



Q GARDENS
ALTIYA

A woman with long brown hair, wearing a white, off-the-shoulder, ruffled dress, is sitting on a white shaggy rug. She is leaning her head against her hand and looking thoughtfully to the side. The background features a beige sofa with white pillows, a small wooden coffee table with a vase of dried flowers, and a large green plant. The lighting is soft and natural, creating a warm and inviting atmosphere.

WELCOME TO
Q GARDEN ALIYA
by AYS



Q GARDENS — ALIYA —

Promises to redefine luxury living with its spacious apartments, world-class amenities, and prime location. This development represents: One More Concept in JVC, upholding the renowned. AYS Quality you've come to expect.





CREATING VISUALLY
CAPTIVATING SPACES

WELLNESS

Steam & Sauna Area
Rooftop Swimming Pool





Q GARDENS ALIYA

“WHEN WE MAKE PLAY THE FOUNDATION OF LEARNING,
WE TEACH THE WHOLE CHILD.”



FAMILY FUN:

- Outdoor & Indoor
- Kids Play Area

A woman with short dark hair, wearing a white t-shirt and blue jeans, stands in a modern living room. She is holding a baby in her left arm and pointing with her right hand towards a large window. The room features a grey sofa with beige pillows, a green plant in a white pot on a wooden side table, and a light-colored wall. The overall atmosphere is calm and serene.

GET SOME PEACE & QUIET WITH
Q GARDENS ALIYA

IT'S NEVER TOO LATE
TO HAVE A HAPPY CHILDHOOD.



Q GARDENS ALIYA

SOCIALIZING

- Barbeque & Grill Area.
- Entertainment Game Room.
(Billiards, Table Tennis,Golf Simulator)
- Outdoor Garden Lounge Area.





LOCATED IN THE DISTRICT 12,
Near the entrances and exits of the JVC.

LOCATION

United Arab Emirates, Dubai,
Shoumoush Blvd

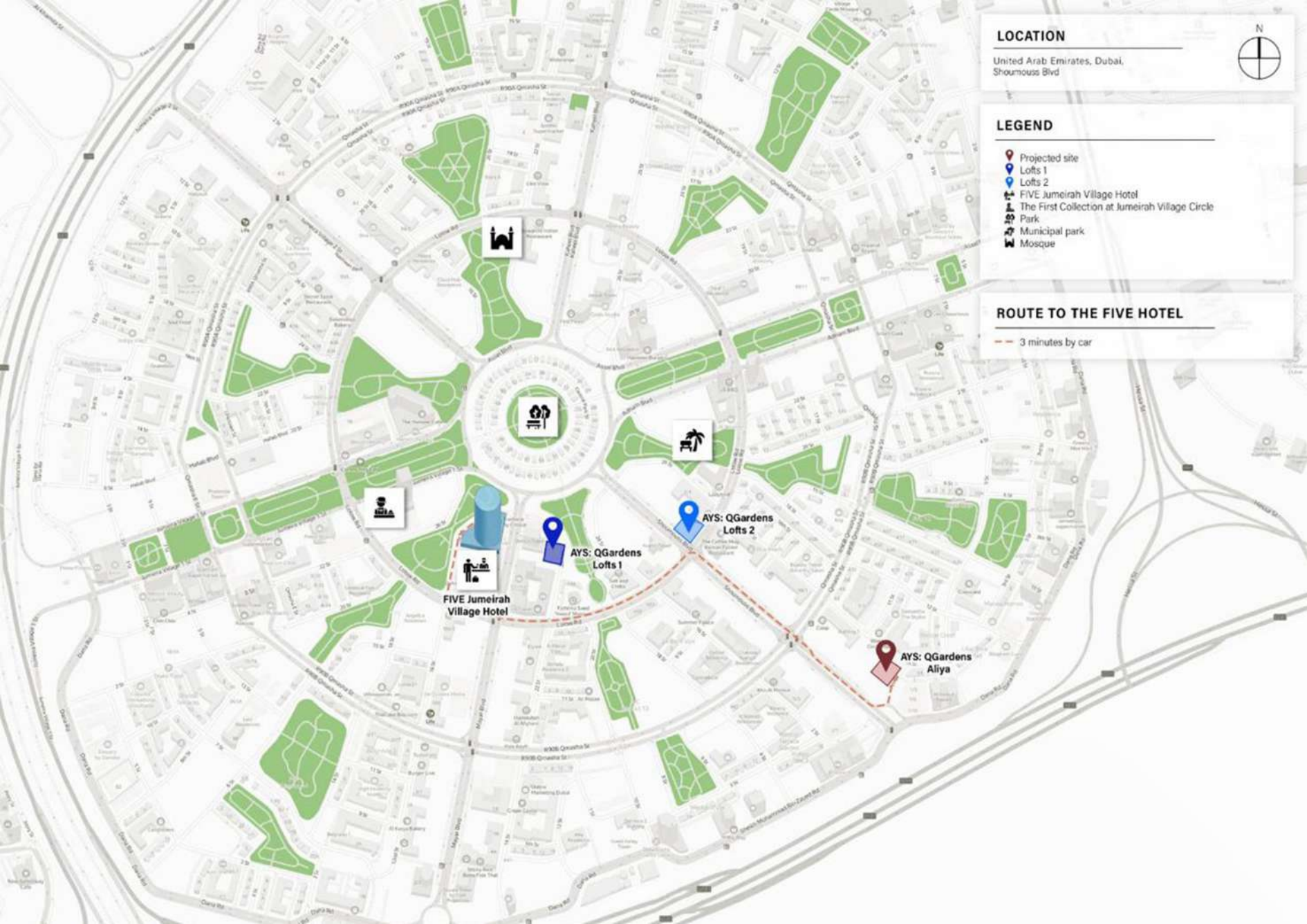


LEGEND

- Projected site
- Lofts 1
- Lofts 2
- FIVE Jumeirah Village Hotel
- The First Collection at Jumeirah Village Circle
- Park
- Municipal park
- Mosque

