAL UNIT AREA	42.77 m²	460 ft²

FLAT DESIGN COMPONENTS	
BATH	3 m²
STUDIO	14 m²
KITCHEN	6 m²
LAUNDRY	1 m²



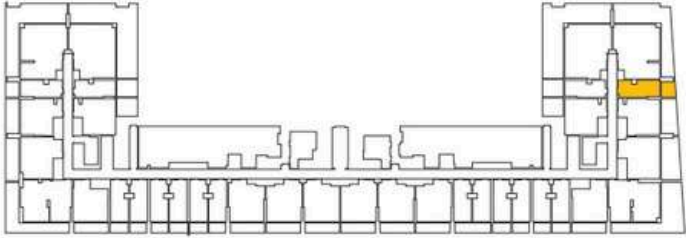
STUDIO TYPE 04

FLOOR PLANS

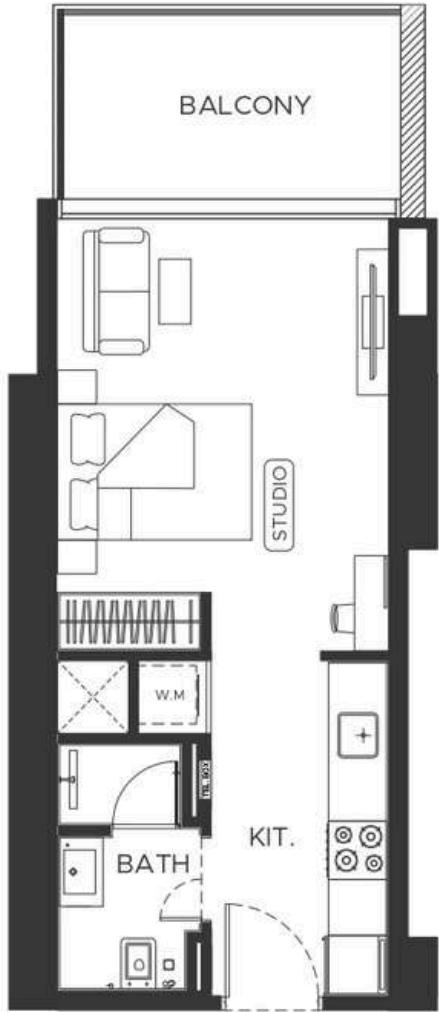


AREA	SQ.M	SQ.FT
SUITE AREA	27.95 m²	301 ft²
BALCONY AREA	9.24 m²	99 ft²
TOTAL UNIT AREA	37.19 m²	400 ft²

FLAT DESIGN COMPONENTS	
BATH	3 m²
STUDIO	14 m²
KITCHEN	6 m²
LAUNDRY	1 m²

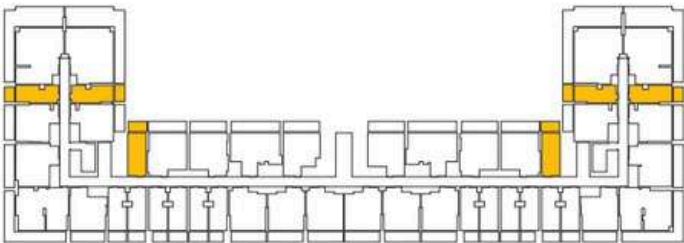


STUDIO TYPE 05



AREA	SQ.M	SQ.FT
SUITE AREA	29.82 m ²	321 ft ²
BALCONY AREA	7.62 m ²	82 ft ²
TOTAL UNIT AREA	37.44 m ²	403 ft ²

FLAT DESIGN COMPONENTS	
BATH	3 m ²
STUDIO	14 m ²
KITCHEN	6 m ²
LAUNDRY	1 m ²

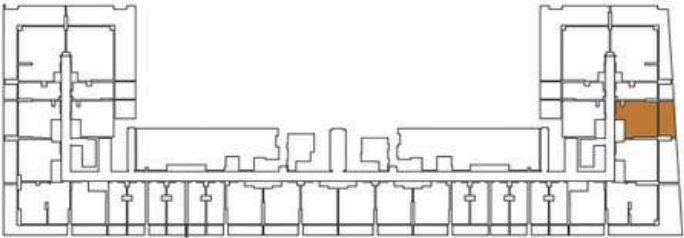


1 BEDROOM TYPE 01



AREA	SQ.M	SQ.FT
SUITE AREA	52.74 m²	568.00 ft²
BALCONY AREA	22.35 m²	240.00 ft²
TOTAL UNIT AREA	75.09 m²	808.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16m²
LIVING & DINING	13m²
KITCHEN	6 m²
CORRIDOR	6 m²
W.C	3 m²
LAUNDRY	1 m²



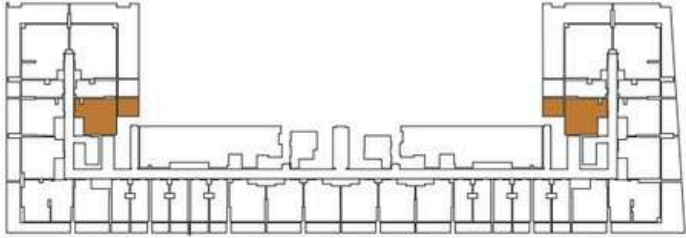
1 BEDROOM TYPE 02

FLOOR PLANS



AREA	SQ.M	SQ.FT
SUITE AREA	52.69 m²	567.00 ft²
BALCONY AREA	15.27 m²	165.00 ft²
TOTAL UNIT AREA	67.96 m²	732.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16m²
LIVING & DINING	13m²
KITCHEN	6 m²
CORRIDOR	6 m²
W.C	3 m²
LAUNDRY	1 m²

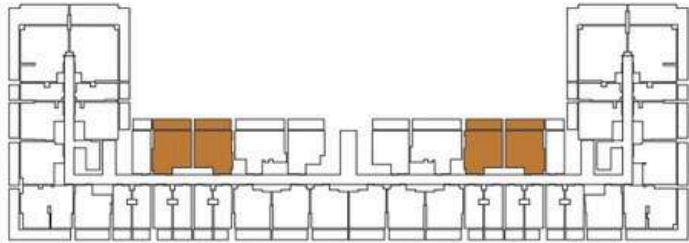


1 BEDROOM TYPE 03



AREA	SQ.M	SQ.FT
SUITE AREA	56.51 m²	608.00 ft²
BALCONY AREA	14.46 m²	156.00 ft²
TOTAL UNIT AREA	70.97 m²	764.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	16m²
LIVING & DINING	18m²
KITCHEN	7 m²
CORRIDOR	4 m²
W.C	2 m²



