

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.

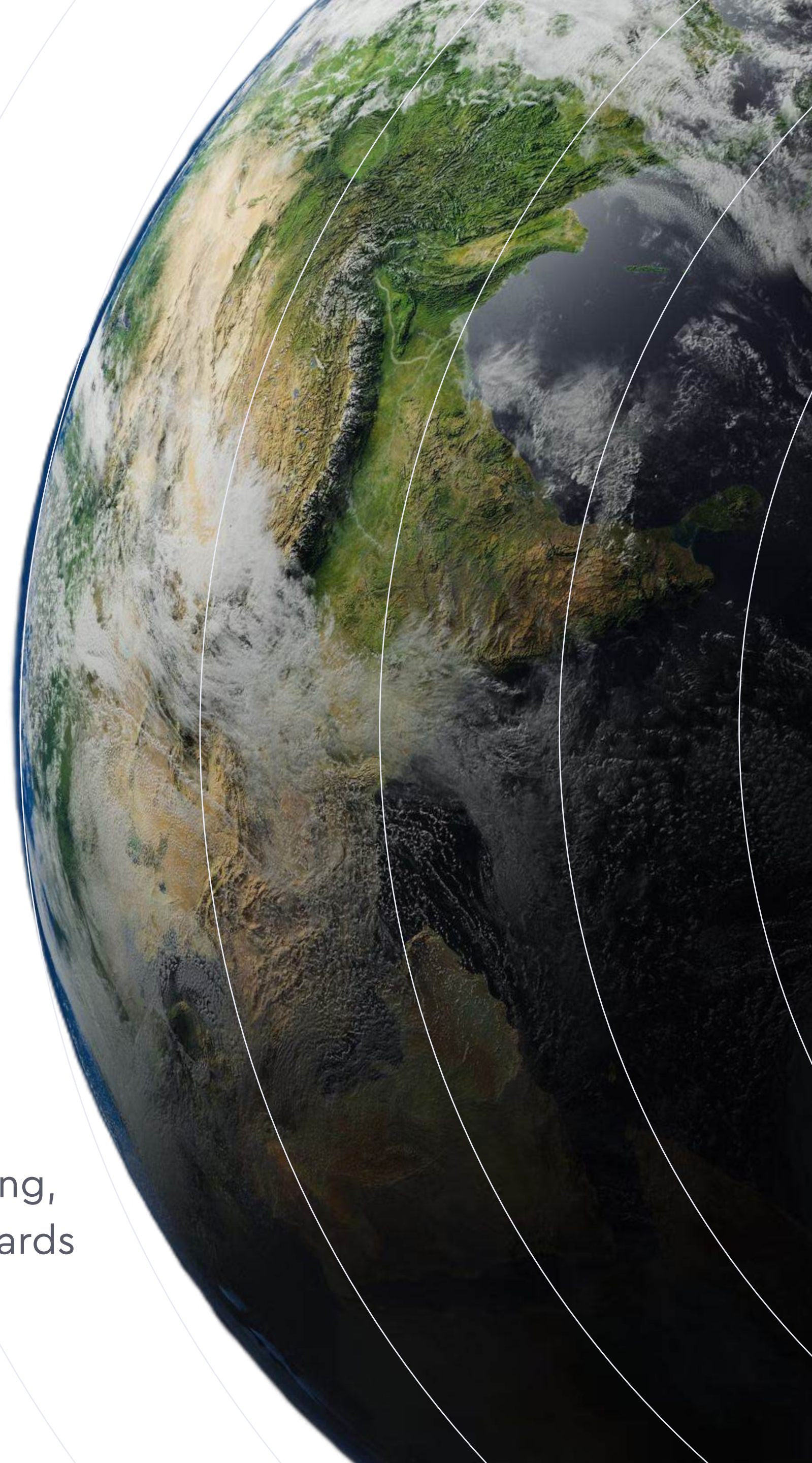
TRANSFORMING URBAN SPACES WITH QUALITY AND SCALE

