



v1v1d

R E S I D E N C E

Serene Community

V1VIO
RESIDENCE

Jumeirah Village Triangle (JVT) is a sustainable green freehold in a peaceful suburban community. JVT is considered as one of the top family-friendly areas in Dubai. Designed to match the lifestyle of the residents that live there, with its harmonious blend of modern living and green spaces, represents a prime choice for those seeking a family-oriented, comfortable, and eco-friendly lifestyle in Dubai.

The neighborhood is an ideal choice for property investors eyeing lucrative returns as well as residents seeking a tranquil living experience. This community is preferred mostly by families and individuals who are seeking a premium and exceptional lifestyle that renders ultimate satisfaction to your heart and mind.



Connected to the city

Jumeirah Village Triangle (JVT) located at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), conveniently located near the coastal areas to Jumeirah Island, Palm Jumeirah, and Palm Jebel Ali. It Offers easy access to central locations within the emirate

JVT is surrounded by other emerging neighborhoods like Jumeirah Village Circle, Motor City, Sports City, etc. and is just a few minutes away from JLT, Emirates Hills, Dubai Marina and JBR. It is 30 minutes from the Dubai International Airport and 15 minutes to the beach.



Attractions

Dubai Miracle Garden – **9 minutes**
Motiongate Theme Park – **25 minutes**
Legoland Dubai – **27 minutes**
The Walk JBR – **20 minutes**
Palm Jumeirah – **22 minutes**



Kids

Sunmarke School – **2 minutes**
Arcadia School – **5 minutes**
JSS International School – **12 minutes**
GEMS Founders School – **18 minutes**



Hotels

Novotel JVT – **2 minutes**
Mövenpick Hotel JVT – **2 minutes**
Aloft Me'aisam – **15 minutes**
FIVE Jumeirah Village Hotel – **15 minutes**



