

COURTYARD[®]

BY MARRIOTT



INDULGE IN OPULENCE THE LUXURIOUS LIFESTYLE OF DUBAI

Dubai, the jewel of the United Arab Emirates, is synonymous with luxury living like no other place on Earth. Here, extravagance knows no bounds, and the city's skyline sparkles with architectural marvels that rival the stars. From the moment you arrive, you'll be immersed in a world where opulence is the norm, where the finest of everything awaits your every desire.

Dubai's luxurious lifestyle extends to its accommodation options, where you can choose from an array of world-class hotels and resorts, each offering unparalleled service and breathtaking views. Explore a shopping experience that redefines luxury at iconic destinations like the Mall of the Emirates and the Dubai Mall, home to the most prestigious brands and boutiques.

Fine dining in Dubai is an art form, with Michelin-starred restaurants helmed by renowned chefs, offering gastronomic delights that tantalize the senses. For those who seek relaxation, Dubai's spas and wellness centers provide a sanctuary of serenity amidst the bustling city.

But luxury in Dubai goes beyond the material. It's an experience of grandeur and sophistication, from the exhilarating desert safaris to the high-end entertainment at the Dubai Opera. Whether you're cruising along the Palm Jumeirah or taking in the panoramic views from the Burj Khalifa, Dubai ensures that every moment is a testament to the city's dedication to a life of pure luxury.





OUR COMMUNITY

A HAVEN OF INSPIRATIONAL AMBIANCE

Welcome to our thriving community, where inspiration flows through the very heart of our neighborhood. Here, every corner, every street, and every interaction is infused with an ambiance that ignites creativity and passion. Our community is more than just a place to reside; it's a vibrant tapestry of individuals who come together to foster innovation and personal growth.

As you walk through our streets, you'll encounter a diverse array of individuals, each with their unique stories, talents, and dreams. It's this rich tapestry of experiences that serves as a constant source of inspiration for all who call this community home. Whether you're seeking artistic inspiration, entrepreneurial guidance, or simply a friendly conversation, you'll find it here.

Our community spaces are thoughtfully designed to encourage interaction and collaboration. From communal gardens where ideas flourish to co-working spaces where innovation takes root, every facet of our neighborhood is curated to spark the imagination. Attend community events, engage in cultural exchanges, or simply take a moment to appreciate the beauty of our surroundings – it's all part of the inspirational journey here.

In our community, inspiration is not an abstract concept; it's a way of life. Whether you're a lifelong resident or a newcomer, you'll be enveloped in an ambiance that nurtures your aspirations and empowers you to reach new heights. Join us in this haven of inspiration and let your creativity soar.

TROPICAL PARADISE **INSPIRING WARMTH AND** **AMBIANCE**

Immerse yourself in the allure of a tropical paradise where nature's beauty inspires a warm and inviting atmosphere like no other. Here, the lush greenery, vibrant flora, and endless stretches of sun-kissed beaches set the stage for an ambiance that radiates relaxation and tranquility.

The tropical environment we call home is a testament to the wonders of nature. Palm trees sway gently in the breeze, their fronds casting dappled shadows on pristine white sands. The vibrant colors of exotic flowers and the azure hues of the ocean create a visual symphony that warms the soul. As the sun sets over the horizon, it paints the sky with breathtaking shades of orange, pink, and gold, setting the perfect backdrop for romantic evenings and quiet contemplation.

In this tropical paradise, the warm theme extends beyond the climate. It permeates the culture, hospitality, and way of life. Locals welcome visitors with open arms, offering a genuine warmth that makes you feel like part of the family. Whether you're savoring tropical delicacies at beachfront restaurants, embarking on an adventure through lush rainforests, or simply lounging by the water's edge, the ambiance is always one of serenity and contentment.

Discover the inspiration that flows from this tropical haven, where the environment itself nurtures a warm and inviting theme. It's a place where you can unwind, rejuvenate, and revel in the magic of nature's embrace.





WHERE CONTEMPORARY AND MODERN HERITAGE COMBINE

MARRIOTT JVC DUBAI

Step into a world of refined elegance and captivating charm at our branded hotel, where every detail of the exterior design has been meticulously crafted to evoke a sense of warmth and sophistication. Our distinctive design style seamlessly blends contemporary aesthetics with a nod to heritage, creating a truly unique visual experience.

As you approach our hotel, you'll be greeted by a facade that beautifully fuses modern architectural elements with the timeless charm of heritage design. Warm colors, carefully chosen to evoke a sense of comfort and invitation, adorn the exterior, creating an ambiance that instantly puts you at ease.

The incorporation of heritage elements pays homage to the history and culture of the region while providing a fresh and contemporary twist. Intricate detailing, inspired by local traditions, can be seen in the façade's patterns, adding depth and character to the overall design.

Whether you're visiting for business or leisure, our branded hotel's exterior design is a testament to our commitment to creating a memorable and inviting atmosphere. It's a harmonious blend of modernity and heritage that sets the stage for an exceptional experience from the moment you arrive.

OUR HOTEL COMPONENTS

GROUND FLOOR

- DROP OFF AREA
- RECEPTION
- HOTEL SHOPS
- B.O.H SERVICE LIFTS
- B.O.H LOADING/ UNLOADING AREA
- INDEPENDENT RETAIL RESTAURANTS

