

OAK YARD

RECHARGE YOUR LIFE

RECHARGE YOUR INVESTMENT





KEY PROJECT INVESTOR

FUTURA EDGE –

the main partner, and international investment company with 16 years of experience in real estate development and a portfolio of projects in the United Kingdom, Germany, Spain, Georgia, and Ukraine.



WHY WE CHOSE DUBAI

I have been in real estate development for over 15 years.

During that time, we have delivered projects in London, Frankfurt, Barcelona, Tbilisi, and Ukraine.

Each market has its own journey and its own challenges.

But when we took a close look at Dubai, one thing became very clear: this city is not just a trend — it is a new global platform for sustainable real estate growth.

WHAT ATTRACTED US TO DUBAI

- **Transparency & Regulation:** A market with clear rules and strong government support for business
- **Economic Stability:** Consistent growth over the last 5–7 years, making it one of the most reliable markets globally
- **Standards:** Continuous movement toward higher quality and more professional real estate development

WHY ENTER SUCH A COMPETITIVE MARKET?

Because competition here isn't a threat — it's a challenge and an opportunity. It's in this kind of environment that real competitive advantages are built.

Having a presence in Dubai isn't just about local success — it's about driving growth across all our markets.



ANTON VIKTOROV
GENERAL MANAGER



Futura EDGE - 16 Years of Expertise in Shaping Global Real Estate. On the EDGE of the future.

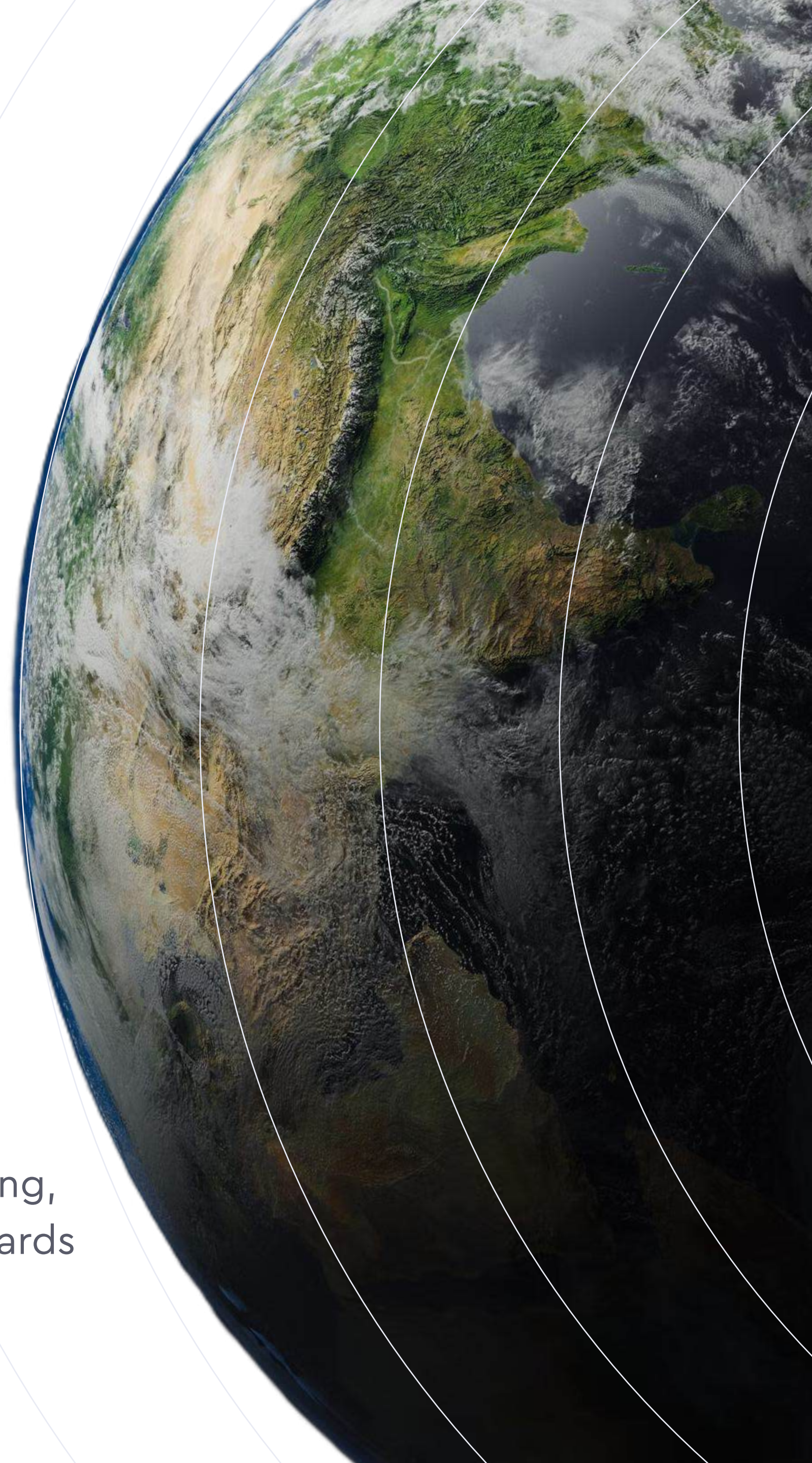
TRANSFORMING URBAN SPACES WITH QUALITY AND SCALE

