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RESIDENCE

**Object 1**

# JVT: Serene Community

Jumeirah Village Triangle (JVT) is a sustainable green freehold development offering a serene atmosphere. This peaceful suburban community is considered as one of the top family-friendly neighbourhoods in Dubai is situated on the northern side of Dubai. It is a city on its own, offering its residents a thriving community filled with parks, schools and mosques.

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.



# 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.



## Attractions

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



## Golf clubs

- 15** MINUTES - Jumeirah Golf Estates Golf Course
- 17** MINUTES - Montgomerie Golf Course



## Kids

- 2** MINUTES - Sunmarke School
- 5** MINUTES - Arcadia School
- 12** MINUTES - JSS International School
- 18** MINUTES - GEMS Founders School



## Malls

- 11** MINUTES - City Centre Meaisem
- 15** MINUTES - Circle Mall
- 15** MINUTES - Mall of the Emirates
- 17** MINUTES - Dubai Hills Mall



## Hotels

- 2** MINUTES - Novotel JVT
- 2** MINUTES - Mövenpick Hotel JVT
- 15** MINUTES - Aloft Me'aisam
- 15** MINUTES - FIVE Jumeirah Village Hotel



# essenlfe

R E S I D E N C E

## District 3, Jumeirah Village Triangle

Welcome to **ESSENLIFE**, a new paradigm of living that draws inspiration from the “**essence of life**” itself. **ESSENLIFE** offers a lifestyle rooted in purpose, harmony, and fulfillment. This unique residence embodies the core of what truly matters—peace, growth, love, and well-being—creating a sanctuary where every resident can connect with the fundamental elements of a balanced and meaningful life.

**Building Description** B+G+5P+23F+R  
 RETAIL 1-4  
 OFFICE 1-10

**Anticipated Handover** Q4 2027

**Anticipated Service Charge** AED 15/Sq.Ft

STUDIO	1 BEDROOM	1,5 BEDROOM	2 BEDROOM	2,5 BEDROOM	3 BEDROOM	TOTAL
169	106	43	21	1	3	343





Floor 17-23

Residential

Floor 15-16

Sky Infinity Pool + Residential

Floor 2-14

Residential

Floor 1

Health Club & Amenities

P3-P5

Parking

P1-P2

Offices

Ground

Residential & Commercial Lobby

Basement

Retail & Commercial Parking

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Designed with a philosophy that celebrates life's essential qualities

At **ESSEN1FE**, every moment feels like a resort getaway, providing an experience of **tranquility**. Whether relaxing by the infinity pool, enjoying the sauna, or finding peace in the yoga area, residents are immersed in a resort lifestyle. The meticulously designed spaces create an atmosphere of resort-like relaxation, perfect for unwinding after a long day or enjoying time with loved ones.

# Upscale Amenities

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RESIDENTIAL  
LOBBY



COMMERCIAL  
LOBBY



LAGOON-STYLE  
POOL



POOL DECK  
WITH SAND



POOLSIDE  
SUNKEN LOUNGE



KIDS POOL



KIDS PLAY ROOM



OUTDOOR KIDS  
PLAY AREA



GYM



OUTDOOR  
CROSSFIT



YOGA/MEDITATION  
AREA



PADEL COURT



SAUNA



STEAM



PARTY HALL



CINEMA



TABLE TENNIS



CLUBHOUSE



BBQ AREA  
& LOUNGE



OUTDOOR  
LOUNGE



# Sky Deck Amenities



SKY INFINITY POOL



POOL DECK WITH  
SUN LOUNGERS



SKY LEISURE DECK

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## Residential Lobby

The Lobby welcomes you with elegant design and a warm ambiance, creating a sophisticated first impression for residents and guests alike



## Commercial Lobby

The Lobby welcomes you with elegant design and a warm ambiance, creating a sophisticated first impression for residents and guests alike

# Lagoon-Style Pool



Dive into relaxation in our outdoor swimming pool with poolside sun loungers, where azure waters meet sun-kissed serenity

# Kids Pool

Splash into endless fun and safety for your little ones in our dedicated kids' swimming pool, designed for joy-filled aquatic adventures





# Kids Play Room

Ignite your child's imagination and creativity in our vibrant kids' playroom, where laughter echoes and friendships blossom amidst a world of interactive games and whimsical adventures



## Outdoor Kids Play Area

Outdoor play area with just enough play elements to keep children busy and enough space to let them create their own worlds

# Gym

Elevate your fitness routine with our state-of-the-art sports equipment, set against a backdrop of stunning city views, energizing residents for another productive day ahead





# Yoga / Meditation Area

The Yoga/Meditation Area offers a peaceful sanctuary designed for relaxation, mindfulness, and inner balance





# Padel Court

Enjoy an exciting game and a perfect workout right outside your doorstep!

