

Life Above It All

Object 1

### Master Community



Jumeirah Village Circle (JVC) is a vibrant, family-friendly community in the heart of new Dubai, offering a blend of modern living and peaceful green spaces. With its central location, JVC provides easy access to key areas like Downtown Dubai and Dubai Marina, while maintaining a serene, residential atmosphere.

The community is ideal for families and young professionals, featuring a range of housing options, schools, parks, and essential services like supermarkets and clinics. Its affordability and strong rental demand make JVC an attractive choice for first-time buyers and investors, offering excellent potential for long-term returns and growth.

JVC has become a hotspot for real estate investment, thanks to its competitive pricing, high rental demand, and steady appreciation. With ongoing development and its strategic location, it offers excellent returns for investors seeking both short-term and long-term gains.



### Connected to the City



### Attractions

Dubai Miracle Garden - 9 minutes Motiongate Theme Park – 25 minutes Legoland Dubai – 27 minutes The Walk JBR - 20 minutes Palm Jumeirah – 22 minutes

### ► Golf clubs

Jumeirah Golf Estates Golf Course -15 minutes Montgomerie Golf Course -17 minutes

### ★ Kids

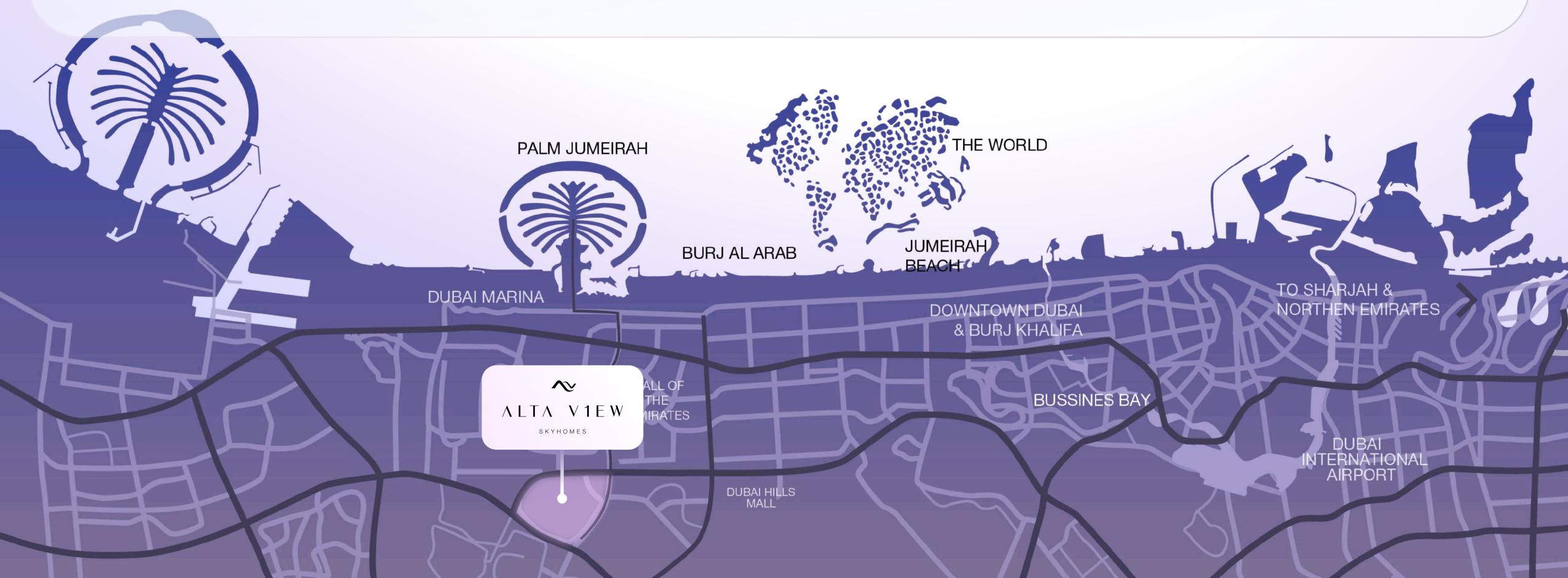
Sunmarke School - 2 minutes Arcadia School – 5 minutes JSS International School – 12 minutes GEMS Founders School – 18 minutes

