

**PALATIUM
RESIDENCES**

“DREAMS GET REAL”





IMMERSE
YOURSELF IN
QUALITY LIVING





AHMADYAR DEVELOPMENTS:

Ahmadyar Developments is a beacon of upscale lifestyle & innovation in the dynamic real estate development landscape. With roots tracing back to Ahmadyar Group's inception in 1992, this esteemed entity has paved the way into a distinguished company, extending its reach across Afghanistan, the UAE, Turkey, and Europe. Specializing in premium properties and communities, Ahmadyar Developments epitomizes sophistication and excellence, catering to the discerning tastes of modern clientele. Through a strategic focus on bespoke projects tailored to contemporary lifestyles, coupled with a commitment to delivering exceptional returns investment, Ahmadyar Developments redefines quality living in Dubai and beyond.

32+

Years of Business
Excellence



Global Presence
in UAE, Turkey,
Europe and
Afghanistan

2000+

Number of
Employees

5+

Projects

VISIONARY LEADERSHIP:

Chairman of Ahmadyar Developments is testament to the power of determination and vision in business. From humble beginnings, he has ascended to pivotal role Afghanistan's business landscape, underscoring his tenacity and the immense potential for economic advancement in the region.

Tavakal Ahmadyar - Chairman

"I emphasize Dubai's status as a global real estate hub, reflecting our commitment to excellence and integrity. Our focus remains on prioritizing the needs of our clients & curating residences that embody Dubai's lifestyle in its prime. The real estate sector is vital for economic growth globally. Our commitment is to provide modern living environments that ensure high-end quality and value for our clientele."



EXPANSION INTO THE UAE:

Ahmadyar Developments, a leading name in real estate, has expanded into the United Arab Emirates (UAE). With a distinguished history spanning over 32 years, Ahmadyar Developments brings its legacy of excellence and innovation to Dubai, one of the world's most vibrant real estate markets.

Our entry into the UAE market signifies a commitment to redefining luxury living with bespoke properties & communities that epitomize sophistication & elegance. Each project is designed to cater to modern lifestyles, offering residents an unparalleled living experience characterized by superior craftsmanship and visionary design.





Investors can expect exceptional returns on investment, backed by Ahmadyar Developments' track record of delivering premium properties that appreciate over time. Our dedication to excellence & integrity ensures that every aspect of our development exceeds expectations, from design to customer service.



AHMADYAR



PALATIUM
RESIDENCES

SHOP1 SHOP2

PALATIUM RESIDENCES

Palatium Residences, an extraordinary project by Ahmadyar Developments, invites you to experience the epitome of upscale living in Dubai. With its exclusively designed apartments and advanced smart home automation, Palatium Residences sets a new standard for urban living. Located in one of the prime areas within Jumeirah Village Circle, our studio, 1, 2, & 3 bedroom apartments offer premium finishes, including porcelain tiles and exquisite woodwork, ensuring elegance and sophistication at every turn. Residents can also expect exceptional maintenance services catering to their needs, ensuring seamless living experiences.

All units come with smart home automation, kitchen appliances, ensuring convenience for your culinary endeavors. High ceilings and wall-to-wall windows brighten each apartment with natural light, offering breathtaking community views and lush parks. Ensuite bedrooms provide a private sanctuary with elegant finishes and thoughtful details. Additionally, residents can expect high-end branded quality and finish throughout the property.



**FIVE
HOTEL**

**JVC CASTLE
PARK**



**PALATIUM
RESIDENCES**



RELIVE YOUR DREAMS INTO PROMISING REALITIES

2026 COMPLETION
YEAR

147 APARTMENTS

G + 4P + 12 FLOOR
STUDIO APARTMENT
1-2-3 BEDROOMS

04 RETAIL
STORES

LIVE WITH PRIDE DUBAI UAE

Strategic Location: Gateway to the world, with unparalleled connectivity to global markets.

Economic Stability: Flourishing economy with diverse investment opportunities across various sectors.

Tax Benefits: Enjoy tax-free income and lucrative incentives for investors.

Cultural Melting Pot: Experience a vibrant mix of cultures, making Dubai a dynamic and cosmopolitan city.

Lifestyle Hub: Indulge in prime living, world-class amenities and year round sunshine.

Thriving Real Estate Market: Secure your future with stable property values and high rental yields in Dubai's booming real estate sector.

