

Developed by
Pacifique Global Properties LLC

in association with Credo Investments FZE



THE VERANDA COLLECTION I

LUXURY LIVES HERE

DISCOVER A REALM OF REFINED LIVING
AND BOUNDLESS TRANQUILITY.

Crafted for Comfort
Designed for Distinction.

 CREDO
Powering Investments. Empowering You.

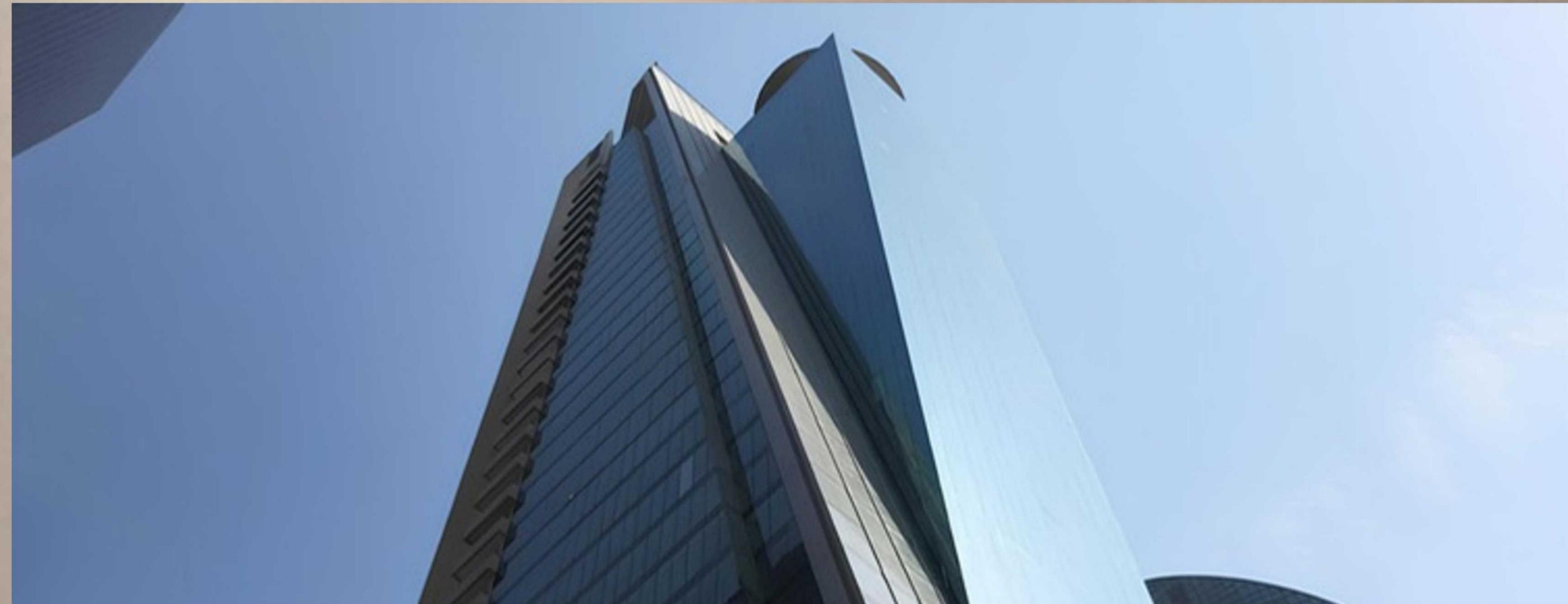
Developers

PACIFIQUE GLOBAL PROPERTIES LLC _____

Creators of timeless luxury living, Pacifique Global Properties brings a legacy of excellence to Dubai's real estate scene. Renowned for attention to detail, quality construction, and visionary design, we build homes that stand the test of time.

CREDO INVESTMENTS FZE _____

A boutique project development firm, Credo Investments FZE is known for bringing architectural visions to life. With expertise spanning luxury developments and precision execution, ensuring every project reflects superior craftsmanship and refined elegance.



The Veranda Collection One

An exclusive collection of 2-storey townhouses located in Jumeirah Village Circle's District 13. Designed for discerning homeowners, each residence combines modern sophistication with natural warmth. High ceilings, luxurious finishes and expansive layouts define these homes - an invitation to indulge in comfort and class.

