

YOU ARE A GUIDE TO THE  
WORLD OF LUXURY



A low-angle photograph of a modern, multi-story building at dusk. The building features large windows and balconies with dark metal railings. The interior lights are on, and the sky is a deep blue with a thin crescent moon visible in the upper right. The text is overlaid on the right side of the image.

# LA RESIDENZA

By DALANDS

Exemplary 1 & 2 Bedroom Homes *in* JVC

LIVE  
THE EXEMPLARY  
LIFE **in**  
THE HEART OF  
Dubai



in

# THE HEART OF Dubai

La Residenza, JVC is in one of Dubai's newest and most exciting residential developments. La Residenza is conveniently located from some of Dubai's iconic landmarks.

Easy entry and exit to Al Khail Road.



Gadaf Community Park JVC  
2 Mins



Mall of the Emirates  
15 Mins



JSS School JVC  
2 Mins



Burj Khalifa  
15 Mins



Circle Mall JVC  
5 Mins



City Walk  
15 Mins



Dubai Hills Mall  
10 Mins



Jumeirah Beach  
18 Mins



Medcare Barsha  
10 Mins



Dubai International Airport  
25 Mins

Al Barsha 3

Al Barsha 2

Al Barsha South 1

Al Barsha South 2

L A R E S I D E N Z A



JSS School

Circle Mall

Gadaf Community

Jumeirah Village  
Circle

Al Khail Road

Sheikh Mohammed Bin Zayed Road





DALANDS

RESIDENCES THAT  
ENHANCE *your* STYLE

BUILDING SPECIFICATIONS  
for A CLASSIC LIFESTYLE





**DALANDS**

**Span of Land**

- 20,825 sq.ft

**Project Size**

- 1,02,000 sq.ft

**52 Signature Style Residences**

**Residence Sizes Range from  
635 sq.ft to 1892 sq.ft**

- 1 Bedroom: From 635 sq.ft onwards
- 2 Bedroom: From 1100 sq.ft onwards

**Floors**

- Basement Parking +  
Ground Floor+ 4 Floors

STYLE THAT  
SETS **you** APART



A modern, multi-story building with a light-colored, textured facade. The building features several balconies with dark, vertical slat railings. Large, multi-paned windows are visible on each floor. A curved, modern street lamp is positioned in the foreground. The sky is a clear, bright blue.

*D A L A N D S*

PROJECT DESIGN **that**  
REDEFINES PREMIUM



# MAKE a STATEMENT

## Project Highlights

- Spacious, High-Ceiling Homes
- Mood & Ambient Lighting across Rooms
- Expansive Balconies with Premium Flooring
- Separate Shower and Bathtub Spaces
- Natural Marble Flooring in Common Areas
- Pool on 1<sup>st</sup> Floor with Silk Flow Waterfall & Wet Bar
- Motion-sensor illuminated Wardrobes
- Premium Branded Fixtures
- Bespoke Cabinetry & Ironmongery
- Branded Fittings, Fixtures & Appliances
- High-Speed Elevators

