

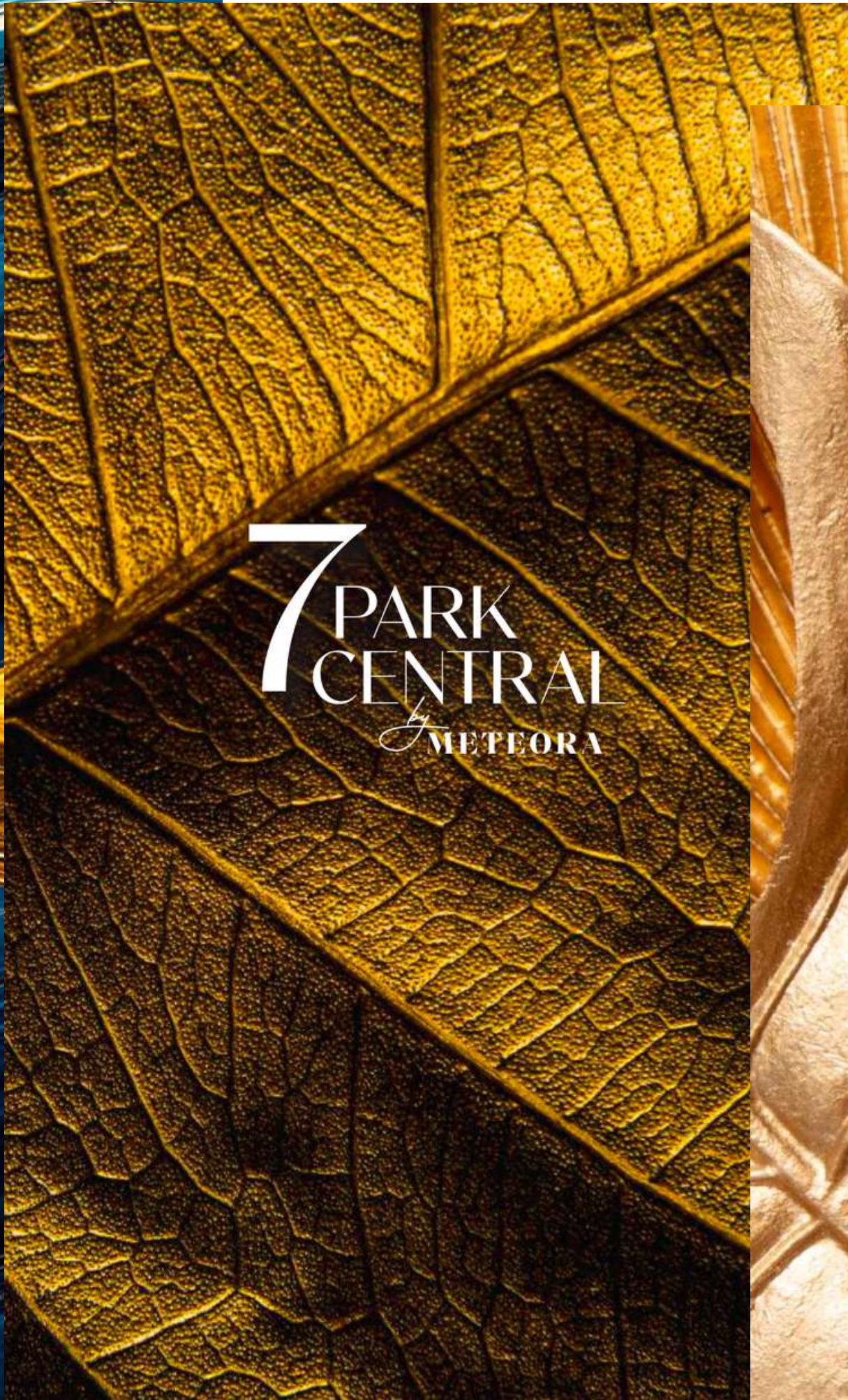


METEORA

DEVELOPERS



THE EAST CREST



7 PARK CENTRAL
by METEORA



VITA GRANDE
by METEORA

METEORA
DEVELOPERS



7 PARK CENTRAL THE EAST CREST

For us, your residence is more than a home. It's the union of glamour, celebration, seduction and intimacy.

HANDOVER Q2 2024

KIDS + ADULTS SWIMMING POOLS
GYM CHILDREN'S PLAY AREA
OUTDOOR MOVIE THEATRE
DEDICATED RETAIL AREA

OVERSIZE WINDOWS
MARBLE KITCHEN
COUNTERTOPS
CUSTOM CABINETS
PORCELAIN FLOOR TILES
MARBLE BATHROOM
CUSTOM VANITIES
MIRRORS WITH INTEGRATED LIGHTING

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VITA GRANDE

From its shimmering exterior of glass and stainless steel to the oasis-like calm of its entrance.