ROUTE TO THE FIVE HOTEL

3 minutes by car



A woman with long brown hair and glasses is sitting on a grey sofa, leaning back with her hands behind her head. She is wearing a light blue ribbed turtleneck sweater and dark blue jeans. The room is bright with large windows in the background, and a potted plant is visible on the left. The text 'JUST RELAX WITH Q GARDENS ALIYA' is overlaid on the left side of the image.

JUST RELAX WITH
Q GARDENS ALIYA



YOUR HOME SHOULD TELL THE STORY OF WHO YOU ARE,
AND BE A COLLECTION OF WHAT YOU LOVE.









AMENITIES

FLOOR TO CEILING
PANORAMIC WINDOWS



AMENITIES

- Q GARDENS SIGNATURE LOBBY
- 24 HOURS CONCIERGE

“THERE IS NOTHING LIKE STAYING
AT HOME, FOR REAL COMFORT.”

Q GARDENS ALIYA



EXQUISITE LIVING:



EXQUISITE LIVING

- Furnished Kitchens (Italy)
- High Ceiling
- Bertolotto Porte Doors (Italy)
- Floor-to-Ceiling Panoramic Windows
- Backsplash & Countertop by Michelangelo (Italy)
- Schneider Switches & Sockets
- Villeroy & Boch / Grohe Sanitaryware
- Siemens Electric Appliances



ENTERTAINMENT FACILITIES

- Entertainment Arcade Game Room
(Billiards, Table Tennis, Golf Simulator)
- Rooftop Sky Garden Lounge Area
- Business Lounge/Co-working Spaces
with Conference Room, Espresso Bar &
Panoramic City View
- Cycling Studio