MEZZANINE FLOOR

- PARKING LOTS FOR HOTEL ROOMS / SHOPS

3RD PODIUM

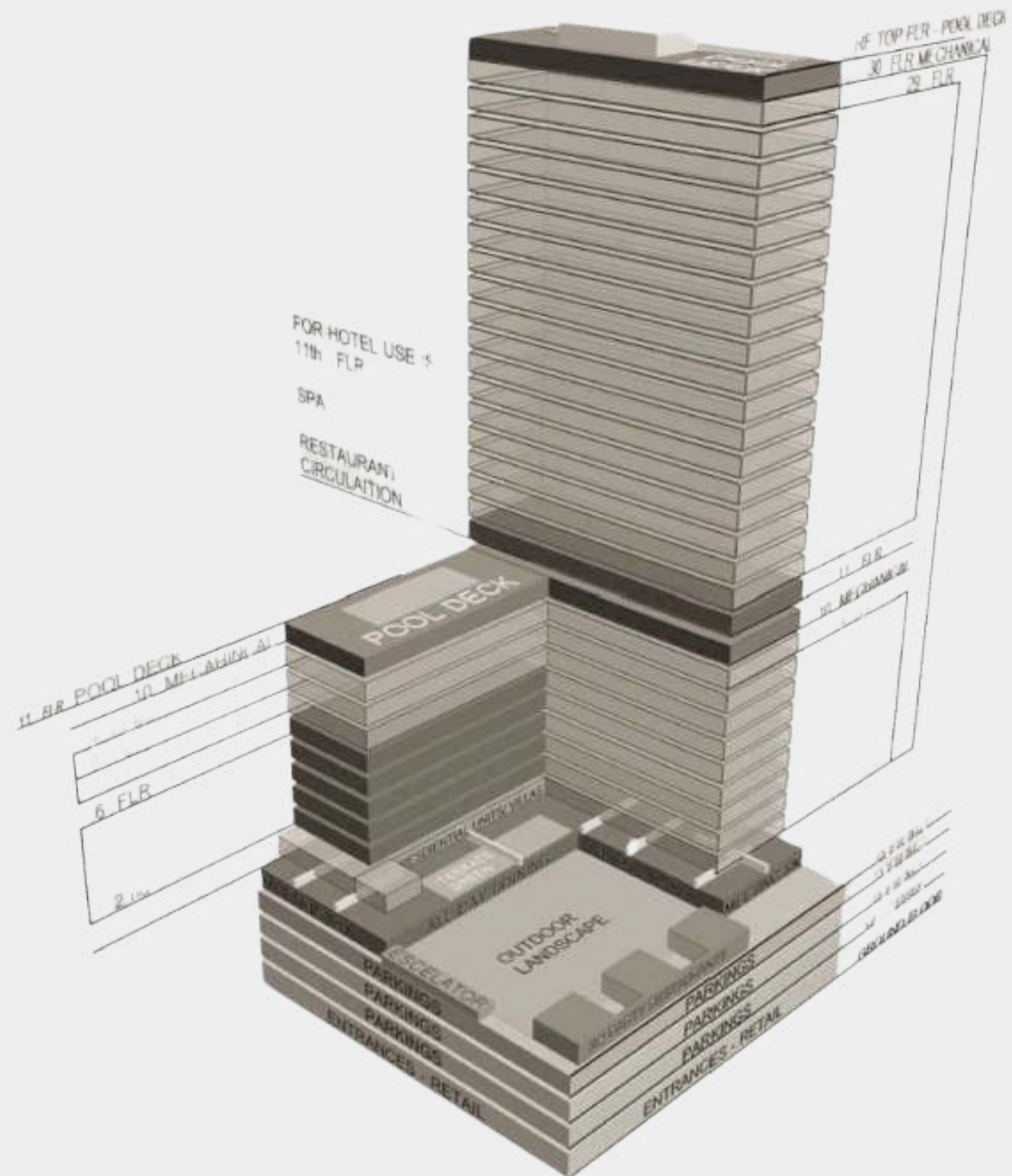
- RETAIL SHOPS AND OUTDOOR COMMUNITY

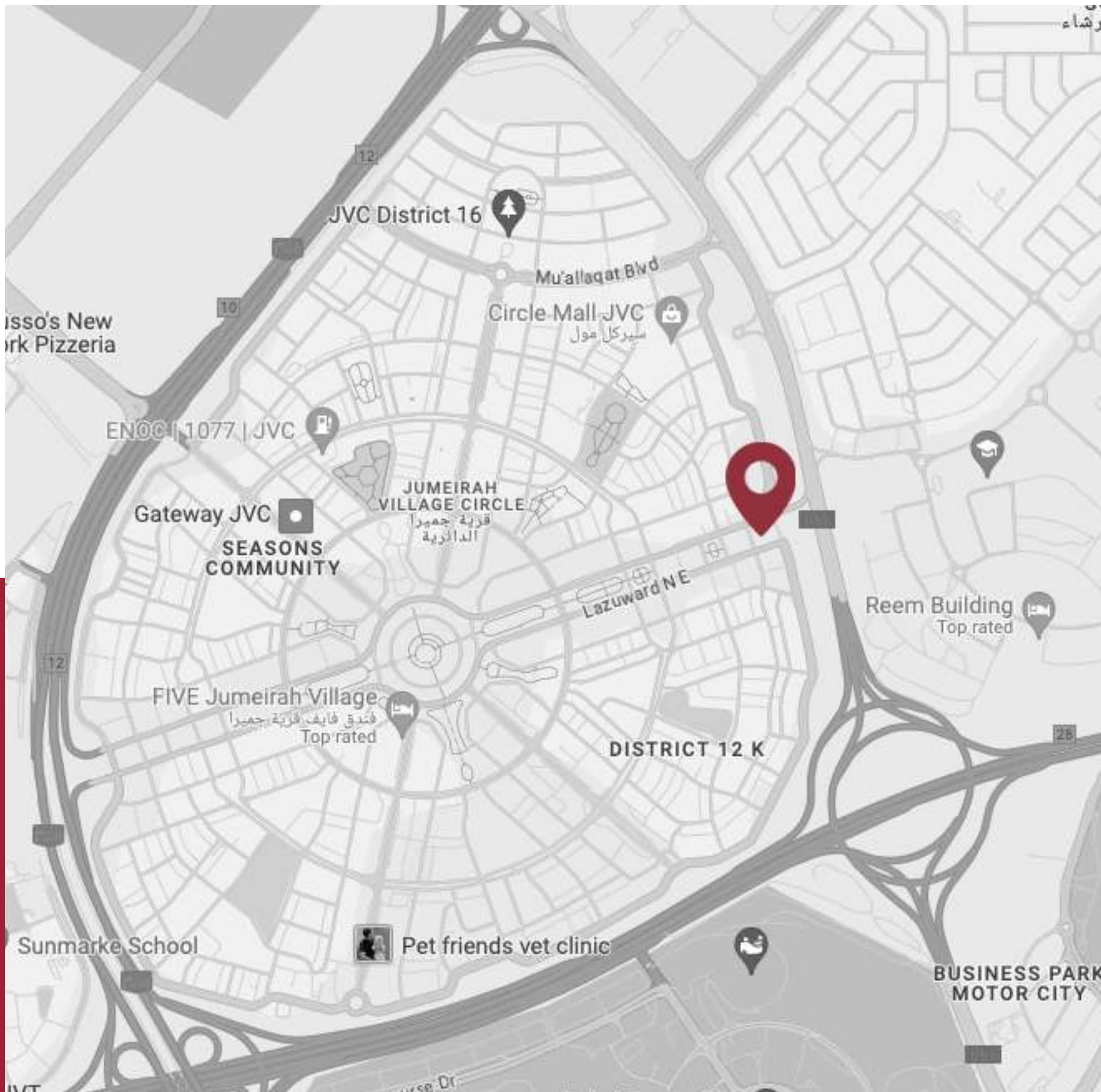
2ND - 6TH FLOOR

- HOTEL UNITS
 - KING ROOMS = 63
 - TWIN ROOMS = 50
 - SUITE = 6
 - TOTAL = 119 UNITS

11TH FLOOR

- ALL DAY DINING AND POOL DECK





LOCATED IN JUMEIRAH VILLAGE CIRCLE



Dubai Autodrome
10 Minutes



Mall Of The Emirates
10 Minutes



Dubai Marina
10 Minutes



Downtown Dubai
20 Minutes



Palm Jumeirah
18 Minutes



Jumeirah Beach
25 Minutes



Dubai World Central
30 Minutes



Dubai International Airport
30 Minutes



Al Maktoum International Airport
30 Minutes



STEP INTO ELEGANCE AND EXCEPTIONAL HOSPITALITY

OUR RECEPTION LOBBY AWAITS TO WELCOME YOU WITH OPEN ARMS

Welcome to the heart and soul of our hotel, where every journey begins and every memory is made. Our reception lobby is more than just an entrance; it's a welcoming embrace, a gateway to a world of comfort and hospitality.

As you step into this elegant and inviting space, you'll be greeted by our friendly and attentive staff, ready to assist you on your voyage of discovery.

The lobby's tasteful design, with its contemporary aesthetics and thoughtful touches, sets the tone for your entire stay.

It's a place where travelers from around the world come together, sharing stories and forging connections. Whether you're checking in after a long journey, planning your day's adventures, or simply unwinding with a cup of freshly brewed coffee, our lobby is a hub of activity and relaxation.

With its comfortable seating, ambient lighting, and a sense of warmth that permeates every corner, it's the perfect place to linger and make the most of your time with us. From here, your hotel experience unfolds, and we're here to ensure it's nothing short of extraordinary.

Welcome to our lobby – the gateway to a world of unforgettable moments and impeccable hospitality.



FAMILY WARMTH

Our lifestyle-focused hotel is designed to cater to every member of your family, ensuring that each day is filled with joy and excitement. From the moment you step into our elegant lobby, you'll be greeted with warm smiles and a sense of tranquility that sets the tone for your stay.

Indulge in the culinary delights of our world-class restaurants, where you can savor gourmet dishes crafted with locally sourced ingredients. For the little ones, our dedicated kids' menu offers delicious options to satisfy even the pickiest eaters.

While the adults unwind at our serene spa or lounge by the pool, the younger members of the family can embark on a thrilling adventure at our supervised kids' club, where a wide array of fun-filled activities awaits.

Discover the local culture and natural beauty with our guided tours and excursions, specially curated to engage the whole family. Whether it's exploring the picturesque surroundings, embarking on a wildlife safari, or enjoying water sports, there's something for everyone.

