

JOYA VERDE



RESIDENCES DUBAI

LIVE IT · LOVE IT



JOYA VERDE



RESIDENCES DUBAI

WELCOME

Joya Verde is a boutique residential development in the heart of Jumeriah Village Circle, Dubai.

Rarely has a residence offered end users and investors so much green space in the heart of the desert. Joya Verde features one of the largest roof top gardens available in the market with recreation areas and play areas for children and adults alike. Many apartments also feature gardens for enjoying the cooler months.

The Developer Green Yard Properties have spared no expense in developing a quality residential address. Featuring spacious apartments, high quality Italian Kitchens, durable flooring and superb bathrooms, Joya Verde offers that little extra luxury for no extra cost.

Situated in District 11, Joya Verde is close to all amenities of Jumeirah Village Circle and offers easy access to Al Khail Road for commuters.

Investing in Joya Verde is an investment in your lifestyle. Live it. Love it.

LIVE IT . LOVE IT



BURJ KHALIFA

DUBAI MALL

DUBAI AIRPORT

BURJ AL ARAB

ATLANTIS

THE PALM JUMEIRAH

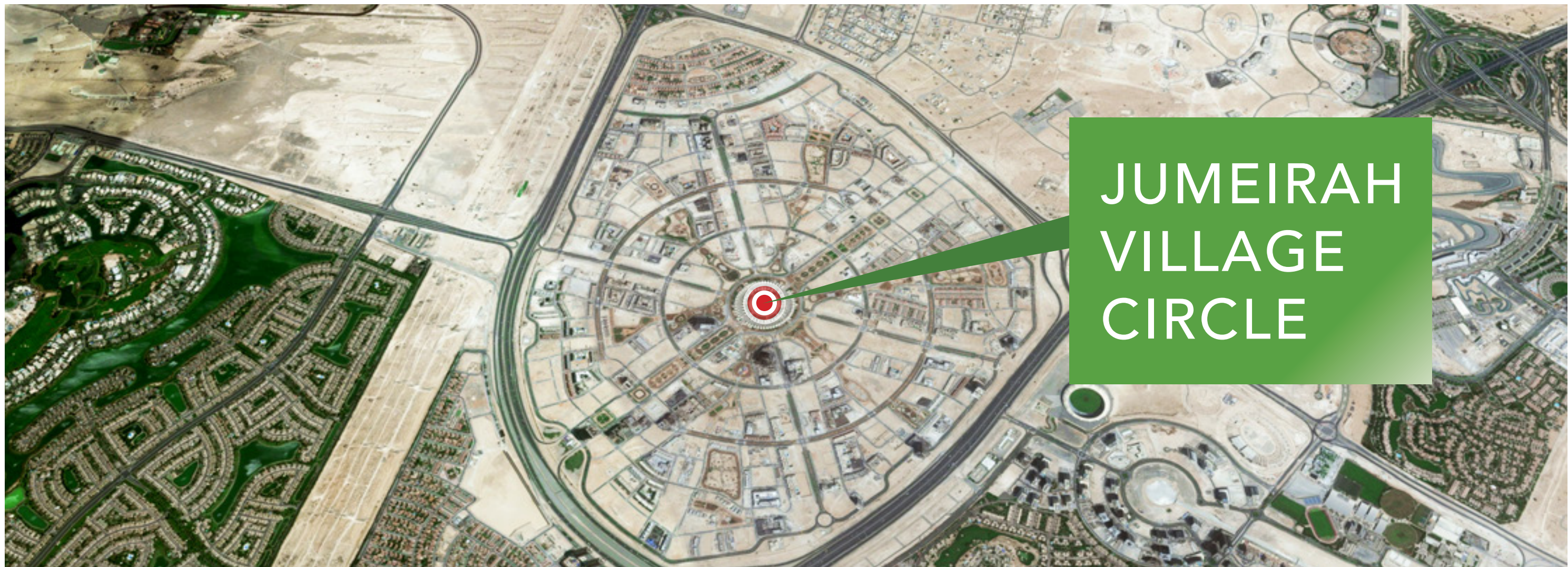
DUBAI MARINA

EMIRATES HILLS

JUMEIRAH VILLAGE CIRCLE

ARABIAN RANCHES



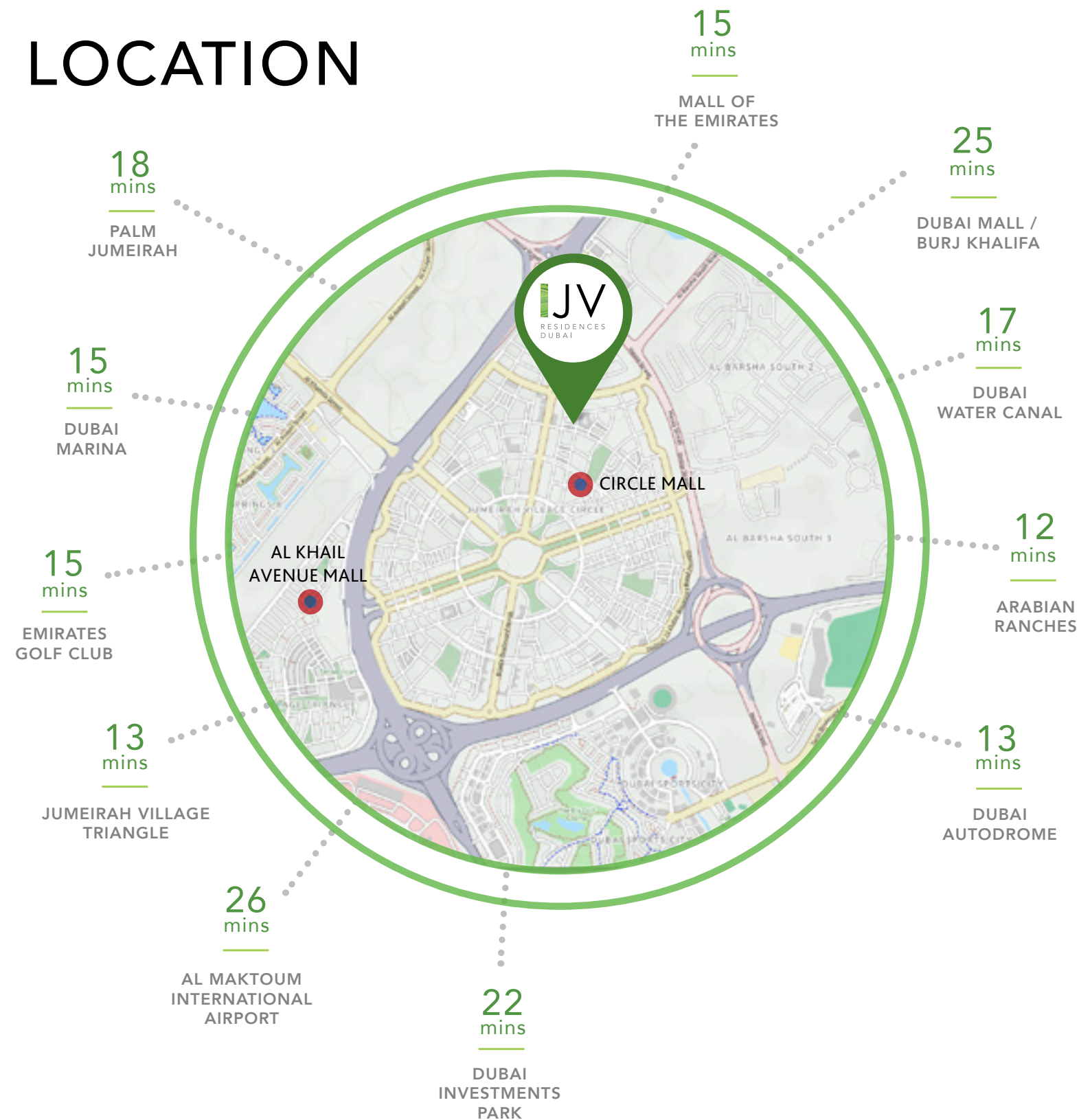


JUMEIRAH VILLAGE CIRCLE

THE HUB OF THE CITY

JVC is fast becoming the “must live” community within Dubai. The progress over the last 2 years has been amazing with international hotel brands, retail outlets and entertainment facilities under construction. Joya Verde is located in District 11 which is arguably one of the best locations, being walking distance to the soon to open Circle Mall. Residents in JVC benefit from easy commuting, excellent schooling, close proximity to hospitals and recreation facilities and all within a 30 minute drive to Dubai and Sheikh Al Maktoum Airports.

LOCATION



THE CIRCLE MALL