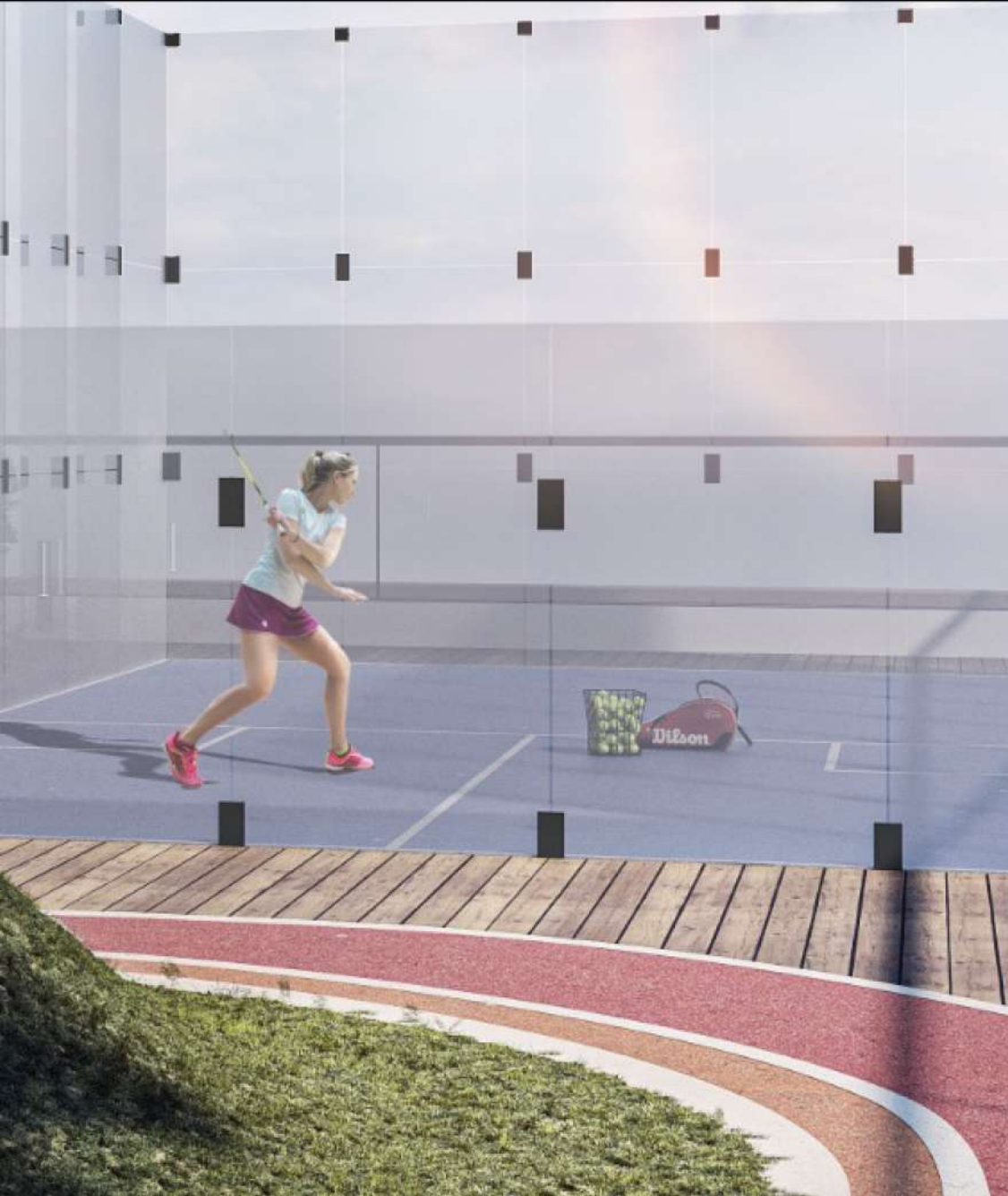
AMENITIES

- INFINITY HEATED POOL
- ROCK WATERFALL



A dark, modern cinema room with leather armchairs and popcorn buckets. The room features dark wood-paneled walls and a tiered seating arrangement. The chairs are arranged in rows, and each chair has a small table with a popcorn bucket. The lighting is dim, creating a cozy and intimate atmosphere.

CINEMA ROOM FOR RESIDENTS



AMENITIES

- . JOGGING TRACK
- . SQUASH COURT

NO
EXCUSES

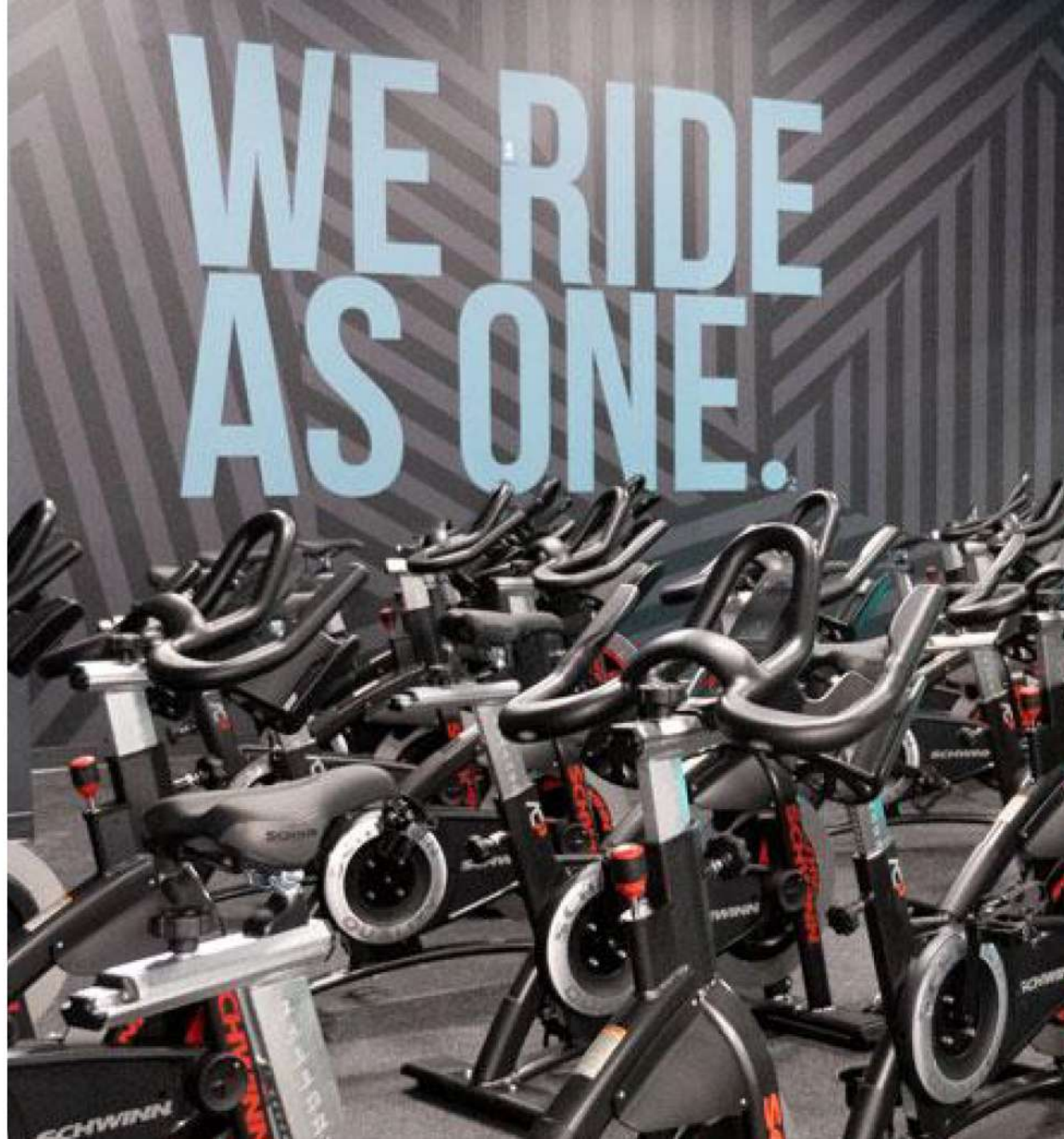
GYM

A modern gym washroom featuring three white rectangular sinks arranged in a row. Each sink is mounted on a dark metal stand and has a white towel hanging from a bar on its front. On top of each sink, there are several bottles of toiletries, including a large orange bottle and a smaller white bottle. The background wall is covered in large, arched mirrors that create a sense of depth and repetition. The lighting is soft and focused on the sinks, creating a clean and minimalist aesthetic.