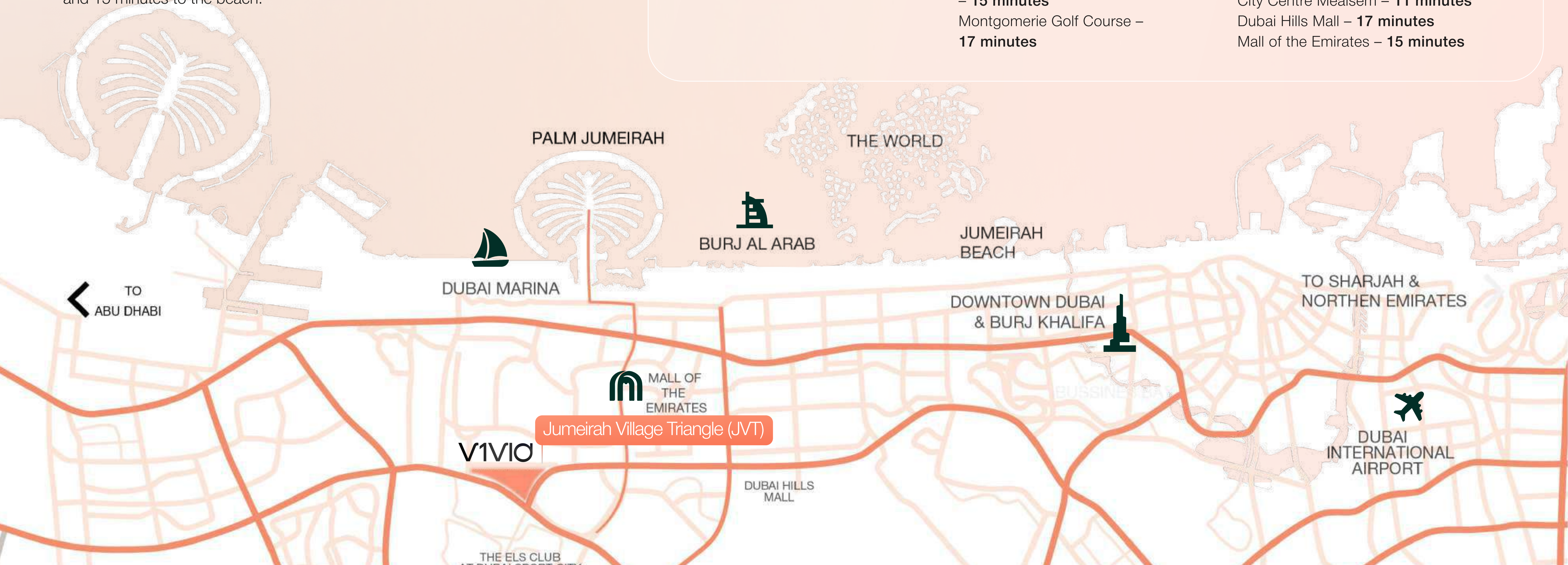
Golf clubs

Jumeirah Golf Estates Golf Course – **15 minutes**
Montgomerie Golf Course – **17 minutes**



Malls

Circle Mall – **15 minutes**
City Centre Meaisem – **11 minutes**
Dubai Hills Mall – **17 minutes**
Mall of the Emirates – **15 minutes**



V1VIO

R E S I D E N C E

District 1, Jumeirah Village Triangle

Building Description **B+G+4P+16** | **RETAIL 1-4**
Anticipated Handover **Q3 2026**

STUDIO	1 BEDROOM	2 BEDROOM	3,5 BEDROOM	TOTAL
74	37	28	3	142



Amenities

V1V1D

R E S I D E N C E



LOBBY



SWIMMING POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



OUTDOOR KIDS
PLAY AREA



OUTDOOR
SPORT



OUTDOOR
YOGA LOUNGE



GYM



SAUNA



MALE/FEMALE
RESTROOM



GAME ROOM



GAME ROOM



CLUBHOUSE



BBQ AREA



4-STOREY
PARKING

Daikin is a world-leading air conditioning manufacturer with a noble mission: Perfecting the Air.

Daikin air conditioning system offer superior performance, energy-efficiency, and comfort in stylish solutions conforming to all interior spaces and lifestyles. It utilizes Daikin technology for lower costs and environmental impact.

Daikin ventilation system is designed to maintain indoor air quality by providing sufficient levels of fresh outdoor air and humidity control.

HEAT PUMP

ABSORBING AND
MOVES HEAT FROM
THE AIR

1

INVERTER

CONTRIBUTES TO
GREATER ENERGY
SAVINGS AND COMFORT

2

REFRIGERANT CONTROL

EFFICIENT HEAT
TRANSPORT

3



Smart Home System

With the growth of digital technology, our daily lives are constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

SMART LOCK

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.