Covering one million square feet, Circle Mall will feature 200 Shops, a super market, two department stores, a multi-screen cinema and a variety of dining outlets including a food court. Strategically located between Sheikh Mohammed Bin Zayed Road, Al Khail Road and Hessa Street, The Circle Mall will serve the community of Jumeirah Village and surrounding areas, and act as a new leisure destination for residents and tourists across the rest of Dubai. The mall is due to open in 2017 with great anticipation.



AL KHAIL AVENUE

This impressive 3.6 million square foot retail, dining and entertainment hub features 350 shops, a multi-screen cinema and a diverse range of cafes and restaurants – some with outdoor dining areas. There will also be a multi-storey car park with 4,400 spaces. Due to open in 2018, Al Khail Avenue will provide convenient, on-the-doorstep shopping and entertainment for residents in surrounding neighbourhoods.



DUBAI

Since the turn of the century, Dubai has become the number 1 destination in the world for High Net Worth Investors, Fashion Brands, Luxury Cars and Property Development. The city reinvents itself every day with mega projects such as Palm Jumeirah, the World Islands, Burj Khalifa and the Dubai Metro, all a testimony to the vision and success of the Emirate. Dubai is growing, developing and pushing the boundaries of the future. From Hyperloops to Flying Taxis, Dubai is always on the map when it comes to innovation. The city now offers residents a superb array of entertainment and leisure activities, schooling and employment opportunities.

Tourist numbers are increasing year on year and Expo 2020 will once again put the international spotlight firmly on Dubai.

Dubai. Live it. Love it.





JOYA VERDE

RESIDENCES DUBAI

The developer Green Yard Properties had a vision to create an oasis in the desert. A high quality residence that will appeal to investors and end users. A price that makes sense in today's market. The developer's vision has been realized with Joya Verde. Boasting the largest roof top garden in Dubai along with superb amenities and facilities, Joya Verde is a place to call home. Many apartments feature extended terraces and garden areas to create a unique lifestyle opportunity. There are high quality Italian Kitchens and superb bathroom fixtures and fittings. Apartments have been designed with comfort in mind.