# Party Room



Offers a vibrant and stylish space,  
perfect for hosting events and  
celebrations with friends and family



Cinema

A cozy space for family movie nights or watching sports with friends

# Clubhouse



The Clubhouse is a versatile social hub, perfect for gatherings, relaxation, and community events in a comfortable and stylish setting

# Outdoor BBQ

Savor the taste of outdoor living in our BBQ area, where the aroma of grilled delicacies mingles with the joy of communal dining, creating unforgettable moments under the open sky



# Smart Home System

With the growth of digital technology, our daily lives and 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

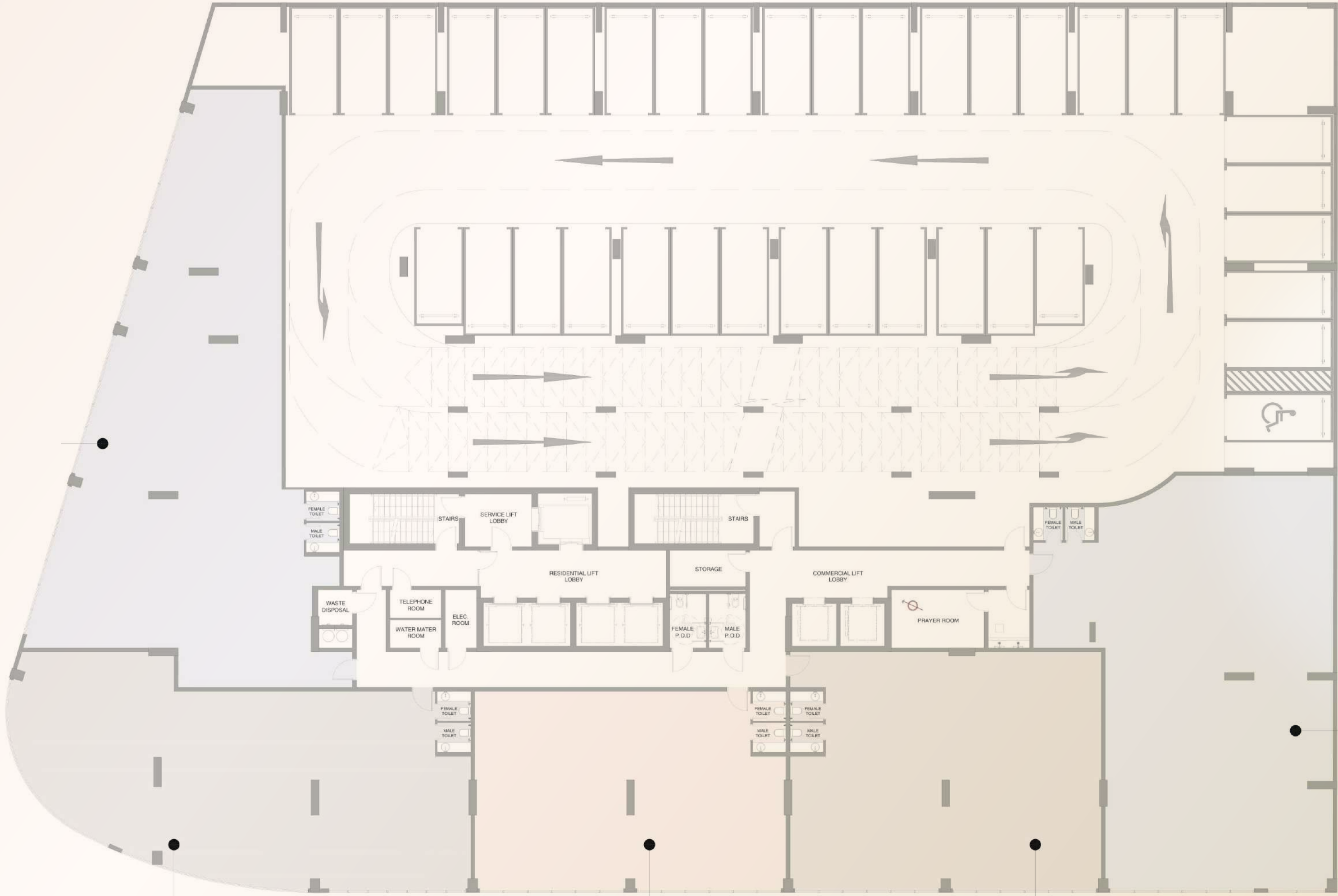
Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.



