






SUCCESS
VENUE


YOU ARE A GUIDE TO THE
WORLD OF LUXURY

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THE FIFTH TOWER

Object 1



MASTER COMMUNITY

THE F1FTH TOWER

Jumeirah Village Circle (JVC) is one of the most family-friendly master communities, located at the heart of new Dubai and amidst landscaped gardens, it boasts a range of amenities making it an ideal spot for renters and buyers

Jumeirah Village Circle attracts an equal mix of families, young couples and singles. Expat families in the emirate appear to be particularly fond of living here thanks to its abundance of schools, parks and fitness centres. The area is also extremely popular amongst real estate investors due to its lucrative pricing and high rental yields from the area

Those living in JVC love the calm ambience of the area, surrounded by lush gardens and canals evoking a much-needed sense of serenity in a bustling metropolis like Dubai.



LIVING IN JVC

THE F1FTH TOWER

01 FAMILY FRIENDLY

JVC is home for a multitude of different nationalities and races, making it a melting pot of cultures.

02 A FIVE STAR HOTEL

Home to Five JVC, a vibrant hotel with great facilities and nightlife, it is a popular destination with local residents and party lovers.

03 CONNECTIVITY

In a strategic location just off Hessa Street close to Sheikh Zayed Road, Al Khail Road (E44) and Sheikh Mohamed Bin Zayed Road (E311). If you don't have a car don't worry because the bus service is reliable and efficient and connects you with all major areas across the city.

04 AMENITIES

JVC offers a variety of amenities for residents, including Circle Mall and a plethora of cafes, restaurants, shops and convenience stores.

EDUCATION

05 JVC is perfect for families as it is close to numerous reputable schools including JSS International School and Sunmarke School.

COSMOPOLITAN

06 JVC is home for a multitude of different nationalities and races, making it a melting pot of cultures.

PET-FRIENDLY

07 JVC is a pet-friendly community so animal lovers can live here without having to worry about their four-legged friends.

SPORT & FITNESS

08 Cycling tracks are also easily accessible and landscaped parks, perfect for walking, jogging and exercising outdoors all-year-round. Golf enthusiasts will enjoy being close to various golf courses including The Els Club at Victory Heights in Sports City, The Address Montgomerie in Emirates Hills and Emirates Golf Club.

M

THE F1FTH

TOWER

Jumeirah Village Circle

Object 1



THE F1FTH TOWER

District 16, Jumeirah Village Circle

G + 5P + 30 + R

Handover: Q4 2026

The Fifth is the anniversary and the highest project of Object 1 at the moment. The building boasts 36 floors and features a beautiful concept — family fun without leaving home. Everything here is designed so that neither children nor adults get bored: pools, a creative children's playground (one of the best in JVC), a barbecue area, a game room, and, of course, gorgeous landscaping.

UNIT TYPES

STUDIO	1BR	2BR	TOTAL
34	256	50	340

THE F1FTH TOWER

Brings together the 4 elements
for the top-notch family fun from
the comfort of your own home.

