



Q GARDENS

LOFTS 2



A MASTERPIECE OF URBAN ARCHITECTURE

Located in the heart of Jumeirah Village Circle, The Q Gardens Lofts 2 offers beautifully designed apartments loaded with natural light and crafted from the finest international materials. Whether you're drawn to lush exterior gardens, spacious interiors, or the sleek, modern design of each room, AYS Developers' newest property transforms daily living into a luxurious experience amidst Dubai's evolving cityscape.



JUMEIRAH VILLAGE CIRCLE

Jumeirah Village Circle (JVC) is one of the best places to invest in properties in Dubai due to its strategic location, offering easy access to major highways and key destinations like Dubai Marina and Downtown Dubai. The area features a mix of affordable and luxurious properties, appealing to a wide range of investors. With ongoing development, JVC promises high rental yields and strong capital appreciation. Its family-friendly environment, abundance of parks, schools, and retail options further enhance its attractiveness, making it a sought-after destination for both residents and investors.



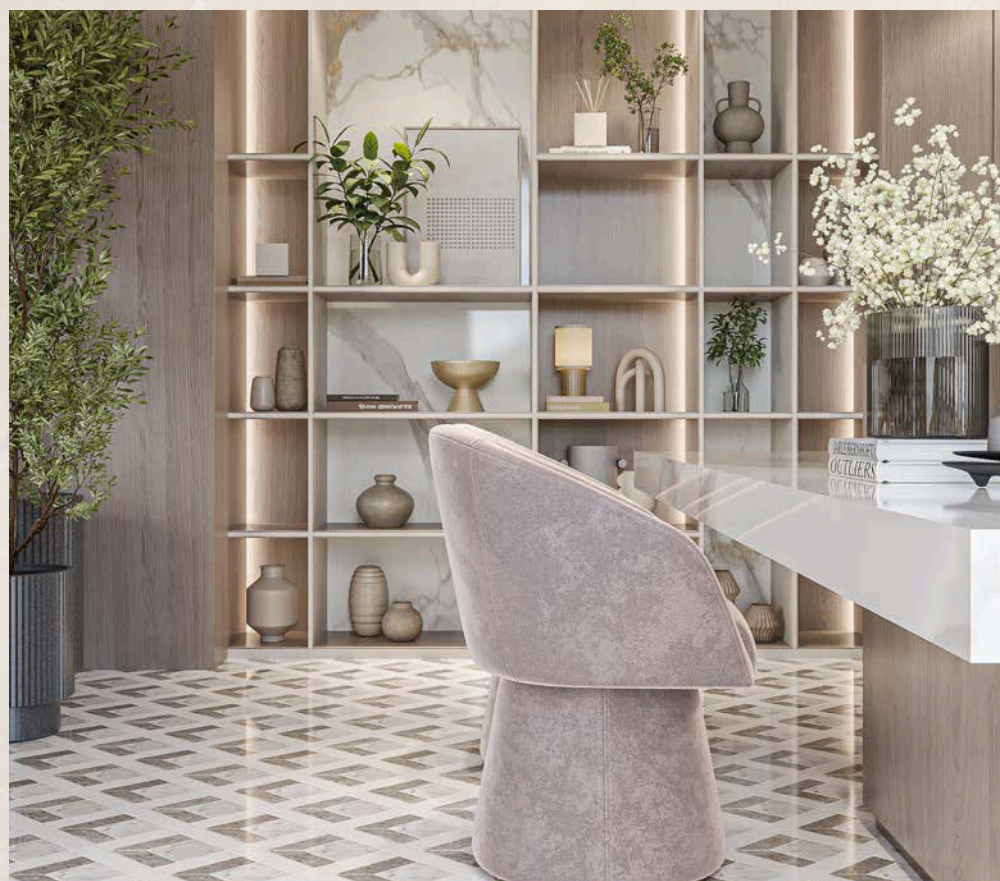
IMPECCABLE FINISHING

Bathrooms boast floor-to-ceiling porcelain tiles, rainfall showerheads, and LED-backlit mirrors. Each unit offers floor-to-ceiling windows for stunning views, private balconies, and smart home integration. The building exterior combines natural stone, glass, and high-quality cladding, with amenities including a fitness center, rooftop garden, swimming pool, and 24/7 security. Experience the epitome of luxury living at Q Garden Lofts 2.