GYM WASHROOM

AMENITIES

“CYCLING STUDIO”



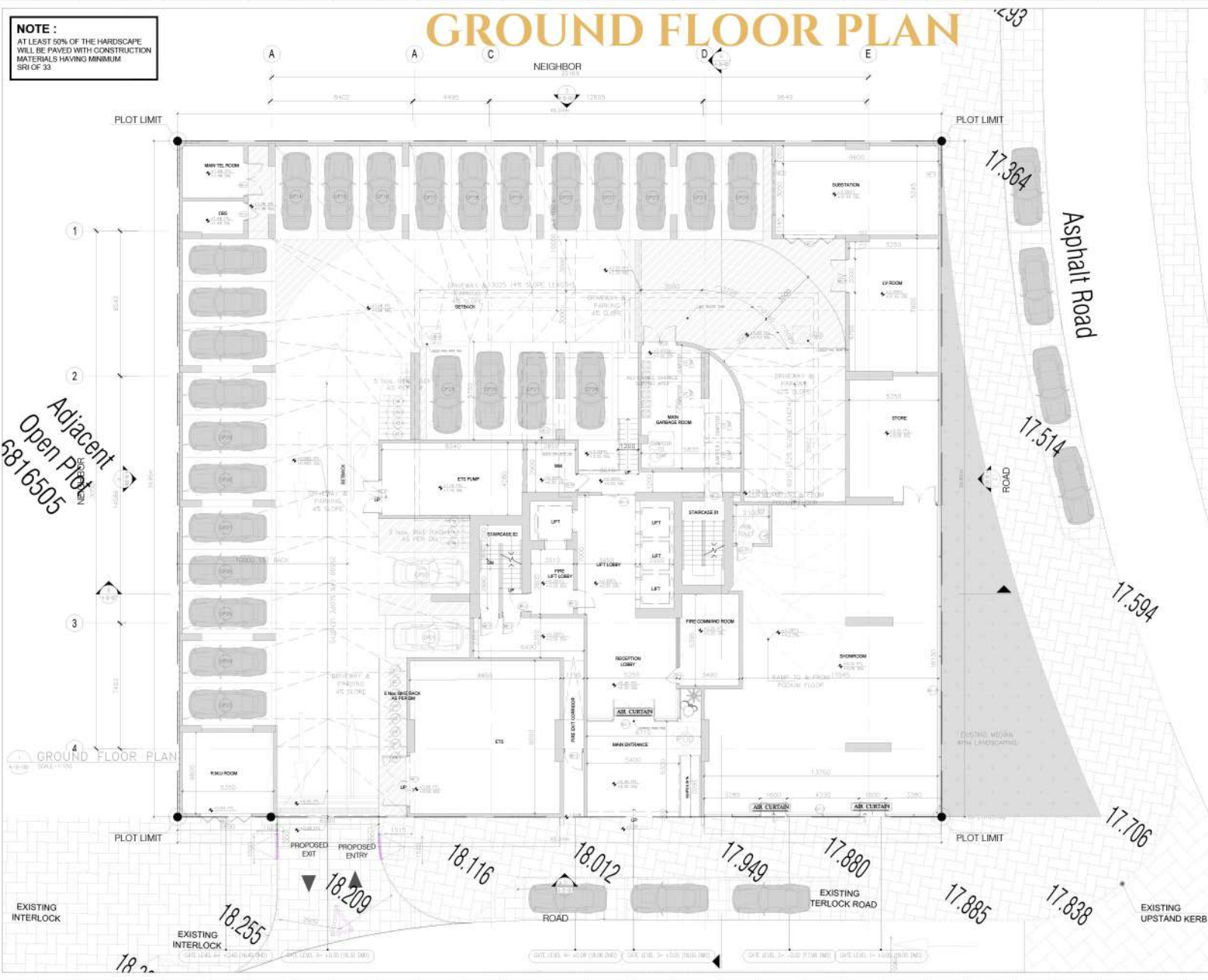




FLOOR PLANS

NOTE :
 AT LEAST 50% OF THE HARDSCAPE
 WILL BE PAVED WITH CONSTRUCTION
 MATERIALS HAVING MINIMUM
 SFC OF 30

GROUND FLOOR PLAN



Adjacent
 Open Plot
 5816505

- General Notes**
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 - Scale as stated herein are valid on the original drawing. Dimensions of objects are 1:100 unless those scales noted hereon are hereby changed by the value of the overall sheet dimensions of the plot to the corresponding dimensions of the plot corresponding dimensions of the original drawing.
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 - Drawings not to be scaled.

