



VYB Residences: Elevated Living in Business Bay, Dubai

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 Presents VYB Residences at Business Bay, Dubai

WELCOME TO

vyb

AT BUSINESS BAY

VYB is an invitation to rewrite the rules, embrace the unexpected, and unleash your truest self.



DRIVING DISTANCES

02 MINUTES

Business Bay Marina

12 MINUTES

Meydan Golf Course

05 MINUTES

Business Bay
Metro Station

14 MINUTES

Dubai International
Financial Centre

05 MINUTES

Dubai Mall / Burj Khalifa

14 MINUTES

Dubai International Airport

08 MINUTES

Dubai Opera

15 MINUTES

Mall of the Emirates

08 MINUTES

City Walk

17 MINUTES

La Mer Beach

09 MINUTES

Dubai Design District

19 MINUTES

Dubai Creek Golf & Yacht Club

10 MINUTES

Museum of the Future

20 MINUTES

Palm Jumeirah



PROJECT DETAILS







BUILDING CONFIGURATION

Ground floor

3 Podium floors

17 Residential floors

UNIT TYPES

1 Bedroom

2 Bedroom

ELEVATORS

3 Passenger elevators

1 Service elevator

ANTICIPATED COMPLETION DATE

February 2026



AMENITIES PLAN

FIRST FLOOR

- ① Main access to podium
- ② Entry courtyard with feature wall
- ③ Sunken garden with shade
- ④ Outdoor BBQ lounge
- ⑤ Multi-function lounge area
- ⑥ Relaxation lawn (artificial turf)
- ⑦ Semi-private garden
- ⑧ Family area deck
- ⑨ Outdoor gym
- ⑩ Kids play area
- ⑪ Play lawn (artificial turf)
- ⑫ Courtyard
- ⑬ Kid's pool
- ⑭ Outdoor shower
- ⑮ Infinity edge pool
- ⑯ Pool deck lounge
- ⑰ Access stairs
- ⑱ Park



APARTMENTS



Living Room





Kitchen & Dining



BEDROOM



BATHROOM

SIZE RANGE PER UNIT TYPE

1-BEDROOM

From 648 sq. ft to 840 sq. ft

2-BEDROOM

From 915 sq. ft to 1032 sq. ft

1 Bedroom = 134 units

2 Bedroom = 34 units

Total = 168 units

PRICE RANGE PER UNIT TYPE

1-BEDROOM

Starting Price from AED 1.65 M

2-BEDROOM

Starting Price from AED 2.00M



PAYMENT PLAN

20% On Booking

+ 4% DLD Fee + 5,050 Admin/Oqood Fee

20% | On booking

10% | 1st December 2025

10% | 1st January 2026

60% | On Handover

Estimated Date: February 2026

T&C Applied*

DOCUMENTS REQUIRED

INDIVIDUAL

- Passport copy
- Passport copy signature page
- National Id card (UAE national)
- Visa page (UAE residents)
- Emirates Id
- Contact details
- Address details

COMPANY

- Board of resolution
- Certificate of good standing
- Trade license / certificate of incorporation
- Memorandum of association - memorandum of articles - English and arabic translation
- NOC owning properties
- Recent certificate of incumbency / share certificate

OFFSHORE COMPANY

- Owner's passport copy
- Board of resolution / POA
- Certificate of good standing
- Copy of trade license / certificate of incorporation
- Incumbency certificate
- MOA - English and arabic translation
- NOC - owning a property in Dubai
- Share certificate

DMCC COMPANY

- Share certificate
- MOA - English and arabic translation
- Certificate of good standing
- Owner's passport copy
- Board of resolution / POA
- Certificate of registration / certificate of incumbency

BOOKING STEPS

RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

LEGEND

SPA: Sales & purchase agreement
 DLD: Dubai land department
 RERA: Real estate regulatory agency
 DED: Department of economy & tourism
 DMCC: Dubai multi commodities centre
 MOA: Memorandum of association
 NOC: No objection certificate
 POA: Power of attorney



Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

Contact Us :

Phone: +971564452803

Email: info@majararealestate.com

<https://majararealestate.com/>