44
Studios

54
One Bedroom

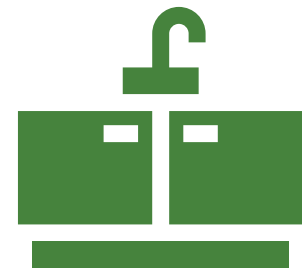
12
Two Bedroom

110

Apartments



Four Floors



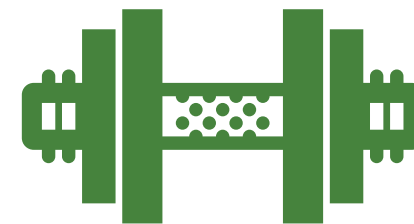
Italian
Kitchens

121,300

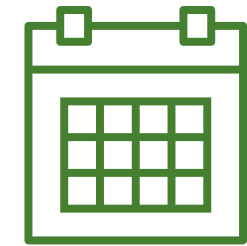
Sq.Ft BUA



Podium
Level parking



Gym Room



Completion
Q3, 2018



Swimming Pool



ROOF TOP GARDEN



HEALTHY LIVING



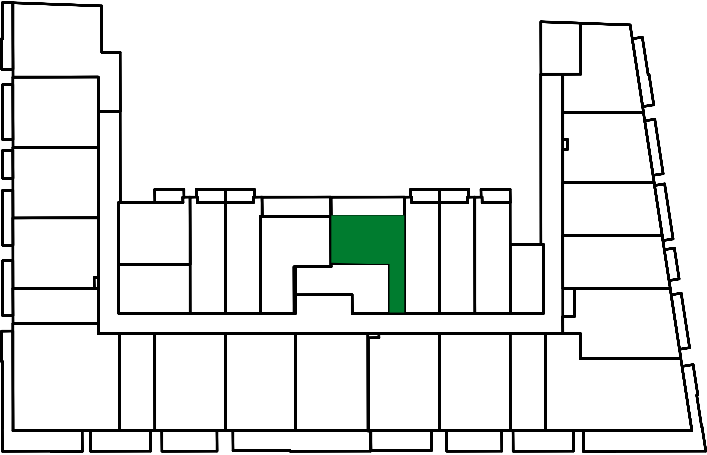
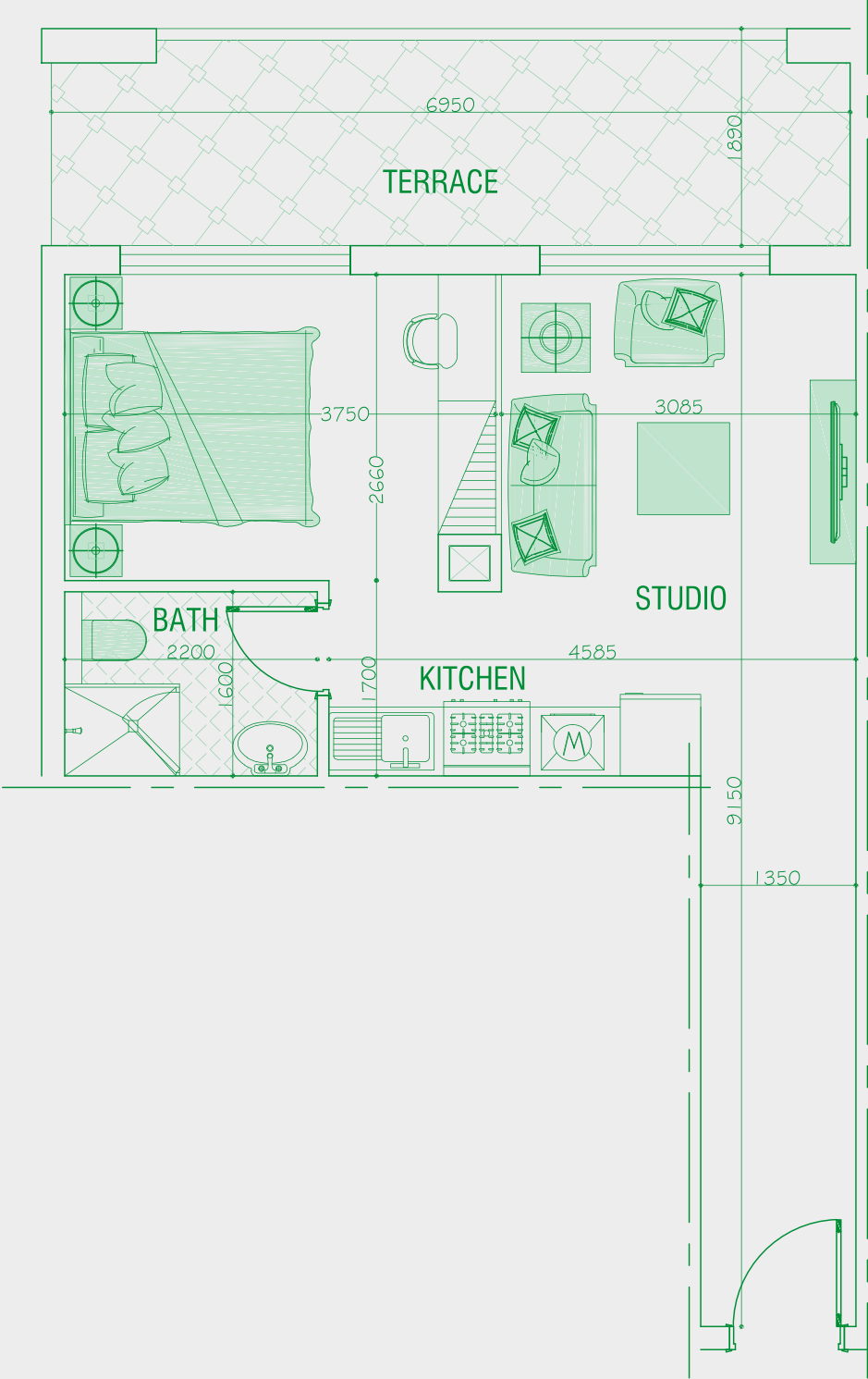