After a day of excitement, retreat to your spacious and comfortable family-friendly accommodation, thoughtfully designed to meet the needs of every generation. From cribs for the littlest ones to connecting rooms for larger families, we ensure everyone has a restful night's sleep.

Your journey to a lifestyle of togetherness begins here."





ROUND THE CLOCK AT OUR ALL-DAY DINING RESTAURANT

Nestled alongside the serene waters of our inviting pool, our all-day dining restaurant offers a dining experience like no other.

As you step into this oasis of culinary delight, you'll be greeted by an ambiance that effortlessly blends relaxation with the joy of savoring delectable dishes.

The view of the glistening pool, framed by lush greenery, sets the stage for a memorable meal. Whether it's a leisurely breakfast as the sun rises, a midday reprieve from poolside activities, or a romantic dinner under the stars, our restaurant is a place where time stands still, and every moment is an opportunity to savor not just the food but the enchanting view that accompanies it. Here, you can relish the flavors of our carefully crafted menu while immersing yourself in the soothing sounds of water and the gentle caress of a cool breeze.

It's a dining experience that transforms every meal into a picturesque memory, making our restaurant not just a place to eat but a destination to savor the beauty of life.



EMBARK ON A CULINARY ADVENTURE

DISCOVER OUR DIVERSE SPECIALTY RESTAURANTS

Indulge your senses in a culinary odyssey like no other within our exquisite group of specialty restaurants. Each dining destination is a world unto itself, offering a tantalizing journey through a symphony of flavors and culinary traditions. From the artful fusion of international cuisines to the mastery of local delicacies, our restaurants are designed to transport you to gastronomic realms beyond imagination.

For those seeking the comforts of home, our classic steakhouse promises a prime cut of perfection, while our vibrant Mediterranean bistro invites you to embrace the sun-soaked flavors of the Mediterranean coast. And if you're in the mood for something sweet, our patisserie awaits with a delectable array of pastries and desserts.

Whether it's a romantic dinner for two or a celebratory gathering of friends and family, our specialty restaurants are the stage for unforgettable moments. The ambiance is as exquisite as the cuisine, with each restaurant's unique decor setting the mood for an extraordinary dining experience.

Let our group of specialty restaurants be your passport to a world of culinary excellence, where every dish is a masterpiece and every meal is a journey of gastronomic delight. Come, take a seat at our table, and let your taste buds travel the globe.