★ Over **16** years of experience in
residential & commercial development

★ **3,000,000+** m²
of delivered real estate

★ **20+** completed
large-scale projects

★ Expertise in architecture, planning,
and modern construction standards



Futura EDGE's

EXPERIENCE AS AN INVESTOR SINCE 2009

futura
edge



📍 Kyiv, Ukraine

IQ BUSINESS CENTER

IQ — A+ business center

💰 \$115, 000, 000

iqbc.ua



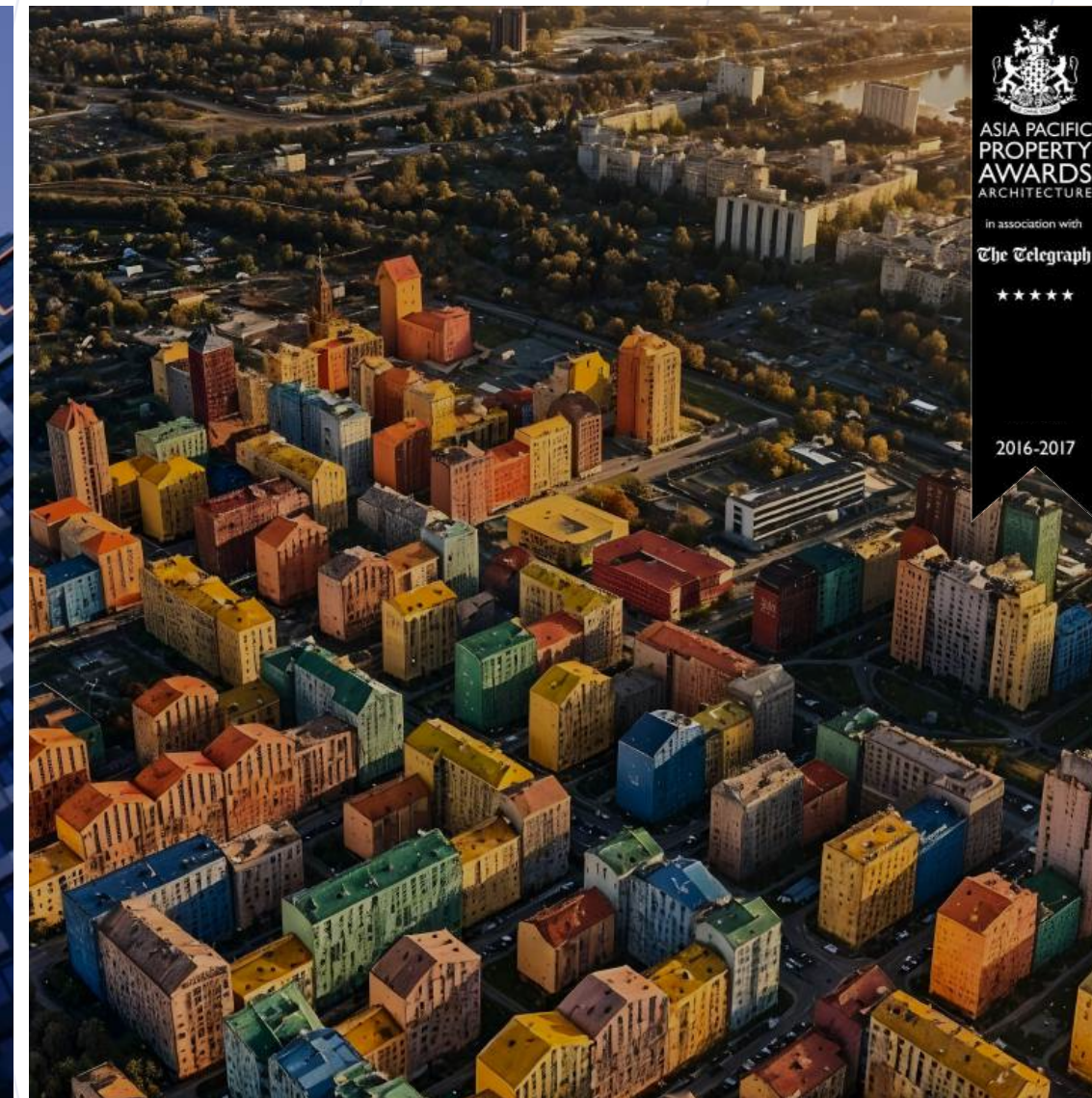
📍 Kyiv, Ukraine

TETRIS HALL

★ Elite 🏠 188 apartments

💰 \$ 30,140,000 investments

tetrishall.com.ua



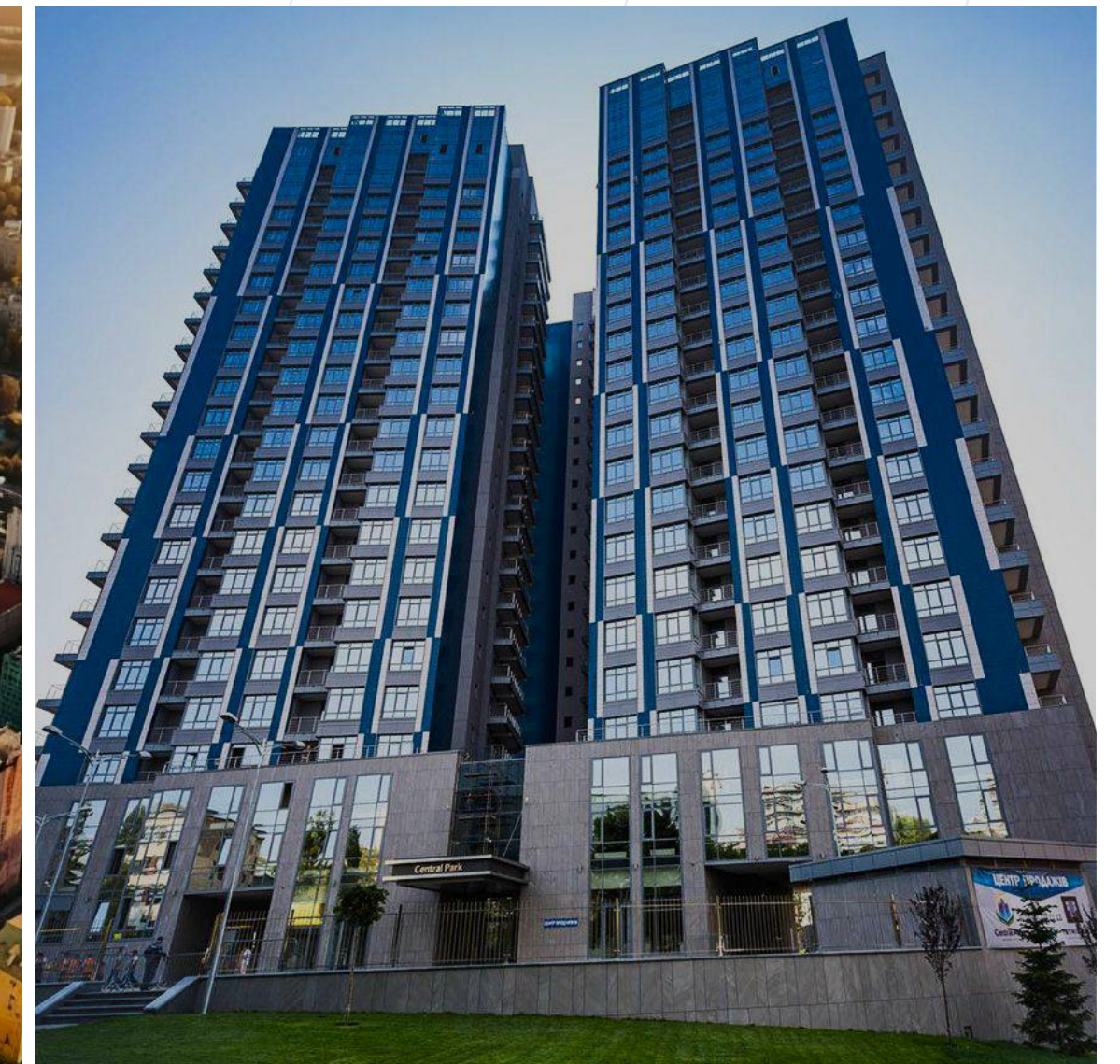
📍 Kyiv, Ukraine

COMFORT TOWN

★ Comfort + 🏠 6.560 apartments

💰 \$ 413,566,000 investments

comforttown.com.ua



📍 Kyiv, Ukraine

CENTRAL PARK

🏢 Business 🏠 689 apartments

💰 \$ 68,026,000 investments

centralpark.com.ua

Futura EDGE's

EXPERIENCE AS AN INVESTOR SINCE 2009



📍 Kyiv, Ukraine

SVITLO PARK

★ Comfort + 🏠 7.500+ apartments

svitlopark.ua



📍 Kyiv, Ukraine

EDELDORF HILLS

🏢 Business 🏠 482 apartments

edeldorf.com.ua



📍 Kyiv, Ukraine

WHITE LINES

🏢 Business 🏠 566 apartments

whitelines.com.ua

Futura EDGE's

EXPERIENCE AS AN INVESTOR SINCE 2009

futura
edge



Spain, Barcelona

VILLA IN PEDRALBES

Villa with pool, SPA and intelligent control system

€20 000 000



Georgia, Tbilisi

DOMUS BAGEBI

★ Comfort + 1,500 sq.m.

