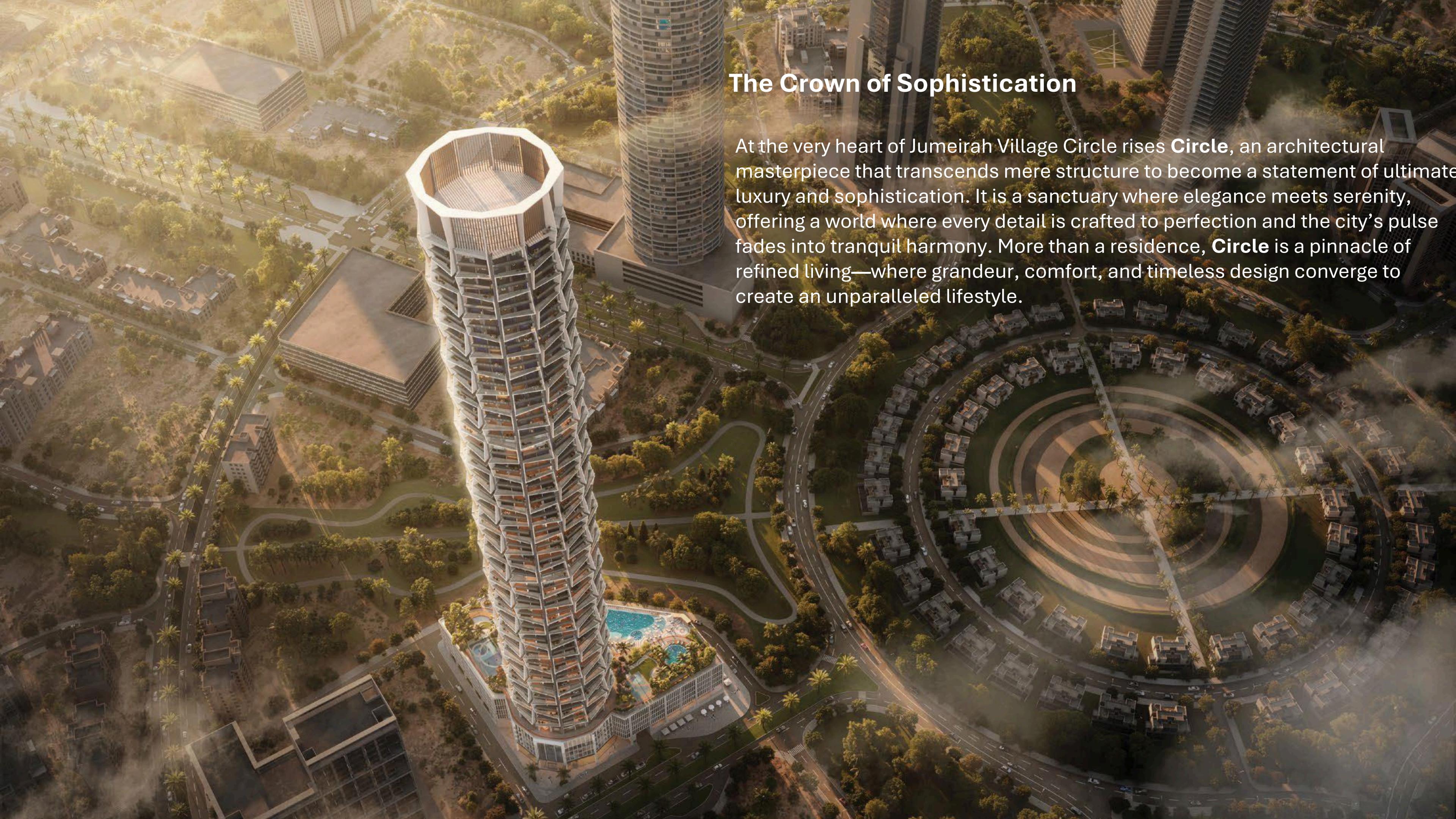


MAJARA LUXURY REAL ESTATE LLC

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

**Majara Presents Circle Residence at JVC
Iconic Homes, Unmatched Elegance**



The Crown of Sophistication

At the very heart of Jumeirah Village Circle rises **Circle**, an architectural masterpiece that transcends mere structure to become a statement of ultimate luxury and sophistication. It is a sanctuary where elegance meets serenity, offering a world where every detail is crafted to perfection and the city's pulse fades into tranquil harmony. More than a residence, **Circle** is a pinnacle of refined living—where grandeur, comfort, and timeless design converge to create an unparalleled lifestyle.