★ 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



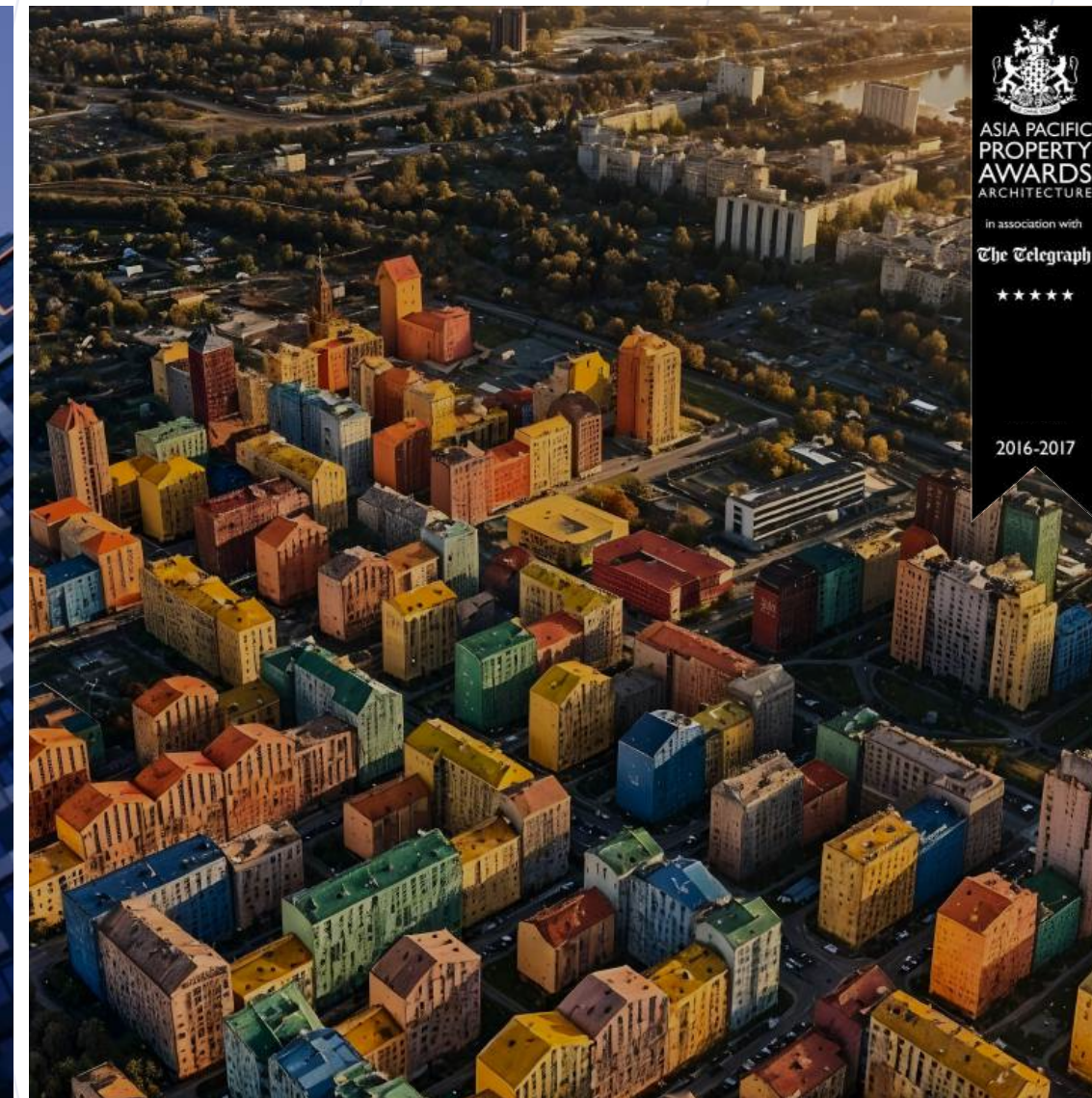
📍 Kyiv, Ukraine

TETRIS HALL

★ Elite 🏠 188 apartments

💰 \$ 30,140,000 investments

tetrishall.com.ua



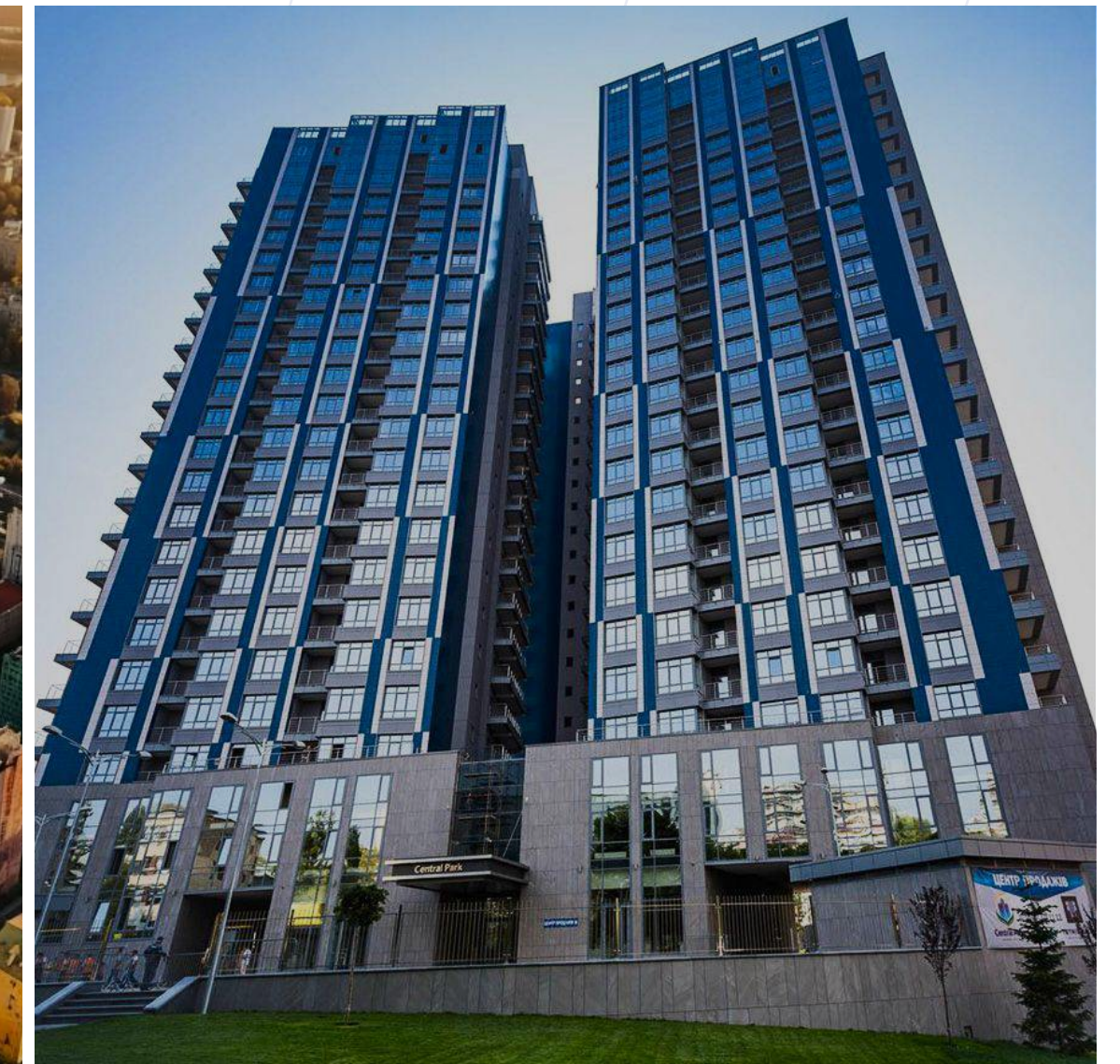
📍 Kyiv, Ukraine