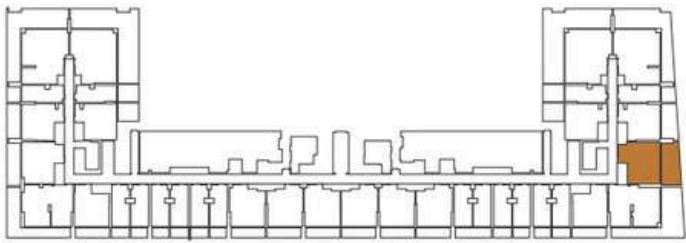
1 BEDROOM TYPE 04

FLOOR PLANS

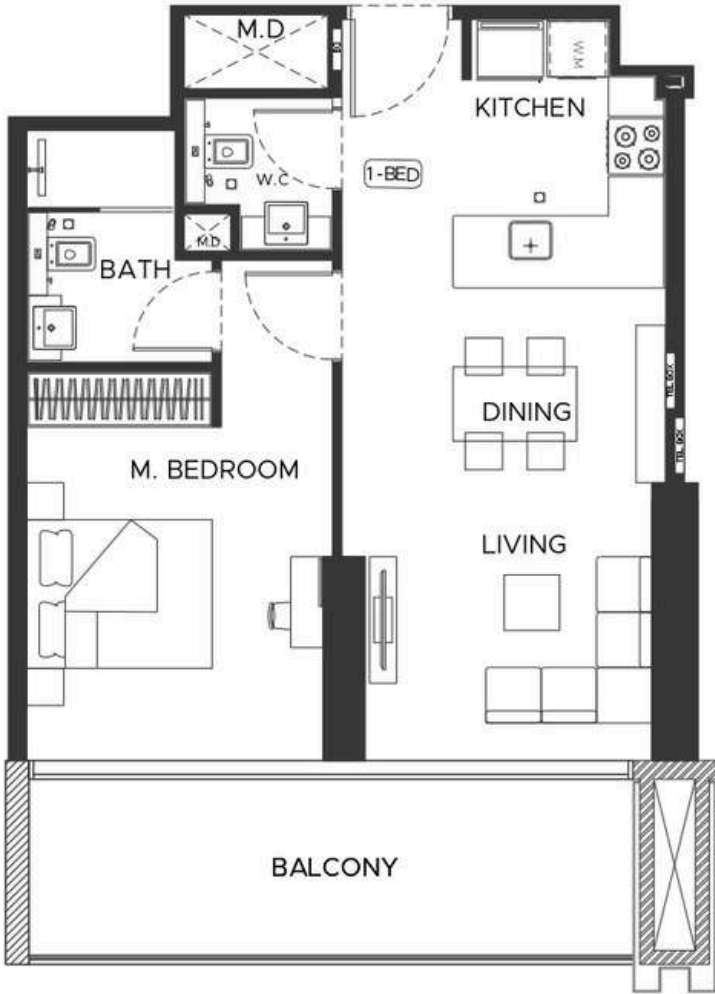


AREA	SQ.M	SQ.FT
SUITE AREA	60.70 m²	653.00 ft²
BALCONY AREA	30.91 m²	333.00 ft²
TOTAL UNIT AREA	91.61 m²	986.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	18 m²
LIVING & DINING	15m²
KITCHEN	7 m²
CORRIDOR	6 m²
W.C	3 m²
LAUNDRY	1 m²

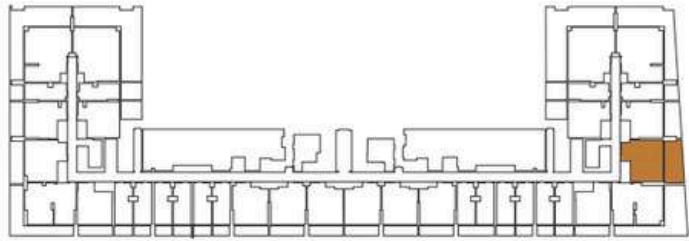


1 BEDROOM TYPE 05



AREA	SQ.M	SQ.FT
SUITE AREA	60.70 m²	653.00 ft²
BALCONY AREA	30.91 m²	333.00 ft²
TOTAL UNIT AREA	91.61 m²	986.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	18 m²
LIVING & DINING	15m²
KITCHEN	7 m²
CORRIDOR	6 m²
W.C	3 m²
LAUNDRY	1 m²



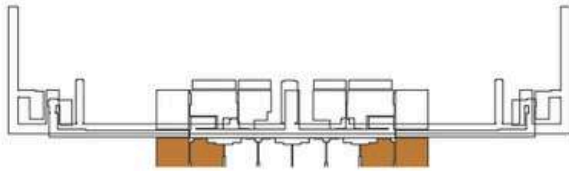
1 BEDROOM TYPE 06

FLOOR PLANS



AREA	SQ.M	SQ.FT
SUITE AREA	55.19 m²	594.00 ft²
BALCONY AREA	72.28 m²	778.00 ft²
TOTAL UNIT AREA	127.47 m²	1372.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	15 m²
LIVING & DINING	17 m²
KITCHEN	6 m²
CORRIDOR	4 m²
W.C	2 m²

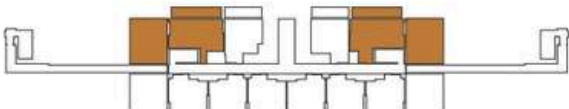


1 BEDROOM TYPE 07



AREA	SQ.M	SQ.FT
SUITE AREA	63.17 m ²	680.00 ft ²
BALCONY AREA	78.00 m ²	840.00 ft ²
TOTAL UNIT AREA	141.17 m ²	1520.00 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	14 m ²
LIVING & DINING	20 m ²
KITCHEN	10 m ²
CORRIDOR	8 m ²