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Stage
PD Preliminary Design

Location
 AL BARSHA SOUTH FOURTH - 681

Plot No.
 JVC12COHR3008

Project Title
 B+G+5P+27+R RESIDENTIAL BUILDING
 W/ SHOWROOM AT GROUND

Client
 AL MRKAZ MARBLE LLC

Consultant
 CVTCC Consulting Engineers
 Civils, Struct, Services, Elec, Plumb, E, Office, Oil
 P O Box 30029, Dubai, UAE
 Tel: +971 4 422 5674 Fax: +971 4 422 5675

Developer

Contractor

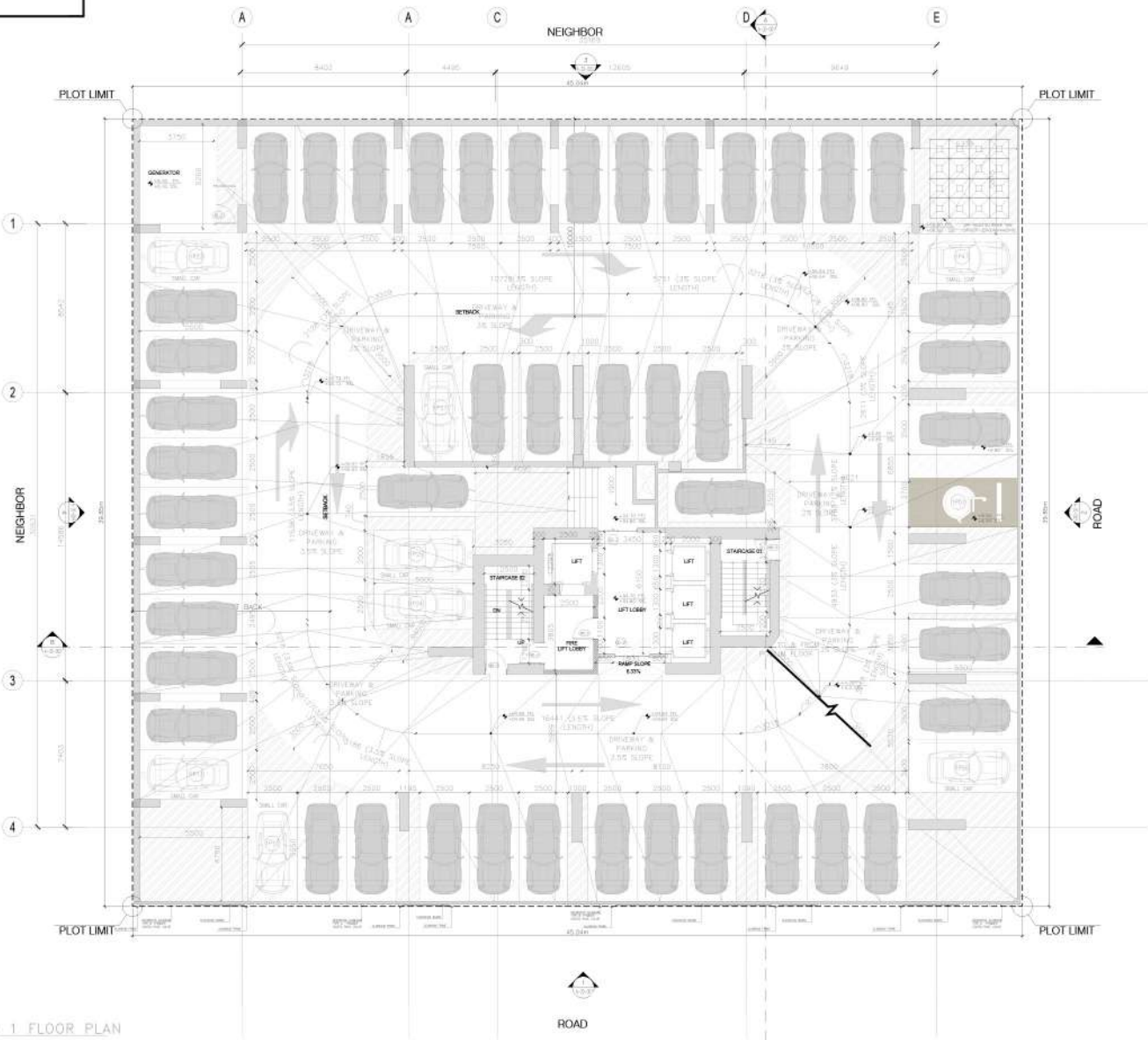
Drawing Title
 GROUND FLOOR PLAN

| Scale | Drawn | Checked | Authorised | Issue |
|---------|-------|---------|------------|----------|
| 1:100 | | GK | GK | A1 |
| Job No. | | | | Function |
| 23011 | | | A-13-102 | 0 |

PRELIMINARY ONLY - NOT RELEASED FOR CONSTRUCTION

NOTE :
 AT LEAST 50% OF THE HARDSCAPE
 WILL BE PAVED WITH CONSTRUCTION
 MATERIALS HAVING MINIMUM
 SRI OF 33

PODIUM 1 FLOOR PLAN



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 - Drawings not to be scaled.

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| 7 | PD SUBMISSION | 28-03-24 |
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Stage
PD Preliminary Design

Location
 AL BARSHA SOUTH FOURTH - 681 North

Plot No.
 JVC12COHR3008

Project Title
 B+G+5P+27+R RESIDENTIAL BUILDING
 W/ SHOWROOM AT GROUND

Client
 AL MRKAZ MARBLE LLC

Consultant
 CIVTEC Consulting Engineers
 Owners' Representative, Technical File, Technical L, Office 03
 P.O. Box 30028, Dubai, UAE
 Tel: +971 4 842 5471 Fax: +971 4 842 5475

Developer

Contractor

Drawing Title
 PODIUM FLOOR PLAN

| Scale | Drawn | Checked | Authorised | Issue |
|---------|-------|----------|------------|----------|
| 1:100 | | GK | GK | A1 |
| JOB No. | | | | Function |
| 23011 | | A-13-103 | | 0 |

FIRST FLOOR PLAN



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 - Drawings not to be scaled.