\$ 30,140,000 investments



25 Hanover Square
Mayfair, London W1

England, London

HANOVER SQUARE

Business center 1,246.86 sq.m

producing a rental income of £1, 188,810 pa



Germany, Frankfurt am Main

WESTEND

Business center 3,865 sq.m

Value €30 000 000

Projects

IN MONTENEGRO



📍 Kolashin, Montenegro

BREZA HOTEL AND RESIDENCES

★ 5 star hotel

🏠 17 apartments

🏠 144 rooms



📍 Tivat, Montenegro

LA ROCHE HOTEL AND BEACH BAR

★ Boutique hotel

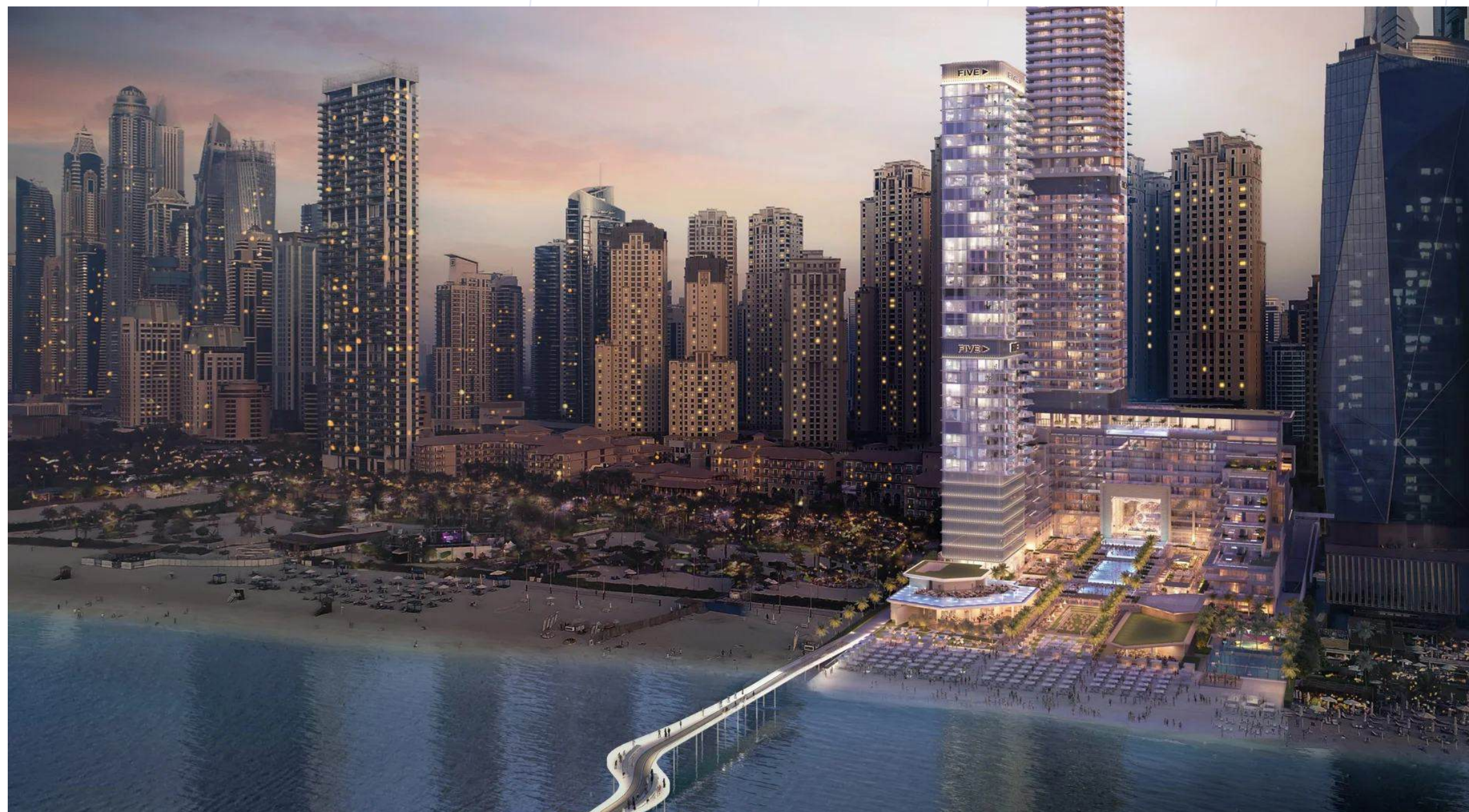
🏠 9 rooms

Vision Catalyst

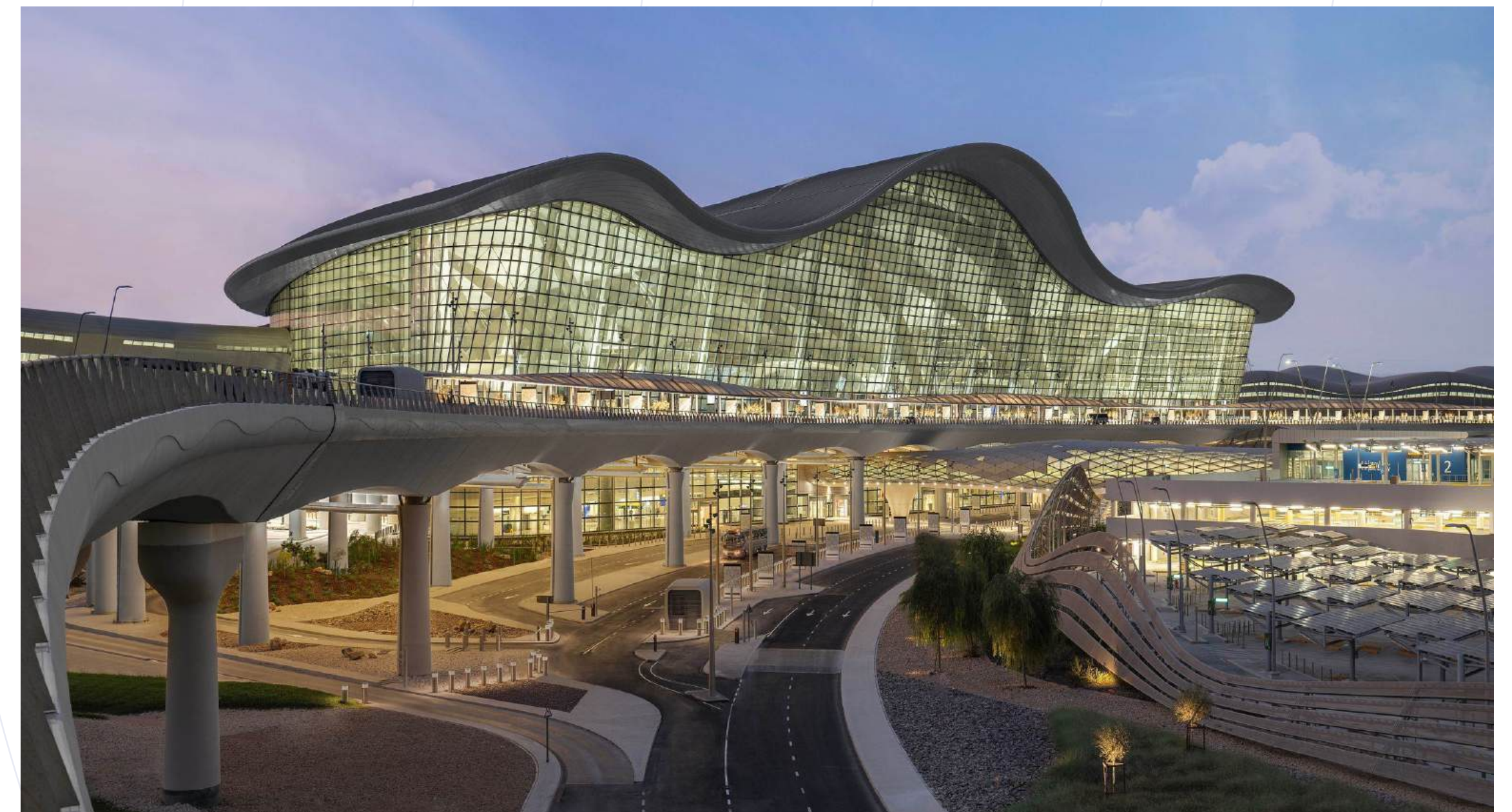
FOUNDED IN 2008, VISION CATALYST CONSTRUCTION LLC IS A LEADING CONTRACTOR SPECIALIZING IN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL PROJECTS ACROSS THE UAE, EUROPE, AND AFRICA. KNOWN FOR INTEGRITY, QUALITY CRAFTSMANSHIP, AND INNOVATIVE APPROACHES, VISION CATALYST CONSISTENTLY DELIVERS OUTSTANDING RESULTS, EXCEEDING CLIENT EXPECTATIONS.



VISION CATALYST



FIVE LUXE JBR BEACH (JBR, DUBAI)



ABU DHABI TERMINAL

[More](#)

[Construction Update](#)

Strategic Partnership with McCone

Oak Yard has partnered with **McCone Properties** and **McCone Living** — one of the most dynamic and reputable real estate brokerages in Dubai.

Together, we deliver a **new level of service** for Oak Yard investors, combining developer expertise with world-class property management and sales execution.



MCCONE PROPERTIES:

- Recognized as one of Dubai's top agencies by Property Finder & Bayut
- Large team of RERA-certified brokers specializing in sales, leasing & investments
- Trusted by clients worldwide, offering premium service and a personalized approach

MCCONE LIVING:

- Professional **property management** — from tenant sourcing to full asset management
- Helps investors maximize ROI and minimize vacancy risks
- Provides transparent reporting and full income tracking for owners

NO STRESS RENTAL MANAGEMENT AND MAXIMUM ROI WITH MCCONE LIVING

SHORT-TERM RENT — 15% PER YEAR

- Maximized profit for the property owner
- Flexible stay — up to 60 days per year
- Professional management and dynamic pricing

LONG-TERM RENT — 8% PER YEAR

- Optimal stable income for owners
- 12-month fixed lease terms
- Hassle-free management and tenant relations



McCone Living ensures high occupancy rates, transparent reporting, and peace of mind for every Oak Yard investor.

OAK YARD RESIDENCES

Recharge Your Life

Recharge Your Investment



WHY JVC

DUBAI: A MARKET OF OPPORTUNITIES

01 **+35.8% PRICE GROWTH**
in JVC over the past 10 years (2015–2024)

02 **10-15% INCREASE IN
APARTMENT PRICES IN 2024**
compared to 2023

03 **16.8M VISITORS IN 2024**
(Jan-Nov), +9% year-on-year, fueling rental demand

04 **POPULATION GROWTH
+3-5% PER YEAR,**
with over 4M residents in 2025

05 **0% INCOME TAX —**
investors keep 100% of rental income

06 **TRANSPARENT AND
REGULATED MARKET**
with 100% freehold ownership rights for foreign investors

07 **INFRASTRUCTURE BOOST —**
new metro lines and major roads will
further increase property values by 2030



OAK YARD — SMART LIVING, LASTING VALUE

Location

- JVC, one of Dubai's most established districts
- Surrounded by real infrastructure, steady demand, and a vibrant mix of professionals, families, and expats.

Product

- Focus on one-bedroom apartments, the most in-demand format for both investors and end-users.
- Every unit includes a private balcony and efficient layouts that adapt to different lifestyles.

Infrastructure

- Spaces for work, fitness, and relaxation within one integrated community.

Advantages

- Combines style, technology, and stability in a balanced neighborhood.
- A product built for long-term value – made for living, not just speculating.





BUILDING YOUR SAFE AND STEADY INVESTMENT IN JVC

PROVEN LOCATION

Oak Yard is rising in JVC – a mature, well-connected district with stable demand and proven liquidity. This is an investment with minimal risk and maximum potential.

THE LARGEST GYM IN JVC

200m2 of training space with professional equipment and zones for cardio, strength, and group workouts – the biggest fitness area in the entire district.

27-METER POOL

A real swimming pool – 27 meters long, perfect for laps, fitness sessions, or evening relaxation — without the crowd.

COWORKING & MEETING ROOMS

A dedicated coworking space with Zoom rooms, private booths, and lounge areas for work, calls, and meetings right in your building.

SMART INTERIORS

Apartments with European kitchen appliances, built-in wardrobes, and efficient layouts – designed for maximum comfort and functionality.

CLEAN AIR & HEALTHY LIVING

Each apartment features an advanced air filtration system with 99.9% purification – fresh, virus-free air at home every day.





THE MAIN THINGS ABOUT OAK YARD

#1 IN PRICE

among new projects in JVC

100%

of apartments with terraces

11

apartments per floor

19

floors

18

studios

190

apartments

131

1-bedroom apartments

39

2-bedroom apartments

2

two-storey penthouses

245 M² (2637 ft²)

of commercial space

Q4 2026

completion

4

elevators per floor

3

parking levels + ground floor

20+

services for residents



JVC - BALANCE LOCATION

Recharge Location

PROVEN LOCATION

Recharge Location

PROVEN LOCATION

Jumeirah Village Circle (JVC) means living in a peaceful location without the crowds and walking distance to the main points of the city. The neighborhood is 20 minutes from Dubai Marina and Palm Jumeirah, close to the sea and the business center of the city.