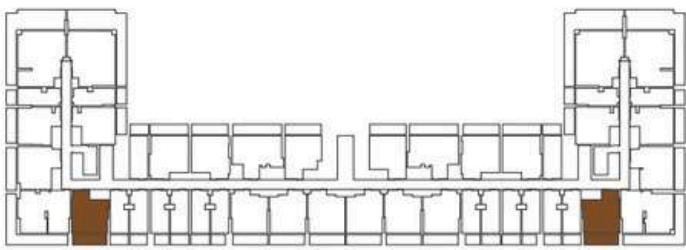
1 BEDROOM TYPE 08

FLOOR PLANS

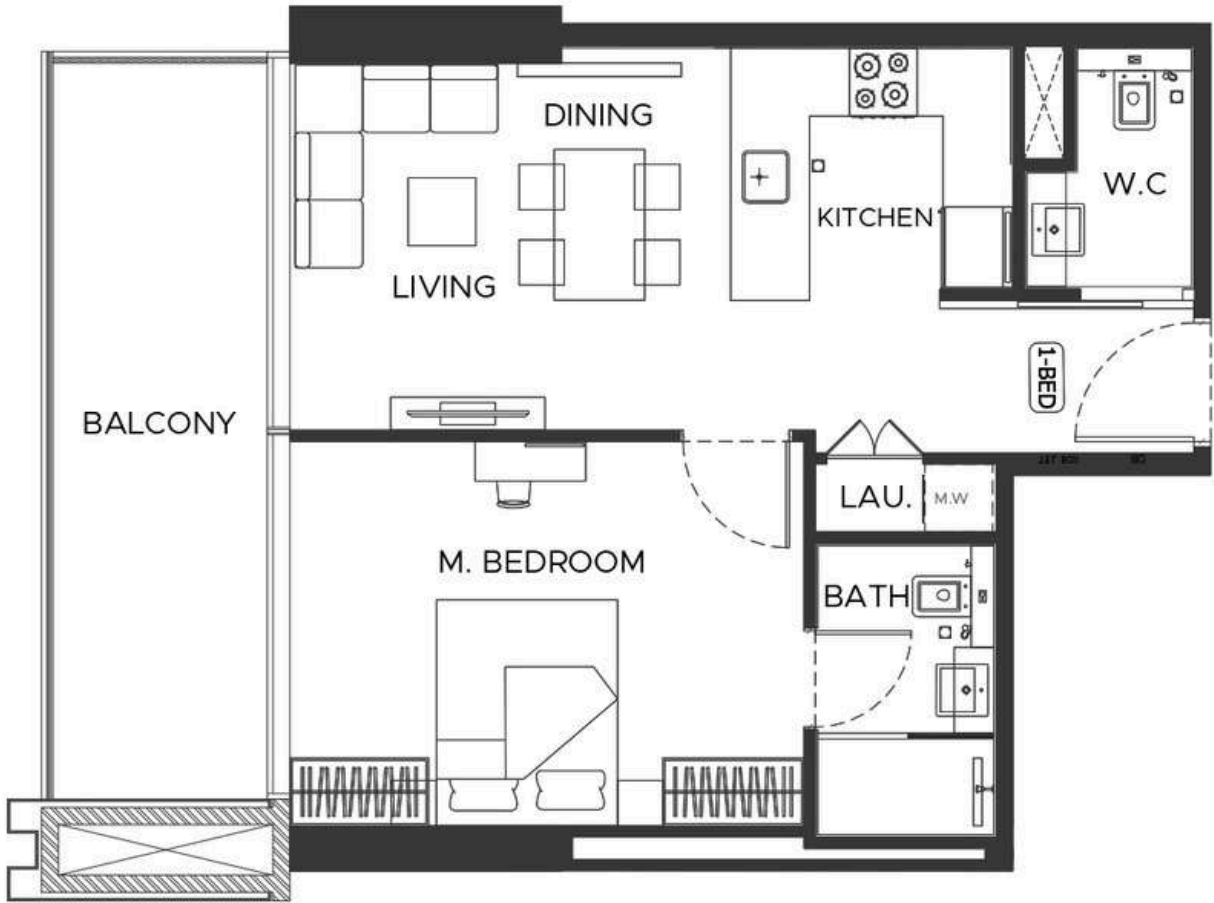


AREA	SQ.M	SQ.FT
SUITE AREA	51.99 m ²	560.00 ft ²
BALCONY AREA	12.65 m ²	136.00 ft ²
TOTAL UNIT AREA	64.64 m ²	696.00 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	15 m ²
LIVING & DINING	13 m ²
KITCHEN	5 m ²
CORRIDOR	6 m ²
W.C.	2 m ²
LAUNDRY	1 m ²

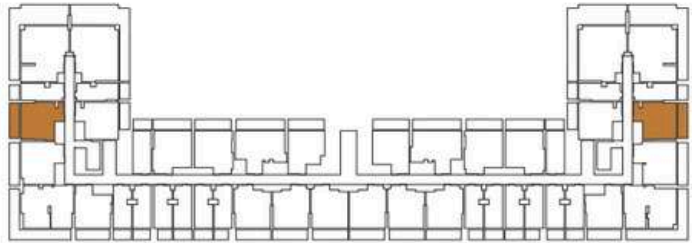


1 BEDROOM TYPE 09



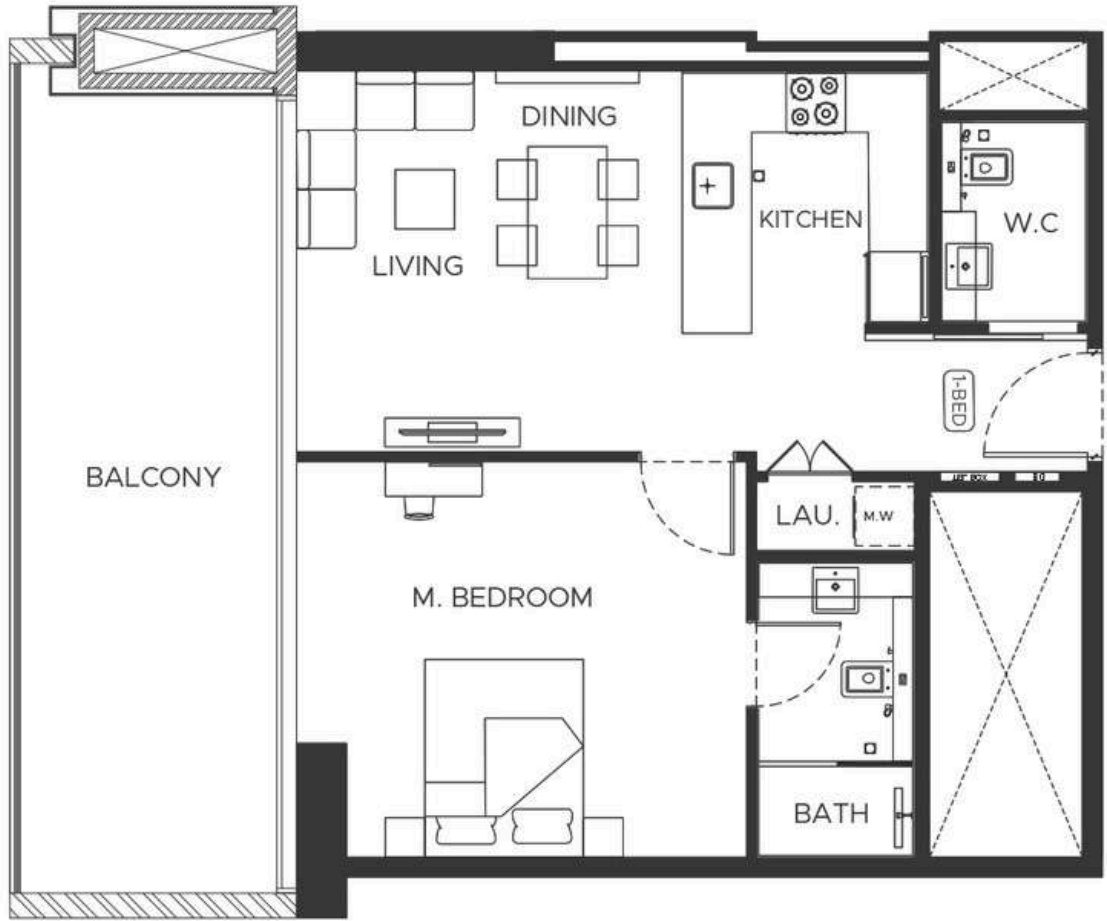
AREA	SQ.M	SQ.FT
SUITE AREA	53.07 m²	571.00 ft²
BALCONY AREA	12.92 m²	139.00 ft²
TOTAL UNIT AREA	65.99 m²	710.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16 m²
LIVING & DINING	13m²
KITCHEN	6 m²
CORRIDOR	6 m²
W.C	3 m²
LAUNDRY	1m²



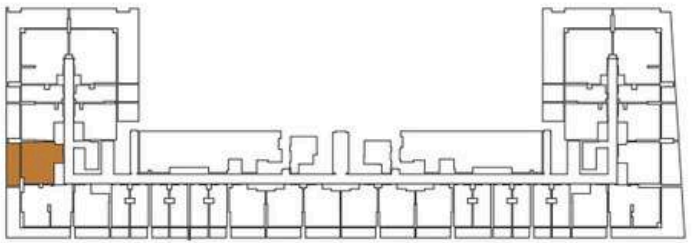
1 BEDROOM TYPE 10

FLOOR PLANS



AREA	SQ.M	SQ.FT
SUITE AREA	59.44 m²	640.00 ft²
BALCONY AREA	23.02 m²	248.00 ft²
TOTAL UNIT AREA	82.46 m²	888.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	18 m²
LIVING & DINING	15 m²
KITCHEN	7 m²
CORRIDOR	6 m²
W.C	3 m²
LAUNDRY	1m²