Water

- Shaded Kids Pool
- Swimming Pool



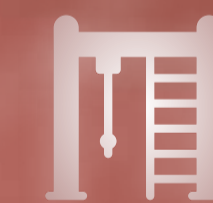
Earth

- Lush green landscaped gardens
- Green Walkway with Refreshing Mist System



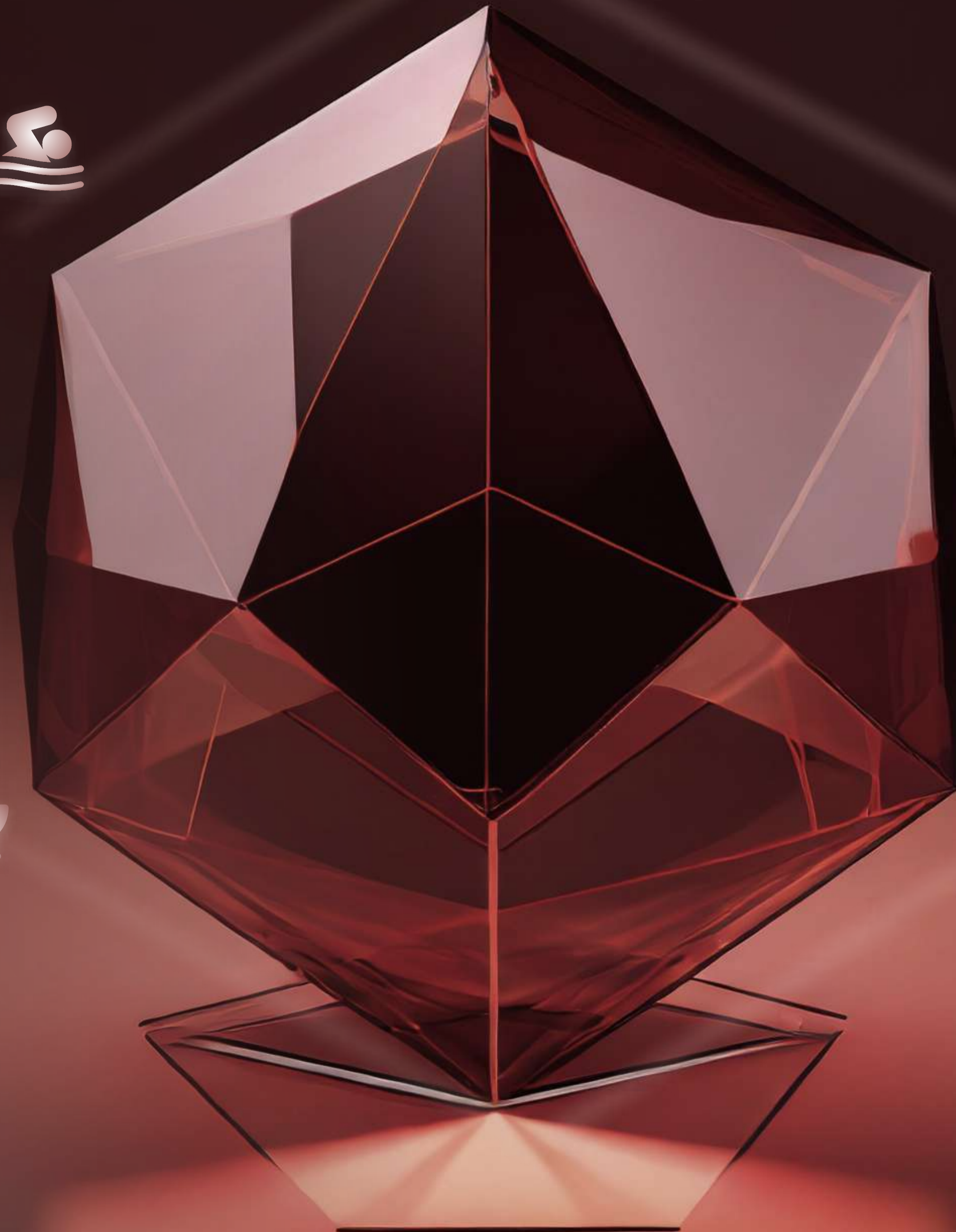
Fire

- BBQ Area
- Sauna & Steam Room



Air

- Creative Playground
- Outdoor Gym



Connected to the city

Attractions

Dubai Miracle Garden – **9 minutes**
Motiongate Theme Park – **28 minutes**
Legoland Dubai – **28 minutes**
The Walk JBR - **21 minutes**
Palm Jumeirah – **22 minutes**

Kids

JSS International School – **4 minutes**
Sunmarke School – **12 minutes**
GEMS Founders School – **10 minutes**

