

# MARWA HOMIES 4

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JVC, DUBAI







“There is no power for change greater than a community discovering what it cares about.”

-Margaret J. Wheatley

3

HIGHWAYS

Al Khail / Hessa / MBZ Road

5

MINUTES

The Circle Mall & JVC Park

15

MINUTES DRIVE

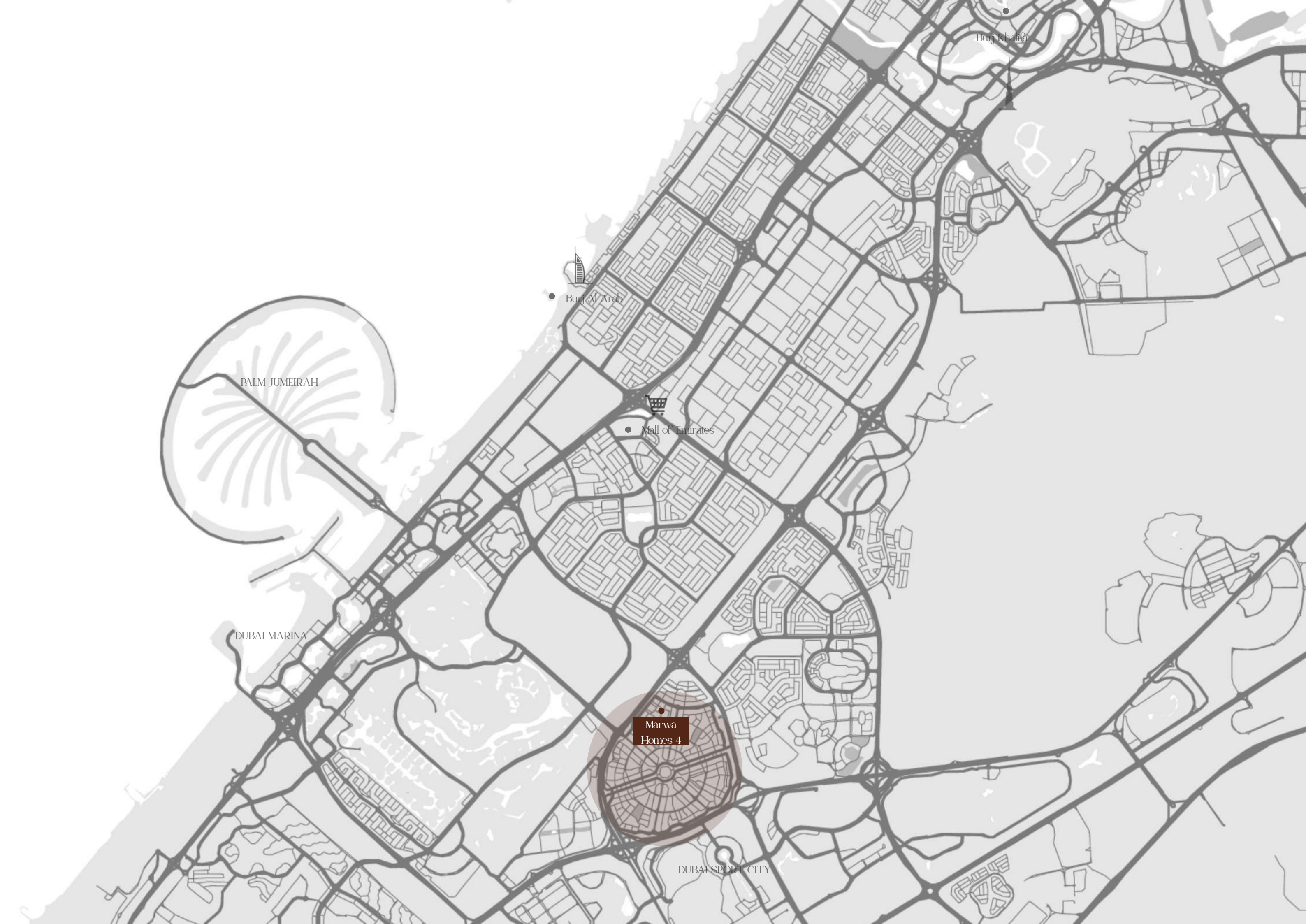
BEACHES : JBR, Dubai Marina, Palm Jumeirah

FACILITIES

The Circle Mall  
JSS International School  
Ladybird Nursery JVC  
Right Health







Burj Khalifa

Burj Al Arab

PALM JUMEIRAH

Mall of Emirates

DUBAI MARINA

Marwa  
Homes 4

DUBAI SPORT CITY









## **NEW WORLD DEVELOPMENT LLC**

New World Development LLC bring you a new world of Apartments, Flats and villas that matches your interests with an emerging brand look. New World Development LLC are with the unique styles and perceptions that conceit among other home builders. The quality materials which cover our individuality in our Apartments and Villas let you to gain professional results. New World Development LLC are one of the good Home builders in Dubai which had undertaken a bunch of projects in its triumph.

New World Development LLC have projects in Jumeirah Village Circle & Meydan sofar. With a prominence on flexibility, our qualified workforce makes your dream for Villas and flats in its elegant mode.

