

EDITION. 1

Opal

by CRYSTAL

DUBAI JVC

LOOKBOOK



CRYSTAL

A New
Vision for

DUBAI

Crystal stands on a legacy of building dreams — big or small. From humble beginnings, we rose by laying each foundation with vision, care, and purpose.

As a global name synonymous with innovation and excellence, we craft developments that blend architectural artistry with the joy of living. Every project is a testament to our values — **quality, trust, and timelessness.**

Today, we begin a new chapter — **and it starts here.**

Nestled in the heart of Dubai, **Jumeirah Village Circle (JVC)** offers the perfect blend of serenity and connectivity, placing you close to parks, cafés, schools, and lifestyle destinations — all within a peaceful urban retreat.

JVC stands among Dubai's most dynamic real estate markets, delivering **8-10%+ rental yields** and **7-10% annual capital appreciation**. With occupancy levels exceeding 90%, it continues to attract investors seeking strong returns and long-term value.

THE STORY OF

JVC

JUMEIRAH VILLAGE CIRCLE

In 2024 alone, the district recorded over **AED 11 billion in off-plan sales**, surpassing several prime neighborhoods and reaffirming its reputation for sustained growth and demand.



Location Matters

Perfectly positioned near **Al Khail Road, Sheikh Mohammed Bin Zayed Road**, and Hessa Street, JVC offers seamless access to Downtown Dubai, Dubai Marina, and DXB Airport.

Beyond connectivity, it embodies a vision of **peace, harmony, and wellbeing**, blending Arab hospitality with modern living.

With leading developers investing and expanding here, **JVC stands as a trusted and inspiring choice** for residents and investors alike.

Highlights

10 mins – Dubai Hills Mall

15 mins – Dubai Marina

20 mins – Downtown Dubai

25 mins – DXB Airport



What Opal Means

Opal embodies the understated brilliance of its namesake — the Opal gemstone.

Located in Jumeirah Village Circle (JVC), one of Dubai's most promising emerging communities, it stands out for its **sleek exterior and sculptural elegance**. The building's **continuous glass façade, curvilinear balconies**, and **refined architectural form** reflect a spirit of **contemporary streamlining**, while **wood paneling** introduces the warmth and texture of **mid-century design revival**.

Opal is an ode to the city of Dubai — a structure that **gleams by day and shimmers by night**, mirroring the city's timeless rhythm of light and life.

“With the level of thought and detail we put into OPAL, it speaks for our love for the craft of architecture.”

Project Type:

Residential
Property

Plot Area:

2,312.56 Sq Mt
(24,892.16 Sq Ft)

Description:

The building features a **unique townhouse-inspired ground-floor**, featuring **double-height living spaces**. A **podium-level parking** and a **first floor offering expansive terraces and amenities**, free from neighboring obstructions.

Above, **four levels of contemporary mid-rise residences** rise gracefully — **seamlessly blending the intimacy of townhouse living with the sophistication of vertical architecture**.

Configuration:

TOTAL UNITS: 96

STUDIOS = 34

1 BHK 1.5 BATH = 22

1 BHK 2 BATH = 20

1 BHK 2 BATH + ST = 19

3 BHK 3BATH = 1





Amenities & Lifestyle Features:

Multi-level **Parking** facility with ample capacity

Dedicated **EV charging stations**

Grand **double-height entrance lobby** with an elegant foyer

Three high-speed elevators for seamless access

Versatile **multipurpose area** for events and gatherings

Basketball / Pickleball court for active recreation

Expansive **28m pool** with deck area

Fully equipped **fitness center** with modern gym facilities

Luxurious **steam room** for relaxation and wellness

Dedicated **children's pool** and play area

Outdoor **Lounge** with Barbecue

Lifestyle Made Effortless

OPAL offers an array of experiences and comforts, curating a cohesive space for your diverse preferences and activities.

The arrival experience is seamless — from the **spacious multi-level parking** equipped with **EV charging stations** and **24/7 CCTV surveillance**, every detail ensures your return home is effortless.

Step into the **grand foyer**, where **double-height ceilings** and **full-length windows** create an atmosphere of openness and light. The **concierge and lounge** offer a warm welcome for you and your guests, setting the tone for an elevated living experience.



Just around the corridor, you'll discover a **state-of-the-art fitness center** overlooking the lush, landscaped outdoors — a space designed to inspire **movement and wellbeing**. Whether it's an early morning cardio session or an evening stretch, the **natural light and serene views** elevate every workout experience.

The **adjoining steam room and private shower suite** with **secure locker facilities** provide a smooth transition from activity to relaxation, allowing residents to **refresh and recharge in privacy**.

“Functionality and style are equally important, ensuring the spaces we design today continue working into the future”

As you step outside an inviting **outdoor barbecue lounge area** and dedicated kids play area awaits — the perfect open-air retreat for **casual evenings, social gatherings, or weekend cookouts**. With **gazebo shading, ambient lighting, and a fully equipped outdoor barbecue area**, it offers a **stylish yet comfortable setting** for entertainment under the Dubai sky.





The **multi-purpose sports court** completes the experience, accommodating paddle and basketball games and giving residents a vibrant space to stay active or unwind with friends, **all framed by greenery and open skies.**

Step outside to an **expansive recreation deck** crafted for both **leisure and vitality**, seamlessly connecting to the **28-metre swimming pool** — creating a **resort-style environment** that celebrates balance, community, and wellbeing.



A LOOK INSIDE

“Designed with both intention and intuition, these home spaces give you the freedom to make your own stories.”

Opal's story progresses from the exterior into the interior, continuing the play of contemporary with mid-century revival. It's our take on **soulful minimalist**- maximizing space and comfort with tasteful interior arrangements, for an all-round home wellness.



“Functionality and style are equally important, ensuring the spaces we design today continue working into the future”



We've envisioned a lifestyle for you that reflects a free-flowing attitude, with plenty of space and light, continuous exterior views and additions like double height ceilings or terraces- uniting indoor and outdoor harmoniously.

Our design for one-bed layouts offer plenty of space and privacy, while studios keep it simple and flexible with murphy beds. Carefully laid out **built-in appliances, modular kitchens, space saving storage/laundry closet** and additional powder rooms bring home a new level of functionality. Besides the top of the line home appliances such as **Bosch** or equivalent and **wire-free smart home** functionality guarantee your ease of living.



Some
features we
think you'll
love

- Sophisticated modern fixtures.
- Luxurious marble-inspired tiles flooring.
- Integrated smart lighting seamlessly embedded within ceilings and bespoke cabinetry.
- Rich natural wood veneer or laminate finishes paired with stone countertops and premium tile backsplashes.
- Refined accents of bold, complementary hues in eggshell paint finishes.



Our thoughtfully curated concept imbues simplicity and elegance, with an unexpectedly playful edge. Taking inspiration from the moody warmth of 70's revival with wooden laminates and veneers, we incorporated elements that add character to the home.

While we give you a concept- you can take any direction and turn it into a beautiful, layered space you'll love to live in.





CRYSTAL

“We thought about what luxury means to us.

Luxury means intention, it means clarity.

Its the story we tell through design and how those stories become reality.

Its immaculate execution in meticulous detail.

To us luxury is more than aesthetics and concept, its a methodology.”

- BY CRYSTAL TEAM

www.crystal-group.ae

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