

SKY LEVEL 1

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.

SKY LEVEL 1

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

SKY LEVEL 1

 Attractions

- Burj Khalifa — **25 min**
- Dubai Miracle Garden — **9 min**
- Motiongate Theme Park — **25 min**
- Palm Jumeirah — **22 min**
- Ain Dubai — **15 min**
- Global Village — **15 min**
- Jumeirah Burj Al Arab — **20 min**

 Golf clubs

- Jumeirah Golf Estates Golf Course — **8 min**
- Montgomerie Golf Course — **16 min**
- Emirates Golf Club — **18 min**

 Kids

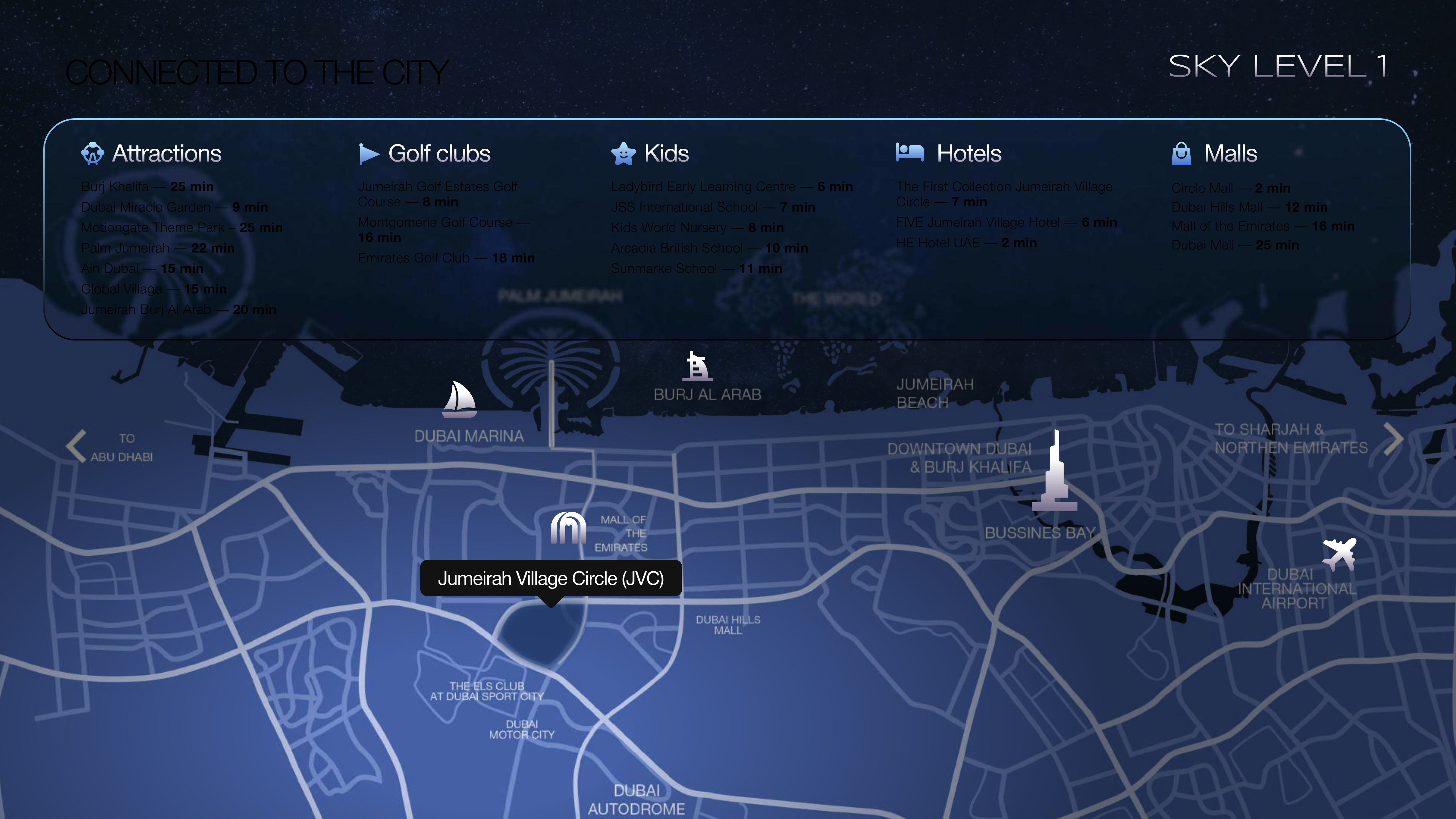
- Ladybird Early Learning Centre — **6 min**
- JSS International School — **7 min**
- Kids World Nursery — **8 min**
- Arcadia British School — **10 min**
- Sunmarke School — **11 min**