#1 NEIGHBORHOOD BY NUMBER OF TRANSACTIONS

- 01 Palm Jumeirah (15 minutes)
- 02 Blue Waters (20 minutes)
- 03 Dubai International Airport (30 minutes)
- 04 Burj Al Arab (22 minutes)



PROPERTY PRICE GROWTH IN JVC



AED 1,496/SQF

Current average price per square foot (Nov 2024)



+35.8%

Price growth over the past 10 years (since 2015)



10-15%

Increase in apartment prices in 2024 vs 2023



~7.7%

Average rental yield – one of the highest in Dubai



AED 1.07M

Average sale price for a 1-bedroom in Nov 2024



2024

Saw a significant rise in both prices and transaction volumes



PROSPECTIVE METRO LINE FOR THE JVC AREA

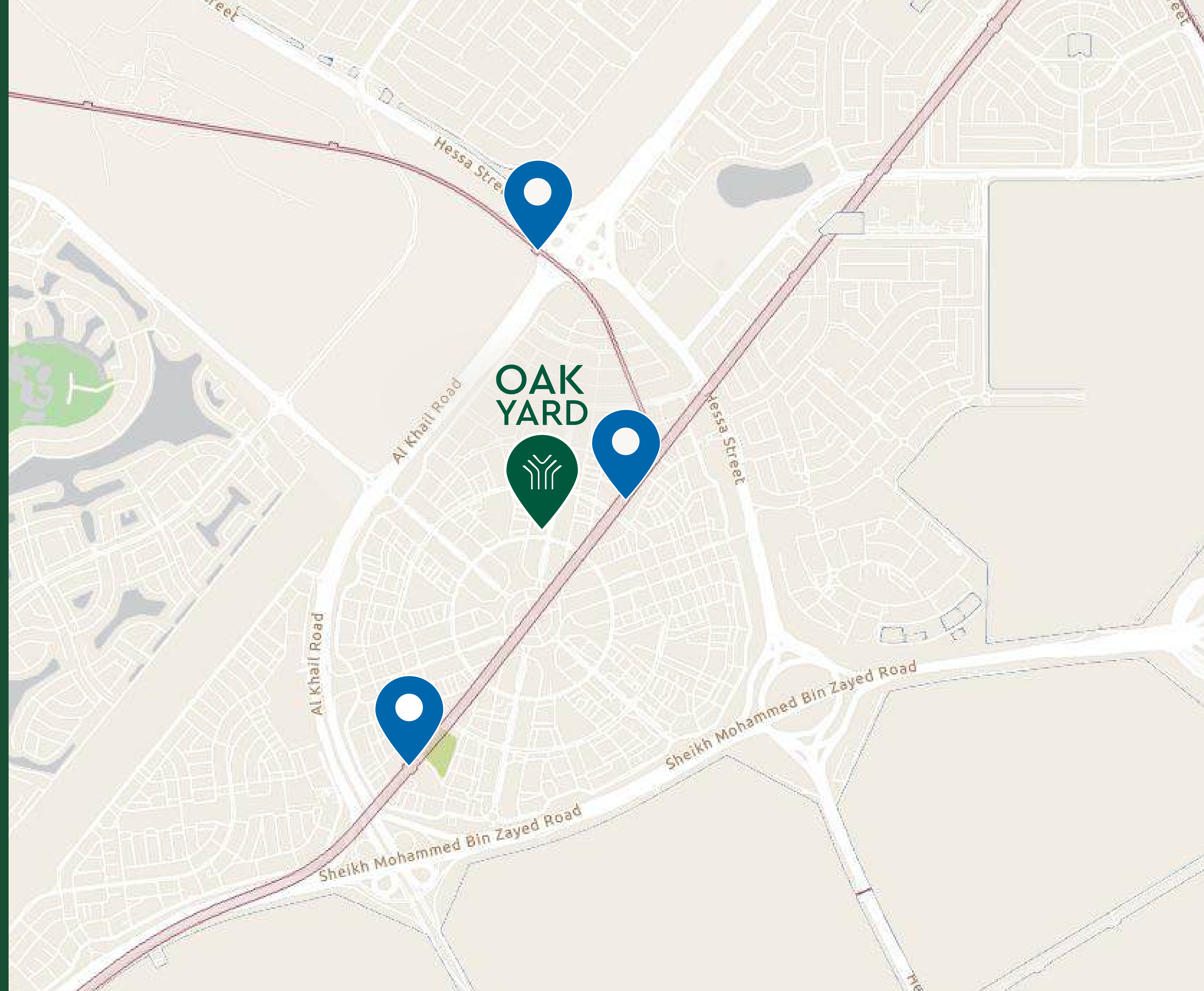
As part of Dubai's long-term urban infrastructure strategy, the city is working on the expansion of its metro network.

Among the directions currently being reviewed, JVC is included as one of the districts considered for a possible future metro line.

Although the exact route and implementation timeline have not yet been announced, the ongoing planning work in this direction indicates that JVC is viewed as an important area for a potential future metro station or line.

The introduction of a metro connection could significantly improve accessibility and enhance the district's long-term investment appeal.

This information is based on general urban planning concepts and publicly discussed development directions in Dubai.





NATURAL AESTHETICS OF ARCHITECTURE

Aesthetics Recharge

AESTHETIC ARCHITECTURE



AESTHETIC ARCHITECTURE

Aesthetics / Recharge

The architecture of the building is based on the principles of bio-architecture

Modern architecture with using natural wood creates a warm and harmonious image of the building

Curved forms





Aesthetics Recharge

AESTHETIC ARCHITECTURE

Decorated columns and
vertical gardens

NATURAL AESTHETICS OF INTERIORS

Aesthetic of Architecture



Natural aesthetic

Natural materials in the interior give it warmth and aesthetics

Nature-inspired texture

Plant decor



Natural aesthetic

Natural color palette



Refined Textures

Natural lightening

Natural materials



A NEW STANDARD OF INFRASTRUCTURE IN JVC

UNIQUE LIFESTYLE CONCEPT
WITH MAXIMUM COMFORT

#1 HOME IN JVC IN TERMS OF INFRASTRUCTURE PER RESIDENT

LOBBY AREA

with concierge desk and natural tree

5 FITNESS ZONES

cardio, strength, yoga, TRX and outdoor yoga

STORAGE OF BELONGINGS

at any time you can leave your belongings in the storage room

MULTIFUNCTIONAL COWORKING

100 m2 of quality workspaces with fast WiFi

CHILDREN'S ROOM

with bio-living room concept

+1000 M² (10 764 ft²)