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Stage
PD Preliminary Design

Location
AL BARSHA SOUTH FOURTH - 681

Plot No.
JVC12COHR3008

Project Title
B+G+5P+27+R RESIDENTIAL BUILDING
W/ SHOWROOM AT GROUND

Client
AL MRKAZ MARBLE LLC

Consultant
CIVTEC Consulting Engineers
Civil/Struct/Electrical/Mechanical/Plumbing/Environmental/IT/Office Fit Out
P.O. Box 30028, Dubai, UAE
Tel: +971 4 442 5474 Fax: +971 4 442 5475

Developer

Contractor

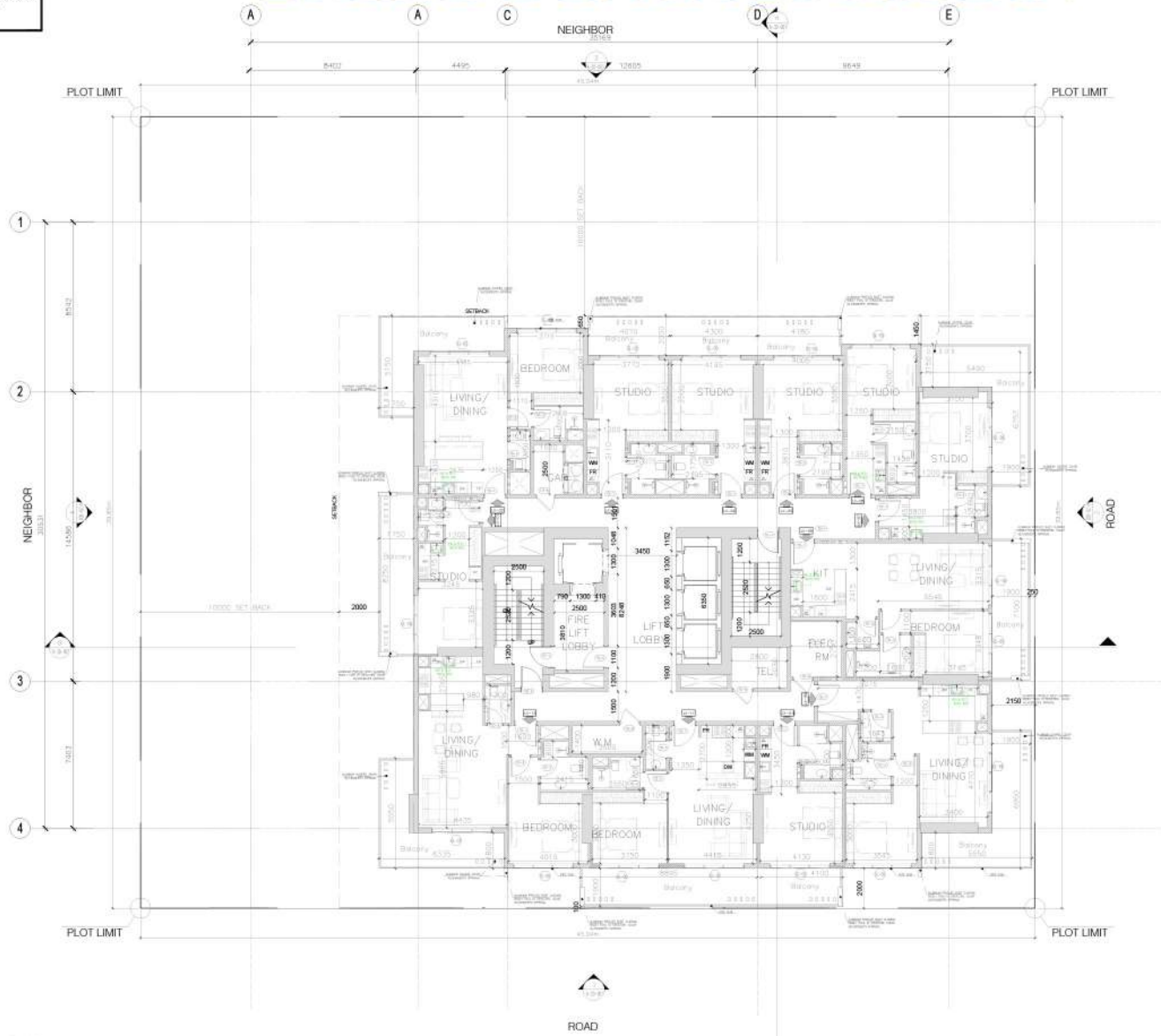
Drawing Title
1ST FLOOR PLAN

| Scale | Drawn | Checked | Authorised | Issue |
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| 1:100 | | GK | GK | A1 |
| Job No. | Revision | Quantity | Function | Drawn |
| 23011 | A-13-109 | | | 0 |

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26TH AND 27TH FLOOR PLAN

NOTE :
 AT LEAST 50% OF THE HARDSCAPE
 WILL BE PAVED WITH CONSTRUCTION
 MATERIALS HAVING MINIMUM
 SRI OF 33



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Stage **PD** Preliminary Design

Location AL BARSHA SOUTH FOURTH - 681 North

Plot No. JVC12COHR3008

Project Title **B+G+5P+27+R RESIDENTIAL BUILDING W/ SHOWROOM AT GROUND**

Client **AL MRKAZ MARBLE LLC**

Consultant **CIVTEC** CIVTEC Consulting Engineers, Chartered Surveyors, Engineers, Planners, E, O, Office 11, P.O. Box 30028, Dubai, UAE. Tel: +971 4 442 5471 Fax: +971 4 442 5475