Epic in Architecture

Circle is a masterpiece of design, a seamless expression of architectural wholeness. Its commanding silhouette, an elegant interplay of curves and elevations, harmonizes with the JVC skyline while asserting its own distinctive, captivating presence. Pause and behold how **unity is sculpted in light and form**, where every line, shadow, and contour reflects precision, artistry, and timeless sophistication.



PROJECT FACTS

PROPERTY TYPE:

Residential, Retail & Commercial

PLOT AREA:

6421.58 SQM / 69121.24 SQFT

DESCRIPTION:

2B + G + 4P + 58 FLOORS + 3 MECH. +
3 STR. + ROOF

NUMBER OF UNITS:

Studio: 250

1 Bedroom: 504

2 Bedroom: 16

3 Bedroom: 6

TOTAL UNITS:

Residential Units: 776

Offices: 31

Shops (Ground Floor): 15





A Signature Structure That Encompasses

Circle is far more than a residence; it is a soaring expression of refined living. Enter a world where every detail is meticulously crafted to calm the mind and elevate the spirit. Here, the weight of the world fades, and each perfectly considered element forms a sanctuary of **complete wholeness** enveloping you in timeless serenity and elegance.

An Architectural Masterpiece at the Heart of It All

Situated in the vibrant heart of Jumeirah Village Circle, Circle offers unmatched connectivity and convenience. Its prime location places residents just minutes from key landmarks, including Circle Mall, Jumeirah Five Hotel, Dubai International Cricket Stadium, Dubai Marina, Palm Jumeirah, and a curated selection of upscale dining destinations. Enjoy seamless access to major thoroughfares such as Al Khail Road and Sheikh Mohammed Bin Zayed Road, ensuring effortless travel across the city. Renowned for being **family- and pet-friendly**, the community is enriched with abundant parks and recreational spaces. At Circle, return to a sanctuary where connectivity, comfort, and refined living converge.





At the Heart of the City, Anchored in Design

Circle offers an unparalleled sense of connectivity, placing the city's endless possibilities at your fingertips. From its vibrant core, renowned districts, premier retail destinations, and esteemed educational institutions unfold, while world-class healthcare facilities are just moments away, ensuring every aspect of life is effortless. Here, the iconic vistas of Dubai and its celebrated landmarks become more than sights—they become a seamless extension of your own elevated world.