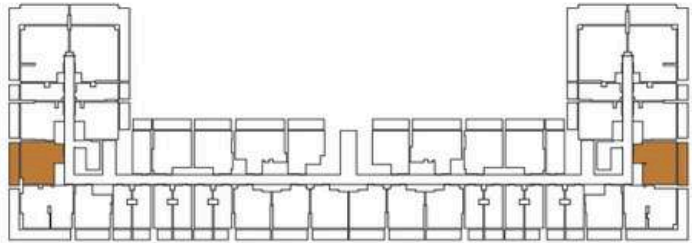


1 BEDROOM TYPE 11



AREA	SQ.M	SQ.FT
SUITE AREA	60.65 m ²	653.00 ft ²
BALCONY AREA	15.74 m ²	169.00 ft ²
TOTAL UNIT AREA	76.39 m ²	822.00 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	5 m ²
M.BEDROOM	18 m ²
LIVING & DINING	15 m ²
KITCHEN	7 m ²
CORRIDOR	6 m ²
W.C	3 m ²
LAUNDRY	1 m ²



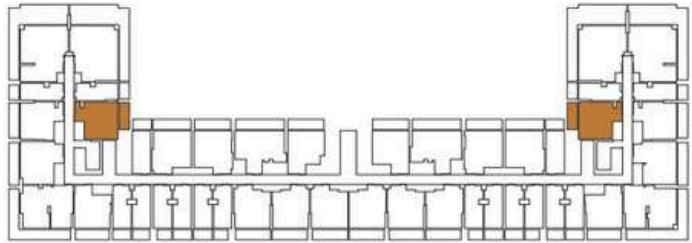
1 BEDROOM TYPE 12

FLOOR PLANS



AREA	SQ.M	SQ.FT
SUITE AREA	52.28 m ²	563.00 ft ²
BALCONY AREA	10.00 m ²	107.00 ft ²
TOTAL UNIT AREA	62.28 m ²	670.00 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	16 m ²
LIVING & DINING	13 m ²
KITCHEN	6 m ²
CORRIDOR	6 m ²
W.C	3 m ²
LAUNDRY	1 m ²

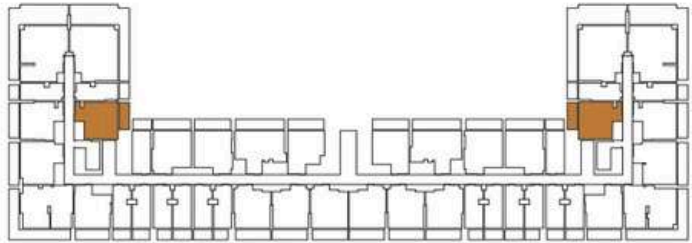


1 BEDROOM TYPE 13

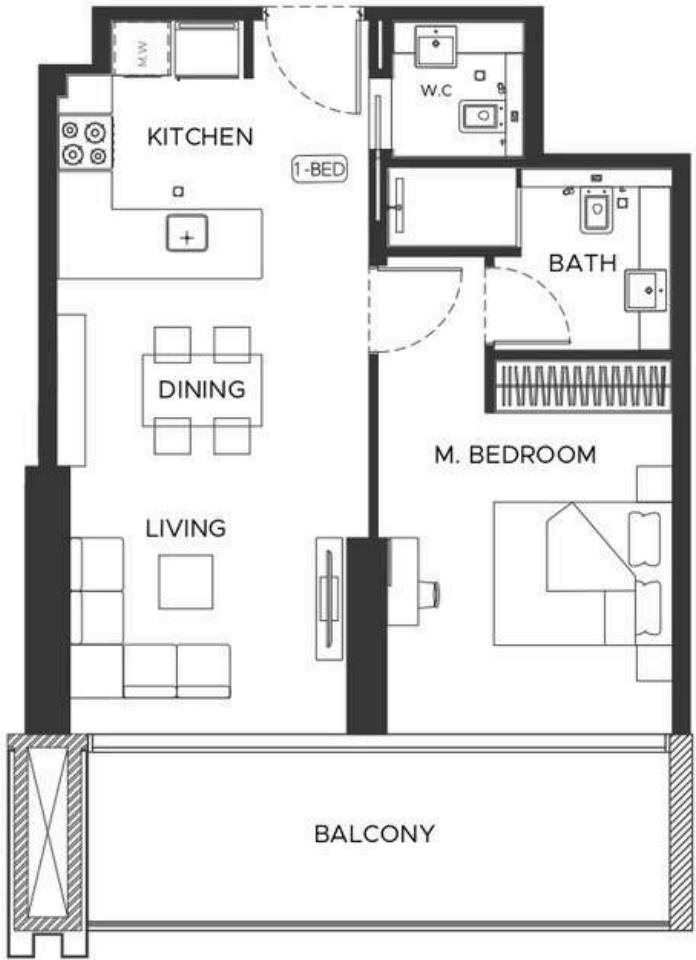


AREA	SQ.M	SQ.FT
SUITE AREA	52.28 m ²	563.00 ft ²
BALCONY AREA	10.00 m ²	107.00 ft ²
TOTAL UNIT AREA	62.28 m ²	670.00 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	16 m ²
LIVING & DINING	13 m ²
KITCHEN	6 m ²
CORRIDOR	6 m ²
W.C	3 m ²
LAUNDRY	1 m ²