### Hotels

Novotel JVT – 2 minutes Mövenpick Hotel JVT – 2 minutes Aloft Me'aisam – 15 minutes FIVE Jumeirah Village Hotel – **15 minutes** 

### Malls

Circle Mall – 15 minutes City Centre Meaisem – 11 minutes Dubai Hills Mall – **17 minutes** Mall of the Emirates – 15 minutes





#### District 10, Jumeirah Village Circle

**ALTA V1EW Skyhomes** redefines elevated living — a striking residential tower that rises above the city, offering a new perspective on beauty, freedom, and intentional living. Designed for those who seek more than comfort and prestige, ALTA V1EW Skyhomes is a philosophy — a lifestyle inspired by light, space, and nature.

Enjoy panoramic views, eco-conscious design, and world-class architecture. Every detail, from spacious terraces to smart systems, is crafted to offer privacy, serenity, and timeless elegance.

**Building Description** B+G+5P+2MF+46+R

Anticipated Handover Q4 2028

Anticipated Service Charge AED 15/Sq.Ft.

STUDIO	1 BEDROOM	2 BEDROOM	TOTAL
45	408	46	499



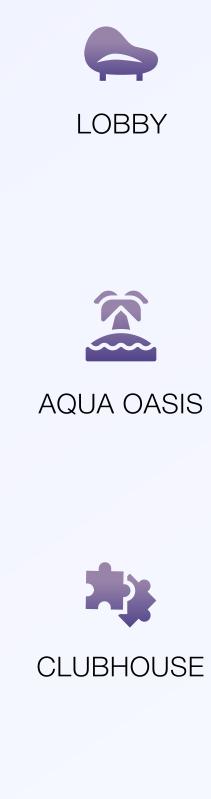


Retail Parking

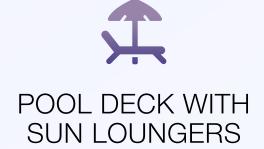




### Amenities



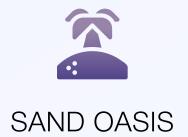












POOL

























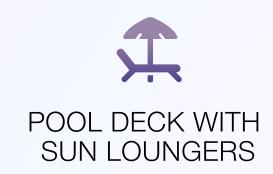






# Sky Deck Amenities















Lagoon-Style Pool







Aqua & Sand Oasis







Kids Play Room





Outdoor Kids Play





Clubhouse





Gym





Outdoor CrossFit





BBQ Area







### Podium Amenities Floor

- 1 TABLE TENNIS
- 2 TENNIS COURT
- 3 OUTDOOR CROSSFIT
- 4 LUSH GARDENS
- 5 POOL DECK WITH SUN LOUNGERS
- 6 SAND OASIS
- 7 FLOATING CABANAS
- 8 CLUBHOUSE
- 9 GYM
- 10 OUTDOOR KIDS PLAY
- 11 POOLSIDE SUNKEN LOUNGE
- 12 LAGOON-STYLE POOL
- 13 KIDS PLAY ROOM
- 14 OUTDOOR LOUNGE
- 15 BBQ AREA
- 16 KIDS POOL
- 17 AQUA OASIS







