

Obj.1



Ozone1
RESIDENCE

DIVE INTO LIFE

INHALE THE TRANQUILITY

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.

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BESTSELLER 2023

JVC is one of the most sought-after districts among buyers and tenants, and for good reason.

Future Growth

Due to the Dubai 2040 Urban Master Plan, the JVC area is a priority area for the urban planning authorities. Its central location to the World EXPO 2020 and Al Maktoum International Airport is among the main reasons for the uprising interest in the place.

Privacy

Despite its proximity to the main attractions, the area is far from crowded tourist routes and all the hustle and bustle of a big city. It is a quiet urban oasis of villas, townhouses, and elegant low-to-mid-rise houses.

Transport Accessibility

JVC is located in the heart of New Dubai and is well connected to the city through 3 main highways: Al Khail, Hessa, and MBZ Road. As part of the "20-minute city" program, the construction of the Blue Line of the metro is expected.

City within a City

One of the most significant advantages of the area is that all the necessary infrastructure is within walking distance. Supermarkets, parks, restaurants, fitness centers, and swimming pools are located nearby or in your home

Family-Friendly Environment

JVC is a quiet area with playgrounds, landscaped parks (more than 30), kindergartens, and schools with a good reputation.

Affordability

Jumeirah Village Circle, a hidden gem, offers a perfect blend of quality and affordability.

An architectural rendering of a modern high-rise residential building. The building features a prominent facade with a grid of blue-tinted balconies, each containing a small green plant. The ground floor is characterized by a white, perforated metal screen with a repeating diamond pattern. The building is set against a bright sky with soft clouds, and the foreground is landscaped with palm trees and low-lying greenery. A second, taller building is visible in the background to the left.

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18
MIN

Palm Jumeirah

5
MIN

Park

10
MIN

Dubai Autodrome
Dubai Marina
Mall of the Emirates

25
MIN

Dubai International Airport

15
MIN

Burj Al Arab
Emirates Golf Club
Downtown Dubai

TO
ABU DHABI

CONNECTED TO THE CITY

Ozone 1 is well connected to the city through 3 main highways: Al Khail, Hessa, and MBZ Road.

THE WORLD



PALM JUMEIRAH



BURJ AL ARAB

JUMEIRAH BEACH

DUBAI MARINA

DOWNTOWN DUBAI & BURJ KHALIFA

TO SHARJAH & NORTHERN EMIRATES



MALL OF THE EMIRATES

BUSSINES BAY

DUBAI INTERNATIONAL AIRPORT

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DUBAI HILLS MALL

THE ELS CLUB AT DUBAI SPORT CITY

DUBAI MOTOR CITY

DUBAI AUTODROME

DUBAI WORLD CENTRAL



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OZONE 1 is a 25-story residential project with a swimming pool and fully furnished apartments based on the concept of self-care: from state-of-the-art air-conditioning and air purification systems to a yoga studio and aromatherapy.

District 13, Jumeirah Village Circle

HANDOVER Q3 2026

B+G+4P+21+R

STUDIO	1BR	2BR	TOTAL
42	144	83	269





A palm tree silhouette is visible on the left side of the image, set against a light blue sky. The right side of the image features abstract, flowing blue lines that create a sense of movement and depth. The overall aesthetic is clean and modern.

DISTINCTIVE ATMOSPHERE

OZONE 1 provides a distinctive atmosphere where every element is crafted to align with your inner self and the surrounding world. It serves as your retreat in the midst of the metropolis, a breath of fresh air amid the hot desert sands.



You're here.
You're home
You're in OZONE 1.



YOU'RE HOME

Stop. Breathe in. Pause. Breathe out.

Feel the fresh air, and let oxygen into every cell of your body. Pause life without missing anything important.

