

# Beach Oasis 2



# About Project



Q3 2026  
Handover

Unit Type	Size	Price
1 Bedroom	679.96 Sqft	1,013,000 AED



# Project Overview

Beach Oasis II in Dubai Studio City offers a serene lifestyle amidst urban vibrancy, featuring two elegant buildings surrounding a lagoon-style pool and a man-made beach. Spacious studios, 1 & 2-bedroom apartments come with premium amenities including a gym and play areas. The location provides excellent connectivity with easy access to major highways. Prime location benefits: SZR/Mohammed Bin Zayed Road (3 min), Motor City/Dubai Autodrome (3 min), Equestrian Club (2 min), Al Khail Road (8 min), Dubai Sports City (7 min), Dubai Eye (18 min), Dubai Marina & JBR (19 min), Expo City Dubai (20 min), Al Maktoum Airport (25 min). Close to iconic attractions including Dubai Autodrome, The Els Club, and Miracle Garden – the perfect fusion of urban vibrancy and recreational charm.











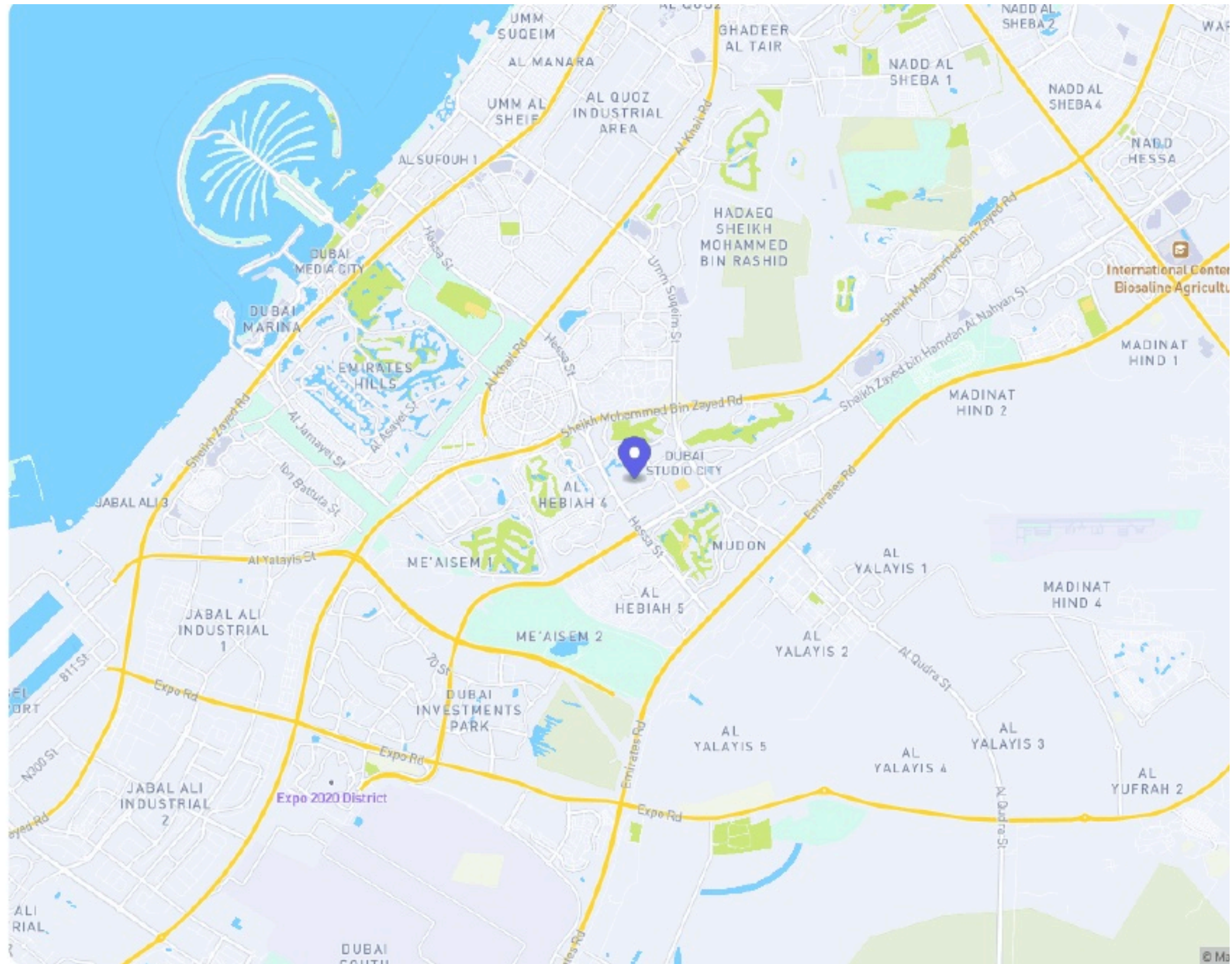




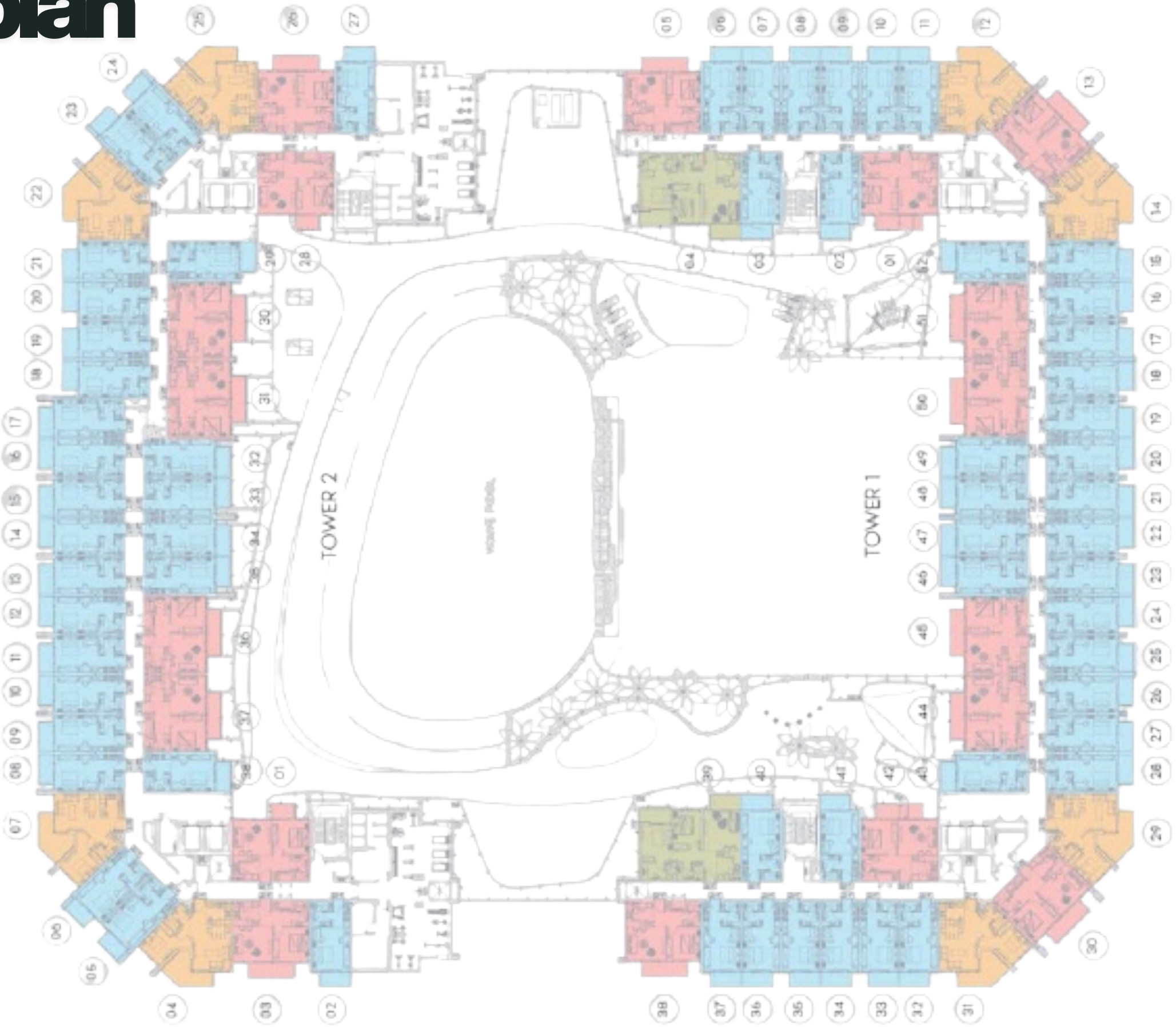
# Location

## What is nearby

-  Australian International School 8.6 km
-  Burj Arab 16.2 km
-  First Avenue Mall 2.8 km
-  Dubai Sports City 2.5 km
-  Palm Jumeirah 17.6 km
-  Downtown Dubai 22 km
-  Al Maktoum International Airport 29.1 km
-  Dwight School Dubai 4.5 km



# Masterplan



# Payment plan

On booking

10%

During construction

40%

Upon Handover

50%



# ASPIRZ



# About Project



Developer  
Danube

Q4 2028  
Handover

Unit type	Bedrooms	Area, sqft	Price from
Apartments	Studio	375 - 394	862 000 AED
Apartments	1 Bedroom	472 - 791	1 106 000 AED



# Project Overview

Aspirz by Danube Properties in Dubai Sports City is a mixed-use, fully furnished convertible hotel-apartment offering (Studio to 3 BHK) with on-site commercial spaces that create multiple revenue streams. Convertible layouts allow flexible switching between short-stay premiums, long-term leases, and corporate housing, reducing vacancy risk. Fully furnished turnkey units with equipped kitchens enable immediate cash flow. The Dubai Sports City location delivers episodic demand spikes from sporting events plus year-round residents and professionals. Over 30 resident amenities and 15+ commercial amenities enhance tenant retention. Investors should adopt a blended revenue model combining long-term leases with short-term inventory and engage professional operators.