# Sky Deck Amenities

MECHANICAL FLOOR 2, 33TH

- 1 SKY INFINITY POOL
- 2 SKY POOL DECK WITH SUN LOUNGERS
- 3 SKY LEISURE DECK

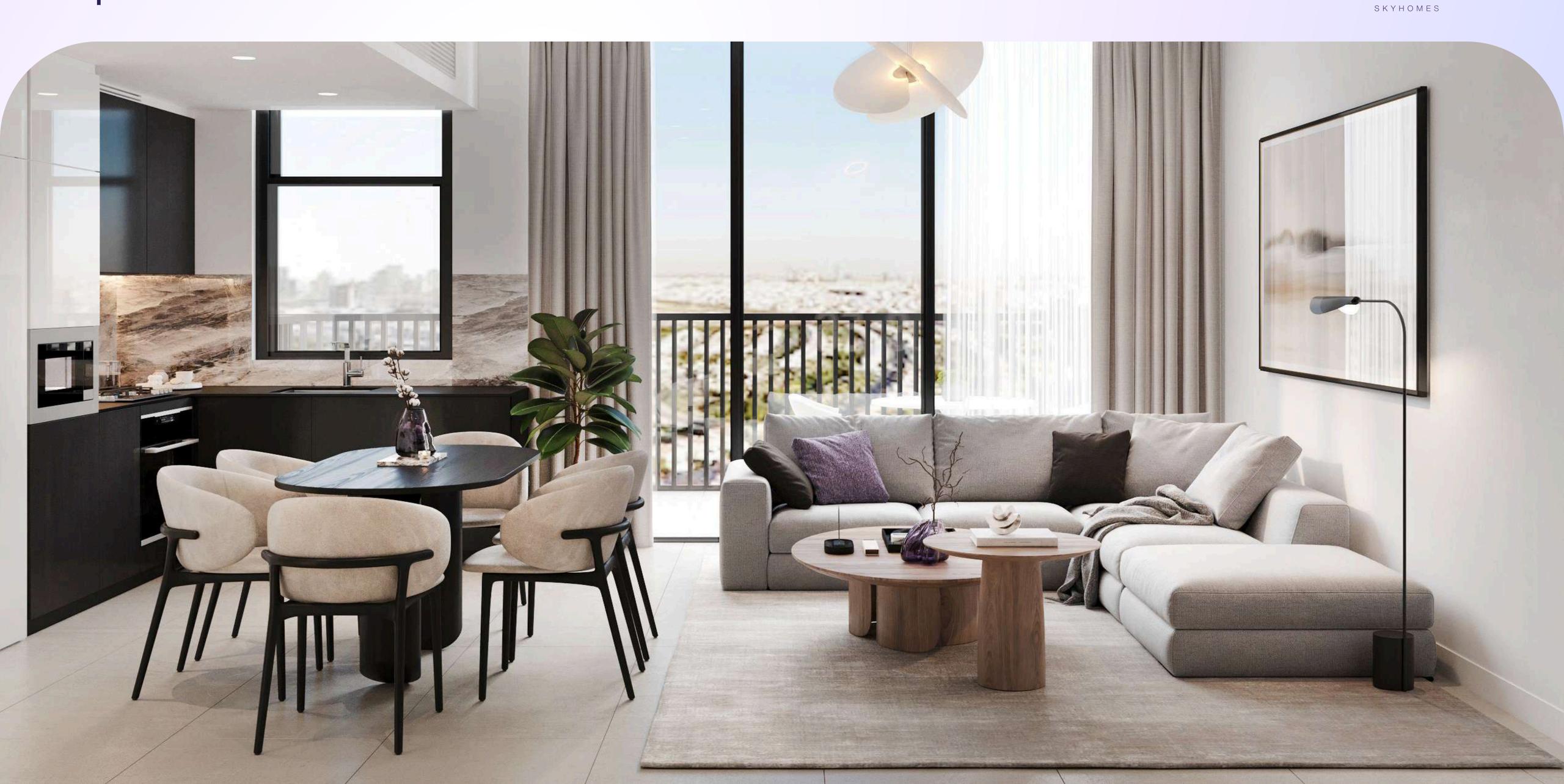
## Apartments Kitchen

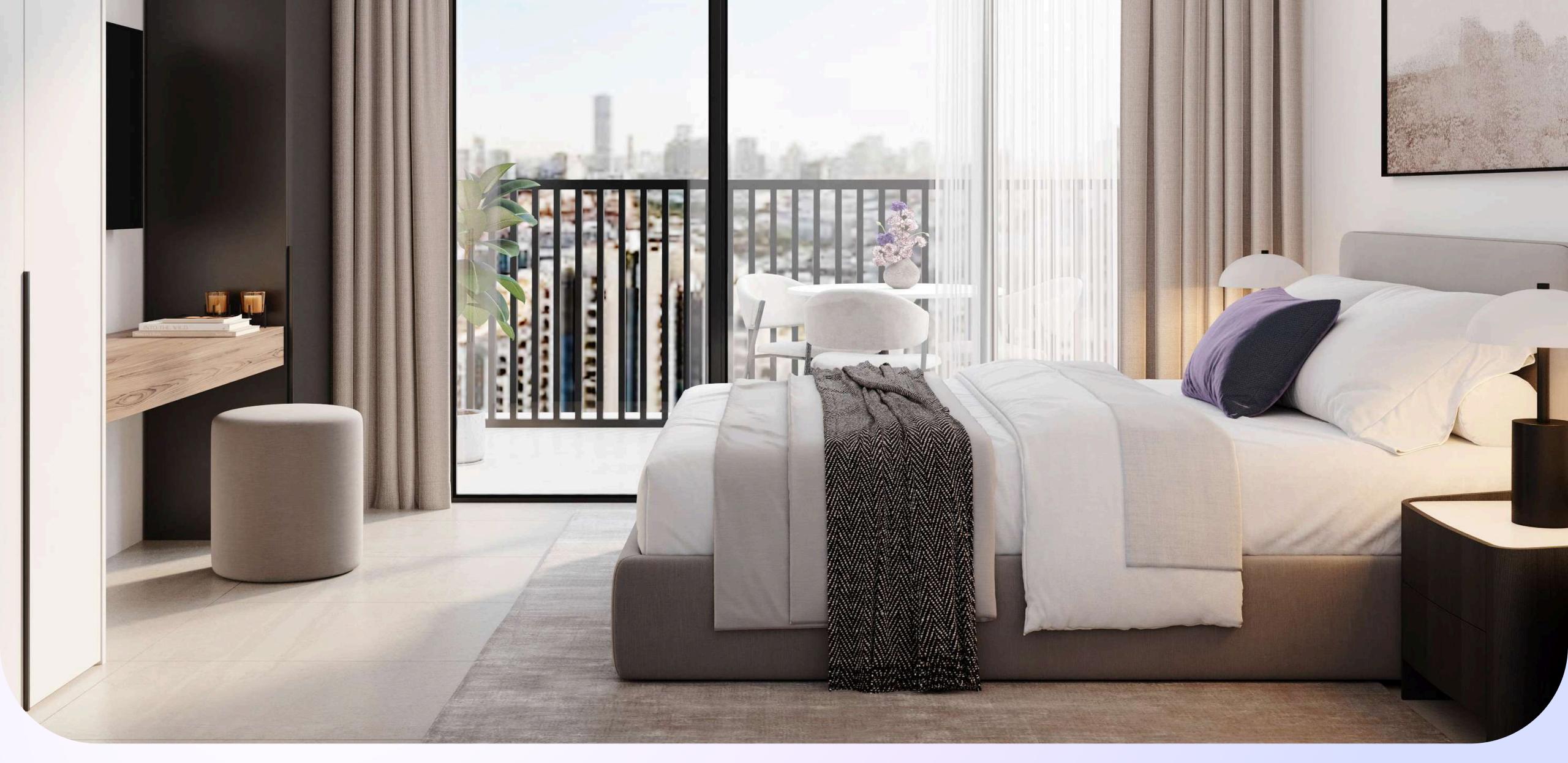




### Apartments Living Room

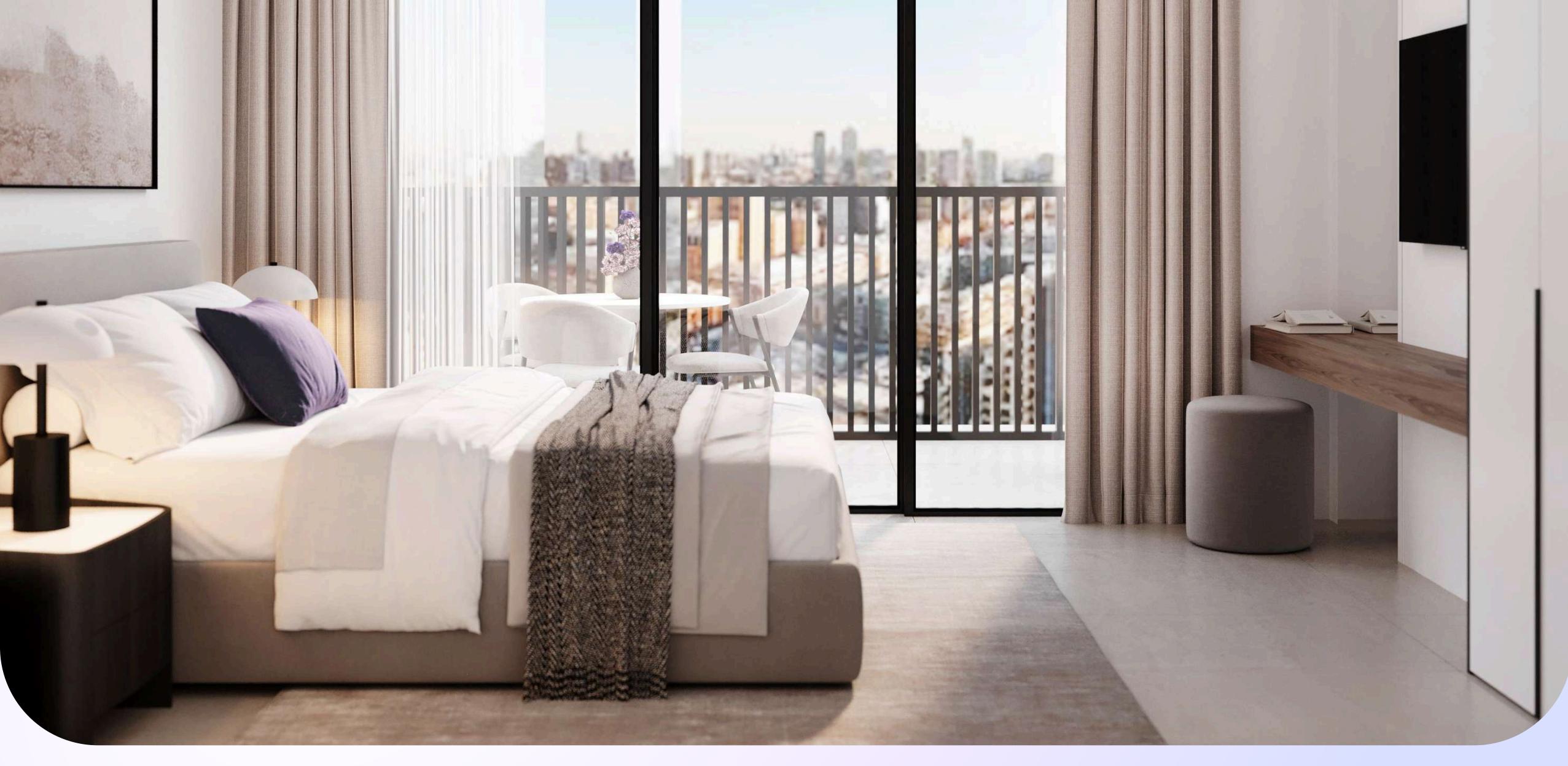




















Apartments
Bathroom

## JVC: A Modern Community with Timeless Appeal





### THRIVING RESIDENTIAL HUB

A mix of modern apartments, townhouses, and villas for various lifestyles



#### POPULAR WITH YOUNG PROFESSIONALS

Affordable housing options and proximity to business districts attract a growing number of young residents



### **COMMUNITY-CENTRIC LAYOUT**

Designed with landscaped walkways and green spaces, fostering relaxation and connectivity



#### **FAMILY-FRIENDLY ENVIRONMENT**

Close to schools and nurseries, making it ideal for families



#### **RETAIL & DINING CONVENIENCE**

Shops, cafes, and supermarkets within walking distance for daily needs



#### **RECREATION & LEISURE**

Parks, sports fields, gyms, and pools support an active lifestyle.



#### RISING INVESTMENT POTENTIAL

Steady growth in property prices and rental demand offers attractive returns



### **EFFORTLESS CONNECTIVITY**

Quick access to major areas via Al Khail Road and Sheikh Mohammed Bin Zayed Road



### SUSTAINABLE GROWTH

Focus on green living and ongoing development enhances long-term value

### 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:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Ability to apply for a Schengen visa and a U.S. visa



Obtaining a local driving license, which is an international license



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