PROJECT MANAGED BY CREDO INVESTMENTS FZE

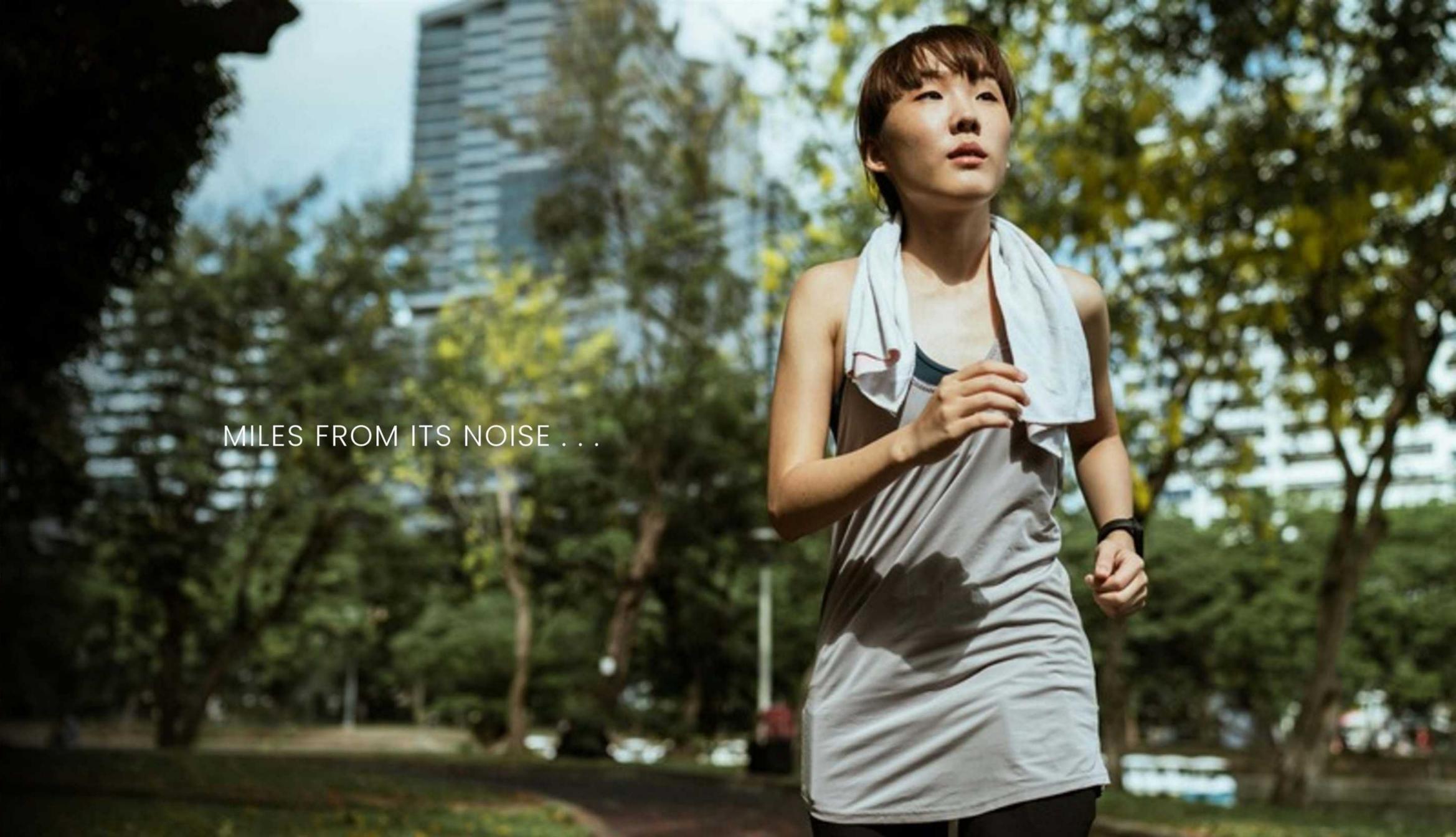


A wide-angle shot of a city street at sunset. The sun is low on the horizon, creating a warm, golden glow and long shadows. In the foreground, a woman in a light-colored suit is walking, and a man with a backpack is running. The background shows tall city buildings and streetlights.

MINUTES FROM THE CITY'S ENERGY

The logo for CREDO, featuring a stylized house icon above the word "CREDO" in a serif font. Below it, the tagline "Powering Investments. Empowering You." is written in a smaller font.

CREDO
Powering Investments. Empowering You.

A woman with short hair, wearing a white tank top and a white towel draped over her shoulders, is running on a path in a park. She is looking forward with a determined expression. The background is filled with lush green trees and a clear blue sky.

MILES FROM ITS NOISE . . .