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

futura
edge



📍 Kyiv, Ukraine

SVITLO PARK

★ Comfort + 🏠 7.500+ apartments

svitlopark.ua



📍 Kyiv, Ukraine

EDELDORF HILLS

🏢 Business 🏠 482 apartments

edeldorf.com.ua



📍 Kyiv, Ukraine

WHITE LINES

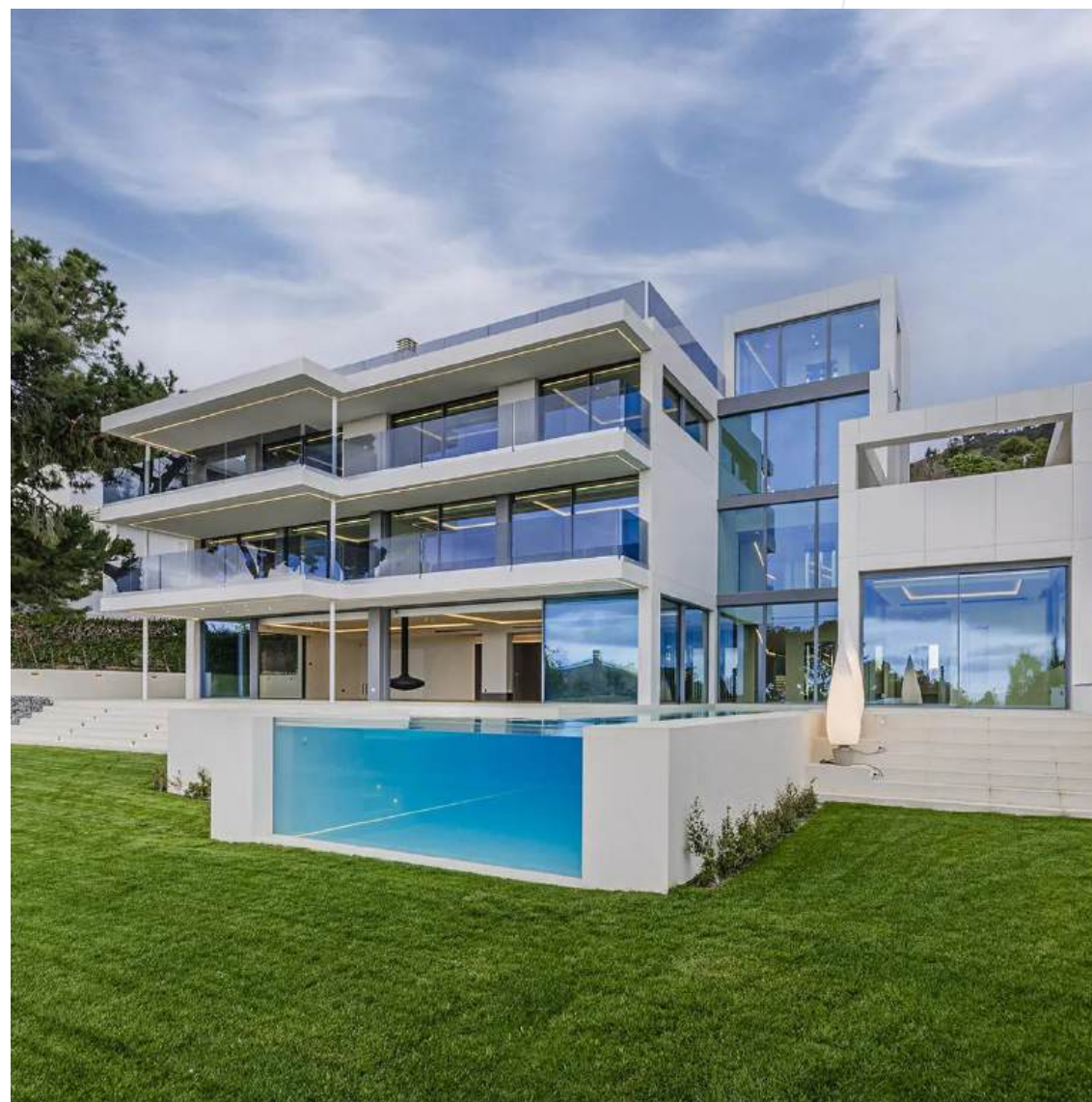
🏢 Business 🏠 566 apartments

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

OAK YARD RESIDENCES

Recharge your Life

Recharge your investment





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

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.

