

# VELOS

PACE WITH PURPOSE



Rooted in  
Motor City  
built for connection

# VELOS





# A life of limitless energy and infinite possibility

Velos, by CITYVIEW Developments, is for people who enjoy living life with purpose and pace. A dynamic destination, it draws inspiration and energy from its location in Motor City.

## Building Structure: G + 2P + 30 Floors + Roof

Unit Type	Numbers of Units	Size Range (Sq.Ft.)	Specifications
Studio	144	341 - 489	Fully-Furnished
1 Bedroom	208	668 - 898	Unfurnished, Kitchen Appliances
2 Bedroom	56	989 - 1,235	Unfurnished, Kitchen Appliances
Retail			

Life flows  
Effortlessly





Welcome to  
Dubai's  
most dynamic  
city district



Within Dubai's most dynamic city district, Velos is the new focal point for everything vital and vibrant.

- 1 Sheikh Zayed Road – 15 min
- 2 Burj Al Arab – 20 min
- 3 Dubai Hills Mall – 10 min
- 4 Mall of the Emirates – 15 min
- 5 Dubai Marina – 22 min
- 6 Burj Khalifa – 24 min
- 7 Dubai International Airport (DXB) – 28 min
- 8 Al Maktoum International Airport – 26 min

Drop-off area





# Step into The Velos Lobby

Elegant, welcoming, and  
thoughtfully designed.



## Studio

Turnkey, furnished studios designed for modern living.

