

R | I K R
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DEVELOPMENT

TURNING YOUR DREAM INTO OUR COMMITMENT

IKR Development, with over 35 years of global expertise, is a leader in innovative and high-quality real estate projects. Specializing in residential, commercial, and industrial developments, we are committed to sustainability, long-term value, and creating a positive community impact.



WELCOME TO THE PROJECT BRIEF OF

PROVENZA

RESIDENCES

A NEW STANDARD OF EXCELLENCE

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PROJECT LOCATION & ACCESS - JVC

- 1 Ibn Battuta Mall
- 2 Jumeirah Islands
- 3 Emirates Hills
- 4 Montgomerie Golf Club
- 5 Jebel Ali Race Course
- 6 Jumeirah Village Circle
- 7 Dubai International Cricket Stadium
- 8 Dubai Media City
- 9 Palm Jumeirah
- 10 Mall Of The Emirates
- 11 Burj Al Arab



10Min
Mall of the
Emirates



15Min
To Dubai
Marina Mall



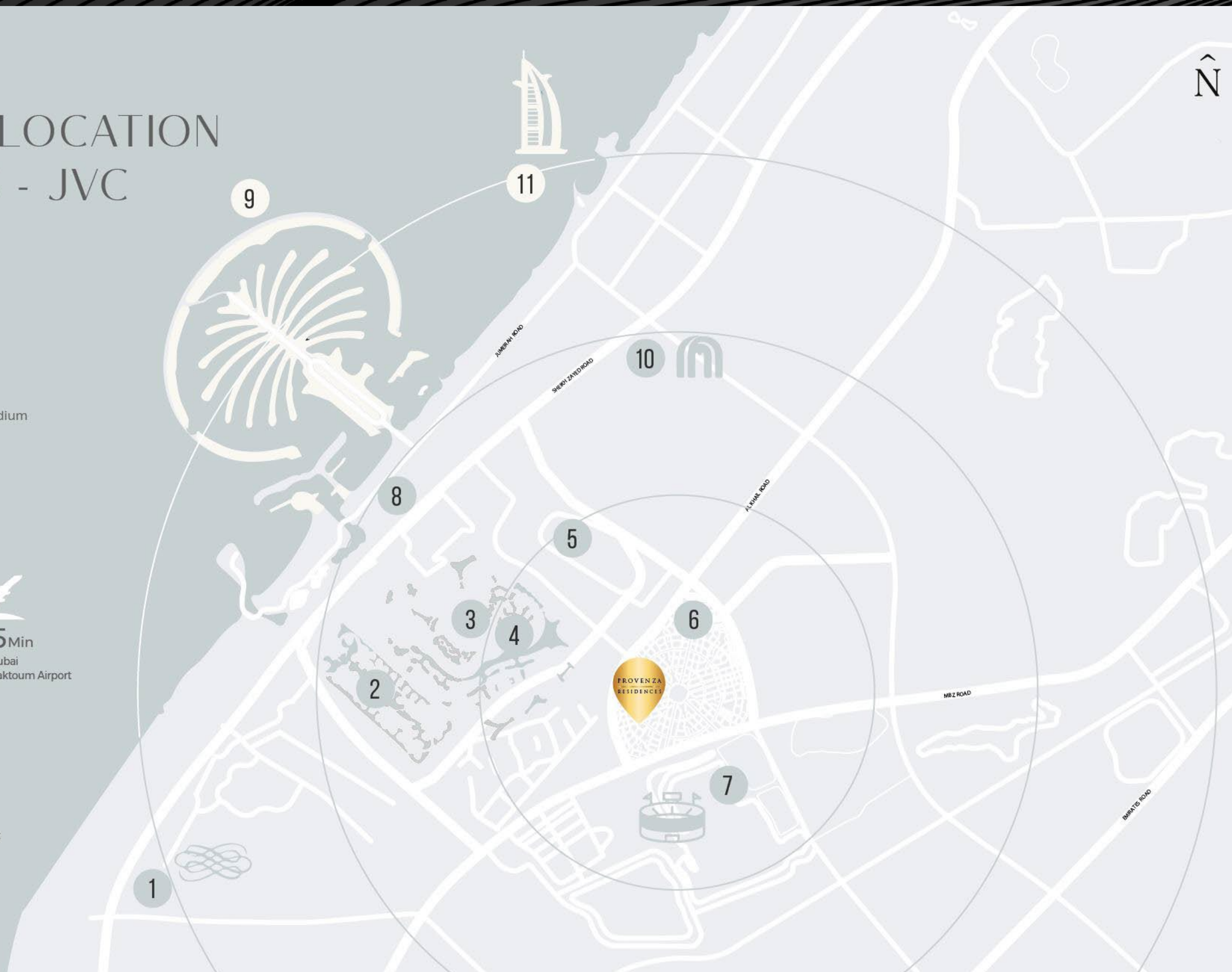
25Min
To Dubai
Al Maktoum Airport



20Min
To Downtown Dubai
and Dubai Mall



30Min
To Dubai
International Airport





**Dubai
Media City**
(10minutes)

Dubai Marina
(15 minutes)

**Dubai
Internet City**
(10 minutes)

PROVENZA

RESIDENCES

Burj Al Arab
(15 minutes)

Mall of the Emirates
(15 minutes)

Business Bay
(25 minutes)

Downtown Dubai
(25 minutes)

Dubai Mall
(25 minutes)

PROVENZA
RESIDENCES







PROPERTY FACTS

Studio	34
1 Bedroom Apartment	23
1 Bedroom Apartment + Study	116
2 Bedroom Apartment + Study	7
2 Bedroom Apartment + Pool	6

Total Units: 186

STUDIO
STARTING PRICE

AED
680K

399 sq.ft - 530 sq.ft

1 BEDROOM
STARTING PRICE

AED
1M

684 sq.ft - 967 sq.ft

2 BEDROOM
STARTING PRICE

AED
1.57M

1191 sq.ft - 1641 sq.ft



PODIUM LEVEL FUN & AMENITIES

Enjoy a host of amenities on the podium level, including a swimming pool, multipurpose court and outdoor play area. Relax in the barbecue area or watch movies in the open cinema, all within your community.



LEISURE
POOL



JACUZZI



KIDS
SPLASH PAD



SUNKEN
SITTING



FITNESS
STUDIO



YOGA
TERRACE



VERTICAL
GARDEN









EAT
SLEEP
TRAIN
REPEAT

MATRIX

IRONBULL

ROOFTOP AMENITIES

The rooftop at Provenza by IKR Development is a haven of relaxation and adventure. Unwind at the rooftop open air cinema, or socialize in the rooftop luxury lounge, all while taking in breathtaking views of Dubai's skyline