 Hotels

- The First Collection Jumeirah Village Circle — **7 min**
- FIVE Jumeirah Village Hotel — **6 min**
- HE Hotel UAE — **2 min**

 Malls

- Circle Mall — **2 min**
- Dubai Hills Mall — **12 min**
- Mall of the Emirates — **16 min**
- Dubai Mall — **25 min**



SKY LEVEL 1

District 11, Jumeirah Village Circle

Step into a world above the ordinary. Rising gracefully above the cityscape, **SKY LEVEL 1** is the new benchmark in elevated urban living — a masterpiece of contemporary architecture infused with celestial inspiration. Named after the radiant Orion constellation and the limitless sky above, this iconic residence invites you to dwell where stars align.

Building Description:

2B+G+5P+3 Offices+35+MF+R
RETAIL 1-6
OFFICE 1-14

Anticipated Completion:

Q2 2029

1 BEDROOM
420

TOTAL
420





SKY LEVEL 1

Residential

Floor 17-39

Sky Infinity Pool & Amenities

Floor 16

Residential

Floor 4-15

Offices

Floor 2-3

Offices & Amenities

Floor 1

Parking

P1-P5

Retail
Parking

Ground

Basement

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AMENITIES

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RESIDENTIAL LOBBY



RETAIL LOBBY



POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



KIDS PLAY
ROOM



OUTDOOR KIDS
PLAY AREA



GYM



OUTDOOR
CROSSFIT



BBQ AREA



OUTDOOR
LOUNGE



SKY OBSERVATION
DECK



SKY INFINITY
POOL



SKY DECK WITH
SUN LOUNGERS



PRAYER
ROOMS



OFFICE
TERRACE

SKY LEVEL 1

SKY LEVEL 1



FLOOR 1 (AMENITIES)

- 1 BBQ AREA
- 2 POOL
- 3 POOL DECK WITH SUN LOUNGERS
- 4 OUTDOOR KIDS PLAY
- 5 KIDS PLAY ROOM
- 6 OUTDOOR LOUNGE
- 7 OUTDOOR CROSSFIT
- 8 GYM
- 9 OFFICE TERRACE

SKY LEVEL 1



FLOOR 16 (SKY DECK)

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

SKY LEVEL 1

SKY LEVEL 1

LOBBY



SKY LEVEL 1

BBQ AREA



SKY LEVEL 1

POOL | POOL DECK WITH SUN LOUNGERS



SKY LEVEL 1

OUTDOOR KIDS PLAY



SKY LEVEL 1

KIDS PLAY ROOM



SKY LEVEL 1

DIGITAL COLORING WALL

An interactive creative feature where children can bring their drawings to life. Kids color their artwork on paper, scan it, and watch it come alive on a large interactive screen — where imagination meets technology.



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GYM



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SMART WELLNESS ZONE

Train smarter with an AI-powered Smart Mirror that guides residents through personalized workouts and analyzes form in real time — like having a personal trainer available 24/7.

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OUTDOOR CROSSFIT



SKY LEVEL 1

OUTDOOR LOUNGE



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SKY OBSERVATION DECK

A dedicated sky-viewing terrace designed for moments of discovery above the city like never before. Digital telescopes allow residents to explore constellations, planets, and satellites in real time.