Where Elegance Shapes Life



A WORLD OF RENEWAL, ENCIRCLED IN LUXURY



SWIMMING POOL



INDOOR GYM



JOGGING TRACK



PADDLE COURT



BASKETBALL
COURT



KIDS PLAY
AREA



CABANAS &
LOUNGES

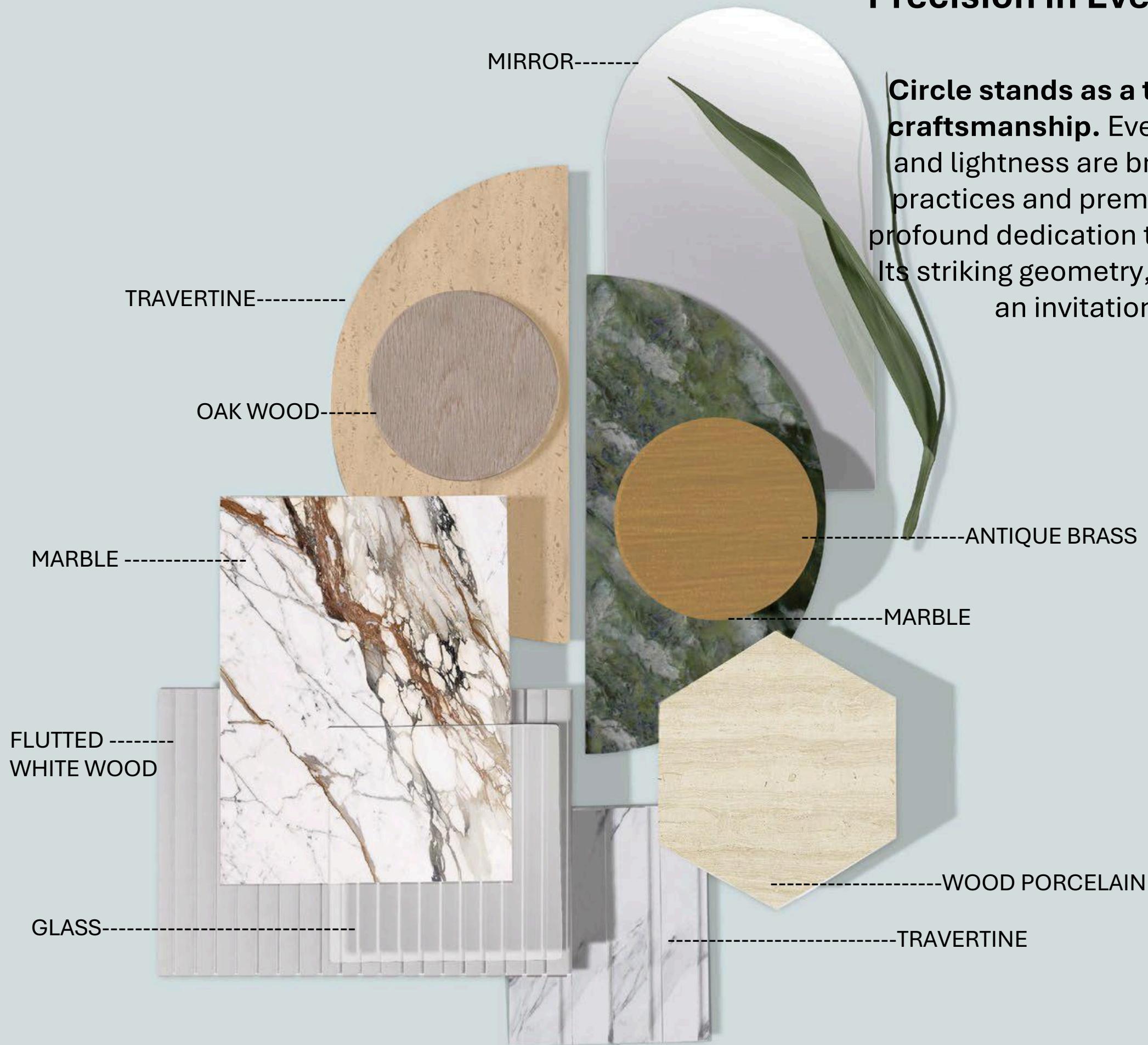


GREEN
LANDSCAPING



SMART HOME
FEATURES

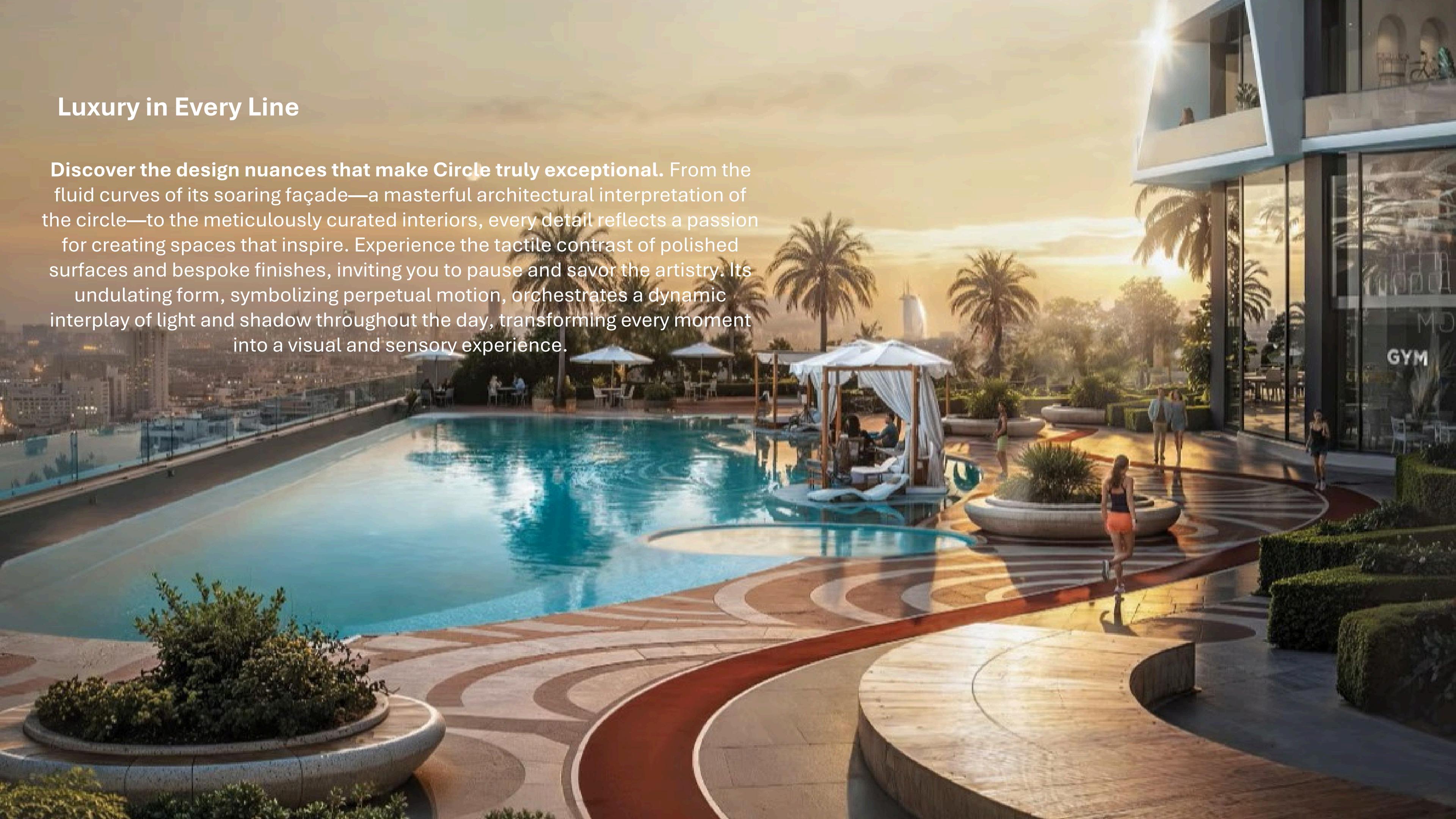
Precision in Every Detail, Beauty in Every Line



Circle stands as a testament to unwavering commitment to quality and craftsmanship. Every residence is meticulously designed, where elegance and lightness are brought to life in every detail. Embracing energy-efficient practices and premium sustainable materials throughout, Circle reflects a profound dedication to harmony, enduring value, and timeless sophistication. Its striking geometry, continuously unfolding, is more than architecture—it is an invitation to experience a complete, inspired way of life.

Luxury in Every Line

Discover the design nuances that make Circle truly exceptional. From the fluid curves of its soaring façade—a masterful architectural interpretation of the circle—to the meticulously curated interiors, every detail reflects a passion for creating spaces that inspire. Experience the tactile contrast of polished surfaces and bespoke finishes, inviting you to pause and savor the artistry. Its undulating form, symbolizing perpetual motion, orchestrates a dynamic interplay of light and shadow throughout the day, transforming every moment into a visual and sensory experience.





