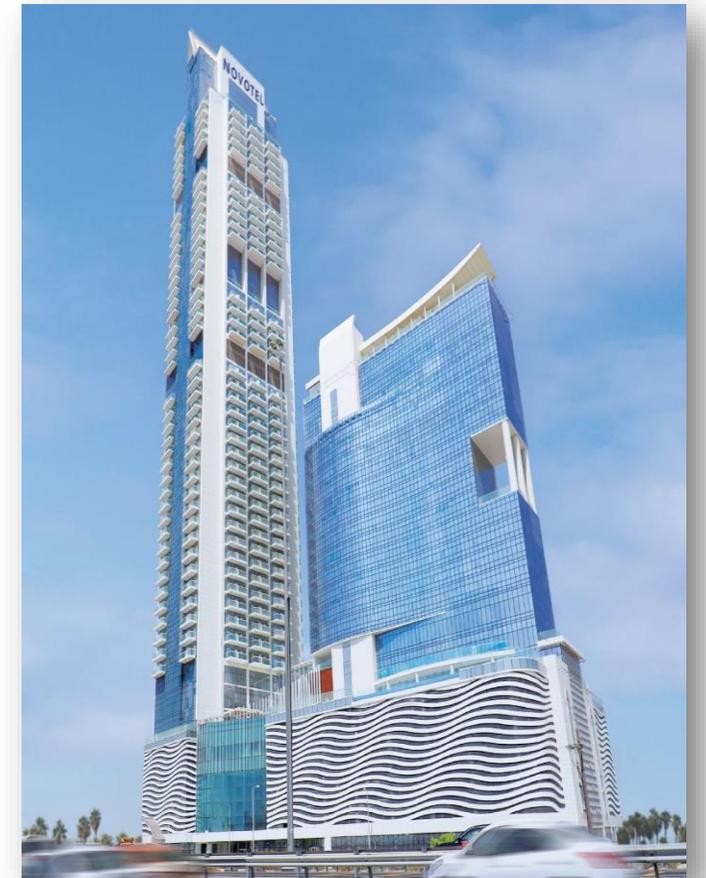


NOVOTEL RESIDENCES JVT

Fact Sheet and General Resources

5 Years Payment Plan

5 Stars Branded Ready Apartment



ABOUT JUMEIRAH VILLAGE TRIANGLE

Jumeirah Village Triangle (JVT) is a well-established, growing community in Dubai that seamlessly blends residential living with modern amenities. It has become an increasingly popular choice for families, professionals, and investors alike. Known for its strategic location and thoughtful urban planning, JVT offers a variety of residential options catering to a broad range of tastes and budgets, all while providing convenient access to key districts in Dubai.

Residential Analysis

JVT is predominantly made up of low-rise residential buildings designed with contemporary architecture that harmonizes with the surrounding greenery. The residential units in JVT feature modern amenities such as swimming pools, fitness centers, walking trails, and children's play areas. These facilities contribute to a high standard of living in a serene and well-maintained environment, making it an ideal choice for families and individuals looking for a balanced lifestyle.

Demographics and Real Estate Trends

JVT attracts a diverse population, consisting of both locals and expatriates, drawn to the area's affordability and proximity to business and leisure hubs in Dubai. Market reports indicate that rental yields in JVT are highly competitive, with properties offering an average rental yield of 6% to 7%. This positions JVT as an attractive location for real estate investors seeking strong returns in Dubai's ever-expanding market.

JVT MASTER COMMUNITY

Connectivity and Accessibility

Strategically located with easy access to major highways such as Al Khail Road and Sheikh Mohammed Bin Zayed Road, JVT offers seamless connectivity to other key areas of Dubai, including Dubai Marina, Downtown Dubai, and Al Barsha. Its proximity to schools, hospitals, and retail centers further enhances the appeal of the community, ensuring a convenient and well-rounded living experience for residents.

Green Spaces and Community Living

One of JVT's key features is its emphasis on green living. The community is thoughtfully designed with ample parks, outdoor spaces, and walking paths that encourage an active and healthy lifestyle. These green areas not only benefit the environment but also provide residents with the perfect spaces for relaxation, exercise, and social interaction. The well-maintained public areas in JVT foster a strong sense of community, making it an ideal location for families and individuals seeking a close-knit, family-friendly environment.

PROJECT OVERVIEW

Novotel Jumeirah Village Triangle is a 52-storey tower and one of two buildings that together comprise Terhab Hotel & Towers.