Hotels

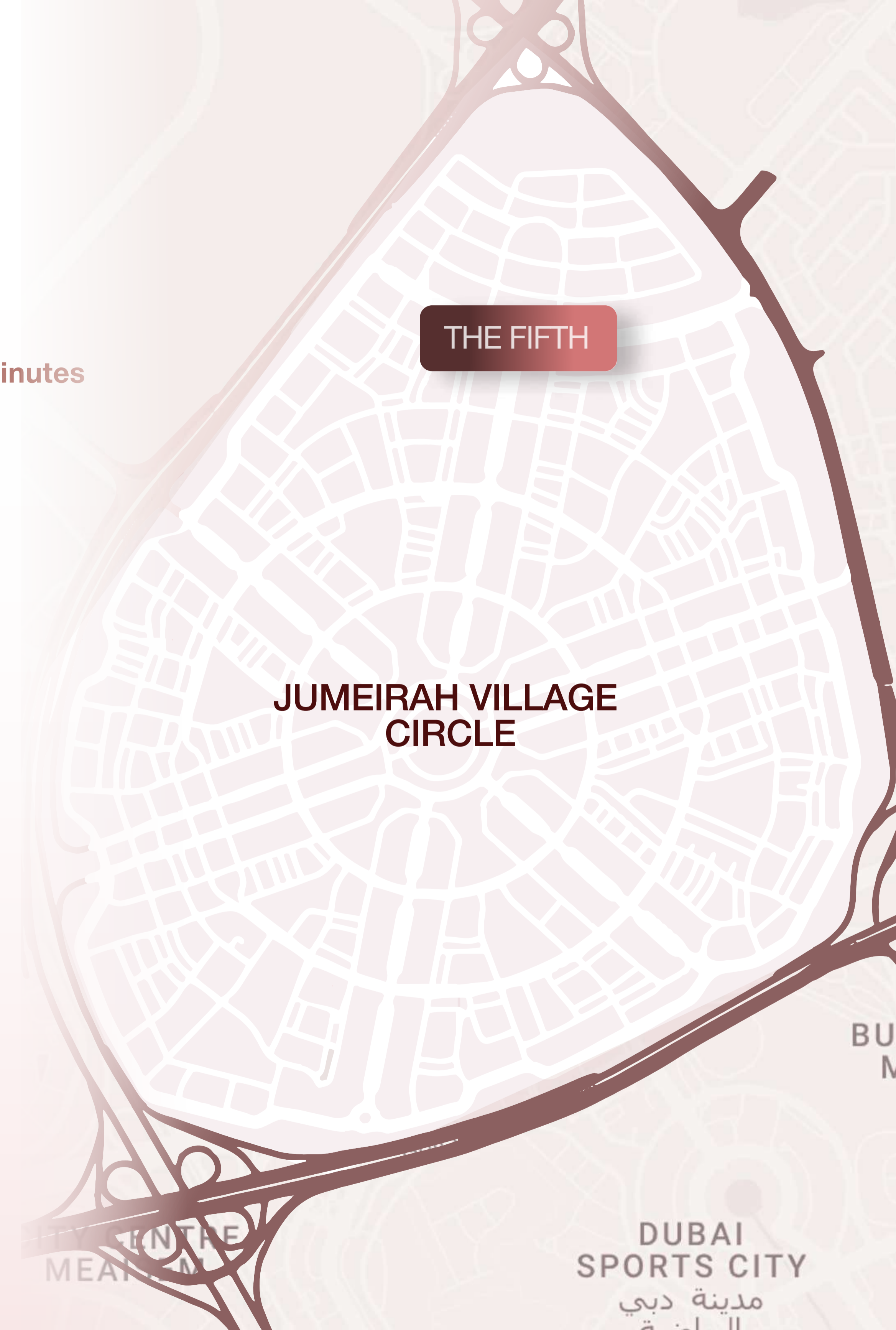
The First Collection at Jumeirah Village Circle – **7 minutes**
FIVE Jumeirah Village Hotel – **6 minutes**
HE Hotels – **4 minutes**