pool area with BBQ, sun loungers and cabanas

27 METERS

long pool with cabanas and sun beds

RETAIL SPACE

as per conceptual principles of the project

Nature Lounge

ECO-LOBBY WITH A PLEASANT ATMOSPHERE

Trees, calm tones, sound and scenting systems create a space for relaxation

Bonsai tree

Y YARD

Nature Lounge

 YARD

Aromatherapy

Concierge-desk

ECO-LOBBY WITH A NICE ATMOSPHERE

Nature Lounge

 YARD

Background music



Nature Lounge

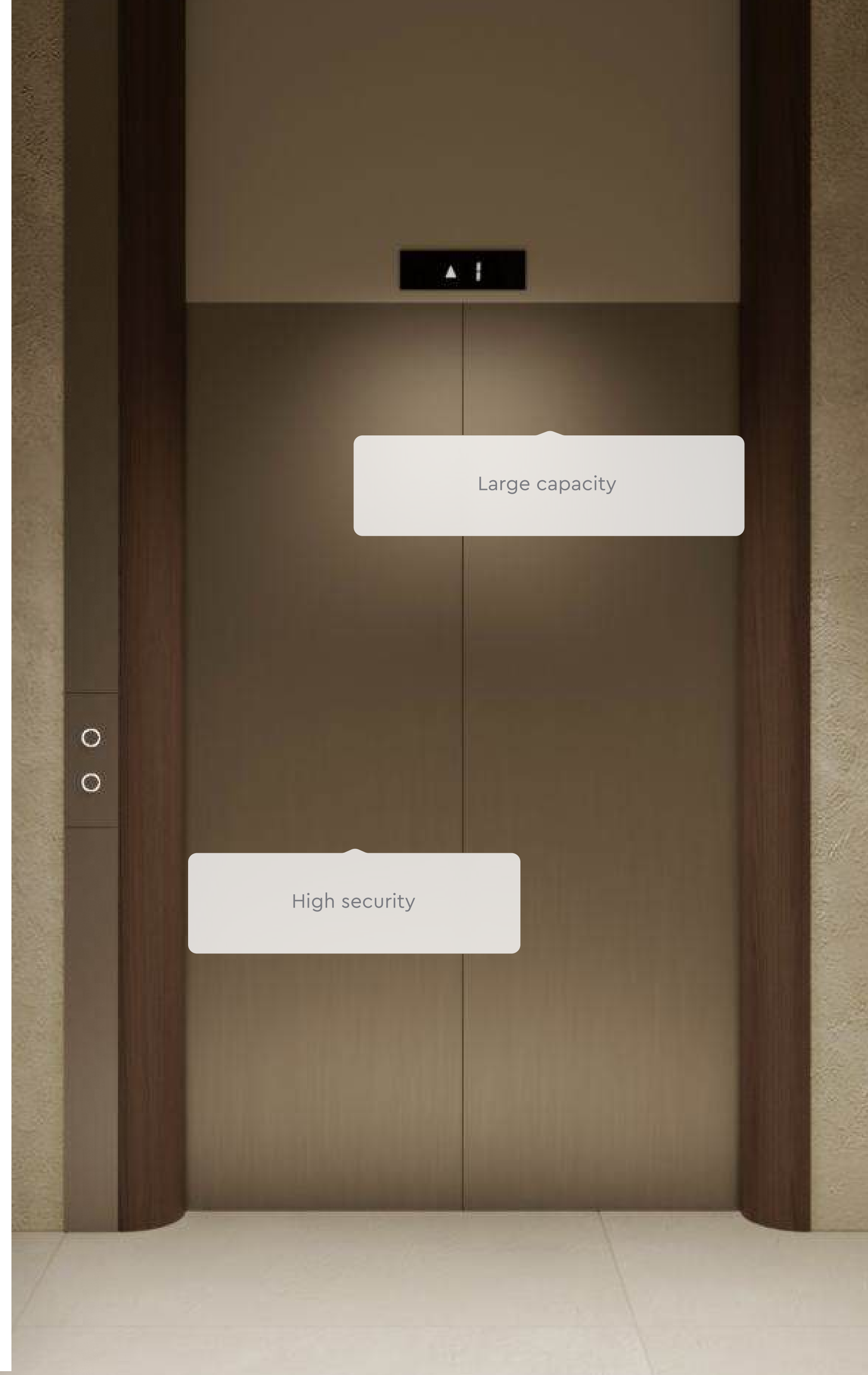
Reduced waiting time

Convenience for
residents with disabilities

4

ELEVATORS FOR 11 APARTMENTS

(on the floor)



Large capacity

High security

#1 MOST SPACIOUS GYM IN THE JVC

The Largest Gym

2152 sq.ft.

CARDIO AREA

Development of the cardiovascular system and endurance

POWER AREA WITH WEIGHTS

Improvement of muscle tone

YOGA AND PILATES

Elasticity, strength and balance

TRX

Coordination and balance development

OUTDOOR YOGA AREA

Oxygenation and reduction of stress levels in the body



The Largest Gym

The gym has an area of 200 m² (2150 ft²)

It's four times larger than gyms in similar residential projects in JVC



Recharge The Largest Gym in JVC



in JVC



PERFECT PLACE TO WORK

Recharge Workhub

Our NextGen Workhub is a fully equipped coworking space – ideal for freelancers, entrepreneurs, and remote professionals.

No extra costs for office rent and no wasted time commuting.



LECTURE ROOM

for events and presentations

ZOOM ROOMS

soundproof booths for calls

CONFERENCE ROOMS

for focused meetings

SOFT AREA

reading, brainstorming, relaxation

WORKPLACES

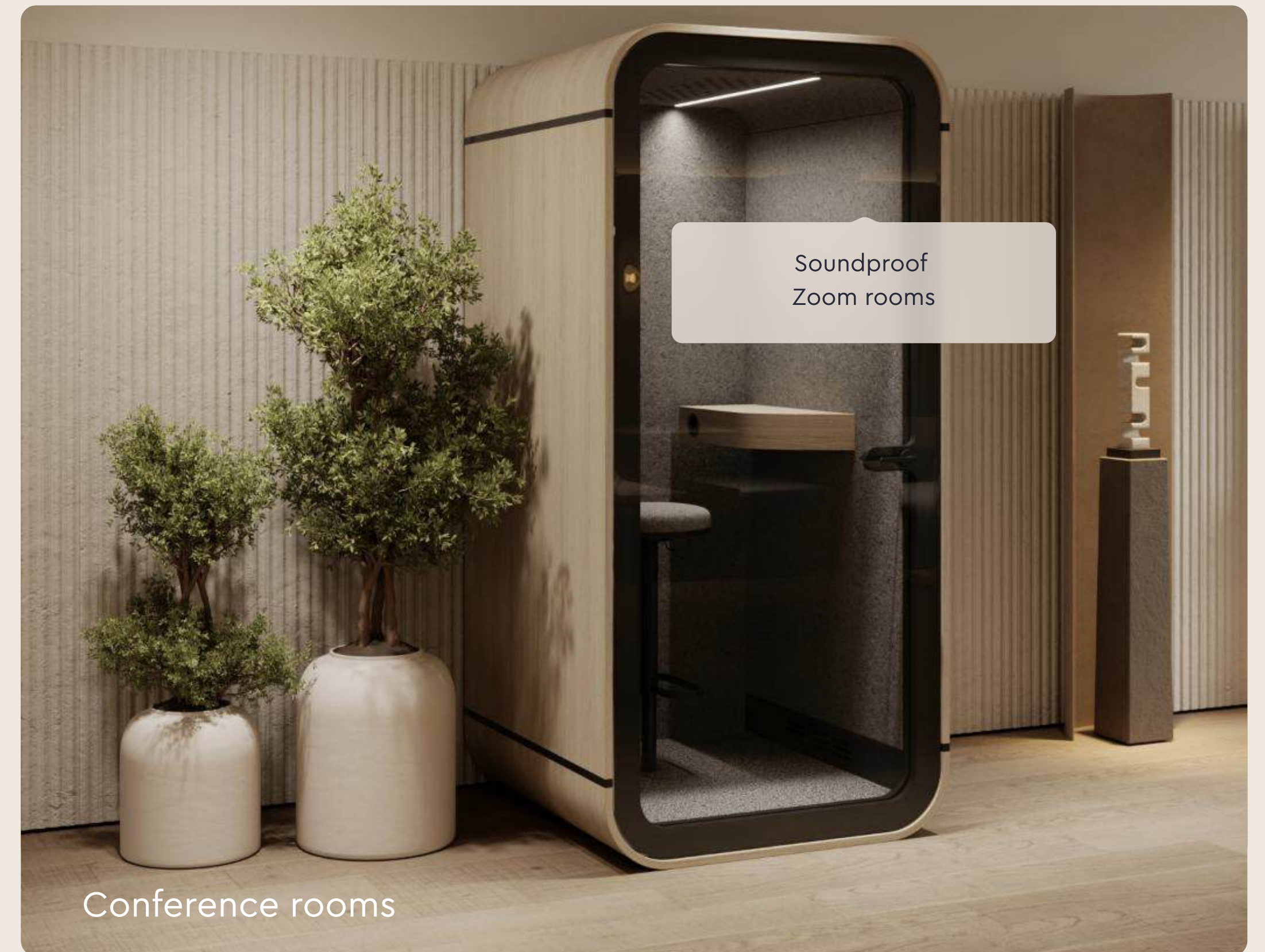
quiet desks for productivity

PERFECT PLACE TO WORK

Recharge Workhubs



Recharge Workhub



PERFECT PLACE TO WORK

Recharge Workhub



BIOLIVING SPACE FOR KIDS

Recharge Kids' activity center

Biophilic design develops children's creativity
and promotes a love of the eco-environment
from a young age