Location Recharge

PROVEN LOCATION JVC

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)



PROSPECTIVE METRO LINE FOR THE JVC AREA

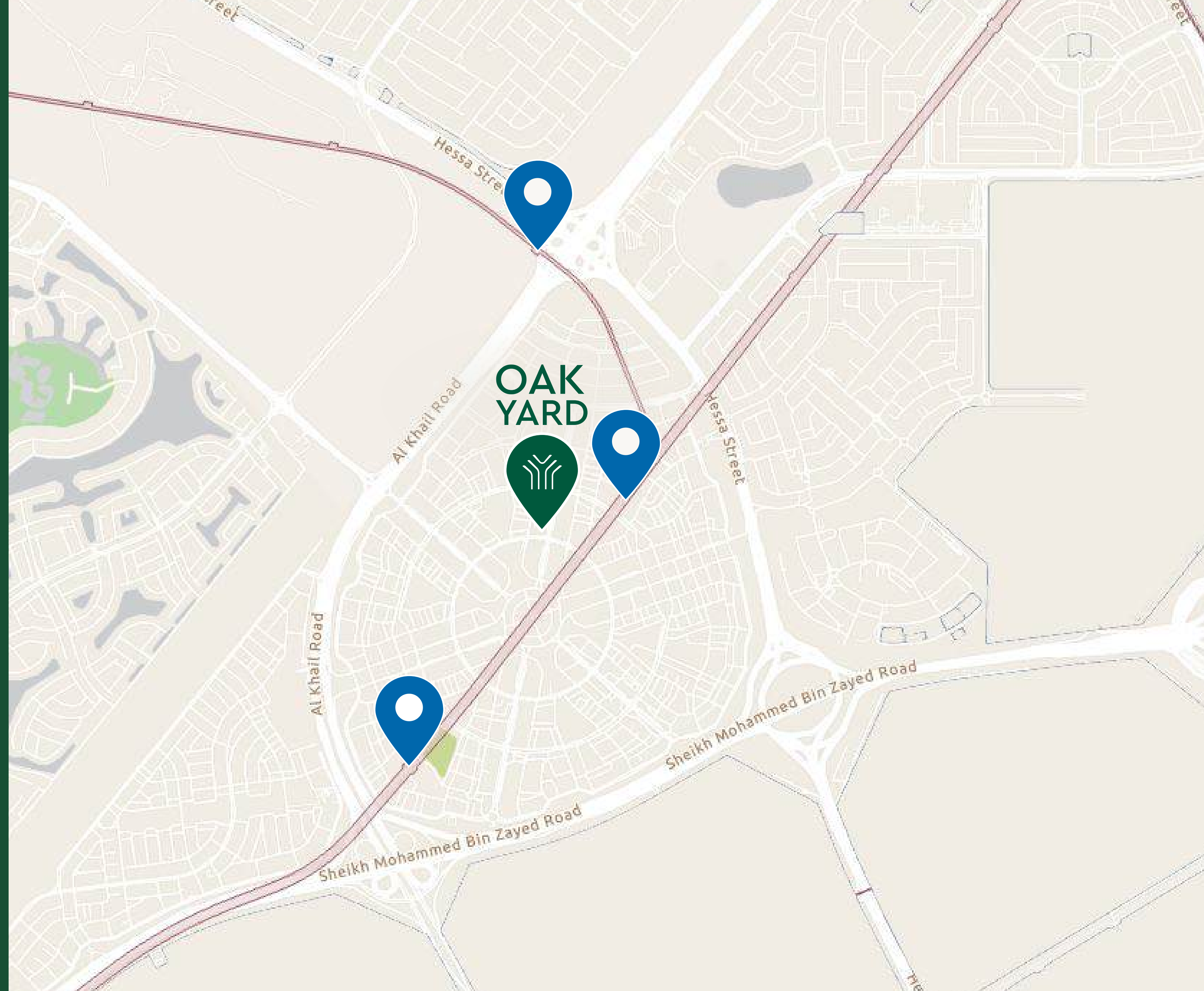
As part of Dubai's long-term urban infrastructure strategy, the city is working on the expansion of its metro network.

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.