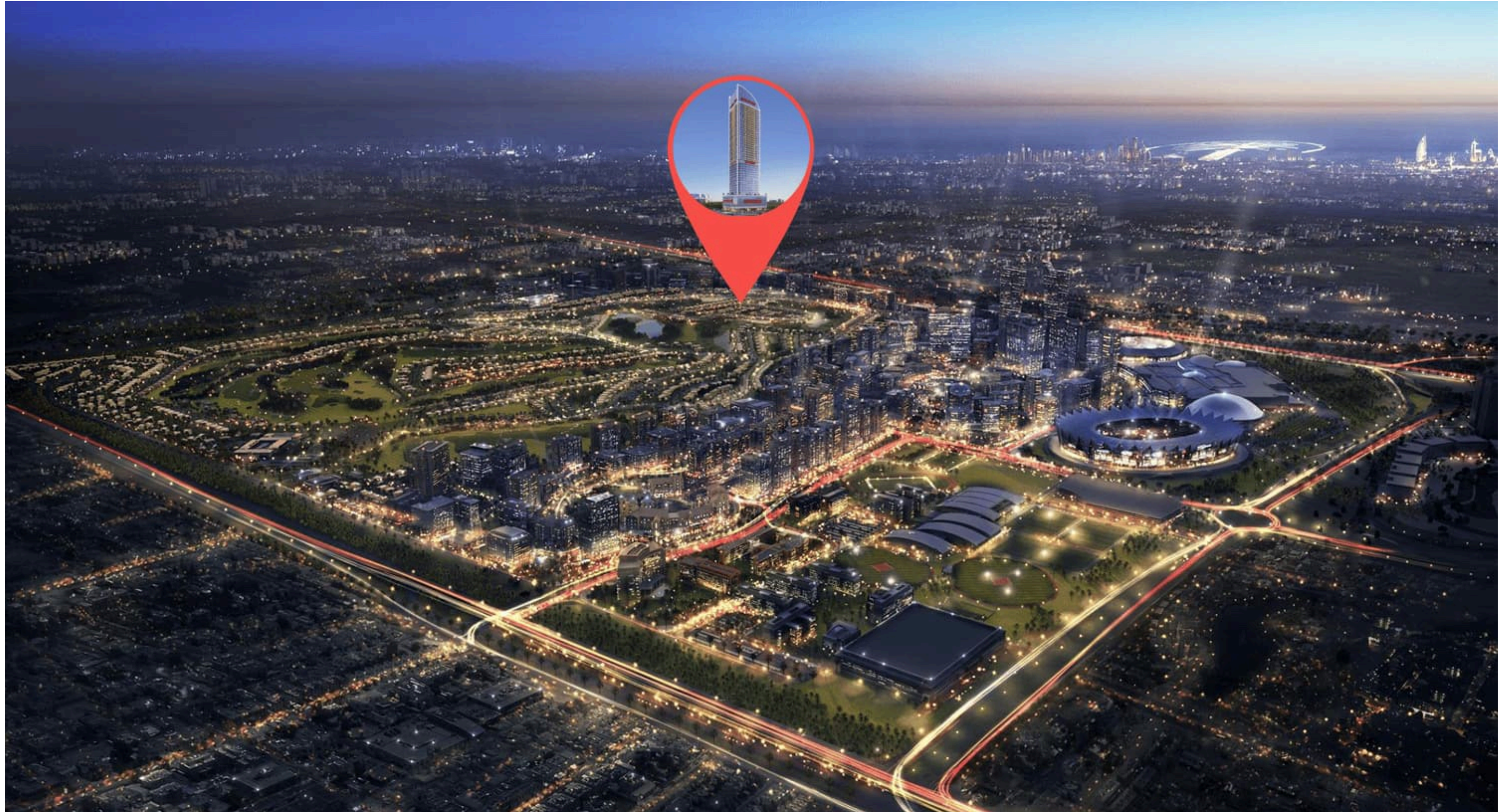








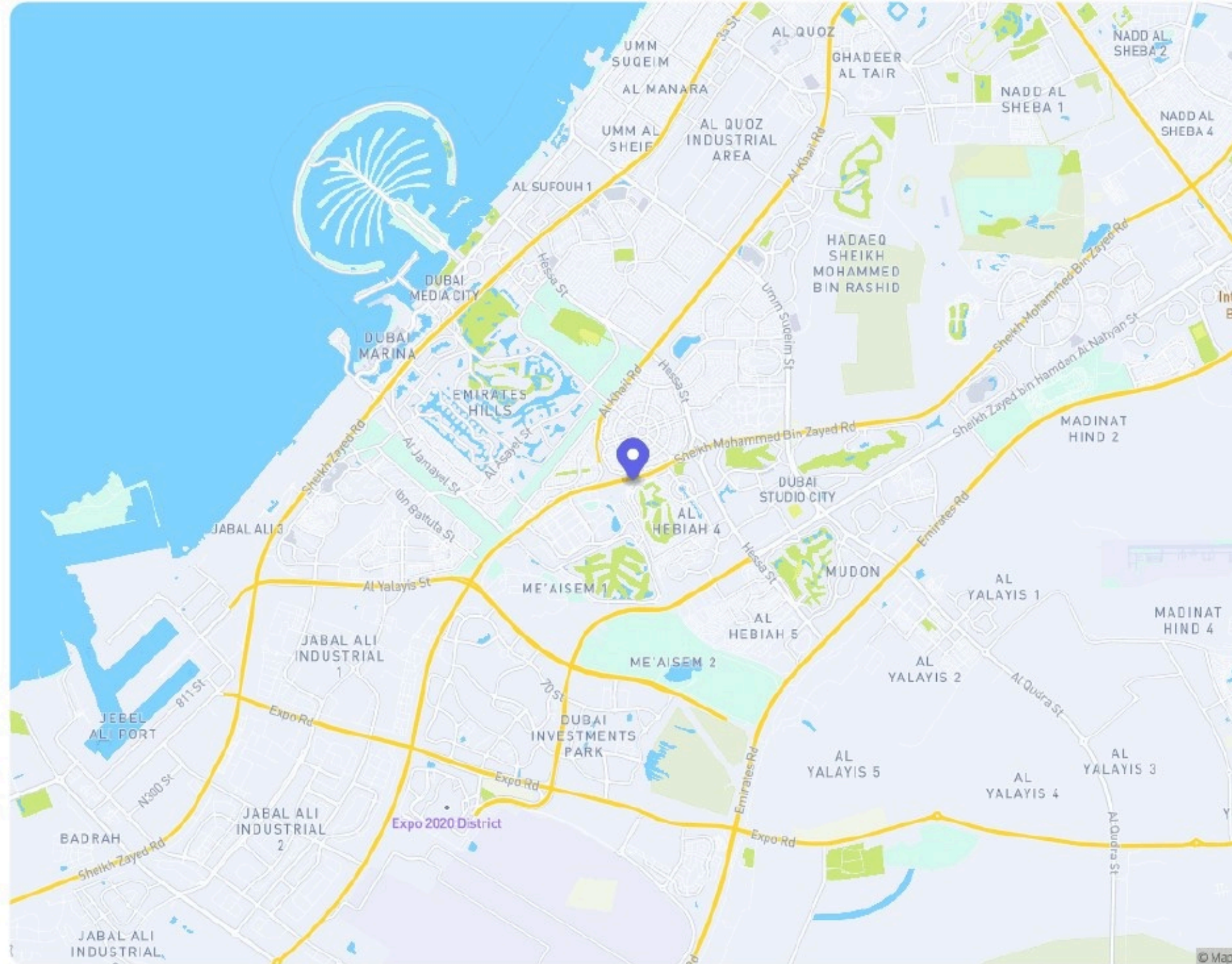
# Master plan



# Location

**What is nearby**

- 📍 The Wonder Years Nursery – Dubai Sports City 2.6 km
- 📍 JVC Community Park 7.8 km
- 📍 Sufouh Beach 13.7 km
- 📍 Al Maktoum International Airport 33.5 km
- 📍 Downtown Dubai 25.3 km
- 📍 City Centre Deals 4.9 km



# Payment plan

Payment Plan Option

## 6.5 Years Payment Plan

On booking

10%

During construction

59%

Upon Handover

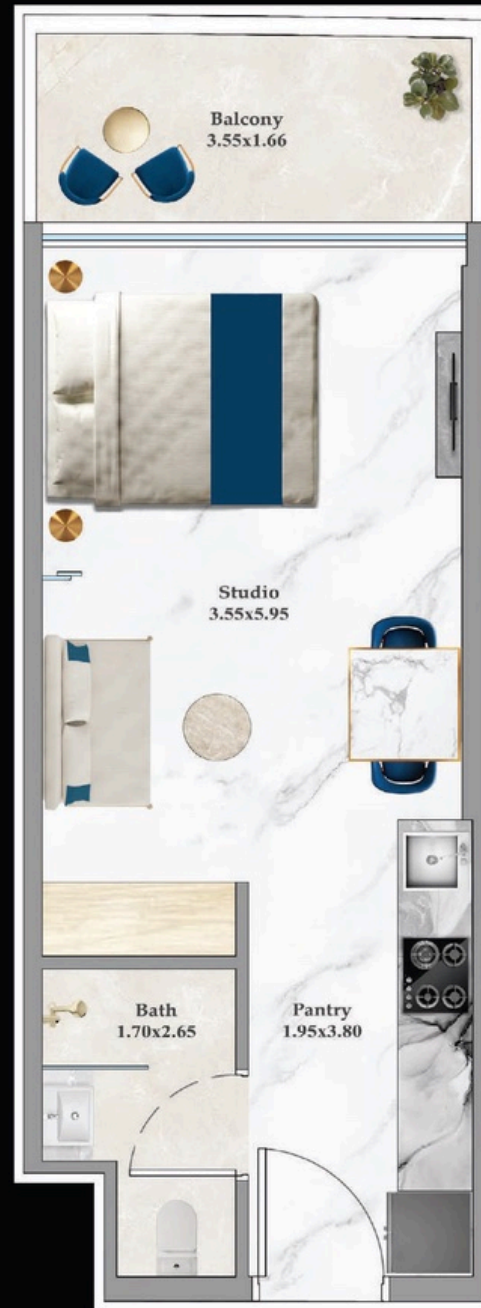
1%

Within 30 months PH

30%

# Floor Plan

## FLEX STUDIO-A



### AREA (Sq.Ft)

Apartment  
**322**

Balcony  
**67**

Total  
**389**

### FEATURES :

Convertible 1BHK

## FLEX STUDIO-B



### AREA (Sq.Ft)

Apartment  
**303 to 312**

Balcony  
**71 to 88**

Total  
**379 to 394**

### FEATURES :

Convertible 1BHK





Vega

# About Project



Developer  
Acube

Q2 2027  
Handover

Unit Type	Size	Price
Studio	486 Sqft	892,476 AED



# Project Overview

Vega in Dubai Sports City offers a 486 sq. ft. studio for 892,476 AED (\$244,513) – fully furnished with handover in Q2 2027. Payment plan: 22% down payment, then monthly payments with 50% paid by April 2027. This celestial-inspired development features contemporary architecture, Smart Home systems, fully fitted kitchens, and modern high-quality finishes (unfurnished, but unit is offered fully furnished). Residents enjoy over 35 amenities including gym and fitness center, swimming pools, wellness areas (sauna, jacuzzi), leisure and walking areas, kids' playgrounds, and sports facilities. Located in Dubai Sports City – close to cricket stadium, golf courses, parks, shops, schools, and healthcare – with excellent connectivity to Dubai Marina, Downtown Dubai, and Expo City.



