

YOU ARE A GUIDE TO THE  
WORLD OF LUXURY

# V1TER

RESIDENCE

# Object 1

Contemporary  
Development

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# Work-Life Balance

The perfect balance for a comfortable life in Dubai. Close to the main attractions, but away from the noisy tourist routes. With excellent transport access to work but in a quiet friendly area to enjoy life.

- 2 min

CIRCLE MALL
- 10 min

DUBAI AUTODROME  
DUBAI MARINA  
AIN DUBAI
- 15 min

BURJ KHALIFA  
BURJ AL ARAB
- 7 min

DUBAI HILLS MALL
- 19 min

UMG WORLD  
ADVENTURES
- 20 min

JUMEIRAH BEACH  
MUSEUM OF THE  
FUTURE
- 24 min

THE GREEN PLANET  
MUSEUM OF THE  
FUTURE
- 28 min

DUBAI WORLD  
CENTER







Residential  
Floors

Lounge Area

Parking

Ground

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THOUGHT-OUT ARCHITECTURE:  
B+G+3P+22+R

APARTMENTS TOTAL:  
175

A 25-story residential project featuring:  
apartments furnished with furniture and  
appliances from top Italian manufacturers, a  
multi-functional public area, 3-story car  
parking, a swimming pool, and a sauna.

PARKING SPACES:  
224

STUDIO	1BR	2BR	3BR
34	91	42	8

## Amenities

-  LOUNGE LOBBY
-  CONCIERGE SERVICE
-  SWIMMING POOL
-  KIDS SWIMMING POOL
-  POOL CHILL-OUT AREA
-  OUTDOOR SPORT ZONE
-  SAUNA

-  CLUB HOUSE
-  LOUNGE ZONE
-  KIDS ZONE
-  PARKING
-  KIDS CINEMA
-  OUTDOOR KIDS' SPORTS GROUND
-  GYM



## LOCATION

District 12, Jumeirah Village Circle

## BUILDING CONFIGURATION

Basement

Ground Floor

3 Podium floor

22 Residence floors

## UNIT TYPES

Studio - 34

1BR - 91

2BR - 42

3BR - 8

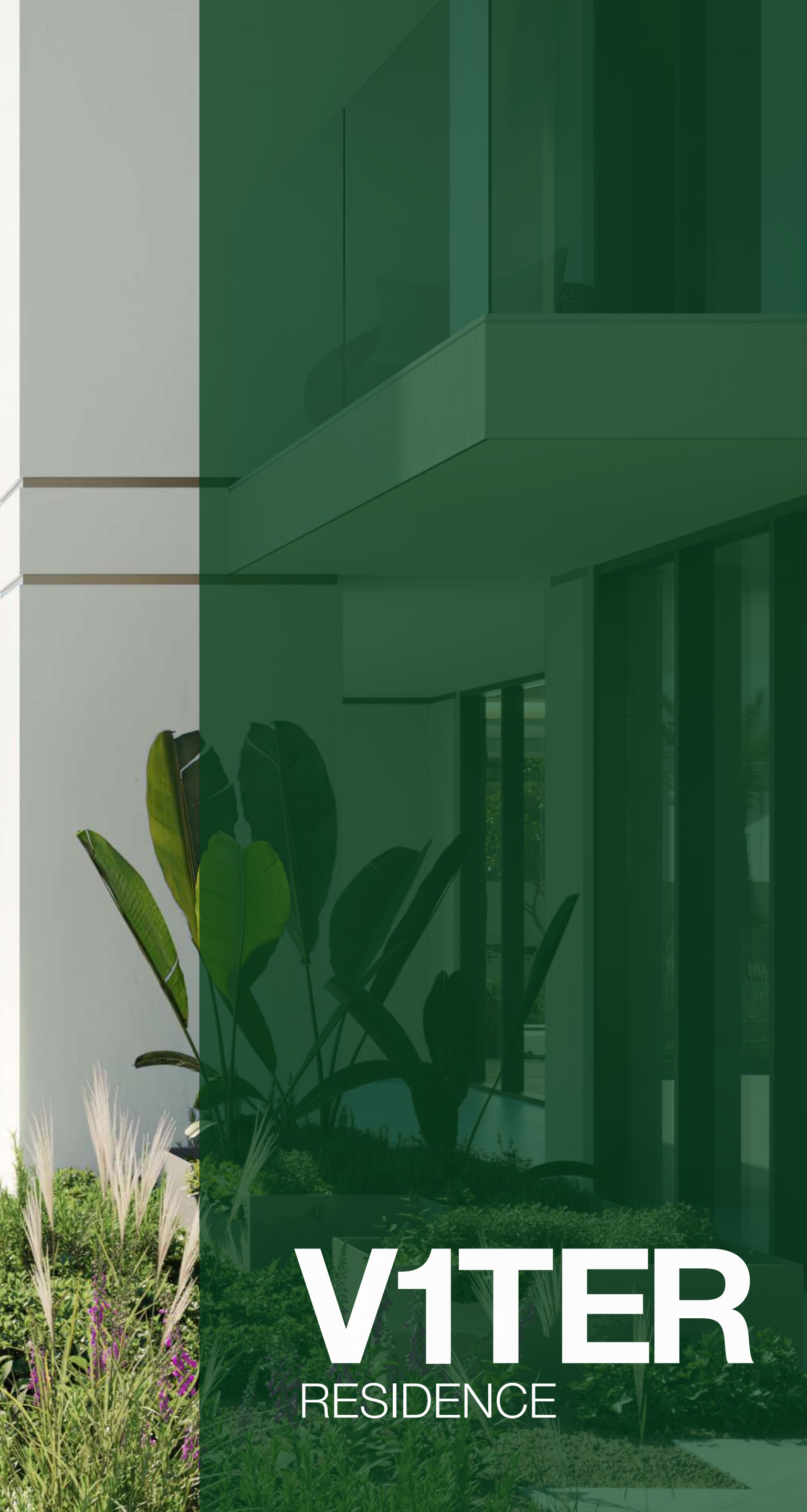
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Total - 175