**“EMPOWER YOUR WEALTH”**

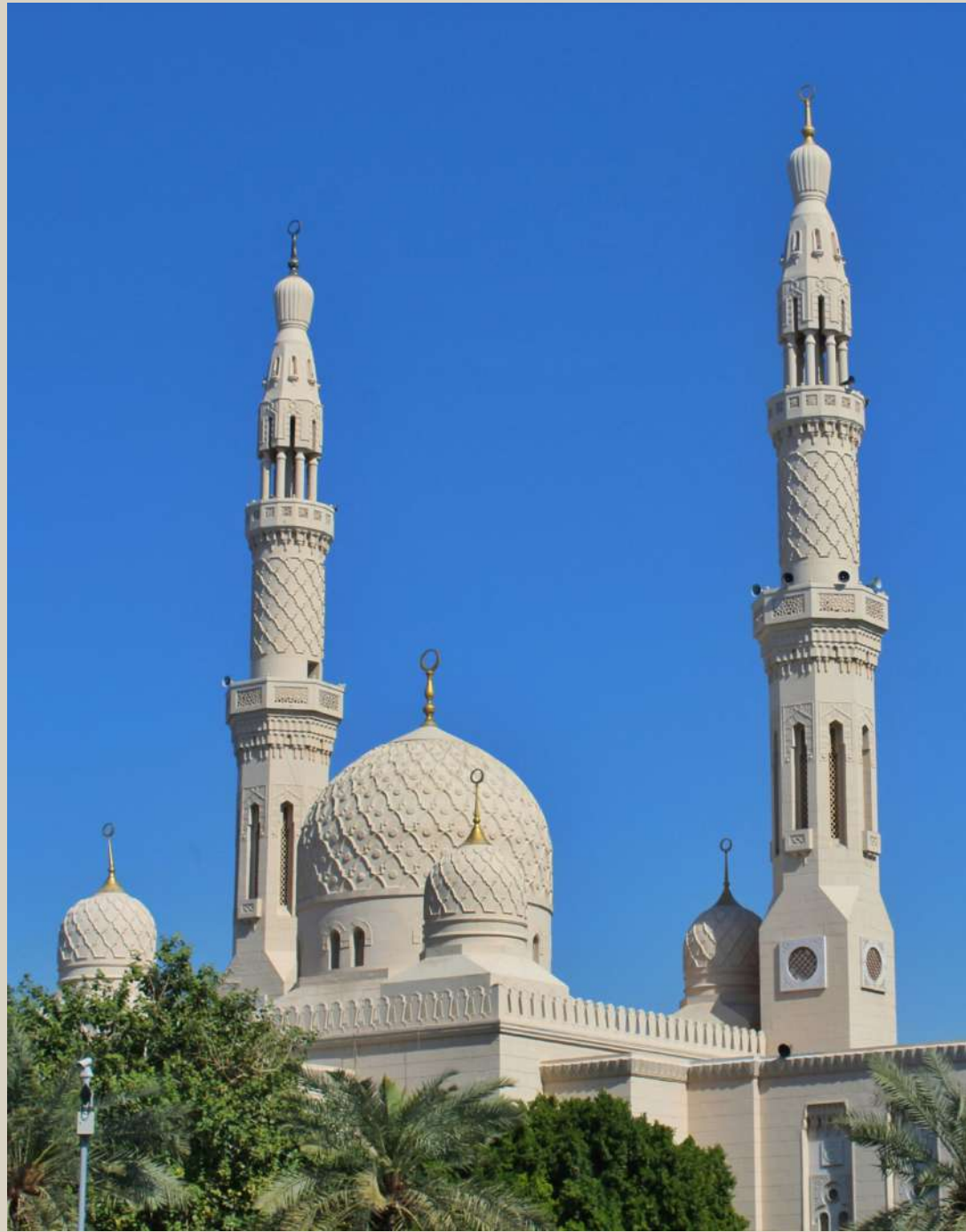






Jumeirah Village Circle boasts an abundance of meticulously maintained parks, offering its residents over 40 splendid green spaces to relish. Renowned as the go-to place for those seeking a connection with nature, JVC is conveniently situated with excellent accessibility to major thoroughfares like Al Khail Road and Hessa Street, facilitating easy travel around Dubai for both business and leisure purposes. The presence of Circle Mall adds to the appeal, providing a myriad of retail stores, while a diverse array of restaurants, bars, and cafes further enhances the vibrant lifestyle of JVC. Consequently, Jumeirah Village Circle has witnessed a surge in popularity as a highly sought-after residential area in Dubai.









### **JUMEIRAH VILLAGE CIRCLE FEATURES:**

- Schools for the Community
- Proposed Mosques
- Healthcare Facilities
- Supermarkets
- Parks with Kids Play area
- Community Center
- State of the Art Infrastructure









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Embracing the townhouse lifestyle involves immersing oneself in a unique residential experience that combines the comforts of a home with the convenience of community living.

Typically offer a balance between privacy and shared spaces, creating a sense of community while allowing residents to enjoy their personal living space.

**FEATURES:**

- Kitchen with Home Appliances
- Mitsubishi Home Elevators with Safety Systems
- Luxury Flooring for Master Bedroom
- Video and Audio Intercom System
- Swimming Pool (Optional)
- Luxury Bathroom
- Walk in Closet for Master Bedroom
- Storeroom
- Two Covered Parking
- Stylish Designed Flooring and Tiling
- Maid's Room









A private home elevator, equipped with a comprehensive safety system.









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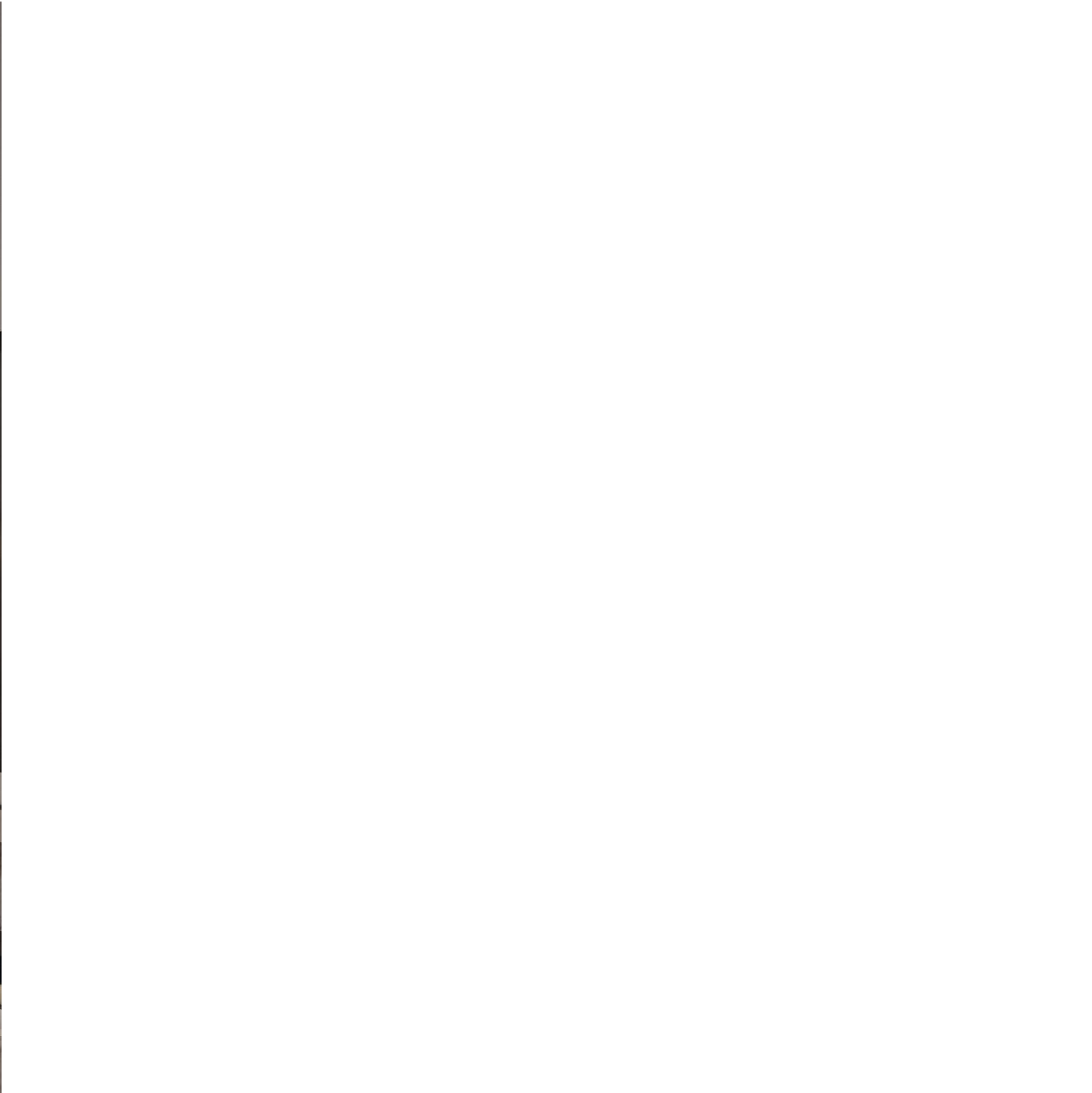
The interior living space exudes a subtle aesthetic, characterized by an efficient and thoughtful design that maximizes the use of space.