VEGA

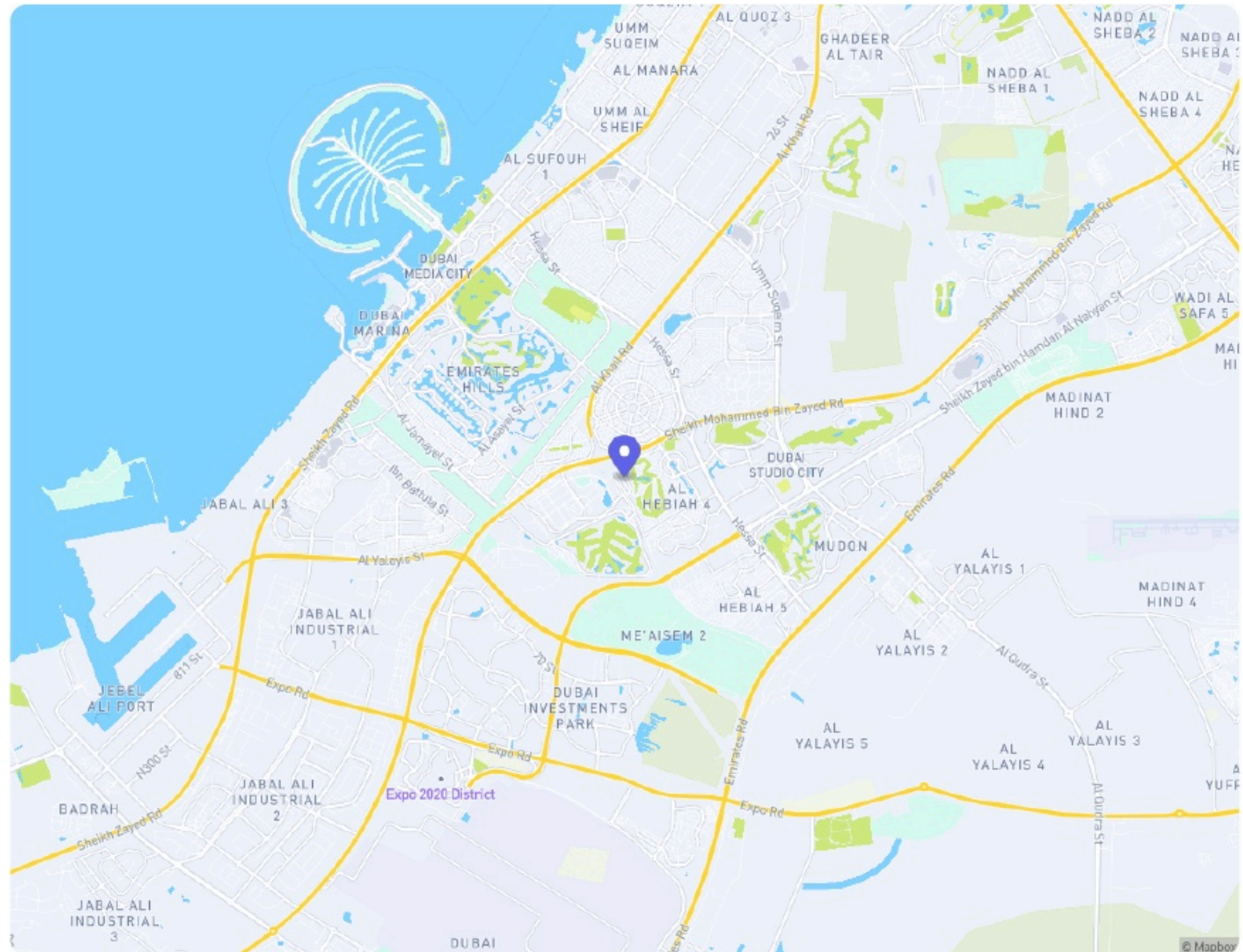




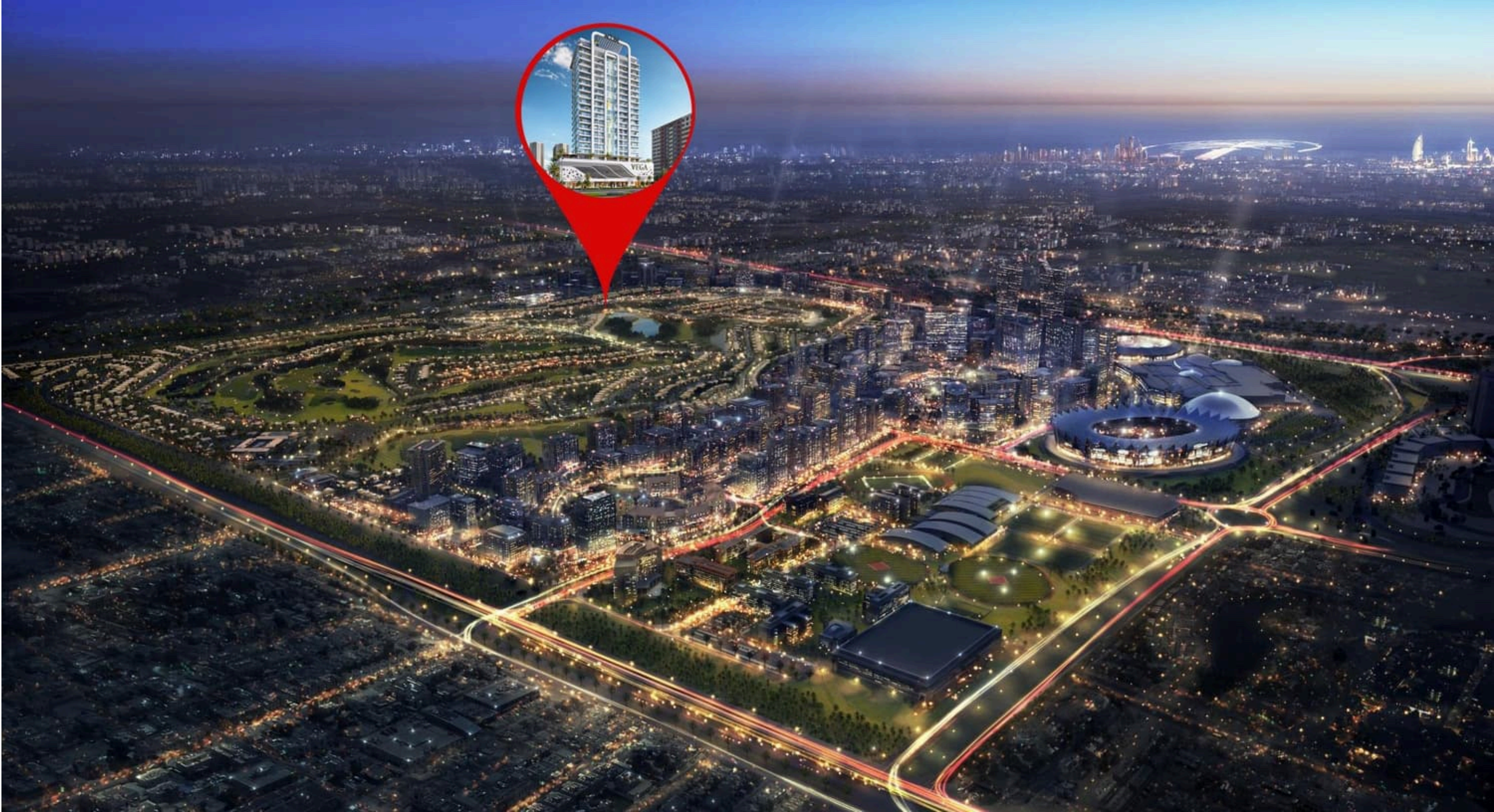
# Location

## What is nearby

-  The Wonder Years Nursery 2.6 km
-  Estella Park 3 2.4 km
-  City Centre Me'aisem 2 km
-  Marina Beach 13 km
-  Downtown Dubai 25.1 km
-  Al Maktoum International Airport 32.2 km



# Masterplan



# Floor Plan



# Payment plan

Payment Plan Option

## Payment Plan

On booking

20%

During construction

40%

Upon Handover

40%

Payment Plan Option

## 3 Years Post Handover Payment Plan

On booking

20%

During construction

40%

Upon Handover

5%

Within 34 months PH

35%





# Belmont

# About Project

**NSHAMA** Developer  
Nshama

Unit Type	Size	Price
1 Bedroom	655 Sqft	1,164,888 AED



# Project Overview

Belmont by Nshama Group in Town Square Dubai (along Al Qudra Road) offers a 1-bedroom apartment for 1,164,888 AED (\$319,147) with a built-in kitchen including appliances. This is a limited-quantity cancelled unit (returned to system) with handover in April 2029. Payment plan: only 5% down payment with a 40/60 schedule – 40% paid in installments until handover, 60% upon completion (April 2029). The project features contemporary architecture with open layouts, generous windows, and elegant high-standard finishes. Residents enjoy a swimming pool, fully equipped gym, children's play areas, BBQ spaces, pet wash, and direct access to West Park. Town Square offers parks, green areas, running and cycling tracks, shops, cafes, and a family-friendly atmosphere with easy connectivity to major highways.








# Location

 20 min  
District 2020

 20 min  
Dubai Hills Mall

 24 min  
Burj Al Arab

 25 min  
DWC Airport

 28 min  
Dubai Intl Airport

 29 min  
Dubai Mall



# Masterplan



# Floor Plan



# Payment plan

**On booking**

**5%**

**During construction**

**35%**

7 Payments

1st Installment

5%

2nd Installment

5%

3rd Installment

5%

4th Installment

5%

5th Installment

5%

6th Installment

5%

7th Installment

5%

**Upon Handover**

**60%**



An aerial architectural rendering of a modern high-rise residential or commercial building. The building features a prominent rooftop swimming pool with lounge chairs and a sunbather. The facade is a mix of light-colored panels and dark window frames. The building is surrounded by lush landscaping, including numerous palm trees and other tropical plants. A multi-lane road with a few cars is visible in the foreground and to the right. Other modern buildings are visible in the background, suggesting a high-end urban development. The overall scene is bright and sunny, with long shadows cast across the landscape.

# I'Sola Bella

# About Project



Developer  
MAK

Q1 2027  
Handover

Unit Type	Size	Price
Studio	443.25 Sqft	857,589 AED



# Project Overview


MAK I'Sola Bella in Jumeirah Village Circle (JVC) offers an unparalleled residential experience inspired by Italy's I'Sola Bella Island, blending resort-like opulence with metropolitan elegance. The unique facade features graceful curves with clean lines and a neutral color scheme enhanced by blue and green accents. Each apartment includes storage on the podium level, with modern finishing, high-quality materials, equipped kitchens, and no furnishing.

Residents enjoy a sophisticated lobby that seamlessly integrates elegance with modern coziness. Located in JVC – a vibrant community with tree-lined streets, tranquil parks, schools, shopping centers, and recreational facilities – I'Sola Bella transforms daily living into an exceptional retreat within the heart of Dubai.



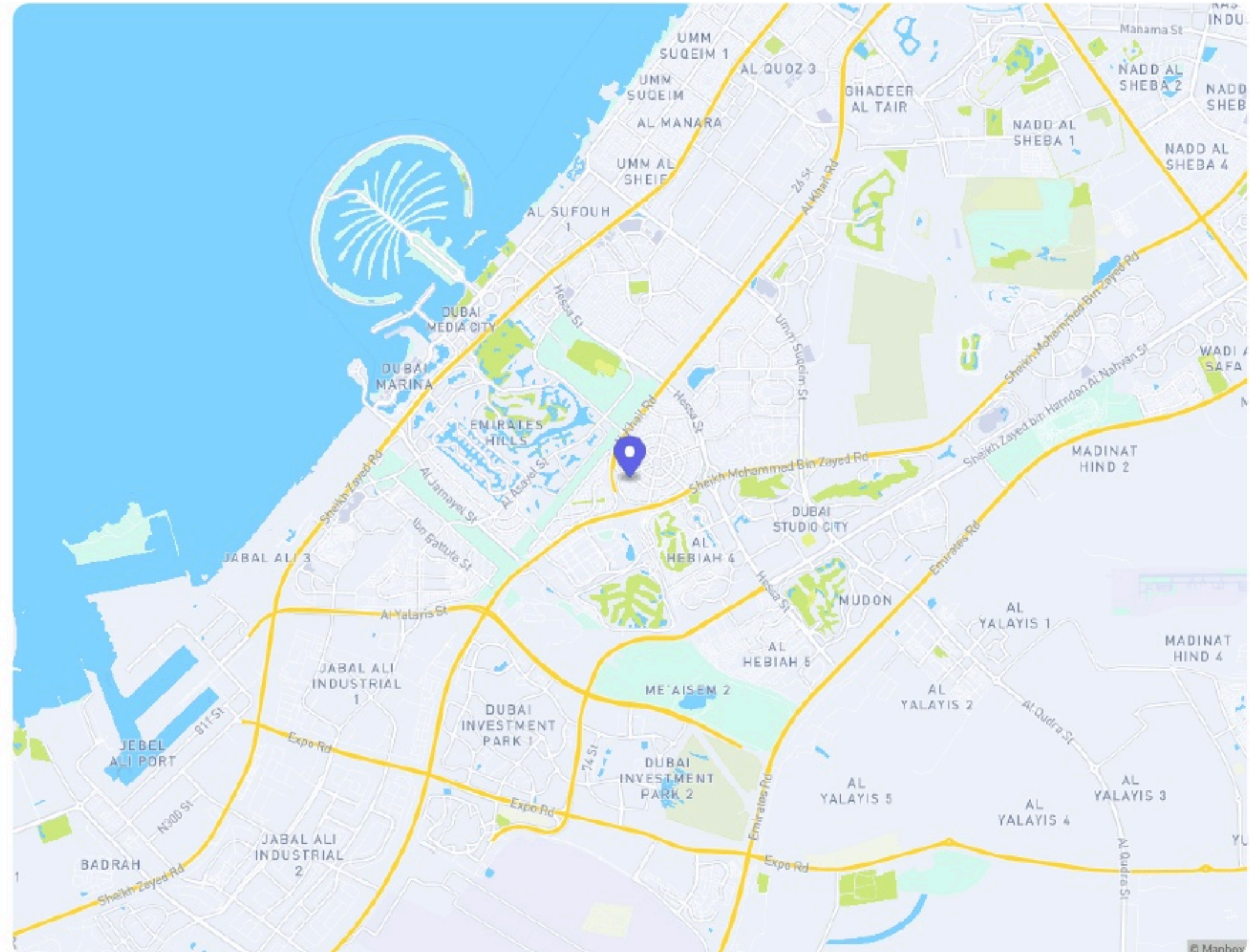


# Location



**What is nearby**

- 📍 Chubby Cheeks Nursery JVC 0.4 km
- 📍 Pine Beach 12.7 km
- 📍 Downtown Dubai 22.6 km
- 📍 Dubai International Airport 37.4 km
- 📍 Halfa Park 0.7 km
- 📍 Tdawi UAE 0.4 km