LOCATION & ACCESSIBILITY

Jumeirah Village Circle – District 13

Perfectly placed in District 13, The Veranda Collection 1 offers the best of both worlds – calm, connected, and cosmopolitan. Walkable green spaces, intimate parks, and quiet streets create a neighborhood feel within one of the most dynamic cities in the world. Just minutes from Downtown Dubai, Marina, and the city's key highways, residents enjoy seamless access to culture, commerce, and convenience –without ever sacrificing peace of mind. Families, professionals, and global citizens will find the ideal balance of vibrancy and stillness here.



3

HIGHWAYS
Al Khail / Hessa / MBZ Road

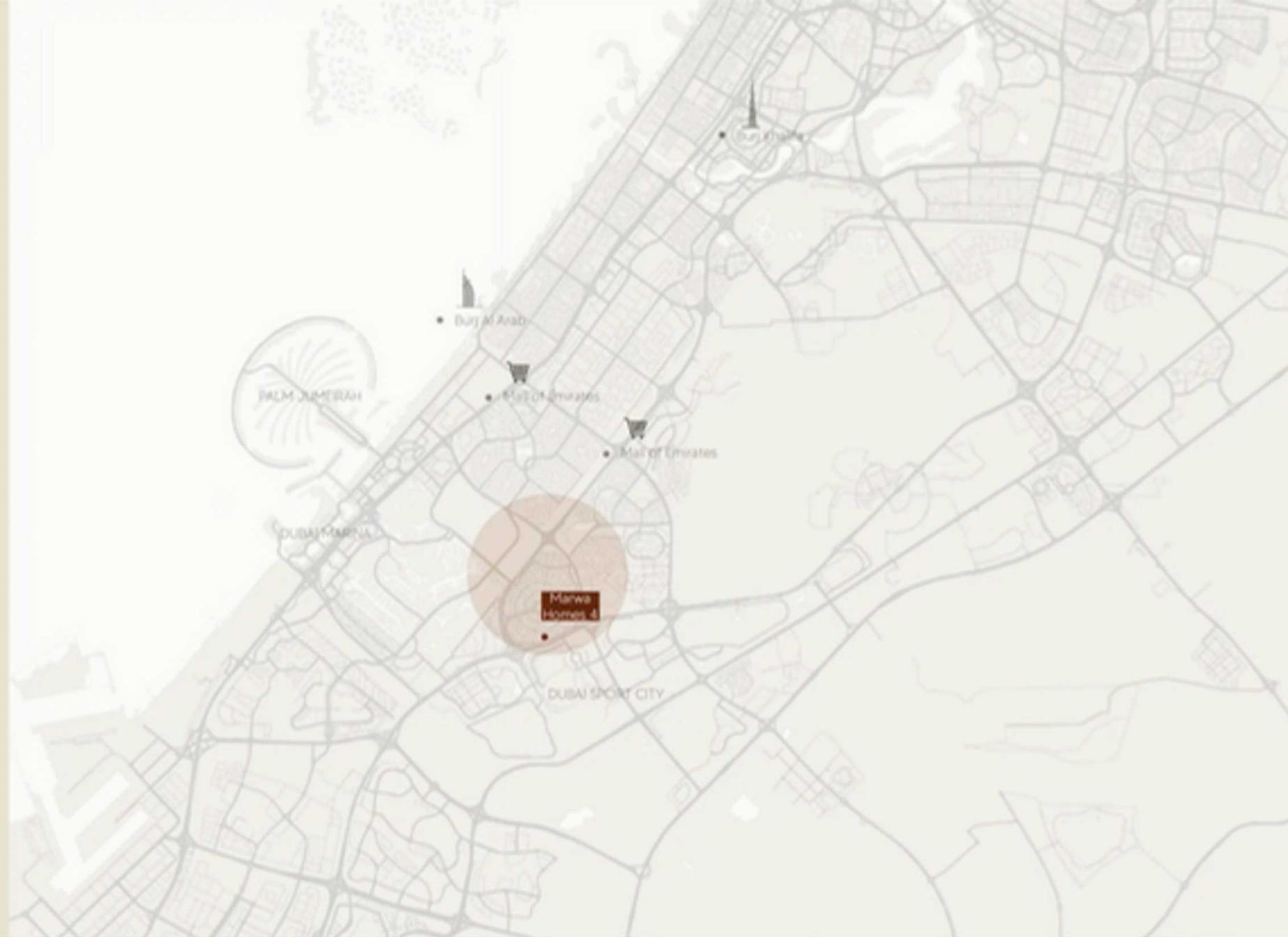
5

MINUTES
The Circle Mall & JVC Park

15

MINUTES DRIVE
BEACHES : JBR, Dubai Marina, Palm Jumeirah

FACILITIES
The Circle Mall
JSS International School
Ladybird Nursery JVC
Right Health



LOCATION & ACCESSIBILITY

JVC – Highlights



CIRCLE MALL



ENOC PETROL STATION



COMMUNITY PARKS



MOSQUE



INT'L SCHOOLS



EASY ACCESS TO HIGHWAYS



DISTRICT 13
The Veranda Collection
Townhouses



The Exteriors

Timeless stone façades and clean modern lines define the external character of The Veranda Collection 1.