DISCOVER THE COZY COMFORT OF OUR WELCOMING HOTEL ROOMS

WHERE WARMTH MEETS YOUR HOME AWAY FROM HOME

Step into a world of warmth and comfort when you enter our hotel rooms. Each room is meticulously designed to be your cozy sanctuary away from home. From the soft, inviting beds to the soothing color palettes, every detail is carefully curated to envelop you in a sense of relaxation and tranquility.

As you sink into plush pillows and wrap yourself in our luxurious linens, you'll instantly feel the cares of the day melt away.

Our rooms are more than just a place to rest; they are a haven of warmth where you can unwind, recharge, and make yourself at home.

Whether you're traveling for business or leisure, our commitment to your comfort ensures that your stay with us is not just a visit, but an experience that leaves you refreshed and rejuvenated.

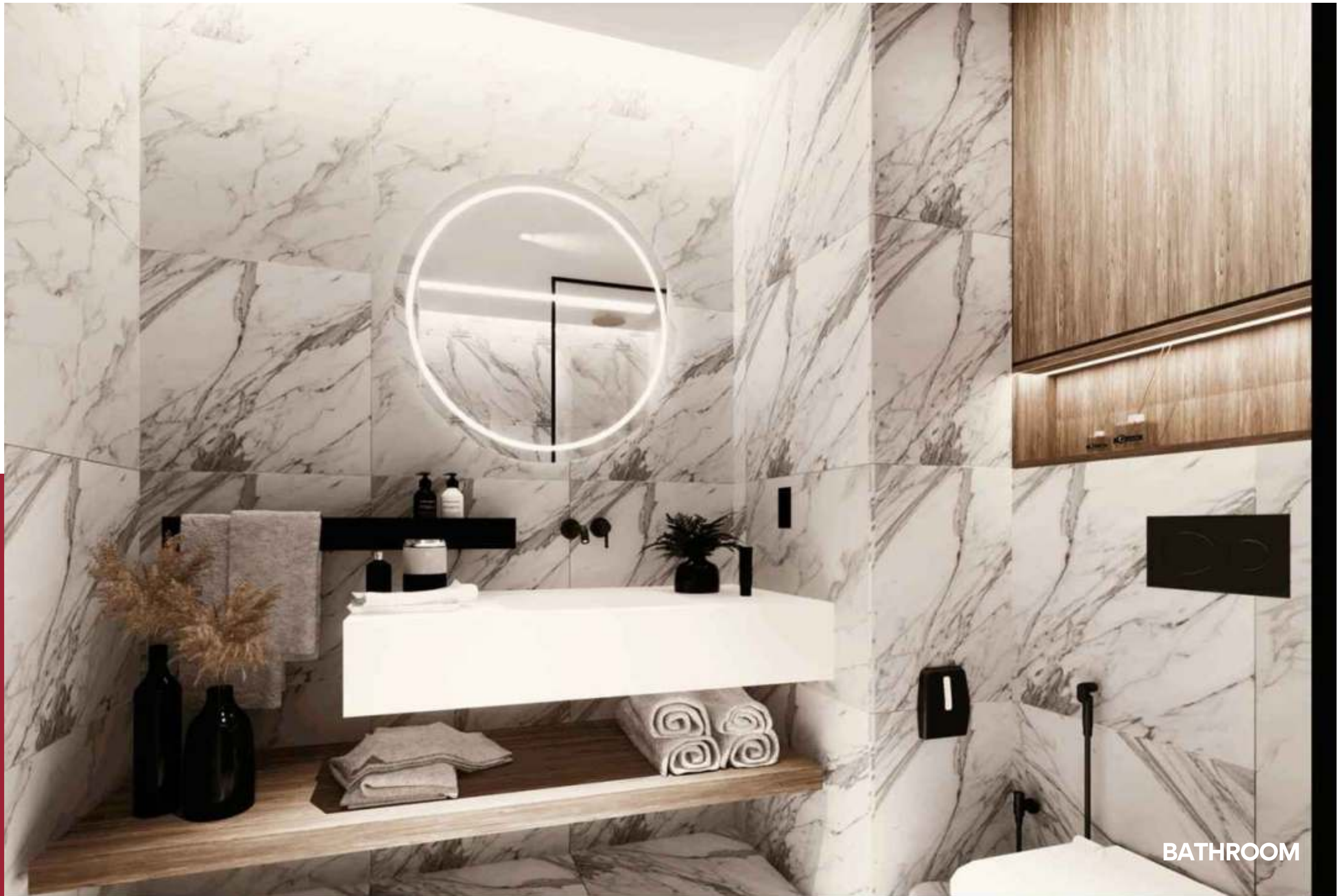
Welcome to a world where every room is filled with the warmth of hospitality, waiting to embrace you with open arms.