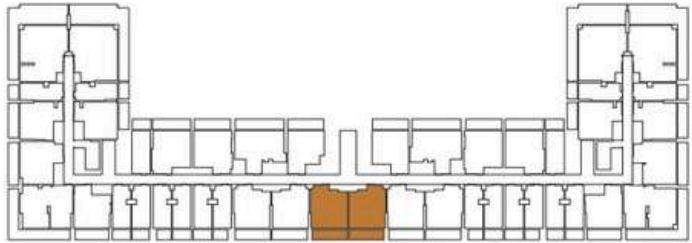


1 BEDROOM TYPE 14

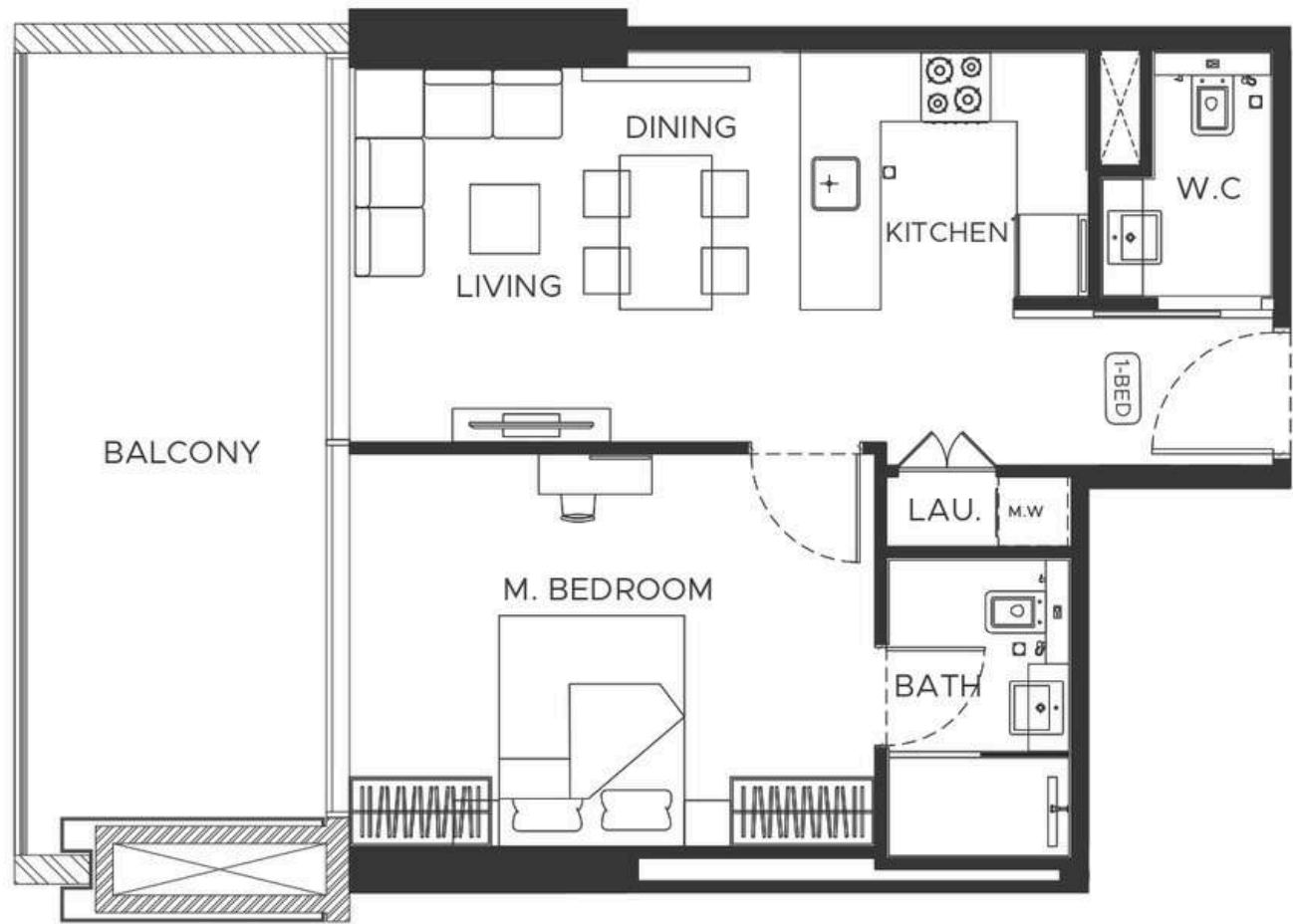


AREA	SQ.M	SQ.FT
SUITE AREA	54.24 m ²	584.00 ft ²
BALCONY AREA	13.27 m ²	143.00 ft ²
TOTAL UNIT AREA	67.51 m ²	727.00 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	5 m ²
M.BEDROOM	15 m ²
LIVING & DINING	17 m ²
KITCHEN	6 m ²
CORRIDOR	4 m ²
W.C	3 m ²

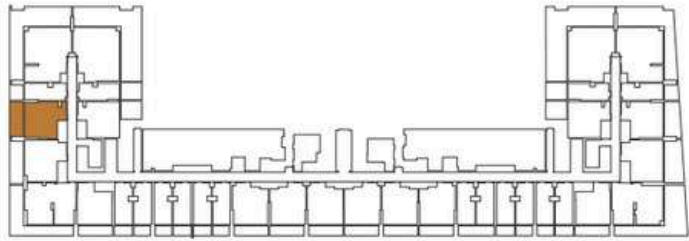


1 BEDROOM TYPE 15



AREA	SQ.M	SQ.FT
SUITE AREA	53.08 m ²	571.00 ft ²
BALCONY AREA	18.05 m ²	199.00 ft ²
TOTAL UNIT AREA	71.58 m ²	770.00 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	16 m ²
LIVING & DINING	13 m ²
KITCHEN	6 m ²
CORRIDOR	6 m ²
W.C	3 m ²
LAUNDRY	1 m ²



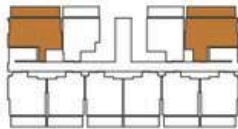
1 BEDROOM TYPE 16

FLOOR PLANS



AREA	SQ.M	SQ.FT
SUITE AREA	61.19 m ²	659.00 ft ²
BALCONY AREA	18.47 m ²	198.00 ft ²
TOTAL UNIT AREA	79.66 m ²	857.00 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	14 m ²
LIVING & DINING	20 m ²
KITCHEN	10 m ²
CORRIDOR	6 m ²

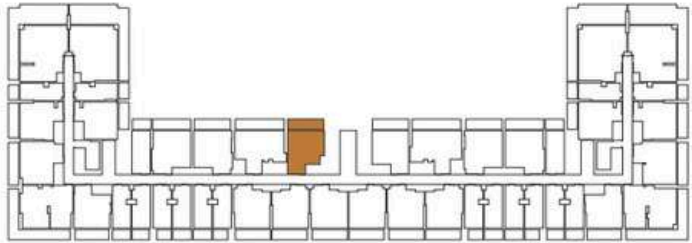


1 BEDROOM TYPE 17



AREA	SQ.M	SQ.FT
SUITE AREA	51.11 m²	550.00 ft²
BALCONY AREA	14.18 m²	153.00 ft²
TOTAL UNIT AREA	65.29 m²	703.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16 m²
LIVING & DINING	13 m²
KITCHEN	5 m²
CORRIDOR	5 m²
W.C	2 m²