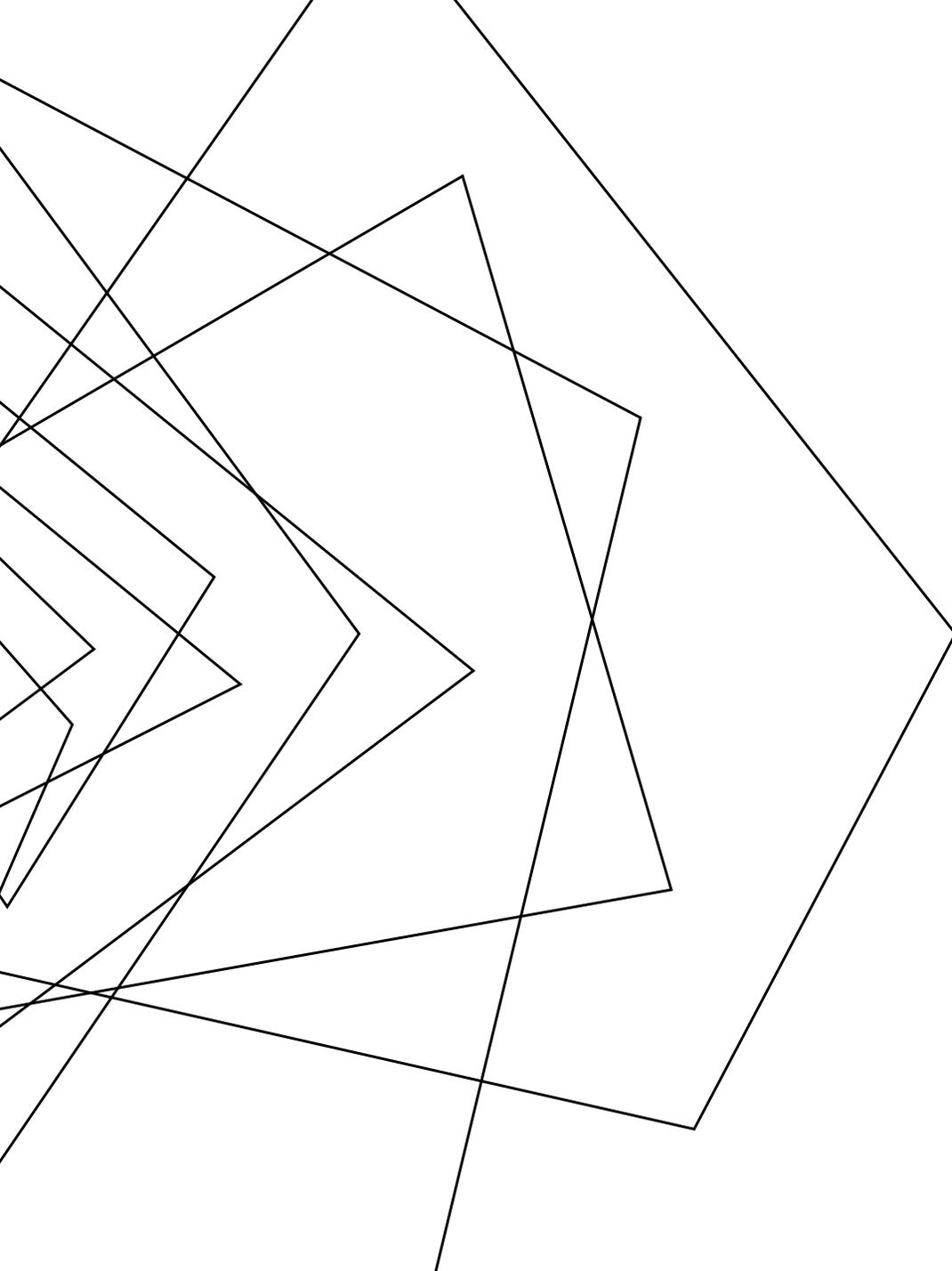
Units Breakdown

| Bedroom | Quantity | Area (Sqft) |
|-------------|----------|-------------|
| Studio | 606 | 112,105 |
| 1 B/R | 149 | 27,824 |
| 3 B/R | 9 | 241,194 |
| Grand Total | 764 | 381,124 |

Amenities

- Indoor & Outdoor Swimming Pools
- Co-working Space
- Housekeeping Services
- Fully Equipped Gym
- Separate Ladies GYM
- Kids' Playground
- 5 Restaurants & Cafés
- Free Wi-Fi
- Landscaped Valley
- Ample Parking
- Concierge Services
- Five-Star Spa