# Masterplan



# Floor Plan



# Payment plan

**On booking**

**20%**

**During construction**

**30%**

3 Payments

1st Installment (30% Construction)

10%

2nd Installment (50% Construction)

10%

3rd Installment (70% Construction)

10%

**Upon Handover**

**50%**





**Enchanté**

# About Project



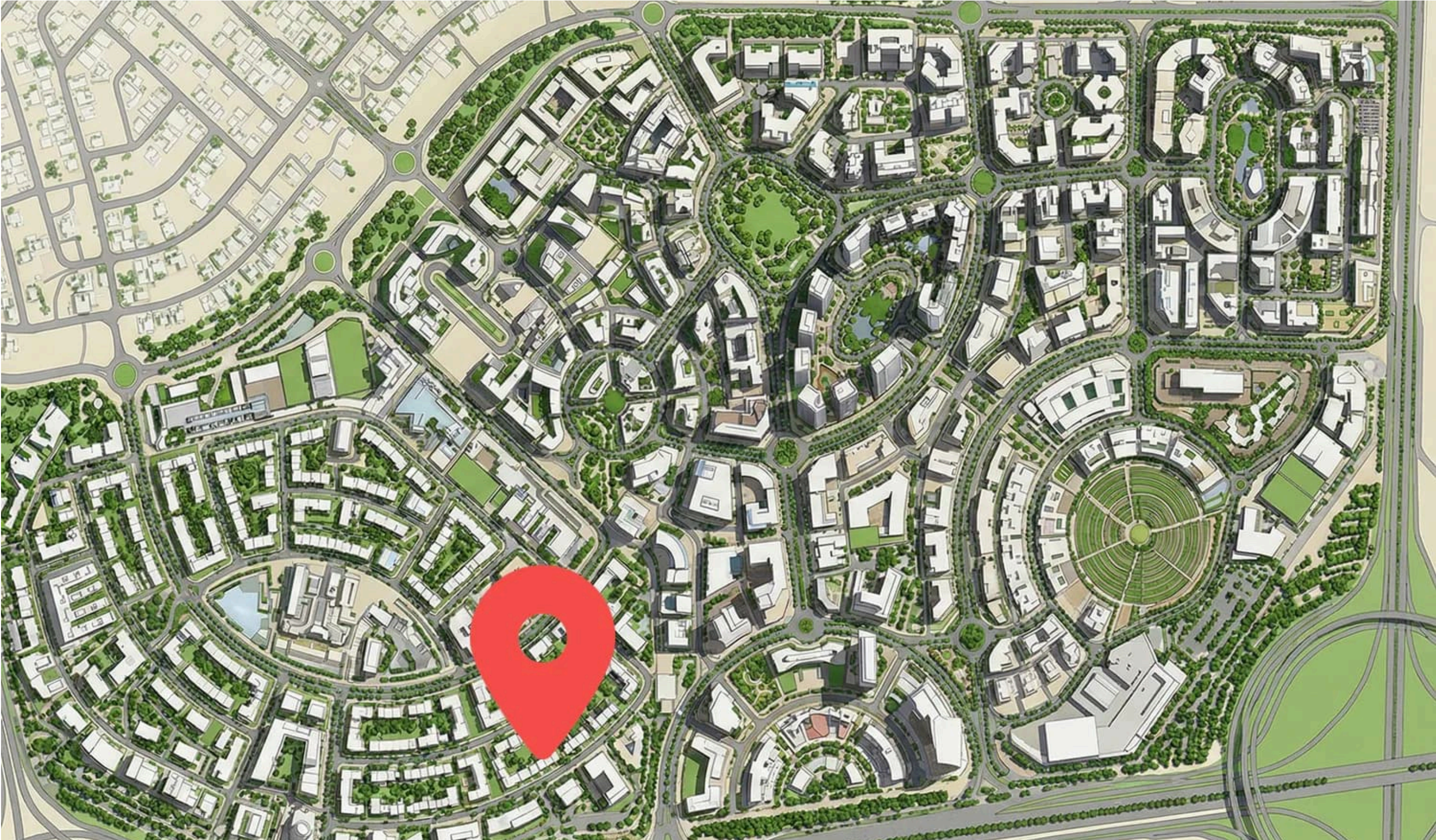
Unit Type	Size	Price
Studio	326 Sqft	700,000 AED
1 Bedroom	650 sqft	1,050,000 AED



# Project Overview

New Project by Grid Properties in Arjan (Dubailand) offers stylish studio, 1-bedroom, and 2-bedroom apartments that perfectly combine smart pricing, quality design, and strong investment potential. Designed for young professionals and growing families, the project features modern finishing, equipped kitchens, and no furnishing, with strong entry pricing, a flexible payment plan, and early handover. Arjan is a family-friendly community home to iconic landmarks including Dubai Miracle Garden and Dubai Butterfly Garden, offering parks, jogging tracks, landscaped areas, retail outlets, supermarkets, and dining options – all with excellent connectivity. This is an accessible, attractive opportunity for both investors and en

# Masterplan



# Payment plan

**On booking**

**20%**

**During construction**

**20%**

2 Payments

1st Installment

10%

2nd Installment

10%

**Upon Handover**

**60%**

# Floor Plan





# Ivy at Park Five



# About Project



Developer  
Deyaar

Q4 2027  
Handover

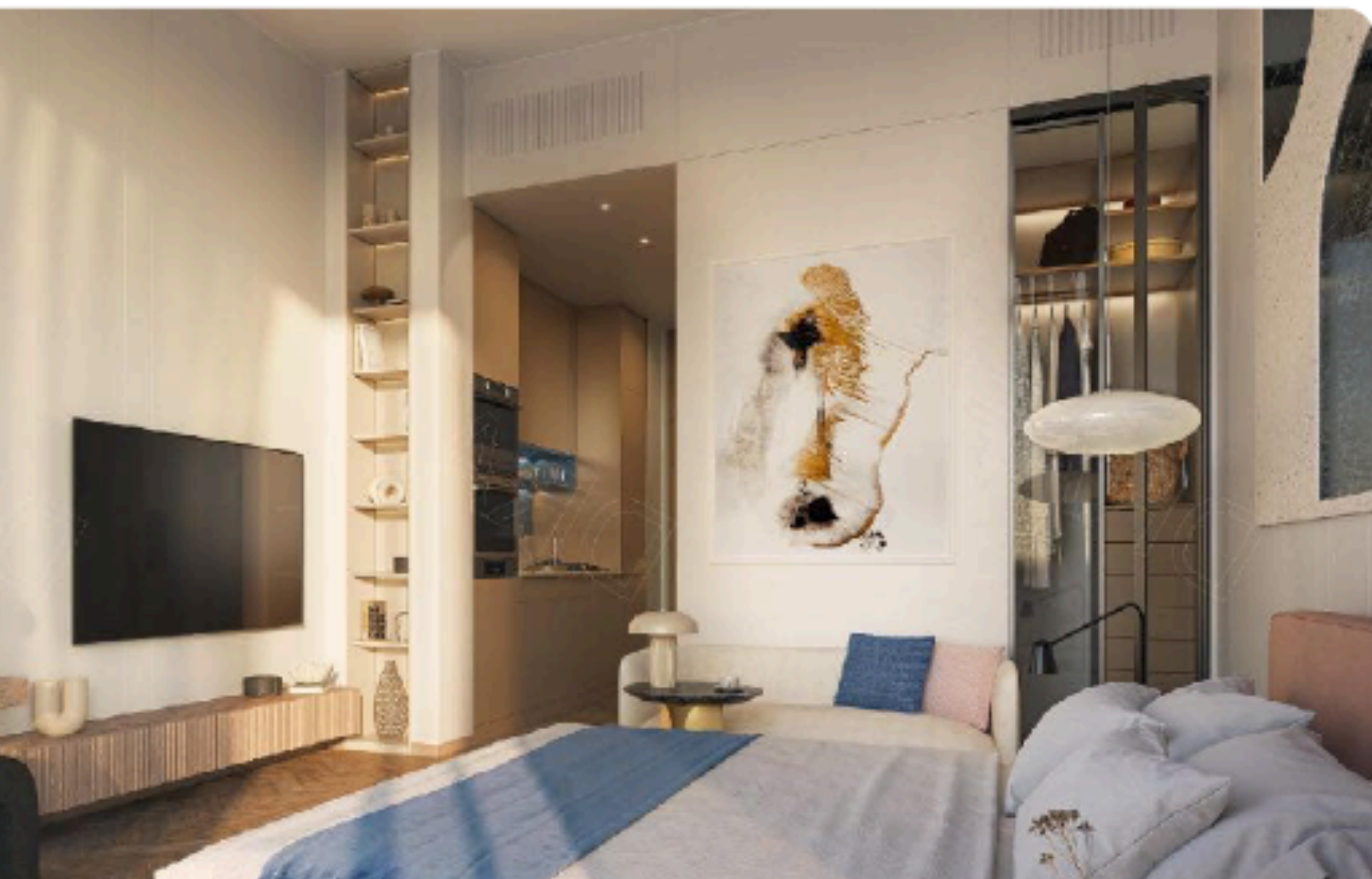
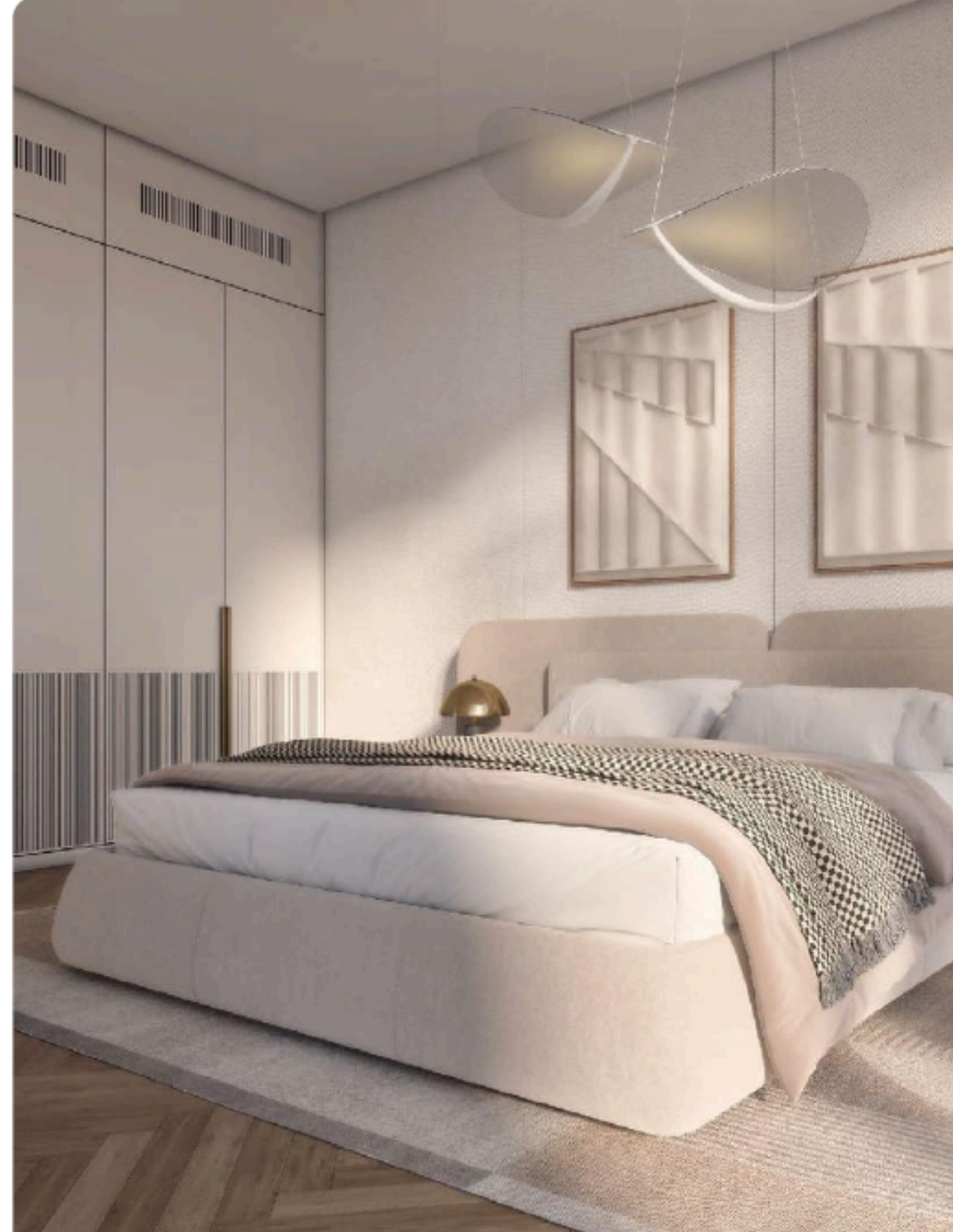
Unit Type	Size	Price
Studio	437.02 Sqft	741,878 AED