INTERIORS

DESIGNED TO **IMPRESS**

These beautiful interiors and unique homes are built with the latest ideas and meet the best standards in the world. They offer a luxurious and modern lifestyle, with lots of natural light and amenities that only a few places have.





LIVING AREA

- Flooring: High-quality engineered hardwood flooring for a warm and elegant look.
- Walls: Smooth finish with premium, washable paint in neutral tones to suit any decor style.
- Ceilings: Smooth finish with recessed lighting and stylish crown molding for a refined touch.

BATHROOM AREA

- Flooring: Plush, high-density carpeting for added comfort and warmth.
- Closets: Custom-built walk-in closets with ample storage, featuring adjustable shelving and soft-close drawers.
- Lighting: Designer pendant lights and integrated LED lighting for a cozy ambiance.

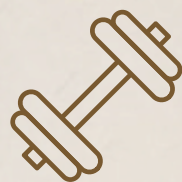




KITCHEN AREA

- Cabinetry: Custom European-style cabinets with soft-close mechanisms, finished in high-gloss lacquer or matte wood veneer.
- Countertops: Luxurious quartz countertops with a waterfall edge for a sleek, modern look.
- Backsplash: Designer tile backsplash, combining aesthetics and easy maintenance.
- Sink: Undermount stainless steel sink with a high-arc faucet and pull-down sprayer.

STATE OF THE ART
AMENITIES



GYM



PRIVATE CINEMA



PLAY AREA



SAUNA



JACUZZI



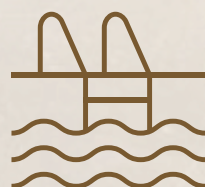
SKY GARDEN



BBQ AREA



FURNISHED KITCHENS



SALT WATER POOL



CYCLING STUDIO



YOGA SPACE



CALM & COSY SPACES

The studio units at Q Gardens Lofts 2 are designed to offer a perfect blend of style and functionality. Each studio features an open-plan layout that maximizes space and natural light, creating a bright and welcoming living environment. High-quality finishes, including engineered hardwood flooring and premium fixtures, add a touch of elegance to the space.

The kitchen is fully equipped with modern appliances, custom cabinetry, and sleek quartz countertops, making meal preparation a pleasure. The living area is versatile and spacious, allowing for a comfortable setup that easily accommodates both relaxation and entertainment needs. Large floor-to-ceiling windows provide stunning views and enhance the sense of openness.

STUDIO UNIT

SERENITY INSIDE OUT

The one-bedroom units at Q Gardens Lofts 2 are designed to offer a perfect balance of luxury and functionality. These spacious units feature a well-thought-out layout that maximizes space and enhances the flow of natural light, creating a bright and airy living environment.

The bathroom is equally impressive, with floor-to-ceiling porcelain tiles, a modern vanity with ample storage, and a luxurious walk-in shower with premium fixtures. The attention to detail and quality craftsmanship throughout the unit ensure a luxurious living experience.

ONE-BEDROOM UNIT



BESPOKE
SUPPLIERS LIST

BERTOLOTTO[®]
PORTE

SCAVOLINI[™]