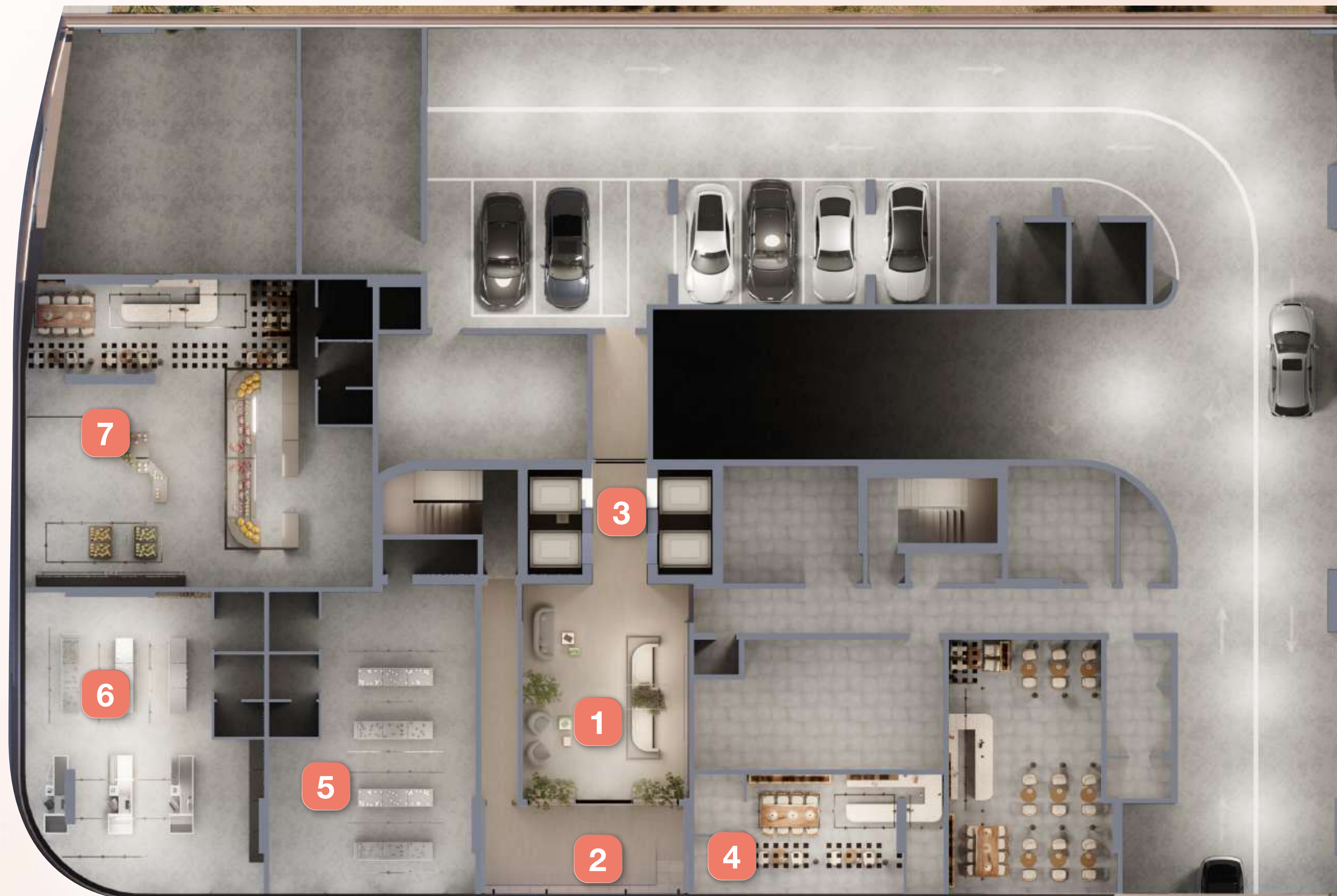


HOME AUTOMATION CONTROLS

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.