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

GRAND LOBBY

Nature Lounge

 YARD

Aromatherapy

Concierge-desk

Pool 27 meters

Length of the pool with cabanas and sunbeds



Yoga area

For outdoor sports



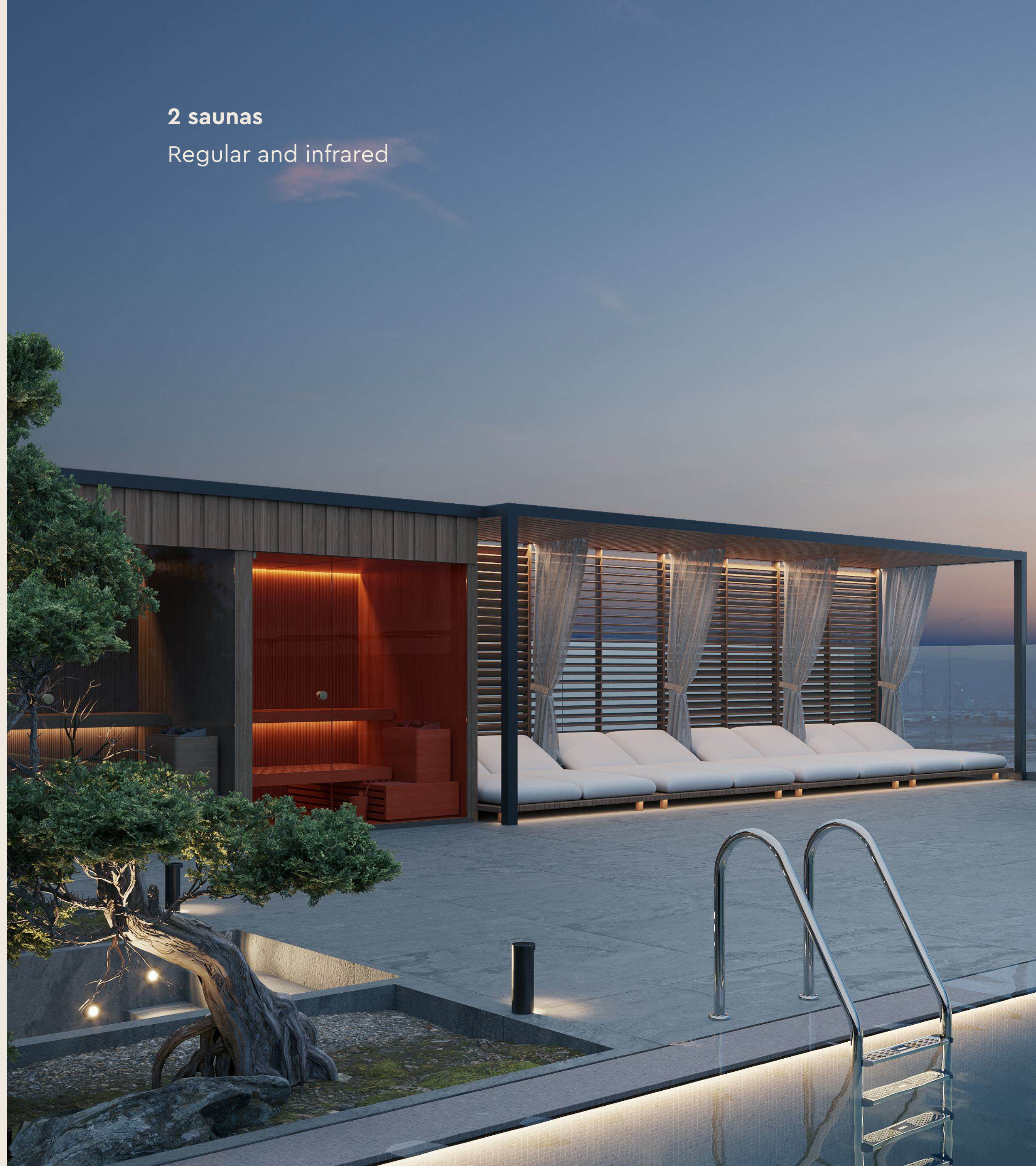
BBQ area

Private areas with grill



2 saunas

Regular and infrared



#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



Recharge Workhub

1076 sq.ft.