SIEMENS

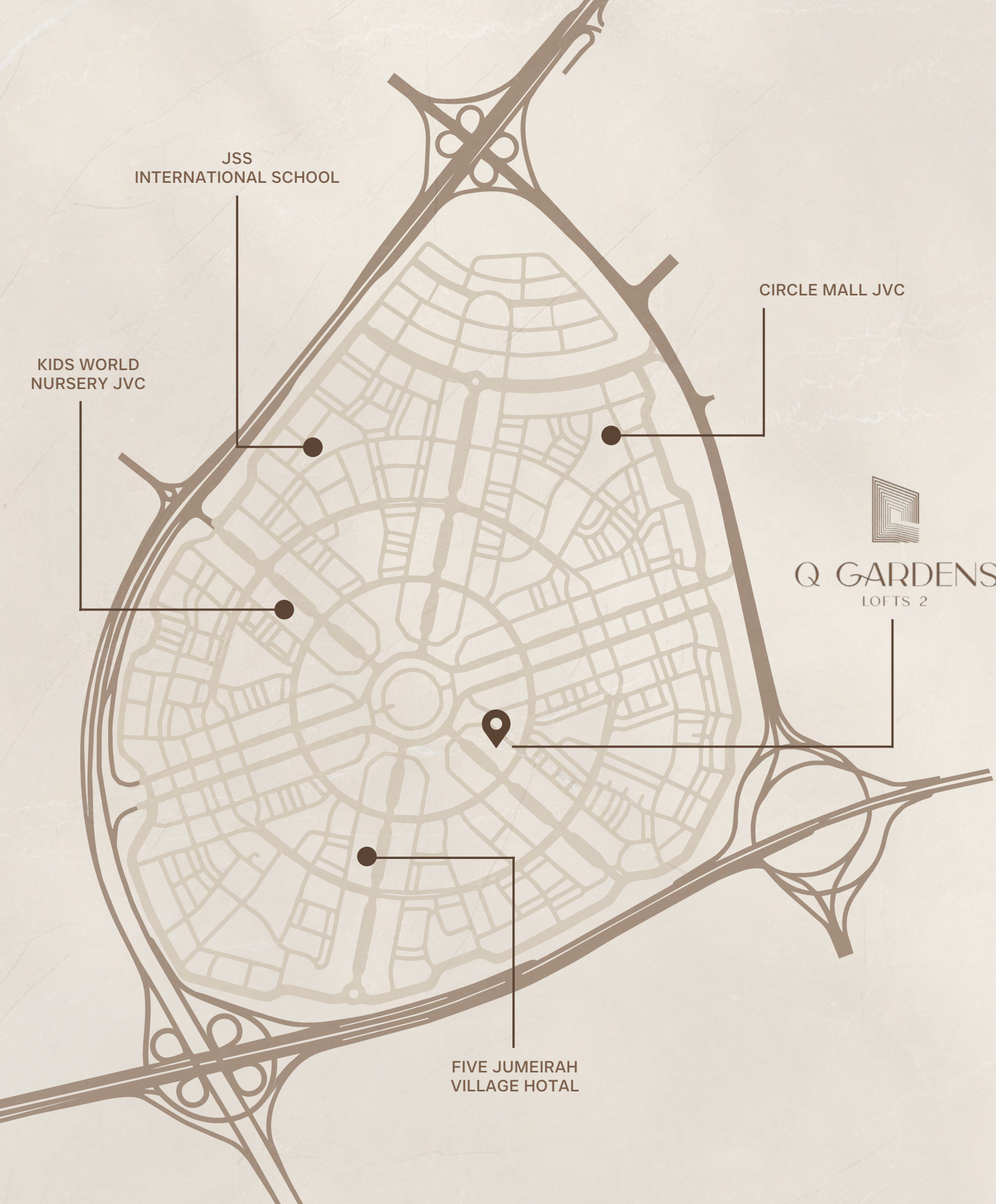

Villeroy & Boch
1748

 **TRUE[®]**

OTIS

 **CERACASA**
C E R A M I C A

Schneider
 **Electric**



7 MINUTES
Dubai Hills Mall



10 MINUTES
Mall of the Emirates



10 MINUTES
Dubai Marina



15 MINUTES
Downtown Dubai
& Burj Khalifa



18 MINUTES
The Palm Jumeirah



20 MINUTES
Jumeirah Beach



28 MINUTES
Dubai World Central



30 MINUTES
Dubai International Airport



15 MINUTES
Burj Al Arab



20 MINUTES
Museum of the Future



DUBAI WORLD CENTRAL

PALM JEBEL ALI

PALM JUMEIRAH

MALL OF THE EMIRATES

DUBAI MARINA

BURJ AL ARAB

DOWNTOWN DUBAI
& BURJ KHALIFA

DUBAI
INTERNATIONAL AIRPORT

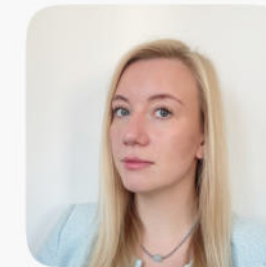


+971 (4) 412-5000

Affiliate
managers



**Alevtina
Kapustina**



**Svetlana
Guseva**

Office

Housebook Real Estate LCC

Dubai Marina, office 2502-01, Dubai, UAE

Company license: 1128098

ae.housebook.deals

partner@housebook.ae