Every home boasts a private rooftop pergola retreat, shaded car parking, and a design that fuses privacy with openness. Large balconies, lush personal gardens, and alfresco-ready BBQ zones extend your living into the outdoors – so you can entertain or unwind just steps from your door, all while surrounded by the quiet elegance of modern urban design.



DESIGN BY CREDO

Project Interiors

The Veranda Collection One features double-height living rooms filled with natural light, designed to uplift and inspire. Warm cove lighting, shadow-lined ceilings, and Italian-crafted kitchens with full quartz finishes create a harmony of design and durability.

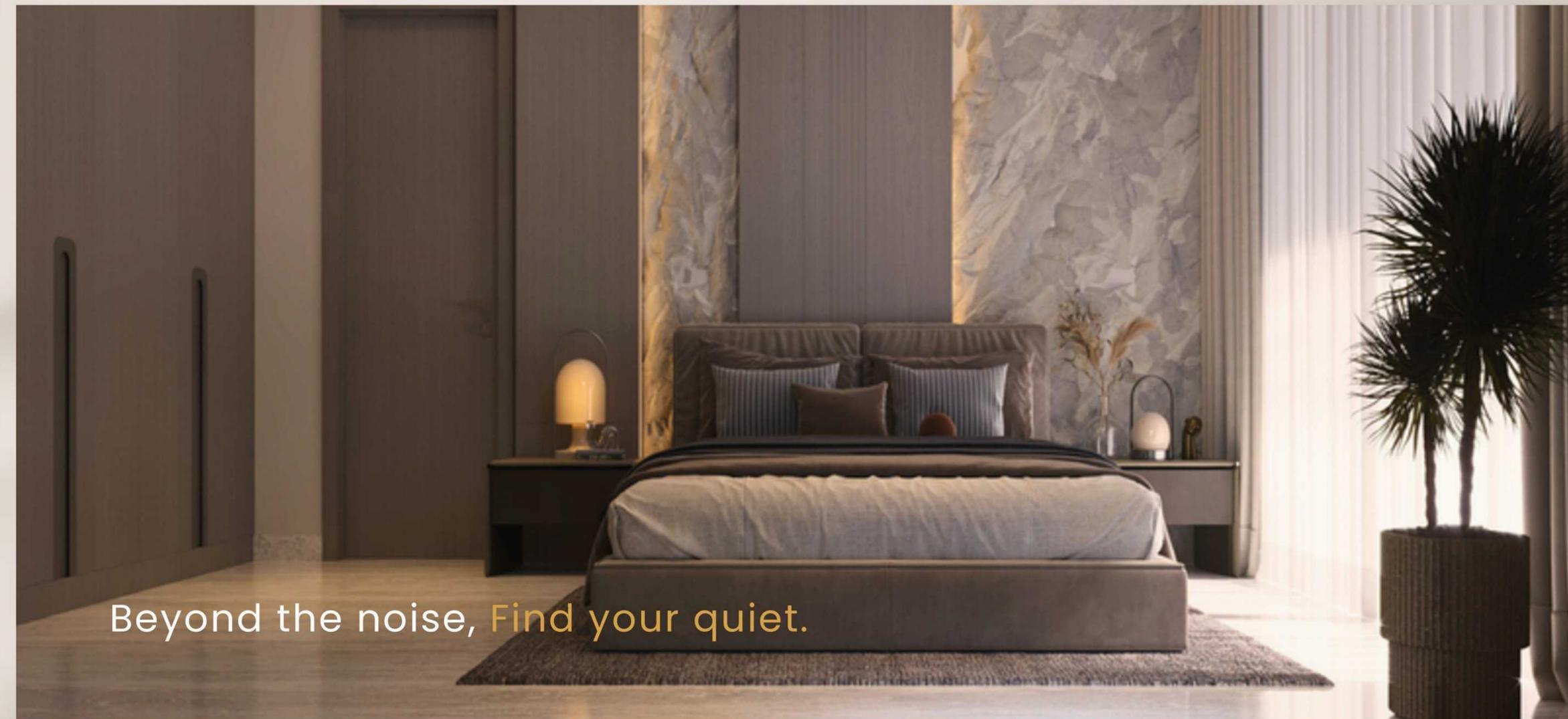
Whether it's the quiet luxury of your private lift or the seamless indoor- outdoor flow, every element is made to elevate modern townhouse living in the city's heart.