STUDIO

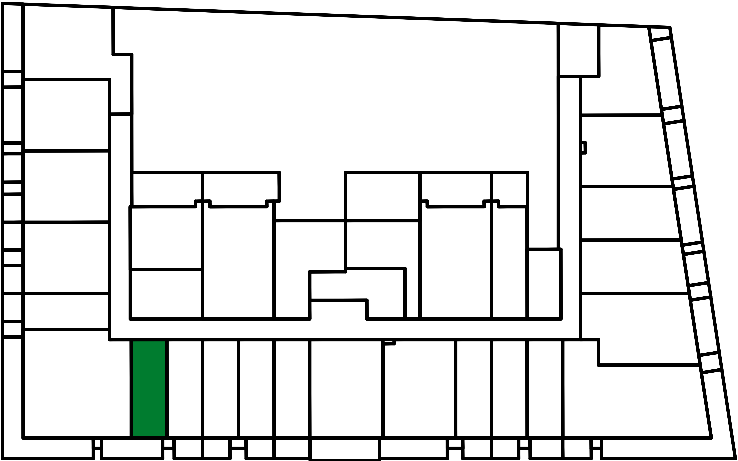
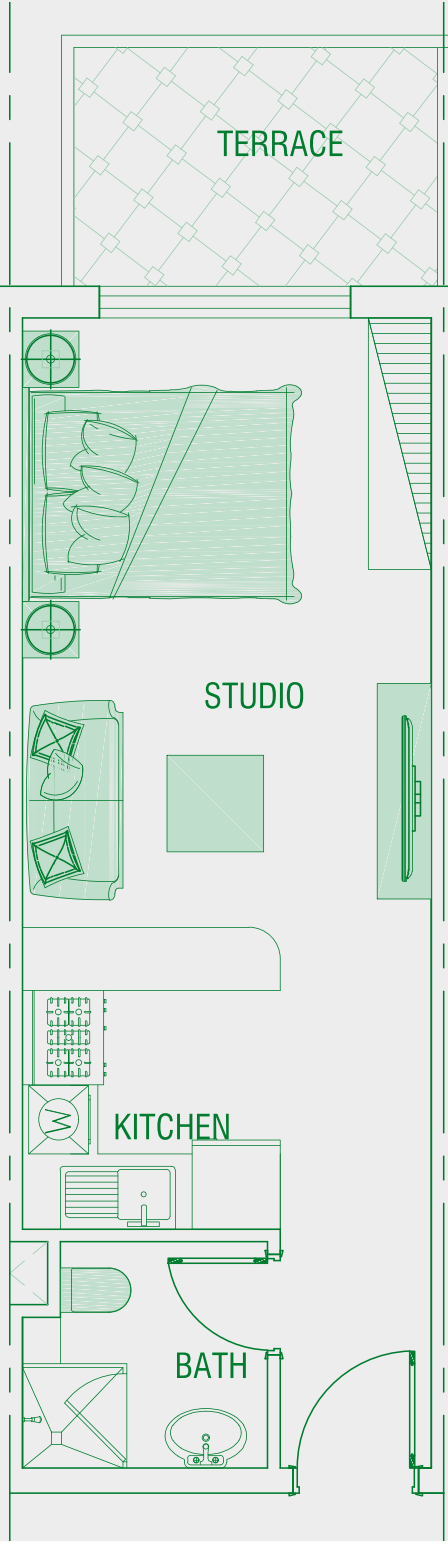
FLOOR PLAN

TYPICAL STUDIO APARTMENTS



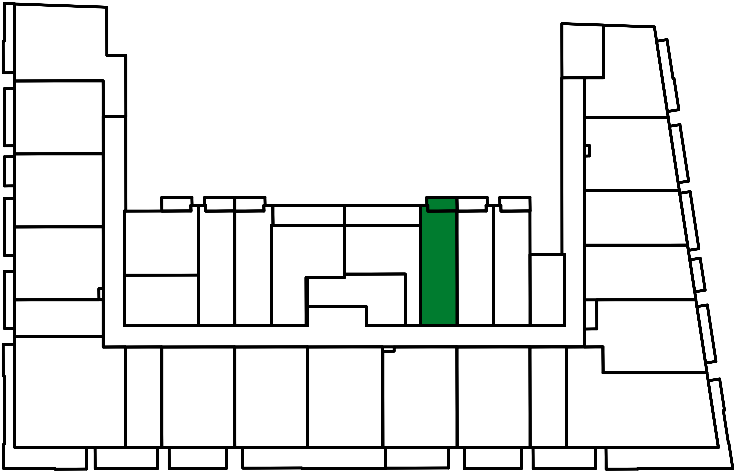
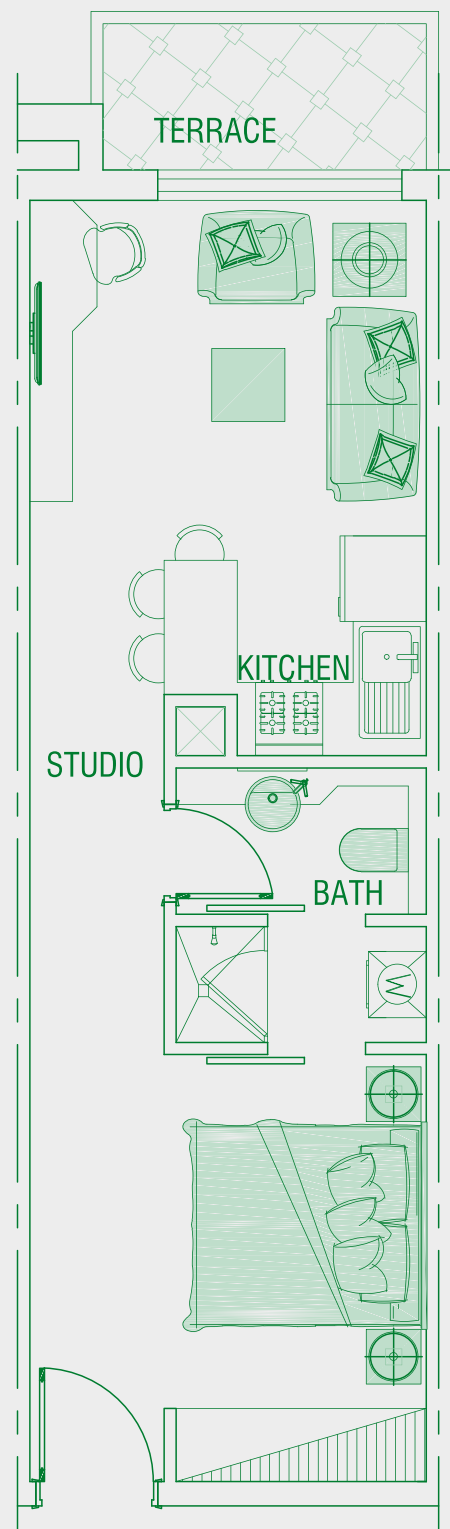
	sqm	sqft
Suite Area	40.91	440.35
Balcony Area	13.92	149.83
Total Area	54.83	590.18