# Project Overview


**Ivy at Park Five** by **Deyaar** in **Dubai Production City (DPC)** is the latest residential advancement where tranquility meets modern luxury, offering studios and 1, 2 & 3-bedroom apartments. This exclusive tower within the vast Park Five community provides views of lush parks and radiating lakes, featuring straight lines, high-quality finishes, panoramic glazing, high ceilings, open layouts, equipped kitchens, spacious windows, and a smart-home system. Terraces and balconies are set back to respect privacy while capturing garden and water views. Materials include glass, stone accents, and warm-toned cladding, complemented by eco-friendly design with energy-efficient glazing and landscaping. Ivy at Park Five is a refuge for those who desire to wake to serenity and live a sophisticated life every single day.





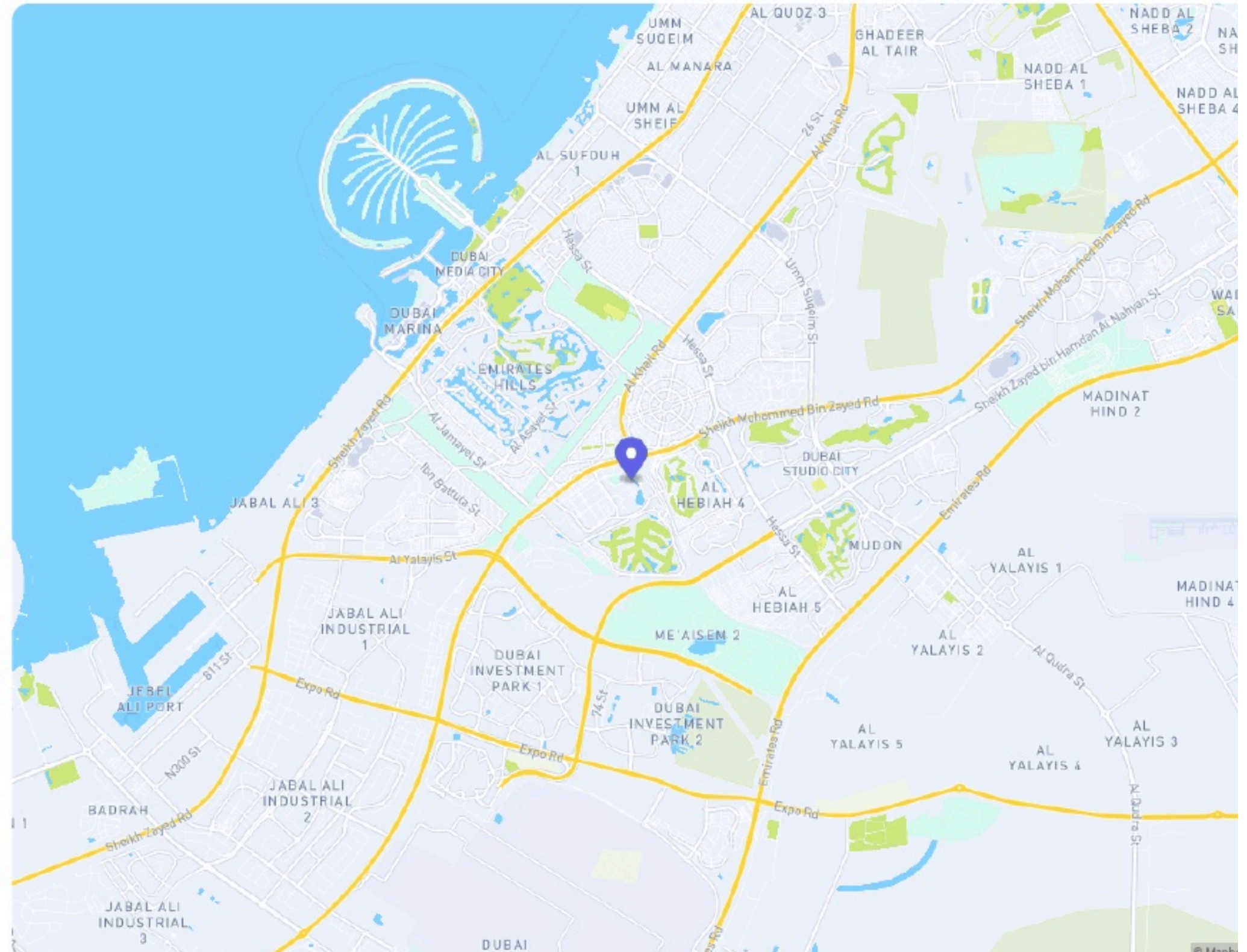


# Location



**What is nearby**

- 📍 Kids Kingdom - Best Kindergarten in Dubai | Nursery in IMPZ 1.6 km
- 📍 JVT Community Park 8.5 km
- 📍 City Centre Me'aisem 11 km
- 📍 Marina Beach 14.8 km
- 📍 Al Maktoum International Airport 30.2 km
- 📍 Downtown Dubai 25.1 km



