

VELOR

Velor Residences: Refined Living in the Heart of Dubai

MAJARA LUXURY REAL ESTATE LLC

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Majara Unveils Velor Residence – Luxury Living in Downtown Dubai

WHY INVEST IN DUBAI

Dubai offers a dynamic environment where business and lifestyle seamlessly intersect, making it one of the most attractive investment destinations in the world. Here's why:

A Community of Distinction

Dubai is evolving from a renowned tourism hub into a global symbol of luxury and innovation. At its center lies the iconic Downtown District, home to architectural and cultural marvels such as the Burj Khalifa, Dubai Mall, and the world's tallest performing Dubai Fountain—each a testament to the city's ambition and grandeur. The Dubai Opera, the city's premier performing arts venue, further enriches the district, captivating culture aficionados from around the world. This is where modernity, sophistication, and world-class experiences converge.

- Golden Visa
- One Of The Safest Cities, Globally*
- Strategic Location
- Education & Healthcare
- Investor-Friendly Policies
- Quality Of Life
- Exceptional Transport, Communication, And Logistical Networks
- Tax-Free Economy
- The Cleanest City In The World, With A Focus On Sustainability**
- Diverse And Vibrant Community



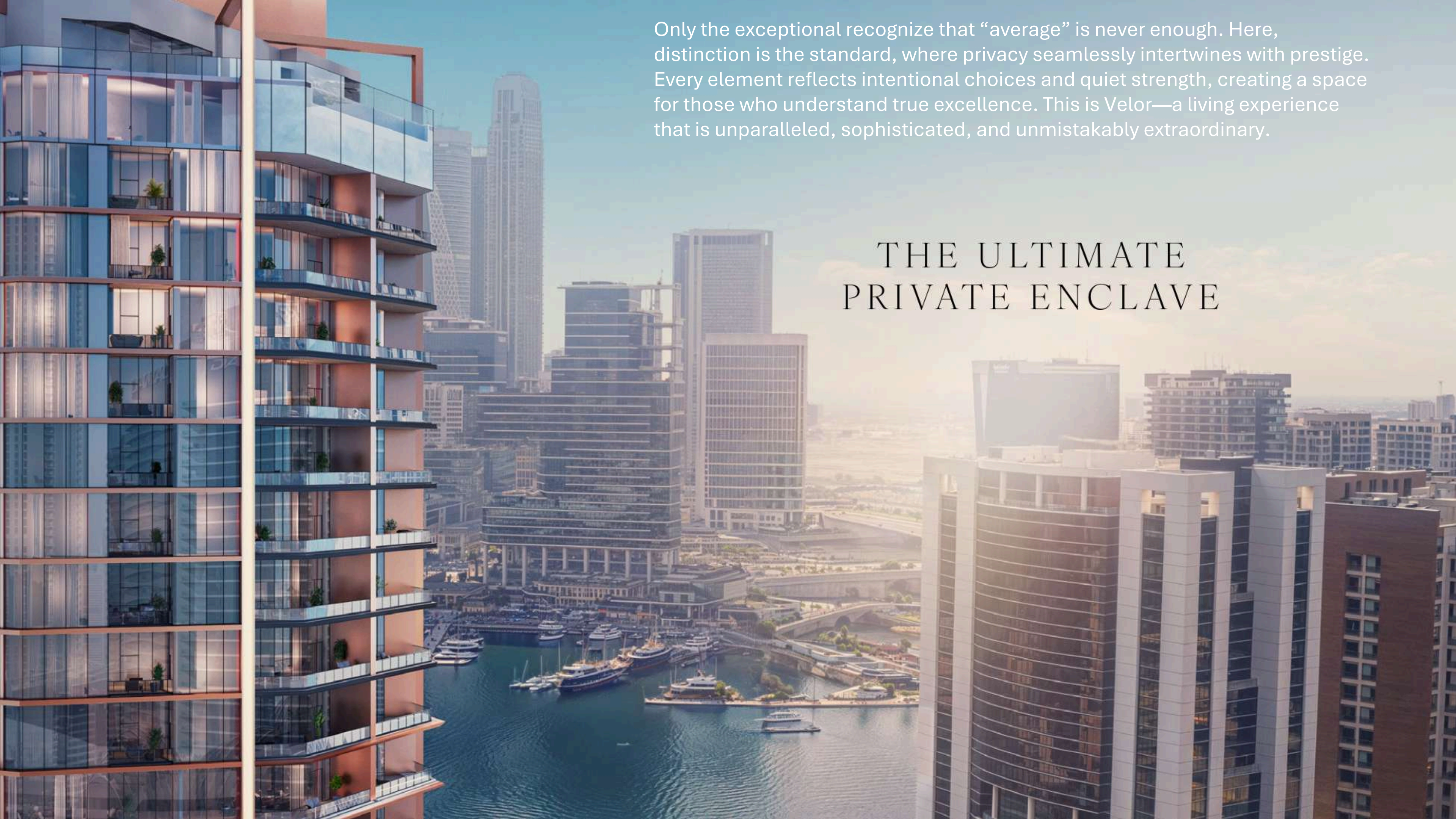
A Community of Distinction

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A Sanctuary of Exclusivity

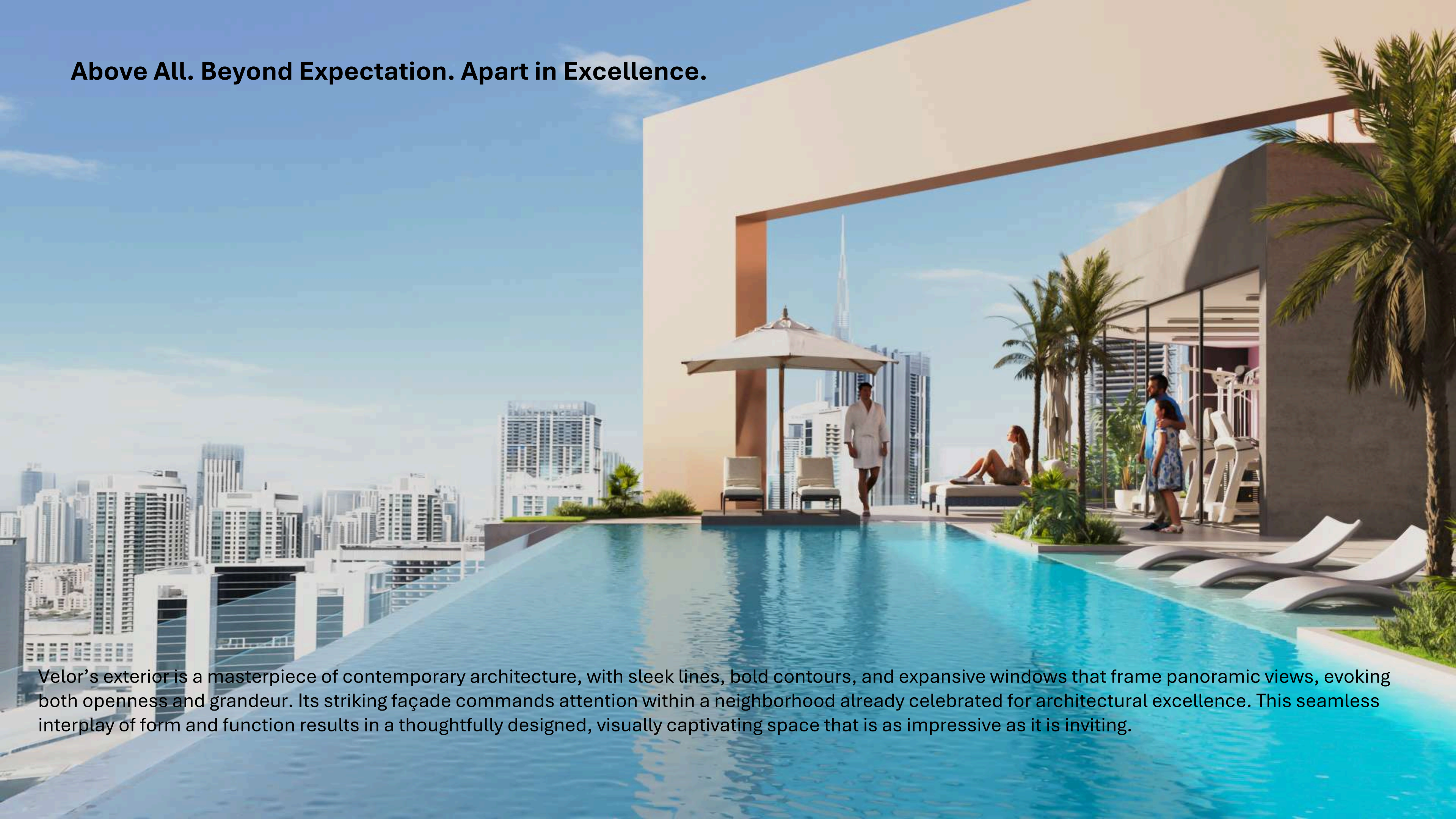




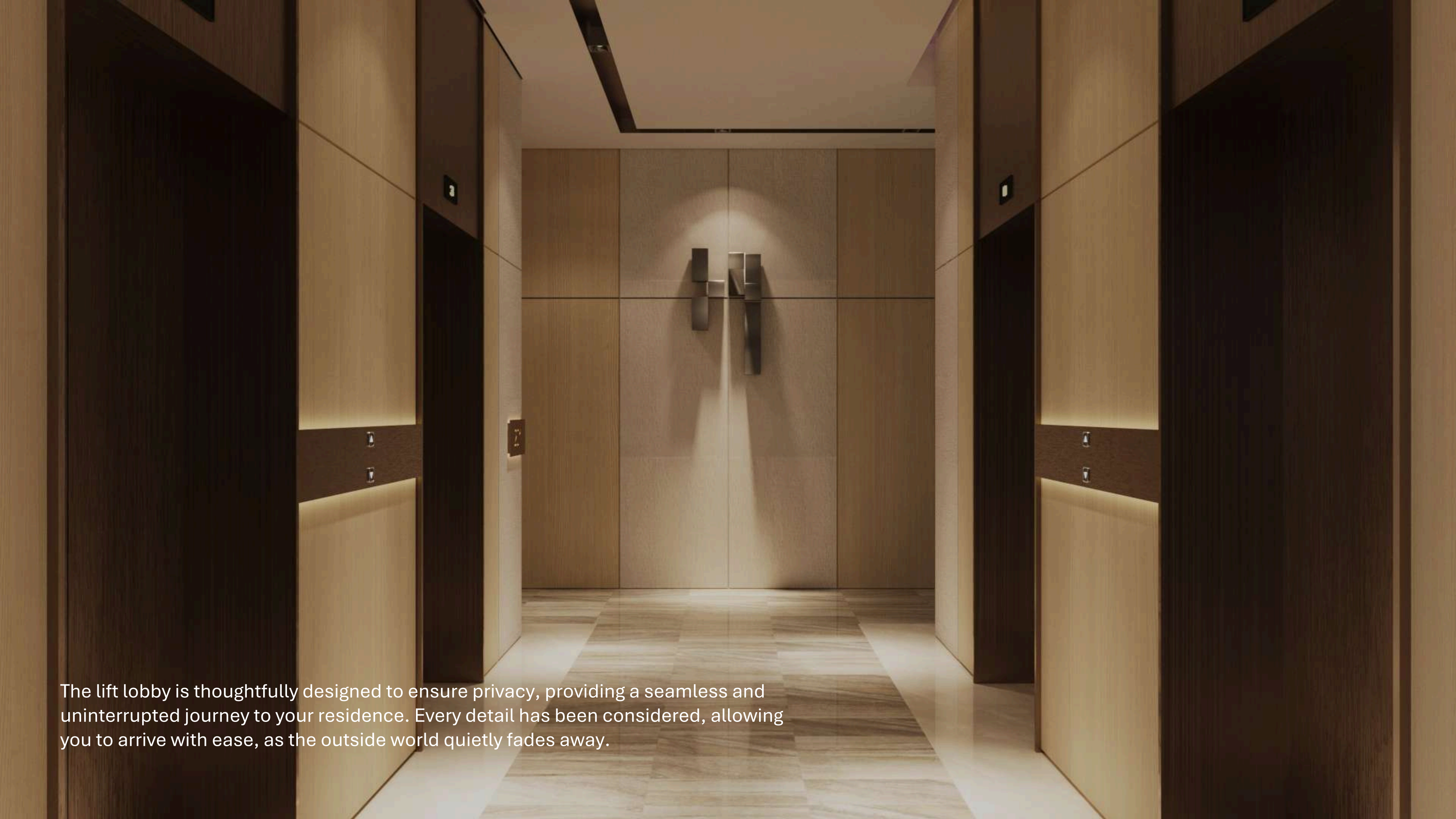
Only the exceptional recognize that “average” is never enough. Here, distinction is the standard, where privacy seamlessly intertwines with prestige. Every element reflects intentional choices and quiet strength, creating a space for those who understand true excellence. This is Velor—a living experience that is unparalleled, sophisticated, and unmistakably extraordinary.

THE ULTIMATE PRIVATE ENCLAVE

Above All. Beyond Expectation. Apart in Excellence.



Velor's exterior is a masterpiece of contemporary architecture, with sleek lines, bold contours, and expansive windows that frame panoramic views, evoking both openness and grandeur. Its striking façade commands attention within a neighborhood already celebrated for architectural excellence. This seamless interplay of form and function results in a thoughtfully designed, visually captivating space that is as impressive as it is inviting.



The lift lobby is thoughtfully designed to ensure privacy, providing a seamless and uninterrupted journey to your residence. Every detail has been considered, allowing you to arrive with ease, as the outside world quietly fades away.



At Velor, every apartment is crafted with meticulous attention to detail. Spacious, light-filled interiors create expansive living areas that echo the building's grand architectural presence. Premium finishes, floor-to-ceiling windows framing scenic views, and open-plan layouts ensure each residence embodies the perfect harmony of luxury, comfort, and refined living.