Pool 27 meters

Length of the pool with cabanas and sunbeds



Yoga area

For outdoor sports



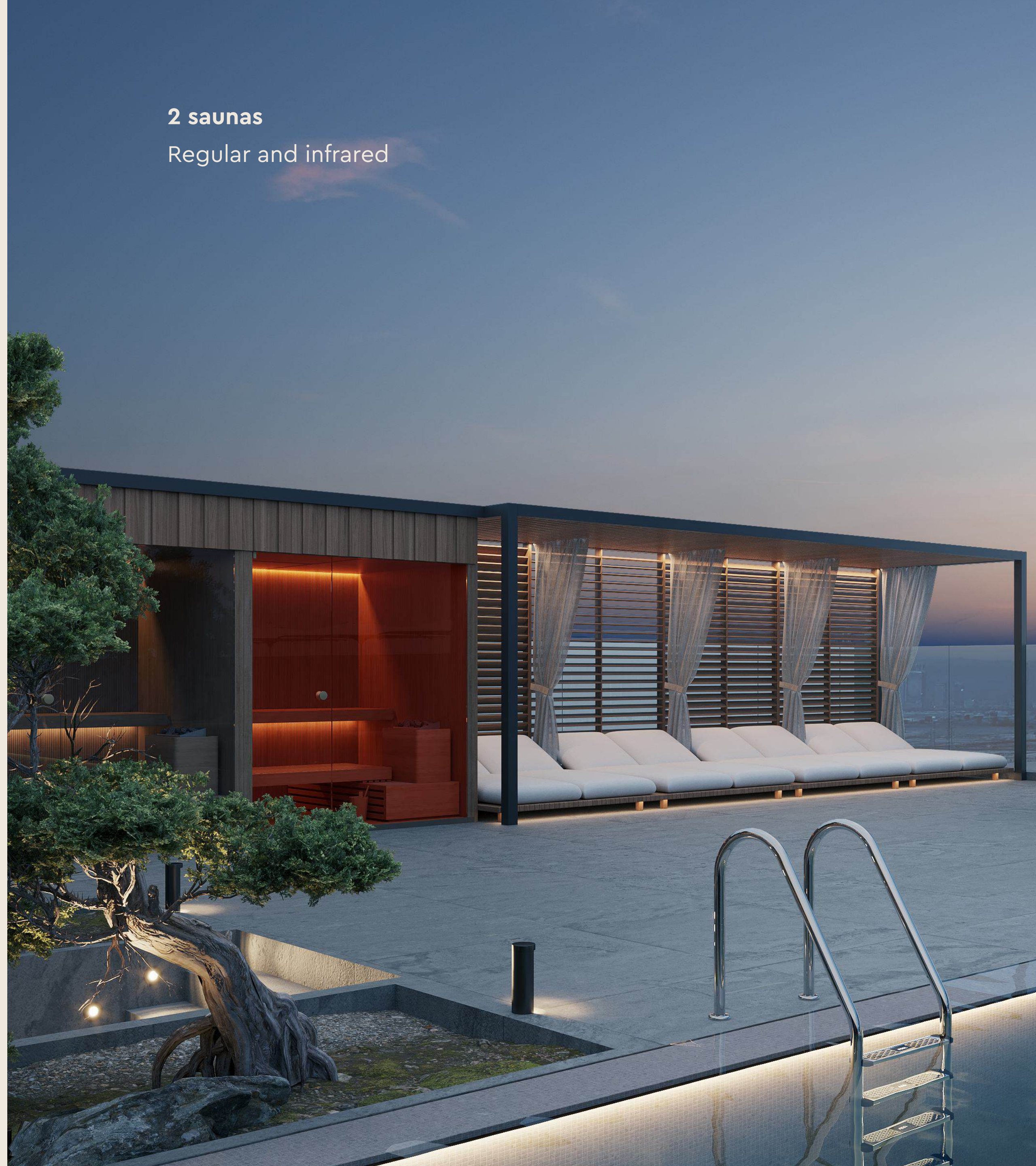
BBQ area

Private areas with grill



2 saunas

Regular and infrared





STORAGE SPACE

Resident Storage

- Storage for personal belongings during departure, business trips, renting out for your apartments
- 24/7 monitoring and security