# Masterplan



# Floor Plan



# Payment plan

On booking

10%

During construction

35%

Upon Handover

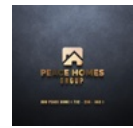
55%





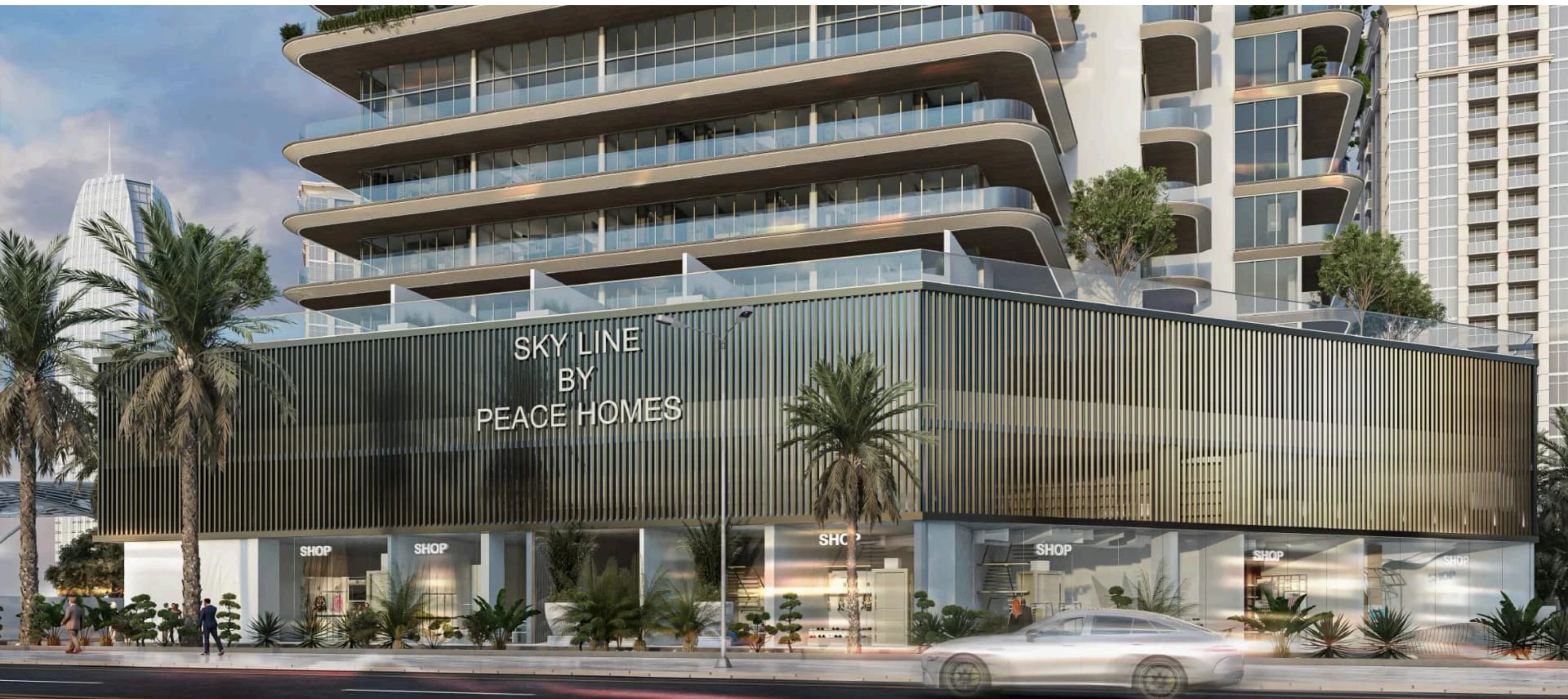
# Sky Line

# About Project



Developer  
Peace homes

Unit Type	Size	Price
Studio	463 Sqft	997,600 AED



# Project Overview

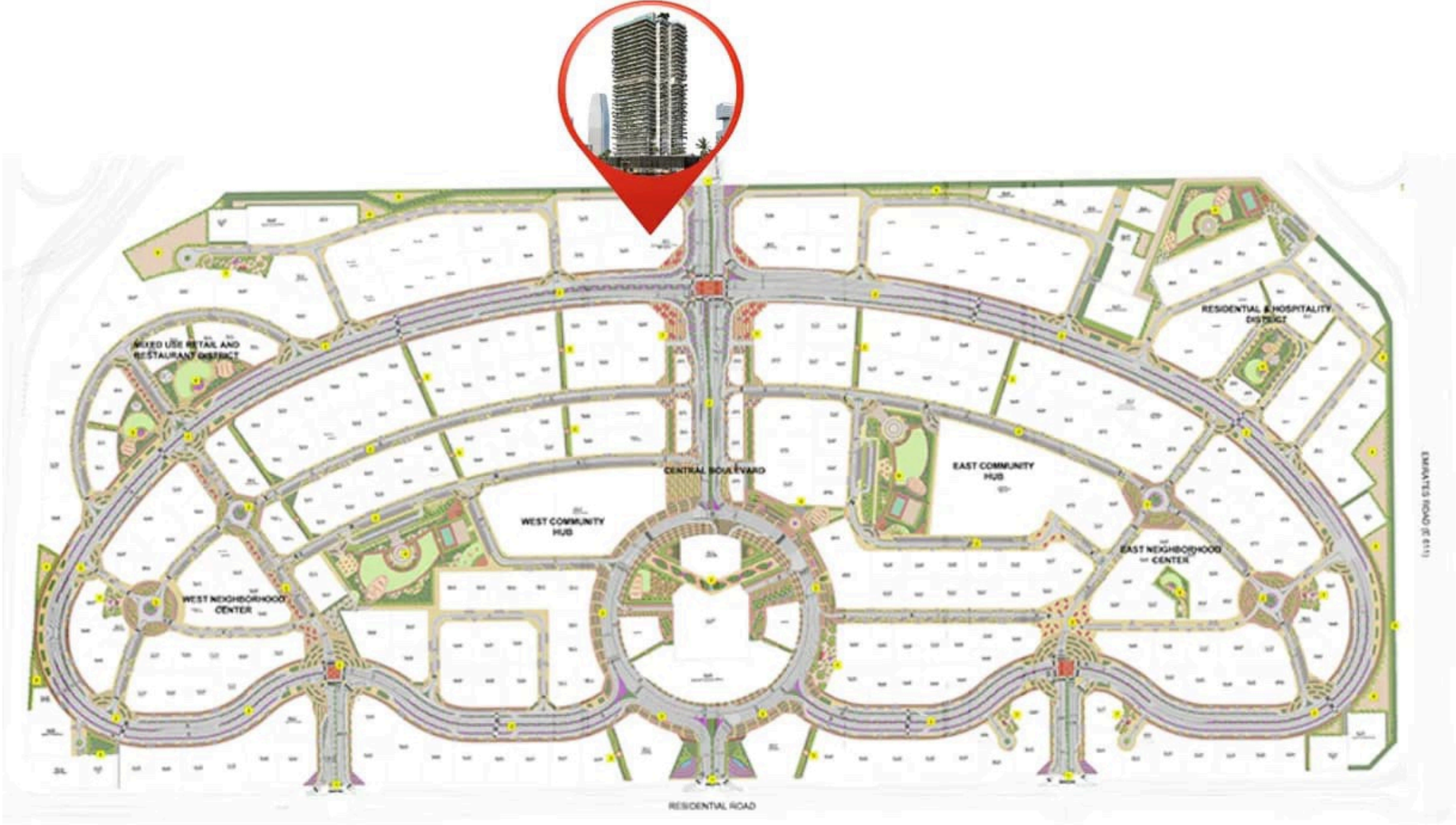
Sky Line by Peace Homes in Dubai Land Residence Complex (DLRC) is an architectural statement of modern luxury, featuring clean contours, cascading green terraces, expansive balconies, panoramic glazing, and a sculptural layered façade. Residences offer spacious layouts, floor-to-ceiling windows, warm textures, soft color palettes, high-end finishes, fully equipped kitchens, and are delivered unfurnished with a smart-home system. World-class amenities include a rooftop lounge, infinity pool, floating cabanas, panoramic glass yoga room, spa with sauna/steam/jacuzzi, 3D/6D cinema room, table games lounge, sky cinema, kids' pools and play areas, a fully equipped gym, padel court, jogging track, rooftop garden, and laser-light experiences. Additional conveniences include retail and office spaces with private entrances, multi-level parking, and excellent connectivity to major roads, schools, clinics, and future metro access. DLRC is home to Dubai Parks and Resorts (Legoland, Motiongate, Bollywood Parks), golf courses, tennis courts, cycling tracks, and expansive parks.



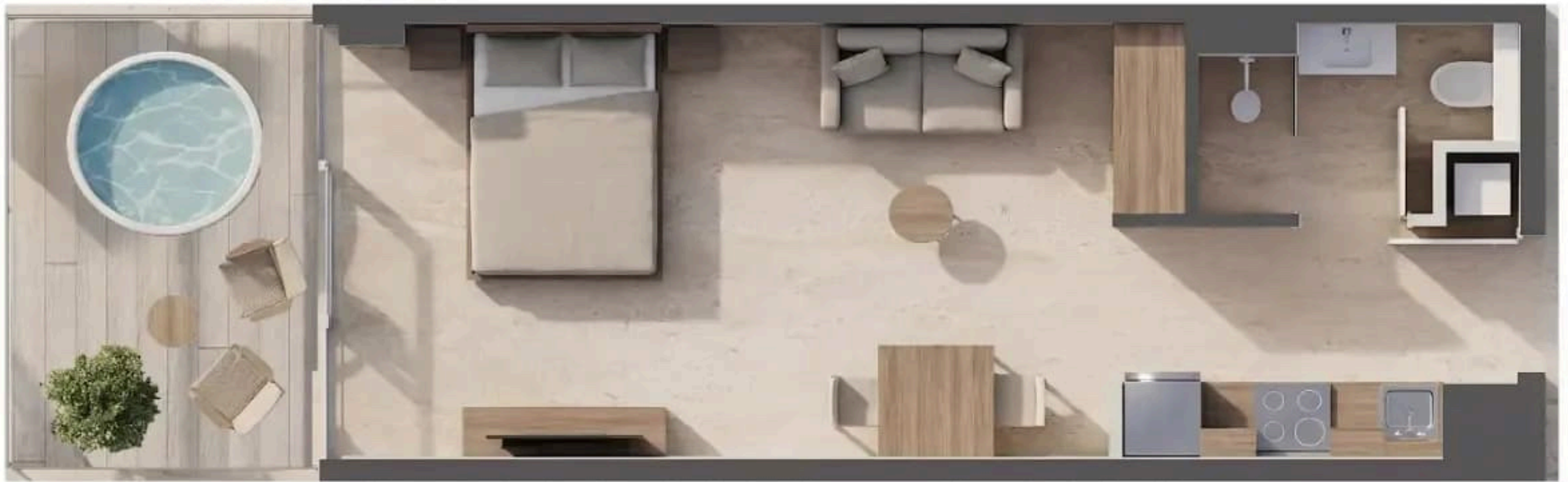




# Masterplan



# Floor Plan



# Payment plan

On booking

10%

During construction

35%

Upon Handover

55%



A modern, multi-story residential building with curved balconies and large glass windows. The building is illuminated from within, and the sun is setting in the background, creating a warm, golden glow. The balconies are furnished with plants and outdoor seating. The text "Orvessa Residences" is overlaid in the center of the image.

# Orvessa Residences

# About Project



Developer  
BNW

Q3 2028

Handover

Unit Type	Size	Price
1 Bedroom	729 Sqft	1.27 Mn. AED



# Project Overview

Orvessa Residences by BNW Developments in Al Furjan reimagines everyday living by blending calm, contemplative spaces with vibrant zones for connection and leisure. The project features contemporary architecture with elegant wave-inspired balconies, lush greenery, and a balanced podium-and-rooftop composition. Residences offer spacious layouts, high-quality modern finishes, fully equipped kitchens, and are delivered unfurnished. Amenities include indoor and outdoor gyms, a swimming pool, meditation areas, steam and sauna facilities, indoor and outdoor kids' play areas, a game room, BBQ spaces, a quiet reading corner, an open-air yoga platform, elite family seating, a lazy lounge, and a co-working space. Located in Al Furjan – close to Dubai Marina and JBR – the community offers landscaped parks, playgrounds, fitness centers, sports courts, cycling and jogging tracks, and retail centers.

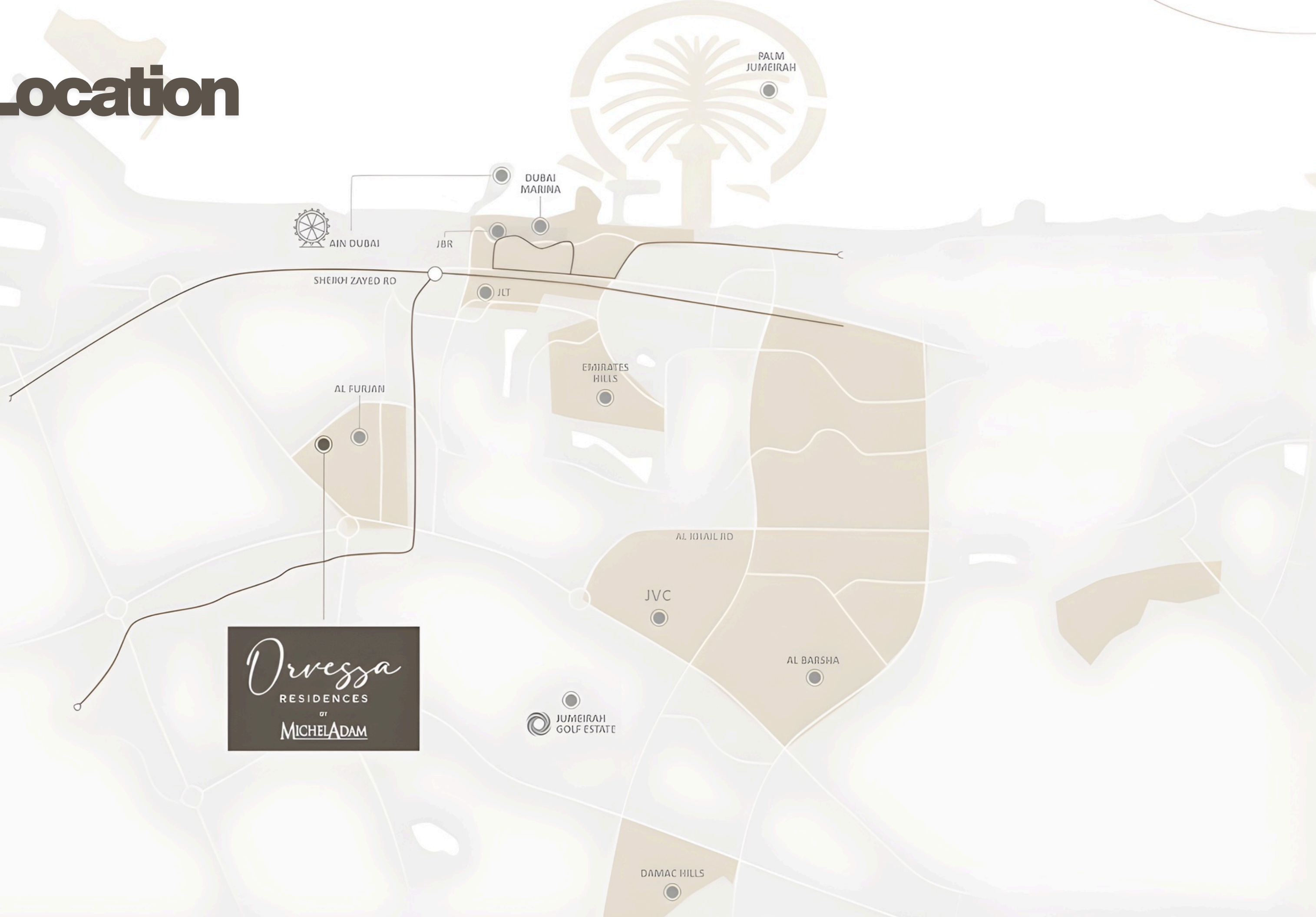








# Location



*Orvezza*  
RESIDENCES  
at  
MICHEL ADAM

# Masterplan



# Payment plan

**On booking**

**20%**

**During construction**

**50%**

9 Payments

1st Installment

10%

2nd Installment

5%

3rd Installment

5%

4th Installment

5%

5th Installment

5%

6th Installment

5%

7th Installment

5%

8th Installment

5%

9th Installment

5%

**Upon Handover**

**30%**





# Skyflame

# About Project



Developer  
BNW

Q4 2027  
Handover

Unit Type	Size	Price
Studio	367 Sqft	1.27 Mn. AED



# Project Overview

Binghatti Skyflame in Majan – HOT FULL CASH OFFER on a 367 sq.ft studio with handover in Q4 2027. Price: AED 585,000 (\$160,274) for most nationalities. For purchase of 2 units or more – only AED 550,000 per unit. Each unit includes a built-in kitchen, refrigerator and washing machine, built-in wardrobes, and a parking space. The apartment is delivered unfurnished. This striking residential icon features resort-inspired living with elevated pool terraces, leisure and wellness zones, communal spaces, and ground-floor retail. Located in Majan with excellent connectivity to Sheikh Mohammed Bin Zayed Road, Sheikh Zayed Road, and Dubai–Al Ain Road – close to schools, shopping centers, medical facilities, and amusement parks. Buy two or more and save 35,000 AED per unit.