KING ROOM



TWIN ROOM



BATHROOM



BATHROOM

SUITE - 2 BEDROOM

OPTIONAL

OPENED CONNECTING DOOR TO TWIN ROOM

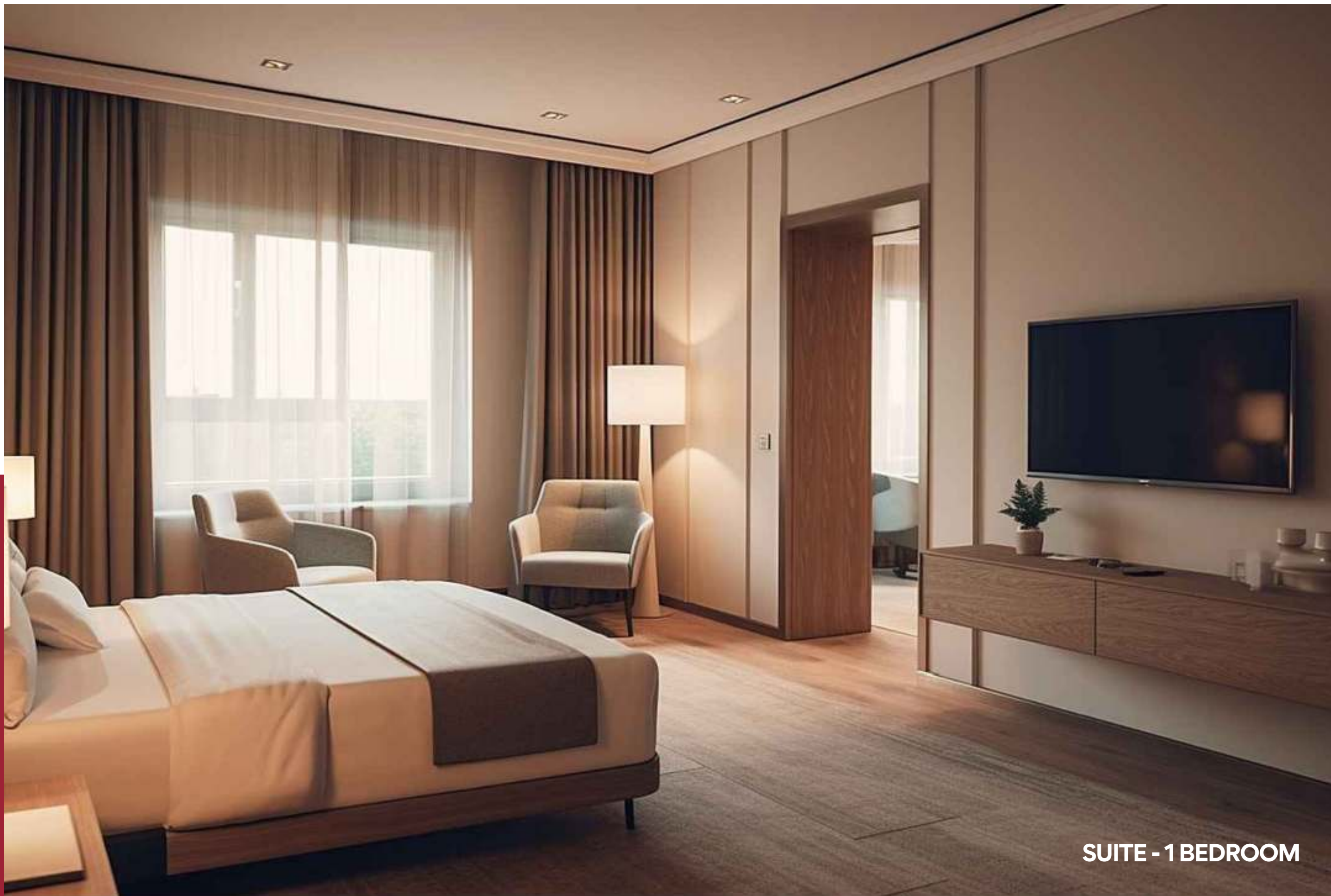
TOTAL AREA

90.93 SQMT.

UNIT ALLOCATION

2ND FLOOR (ONLY)





SUITE - 1 BEDROOM

THE DEVELOPER

A BEACON OF EXCELLENCE

Khamas Group of Investments CO's pays attention to small detail and are governed by strong principles inspired by His Highness, Sheikh Mohammed Bin Rashid Al Maktoum's attention given to the citizens of Dubai.

Founded by Abdul Karim Khamas over a century ago, the Khamas Group has grown with the tide of the progress in the United Arab Emirates. Best known within the construction industry it has become a globally recognised company through its diversified ventures in hospitality, FMCG, manufacturing, franchise and the education sectors.

Khamas has developed 9 hotels, 14 restaurants and 2 spas all of the highest quality and positioned all over the world.

Succeeded by Abdul Karim's son, Yousuf Khamas, the Khamas team now exceeds 1000 employees and with planned expansion that number is set to grow. The Khamas group has long been the beacon of excellence within the hospitality industry. The hotel division has gone from strength to strength with a cornerstone of motivated and well trained staff that provide personalised and warm service.





DISCOVER CULINARY EXCELLENCE AT OUR OUTDOOR RESTAURANTS COMPLEX.

At the heart of our OpenDoor Group's dining experience lies the vibrant and inviting Restaurants Village—a gastronomic haven designed to satisfy every palate. Nestled in a picturesque setting, our Village boasts a diverse selection of culinary delights, each crafted with passion and precision. Whether you're in the mood for a sumptuous steak, delectable seafood, international flavors, or artisanal desserts, our Restaurants Village promises an unforgettable journey through the world of flavors. Join us for an exquisite dining adventure where exceptional food and warm hospitality converge, making every visit a cherished memory.

DUBAI'S FIRST FREEHOLD, LICENSED F&B RETAIL SPACES

FOR INVESTORS INTERESTED IN RETAIL UNITS

Explore an attractive investment opportunity within our hotel's retail units, offering higher ROI potential compared to traditional options. Ideal for investors seeking strong returns without prior F&B industry experience. Benefit with a prime location and world renowned brands ensuring a profitable investment with minimal operational involvement.

FOR F&B COMPANIES SEEKING OWNERSHIP

Secure a permanent flagship location for your brand. Own retail space in our hotel through freehold ownership, enhancing your market presence and profitability. Leveraging your F&B identity in the region.

FOR INTERNATIONAL BRANDS LOOKING TO ESTABLISH

Establish your international brand's foothold within Dubai. Move beyond leasing to own prime retail space, positioning your brand to establish a long term presence on the UAE's ever growing hospitality sector.





Indulge in some refreshing cocktails & Caribbean cuisine while enjoying the upbeat reggae vibes with your friends.

This place is a must-visit for anyone searching for a fun-filled evening.

Toco's indoor, outdoor, and rooftop areas make it the perfect venue for every season.

Toco's has the potential to provide investors with a considerable return on investment. This is due in part to the high volume of customers, as well as the elevated gross profit attributed to the signature cocktails.





LOOK & FEEL CARIBBEAN INSPIRED

This style is bright and bold color combinations, playful patterns, and natural materials such as bamboo and rattan. A Caribbean-inspired space feels relaxed and inviting.

FOOD

CARIBBEAN FUSION

The Caribbean is famous for its vibrant and flavorful cuisine. The cuisine is heavily influenced by the African, Indian, European, and Indigenous cultures that have shaped the region's history.