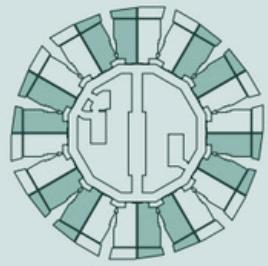
FLOOR PLANS

Explore a collection of thoughtfully crafted residences tailored to your lifestyle. From intimate studios to expansive three-bedroom apartments, Circle offers spaces designed for those who desire the very best. With residential, retail, and commercial spaces seamlessly integrated, the development creates a vibrant, self-contained environment where every detail is designed to elevate modern living.



UNIT TYPE: STUDIO

STUDIO TYPE 01



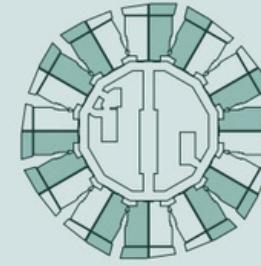
AREA	SQ. M	SQ. FT
SUITE AREA	28.58 m ²	307.63 ft ²
BALCONY AREA	7.12 m ²	76.64 ft ²
TOTAL UNIT AREA	35.70 m ²	384.27 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	15 m ²
KITCHEN	8 m ²



STUDIO TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	28.58 m ²	307.63 ft ²
BALCONY AREA	9.03 m ²	97.20 ft ²
TOTAL UNIT AREA	37.61 m ²	404.83 ft ²

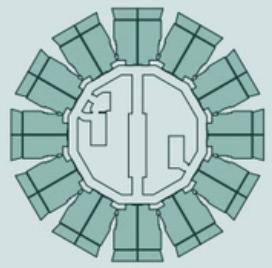
FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	15 m ²
KITCHEN	8 m ²



UNIT TYPE: STUDIO

STUDIO TYPE 03



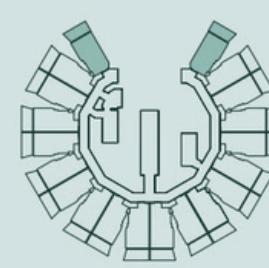
AREA	SQ. M	SQ. FT
SUITE AREA	28.58 m ²	307.63 ft ²
BALCONY AREA	7.98 m ²	85.90 ft ²
TOTAL UNIT AREA	36.56 m ²	393.53 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	15 m ²
KITCHEN	8 m ²



STUDIO TYPE 04



AREA	SQ. M	SQ. FT
SUITE AREA	26.72 m ²	287.61 ft ²
BALCONY AREA	7.98 m ²	85.90 ft ²
TOTAL UNIT AREA	34.70 m ²	373.50 ft ²

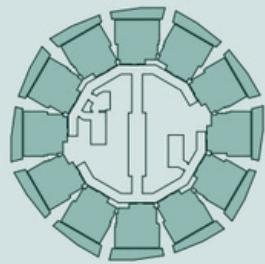
FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	15 m ²
KITCHEN	8 m ²