LOCATION FROM NOVOTEL

| Landmark | Distance | Estimated Drive Time |
|--|------------------|----------------------|
| Dubai Miracle Garden | Approx. 8–10 km | ~12 min |
| Dubai Marina & The Walk at JBR | Approx. 9.5 km | ~10 min |
| Mall of the Emirates | Approx. 10 km | ~10–12 min |
| Burj Khalifa & Dubai Mall (Downtown) | Approx. 6.8 km | ~20 min |
| Bluewater Island & Ain Dubai | Approx. 9–10 km | ~12 min |
| Emirates Towers & DIFC | Approx. 10 km | ~15–20 min |
| Dubai International Airport (DXB) | Approx. 30 km | ~25–30 min |
| Al Maktoum International Airport (DWC) | Approx. 26–28 km | ~20–25 min |

TOP NEARBY SCHOOLS & CURRICULUM

Arcadia School (JVT)

Curriculum: British (FS1 to A-Levels)

Rating: Very Good (KHDA)

Within JVT community

Sunmarke School (JVT)

Curriculum: British (GCSE) + IB Diploma

Rating: Very Good (KHDA)

Located in District 5, JVT

JSS International School (JVC)

Curriculum: Indian (CBSE)

Rating: Very Good

Located nearby in Jumeirah Village Circle

Nord Anglia International School (Al Barsha)

Curriculum: British + IB

Rating: Outstanding (KHDA)

10-12 mins drive from JVT

CAPITAL APPRECIATION ASPECTS

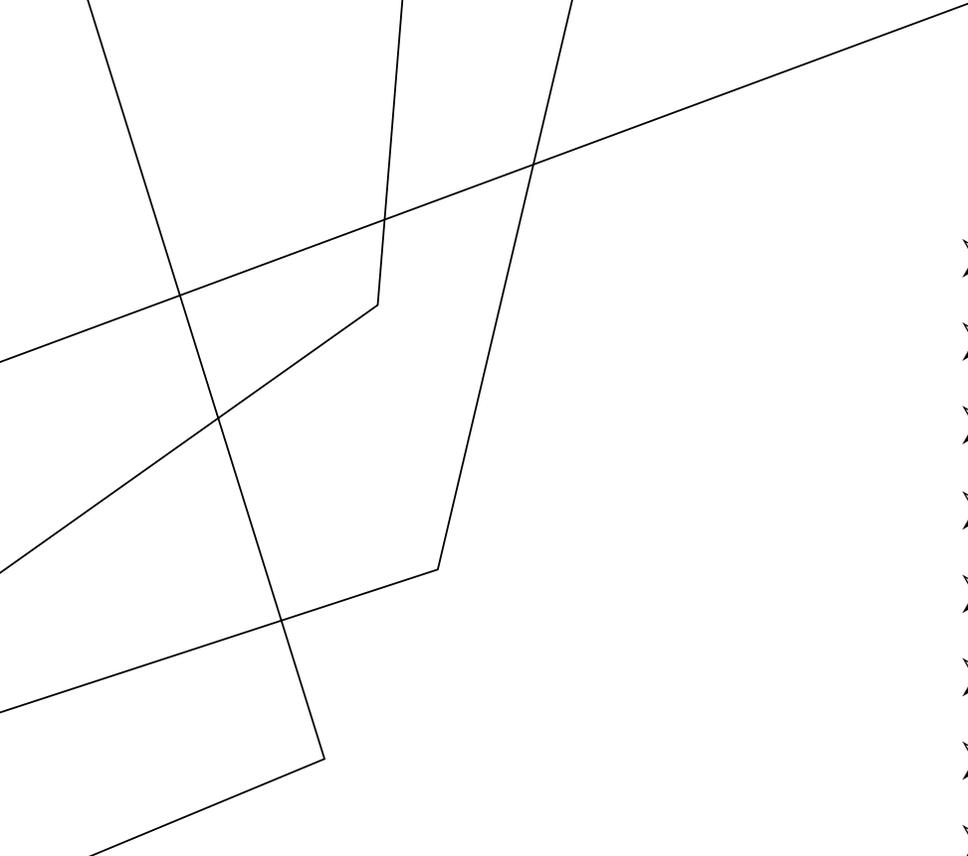
- COMMUNITY UPGRADES ————— Parks, recreation areas, retail kiosks, and fitness hubs.
- VOXA MIXED-USE HUB ————— Business, retail, and community space coming to JVT
- AL KHAIL AVENUE MALL ————— Large-scale community shopping and entertainment destination.
- METRO EXTENSION POTENTIAL ————— As part of Dubai 2040 Urban Master Plan.



OPERATIONALIZATION OF AL MAKTOUM INTERNATIONAL AIRPORT (DWC):

With DWC now commencing full passenger operations and planning to become the **world's largest airport**, JVT stands to benefit directly from its proximity (approx. 20–25 minutes by car). The airport's phased development will transform the surrounding corridor into a global logistics, tourism, and residential hub—making JVT a strategic location for both capital appreciation and rental demand.