PERFECT PLACE TO WORK



STORAGE OF BELONGINGS

Resident Storage

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



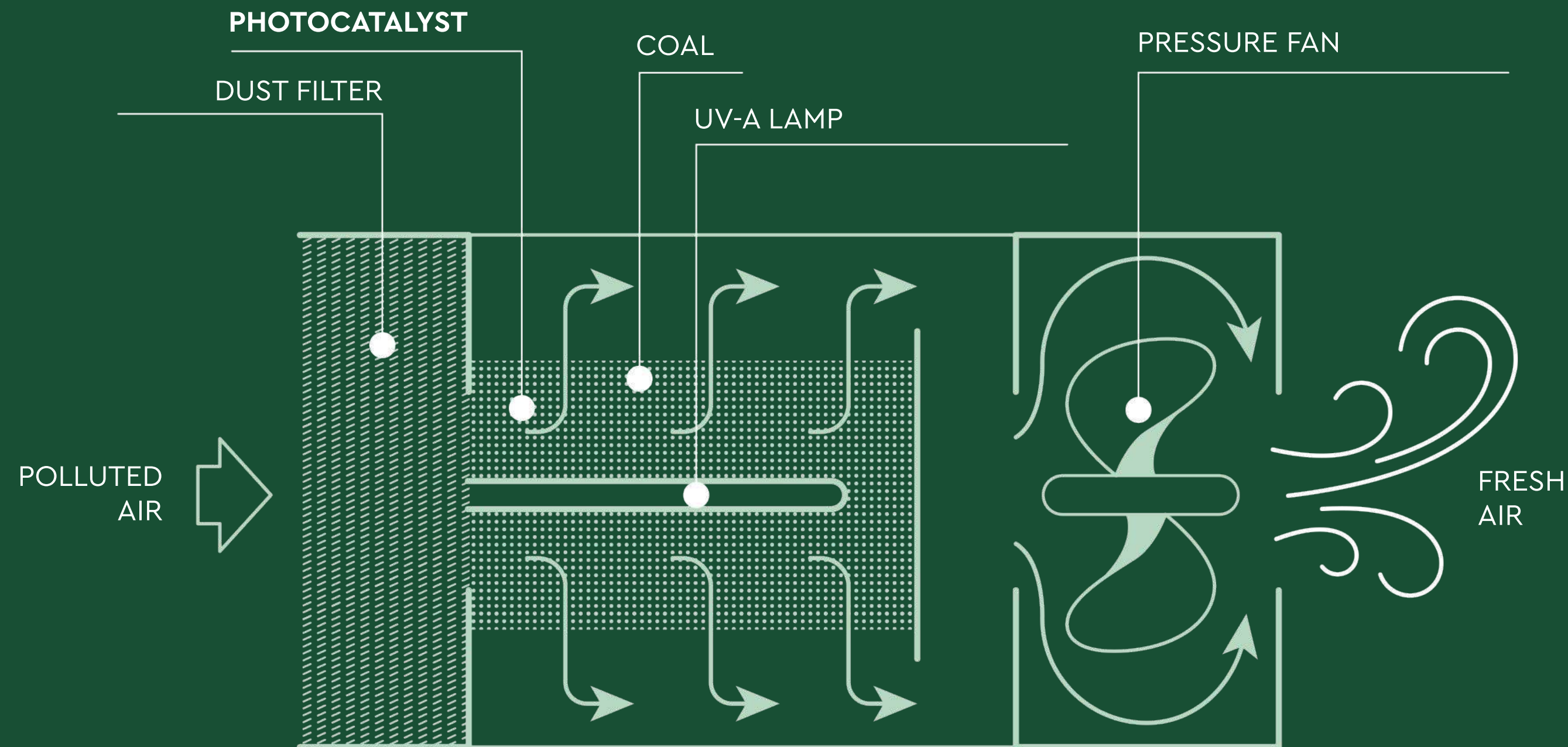
BIOLIVING SPACE FOR KIDS

Recharge Kid's activity center

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



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



Nature Lounge

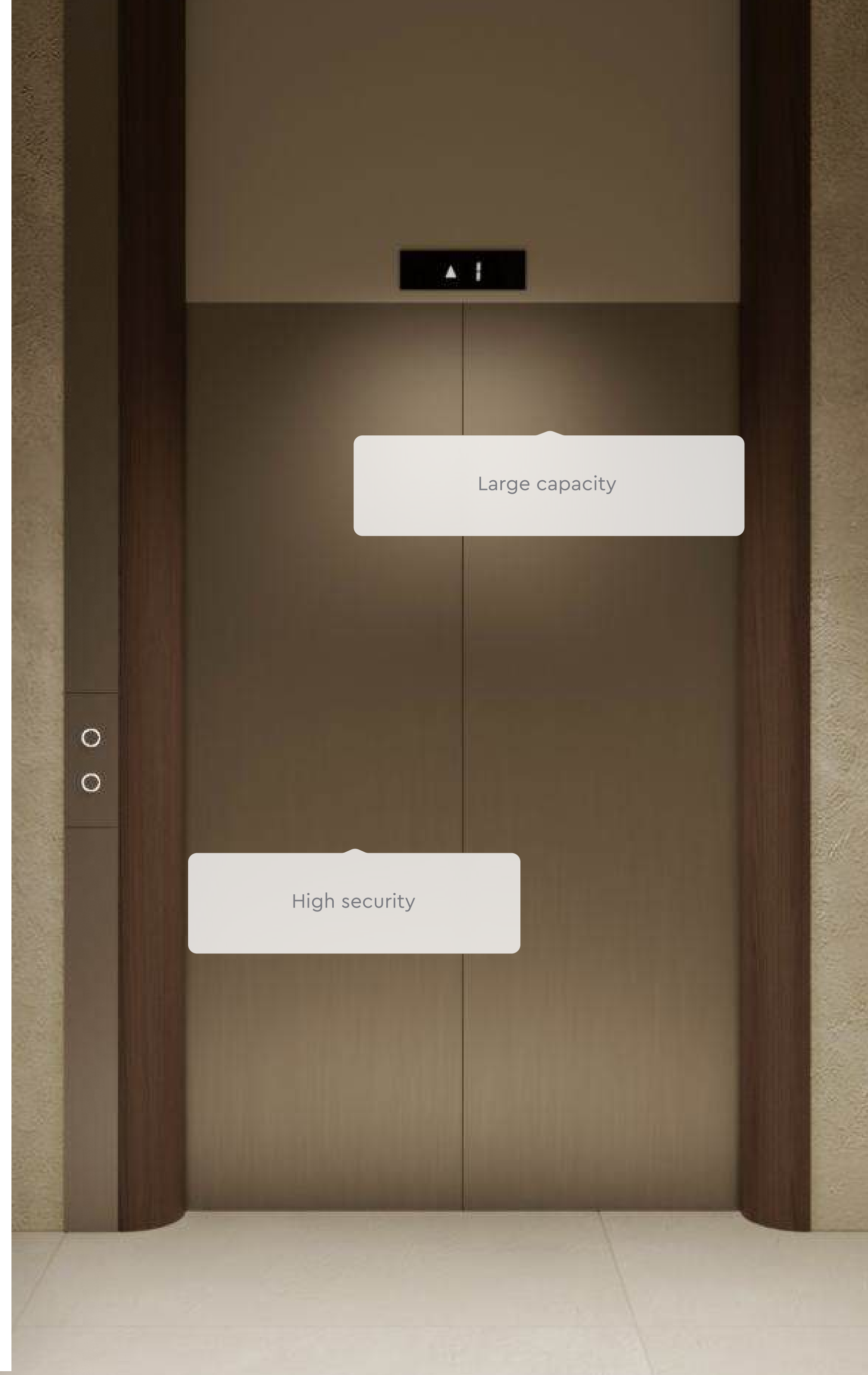
Reduced waiting time

Convenience for
residents with disabilities

4

ELEVATORS FOR 11 APARTMENTS

(on the floor)



Large capacity

High security

🌿 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)





FLOOR PLAN EFFICIENCY

Thoughtful design with
optimal apartment mix

TYPICAL FLOOR

11 APARTMENTS PER FLOOR

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

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

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 - 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 - 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)



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)



ONE BEDROOM - 1A

*EXCLUSIVE LAYOUT

01 KITCHEN

02 LIVING ROOM

03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 1ST FLOOR

SIZE: 89.4 M²
(962.4 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)



YOUR STABLE INVESTMENT AND RELIABLE PARTNERS

THANKS FOR CHOOSING US