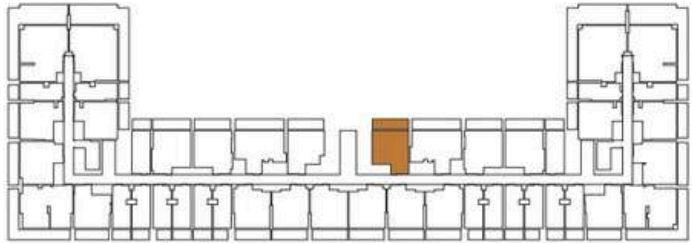
1 BEDROOM TYPE 18

FLOOR PLANS



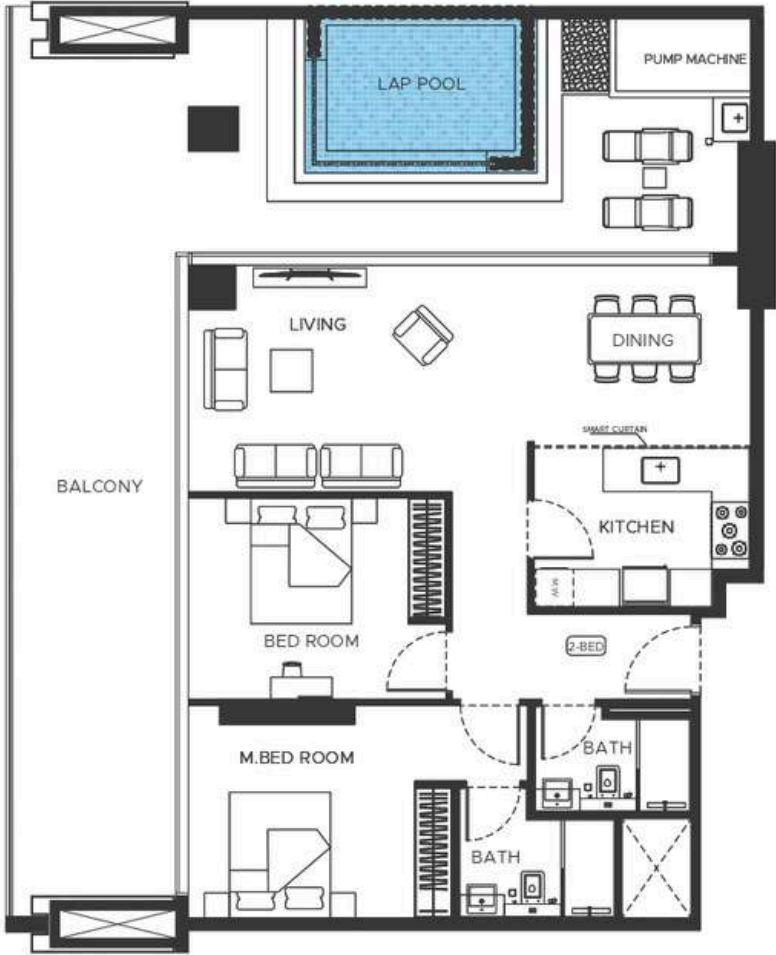
AREA	SQ.M	SQ.FT
SUITE AREA	52.23 m²	562.00 ft²
BALCONY AREA	14.18 m²	153.00 ft²
TOTAL UNIT AREA	66.41 m²	715.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16 m²
LIVING & DINING	13 m²
KITCHEN	5 m²
CORRIDOR	5 m²
W.C	3 m²
LAUNDRY	1 m²



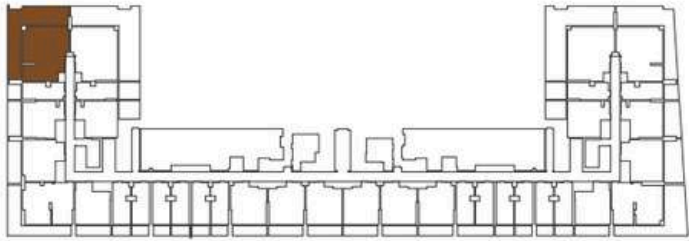


2 BEDROOM TYPE 01



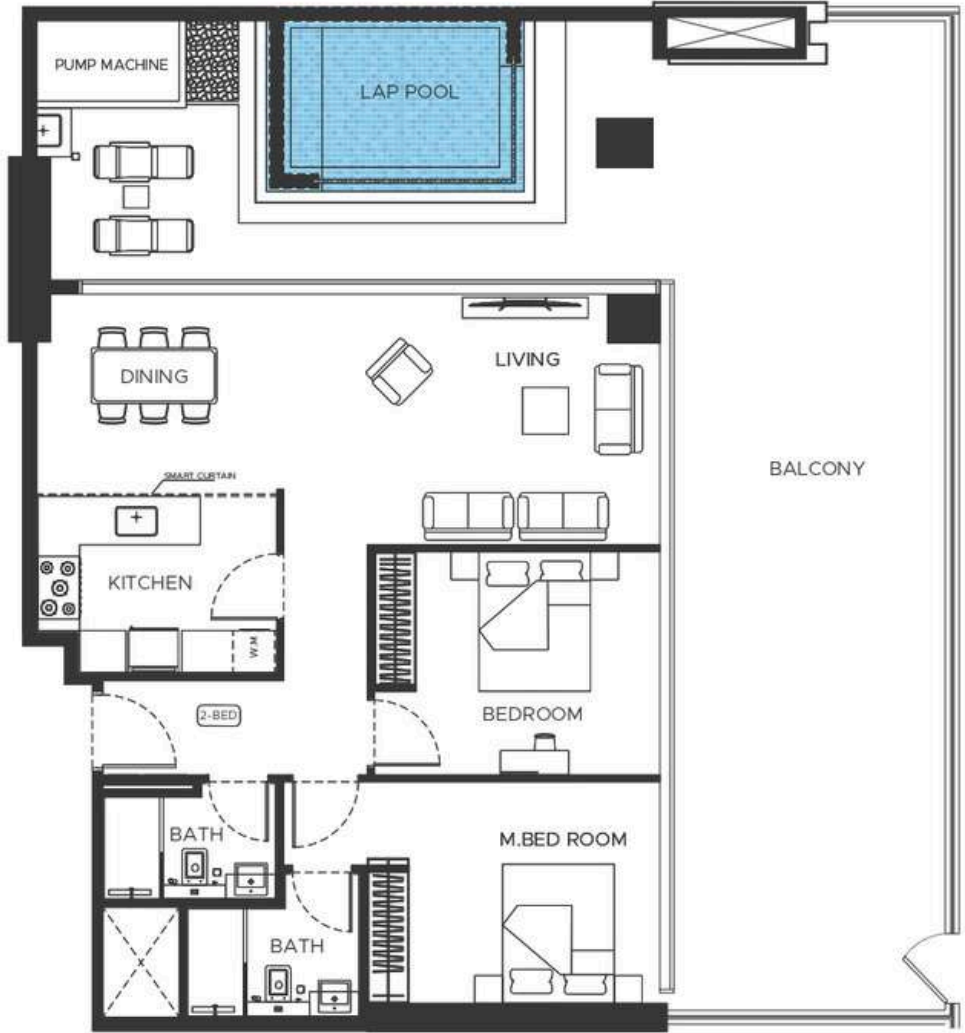
AREA	SQ.M	SQ.FT
SUITE AREA	90.86 m²	978.00 ft²
BALCONY AREA	72.24 m²	778.00 ft²
TOTAL UNIT AREA	163.10 m²	1756.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	15 m²
LIVING & DINING	29 m²
KITCHEN	9 m²
CORRIDOR	8 m²
BATH	4 m²
BEDROOM	13 m²