Studio





Typical Bathroom

# 1 Bed - Living Room



# 1 Bedroom

With transformable  
living spaces





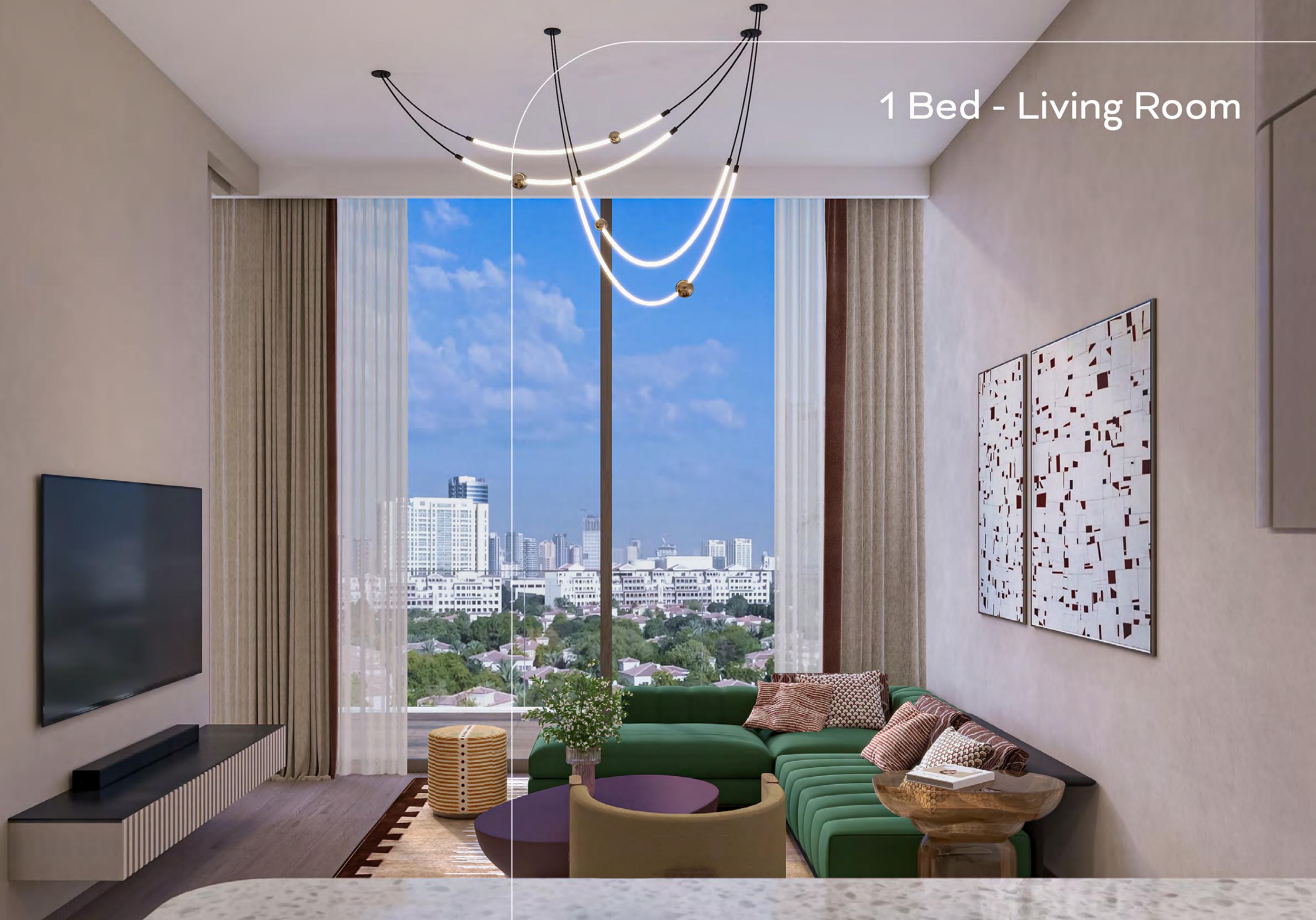
1 Bed - Kitchen

# 1 Bedroom

Thoughtfully designed units, combining modern comfort with elegant, functional living spaces.



# 1 Bed - Living Room





2 Bed - Living Room

# 2 Bed - Living Room



## 2 Bed - Kitchen Option 1





2 Bed - Kitchen Option 2



## 2 Bedroom

With exceptional views and superior comfort



2 Bed - Kids Bedroom



2 Bed - Master Bedroom

# Discover Wellness At The Core Of City Life

Velos amenities are carefully designed and considered to provide residents with an invigorating and rejuvenating experience. It's a world of working out and wellness that provides everything you need.





- Outdoor Gym
- Indoor Gym & Yoga Area
- Rooftop Infinity Pool & Wooden Deck
- Outdoor Kids Pool & Play Area
- Indoor Kids Play Area
- Outdoor Yoga Area
- Outdoor Cinema
- Jogging Track
- Basketball Half Court
- Padel Court
- Green Areas
- Sky Garden Meditating Area
- Mediterranean Themed Garden
- Japanese Zen Garden
- Pet Area
- Lounge Area
- Beverage Bar
- Coworking Zone
- Sitting Area
- Multi-Purpose Area