- Protecting stuff from moisture, dust and other external influences



Park & Charge

- Storage cellers
- Carts for heavy loads
- Infrastructure for electric cars
- Access control by BLE locks





DIGITALIZATION

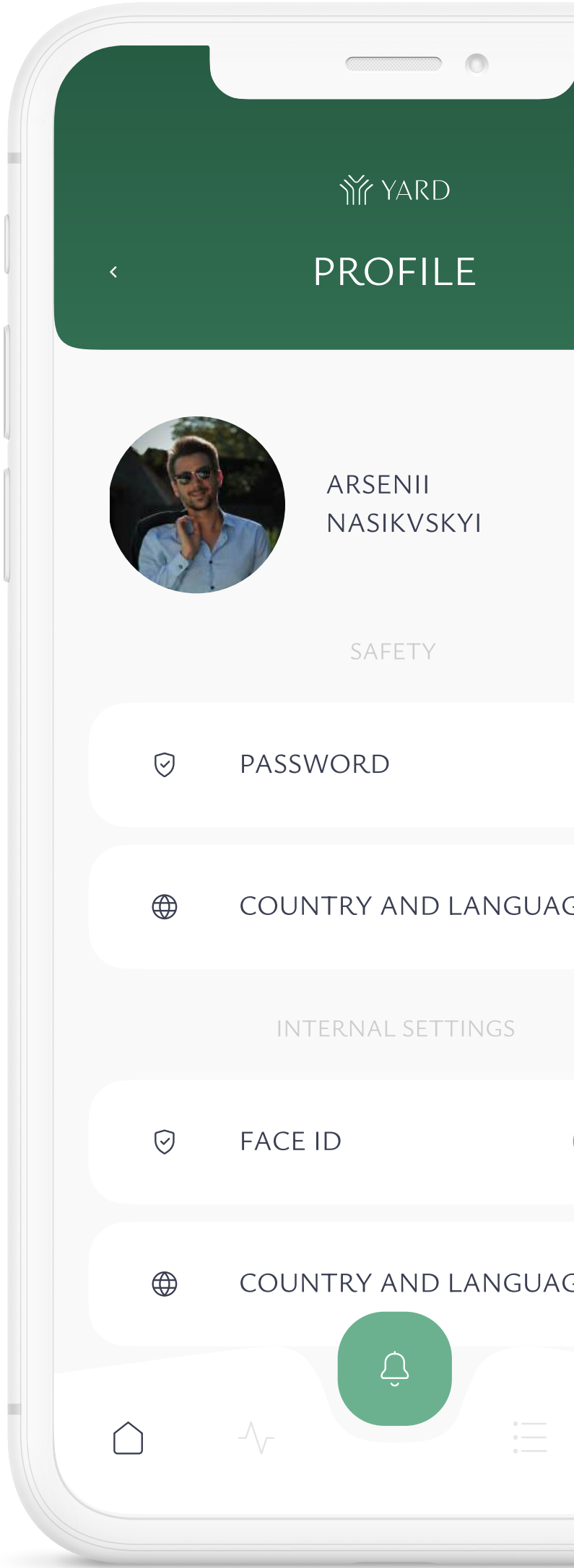
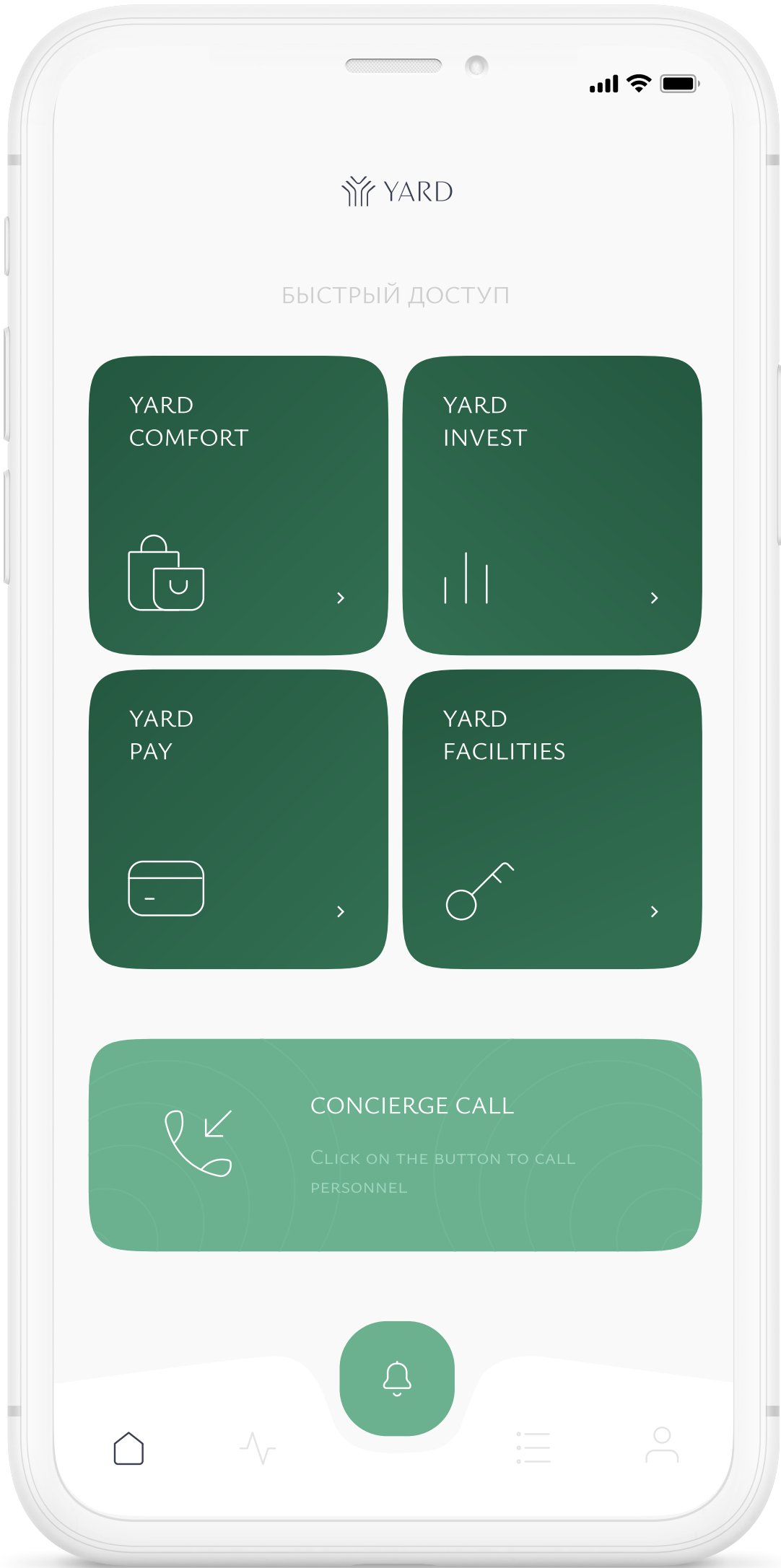
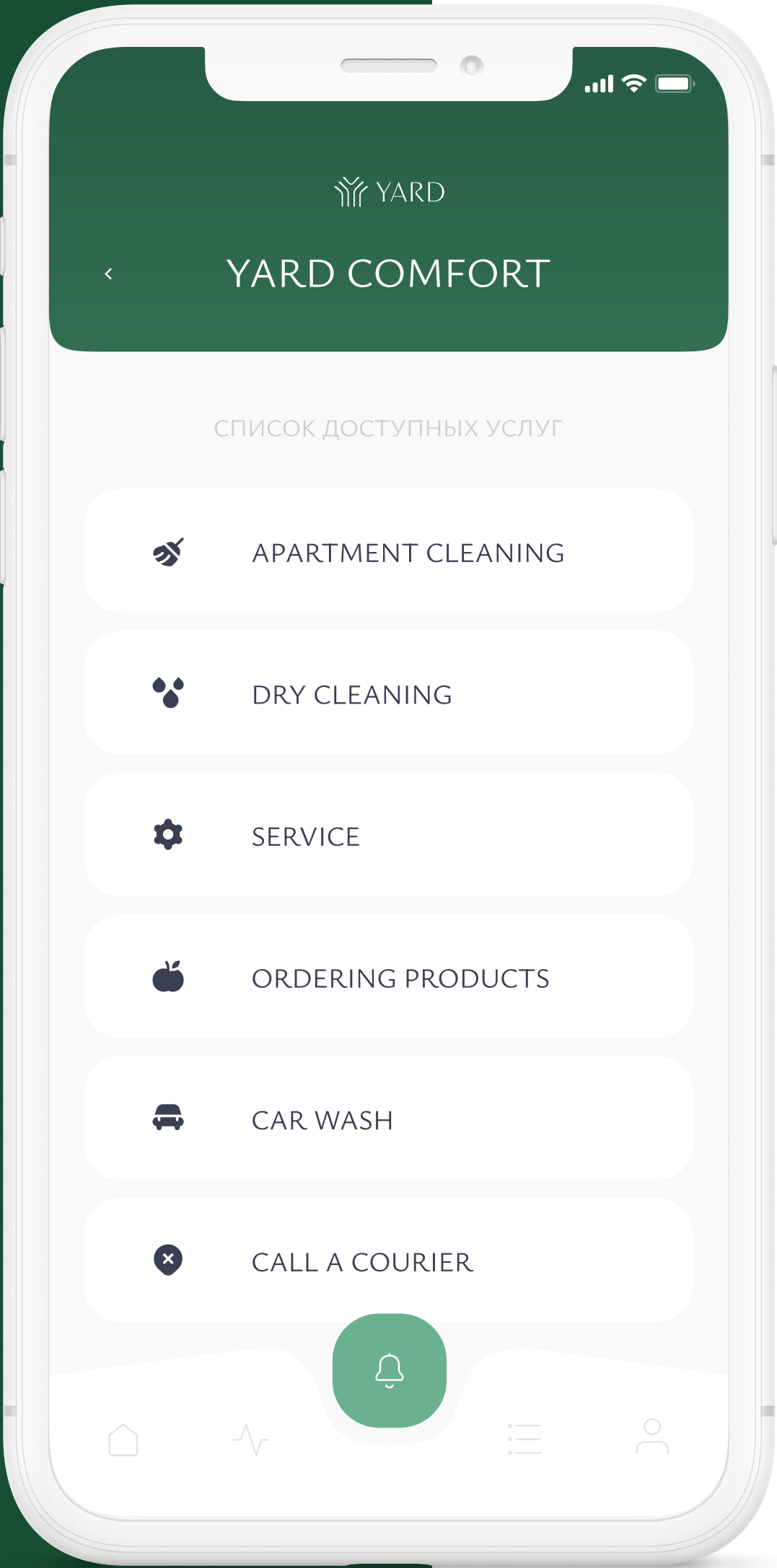
SMART LIVING APP