This results in cozy and functional areas that cater to the needs of the residents.

















Exquisite craftsmanship is the defining characteristic of this intricately detailed kitchen









A soft and smooth ambiance is achieved as beige tones cascade throughout the interior, complemented by the use of gentle materials.

















The refined design aesthetic integrates tones of white, earthy colors, and exquisite natural materials to craft a sophisticated and tranquil living space that exudes openness and brightness. Indulge in the luxury of comfortable daily moments within this lavish home, flooded with natural light.









## **MASTER BATHROOM:**

- The master bathroom boasts an elaborate terrazzo tile feature, complete with a built-in basin, carefully selected plumbing fixtures, and distinctive accessories.





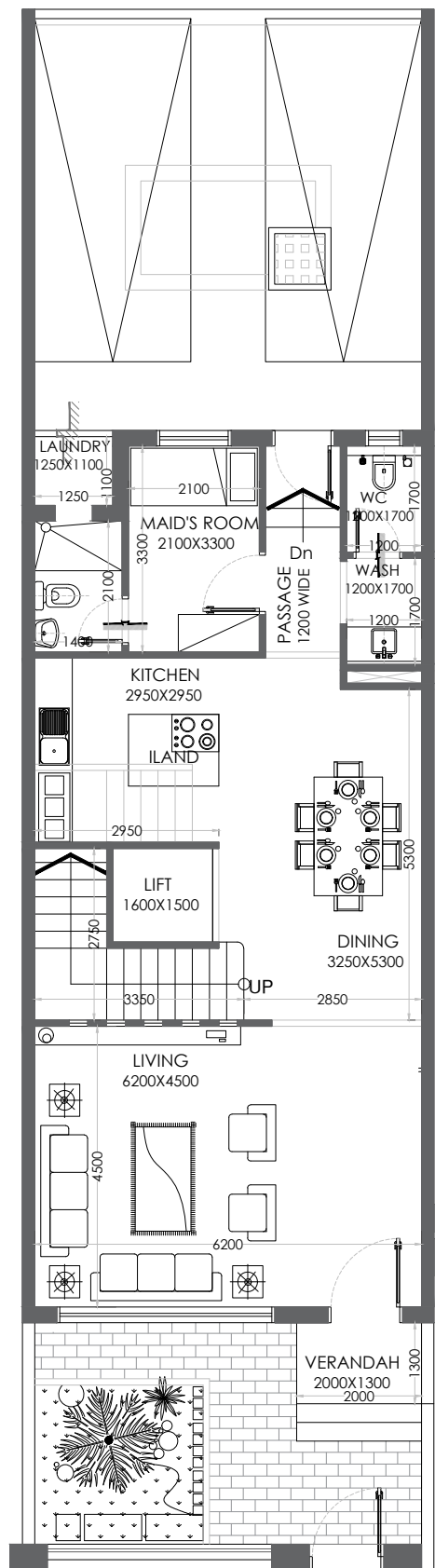




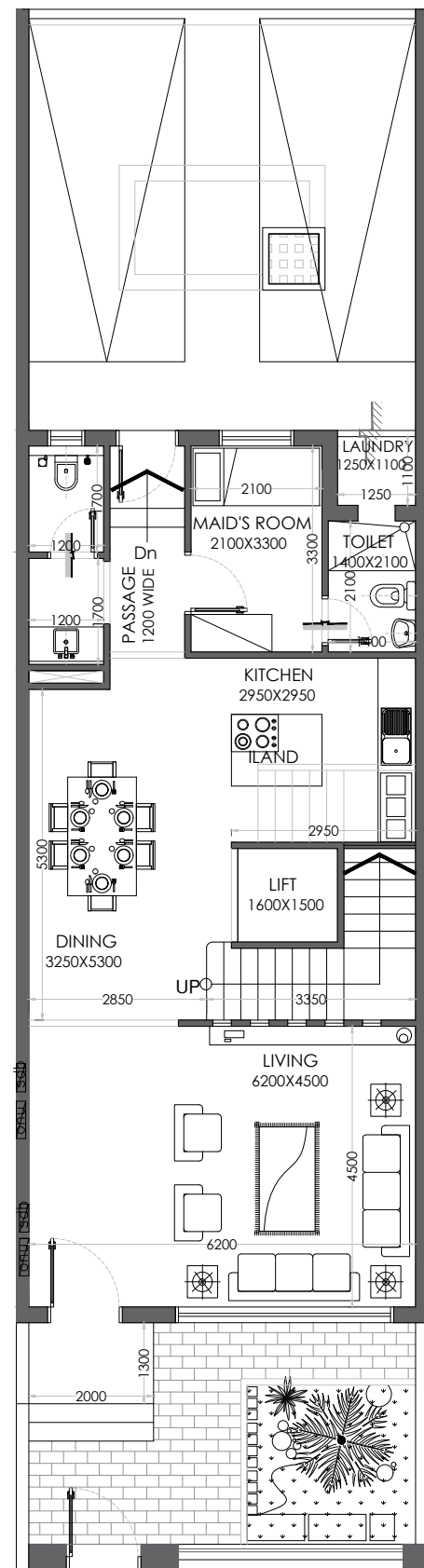


## **GROUND FLOOR**



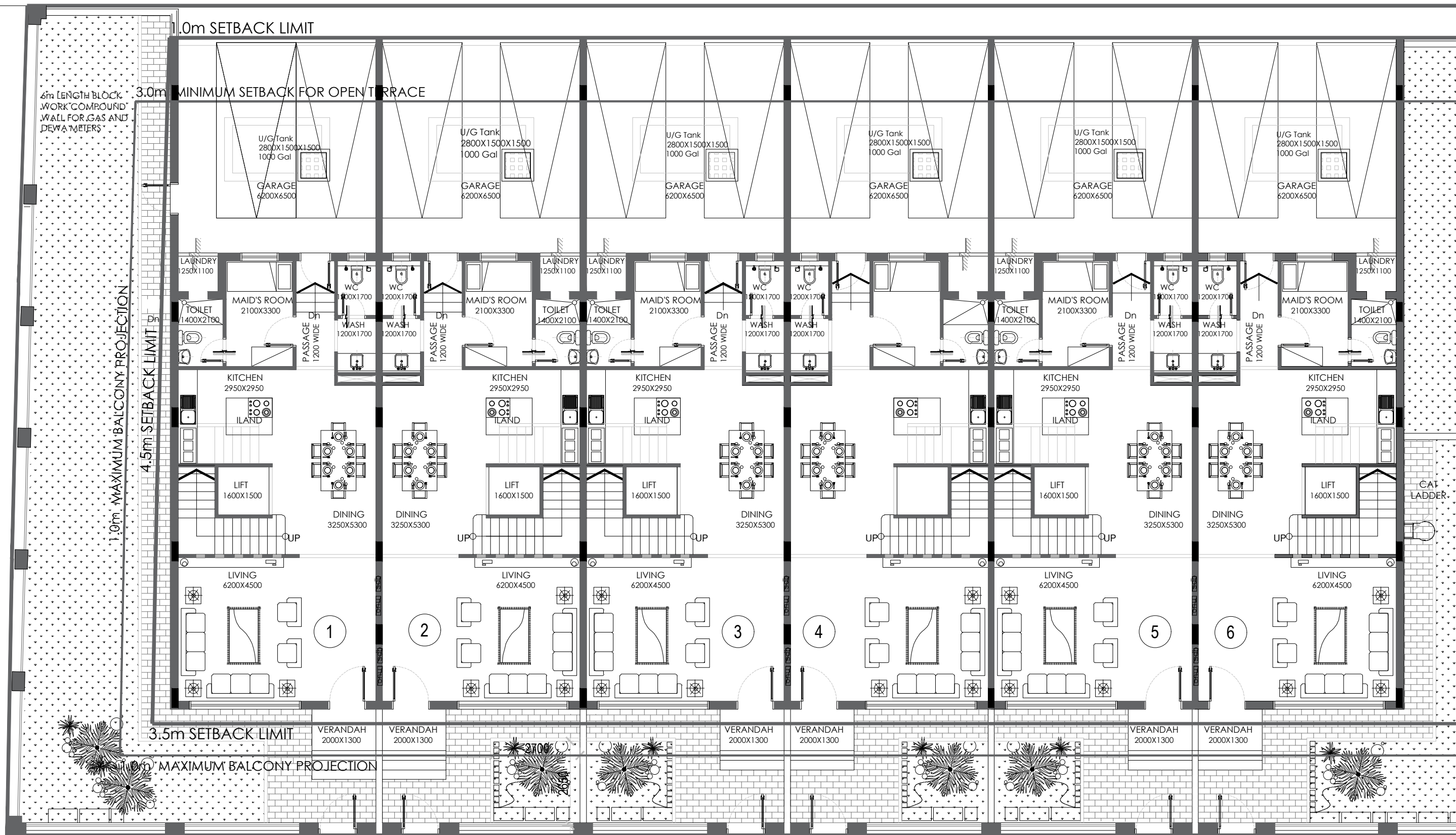


LAYOUT TYPE A

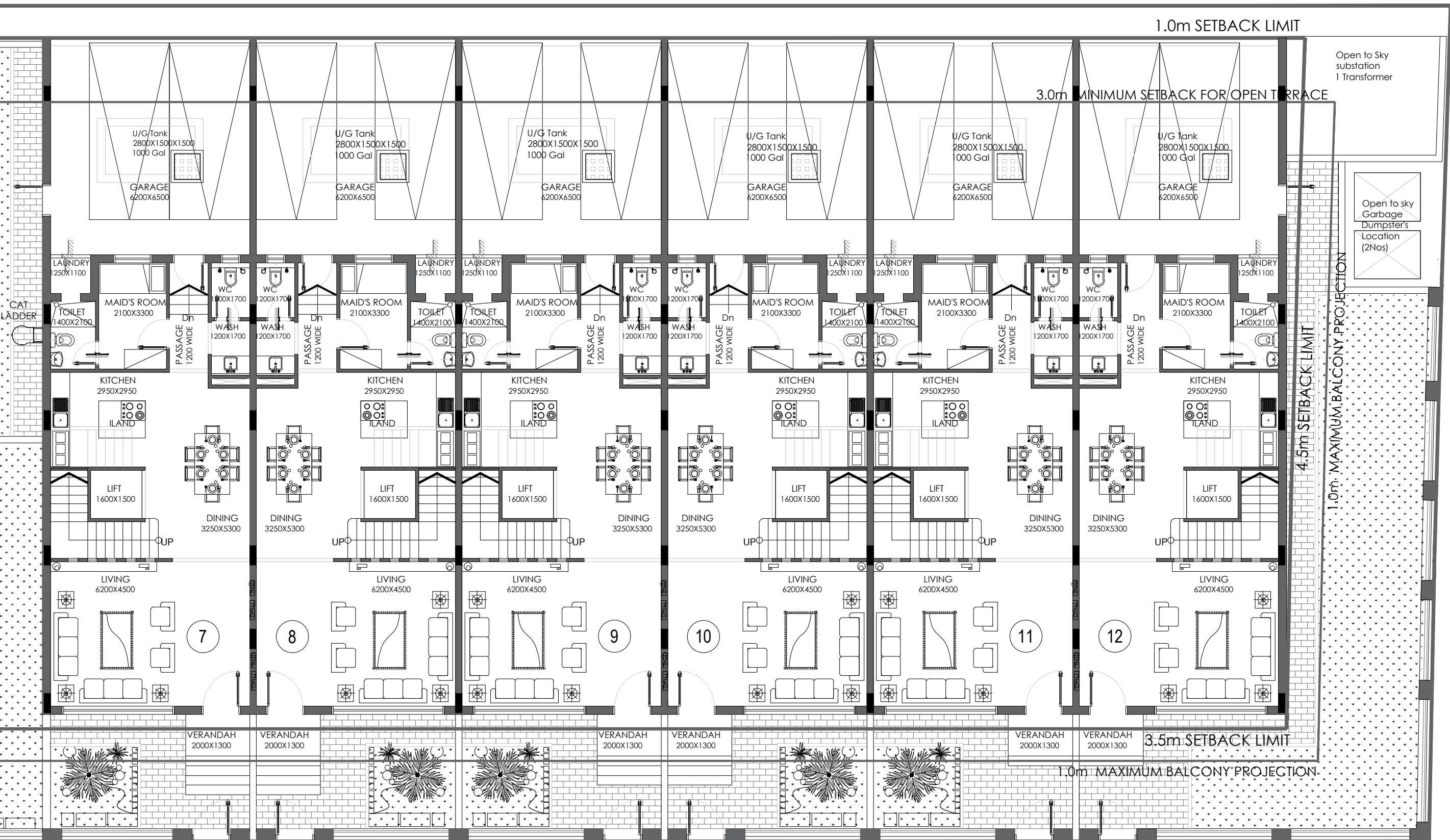


LAYOUT TYPE A  
MIRRIORED







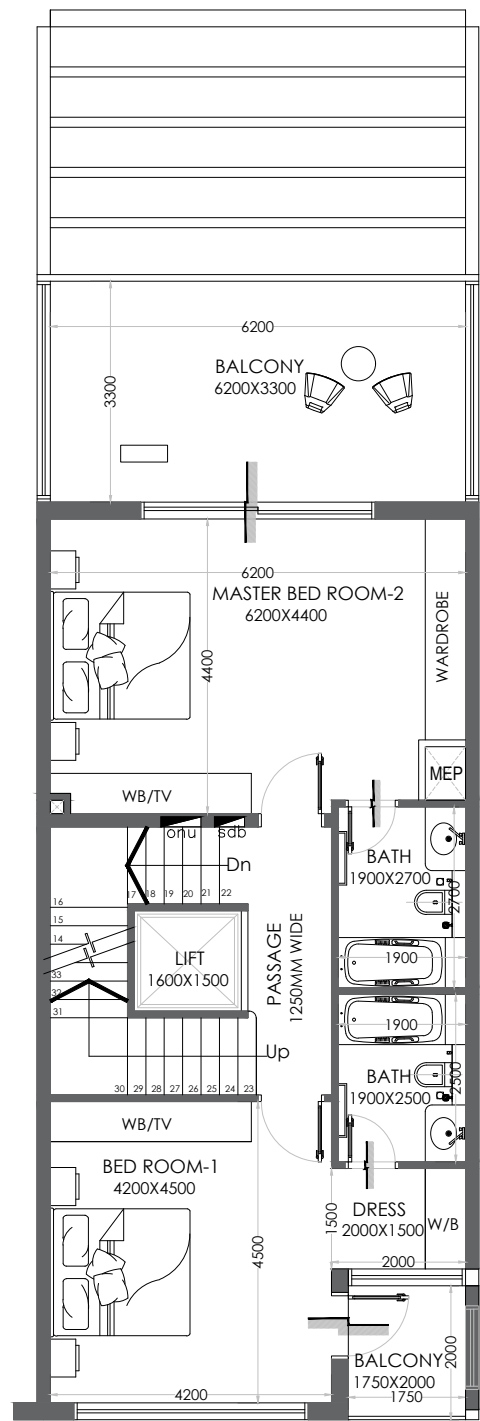