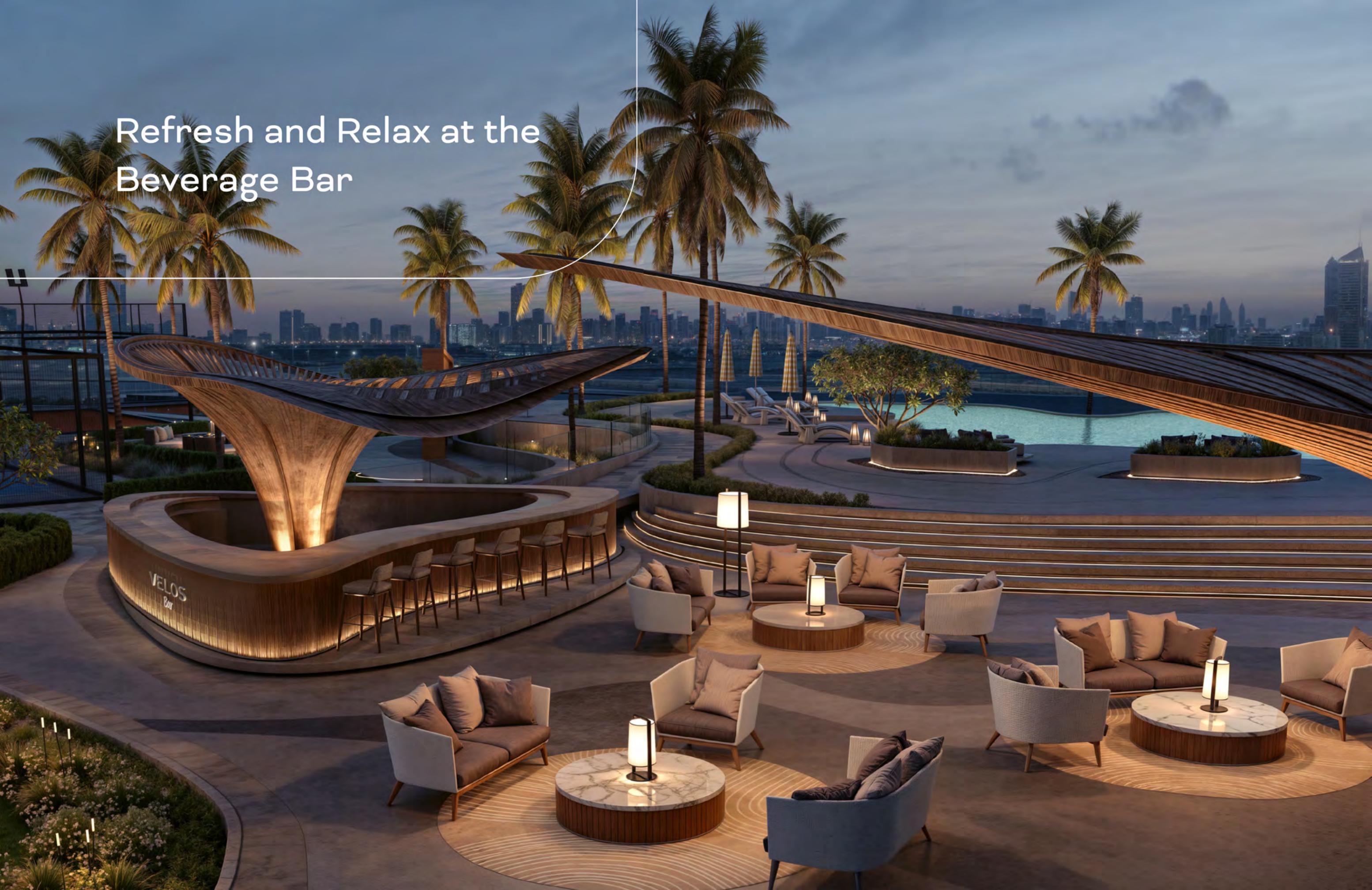
Unwind at the  
Rooftop Infinity  
Pool & Wooden Deck



Dip into the Outdoor  
Swimming Pool



# Refresh and Relax at the Beverage Bar



Take a stroll through  
the lush Green Areas





VELOS  
Bar

Stretch in the Outdoor  
Yoga Area

Find harmony in the  
Japanese Zen Garden





Shoot and score at the  
Basketball Half Court

A scenic view of a community jogging track. The track is a vibrant blue color and curves through a lush landscape. On the left, a tall palm tree stands prominently. In the background, a line of palm trees stretches across the horizon. To the right, a modern building with curved balconies and glass railings is visible. The sky is a clear, bright blue. The overall atmosphere is bright and inviting, suggesting a high-quality residential or recreational area.

