

NOBLE CREST

R E S I D E N C E S

L I V E A B O V E O R D I N A R Y

FACT SHEET





PROJECT OVERVIEW

- Name: Noble Crest Residences
- Tagline: Live Above Ordinary
- Location: Hessa Street Side – Jumeirah Village Circle, Dubai
- Developer: ALMAHAMID DEVELOPMENT REAL ESTATE LLC
- Building Configuration:
 - B + G + 4P + 18 + R
 - Basement (Parking & Services)
 - Ground Floor (Lobby + Retail)
 - 4 Podium Levels (Parking + Amenities)
 - 18 Residential Floors
 - Roof Level (Mechanical + Architectural Crown)
- Towers: Twin Tower Development
- Use: Residential + Limited Retail

UNIT MIX

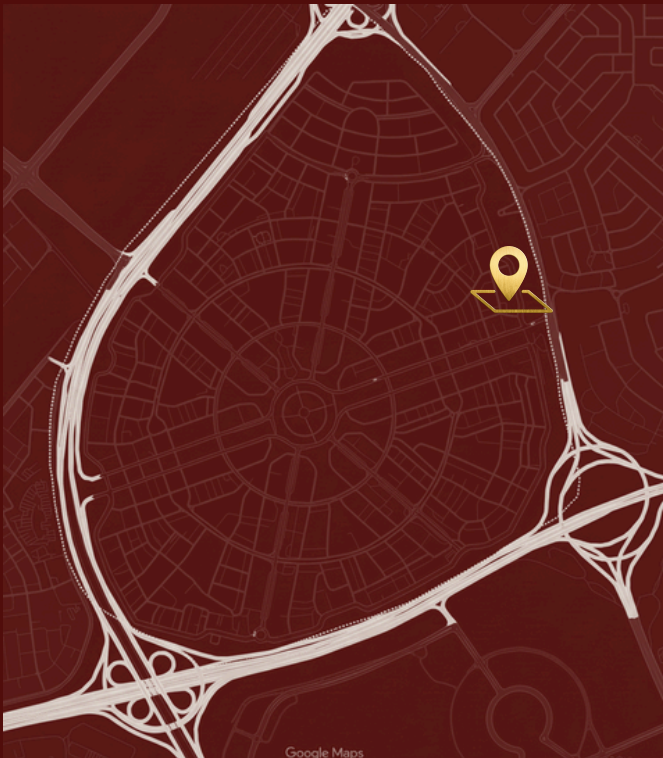
1-Bedroom Residences

- Total Areas: 710.32 – 793.52 sq ft.
- Private balconies
- Open-plan layouts
- Light-filled interiors
- Modern kitchen zones

2-Bedroom Residences

- Total Areas: 1,285.64 – 1,302.22 sq ft.
- Large balconies
- Master bedroom suites
- Seamless living-dining integration
- Optimized family layouts

LOCATION HIGHLIGHTS



Zero Congestion Access

- Premium outer-edge JVC location
- Immediate entry/exit to Hessa Street

Highway Connectivity:

- 3 min → Al Khail Road
- 5 min → SMBZ Road
- 12 min → Sheikh Zayed Road

Lifestyle Radius:

- 5 min → Circle Mall
- 10 min → Mall of the Emirates
- 12-15 min → Marina, JBR, JLT
- 20 min → Downtown, DIFC, Airport

PARKING & CIRCULATION

- Podiums 1-4 dedicated for residential parking
- Basement for services & additional parking
- Strategic ramp design for smooth traffic flow
- Visitor parking at ground level

SIGNATURE AMENITIES

Infinity-Edge Pool

- Central axis between the towers
- Resort-inspired deck & lounges

Landscaped Gardens

- Curated greenery
- Shaded seating
- Relaxation zones

Walkways & Jogging Paths

- Garden-loop circulation

Family & Community Areas

- Children's play zone
- Outdoor social spaces
- Courtyard seating pockets

Arrival Experience

- Double-height boutique lobby
- Hotel-style ambiance



INTERNAL STRUCTURE & BUILDING FACTS

Elevators:

- 4 per tower

Staircases:

- 2 per tower

Security:

- Access control, CCTV coverage, lobby security

Ventilation:

- Mechanical ventilation + natural light shafts

Retail Units:

- Located on Ground Floor (Exact number TBD)
- Designed for convenience-focused outlets

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R E S I D E N C E S

L I V E A B O V E O R D I N A R Y

20/80 PAYMENT PLAN

20%

Immediate / Upon Booking

(+ 4% DLD Registration Fee)

80%

Upon Handover / 100% Completion

DLD Registration Fee	Paid upon Booking	4%
Admin Fee	Immediate	AED 5,250.00

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