**GROUND FLOOR**

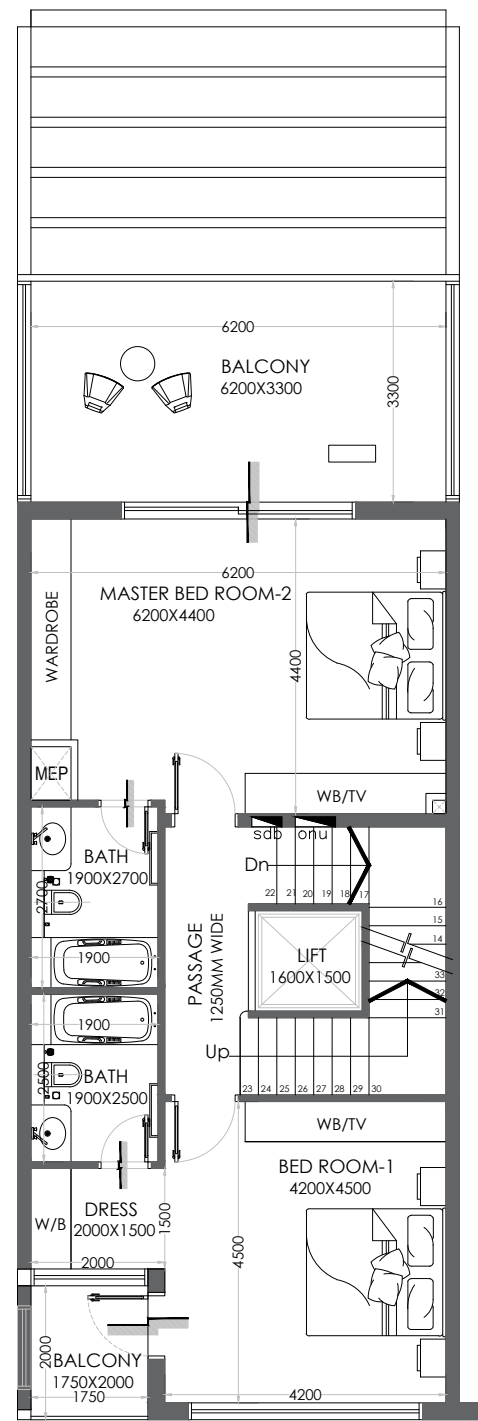


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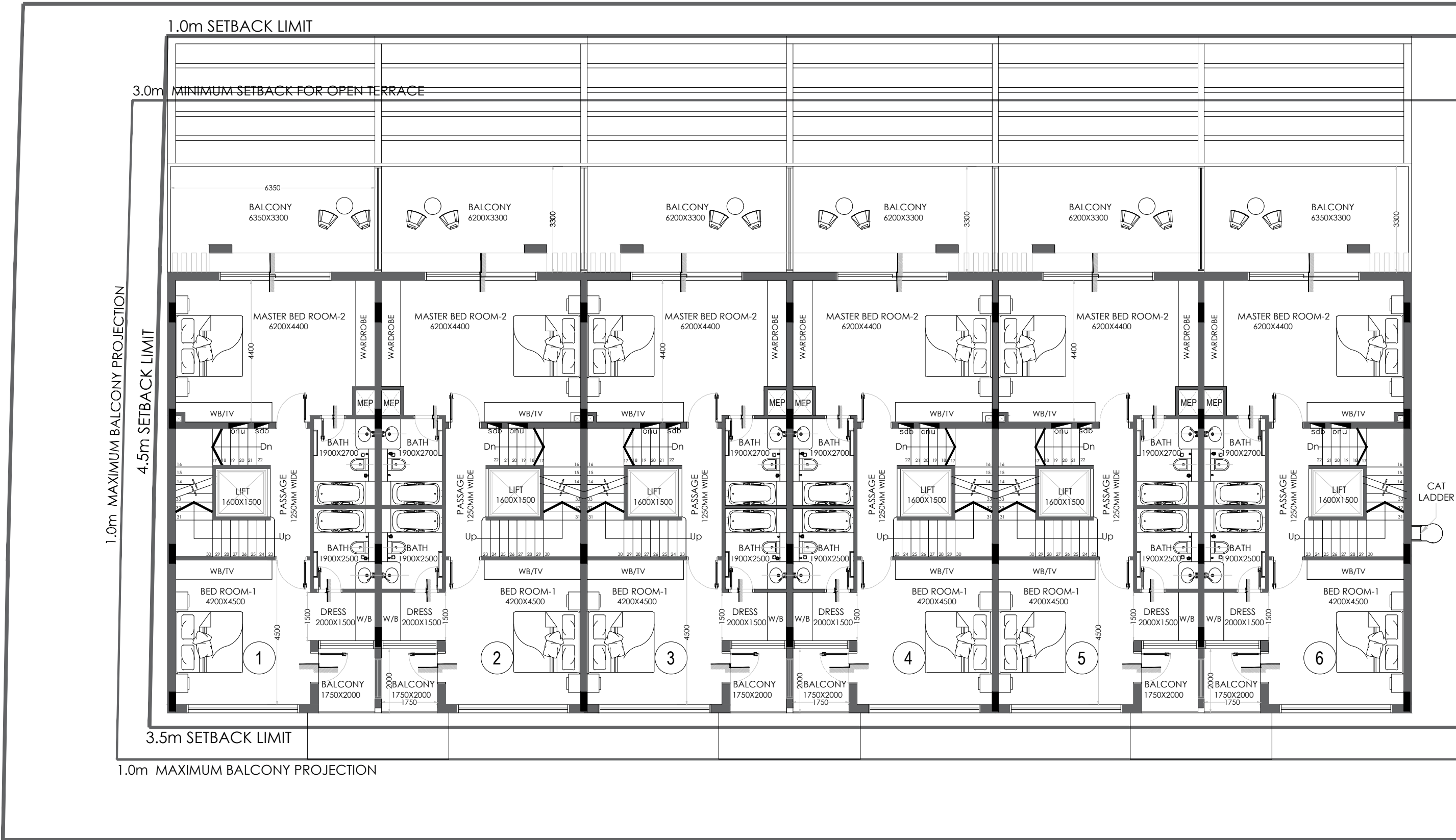


LAYOUT TYPE A



LAYOUT TYPE A  
MIRRIORED





1.0m SETBACK LIMIT

3.0m MINIMUM SETBACK FOR OPEN TERRACE

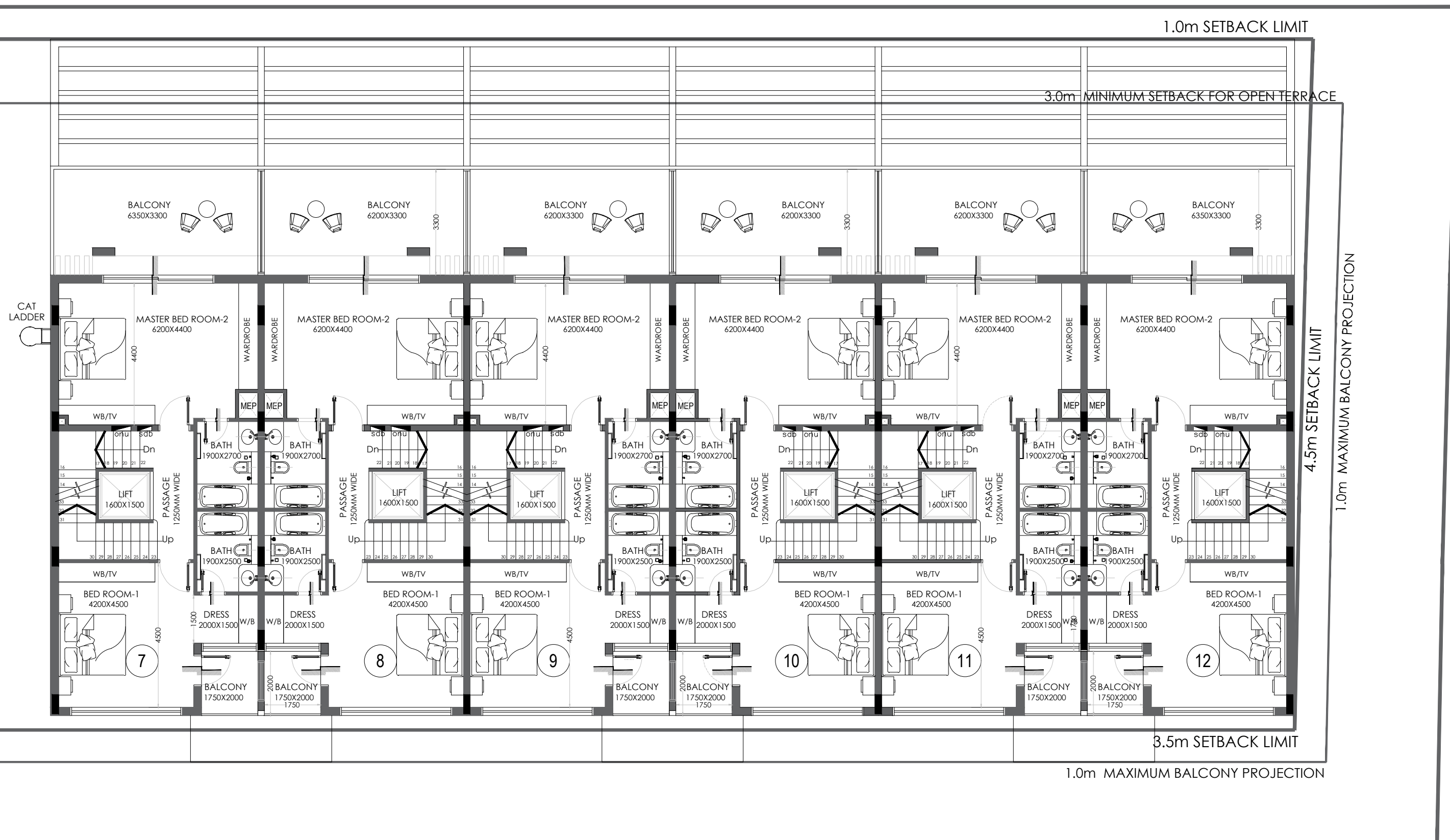
1.0m MAXIMUM BALCONY PROJECTION  
4.5m SETBACK LIMIT