MAIN CAPITAL
APPRECIATION ASPECT



UNIQUE SELLING POINTS

- Residential Property with 5 Star Hospitality Services
- Ready Development
- 5 Years Payment Plan
- High-end Branded Fully Furnished Apartments
- Located in A Prime Location
- High Potential for capital appreciation
- High ROI
- Low Service Charge Comparing to the identical development
- Low Down Payment Comparing PHPP offered in the market
- 1% Monthly Instalment

FIGURES



STUDIO

SIZE RANGE

358 - 648

PRICE RANGE

932,230 - 1,687,010



1BHK

SIZE RANGE

662 - 1,164

PRICE RANGE

1,722,552 - 3,026,738



3BHK

SIZE RANGE

3,232 - 3,765

PRICE RANGE

9,698,250 - 11,295,090

PAYMENT PLAN OPTIONS

Option 1

- 40% Down Payment
- 3 Months Grace Period
- 1% Monthly Instalment over 60 Months

Option 2

- 50% Down Payment
- 12 Months Grace Period
- 1% Monthly Instalment over 48 Months

Option 3

- 60% Down Payment
- 24 Months Grace Period
- 1% Monthly Instalment over 36 Months

PROJECT COLLATERALS

[Floor Plans](#)

[Videos](#)

[3D Virtual Tour](#)

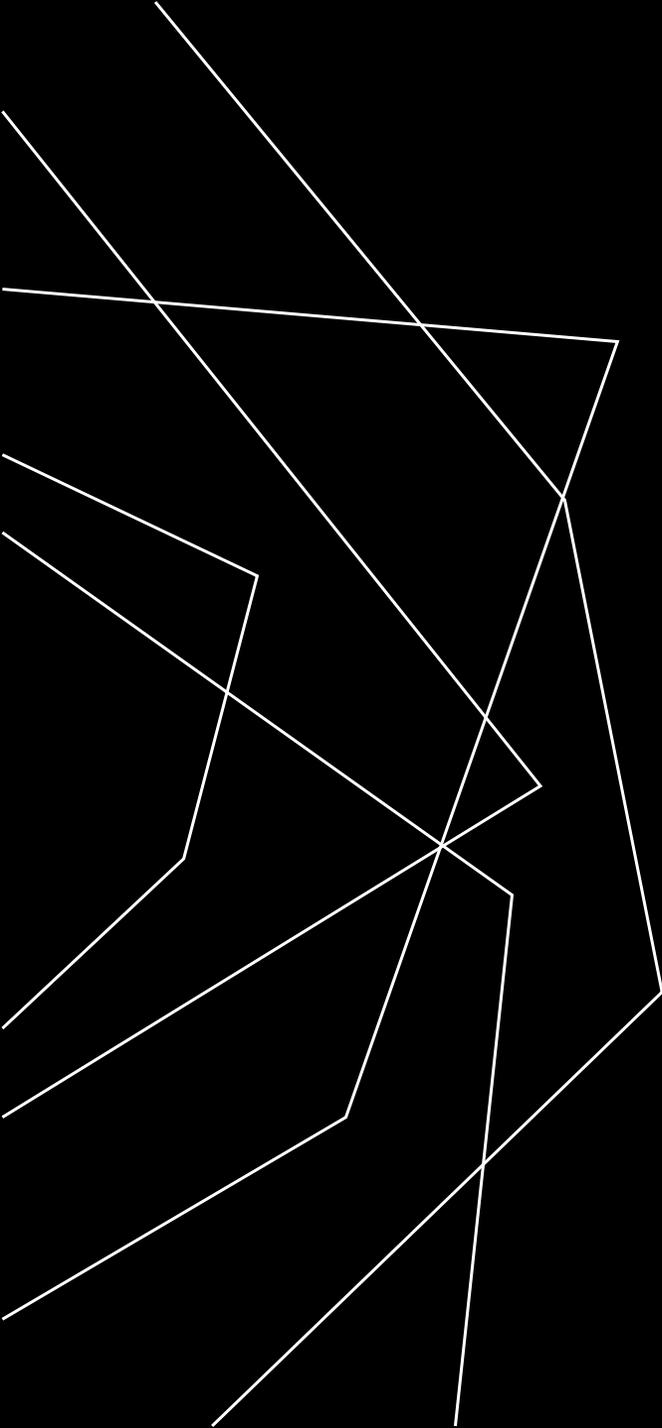
[Pictures](#)

[Inventory](#)

[ROI Calculator](#)

[FAQs](#)

[Brochure](#)



THANK YOU