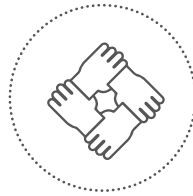
JUMEIRAH VILLAGE CIRCLE



Community
Living
Redefined



High-end &
Modern
Living



Diversity &
Inclusivity



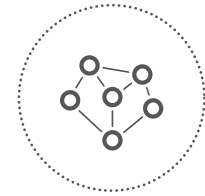
Ongoing
Infrastructure
Development



Affordable
Housing



Family
Friendly Spaces



Connectivity
Across The
City

LOCATION PERKS



Healthcare



Educational Facilities



Sports & Fitness



Recreational Spaces



Shopping Centers
& Malls



Eateries &
Restaurants







Strategically positioned off Hessa Street and near key thoroughfares such as Sheikh Zayed Road, Al Khail Road & Sheikh Mohammad Bin Zayed Road, Jumeirah Village Circle offers unparalleled connectivity to Dubai's major attractions. Residents of Palatium Residences enjoy easy access to renowned destinations, including proximity to:



E11 &
Al Khalil Road



15 KM JBR/
Dubai Marina



15 KM The Palm
Jumeirah



18 KM Business Bay/
Downtown



18 KM JAFZA



20 KM Expo
City Dubai



22 KM Al Maktoum
International Airport



15 KM Global
Village

COMMUNITY LIVING AT ITS BEST

At Palatium Residences, we understand the importance of fostering a sense of community for children and adults alike. Our planned amenities cater to families diverse needs, ensuring a harmonious living environment for all residents.

Moreover, our commitment to providing breathtaking views further enhances the sense of community at Palatium Residences. With vistas overlooking the vibrant community below and the serene greenery of nearby parks, residents can connect with nature and each other, creating a harmonious living experience that embraces the beauty of our surroundings. Whether admiring the skyline from a balcony or strolling through the landscaped grounds, every view at Palatium Residences reminds you of the vibrant community that thrives within our walls.





ARMADYAR

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STUDIO APARTMENT SPACES

Ideal for young professionals or those seeking a cozy retreat, our studio apartments offer a perfect blend of functionality and style. Thoughtfully designed to maximize space and comfort, these chic residences are perfect for modern living.

Total Area Space	Upto 550 Sq. Ft
Total Studio Units	28
Storage Space	Yes
Kitchen Appliances	Included
Smart Home Automation	Yes



1-BEDROOM APARTMENTS

Luxurious 1-bedroom apartments at Palatium Residences, where functional spaces are reimagined to offer the utmost comfort and style. Each residence is elegantly designed and thoughtfully crafted to provide a serene retreat from the bustling city life.

Terrace or Balcony Space	Balcony space available
1 BR Standard Size	Up to 900 Sq. Ft
Total 1 Bedroom Units	49
Storage Space	Yes
Kitchen Appliances	Included
Smart Home Automation	Yes



1-BEDROOM APARTMENTS WITH STUDY

Experience sophistication in our luxurious 1-bedroom study apartments. Thoughtfully designed, these residences seamlessly blend functional spaces with elegant style, offering a calming and focused space. Immerse yourself for both productivity and relaxation, where every detail is curated to enhance your living experience.

Terrace or Balcony Space	Balcony space available
1 BR with Study Space	Up to 1300 Sq. Ft
Total 1 Bedroom Units with Study	40
Storage Space	Yes
Kitchen Appliances	Included
Smart Home Automation	Yes



2-BEDROOM APARTMENTS

Discover the charm of our spacious 2-bedroom apartments at Palatium Residences. Designed to perfection, these residences offer a harmonious blend of functionality and elegance, providing residents with an exceptional living experience.

Balcony Space	Yes
2 BR Standard Size	Up to 1300 Sq. Ft
Total 2 Bedroom Units	13
Storage Space	Yes
Kitchen Appliances	Included
Smart Home Automation	Yes



2-BEDROOM TERRACE APARTMENTS

Explore our expansive 2-bedroom apartments with terrace space. These residences present a seamless fusion of practicality and refinement, delivering residents an extraordinary living environment. Experience a balance of indoor-outdoor living, where every aspect is designed to elevate your lifestyle.