ROOF TOP
LOUNGE



LAP
POOL



BBO
AREA



MULTIPURPOSE
HALL



ROOF TOP
CINEMA



OUTDOOR
KIDS PLAY AREA



ZEN
GARDEN



INDOOR KIDS
PLAY AREA

















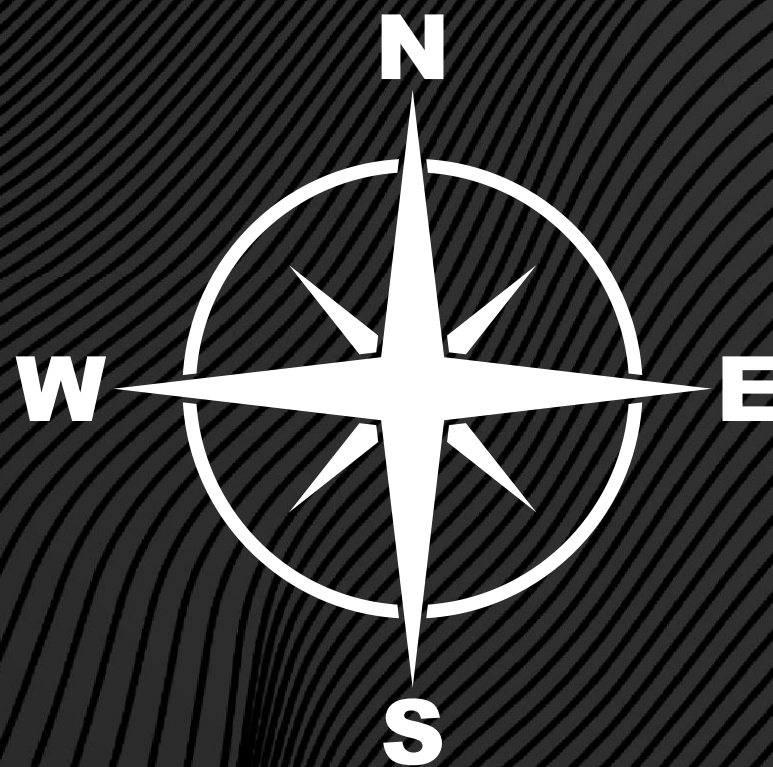
KEY FEATURES OF PROVENZA RESIDENCES

- 1 Future Metro Station – Purple Line
- 2 Signature Designer Lobby
- 3 Luxury Finishes in Kitchens and Bathrooms
- 4 Elegant and Spacious Designer Homes
- 5 Premium Location Near JVC Entry/Exit Point
- 6 Luxury Fitted Wooden Wardrobes
- 7 Oversized Architectural Glass Panels
- 8 Premium European Porcelain Tile Flooring
- 9 Smart Home Technology with Alexa Integration
- 10 Premium EV Charging Facility
- 11 Iconic Architectural Facade
- 12 Luxury European-Brand Appliances
- 13 Ultra-Fast Elevators