Stay active on the community  
Jogging Track

Catch a film under the stars  
at the Outdoor Cinema



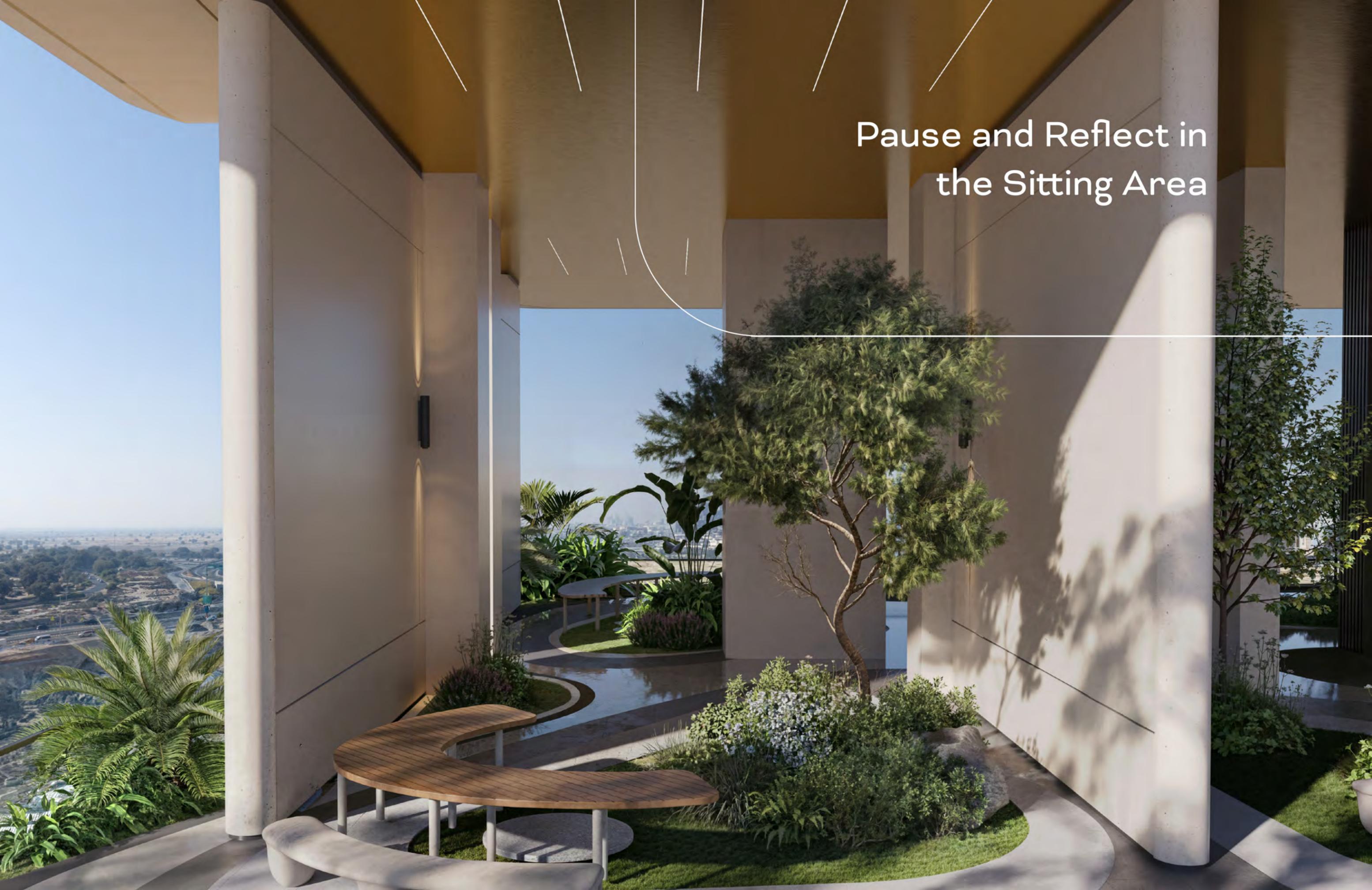
Host or gather in the  
Multi-Purpose Area



# Multi-Purpose Area



Pause and Reflect in  
the Sitting Area



A modern architectural courtyard featuring a curved, light-colored walkway that leads towards a large, mature tree. The courtyard is bordered by a building with a facade of vertical slats on the left and large, white, curved columns on the right. In the foreground, there are lush green plants, including a large fern on the right and a cluster of white flowers. The background shows a view of the ocean under a clear blue sky. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