Golf clubs

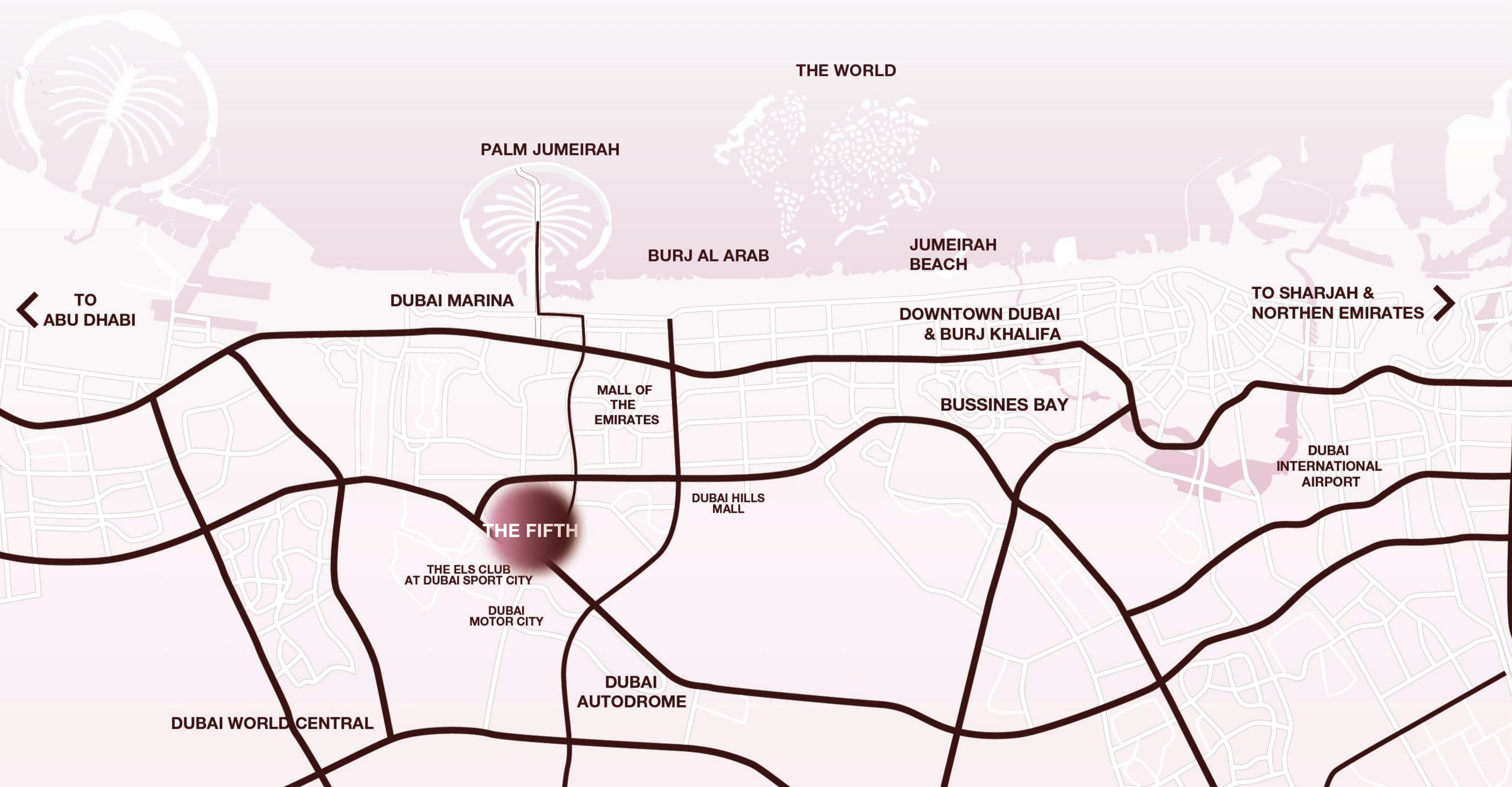
Montgomerie Golf Course – **19 minutes**
Jumeirah Golf Estates Golf Course – **15 minutes**

Malls

Mall of the Emirates – **15 minutes**
Dubai Mall – **20 minutes**
Circle Mall – **4 minutes**



Connected to the city





object 1
THE FIFTH

Object 1





Swimming Pool



Gym



Green Walkway with
Refreshing Mist System



BBQ Area &
Outdoor dining



Outdoor Gym



Creative Playground



Parking



Cinema



Kids Room



Lounge Lobby



Sauna & Steam Room



Clubhouse



Game Room



Shaded Kids
Swimming Pool

Amenities

THE F1FTH TOWER



THE FIFTH
Object 1

Lounge Lobby

The spacious bright lobby with a cozy soft lounge area and 24/7 concierge service welcomes residents and their guests, offering a sense of comfort and serenity.



BBQ Area & Outdoor dining

Experience all the benefits of outdoor living without actually leaving the building. Relax with family or friends while preparing your favorite meals in a perfectly landscaped location.

Gym

State-of-the-art sports equipment combines with a great view to boost residents' energy for one more prolific day in the city.





Outdoor Gym

Outdoor gym workout or an energising ping-pong match — choose your passion for today. It's going to be a win-win anyway!