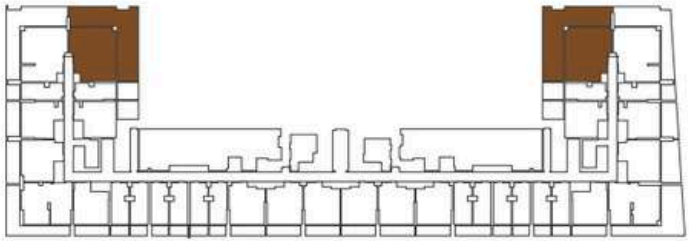
2 BEDROOM TYPE 02

FLOOR PLANS

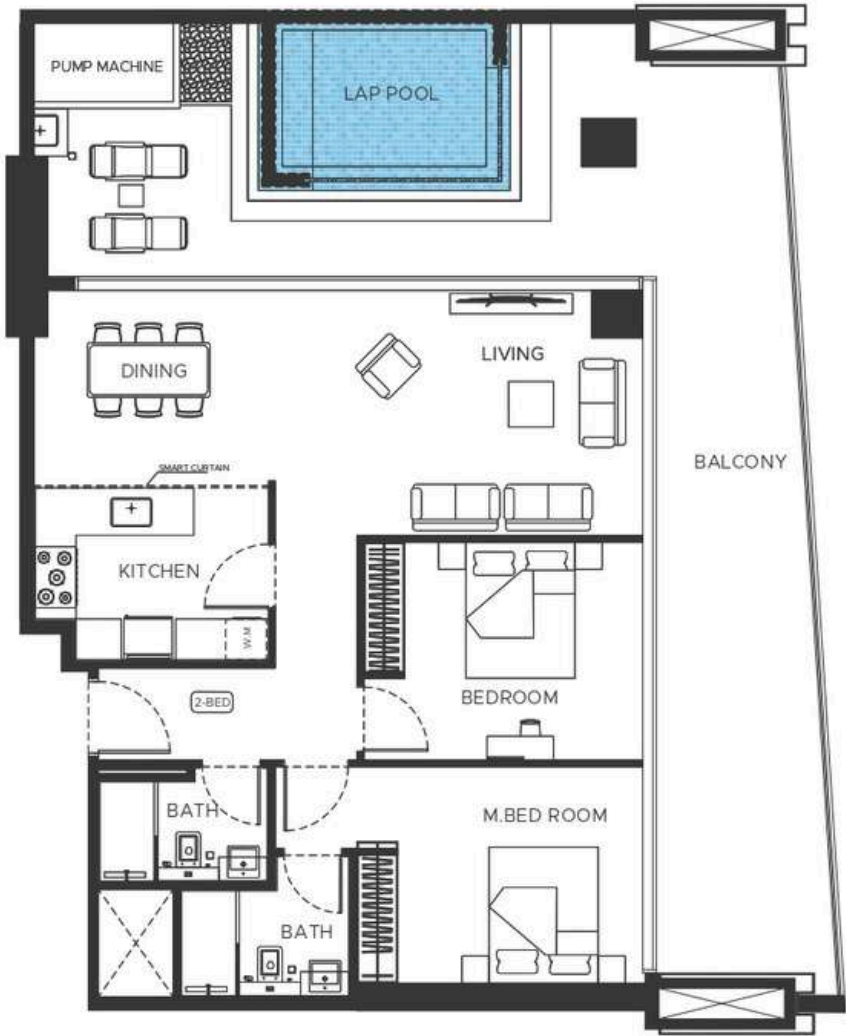


AREA	SQ.M	SQ.FT
SUITE AREA	90.44 m²	973.00 ft²
BALCONY AREA	93.77 m²	1010.00 ft²
TOTAL UNIT AREA	184.21 m²	1983.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	15 m²
LIVING & DINING	29 m²
KITCHEN	9 m²
CORRIDOR	8 m²
BATH	4 m²
BEDROOM	13 m²

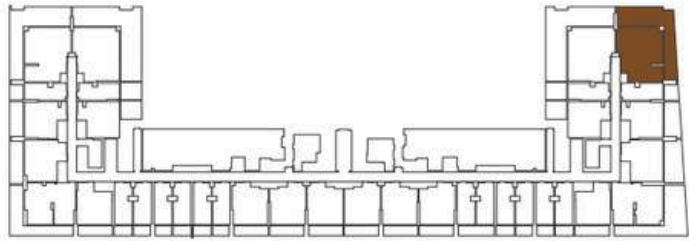


2 BEDROOM TYPE 03



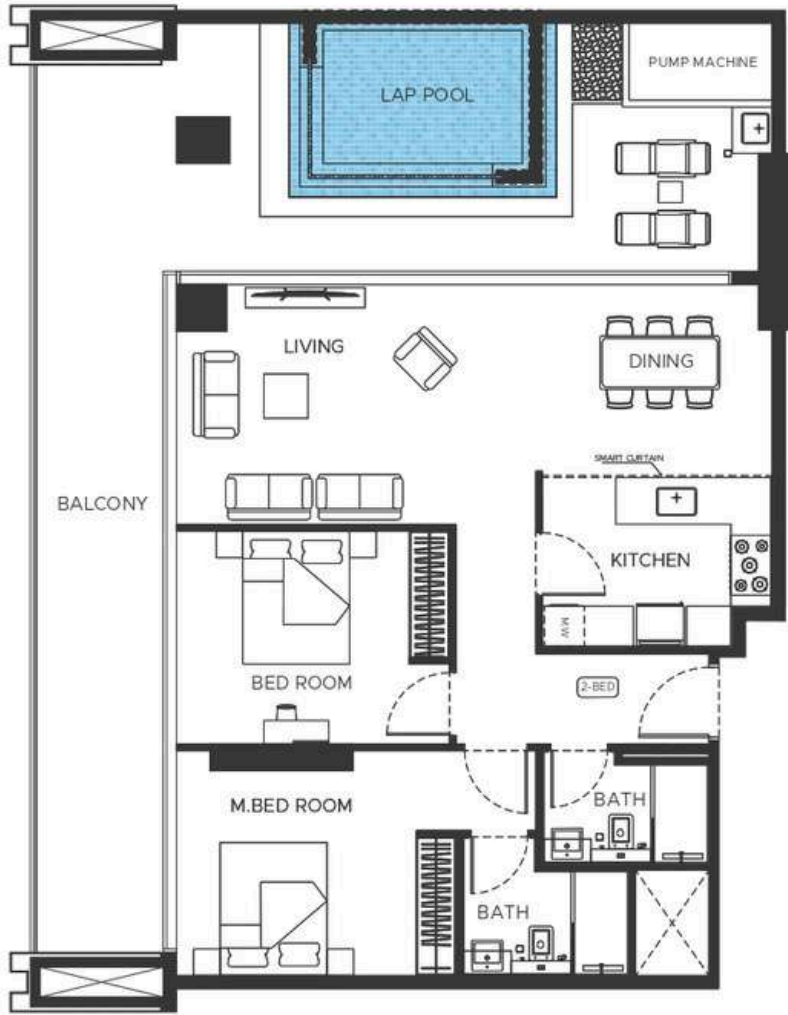
AREA	SQ.M	SQ.FT
SUITE AREA	90.86 m²	978.00 ft²
BALCONY AREA	66.17 m²	712.00 ft²
TOTAL UNIT AREA	157.03 m²	1690.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	15 m²
LIVING & DINING	29 m²
KITCHEN	9 m²
CORRIDOR	8 m²
BATH	4 m²
BEDROOM	13 m²



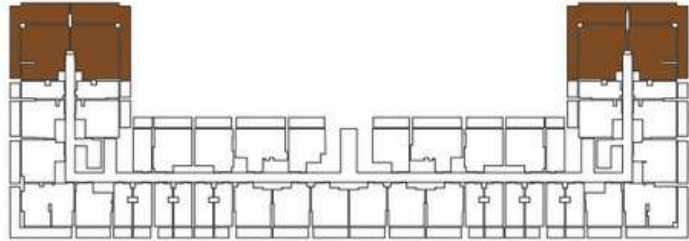
2 BEDROOM TYPE 04

FLOOR PLANS



AREA	SQ.M	SQ.FT
SUITE AREA	90.86 m²	978.00 ft²
BALCONY AREA	62.09 m²	668.00 ft²
TOTAL UNIT AREA	152.95 m²	1646.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	15 m²
LIVING & DINING	29 m²
KITCHEN	9 m²
CORRIDOR	8 m²
BATH	4 m²
BEDROOM	13 m²