3.5m SETBACK LIMIT

1.0m MAXIMUM BALCONY PROJECTION

CAT LADDER



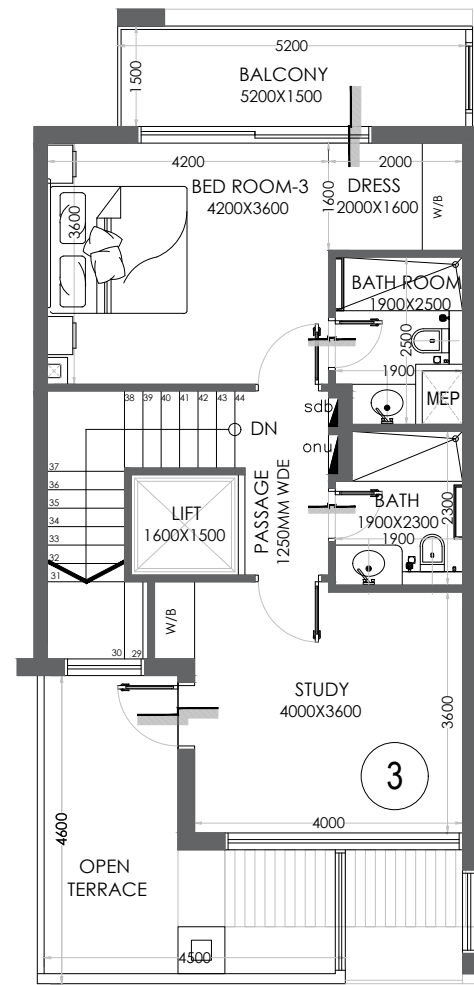


# FIRST FLOOR

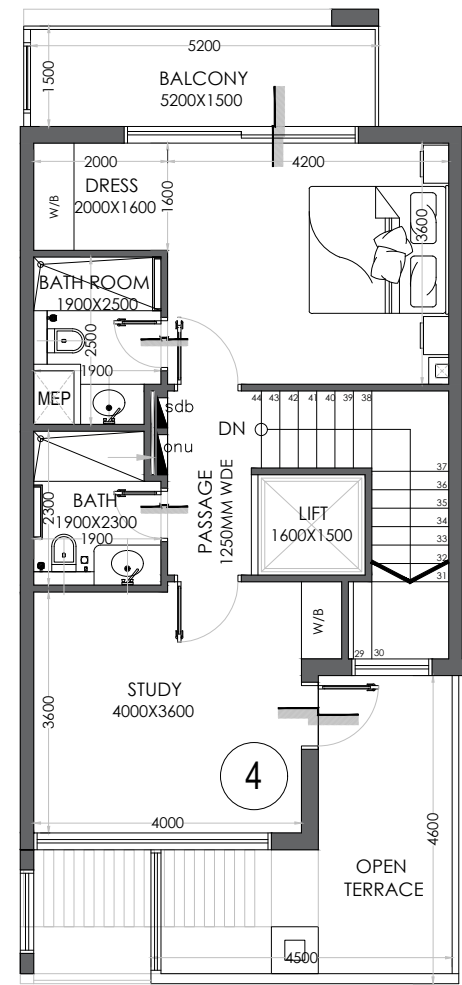


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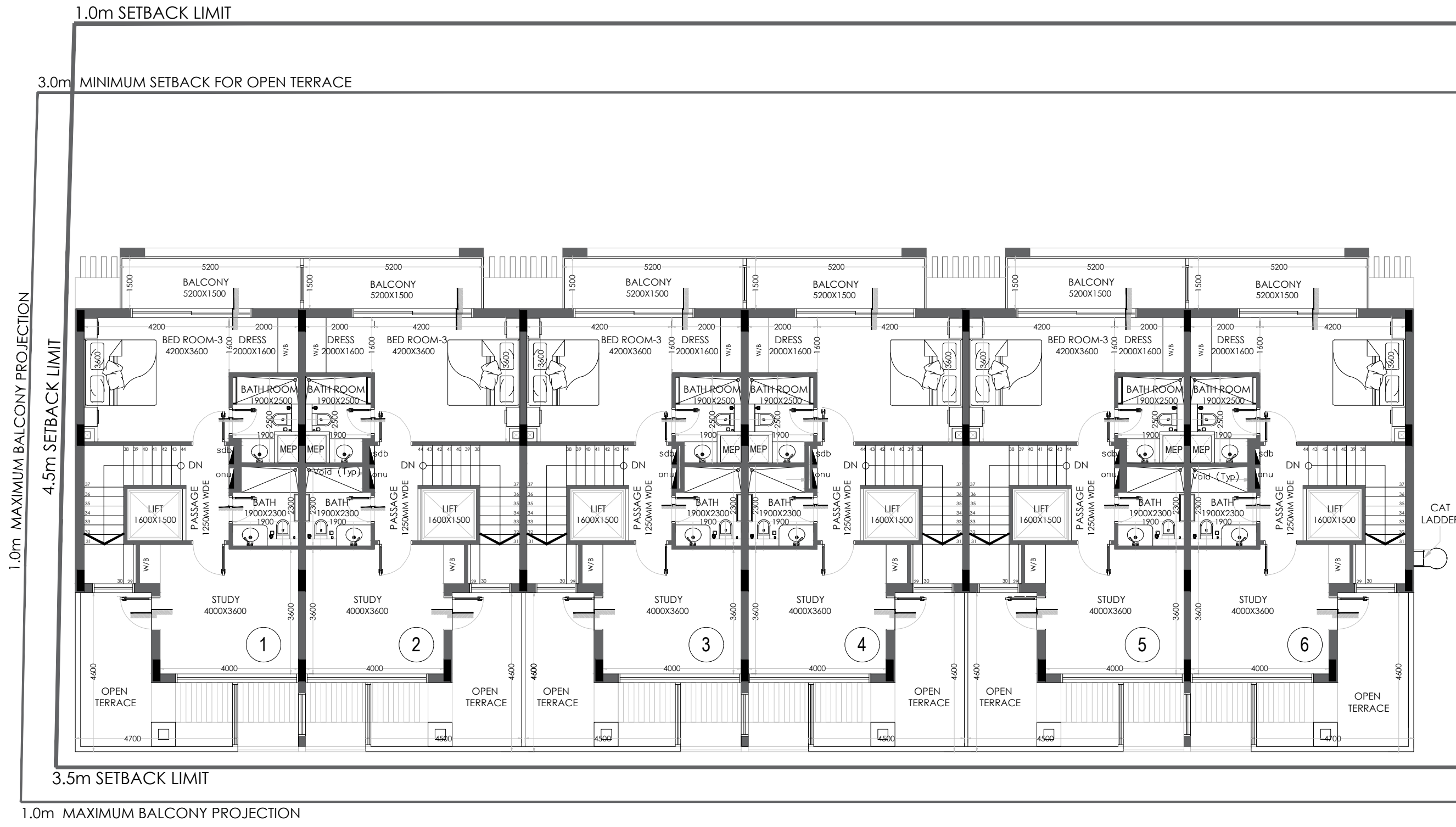