TYPICAL STUDIO APARTMENTS



	sqm	sqft
Suite Area	32.13	345.84
Balcony Area	6.20	66.74
Total Area	38.33	412.58

TYPICAL STUDIO APARTMENTS

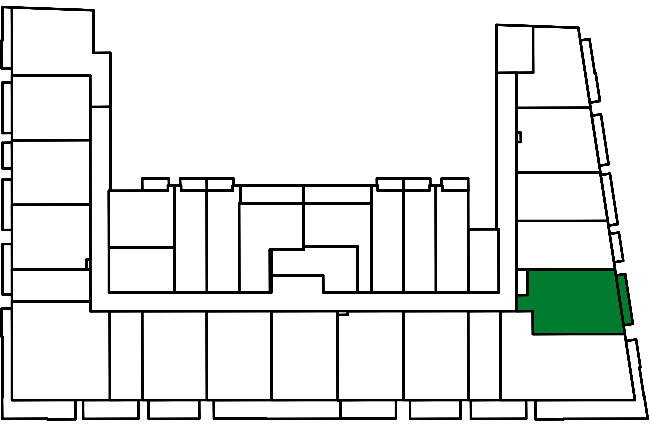
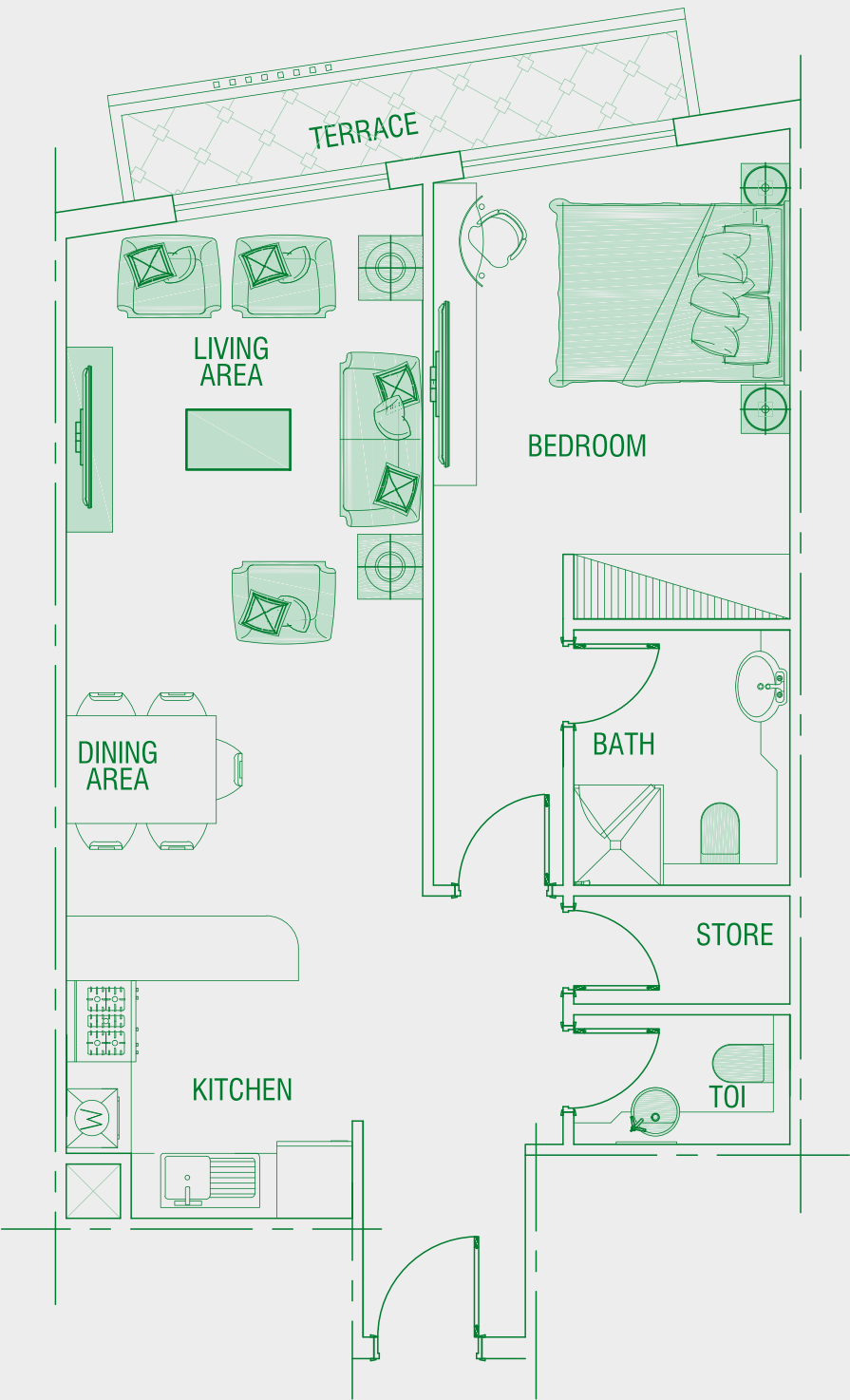