Master Bedroom



Master Bedroom



Bedroom



**Master
Wardrobe**



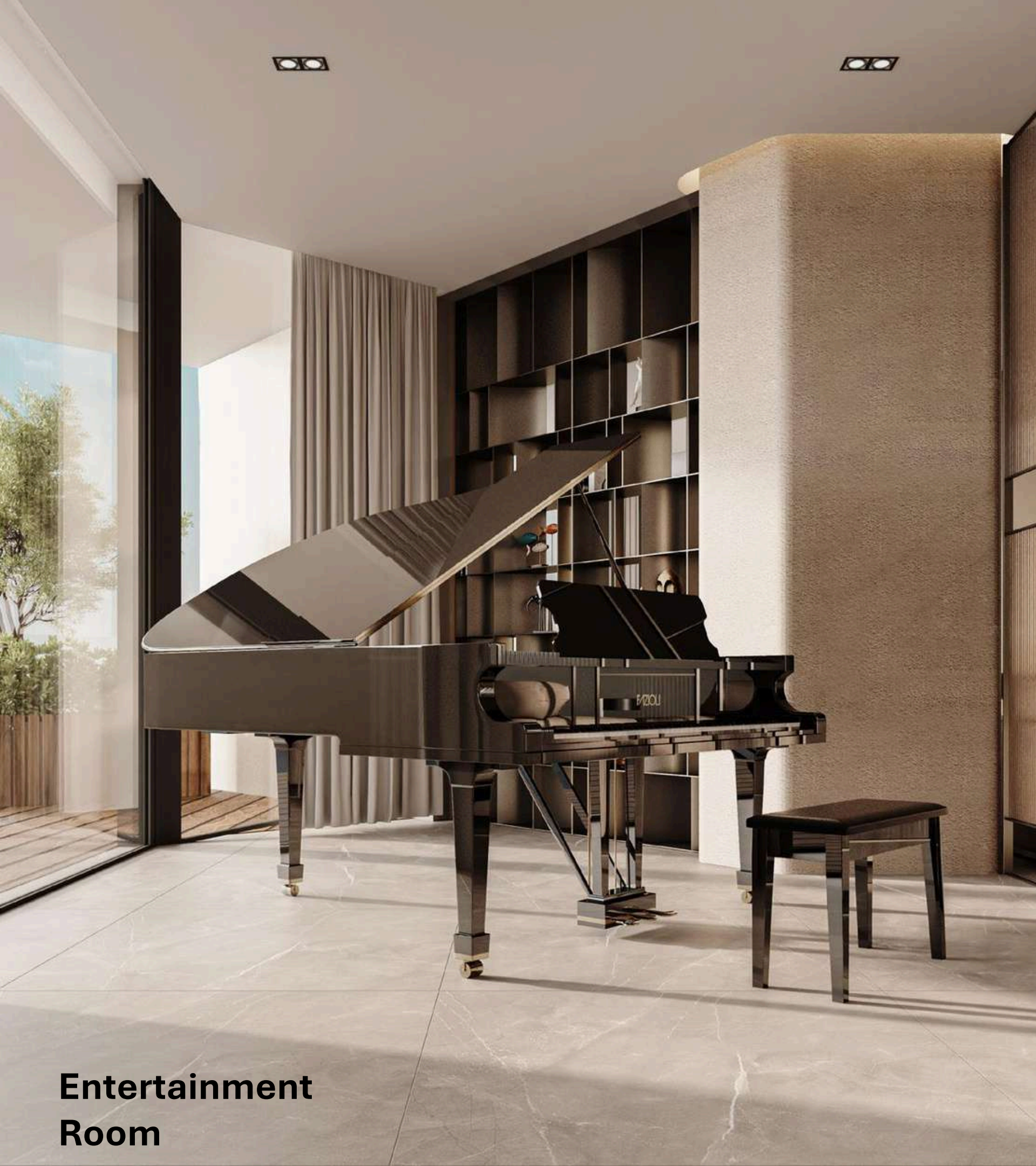
Lounge



Family
Living







**Entertainment
Room**



Family Dining



Kitchen



Master Office



Laundry



Zen Area

VELOR'S premium services and amenities deliver experiences that exceed expectations.