DIGITALIZATION

Smart Living App

MOBILE APP:

- Ordering concierge services
- Creating service requests and tracking their status
- Paying utility bills
- Viewing key indicators by apartment
- Reporting of rental and profitability indicators



DIGITALIZATION

Smart Living App

BLE LOCKS

- No need for cards and keys – the doors open with your smartphone
- When you book a room, you receive a link that opens the apartment door
- In case your smartphone runs out of battery, there is a classic lock
- You can remotely manage the accesses and share them with other people



ESSENCE

RECHARGING ATMOSPHERE

Complete recovery through air purification,
pleasant lighting, calming sounds and aromas

- CLEAN AIR
- NATURAL SOUNDS
- NATURAL TACTILITY
- NATURAL AROMAS
- CIRCADIAN LIGHTING





NATURAL SOUNDS

Creating a relaxing atmosphere
for overall body recovery

NATURAL AROMAS

Improving mood and creating
a healthy atmosphere



FLOOR PLAN EFFICIENCY

Thoughtful design with
optimal apartment mix

TYPICAL FLOOR

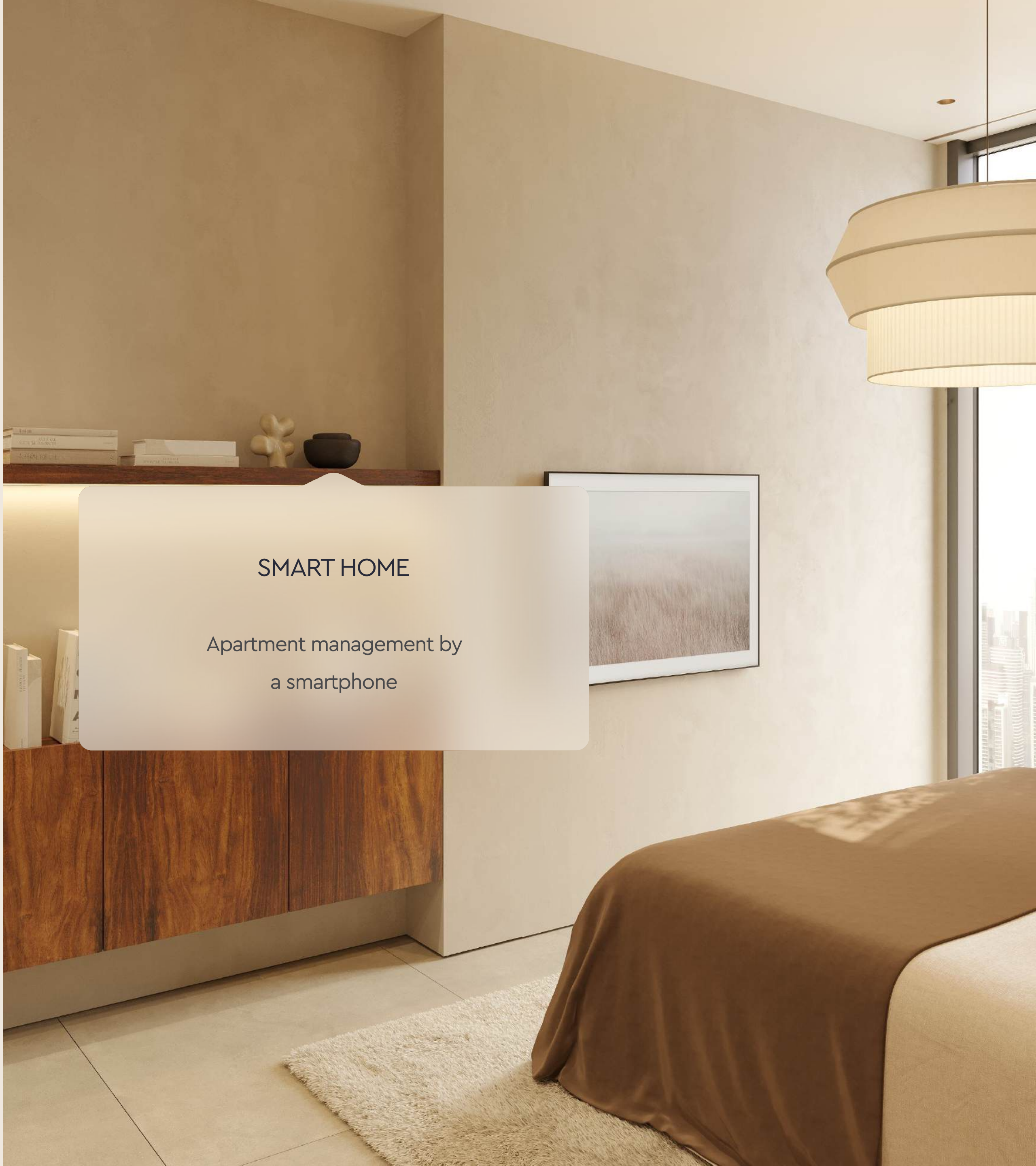
11 APARTMENTS PER FLOOR

- STUDIO – **1**
- 1BR – **8**
- 2BR – **2**



CLIMATE CONTROL

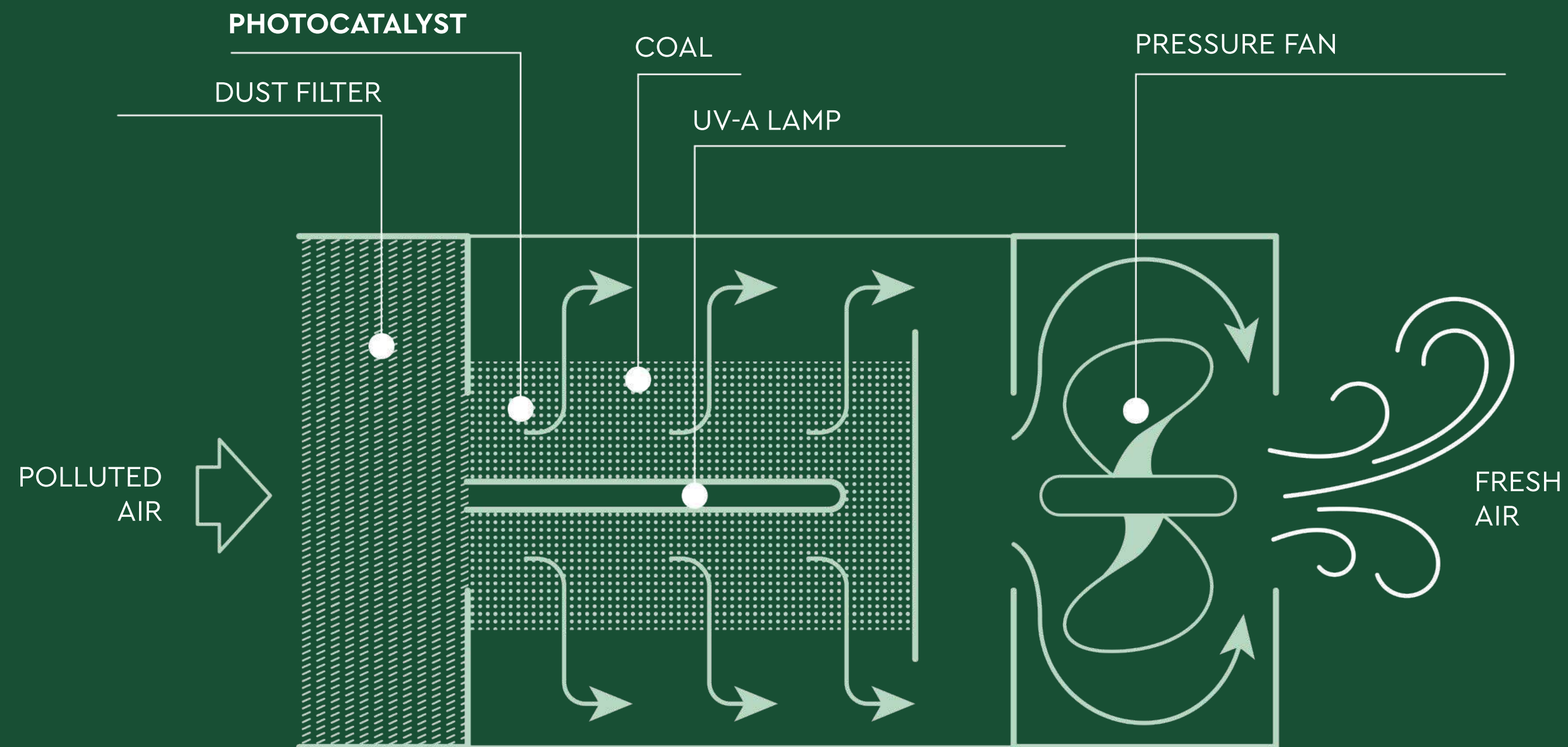
Regulates temperature and
humidity indoors



SMART HOME

Apartment management by
a smartphone

THE CLEANEST AIR IN DUBAI



- The cleanest air in Dubai
- Photocatalytic air filtration system
- Air purification rate up to 99.9%
- Elimination of fine dust less than 1 micron
- Unlike conventional supply ventilation, virus-free air purification
- Elimination of exhaust fumes and unpleasant odors

ERGONOMIC LAYOUTS

We have created layouts that are highly marketable and user-friendly

-
-  COMFORTABLE AND POPULAR LAYOUTS
 -  KITCHEN-LIVING ROOM AT MAXIMUM SIZE
 -  WALK-IN CLOSET AND BATHROOM IN THE MASTER BEDROOM
 -  MINIMAL CORRIDORS AND NO EMPTY SPACE
-





11

different layouts

45 - 320 M² (462 - 3445 ft²)

with terraces up to 116 m² (1249 ft²) in size

100%

of apartments with terraces up
to 116 m² (1249 ft²) in size

MASTER BEDROOMS

in each apartment

🌿 SPECIAL OFFER:

FULLY FURNISHED APARTMENT

BUILT-IN FURNITURE

Kitchen, bathroom, wardrobes with BLUM mechanisms

APPLIENCES

Kitchen and bathroom (European Brands)

FULLY FURNISHED PACKAGE

Fully furnished package fixed in the SPA as part of the official purchase agreement.

1BR Fully Furnished Package:

- Dining Table (1)
- Dining Chairs (4)
- Sofa (1)
- Coffee table (1)
- TV Cabinet (1)
- Bed (1)
- Bed Tables (2)
- Chandeliers (2)
- Console (1)
- Mirror (1)
- Mattress (1)
- Curtains (2)
- Washing machine (1)

2BR Fully Furnished Package:

- Dining table (1)
- Dining chairs (4)
- Bar chairs (3)
- Sofa (1)
- Coffee table (1)
- TV cabinet (1)
- Bed (2)
- Bed tables (4)
- Chandeliers (3)
- Console (1)
- Mirror (1)
- Mattress (2)
- Curtains (3)
- Washing machine (1)



A TERRACE IN EACH APARTMENT

from 5 m² to 116 m²
(54 ft² to 1249 ft²)







APARTMENT FLOORPLANS

STUDIO

01 KITCHEN

02 BEDROOM - LIVING ROOM AREA

03 BUILT IN WARDROBE

04 BATHROOM

05 BALCONY

LOCATION: 1-17TH FLOORS

SIZE: FROM 38,9 M² TO 49 M²
(from 420 ft² to 528 ft²)



ONE BEDROOM - 1

01 KITCHEN

02 LIVING ROOM

03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 1ST-18TH FLOORS

SIZE: FROM 68.3 M² TO 68.4 M²
(from 732 ft²)



ONE BEDROOM - 2

01 KITCHEN

02 LIVING ROOM

03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 1ST-17TH FLOORS

SIZE: FROM 59.5 M² TO 63.6 M²
(from 635 ft² to 678 ft²)



ONE BEDROOM - 3

01 KITCHEN

02 LIVING ROOM

03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 2ND-16TH FLOORS

SIZE: FROM 66.2 M² TO 71.6 M²
(from 710.4 ft² to 764 ft²)



ONE BEDROOM - 4

01 KITCHEN

02 LIVING ROOM

03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 2ND-16TH FLOORS

SIZE: FROM 53.7 M² TO 60.5 M²
(from 581 ft² to 645.8 ft²)



ONE BEDROOM - 5

01 KITCHEN

02 LIVING ROOM

03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 17TH-18TH FLOORS

SIZE: FROM 65.5 M² TO 65.7 M²
(from 700 ft²)



TWO BEDROOM — 1

- 01 KITCHEN
- 02 LIVING ROOM
- 03 MASTER BEDROOM
- 04 BEDROOM
- 05 BUILT IN WARDROBE
- 06 BATHROOM
- 07 GUEST BATHROOM
- 08 OPEN TERRACE

LOCATION: 1ST-18TH FLOORS

SIZE: FROM 99 M² TO 103.2 M²
(from 1065 ft² to 1108 ft²)



TWO BEDROOM — 2

01 KITCHEN

02 LIVING ROOM

03 BEDROOM ONE

04 BEDROOM TWO

05 BATHROOM

06 GUEST BATHROOM

07 BUILT IN WARDROBE

08 OPEN TERRACE

LOCATION: 17TH -18TH FLOORS

SIZE: FROM 93.6 M² TO 94.9 M²
(from 1001 ft² to 1011 ft²)



PENTHOUSE - 1

(LEVEL 1)

01 KITCHEN

02 LIVING ROOM

03 MAID'S ROOM

04 BATHROOM

05 BALCONY

LOCATION: 18-19TH FLOORS

SIZE: 521.7 - 524.4 M²
(from 5607 ft² to 5640 ft²)



PENTHOUSE - 1

(LEVEL 2)

01 GUEST ROOM

02 BATHROOM

03 MASTER BEDROOM

04 BEDROOM

05 MASTER BEDROOM

06 OPEN TERRACE

07 PRIVATE SWIMMING POOL

LOCATION: 18-19TH FLOORS

SIZE: FROM 521.7 M² TO 524.4 M²
(from 5607 ft² to 5640 ft²)







PROJECT PARTNERS

The Oak Yard Residences is supported by a world-class team of architects, engineers, and designers recognized on the international arena.

ARCHIMATIKA ARCHITECTURE

Designed more than 9.4 million square meters

CVTEC CONSULTING ENGINEERS

Licensed top level consulting firm with 200+ completed developments

SIVAK + PARTNERS INTERIOR DESIGN

10+ years experience and 30+ European Awards

EXPOLIGHT LIGHTENING

World 1st Light Architecture Company

YOUR STABLE INVESTMENT AND RELIABLE PARTNERS

THANKS FOR CHOOSING US