Developer

Contractor

Drawing Title **26TH FLOOR PLAN**

| Scale | Drawn | Checked | Authorised | Issue |
|---------|-------|---------|------------|----------|
| 1:100 | | GK | GK | A1 |
| JOB No. | | | | Revision |
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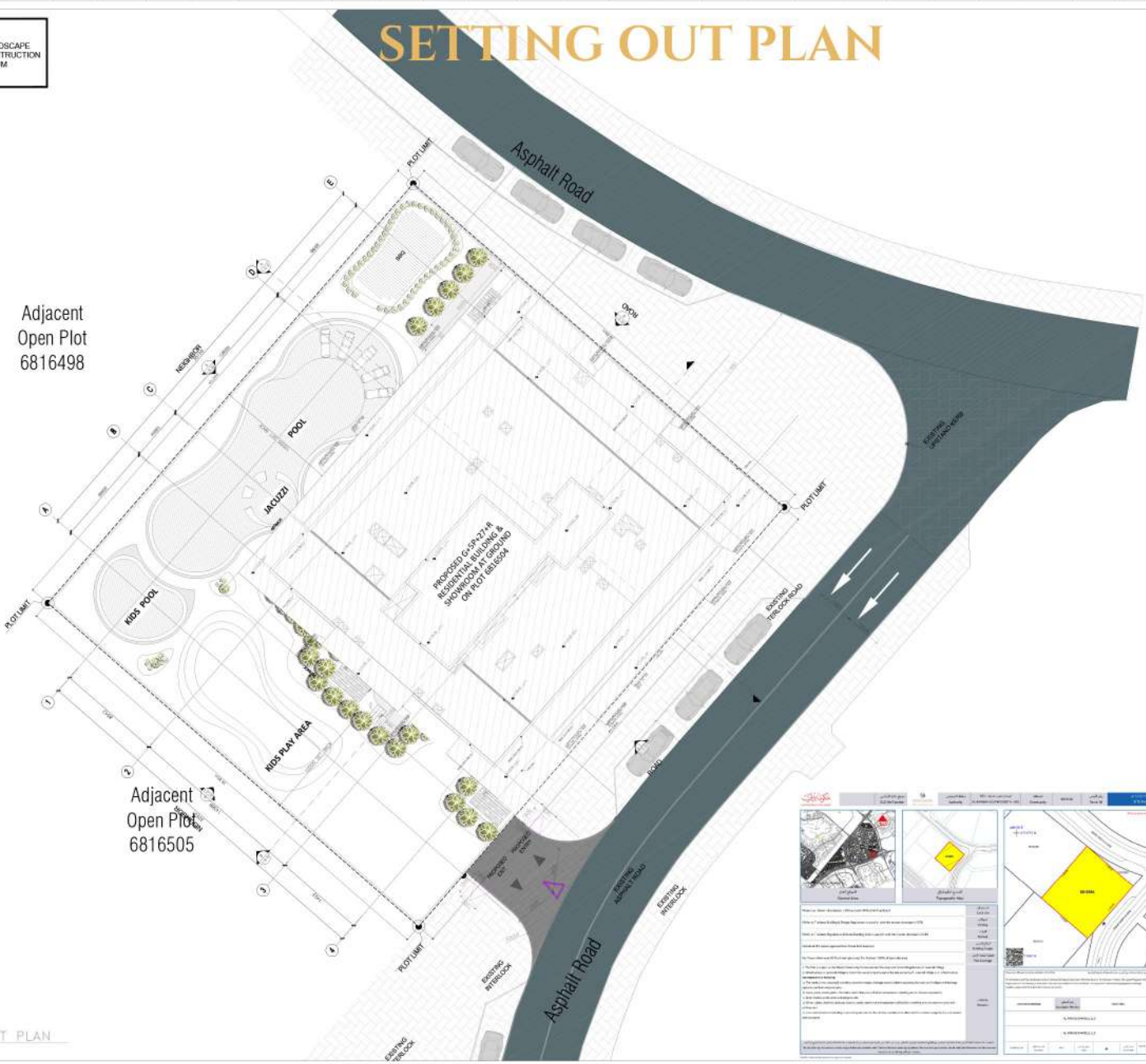
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NOTE :
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 WILL BE PAVED WITH CONSTRUCTION
 MATERIALS HAVING MINIMUM
 SFC OF 33

SETTING OUT PLAN

Adjacent
 Open Plot
 6816498

Adjacent
 Open Plot
 6816505



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Stage
PD Preliminary Design

Location
 AL BARSHA SOUTH FOURTH - 681 North

Plot No.
 JVC12COHR3008

Project Title
 B+G+5P+27+R RESIDENTIAL BUILDING
 W/ SHOWROOM AT GROUND

Client
 AL MRKAZ MARBLE LLC

Consultant
 CIVTEC Consulting Engineers
 Civils/Struct./Services/Env./Roads/Est./Office 03
 P.O. Box 30038, Dubai, UAE
 Tel: +971 4 422 3471 Fax: +971 4 422 3475