The food is known for its bold use of spices, herbs, and fresh produce. Some of the signature ingredients used in Caribbean cuisine include jerk seasoning, coconut milk, plantains, cassava, and seafood.

Whether it's spicy curries, savory stews, or sweet desserts, the Caribbean has a diverse range of dishes to tantalize your taste buds.





DRINKS **TROPICAL PARADISE**

Caribbean cocktails are known for their vibrant colors and tropical flavors.

These drinks are perfect for sipping on a hot summer day or for enjoying while socialising with friends.

No matter what your preference, there is sure to be a Caribbean cocktail that will transport you to a sunny, tropical paradise with just one sip.



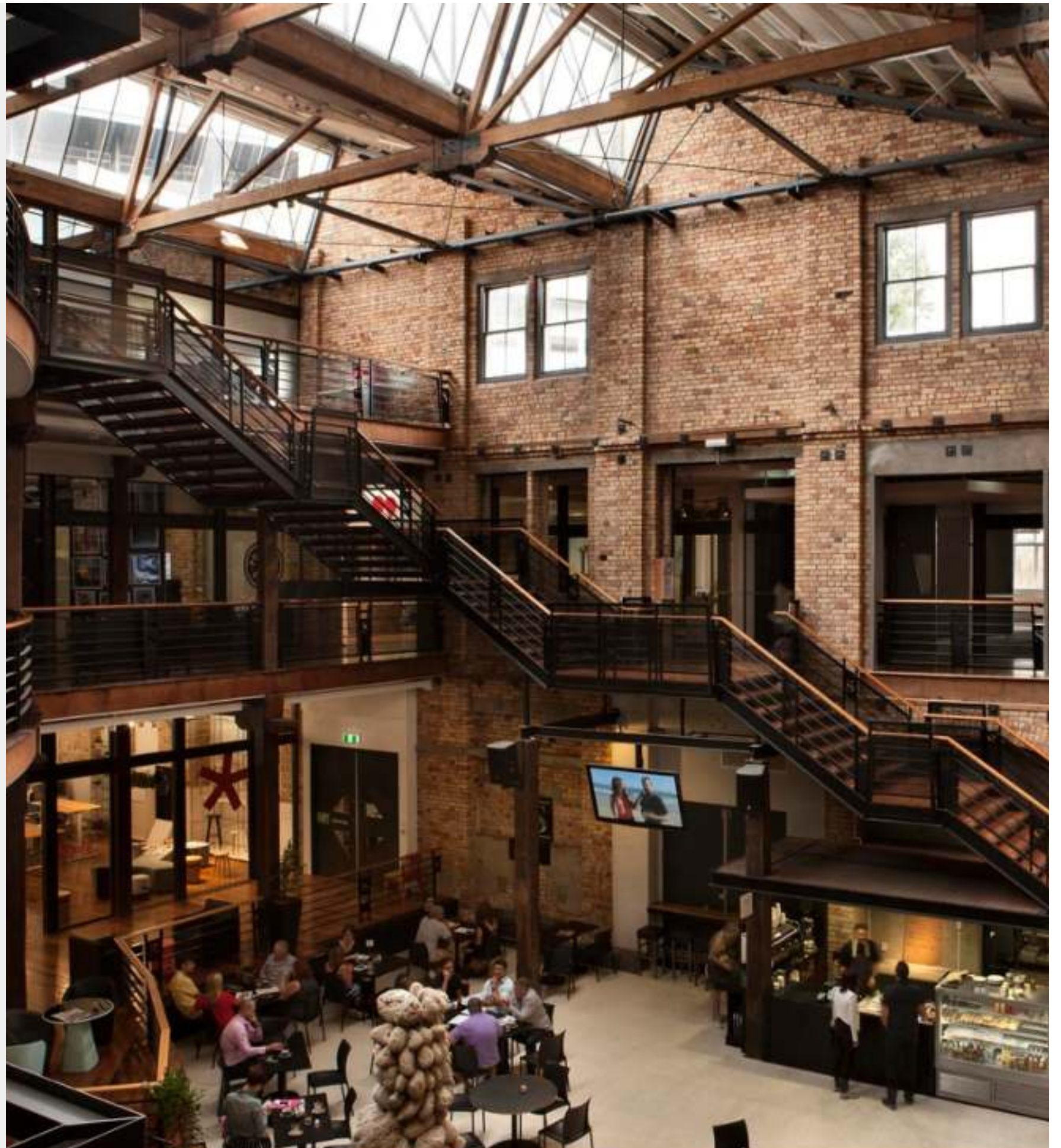
The logo for 'The Tavern Bar & Social' features a red location pin icon above the text. 'The Tavern' is written in a bold, black, sans-serif font, while 'Bar & Social' is in a smaller, black, cursive script font.

The Tavern *Bar & Social*

Envision an expansive tavern, spanning an impressive 8640 square feet, towering ceilings, and a prime street-facing view. This exceptional establishment is ideally positioned near one of JVC's primary gateways, rendering it a must-visit destination.

Investors are assured of high returns on investments due to the venue's distinctive concept, strategic location, and size.

Concept style: pub & social hangout. Major sporting events will be shown at the tavern.





LOOK & FEEL INDUSTRIAL CHIC

Located on the ground floor with prime street access. The Tavern Bar & Social aims to be JVC's new hotspot hangout targeting the community to come together to eat, drink & socialize.

The Taverns concept was inspired by New York's meatpacker district where abandoned warehouses and factories are rejuvenated and converted into prime F&B space. Bricks, Steel & lots of natural light to give the Tavern a rustic yet modern design.



FOOD
TAVERN CLASSICS

Gourmet gastropub brought to you by renowned international chef who has already won every available food related award in the UAE.





DRINKS **TAVERN LIBATIONS**

As the local neighbourhood hangout, volume is the key for the Taverns F&B operation. With a large focus on Hops, wines & crafty cocktails. After work beers, date night, or birthday celebrations for the night, the menu at Tavern has it all!