	sqm	sqft
Suite Area	36.79	396.00
Balcony Area	3.88	41.76
Total Area	40.67	437.77

ONE BEDROOM

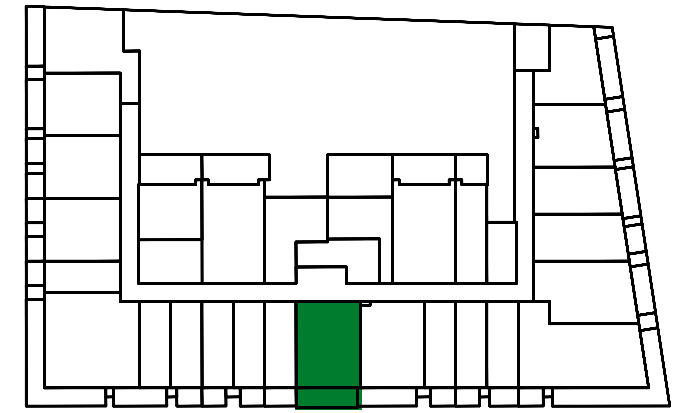
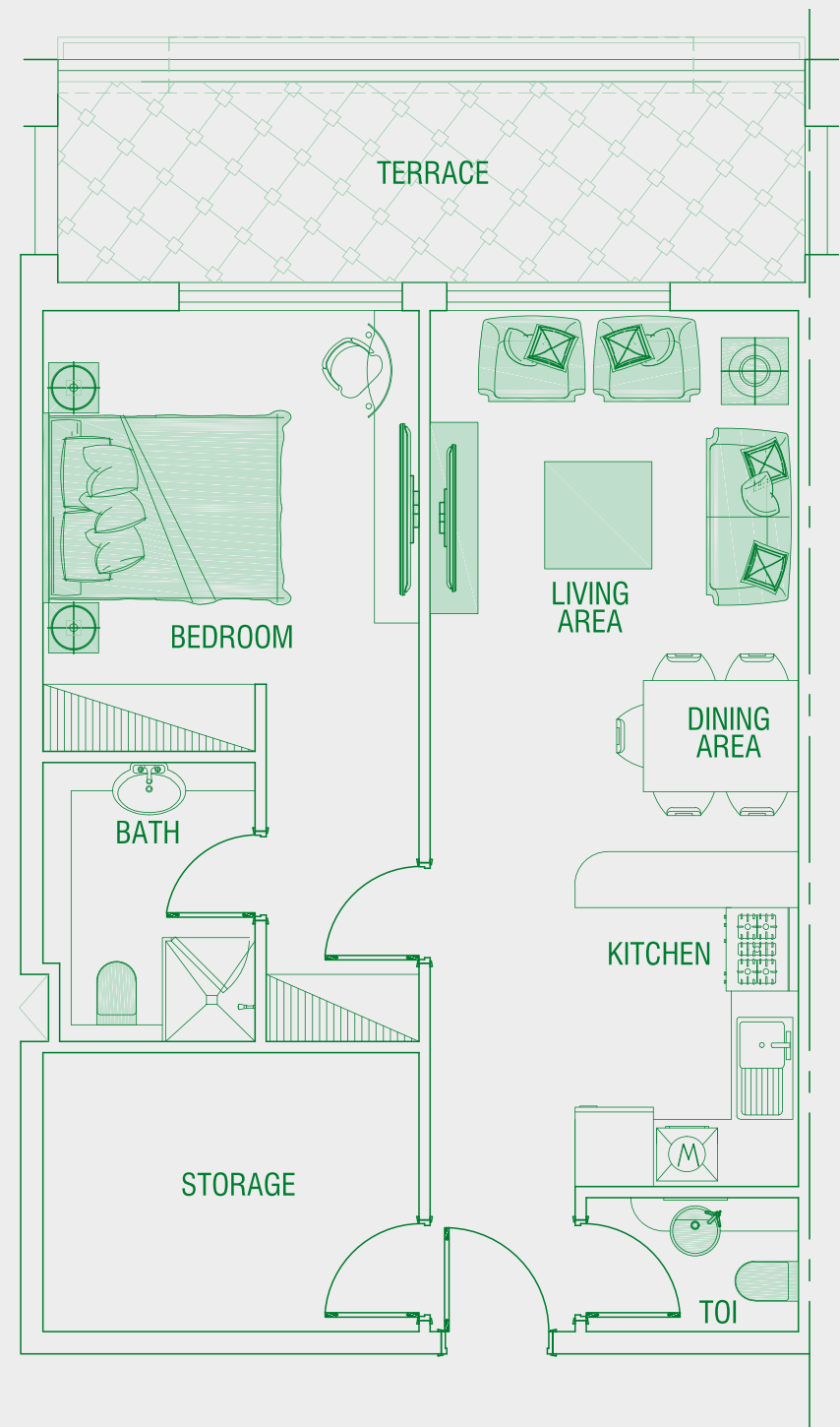
FLOOR PLAN