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AMENITIES



OUTDOOR SWIMMING POOL FOR KIDS AND ADULTS WITH SHOWERS, POOLSIDE SUN LOUNGERS, AND CABANAS



OUTDOOR SQUASH COURT

Ozone1 RESIDENCE



OUTDOOR AND INDOOR YOGA



STATE-OF-THE-ART AIR-CONDITIONING AND AIR PURIFICATION SYSTEMS



A SOFT-LOUNGE LOBBY WITH 24/7 CONCIERGE SERVICE



SAUNA AND AROMA ROOM



AN OPEN-AIR LOUNGE AREA WITH A BBQ & DINING AREA, AND A KITCHEN



KIDS AREA WITH A CLIMBING WALL



CLUBHOUSE WITH A CINEMA





GREEN AREA SYSTEM
FOR AIR COOLING



GYM



SEMI FURNISHED
FURNISHED
APARTMENTS



4-STORY PARKING

01





PERFECTING THE AIR WITH DAIKIN

Daikin is a world-leading air conditioning manufacturer with a noble mission: Perfecting the Air. Our project, Ozone 1, shares the same vision — we aim to provide our residents with the best air quality possible. This idea inspired the name, Ozone 1

Daikin air conditioning system offer superior performance, energy-efficiency, and comfort in stylish solutions conforming to all interior spaces and lifestyles. It utilizes Daikin technology for lower costs and environmental impact.

Daikin ventilation system is designed to maintain indoor air quality by providing sufficient levels of fresh outdoor air and humidity control.

1

INVERTER

Contributes to greater energy savings and comfort



2

HEAT PUMP

Absorbing and moves heat from the air

3

REFRIGERANT CONTROL

Efficient heat transport



STATE-OF-THE-ART AIR PURIFICATION & IONIZATION SYSTEM

Imagine breathing at home as if you're walking in the middle of a forest, feel the fresh air that clears your mind, preparing you for a successful day in the city of endless opportunities.



A SOFT-LOUNGE LOBBY WITH 24/7 CONCIERGE SERVICE

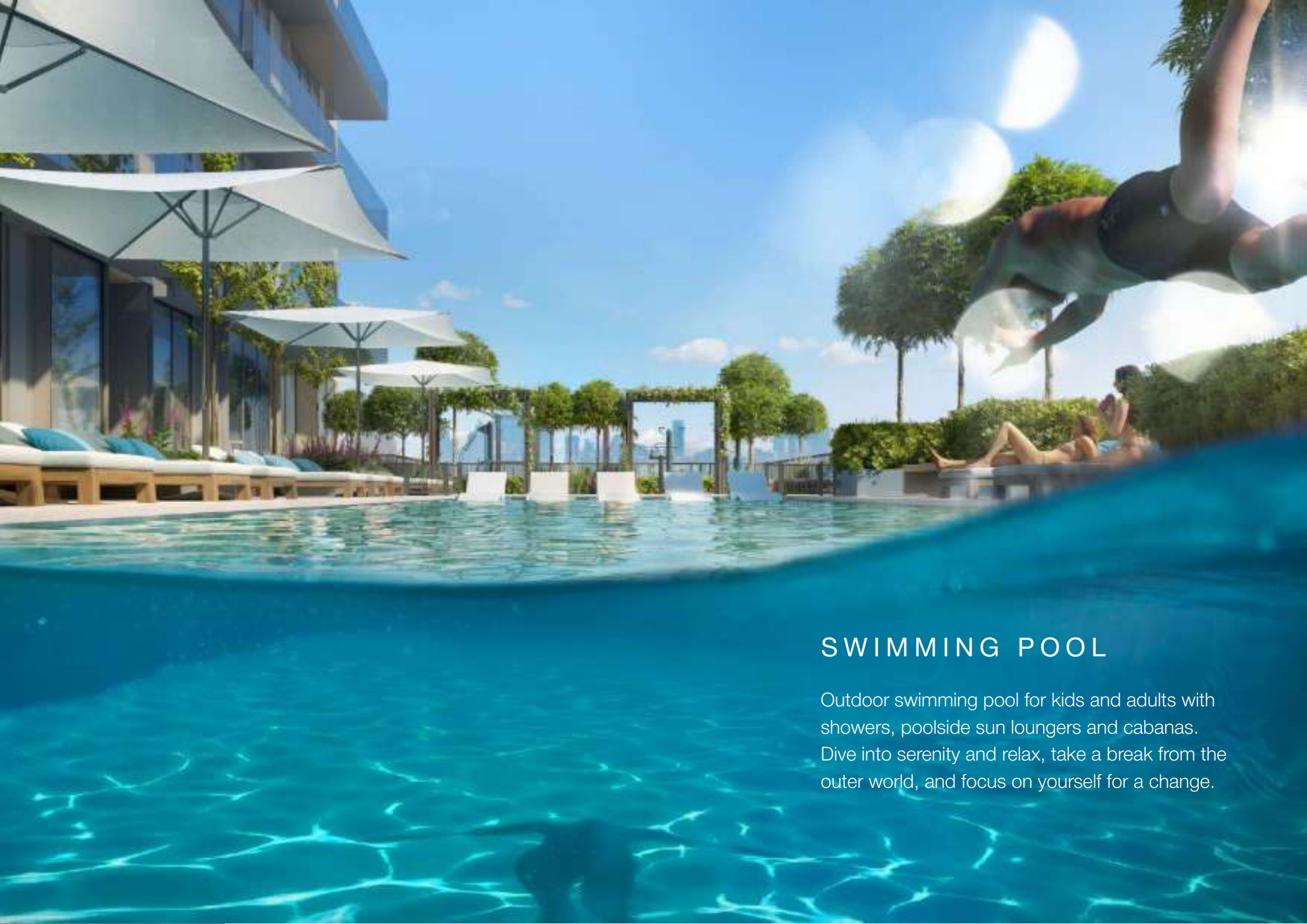
The spacious themed lobby with a soft lounge area and 24/7 concierge service supports the project's idea of self-care. Fully-grown trees, aesthetically designed interior accents, flowing shapes, and all-natural materials organically rejuvenate one's energy, creating an ambiance of a perfect retreat.