Whether you are seeking relaxation, wellness, or recreation, the facilities cater to your every need;

Safety and Convenience

EV Charging Stations
Visitor Parking
Ample Parking Space

Wellness and Recreation

Rooftop Infinity Pool
Fitness Center
Outdoor Yoga
Gym
Spa & Sauna
Mini Golf



Zen Garden



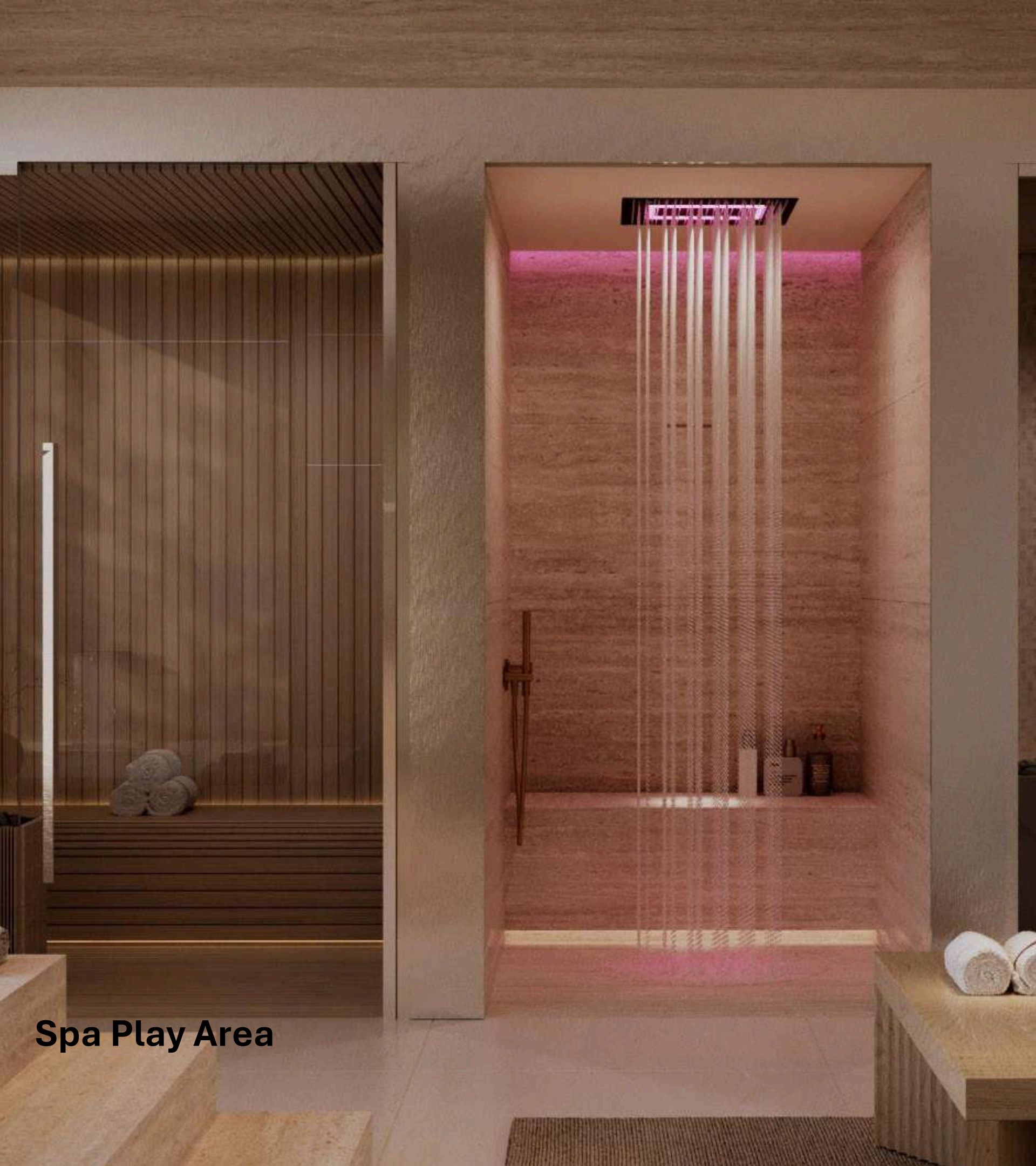
Zen Lounge



Infinity Pool



Fitness
Centre



Spa Play Area



Kid's Play Area



Family and Community

Kids Play Area
Family-Friendly Spaces
BBQ Area
Outdoor Recreation Spaces

Luxury Dining and Retail

Cafés
Executive Lounge
Restaurants



Kid's Pool



BBQ Area

MAP

VELOR promises unparalleled access to bespoke experiences, some right around the corner and others just a quick drive away.

5-10 MINUTES

Burj Khalifa
Dubai Mall
Dubai Opera
Dubai Canal
City Walk
Bay Avenue Mall & Park

10-15 MINUTES

DIFC (Dubai International Financial Centre)
J1 Beach
Burj Al Arab
Mall of The Emirates

15-20 MINUTES

Palm Jumeirah
Dubai Marina
Dubai International Airport





FOR THOSE WHO DESERVE MORE

Our carefully crafted services blend convenience, innovation, and elegance, creating a living experience like no other.

