

# VITER

RESIDENCE

Two Bedroom TYPE E

FLOOR 19-20

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# Object 1

# 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

# V1TER

## RESIDENCE

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.















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

**PARKING SPACES:**  
224

**APARTMENTS TOTAL:**  
175

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

# 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







# 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.

# Apartments to Live Here and Now. With Comfort in Every Detail.



We are talking about kitchens, bathrooms, and wardrobes from Italian furniture manufacturers that are not only leaders in their field but are recognized as icons of style, technology, and unsurpassed quality all over the world. All products have international quality certificates and the 100% MADE IN ITALY label

# Furnishing

## KITCHEN

Arrital, 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

## BATHROOM

Birex, Italy

**Frame Furniture** Birex

**Mirror with LED lighting** Birex, Italy

**Sink** artificial marble, Italy

**Sanitary Ware** Gala, Spain

**Mixers** Due Gi, Italy

**Tiles** Porcelanosa, Spain

## BEDROOM

Dall'Agnese, Italy

**Wardrobe** Dall'Agnese, Italy

**Ventilation** C&H

**Air conditioning** C&H

**Ceiling height** 3 meters

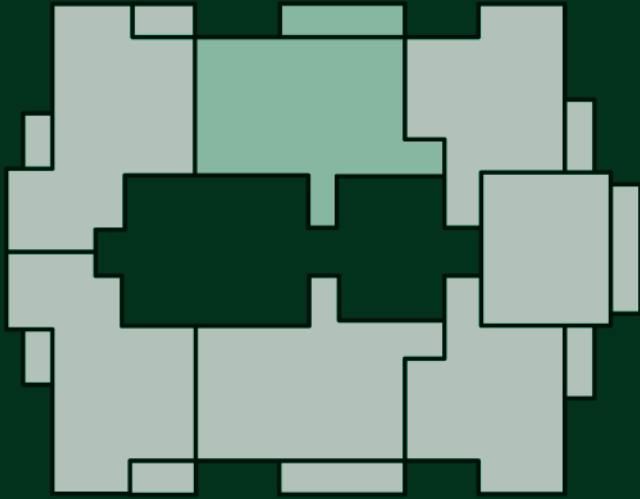
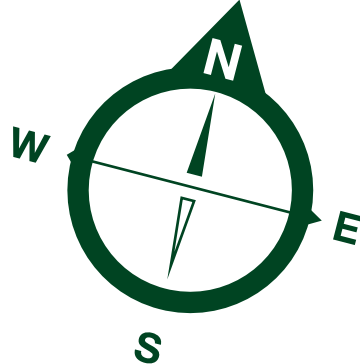
**Floor** tiles Turkey

**Windows** Alumil



**TWO BEDROOM**  
**2BR TYPE E**

**V1TER**  
 RESIDENCE



**2BR TYPE E**

**FLOOR: 19-20**

SUITE AREA	<b>922,79</b> sq. ft
BALCONY AREA	<b>129,49</b> sq. ft
TOTAL SELLABLE AREA	<b>1052,28</b> sq. ft

# Two Bedroom TYPE E

Property price: **1 451 094,12** AED  
 Unit Area **1 052,28** SQ. FT

## PAYMENT PLAN 2BR TYPE E

### STAGE

STAGE	DESCRIPTION	PERCENTAGE	AMOUNT (AED)
<b>Booking Deposit</b>		10%	<b>AED 208 203,18</b>
	DLD	4%	AED 145 109,41
	Registration charges		AED 58 043,76
			AED 5 050,00
Booking Deposit	30 Days after the Reservation date.	10%	<b>AED 145 109,41</b>
First instalment	DEC 2023	10%	<b>AED 145 109,41</b>
Second instalment	MAY 2024	10%	<b>AED 145 109,41</b>
Third instalment	AUG 2024	5%	<b>AED 72 554,71</b>
Fourth instalment	NOV 2024	5%	<b>AED 72 554,71</b>
Fifth instalment	FEB 2025	5%	<b>AED 72 554,71</b>
Sixth instalment	JUN 2025	5%	<b>AED 72 554,71</b>
Seventh instalment	AUG 2025 (Handover)	40%	<b>AED 580 437,65</b>

## PAYMENT ROADMAP