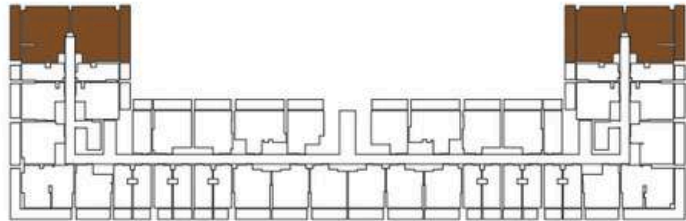
2 BEDROOM TYPE 05



AREA	SQ.M	SQ.FT
SUITE AREA	90.23 m²	971.00 ft²
BALCONY AREA	20.03 m²	216.00 ft²
TOTAL UNIT AREA	110.26 m²	1187.00 ft²

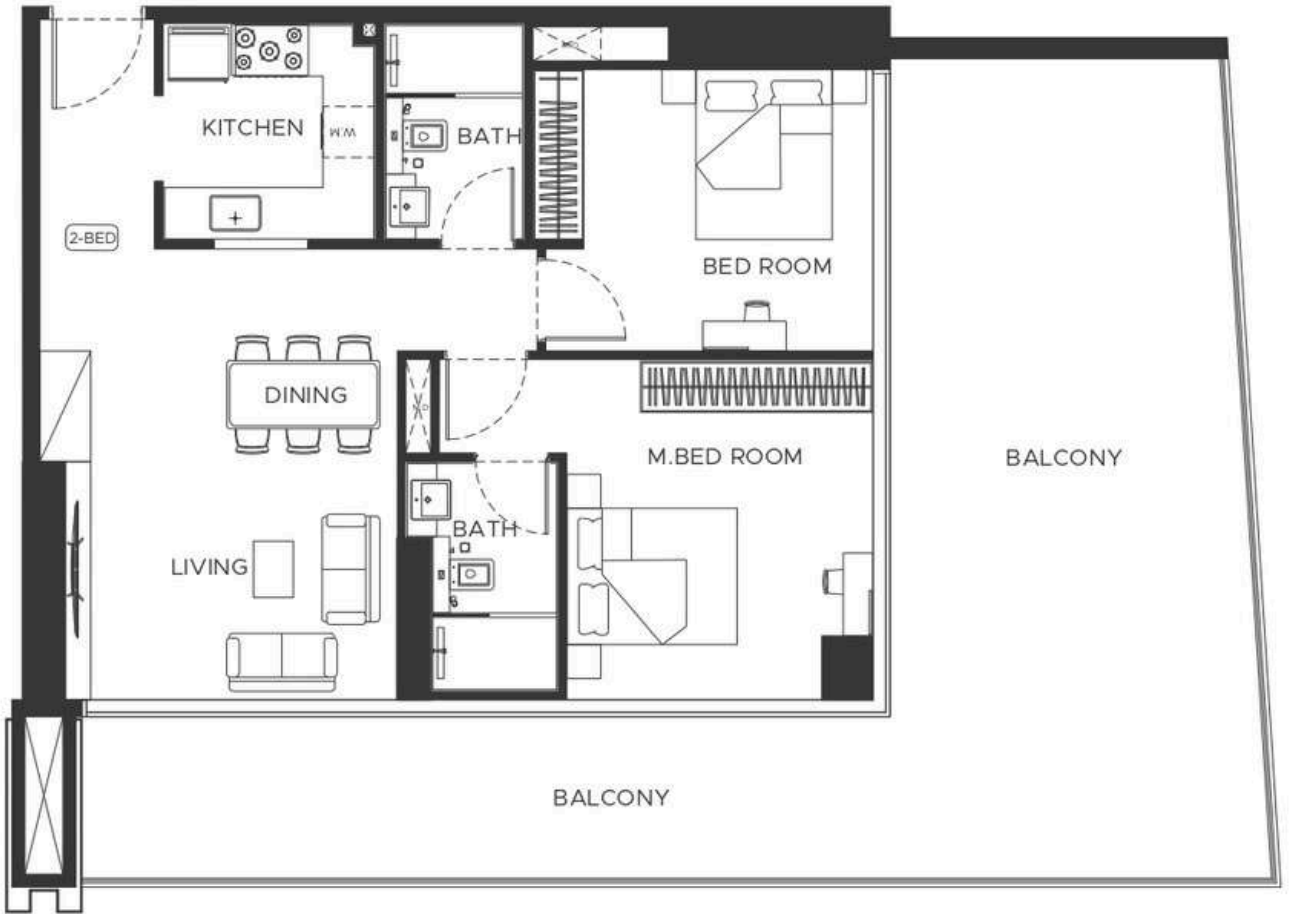
FLAT DESIGN COMPONENTS

M.BATH	5 m²
M.BEDROOM	15 m²
LIVING & DINING	29 m²
KITCHEN	9 m²
CORRIDOR	8 m²
BATH	4 m²
BEDROOM	13 m²



2 BEDROOM TYPE 06

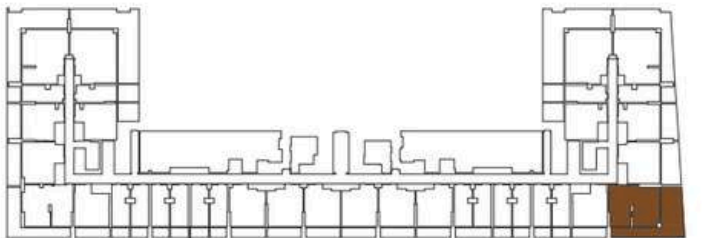
FLOOR PLANS



AREA	SQ.M	SQ.FT
SUITE AREA	80.28 m²	864.00 ft²
BALCONY AREA	60.18 m²	648.00 ft²
TOTAL UNIT AREA	140.46 m²	1512.00 ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	16 m²
LIVING & DINING	16 m²
KITCHEN	7 m²
CORRIDOR	11 m²
BATH	4 m²
BEDROOM	13 m²

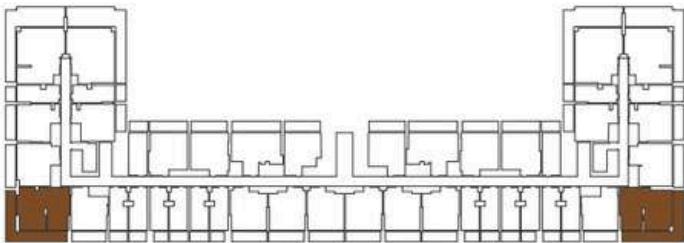


2 BEDROOM TYPE 07



AREA	SQ.M	SQ.FT
SUITE AREA	80.29 m²	864.00 ft²
BALCONY AREA	37.32 m²	402.00 ft²
TOTAL UNIT AREA	117.61 m²	1266.00 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16 m²
LIVING & DINING	16 m²
KITCHEN	7 m²
CORRIDOR	11 m²
BATH	4 m²
BEDROOM	13 m²





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