Olivia

JAZZ HANGOUT

Olivia is the best-kept secret for those seeking a late-night jazz fix with an elegant ambiance.

With its soulful jazz tunes, lip-smacking cuisine, and snug atmosphere, Olivia is soon to be the talk of the town.

Indulge in the comforts of homemade New Orleans cuisine.

The concept will benefit from footfall at all hours of the day. Whether it's early lunch or late-night drinks, Olivia is suited for all hours of the day.





LOOK & FEEL VINTAGE JAZZ ELEGANCE

A secret entrance, welcomed by an era of class, antique art, classic cocktails, stylish furniture and decor with a comfortable warm setting, featuring jazz bands, solo acts, and funky entertainment.

An upmarket, prohibition-style speakeasy is a unique and stylish establishment that transports you back to the era of the 1920s. This type of bar is known for its vintage decor and ambiance, which includes dim lighting, vintage furniture, and classic jazz music playing softly in the background.

FOOD

BIG EASY DELIGHTS

Home made New orleans cuisine, warm meaty succulent and packed with flavor, is a true delight for anyone who loves food. Whether you're a fan of spicy jambalaya, hearty gumbo, or savory crawfish etouffee, there's something for everyone in the rich and diverse cuisine of New Orleans..

From slow-cooked, from fall-off-the-bone lamb roast, to perfectly seasoned red beans and rice, the flavors of New Orleans come to life in every bite. So if you're looking for a taste of the Big Easy, enjoy the warm, meaty, succulent flavors of this beloved cuisine.





DRINKS

NEW ORLEANS INFUSED COCKTAILS

Classy cocktails made by renowned mixologists infusing new orleans flavors with classic recipes is what you can expect at this upscale bar. The atmosphere is sophisticated yet welcoming, with plush seating and dim lighting that sets the perfect mood for a night out with friends or a romantic date. The bar also offers a curated selection of wines and craft beers, as well as small plates to complement your drinks.

Whether you're a seasoned cocktail aficionado or just looking to try something new, this bar is sure to impress. Come and savor the taste of New Orleans in every sip.

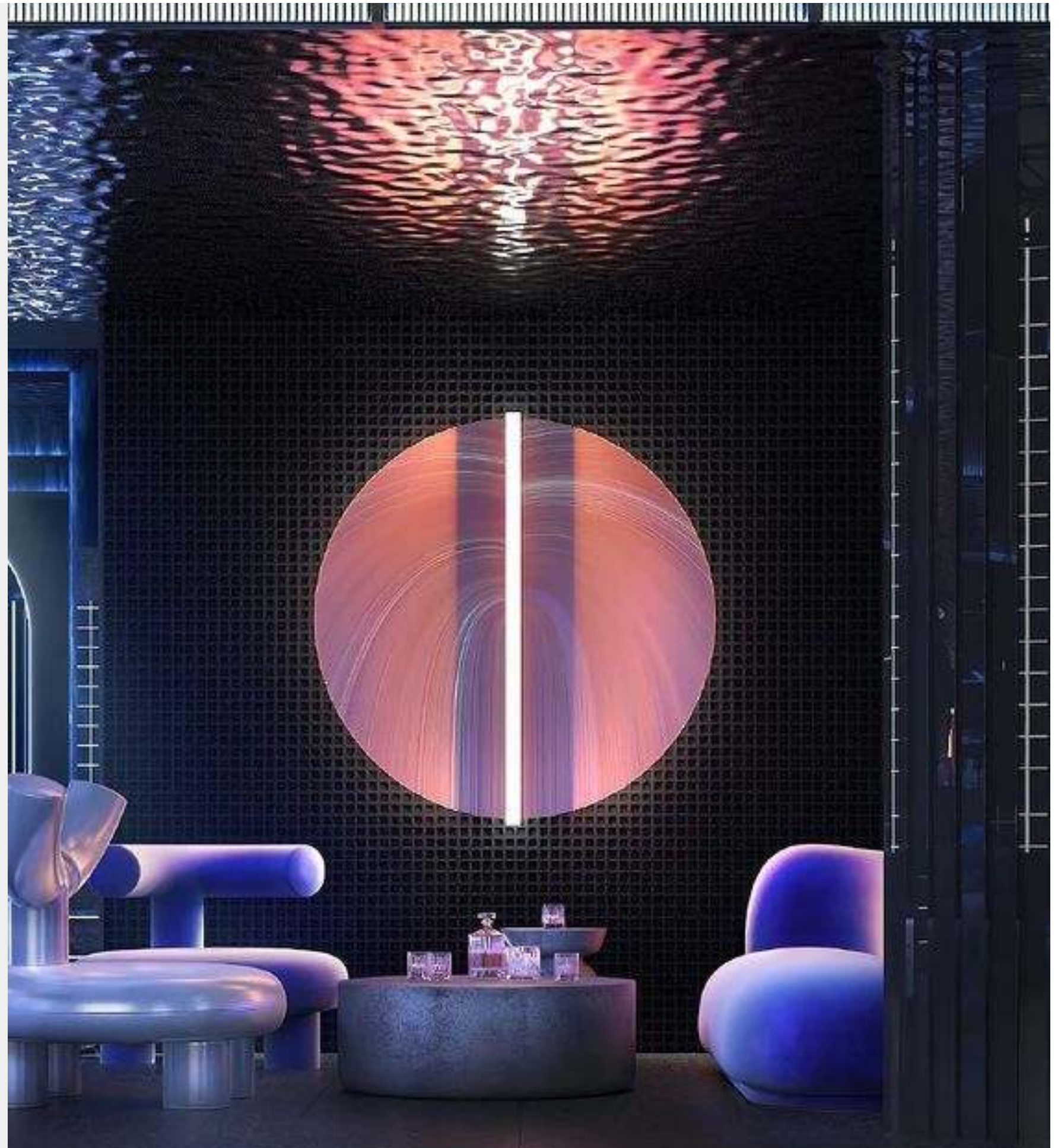




An immersive late-night bar and lounge

Liquid Rhythm is the perfect spot for night owls who want to dance the night away to the city's top DJs. This bar and lounge is designed to attract the after-dinner crowd.