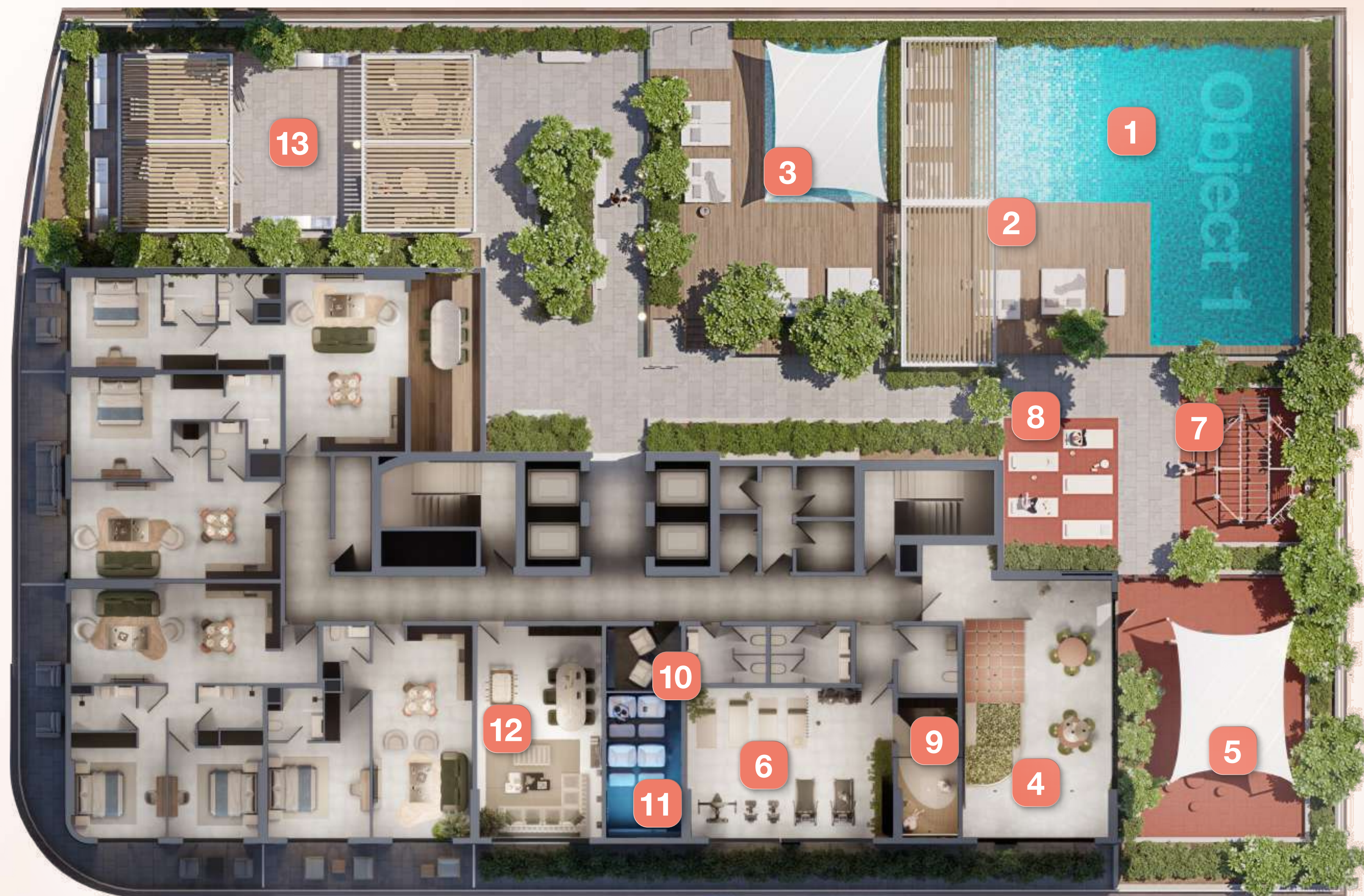


MyHOME+
becomes even smarter



Ground Floor Plan

- 1 LOBBY
- 2 MAIN ENTRANCE
- 3 LIFT LOBBY
- 4 RETAIL 1
- 5 RETAIL 2
- 6 RETAIL 3
- 7 RETAIL 4



Podium Floor

- 1 SWIMMING POOL
- 2 POOL DECK WITH SUN LOUNGERS
- 3 KIDS POOL
- 4 KIDS PLAY ROOM
- 5 OUTDOOR KIDS PLAYGROUND
- 6 GYM
- 7 OUTDOOR SPORT
- 8 OUTDOOR YOGA LOUNGE
- 9 SAUNA
- 10 GAME ROOM
- 11 CINEMA
- 12 CLUBHOUSE
- 13 BBQ AREA & LOUNGE

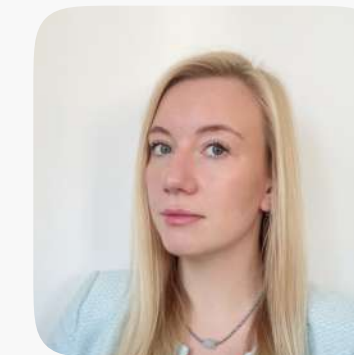


+971 (4) 412-5000

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