HANDOVER Q4 2024

KIDS + ADULTS SWIMMING POOLS
GYM CHILDREN'S PLAY AREA
OUTDOOR MOVIE THEATRE
DEDICATED RETAIL AREA

OVERSIZE WINDOWS
MARBLE KITCHEN
COUNTERTOPS
CUSTOM CABINETS
PORCELAIN FLOOR TILES
MARBLE BATHROOM
CUSTOM VANITIES
MIRRORS WITH INTEGRATED LIGHTING

Park
Boulevard
by
METEORA



Park Boulevard

WELCOME TO THE FAMILY

Discover your dream home in this sustainable, modern, and green oasis. Our eco-friendly property seamlessly combines cutting-edge design with a commitment to the environment. Enjoy energy-efficient features, lush green spaces, and innovative technologies that make living here a true harmony between luxury and sustainability.

HANDOVER
Q4 2025

AESTHETIC & MODERN INTERIOR



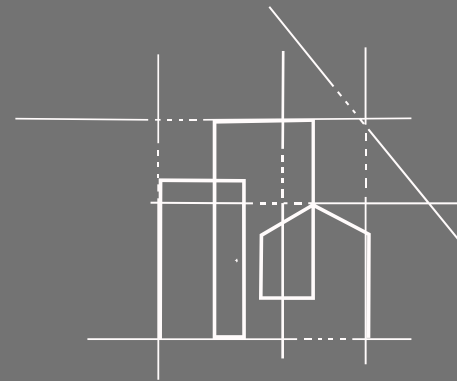
SPECIFICATIONS

LOCATION



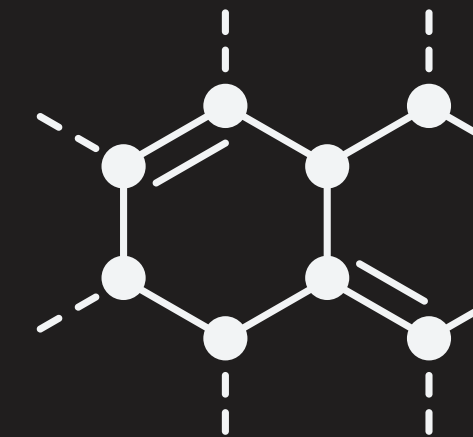
District 17
Jumeirah Village Circle

TYPE



STUDIO
1 BEDROOM
2 BEDROOM

STRUCTURE



G + 4 PODIUM +14
AMENITIES

BREAKDOWN

1st Floor

8 UNITS EACH FLOOR

STUDIO x 1

1BR x 6

2BR x 1

2 - 14th Floor

10 UNITS EACH FLOOR

STUDIO x 2

1BR x 6

2BR x 2

138 UNITS

27 x Studio Apts

93 x 1 Bedroom Apts

28 x 2 Bedroom Apts



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AMENITIES

OUTDOOR MOVIE THEATRE

SUPERMARKETS

PHARMACY

PETS AREA

CHILDREN'S PLAY AREA

KIDS + ADULTS SWIMMING POOLS

DOCTOR ON CALL

CONCIERGE SERVICE

EV CHARGING

CAFE

AIR PURIFIED BUILDING

GYM

ADDED FEATURES

SMART HOME

Fingerprint entry system.
Ability to remotely lock, move, and switch lights in your flat
(air conditioner can be accessed via phone or console.

FITTED KITCHEN WITH APPLIANCES

RETURN OF INVESTMENT

ROI is calculated on the basis of Equity & Average Rents in JVC

TYPE	YEAR 1	YEAR 2	YEAR 3
STUDIO	11 %	9 %	8 %
1 BEDROOM	12.5 %	10 %	9 %
2 BEDROOM	12 %	11 %	10 %

Equity in Year 1 : 72%

Equity in Year 2 : 84%

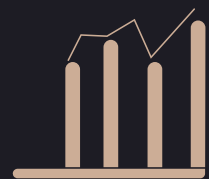
Equity in Year 3 : 96%



PARK BOULEVARD



WHY INVEST IN JVC



RENTAL DEMAND

The affordability, amenities, and location make it a popular choice for individuals seeking rental properties, the presence of mix nationalities.



INFRASTRUCTURE

Known for its well-planned infrastructure and amenities, offering a mix of residential properties, including villas, townhouses, and apartments.



LOCATION

Located in the heart of Dubai, a sought-after location for both buyers and tenants.