# Masterplan



# Payment plan

During construction

70%

Upon Handover

30%





THE CORNER

# The Corner

ENTRANCE

# About Project



Developer  
Arabian Gulf

Q4 2026

Handover

Unit Type	Size	Price
1 Bedroom	807 Sqft	910,000 AED



# Project Overview

The Corner by Arabian Gulf Properties in Dubai Land – LAST UNIT AVAILABLE. 1-bedroom (700–850 sq.ft) for 910,000 AED (\$248,000) with handover in Q2 2027. Payment plan: 50% during construction, 50% post handover over 2 years (12.5% every 6 months). Unit is unfurnished with kitchen cabinets only (Scavolini kitchen cabinets, Heimberg sanitaryware), includes a Smart Home System, and service charge is 14–16 AED/sq.ft. Future metro nearby – 8 minutes. Residents enjoy a swimming pool and fully equipped gym. Dubailand is home to Dubai Parks and Resorts (Legoland, Motiongate, Bollywood Parks), golf courses, tennis courts, cycling tracks, and expansive parks with retail and dining options nearby.

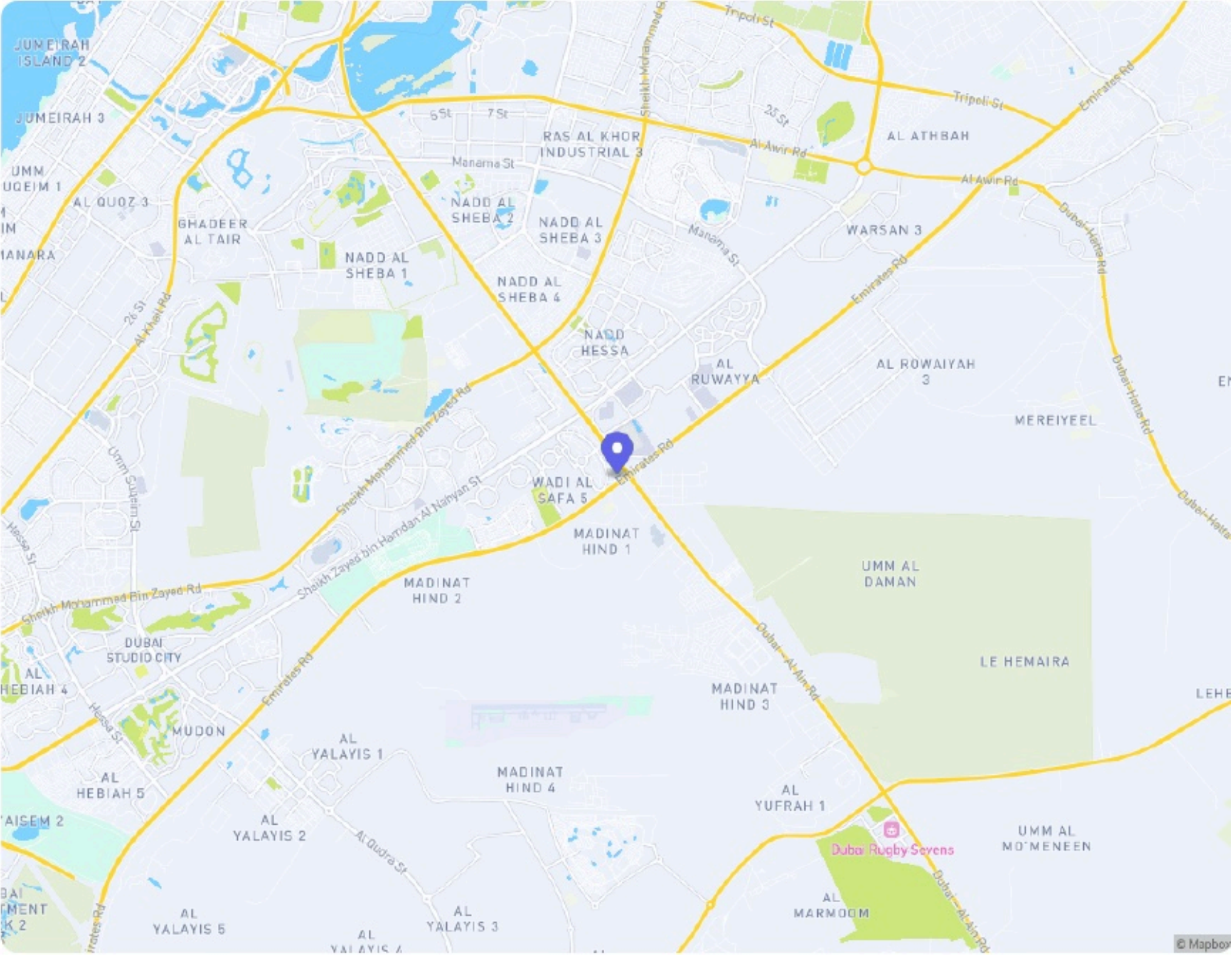


# Location



## What is nearby

-  Jumeira Public Beach 26.8 km
-  Dubai International Airport 25.7 km
-  Downtown Dubai 20.7 km
-  Nad Al Sheba Park 12.9 km
-  Lycee Francais International Elementary School 6.2 km
-  Dubai Mall 20.5 km



# Masterplan



# Payment plan

On booking

30%

During construction

10%

Upon Handover

10%

Within 24 months PH (12.5% every 6 months)

50%





# Fashionz

# About Project



Developer  
Danube

Q4 2026

Handover

Unit Type	Size	Price
Studio	457.89 Sqft	985,000 AED

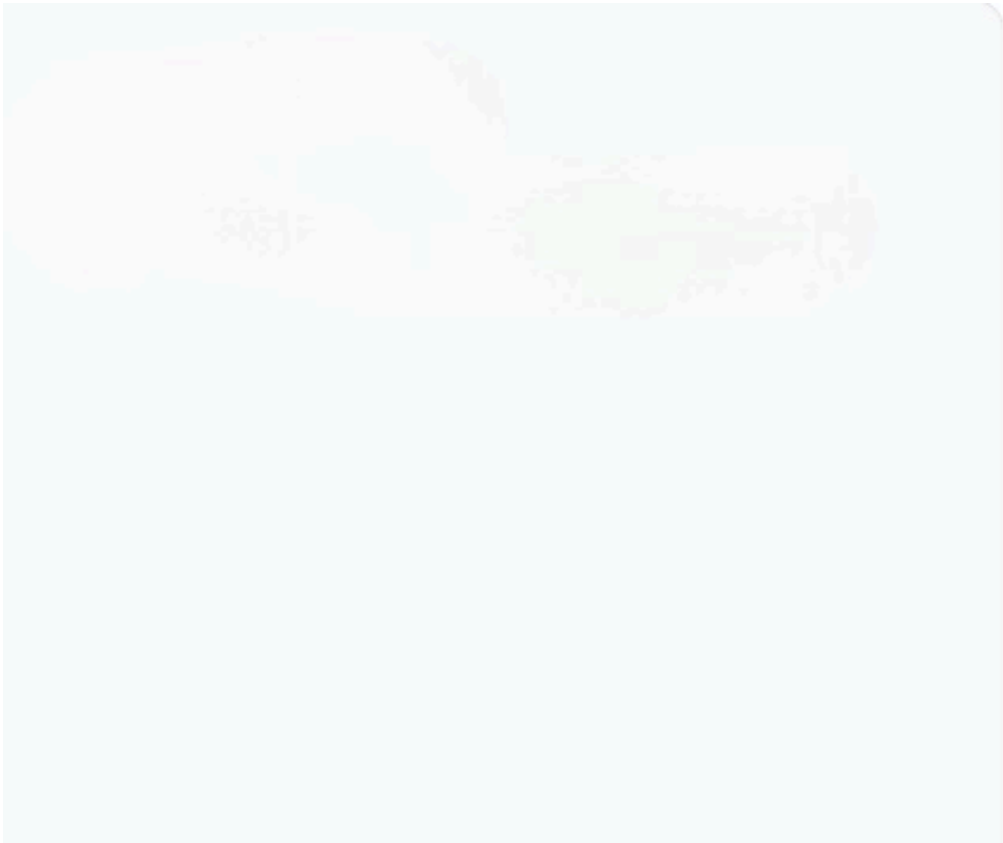


# Project Overview

Fashionz in JVT – Studio (457.89 sq.ft) – 985,000 AED (\$268,000). Handover: July 2026. Payment plan: 60% during construction, 40% post handover. Fully furnished with equipped kitchen. Part of FashionTV brand, residents enjoy a branded salon, rooftop restaurant with pool, café, gym, and spa. Located in JVT, a freehold gated community between Sheikh Mohammed Bin Zayed Road and Al Khail Road.