# Ground Floor Plan

- 1 RESIDENTIAL LOBBY
- 2 COMMERCIAL LOBBY
- 3 BICYCLE PARKING
- 4 EV PARKING
- 5 DISABLED PARKING





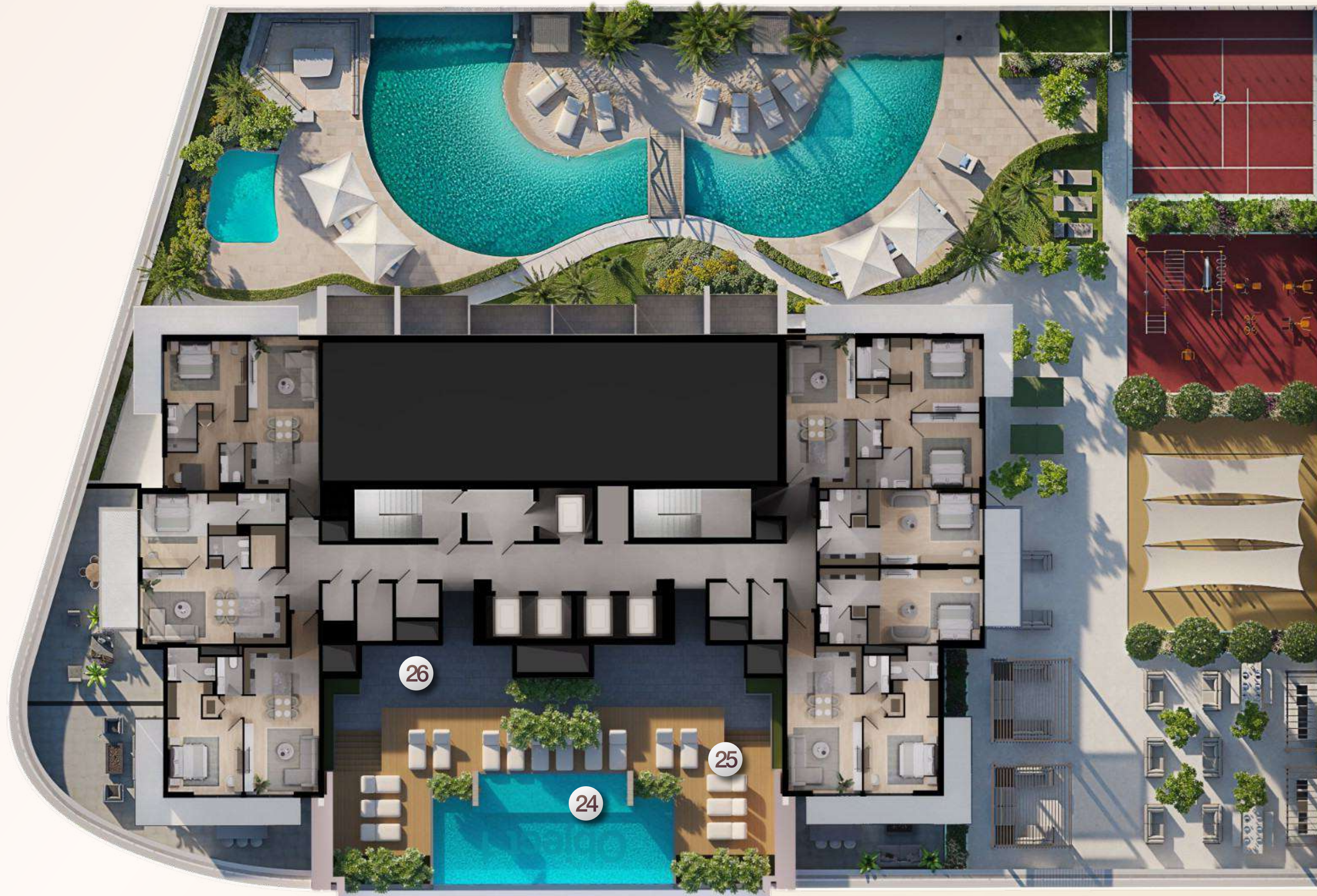
Podium Floor  
(P1-P2)



# 1st Floor



- 6 LAGOON-STYLE POOL
- 7 POOL DECK WITH SAND
- 8 POOLSIDE SUNKEN LOUNGE
- 9 KIDS POOL
- 10 KIDS PLAY ROOM
- 11 OUTDOOR KIDS PLAY
- 12 GYM
- 13 OUTDOOR CROSSFIT
- 14 YOGA/MEDITATION AREA
- 15 PADEL COURT
- 16 TABLE TENNIS
- 17 SAUNA
- 18 STEAM
- 19 PARTY HALL
- 20 CINEMA
- 21 CLUBHOUSE
- 22 OUTDOOR BBQ
- 23 OUTDOOR LOUNGE



## 15th Floor

- 24 SKY INFINITY POOL
- 25 SKY POOL DECK WITH SUN LOUNGERS
- 26 SKY LEISURE DECK

Apartments

Studio

Living Room

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Apartments

Studio

Living Room

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Apartments

1 Bedroom

Living Room, Bedroom

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Apartments

| 1 Bedroom

| Kitchen, Bathroom

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# Why Dubai

## EXCHANGE RATE

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED

## RESIDENT VISA

When buying real estate for an amount of \$205,000 in Dubai you can get a resident visa for all family members

## SAFETY

Dubai is ranked 11th in the world for safety according to Numbeo, requiring crime rates and a high level of living environment

## EDUCATION

School education in the UAE is one of the most progressive in the world

## HEALTHCARE

An excellent healthcare system with hundreds of hospitals with expensive equipment and excellent specialists

## DEVELOPMENT

According to the Urban Master Plan, by 2040 Dubai should become the best place to live

## REMOTE BOOKING

Remote booking of transactions, official payment in cryptocurrency

# Golden Visa

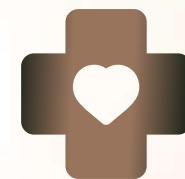
Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Free to open and conduct business in the UAE



Obtaining a local driving license, which is an international license



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