A night-time rendering of a rooftop swimming pool. The pool is illuminated with a bright blue light. Several lounge chairs with blue cushions are arranged around the pool. Two large palm trees stand prominently in the background. In the distance, the Burj Khalifa is visible against the dark sky. A modern building with large windows is on the right side of the image. A few people are seen relaxing on the lounge chairs and near the pool. The overall atmosphere is serene and luxurious.

Swimming Pool

An outdoor swimming pool with showers, poolside sun loungers, and cabanas is here to immerse you in the pleasures of well-being and happiness.

Green Walk Path with Water Mist System

Take a relaxing walk in the green area that cools your mind and refreshes your body.

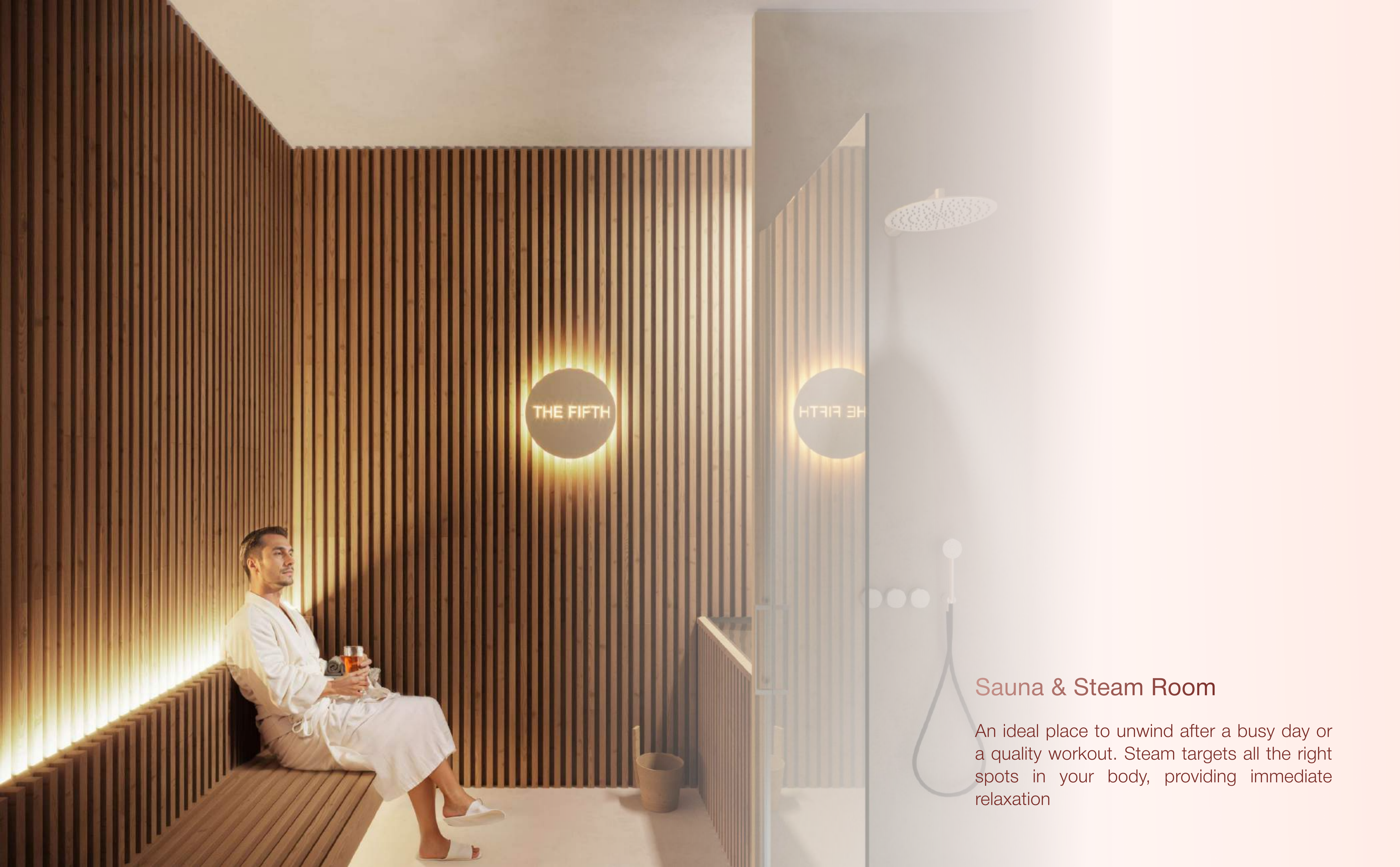




A modern, multi-story apartment building with a light-colored, textured facade and large windows. The building features a rooftop pool and lounge area. In the foreground, a rectangular swimming pool with blue mosaic tiles is surrounded by a concrete deck. A young boy is swimming in the pool, and a girl is jumping into the water. To the right of the pool, there are several lounge chairs with blue cushions and large white umbrellas. A man is standing near the pool, and a woman is sitting on a lounge chair. In the background, there are trees and a covered walkway with a white, arched structure. The sky is blue with some clouds.