DESIGNED BY CREDO

The Bedrooms

Designed with intention, each bedroom at The Veranda Collection One invites you into a world of elegant stillness and effortless comfort. Ensuite layouts, high ceilings, custom cabinetry, and spa-inspired bathrooms with Italian fixtures offer refined comfort. The master suite is a showpiece of space and serenity, illuminated by natural light and finished with thoughtful details that make every day feel indulgent.



Beyond the noise, Find your quiet.

The Veranda Collection One
Key Features



EN SUITE BATHROOM
IN EACH BEDROOM



EACH TOWNHOUSE
WITH ROOFTOP GARDEN



PREMIUM ELEVATORS
TO ROOFTOP GARDEN



FULLY EQUIPPED BUILT-IN
PREMIUM KITCHEN



DESIGNATED BBQ AREA
ON ROOFTOP



SPACIOUS
PRIVATE PARKINGS



SHADED PERGOLA PARK-
ING & ROOFTOP GARDEN



MAID'S ROOMS
WITH EN SUITE



LOCATED IN JVC,
DISTRICT 13



FUNCTIONAL DESIGN
WITH AMPLE STORAGE



PREMIUM TOWNHOUSES
WITH 4 BEDS + MAID'S



Tailored Living . . . Beyond Expectations

Amenities

Behind the luxury lies thoughtful functionality. From fully fitted Italian kitchens with top-tier appliances to well-planned laundry and storage areas, every utility space in The Veranda Collection 1 is purpose-built.

Sleek linear AC grills, soft-close cabinetry, ensuite maid's quarters, and designer powder rooms combine efficiency with aesthetics –delivering utility that doesn't interrupt style.



12 PREMIUM HOMES IN JVC DISTRICT

The Veranda Collection One



All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change, or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor covering and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.



The Veranda Collection One

TYPE A

VILLA NO. 12

TOWNHOUSE BUA

VILLA - 12	SQ. FT
TYPE A	
Suite Area	2,630.70
Balcony	651.32
Total BUA	3,282.02
Plot Area	3,064.81

Parking	425.71
Shaded Roof	490.51
Garden	1,674.22



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The Veranda Collection One

TYPE B

VILLA NO. 08 - 11

TOWNHOUSE BUA

VILLA - 8,9,10,11	SQ. FT
TYPE B	
Suite Area	2,588.61
Balcony	474.90
Total BUA	3,063.52
Plot Area	1,679.17

Parking	419.79
Shaded Roof	484.81
Garden	312.58



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The Veranda Collection One

TYPE C

VILLA NO. 01

TOWNHOUSE BUA

VILLA - 1	SQ. FT
TYPE C	
Suit Area	2,630.70
Balcony	651.32
Total BUA	3,282.02
Plot Area	2,755.24

Parking	425.71
Shaded Roof	490.51
Garden	1,365.94

ROOF FLOOR SECOND FLOOR FIRST FLOOR GROUND FLOOR



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The Veranda Collection One

TYPE D

VILLA NO. 06

TOWNHOUSE BUA

VILLA 6	SQ. FT
TYPE D	
Suit Area	2627.58
Balcony	480.61
Total BUA	3,108.19
Plot Area	2,117.26

Parking	425.71
Shaded Roof	495.57
Garden	690.63



ROOF FLOOR SECOND FLOOR FIRST FLOOR GROUND FLOOR



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The Veranda Collection One

TYPE E

VILLA NO. 07

TOWNHOUSE BUA

VILLA 7	SQ. FT
TYPE E	
Suit Area	2,627.58
Balcony	480.61
Total BUA	3,108.19
Plot Area	2,136.64

Parking	425.71
Shaded Roof	495.57
Garden	755.09



ROOF FLOOR SECOND FLOOR FIRST FLOOR GROUND FLOOR



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The Veranda Collection One

TYPE F

VILLA NO. 02 - 05

TOWNHOUSE BUA

VILLA-2,3,4,5	SQ. FT
TYPE F	
Suite Area	2,588.61
Balcony	474.90
Total BUA	3,063.52
Plot Area	1,679.17

Parking	419.79
Shaded Roof	484.81
Garden	312.15



ROOF FLOOR SECOND FLOOR FIRST FLOOR GROUND FLOOR



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