# QUALITY FITTINGS **that** UNDERLINE YOUR CLASS



**Aluminium & Glass Works**  
Giesse, Casal, Iseo



**Air Conditioning & AHU**  
LG, Trosten



**Sanitaryware**  
Gessi



**Ironmongery**  
Hettich, Danube



**Kitchen & Appliances**  
Teka



**Elevators**  
Toshiba



**Flooring & Tiles**  
Casa Milano



**Switches & Sockets**  
Legrand



**Lighting**  
Qlite



**Paints & Coatings**  
Jotun



**Ventilation & Fans**  
Dynair



**Glassworks**  
Guardian Glass



**Pool**  
Astral Pool





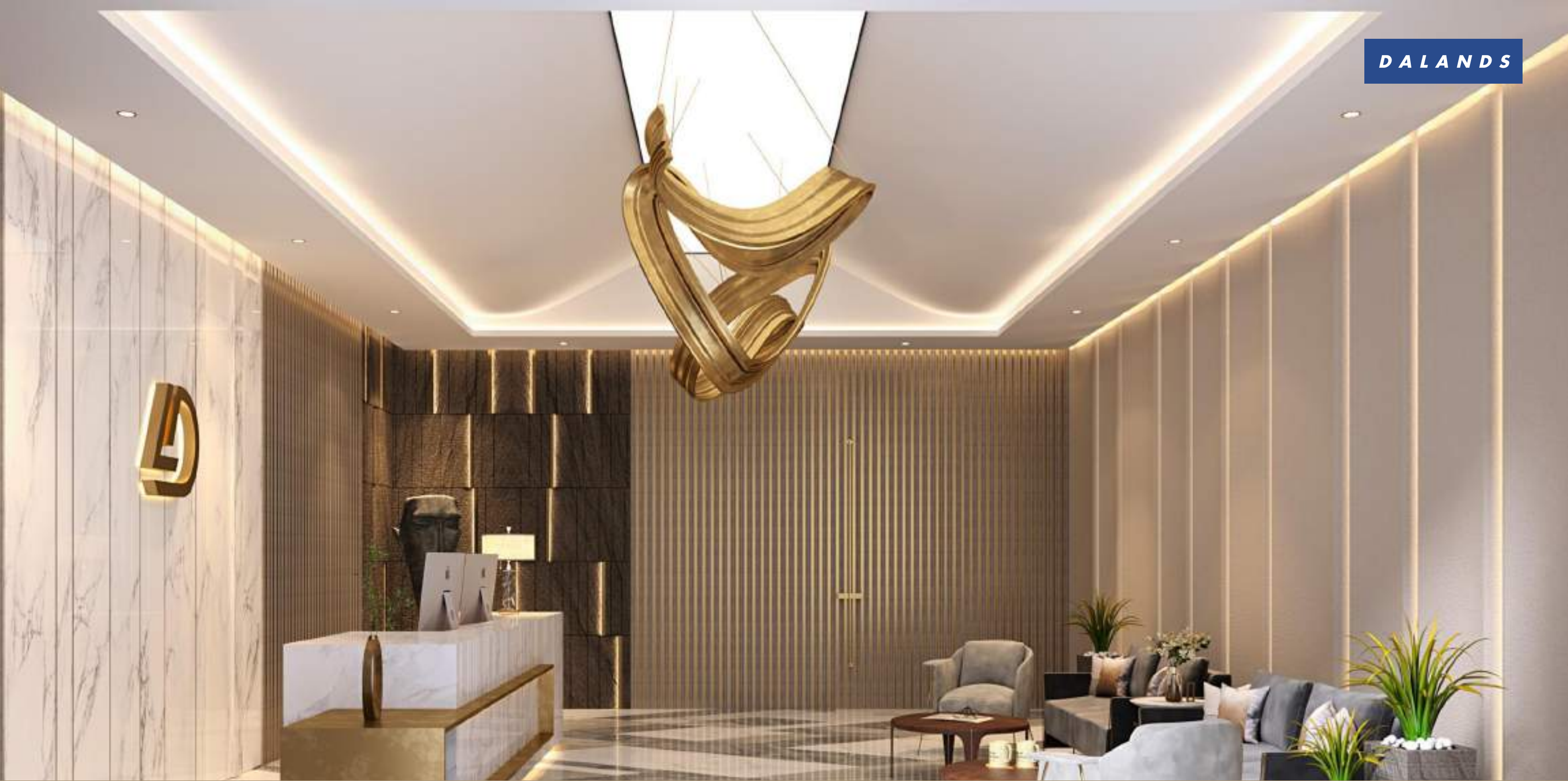
LUXURIOUS and  
STUNNING INTERIORS





































DALANDS



1 Bedroom | Powder Bathroom



































# ABOUT

La Residenza is brought to you by Dalands. We are a real estate company that is focused on creating and delivering a superior customer experience. We have gained considerable experience in the luxury hospitality business.

We bring this experience to Dubai in our first project - La Residenza. Impeccable planning, with an attention to fine details, right from the impressive lobby to the smallest detail in your flat, shows our expertise.

All designed by us to give you and your family an exemplary home.



***D A L A N D S***



DALANDS

**DALANDS**


Plot-JVC10DMRA005, Al-Barsha South, JVC, Dubai, UAE.








# THANKS FOR WATCHING


CONTACT US FOR MORE INFORMATION

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