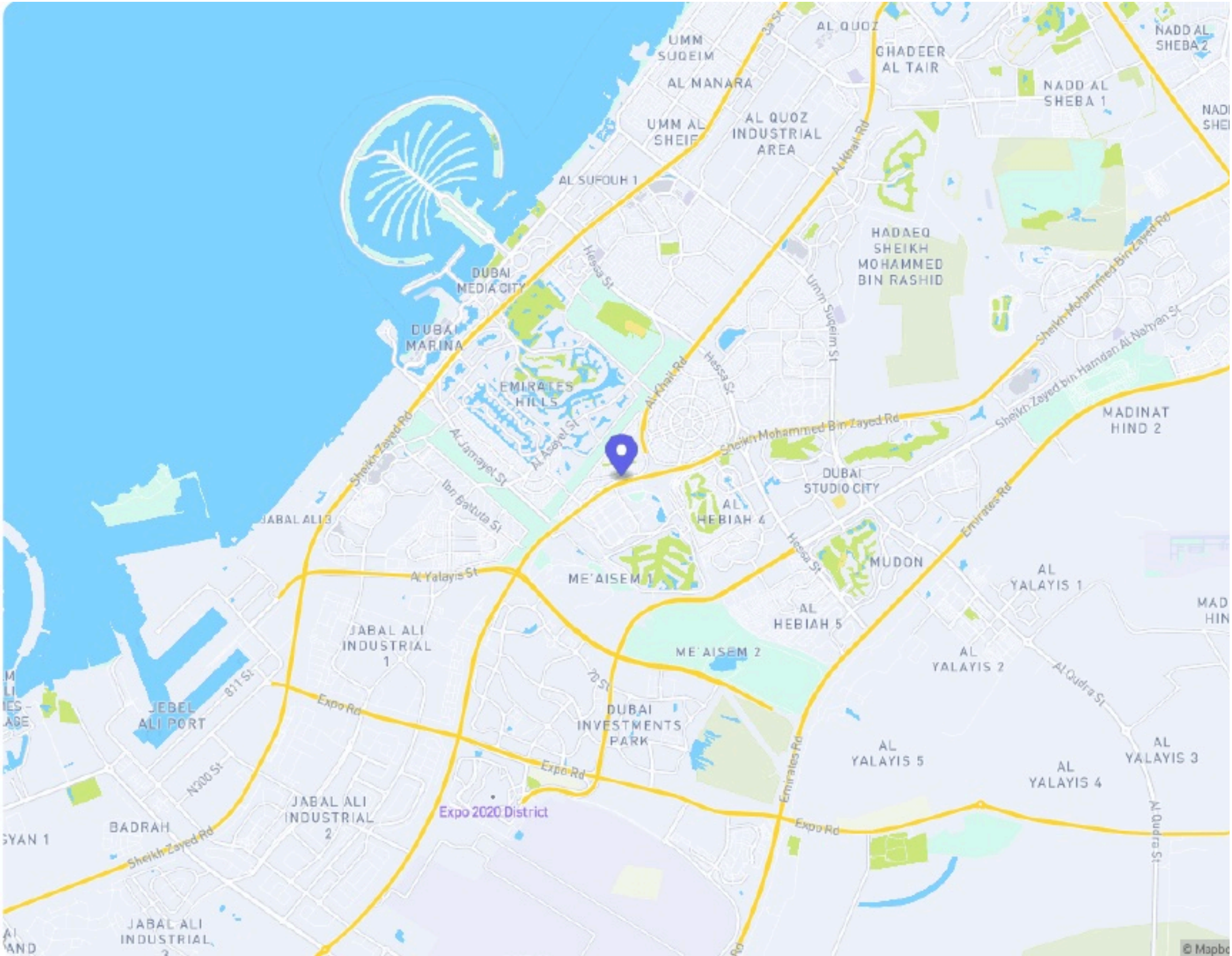


# Location

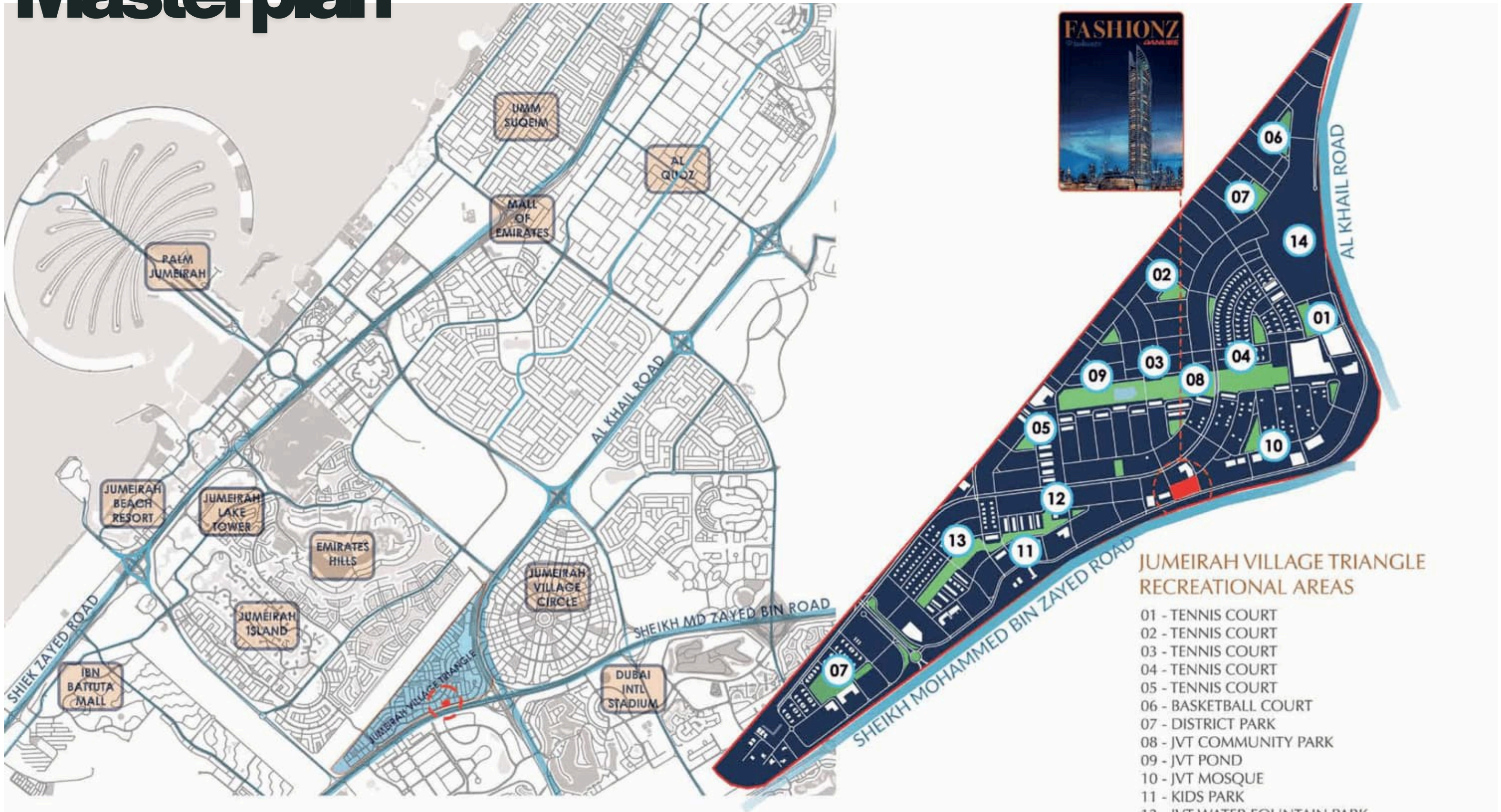


**What is nearby**

- 📍 Sunmarke School 11 km
- 📍 Big park 1.2 km
- 📍 Marina Beach 10.2 km
- 📍 Al Maktoum International Airport 28.5 km
- 📍 Downtown 26 km
- 📍 Jumeirah Park East Pavilion 3 km



# Masterplan



## JUMEIRAH VILLAGE TRIANGLE RECREATIONAL AREAS

- 01 - TENNIS COURT
- 02 - TENNIS COURT
- 03 - TENNIS COURT
- 04 - TENNIS COURT
- 05 - TENNIS COURT
- 06 - BASKETBALL COURT
- 07 - DISTRICT PARK
- 08 - JVT COMMUNITY PARK
- 09 - JVT POND
- 10 - JVT MOSQUE
- 11 - KIDS PARK
- 12 - JVT WATER FOUNTAIN PARK
- 13 - JVT DOG PARK
- 14 - NAKHEEL MALL WITH THEATER

# Payment plan

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On booking

10%

During construction

45%

Upon Handover

15%

Post Handover

30%





MASHRIQ ELITE III

MASHRIQ ELITE III

# Floarea Lakes

# About Project

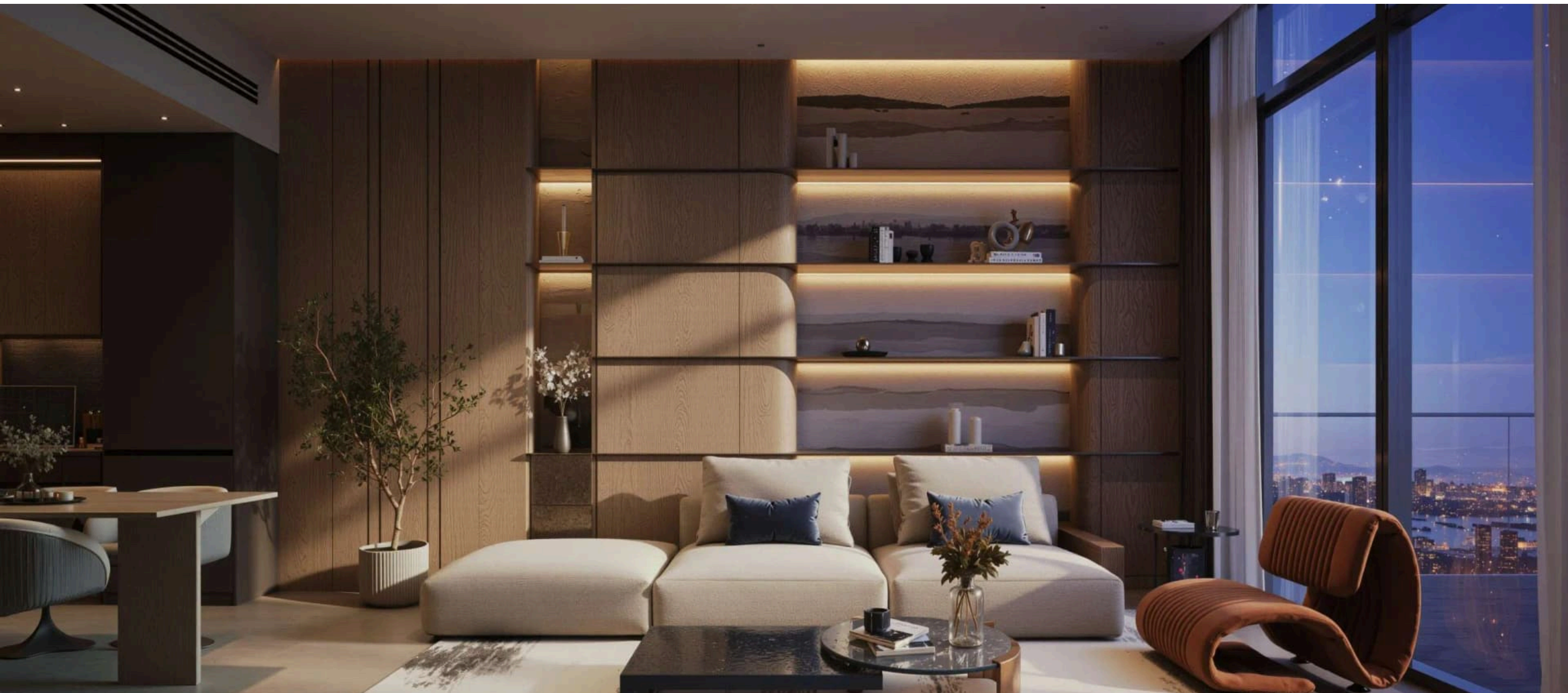


Developer  
Mashriq elite

Q4 2026

Handover

Unit Type	Size	Price
Studio	413.12 Sqft	670,000 AED



# Project Overview

Exclusive Offer – Floarea Lakes in Dubai Production City (IMPZ) – Modern studio apartment by Mashriq Elite Developments. 413.12 sq. ft. with road view. Price: AED 670,000 (cash) or AED 730,000 with post-handover plan until 2031. Flexible payment: 20% down payment (AED 134,000 on booking), 1% monthly installments (AED 6,700), 50% on completion in Q4 2028. The studio features high-quality finishes and a fully fitted kitchen (unfurnished). Located in a well-connected, rapidly developing area with easy access to key destinations, major roads, and lifestyle amenities. A strong choice for investors and end-users alike.



# Location



# Payment plan

Payment Plan Option

## 35 Months Post Handover Payment Plan

On booking

20%

During construction

30%

Upon Handover

15%

Within 35 months PH

35%

Payment Plan Option

## Payment Plan 50/50

On booking

20%

During construction

30%

Upon Handover

50%