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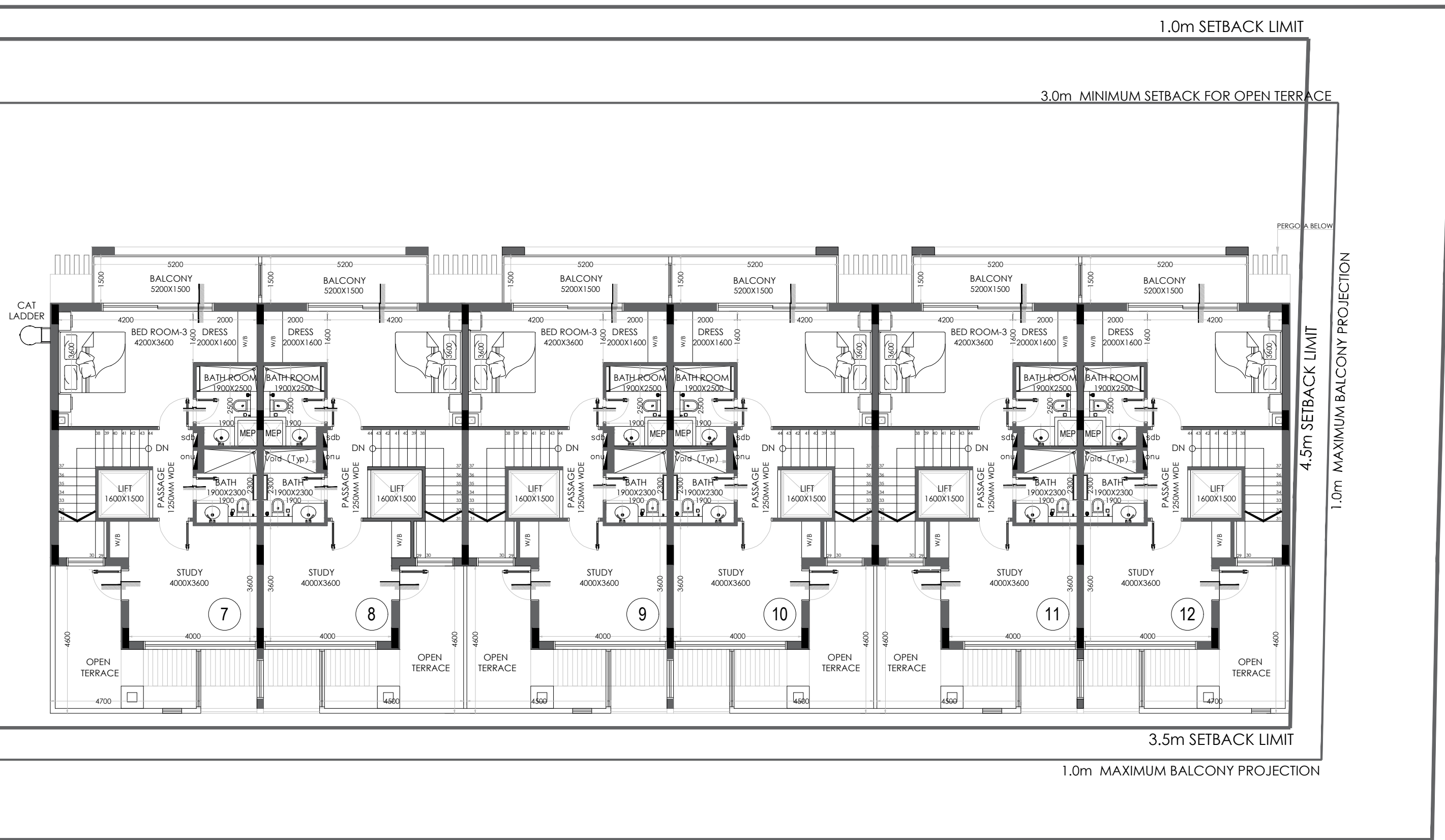


LAYOUT TYPE A  
MIRRIORED









**SECOND FLOOR**



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