TYPICAL ONE BEDROOM APARTMENTS



	sqm	sqft
Suite Area	67.46	726.13
Balcony Area	5.17	55.65
Total Area	72.63	781.78

TYPICAL ONE BEDROOM APARTMENTS

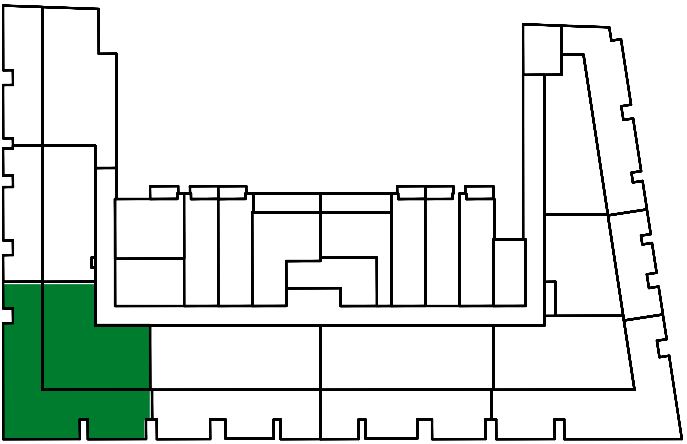
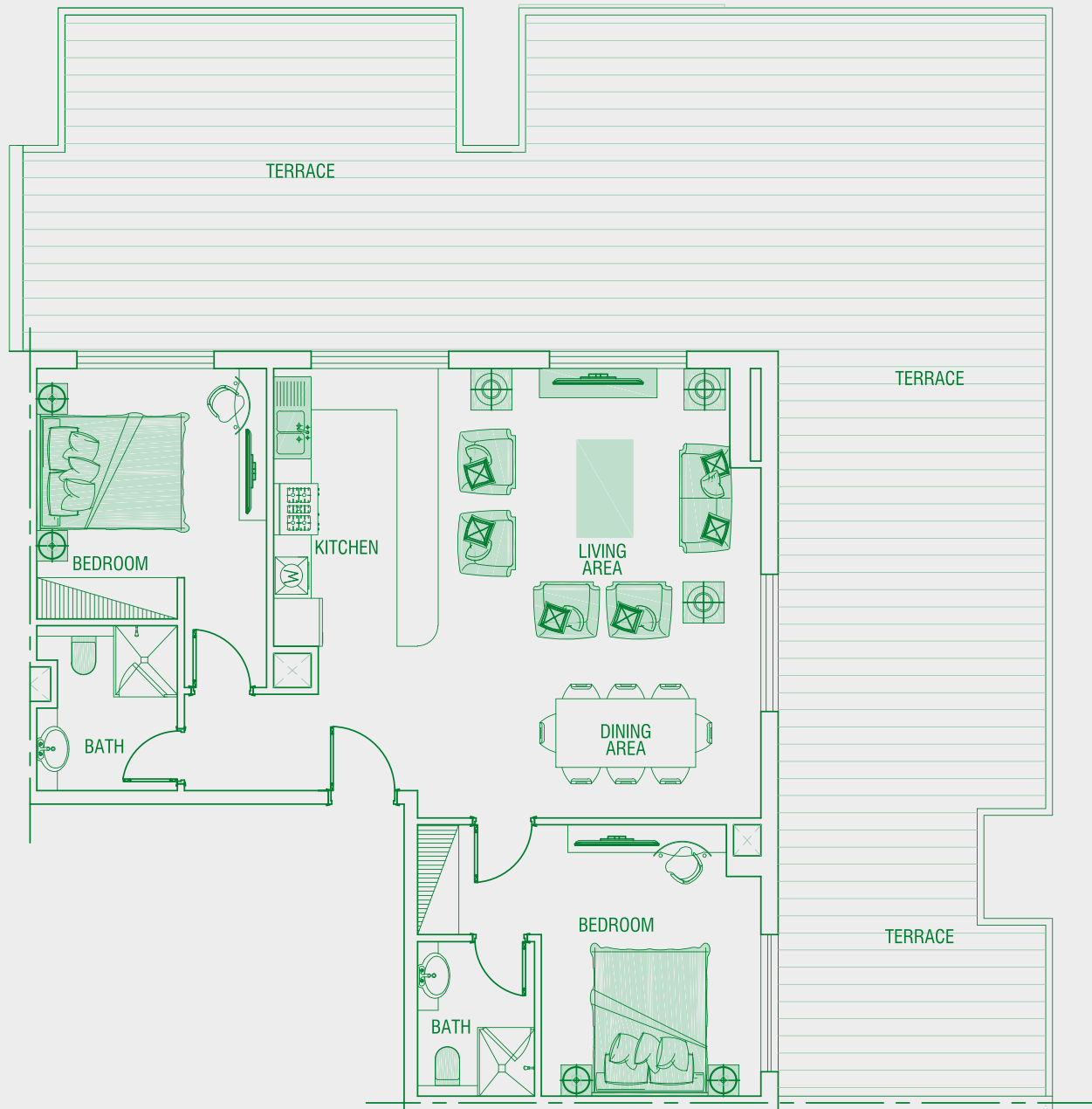


	sqm	sqft
Suite Area	66.04	710.85
Balcony Area	14.78	159.09
Total Area	80.82	869.94