Investors can expect a lucrative return on investment from this concept, given its potential to generate substantial customer traffic and high per-customer spending, all while maintaining low costs of goods.





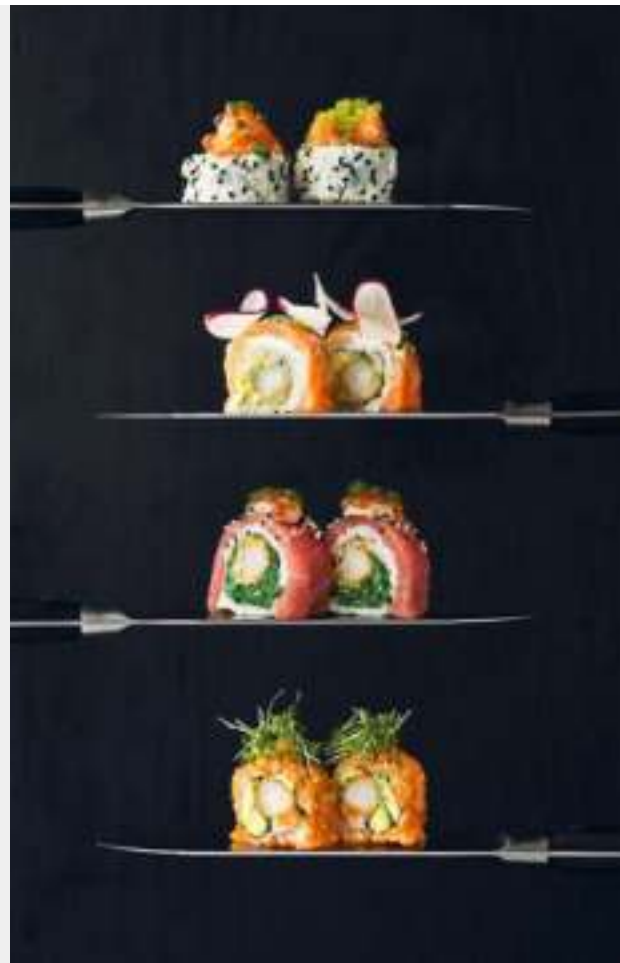
LOOK & FEEL LIQUID ELEGANCE

Liquid Rhythm, the immersive late night destination that combines the rhythm of music with the flow of liquid & rhythm. With each night capturing the audience of music lovers of different genre's from a range of the greatest local talent. Think State of the art design, interactive lighting with futuristic museum style decor, combined with the highest quality sound to keep you dancing all night long.

Liquid Rhythm is a one of a kind visually stunning destination with details in every corner, Think liquid flowing bars, water infused lighting effects, motion graphics, moving decorations, immersive paintings, all while dancing the night away to create a unique concept as the first of its kind for an unforgettable experience.

FOOD
JAPANESE INSPIRED FUSION
BITES

At Liquid Rhythm, our menu blends Japanese-inspired dishes with a contemporary touch. Enjoy artfully presented sushi rolls and flavorful sharing plates, With interactive servings to match the energy of the venue.





DRINKS

MASTERFUL LIQUID CREATIONS

There's nothing short of Liquid mastery at the bar. From revamped classics to signature creations that mirror the class of the venue. Our liquid masters have crafted a beverage menu that is full of flavour, colours & interactive flair!

Serenity

SALON

The UAE's inaugural licensed salon, a seamless blend of contemporary chic and ultimate chill.

Step into a world where you can indulge in top-notch beauty treatments while savouring your favorite drinks.

It's the epitome of a suave, high-end adventure where opulence and trendiness unite. Elevate your beauty game with us and immerse yourself in a profound sense of serenity like never before.





LOOK & FEEL CHIC TRANQUILITY

Serenity invites you to a sanctuary of simplicity and sophistication, where timeless nude colors—modern shades of off-white, cream, and beige—are complemented by subtle greenery and wooden elements. The minimalist design and clean lines create a calming ambiance, blending Instagrammable charm with modern class.

Every corner is meticulously designed to capture moments of tranquility and beauty, ensuring that your experience is both luxurious and visually delightful. Serenity's interior strikes a perfect balance between elegance and comfort, making each visit a revitalizing escape from the hustle and bustle.



SERVICES & LAVATORY ELEGANT BEAUTY, SEAMLESS CARE

Discover a haven for all your beauty needs at Serenity. Our focus is on simplicity and class in every service we offer. From expert hair styling to meticulous nail care and indulgent mani-pedis, Serenity is dedicated to providing a seamless and classy experience. Our professionals are committed to enhancing your natural beauty with precision and care, ensuring that your visit is a timeless celebration of self-care.





DRINKS **SIPS OF LUXURY**

Raise a glass to the first licensed salon in the UAE at Serenity's bar. Our drink menu boasts expertly crafted cocktails and a curated selection of beverages designed to enhance your salon experience. From revitalizing elixirs to classic teas and refreshing juices, our drink options are thoughtfully chosen to add a touch of luxury to your visit. Sip, unwind, and celebrate this unique experience with us as we redefine beauty and relaxation in the heart of the JVC. Cheers to a new era of indulgence at Serenity!

THE CREATORS

BREAKING NEW GROUND

SIX HOSPITALITY and MOTION HOSPITALITY have teamed up to redefine the F&B landscape in Dubai. Together, we are bringing an unprecedented opportunity to own and operate a licensed F&B retail space within the prestigious Courtyard by Marriott Hotel & Marriott Luxury Family Residences in JVC Dubai.

For the first time, entrepreneurs can purchase freehold F&B outlets with title deeds, eliminating rent and maximizing profits. This unique investment model, backed by a substantial 100 million Dirham investment from TEN HOLDING, offers exceptional returns and complete ownership control.

Expert partner, MOTION HOSPITALITY, provides comprehensive support from concept development to daily operations, ensuring the success of every venture. Together, we are committed to creating a vibrant F&B destination that caters to diverse tastes and preferences, while elevating Dubai's hospitality scene to new heights.

We aim to make The Courtyard by Marriott Hotel & Marriott Luxury Family Residences the ultimate F&B destination for everyone.