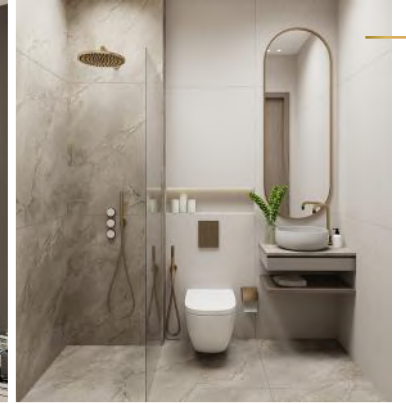
Terrace Space	Yes
2 BR with Terrace Size	Up to 2100 Sq. Ft
Total 2 Bedroom Terrace Units	3
Storage Space	Yes
Kitchen Appliances	Included
Smart Home Automation	Yes



3-BEDROOM APARTMENTS

Experience unparalleled living in our expansive 3-bedroom apartments at Palatium Residences. Boasting elegant interiors and ample space, these residences redefine urban living, offering residents the ultimate comfort and sophistication.

Balcony Space	Yes
3 BR Standard Size	Up to 1500 Sq. Ft
Total 3 Bedroom Units	12
Storage Space	Yes
Kitchen Appliances	Included
Smart Home Automation	Yes



3-BEDROOM TERRACE APARTMENTS

Immerse yourself in unrivaled luxury within our spacious 3-bedroom apartments featuring terrace space. With refined interiors and generous living areas, these residences set a new standard for cosmopolitan living, providing residents with unparalleled comfort & sophistication.

Terrace Space	Yes
3 BR with Terrace Size	Up to 3500 Sq. Ft
Total 3 Bedroom Terrace Units	2
Storage Space	Yes
Kitchen Appliances	Included
Smart Home Automation	Yes



INTERIOR FEATURES

Smart Home Automation:

Seamlessly control your living environment with advanced smart home automation features, enhancing convenience and modern living experiences.

High Ceiling & Wall to Wall Windows:

The high ceilings and expansive windows offer each apartment breathtaking views of the surrounding community and lush parks.

Exclusively Designed Apartments:

Our apartments boast premium finishes, including porcelain tiles and impeccable woodwork, elevating the ambience of every living space.

Ensuite Bedrooms:

Retreat to your private sanctuary within the ensuite bedrooms, designed to offer comfort with elegant finishes and thoughtful details.

Kitchen Appliances:

All units at Palatium Residences come fully equipped with kitchen appliances, providing the ultimate convenience for your culinary endeavours.

High-End Branded Quality & Finishing:

We uphold the highest standards of quality and craftsmanship, ensuring that every detail reflects luxury & sophistication.