UNIT TYPE: 1 BEDROOM

1 BEDROOM TYPE 01

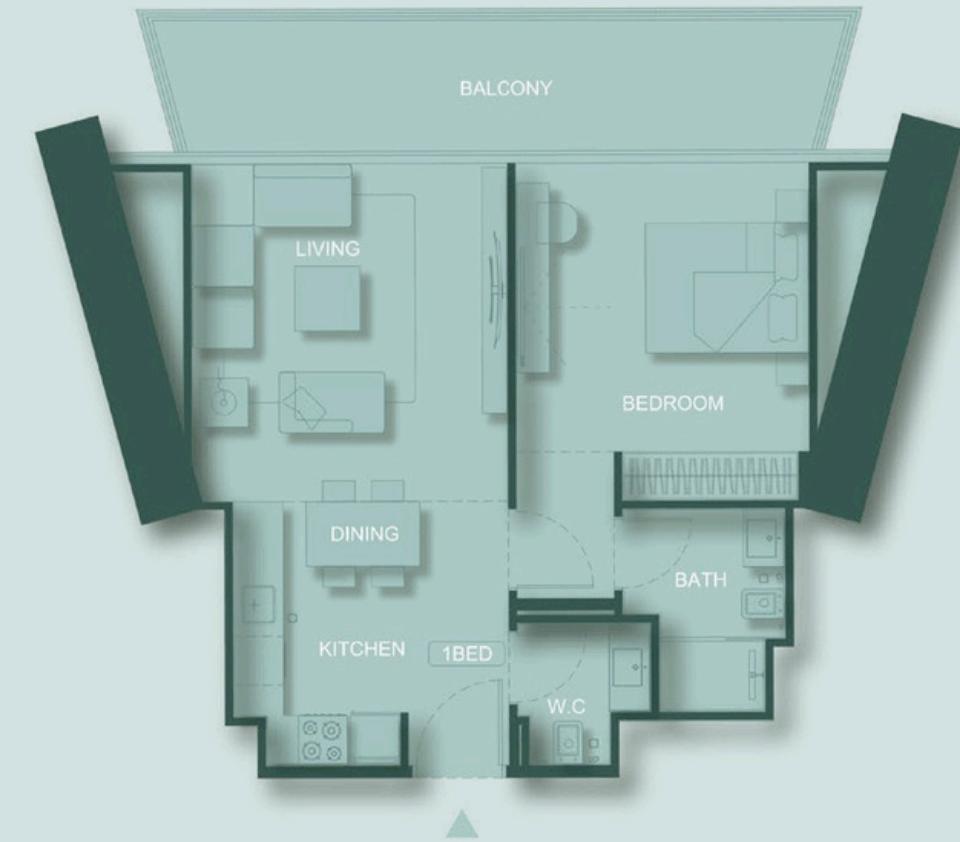
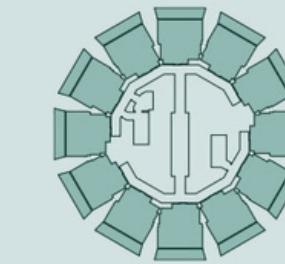


AREA	SQ. M	SQ. FT
SUITE AREA	54.86 m ²	590.51 ft ²
BALCONY AREA	16.25 m ²	174.9 ft ²
TOTAL UNIT AREA	71.11 m ²	765.42 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	16 m ²
LIVING	16 m ²
KITCHEN & DINING	7 m ²
CORRIDOR	4 m ²
WC	3 m ²

1 BEDROOM TYPE 02



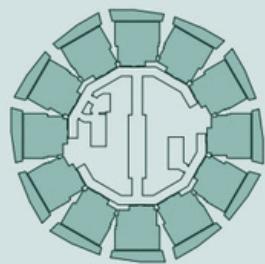
AREA	SQ. M	SQ. FT
SUITE AREA	54.86 m ²	590.51 ft ²
BALCONY AREA	15.95 m ²	171.68 ft ²
TOTAL UNIT AREA	70.81 m ²	762.19 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	16 m ²
LIVING	16 m ²
KITCHEN & DINING	7 m ²
CORRIDOR	4 m ²
WC	3 m ²

UNIT TYPE: 1 BEDROOM

1 BEDROOM TYPE C3



AREA	SQ. M	SQ. FT
SUITE AREA	54.86 m ²	590.51 ft ²
BALCONY AREA	16.26 m ²	175.02 ft ²
TOTAL UNIT AREA	71.12 m ²	765.53 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	16 m ²
LIVING	16 m ²
KITCHEN & DINING	7 m ²
CORRIDOR	4 m ²
WC	3 m ²