Stay Productive in the  
Coworking Zone

Break a Sweat in the  
Indoor Gym





The Outdoor Kids Play Area  
brings fun to little ones





Let imaginations run wild in the  
Indoor Kids Play Area

The Outdoor Pet Area  
provides a fun space for  
your furry friend



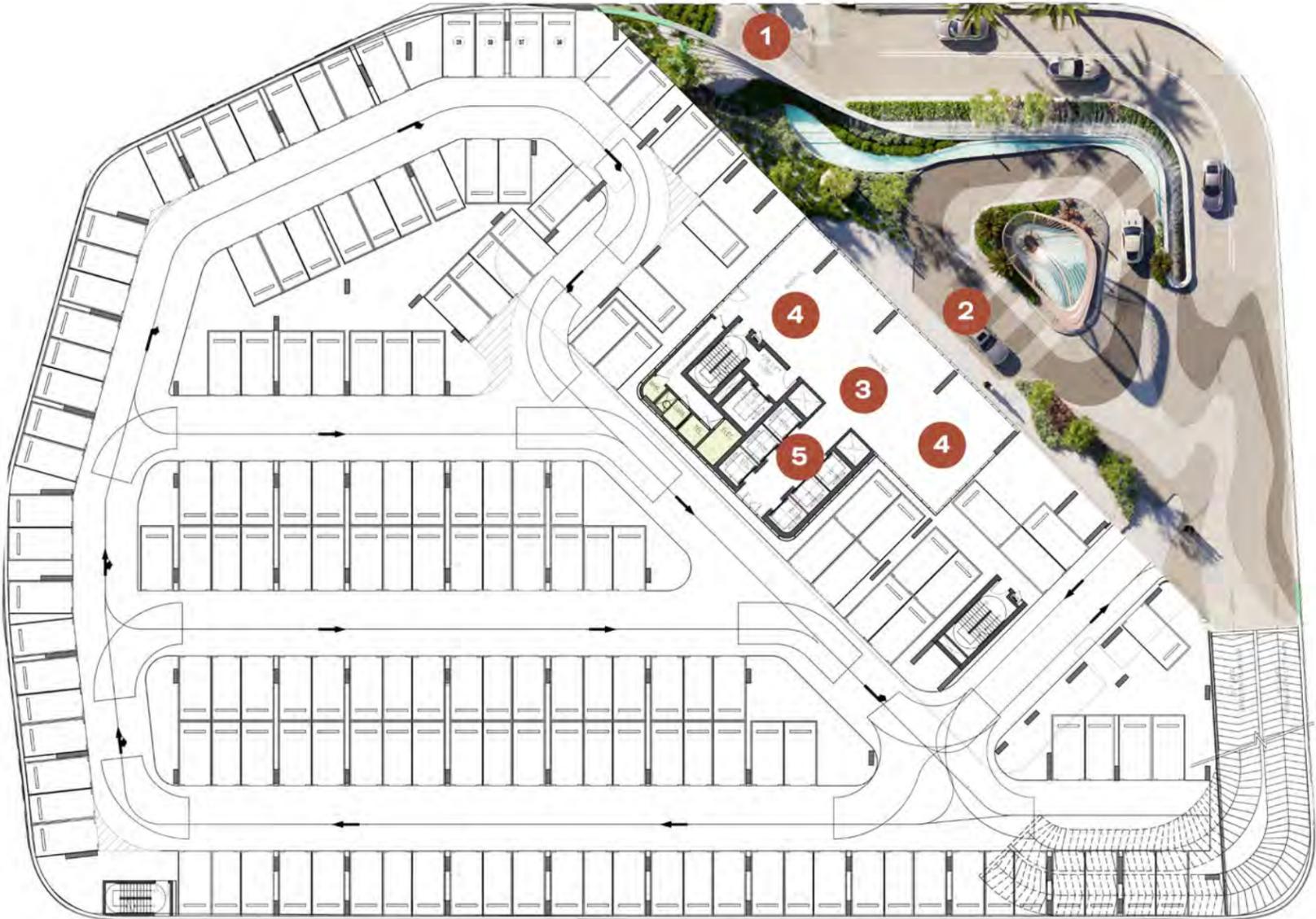
# VELO S

PACE WITH PURPOSE

KEY PLAN

# KEY PLAN | PODIUM LEVEL

VELOS  
RESIDENCE



- 1 Main Entrance
- 2 Drop-off Area
- 3 Reception
- 4 Lobby Area
- 5 Lifts

# KEY PLAN | FIRST FLOOR

## 1<sup>st</sup> AMENITIES FLOOR

VELOS  
RESIDENCE



- ① Outdoor Gym
- ② Indoor Gym
- ③ Outdoor Kids Play Area
- ④ Indoor Kids Play Area
- ⑤ Outdoor Cinema
- ⑥ Jogging Track
- ⑦ Basketball Half Court
- ⑧ Padel Court
- ⑨ Green Area
- ⑩ Sky Garden Meditating Area
- ⑪ Mediterranean Themed Garden
- ⑫ Japanese Zen Garden
- ⑬ Pet Area
- ⑭ Lounge Area
- ⑮ Beverage Bar
- ⑯ Multi-Purpose Area
- ⑰ Family Pool Area
- ⑱ Kids Pool Area
- ⑲ Podium Entrance
- ⑳ Lifts
- ㉑ Changing Room



# KEY PLAN | ROOF 3<sup>rd</sup> AMENITIES FLOOR

VELOS  
RESIDENCE



- ① Rooftop Infinity Pool
- ② Sitting Area
- ③ Entrance

# KEY PLAN | 21<sup>th</sup> FLOOR 2<sup>nd</sup> AMENITIES FLOOR

VELOS  
RESIDENCE



- 1 Coworking Zone
- 2 Sitting Area
- 3 Entrance

# FLOOR PLAN | RESIDENTIAL FLOORS

## 2<sup>nd</sup> TO 26<sup>th</sup> FLOOR

VELOS  
RESIDENCE



# FLOOR PLAN | RESIDENTIAL FLOORS

## 27<sup>th</sup> TO 30<sup>th</sup> FLOOR

VELOS  
RESIDENCE



# UNIT MIX (SAMPLE LAYOUT)

Studio



1 Bedroom



2 Bedroom | 2 Bedroom + Study



The above illustrates a representative floor plan highlighting the typical structural core, with floor variations captured in changes in the balcony sizes. This will be reflected in the individual unit layouts

# Connecting Everyone To Everything That Matters

Conveniently located a short drive away from Burj Khalifa and Sheikh Zayed Road, placing you at the core of Dubai with seamless access to all attractions the city has to offer.