LUXURY AT PALATIUM RESIDENCES



Smart Home Automation



Gym & Wellness Center



Swimming Pool & Deck



Sophisticated Relaxation Spaces



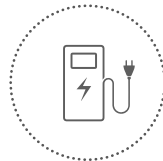
Grand Lobbies & Reception



24/7 CCTV Surveillance System



Uninterrupted Power Supply & Access to Utilities



EV Charging Setup



Spacious Parking Facilities



Location Views



1st FLOOR

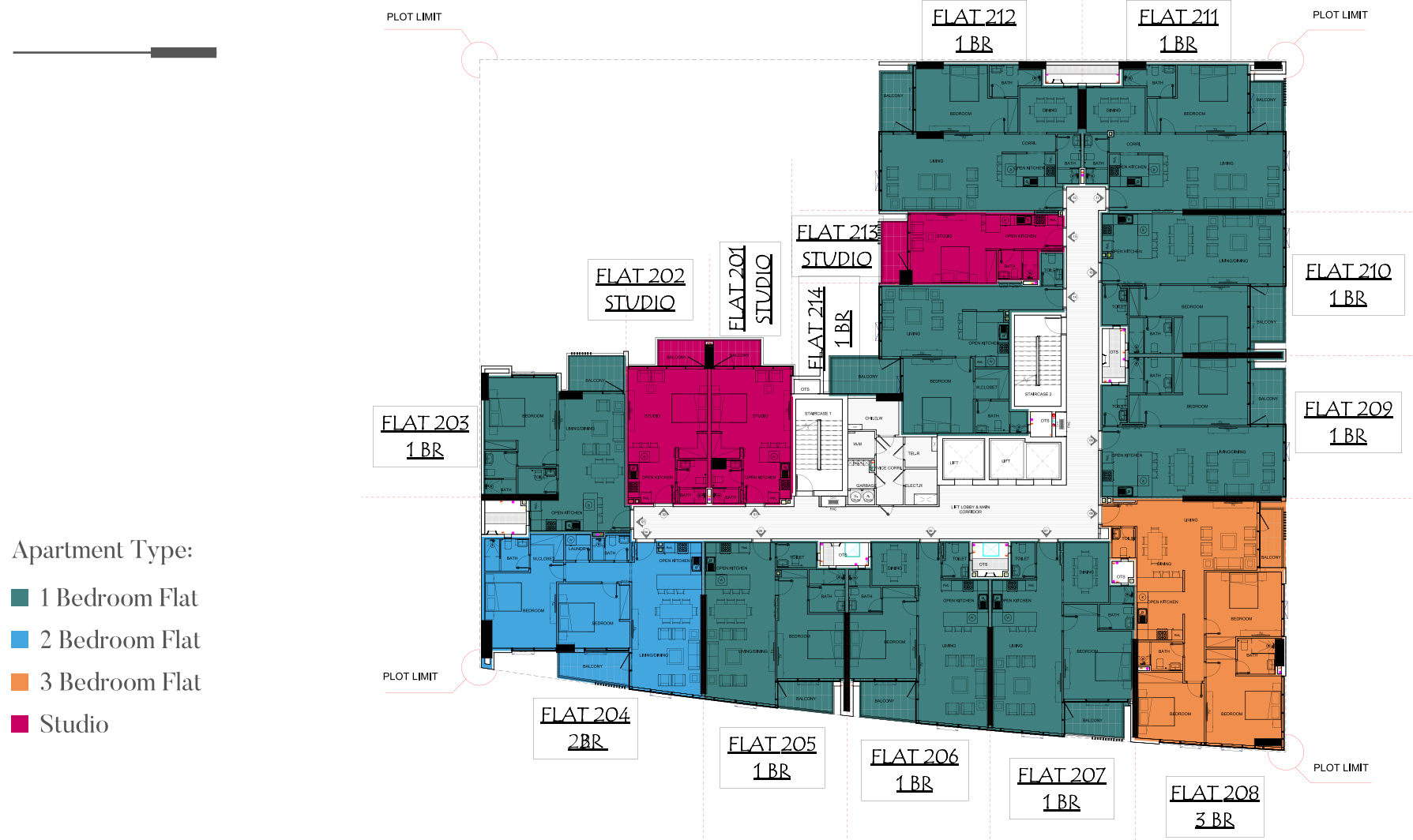


Apartment Type:

- 1 Bedroom Flat
- 2 Bedroom Flat
- 3 Bedroom Flat
- Studio



TYPICAL 2ND TO 10TH



11th FLOOR



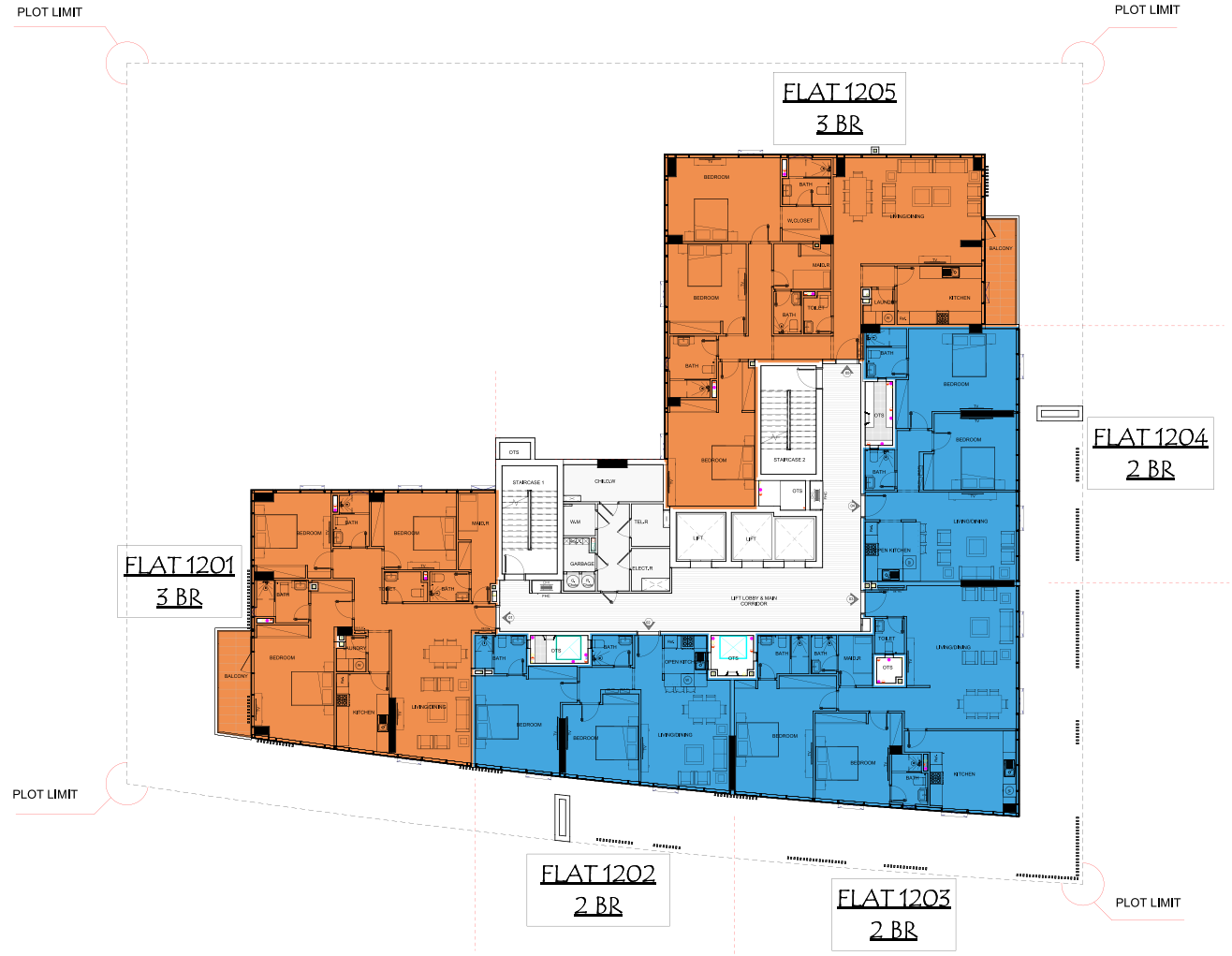
- Apartment Type:
- 2 Bedroom Flat
 - 3 Bedroom Flat



12th FLOOR



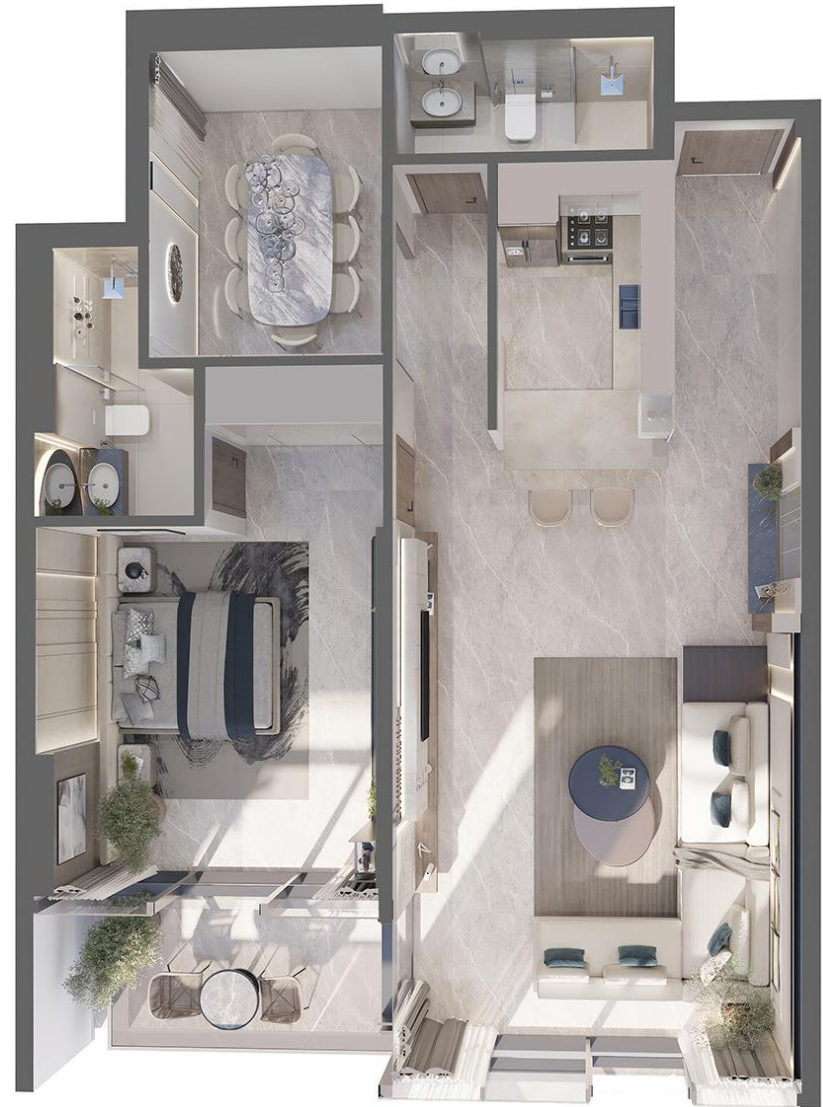
Apartment Type:
■ 2 Bedroom Flat
■ 3 Bedroom Flat