Valet Service
Concierge Service
Porter Service
Dedicated Delivery Area
Chef on Demand
Laundry on Demand



PROJECT DETAILS

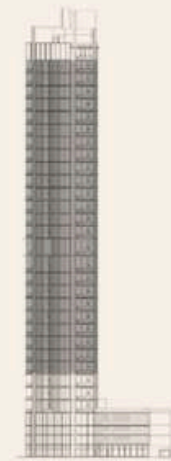
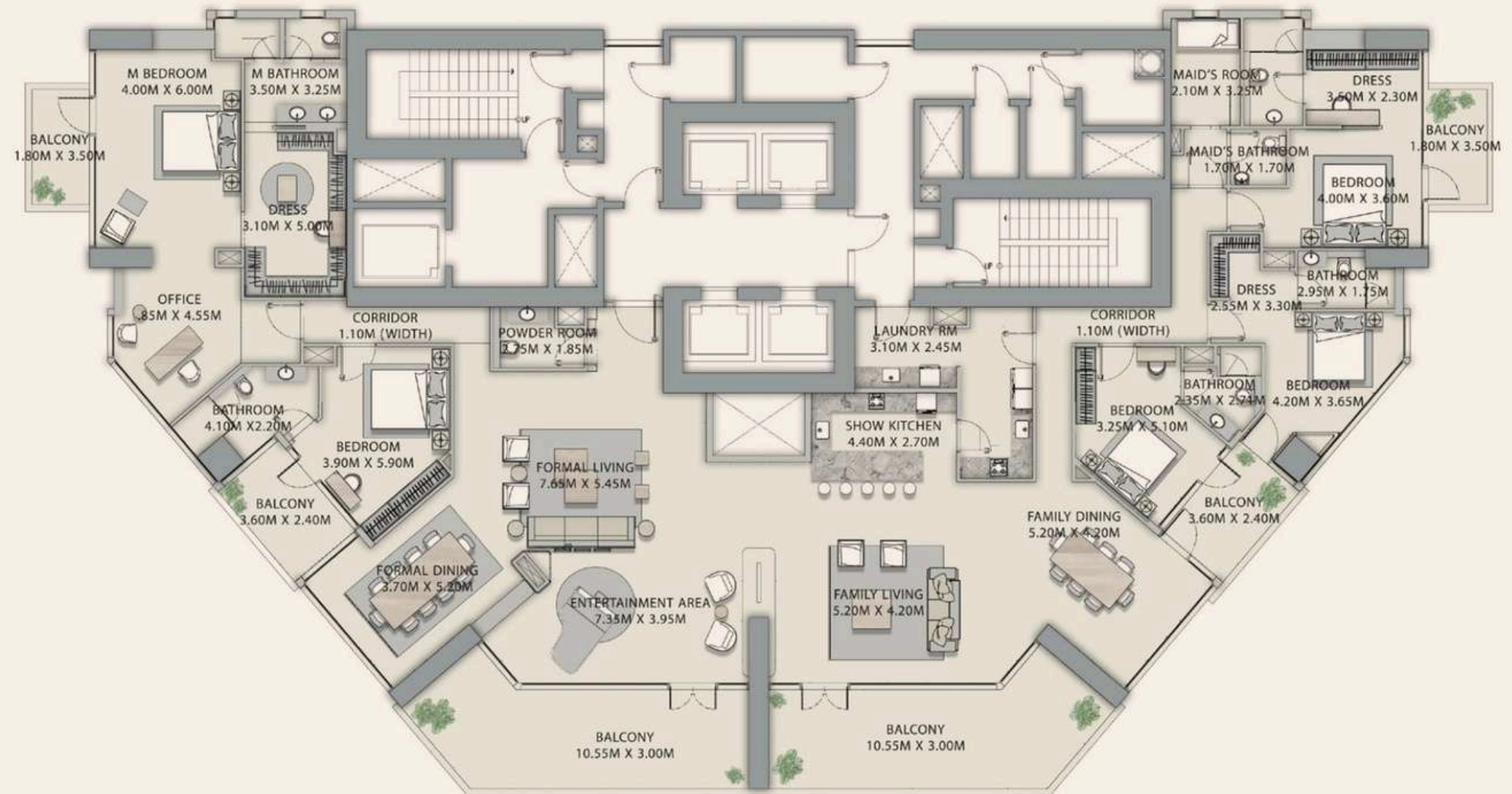
PROJECT NAME	VELOR
PROJECT TYPE	Luxury Residences
LOCATION	Downtown District
UNIT TYPES	5 Bedroom Suites
TOTAL FLOORS	26
AVERAGE AREA	6,017 sq. ft.
HANDOVER	Q2 2028
PAYMENT PLAN	40/60

2 Basements | 3 Podium Levels | 26 Floors

VELOR

LEVEL 04-26 | 5 BEDROOM UNIT | UNIT 01

SUITE AREA	454.04 SQ.M.	4887.246 SQ.FT.
BALCONY AREA	105.04 SQ.M.	1130.641 SQ.FT.
TOTAL AREA	559.08 SQ.M.	6017.887 SQ.FT.