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SWIMMING POOL

Outdoor swimming pool for kids and adults with showers, poolside sun loungers and cabanas. Dive into serenity and relax, take a break from the outer world, and focus on yourself for a change.




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SAUNA AND AROMA ROOM

An ideal place to unwind after a busy day or a quality workout. The aroma room immerses residents in soothing scents, promoting relaxation and well-being.

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A modern children's play area with a climbing wall, bookshelves, and a reading area. The room features a large, geometric wooden climbing wall with blue handholds. A child is climbing, while another stands nearby. In the foreground, a group of children sits on the floor around a circular bookshelf, reading. The room has a grey carpet, a blue beanbag chair, and a large window on the right. The ceiling is white with a glowing circular light fixture. The overall atmosphere is bright and spacious.

KIDS AREA WITH A CLIMBING WALL

A bright, spacious room for children to socialize and conquer challenges, helping them release extra energy before bedtime

A modern outdoor play area for children, featuring a large, curved, white fabric canopy supported by dark metal poles. The play area includes various equipment such as climbing ropes, a wooden table, and a wooden bench. Children are seen playing, including a girl riding a balance bike and a boy walking. The background shows a city skyline with tall buildings and green trees.

OUTDOOR KIDS PLAY AREA

This shaded area provides enough space for children to stay active and unleash their creativity.





GYM

State-of-the-art sports equipment combines with a great view to boost residents' energy for one more prolific day in the city.

ozone1

The background of the image shows an outdoor fitness and yoga area. There are several trees, including a large, leafy tree on the right. In the distance, a large, modern building with a curved, white facade is visible under a blue sky with some clouds. The overall scene is bright and airy, suggesting a pleasant outdoor environment.

OUTDOOR FITNESS AND YOGA

A cozy outdoor space for the best
yoga experience, allowing you to find
inner peace.

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CLUBHOUSE WITH A CINEMA

A great place for socializing, playing games,
or enjoying movie nights together.





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OUTDOOR SQUASH COURT

Enjoy an exciting game and a perfect workout right outside your doorstep!

BBQ & KITCHEN WITH DINING AREA

Experience all the benefits of outdoor living without actually leaving the building. Relax with family or friends while preparing your favorite meals in a perfectly landscaped location.