STUDIO LAYOUT



1 BHK LAYOUT

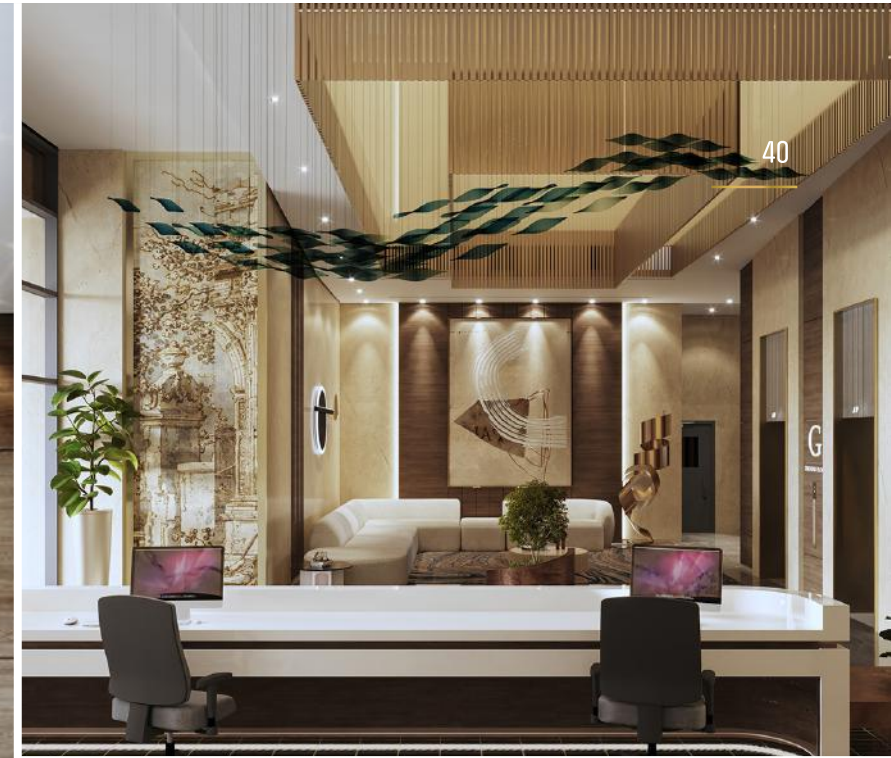


2 BHK LAYOUT



3 BHK LAYOUT







FIRST FLOOR

1st

↑ 2

101









PAYMENT PLAN

10%
ON BOOKING

50%
DURING
CONSTRUCTION

40%
ON HANDOVER

This flexible payment plan enables investors and homeowners to secure their investment in Palatium Residences, ensuring a seamless transition into their new lifestyle.

A WARM APPRECIATION

"Discover the epitome of upscaled living at Palatium Residences. With unmatched elegance, thoughtful design, and a commitment to excellence, we invite you to make Palatium your new home. Contact us today to begin your journey towards sophisticated urban living in Dubai."





AHMADYAR
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— Dreams Get Real —

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