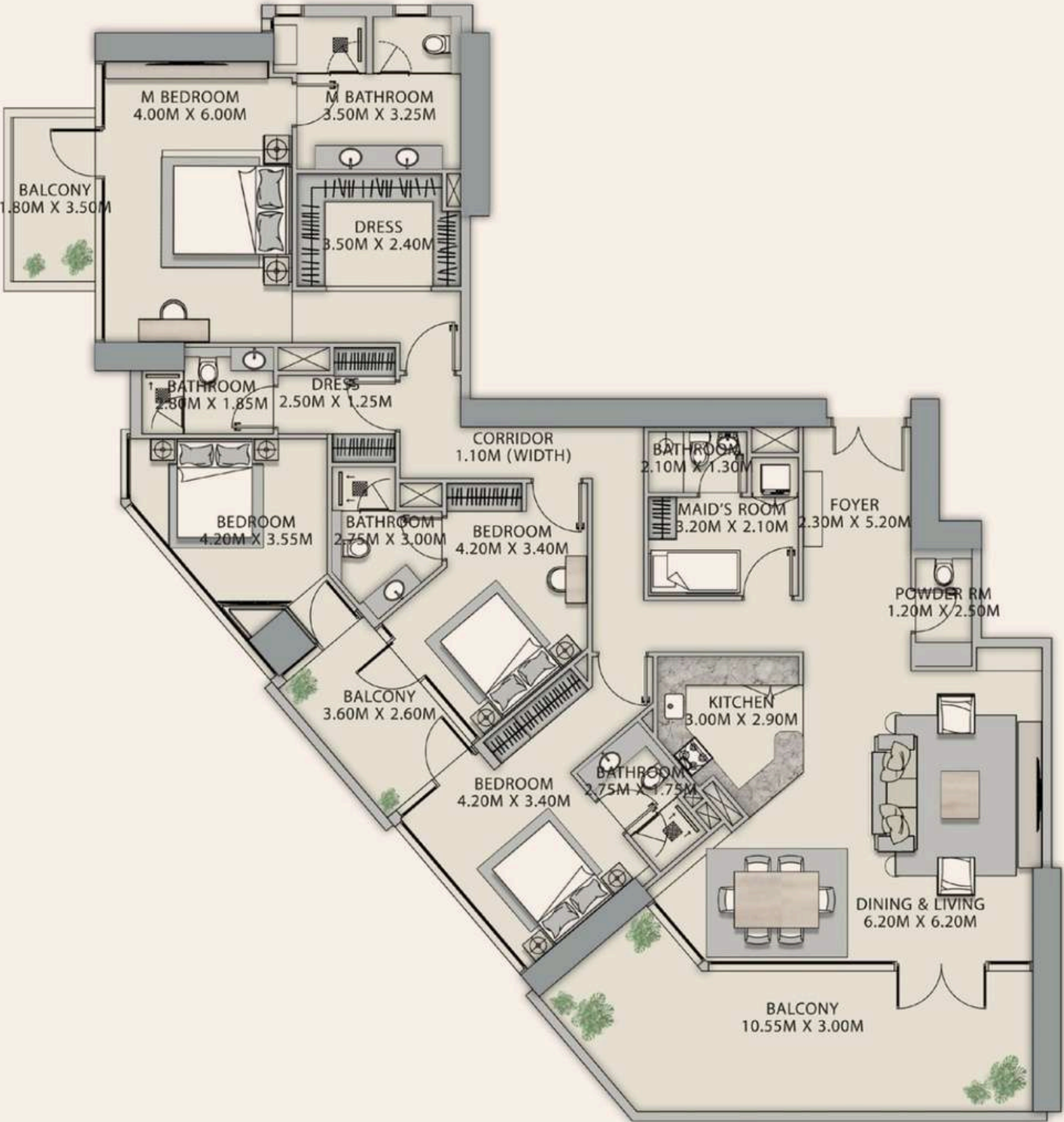
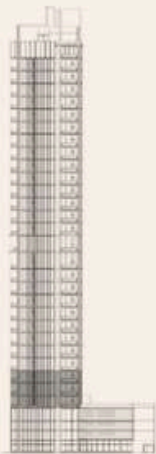


DISCLAIMER: 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. All areas are measured in accordance with the relevant standards. 5. The developer reserves the right to make revisions/alterations at any time without notice. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/alterations at any time without notice.