Shaded Kids Swimming Pool

A safe, shallow pool for your little ones to have fun and enjoy the outdoors.



Sauna & Steam Room

An ideal place to unwind after a busy day or a quality workout. Steam targets all the right spots in your body, providing immediate relaxation

Creative Playground

Outdoor futuristic playground with just enough equipment to keep children busy and enough space to let them create their own worlds.





Cinema

A cozy space for family movie nights or watching sports with friends



Game Room

A gamer's paradise: PlayStation, big-screen TV, gaming computers, and VR — a room you'd never want to leave

Clubhouse

A great place for socializing, playing games, and relishing the vibrant community of The Fifth



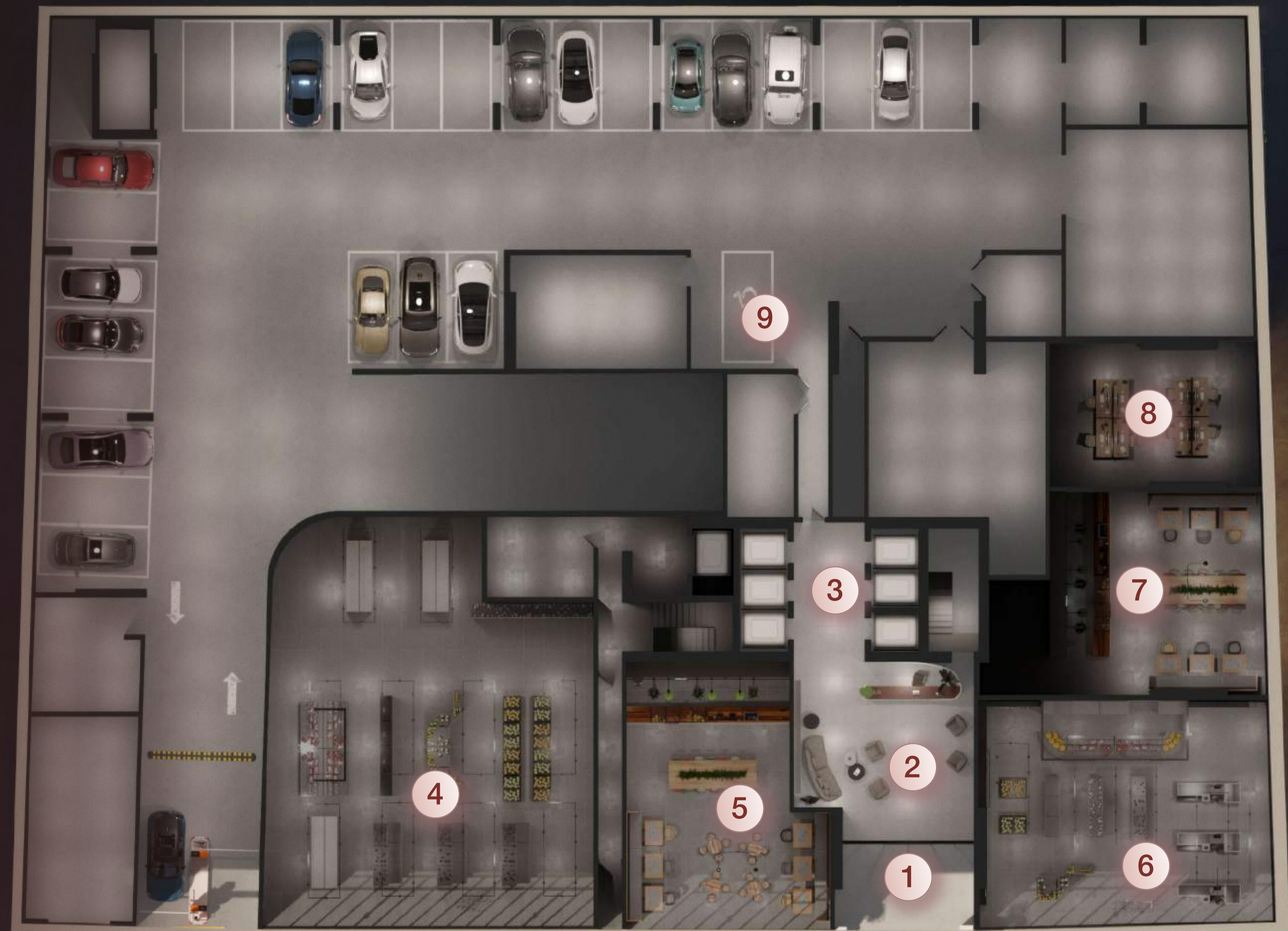


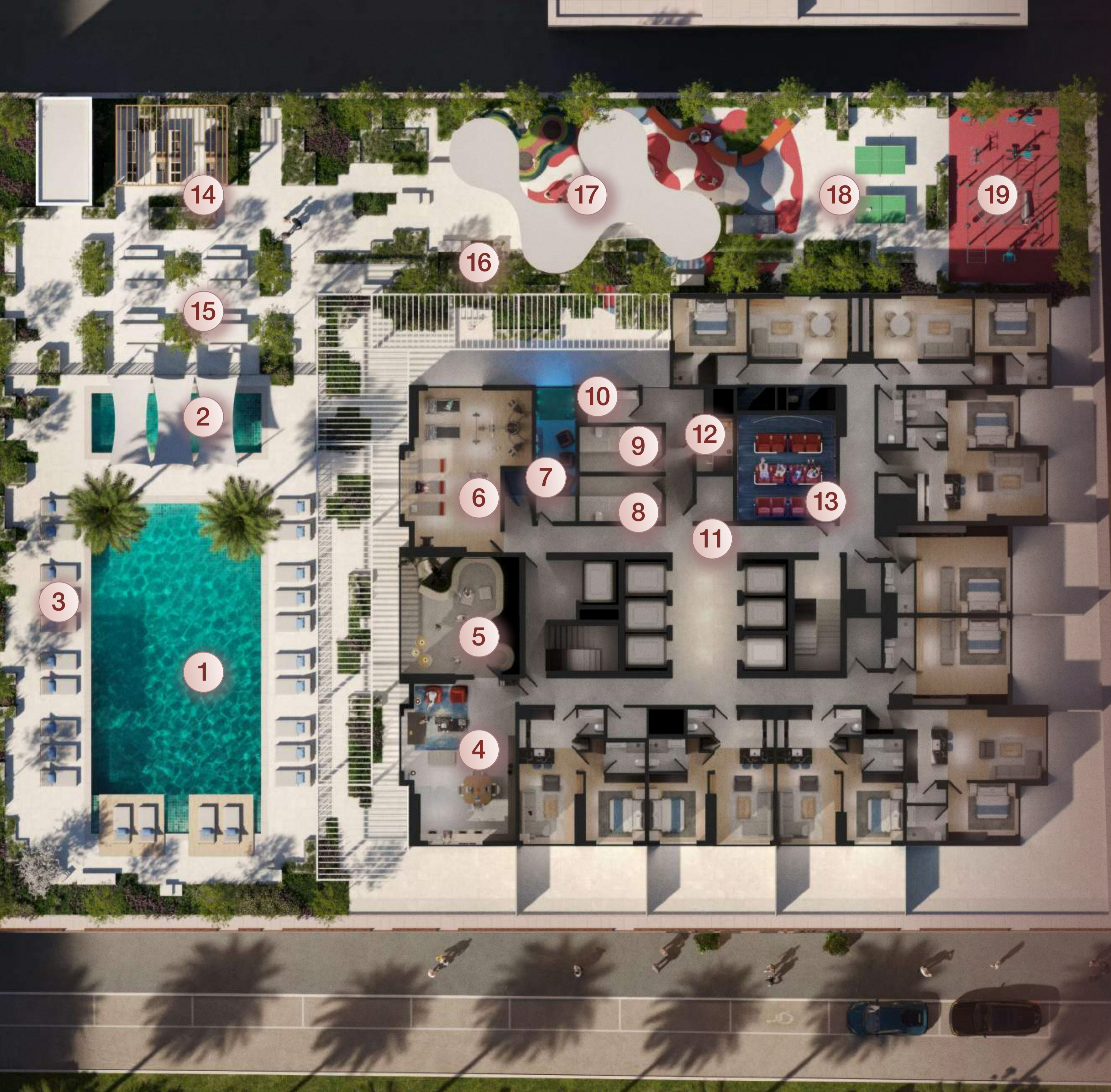


Kids Room

Ground Floor

- 1 Main Entrance
- 2 Main Lobby
- 3 Lift Lobby
- 4 Retail 1
- 5 Retail 2
- 6 Retail 3
- 7 Retail 4
- 8 Retail 5
- 9 v





Podium Floor

- 1 Swimming Pool
- 2 Kids Pool
- 3 Swimming pool deck area
- 4 Clubhouse
- 5 Kids Play Room
- 6 Gym & Yoga Room
- 7 VR Game Room
- 8 Male Shower & Changing Room
- 9 Female Shower & Changing Room
- 10 Disabled Toilet
- 11 Steam room
- 12 Sauna
- 13 Cinema
- 14 BBQ & Kitchen Area
- 15 Open Air Dining Area
- 16 Green Walkway with Refreshing Mist System