# Amenities & Interior Specifications

## GENERAL

- Porcelain tile with wood-look effect for flooring
- Porcelain tile with wood-look effect for skirting
- Off white paint for walls and ceiling
- Curtain pelmets with recessed LED strips
- Modern design stainless steel finish switches and power socket
- Floor to ceiling windows with outdoor views
- Infinity Pool Depth - 1.8m
- Family Pool Depth - 1.3m
- Lobby Ceiling - 6.6m
- Chandelier provisions at the center of main areas

## KITCHENS

- Full suite of integrated appliances
- Natural oak and matt plain laminate cabinetry
- Kitchen Ceiling - 2.7m
- Quartz stone with terrazzo finish countertop and backsplash

## BEDROOMS

- Closed wardrobes with plain matte laminate finish
- Bedroom / Living Room Ceiling - 3.3m

## BATHROOMS

- Built-in mirrors with integrated LED strips
- Quartz stone top with terrazzo effect on vanity with minimal integrated sink design
- Mosaic terrazzo effect on vanity backsplash
- Natural oak wood storage cabinetry under vanity and above WC area
- Travertine look porcelain tile on shower walls
- Cement look porcelain tile on floor & walls
- Walk-in shower with floor to ceiling glazing with metal frame
- Chrome metal finish to bathroom fixtures





CITYVIEW Developments is a UAE-based real estate developer with a global presence, renowned for its fresh and creative approach to residential, commercial, and hospitality spaces. Through strategic collaborations with top global brands and award-winning architects, CITYVIEW creates dynamic developments that are strategically located and crafted to inspire, connect, and evolve with the changing needs of modern urban life. CITYVIEW is best known for developing Hyde Residences Dubai Hills, the first lifestyle branded development in Dubai Hills Estate.

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