Developer

Contractor

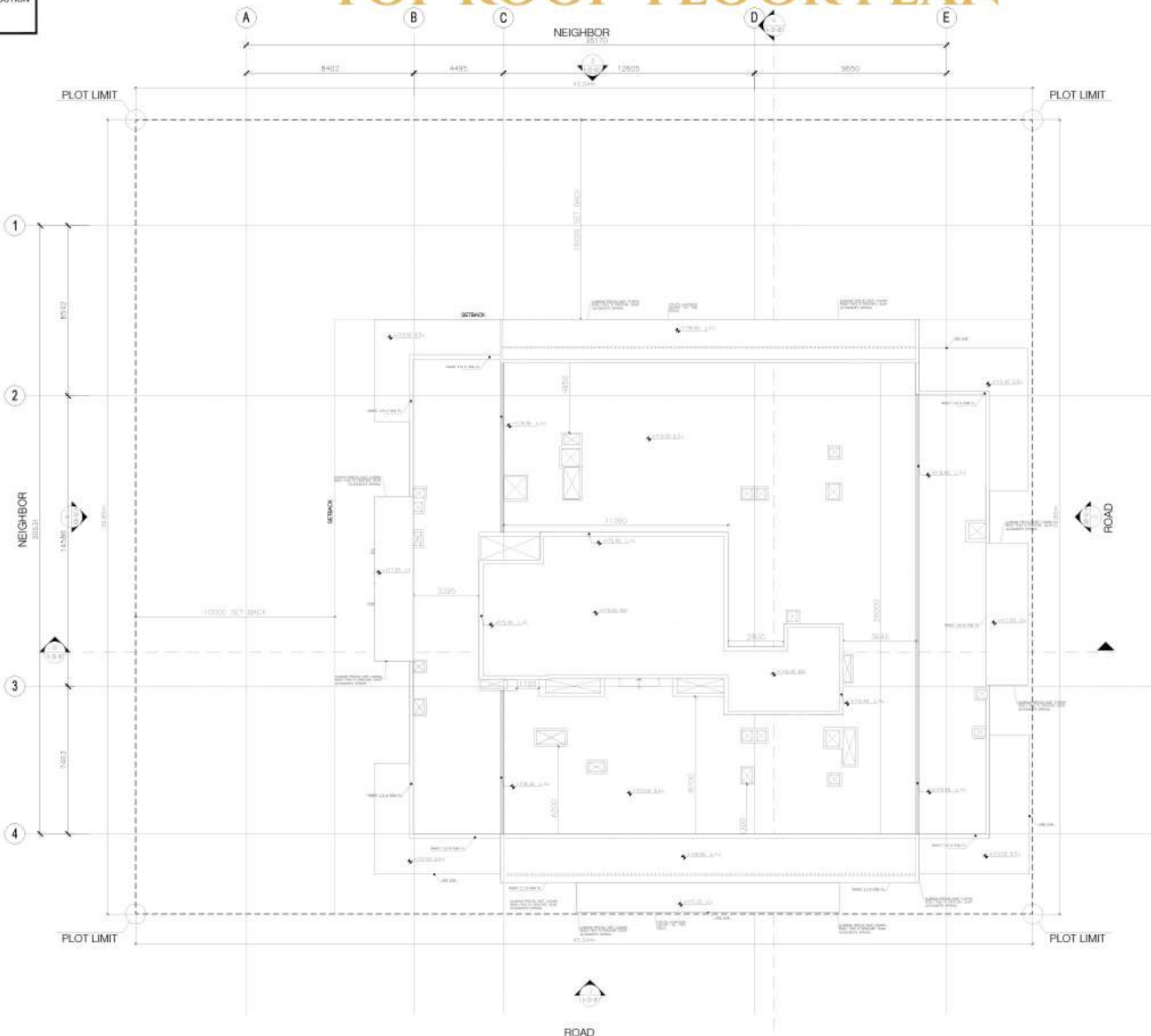
Drawing Title
 SETTING OUT PLAN

| Scale | Drawn | Checked | Authorised | Issue |
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| 1:100 | | GK | GK | A1 |
| JVA No. | | | | Revision |
| 23011 | | A-13-100 | | 0 |

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TOP ROOF FLOOR PLAN

NOTE :
AT LEAST 50% OF THE HARDSCAPE
WILL BE PAVED WITH CONSTRUCTION
MATERIALS HAVING MINIMUM
SRI OF 33



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Stage
PD Preliminary Design

Location
AL BARSHA SOUTH FOURTH - 681 North

Plot No.
JVC12COHR3008

Project Title
B+G+5P+27+R RESIDENTIAL BUILDING
W/ SHOWROOM AT GROUND

Client
AL MRKAZ MARBLE LLC

Consultant
CIVTEC Consulting Engineers
Oman's Tower, Business Park, Postbox 1, Office 03
P.O. Box 30038, Giza, UAE
Tel: +971 4 442 5474 Fax: +971 4 422 3475

Developer

Contractor

Drawing Title
TOP ROOF FLOOR PLAN

| Scale | Drawn | Checked | Authorised | Issue |
|---------|-------|----------|------------|----------|
| 1:100 | | GK | GK | A1 |
| Job No. | | | | Function |
| 23011 | | A-13-121 | | 0 |



Q GARDENS ALIYA

EXPLORE EXCEPTIONAL LIVING OPPORTUNITIES IN DUBAI.

Q GARDENS ALIYA OFFERS LUXURIOUS APARTMENTS AND
A PRIME LOCATION IN JUMEIRAH VILLAGE CIRCLE.



YOUR BEST CHOICE
Q GARDENS ALIYA