VELOR

LEVEL 01-03 | 4 BEDROOM UNIT | UNIT 01

SUITE AREA	226.18SQ.M.	2434.47 SQ.FT.
BALCONY AREA	52.52 SQ.M.	565.32 SQ.FT.
TOTAL AREA	278.69 SQ.M.	2999.79 SQ.FT.

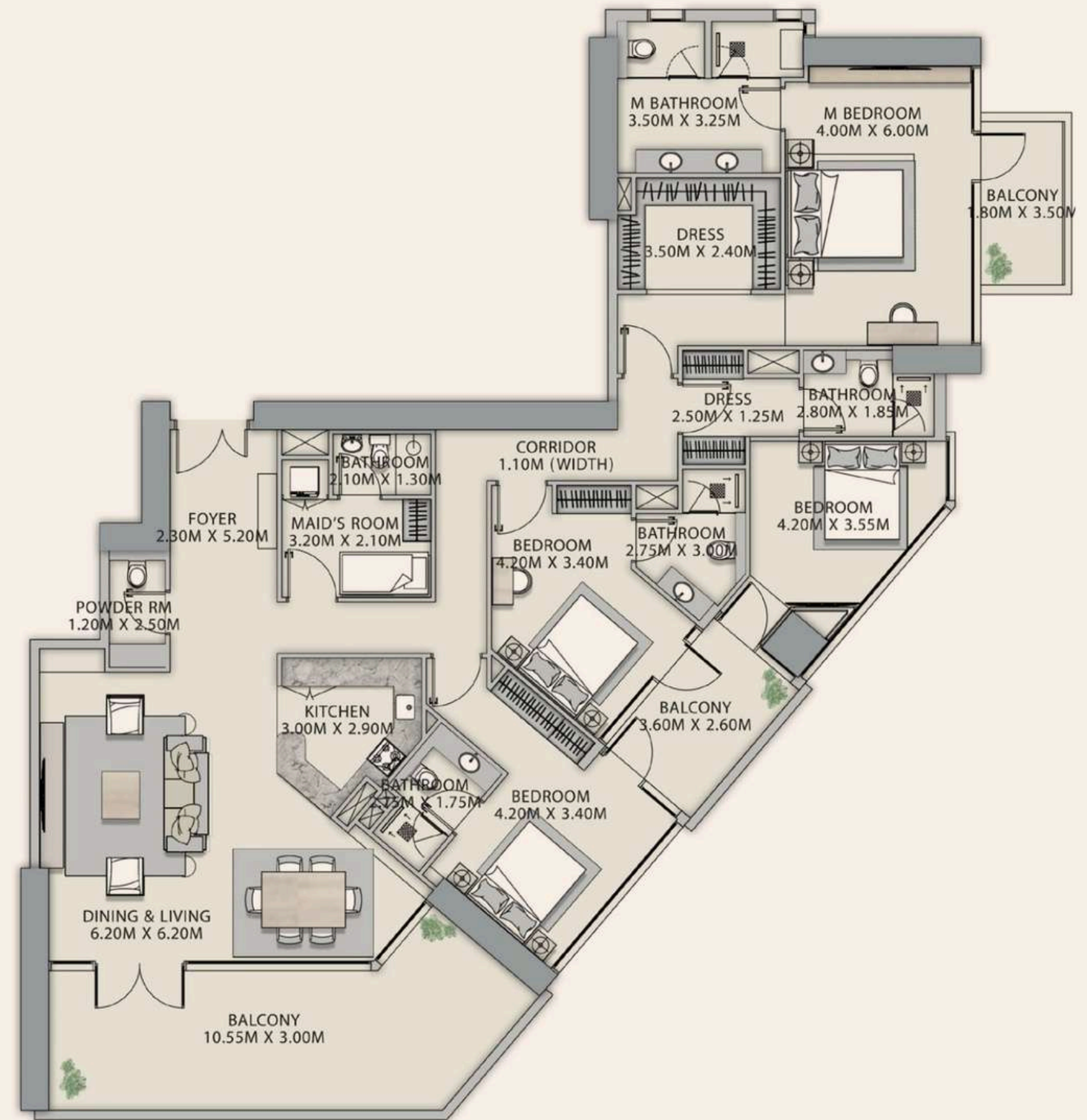


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VELOR

LEVEL 01-03 | 4 BEDROOM UNIT | UNIT 02

SUITE AREA	226.18SQ.M.	2434.58 SQ.FT.
BALCONY AREA	52.52 SQ.M.	565.32 SQ.FT.
TOTAL AREA	278.70 SQ.M.	2999.90 SQ.FT.



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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.

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