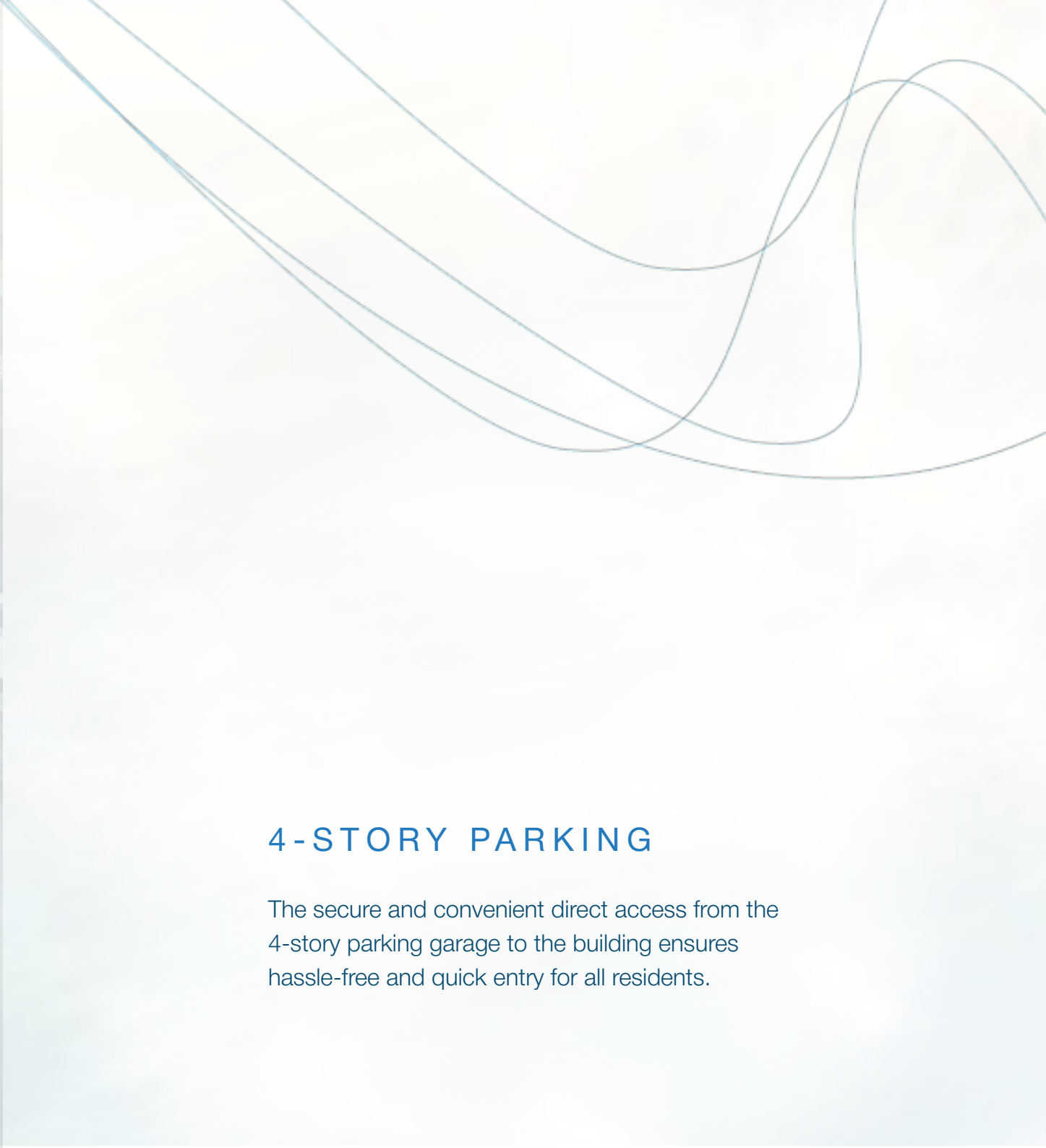
P2
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P2
→

P1

P1

P2
→



4-STORY PARKING

The secure and convenient direct access from the 4-story parking garage to the building ensures hassle-free and quick entry for all residents.