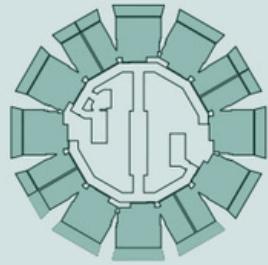
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نوع: إن أبعاد الغرفة يتم قياسها طبقاً للعاصير الميكانيكية مع استبعاد تشطيبات الجدران وورقة تحمل البناء. 2. جمجمة الفياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأدوات والرسومات تقريرية. تضع المعلومات التقرير دون إشعار مسبق. 4. قد تختلف منطقة البناء المطابق عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بأدلة في إجراء التغييرات. 5. يتم قياس حساب منطقة البناء كمكعبها المركزي للجدران المفاطمة أو الفاصل التي تفصل وحدة عن وحدة أخرى، وواجهة المدخل المفاطم بالوحدة المجاورة. 6. وقياس حساب منطقة الشرفة على أنها المكعب المركزي للجدران المفاطمة أو الفاصل التي تفصل وحدة عن وحدة أخرى، وواجهة الأبعد للجدران المفاطمة والواجهة المقابلة للشقة المجاورة. 7. يتم قياس الوحدات في الطابق المموج في المبنى. قد تختلف الأبعاد في الجمجمة حسب مستوى الطابق. قد تكون أحجام الوحدات والتفضيلات المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى إتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.



UNIT TYPE: 2 BEDROOM

2 BEDROOM TYPE 01



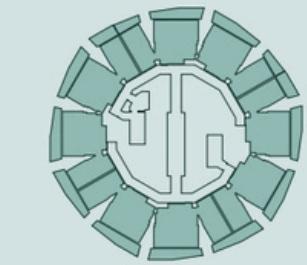
AREA	SQ. M	SQ. FT
SUITE AREA	84.18 m ²	906.11 ft ²
BALCONY AREA	23.93 m ²	257.58 ft ²
TOTAL UNIT AREA	108.11 m ²	1163.69 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
LIVING	15 m ²
KITCHEN & DINING	9 m ²
CORRIDOR	9 m ²
BATH	4 m ²
BEDROOM	15 m ²
LAUNDRY	1 m ²
WC	3 m ²



2 BEDROOM TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	84.18 m ²	906.11 ft ²
BALCONY AREA	25.35 m ²	272.87 ft ²
TOTAL UNIT AREA	109.53 m ²	1178.97 ft ²

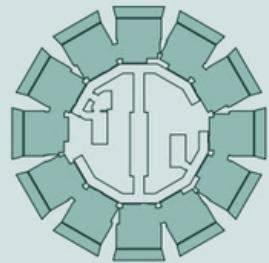
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
LIVING	15 m ²
KITCHEN & DINING	9 m ²
CORRIDOR	9 m ²
BATH	4 m ²
BEDROOM	15 m ²
LAUNDRY	1 m ²
WC	3 m ²



UNIT TYPE: 3 BEDROOM

3 BEDROOM TYPE 01



AREA	SQ. M	SQ. FT
SUITE AREA	112.31 m ²	1208.89 ft ²
BALCONY AREA	31.91 m ²	343.48 ft ²
TOTAL UNIT AREA	144.22 m ²	1552.37 ft ²
FLAT DESIGN COMPONENTS		
M.BATH	5 m ²	
M.BEDROOM	17 m ²	
LIVING	16 m ²	
KITCHEN & DINING	10 m ²	
CORRIDOR	13 m ²	
BATH	5 m ²	
BEDROOM	16 m ²	
BEDROOM	15 m ²	
STORE	4 m ²	
WC	3 m ²	



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AN INVESTMENT IN DEFINITIVE PRESENCE

An Investment in Definitive Presence

Circle represents a compelling investment opportunity, rooted in freehold ownership in designated areas within one of the safest cities in the world. As the tallest building in JVC, it offers strong historical appreciation in property values and high rental yield potential.

JVC's fast-paced growth, supported by ongoing infrastructure and ambitious development plans, is expected to drive both property value increases and enhanced rental yields. Its strong demand as a sought-after residential area ensures reliable rental income from professionals, families and young couples alike.

Advantages for foreign investors include no property tax and -10-year Golden Visa eligibility, solidifying Circle as a truly brilliant investment in a definitive presence.



MAJARA
REAL ESTATE

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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