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APARTMENTS | Kitchen



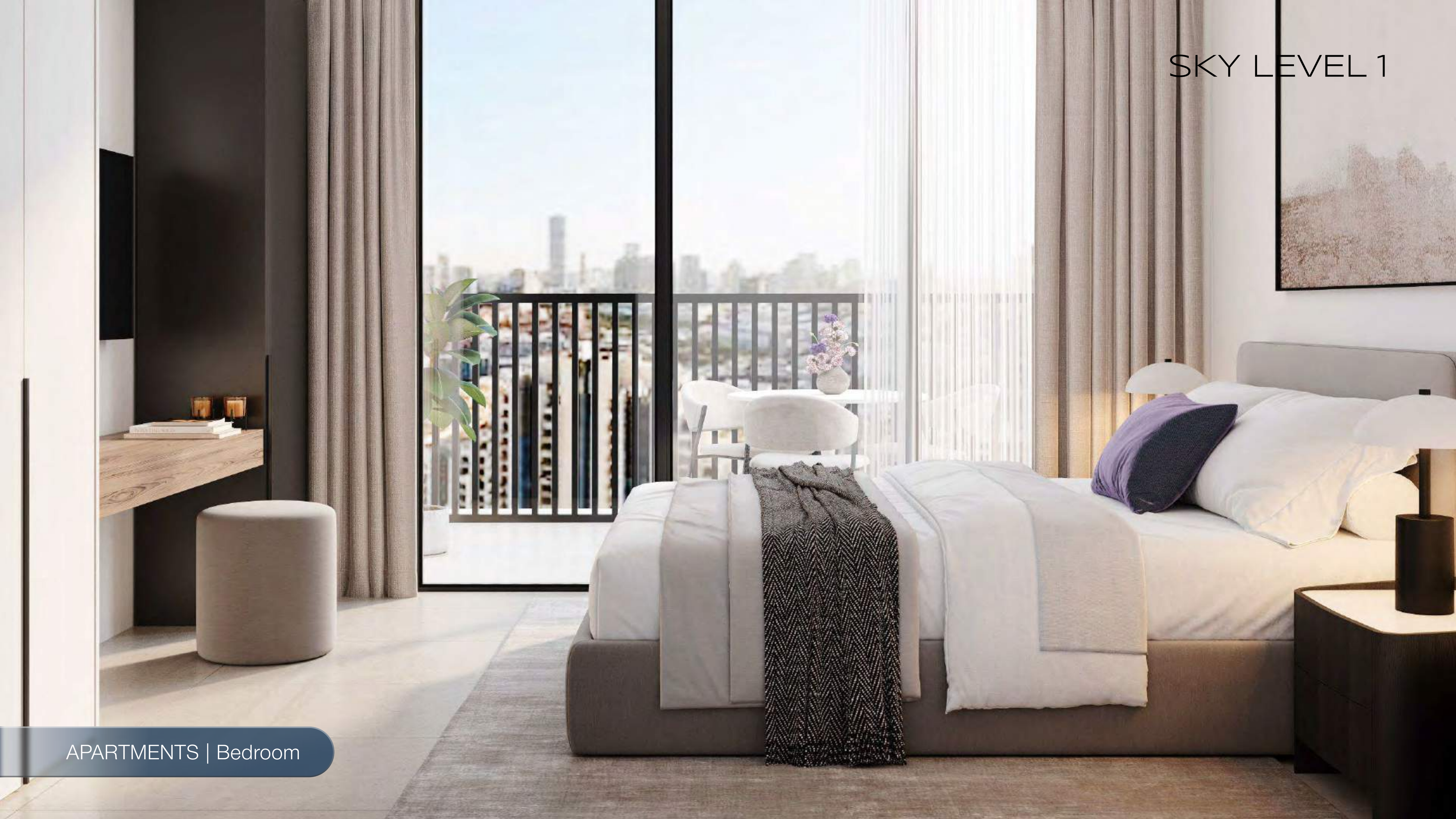
SKY LEVEL 1

APARTMENTS | Living Room



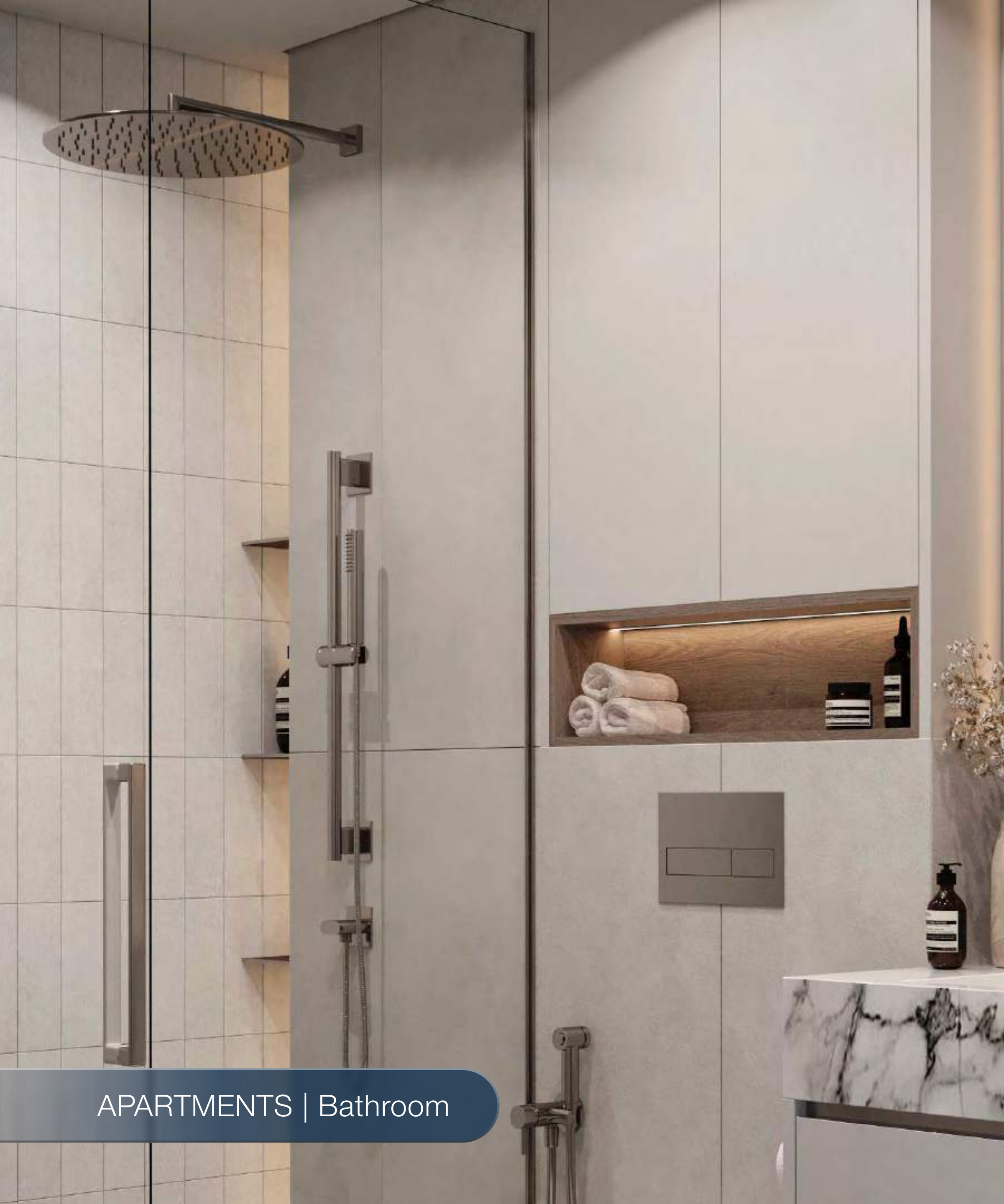
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APARTMENTS | Bedroom



SKY LEVEL 1

APARTMENTS | Bedroom



APARTMENTS | Bathroom



SKY LEVEL 1

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SMART LOCK ACCESS SYSTEM

A keyless entry system with fingerprint, mobile app, and PIN code access, allowing residents to manage entry remotely and provide secure temporary access for guests and service providers. Seamlessly integrated with the apartment's Smart Home ecosystem.

EXPRESSION OF INTEREST (EOI)

฿ 30,000

PAYMENT METHODS

PAYMENT LINK



ATM MACHINE



DEPOSIT CHEQUE



CREDIT CARDS



MANAGER CHEQUE
LICENSED BY UAE
CENTRAL BANK



BANK TRANSFER



PAYMENT PLAN

20%
BOOKING

20%
CONSTRUCTION

60%
HANDOVER

POST HANDOVER PAYMENT PLAN

20%
BOOKING

20%
CONSTRUCTION

30%
COMPLETION

30%
2 YEARS AFTER
COMPLETION

STARTING PRICES

UNIT TYPE	MIN SIZE SQ.FT.	MAX SIZE SQ.FT.	AED ₹
1 bedroom	566	732	945 K

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