GROUND FLOOR

- 1 RETAIL 1
- 2 RETAIL 2
- 3 MAIN ENTRANCE
- 4 MAIN LOBBY
- 5 LIFT LOBBY
- 6 DISABLED PARKING

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1

4

3

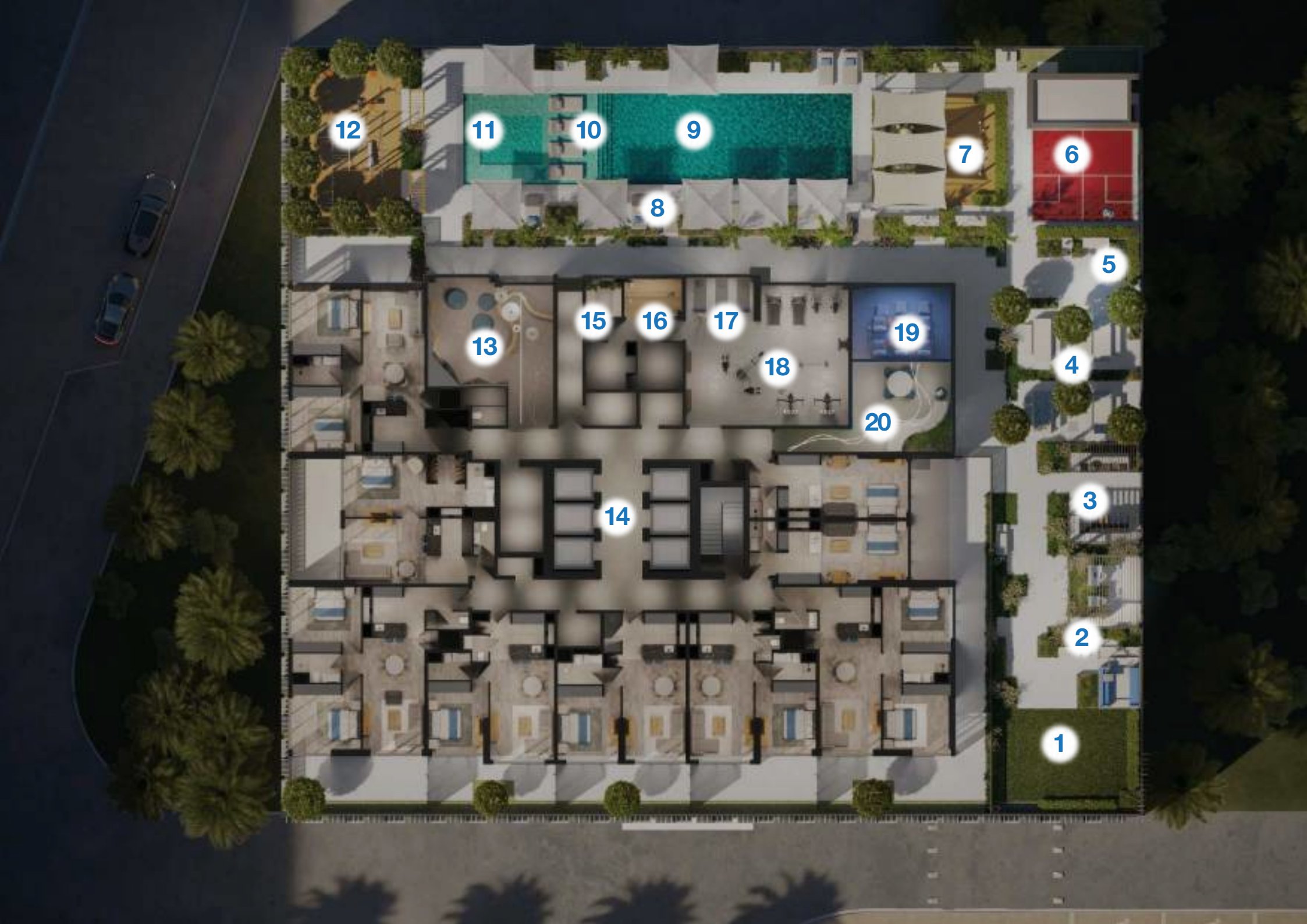
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PODIUM FLOOR