**V1TER**  
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# Limitless comfort zone

## PODIUM AREA

The podium area is designed to provide residents with maximum comfort and privacy. Landscape design plays an important role, organically uniting a relaxed outdoor style of living with the metropolis' high level of comfort. The space can be easily adapted to the goals and vibe of each resident.



## GYM

Gym workouts are available indoors and outdoors.



## SAUNA

An ideal place to relax after a busy day or a quality workout.



## SWIMMING POOL

Outdoor swimming pool for children and adults with showers, poolside sun loungers, and cabanas







# Smart Home System

The technology of the future is already here to make your home even more comfortable, safe, and cost-effective.

## AIR CONDITIONING CONTROL:

- With this system, you can save on your utility bills for non-peak power (NPP) air conditioning.
- An adjustable motorized valve allows the air conditioner to provide cooling without using full power.
- The air conditioner works almost silently and has smooth adjustment.

## ACCESS CONTROL

- The system includes an electronic lock for your apartment that can be accessed with a card, fingerprint, or key.
- Public spaces are also secured with electronic locks that can be accessed using a fingerprint or digital code.
- You can enjoy contactless entry to the parking lot with the R-fid chip.

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# Perfect Payment Plan

You don't need to be a billionaire to invest in apartments in Dubai.  
You just need the perfect plan.

## EASY BOOKING STEPS

1

Customer will pay the booking amount and submit the required documents to initiate the unit reservation

2

Customer will receive a receipt from [headsales@object-1.com](mailto:headsales@object-1.com) along with the booking form

3

Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign

4

Customer will send the back the signed SPAs for execution to Object One Real Estate Development L.L.C

5

Upon execution, Object One Real Estate Development L.L.C will register the unit with DLD and send a copy to the customer

## FOR INVESTORS



## FOR BUYERS







# Reasons for Prices Rising

## Bestseller

JVC is one of the most popular neighborhoods in 2022

## Proximity to Palm Jumeirah

The closest area to Palm Jumeirah and Dubai Marina

## Future Growth

JVC is a priority according to the Dubai 2040 Urban Master Plan

## Developed Infrastructure

30+ parks, 6 fitness centers  
11 restaurants, 7 schools

## Italian Furniture

Apartments are equipped with Italian furniture

## Good Location

From JVC to anywhere in Dubai — 25 minutes by car

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## Metro Nearby

As part of the 20-Minute City program, a Blue metro line is expected to be built in accordance with the Dubai 2040 Urban Master Plan.



SIZE RANGE PER  
UNIT TYPE

Studio

from 377,38 to 391,81

1 Bedroom

From 634,32 to 817,09

2 Bedroom

from 999,97 to 1033,98

3 Bedroom

from 1465,64 to 1621,90

NUMBER OF UNITS PER TYPE

Studio - 34 units

1 Bedroom - 91 units

2 Bedroom - 42 units

3 Bedroom - 8 units

ANTICIPATED SERVICE CHARGE

AED 15 per sq.ft





# Furnishing

KITCHEN  
Arrital, Italy

BATHROOM  
Birex, Italy

BEDROOM  
Dall'Agnese, Italy

**Facades and frame** - kitchen facades are made of 22 mm chipboard with a very low level of formaldehyde emission (class E1) and with an outer (finishing) melamine layer.

**Household appliances** - gas oven and cooktop, refrigerator, microwave, dishwasher Candy

**Hood** Famec, capacity 600 m3

**Floor** tiles, Turkey

**Mixer** Due Gi, Italy

**Countertop** Gorian with integrated sink

**Hardware** Blum hinges

<b>Frame Furniture</b>	Birex
<b>Mirror with LED lighting</b>	Birex, Italy
<b>Sink</b>	artificial marble, Italy
<b>Sanitary Ware</b>	Gala, Spain
<b>Mixers</b>	Due Gi, Italy
<b>Tiles</b>	Porcelanosa, Spain

<b>Wardrobe</b>	Dall'Agnese, Italy
<b>Ventilation</b>	C&H
<b>Air conditioning</b>	C&H
<b>Ceiling height</b>	3 meters
<b>Floor</b>	tiles Turkey
<b>Windows</b>	Alumil





















## 2-18 FLOOR PLAN





## 19-20 FLOOR PLAN





## 21-22 FLOOR PLAN





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# THANKS FOR WATCHING


CONTACT US FOR MORE INFORMATION

 [www.svrealstate.agency](http://www.svrealstate.agency)

 [svrealstate\\_agency](https://t.me/svrealstate_agency)

 [svrealstate\\_agency](https://wa.me/svrealstate_agency)

 [svrealstate@agency](mailto:svrealstate@agency)

 +9 909 999 99 99