TWO BEDROOM

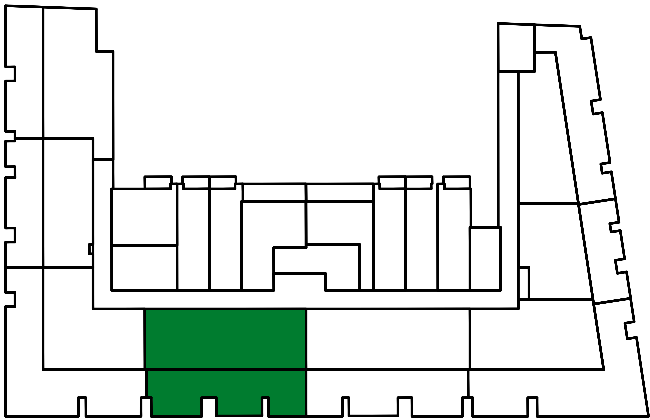
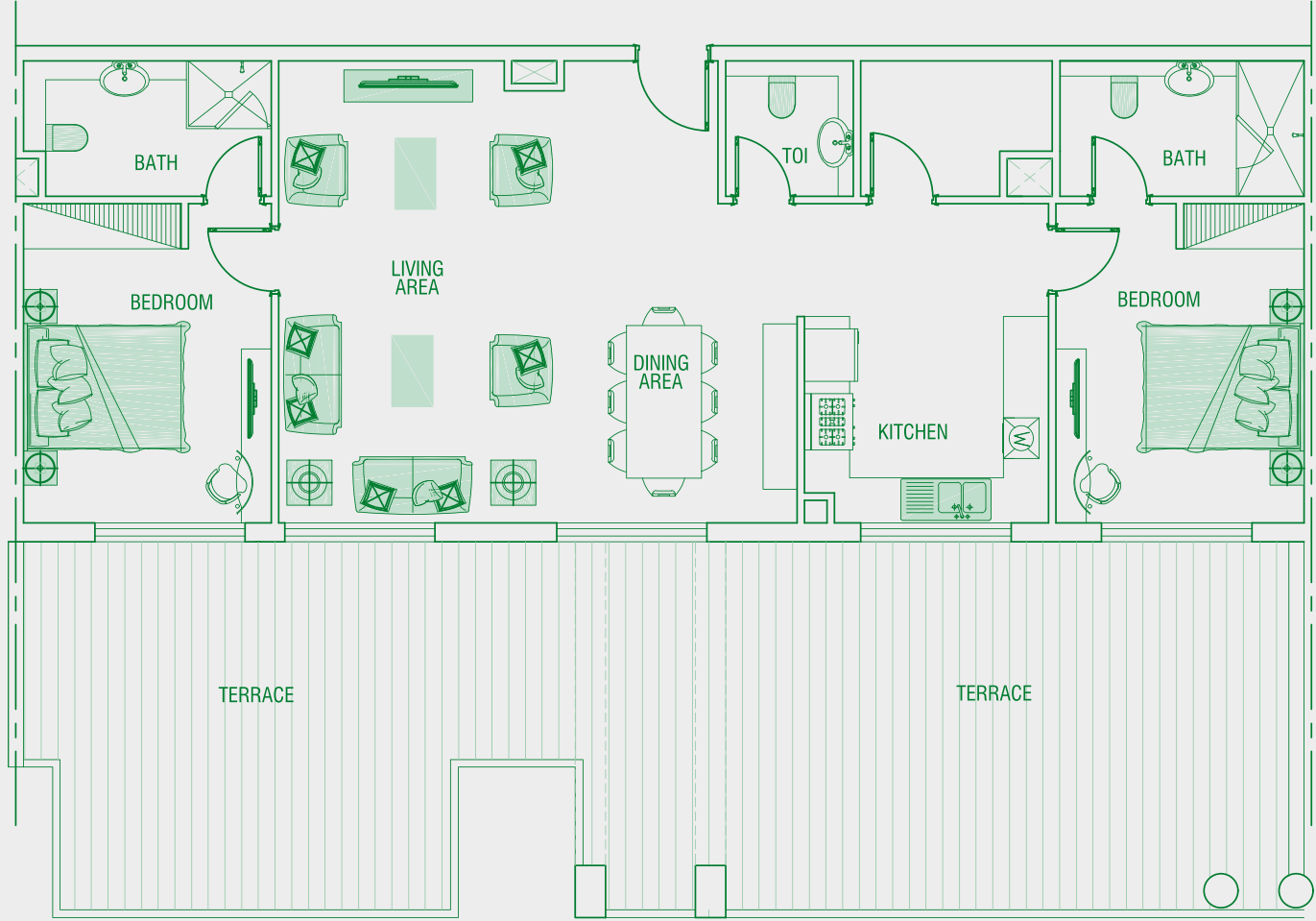
FLOOR PLAN

TYPICAL TWO BEDROOM APARTMENTS



	sqm	sqft
Suite Area	90.98	979.30
Balcony Area	115.74	1,245.81
Total Area	206.72	2,225.11

TYPICAL TWO BEDROOM APARTMENTS



	sqm	sqft
Suite Area	109.02	1,173.48
Balcony Area	80.29	864.23
Total Area	189.31	2,037.71

THE DEVELOPER



Office #2304,
Emaar Boulevard, Tower 1, Downtown Dubai
P.O. Box 30528 | Dubai | UAE
T +971 4 246 5400

EXCLUSIVE AGENT



LEGAL

The trademarks, images and copyright included in this literature may not be used without the express prior written consent of Green Yard Properties Development LLC. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, Green Yard Properties Development LLC and its management, employees, appointment sales and marketing agents disclaim all liability in the even that any information design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarize yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice.

These particulars are prepared for and on behalf of Green Yard Properties Development LLC. Trafalgar Properties LLC are the contracted Exclusive Sales Agent for the project and not a party to or investor in the development and should be held free from any liability for any misrepresentation in relation to the information provided in this document.

For enquiries call +971 4 246 5400
www.joyaverderesidences.com

Developer Name: Green Yard Properties Development LLC. Developer Registration No.: 1176

Project Name: Joya Verde Residences Dubai, Project Registration No.: 1919, Plot No.: 1065

ESCROW Account Bank Name: Joya Verde Residences Dubai

ESCROW Account No.: 011092399010, ESCROW Bank Name: Ajman Bank/P.S.C