1	OUTDOOR YOGA GREEN AREA	11	KIDS POOL
2	OUTDOOR LOUNGE	12	OUTDOOR GYM
3	BBQ & KITCHEN	13	KIDS PLAY AREA
4	DINING AREA	14	LIFT LOBBY
5	SITTING AREA	15	AROMA ROOM
6	OUTDOOR SQUASH	16	SAUNA
7	OUTDOOR KIDS PLAY AREA	17	YOGA ROOM
8	SUN LOUNGERS	18	GYM
9	SWIMMING POOL	19	CINEMA
10	BAJA SHELF	20	CLUBHOUSE



12

11

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14

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Apartments













SEMI FURNISHED APARTMENTS

Brand-new apartments, elegantly furnished with furniture and appliances from leading European brands, are ready to welcome residents to Ozone 1.





FURNISHING

Kitchen

Household appliances	Bertazzoni (Italy)
Floor tiles	Turkey
Mixer	Ramon Soler (Italy)
Countertop	Quartz
Hardware	Blum
Ionizer	Electrolux

Bathroom

Mixers	Ramon Soler (Italy)
Tiles	Turkey

Bedroom

Ventilation	DAIKIN
A/C	DAIKIN

ADDITIONAL AIR PURIFICATION
AND IONIZATION IN EACH
APARTMENT FROM ELECTROLUX.



Healthy air in every breath. Effective protection against viruses, allergens and bacteria. Clean air is the key to good health, beauty and longevity.



The multi-level air purification and disinfection system 360° ROUND CLEAN helps protect the immune system throughout the year.



The ionizer refreshes the air and saturates it with negative ions to maintain tone.



On-line management and control via a mobile application via Wi-Fi

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1 FLOOR



2-21 FLOOR



PAYMENT PLAN

For Buyers

STAGE	%	MONTH
At the time of the booking	14	NOVEMBER 2023
30 days after the reservation date	10	DECEMBER 2023
1st Instalment	10	MAY 2024
2nd Instalment	10	NOVEMBER 2024
3rd Instalment	10	MARCH 2025
4th Instalment	10	JULY 2025
5th Instalment	10	DECEMBER 2025
6th(HANDOVER) Instalment	30	MAY 2026

For Buyers (POST HANDOVER)

STAGE	%	MONTH
At the time of the booking	14	NOVEMBER 2023
30 days after the reservation date	10	DECEMBER 2023
1st Instalment	10	MAY 2024
2nd Instalment	10	NOVEMBER 2024
3rd Instalment	10	MARCH 2025
4th Instalment	10	JULY 2025
5th Instalment	10	DECEMBER 2025
6-10th Instalment	2,5	5 MONTHS*
HANDOVER – MAY 2026		
11-28th Instalment	1	18 MONTHS**

* Payment is made within 5 months from January 2026 to May 2026. Payment rate 2,5%

** Payment is made within 18 months from June 2026 to December 2027. Payment rate 1%

PRICE GROWTH FACTORS

Bestseller

JVC is one of the most popular neighborhoods in 2022/2023

Proximity to Palm Jumeirah

The closest area to Palm Jumeirah and Dubai Marina

Developed Infrastructure

30+ parks, 6 fitness centers, 11 restaurants, 7 schools, The Circle Mall

Future Growth

JVC is a priority according to the Dubai 2040 Urban Master Plan

Furnished

Apartments are equipped with EU furniture and appliances. Looking brand new and ready to welcome residents.

Good Location

From JVC to anywhere in Dubai — 25 minutes by car

Metro Nearby

As part of the 20-Minute City program, a Blue metro line is expected to be built under the Dubai 2040 Urban Master Plan. Apartments are equipped with EU furniture and appliances. Looking brand new and ready to welcome residents.





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Object 1

District 13, Jumeirah Village Circle