- 17 Outdoor Kids Play Area
- 18 Table Tennis
- 19 Outdoor Gym

THE F1FTH TOWER



FIRST FLOOR PLAN

THE F1FTH TOWER



TYPICAL 2-5 FLOOR PLAN

THE F1FTH TOWER



TYPICAL 6-13 FLOOR PLAN

THE F1FTH TOWER



TYPICAL 14-17 FLOOR PLAN

THE F1FTH TOWER



TYPICAL 18-19 FLOOR PLAN

THE F1FTH TOWER



TYPICAL 20-22 FLOOR PLAN

THE F1FTH TOWER



TYPICAL 23 FLOOR PLAN

THE F1FTH TOWER



TYPICAL 24-26 FLOOR PLAN

THE F1FTH TOWER



TYPICAL 27-30 FLOOR PLAN

THE F1FTH

TOWER

Studio Apartment









THE F1FTH

TOWER

One Bedroom
Apartment









Furnishing

Bedroom

- Wardrobe systems by the European manufacturers

Kitchen

- Kitchen cabinets
- Household appliances
 - Refrigerator
 - Microwave oven
 - Oven
 - Gas hob
 - Dishwasher
 - Built-In Hood

Bathroom

- Sanitary ware by Gala (Spain)
- Taps by leading brand Ramon Soler (Spain)
- Tiles (Türkiye)

DUBAI IS A RELIABLE CITY FOR INVESTMENT

Fastest growing country

In just 50 years, the United Arab Emirates has transformed from 7 poor emirates to one of the richest and fastest growing countries in the world, visited by millions of tourists every year

Growth Rate

Among all cities in the world, Dubai's growth rate is second only to China's Shanghai

GDP Growth

In 2022, the Arab Emirates' GDP grew to \$504 billion

Economy Prosperity

UAE Minister of Economy Abdullah bin Tuq Al Marri forecasts the country's economy to grow by 7% in 2023



Exchange rate

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED

Resident Visa

When buying real estate for an amount of \$205,000 in Dubai you can get a resident visa for all family members

Loyal Down payment

The down payment on the purchase is only from 10-15%

Favorable installments

Property can be purchased without a mortgage thanks to favorable installments at 0% up to 5 years from developers

DUBAI BENEFITS



DUBAI IS A RELIABLE CITY FOR INVESTMENT

Dubai is among the top cities with the lowest percentage of real estate bubble risk.



GOLDEN VISA


Investing in real estate over **\$545,000** you and your family receive a **10-year Gold Visa**, which provides a number of strong benefits:


- 1 Being in the country without restrictions
- 2 Opening a local bank account for international transactions
- 3 Medical care in the UAE's world clinics under insurance programs
- 4 Free to open and conduct business in the UAE
- 5 Ability to apply for a Schengen visa and a U.S. visa
- 6 Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries
- 7 Obtaining a local driving license, which is an international license





THANKS FOR WATCHING


CONTACT US FOR MORE INFORMATION

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