TYPICAL FLOOR PLANS

STUDIO, 1, AND 2
BEDROOM APARTMENTS



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NEIGHBOUR

40.60

PLOT LIMIT

PLOT LIMIT

PATIO

45.00

45.00

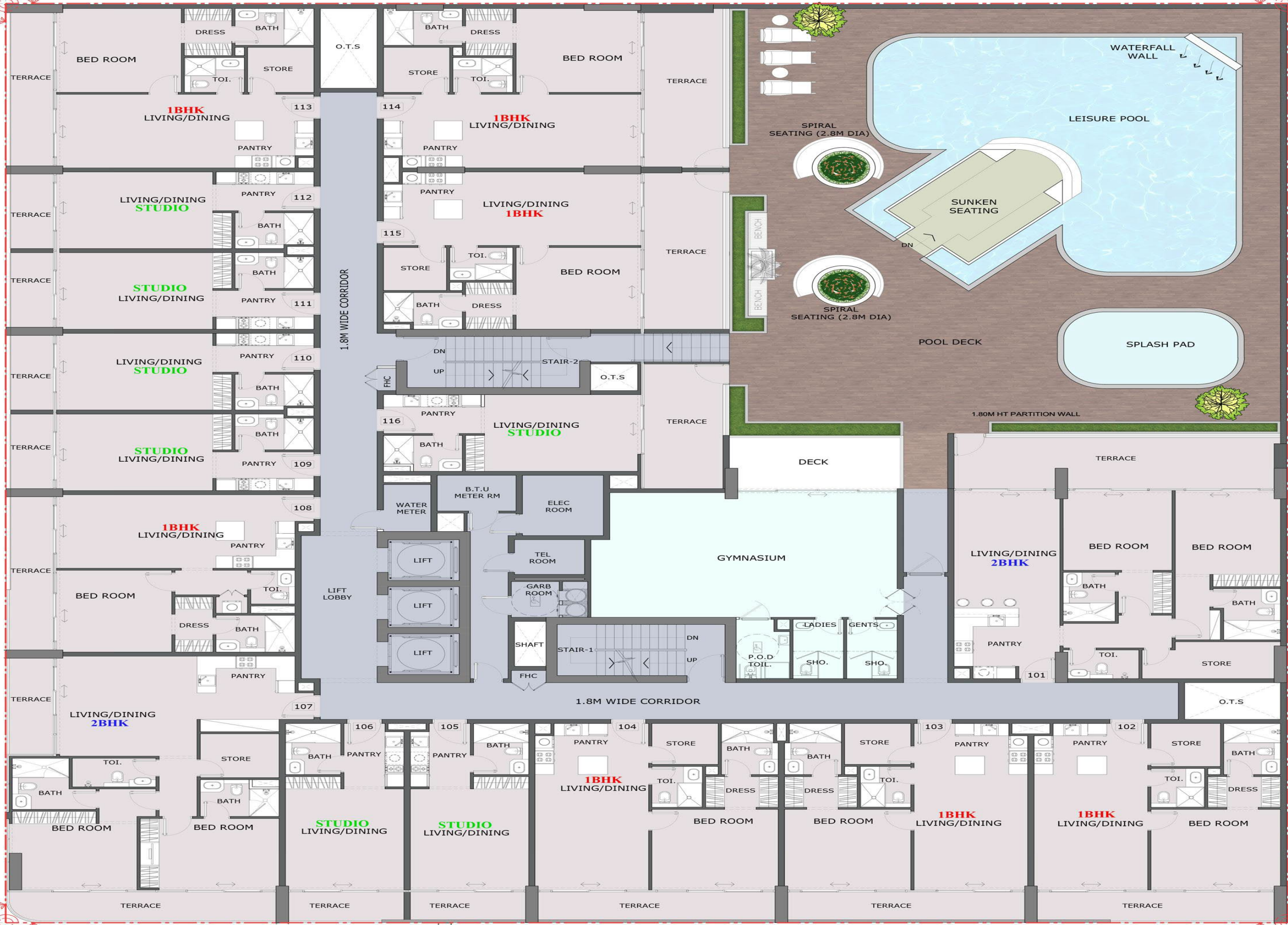
NEIGHBOUR

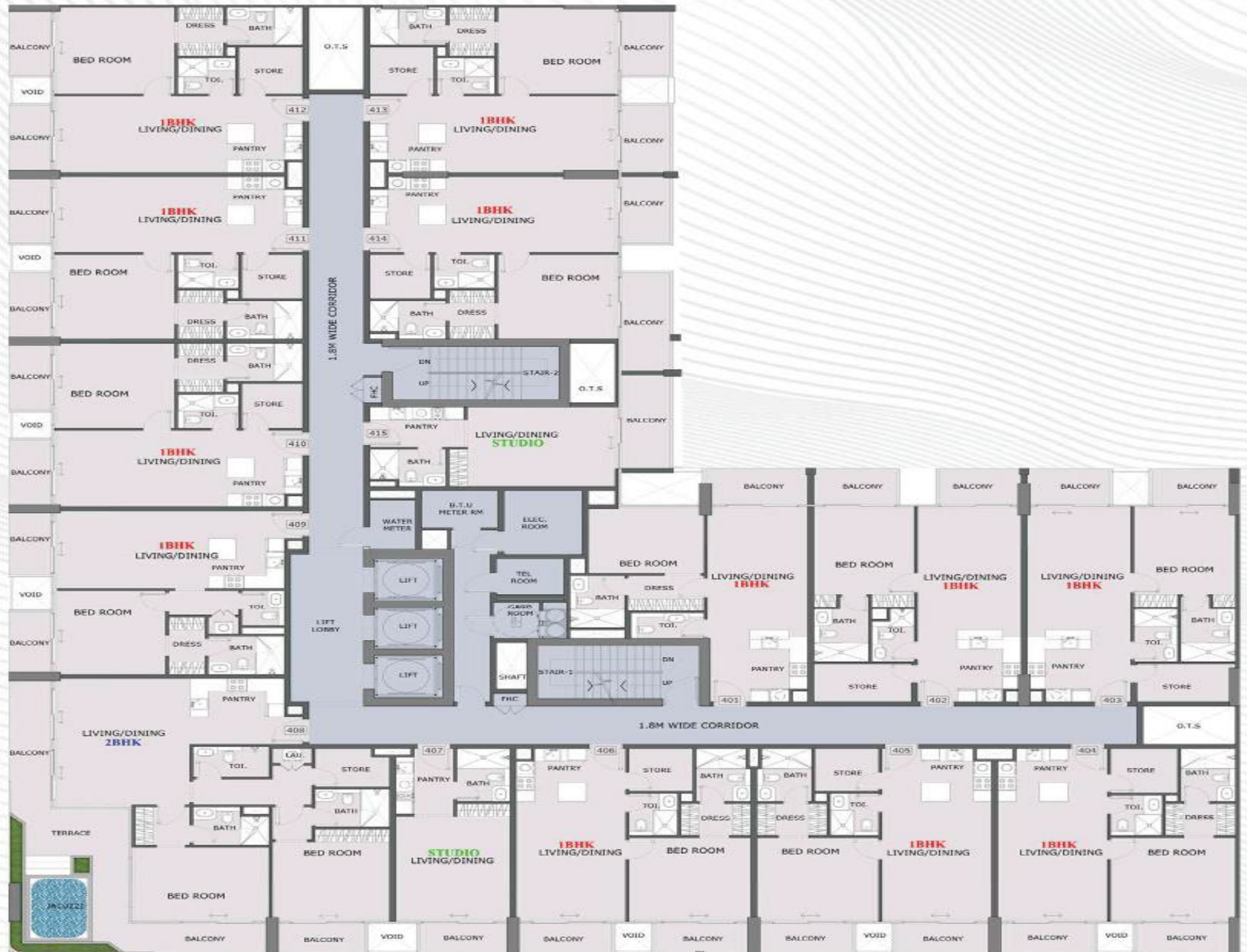
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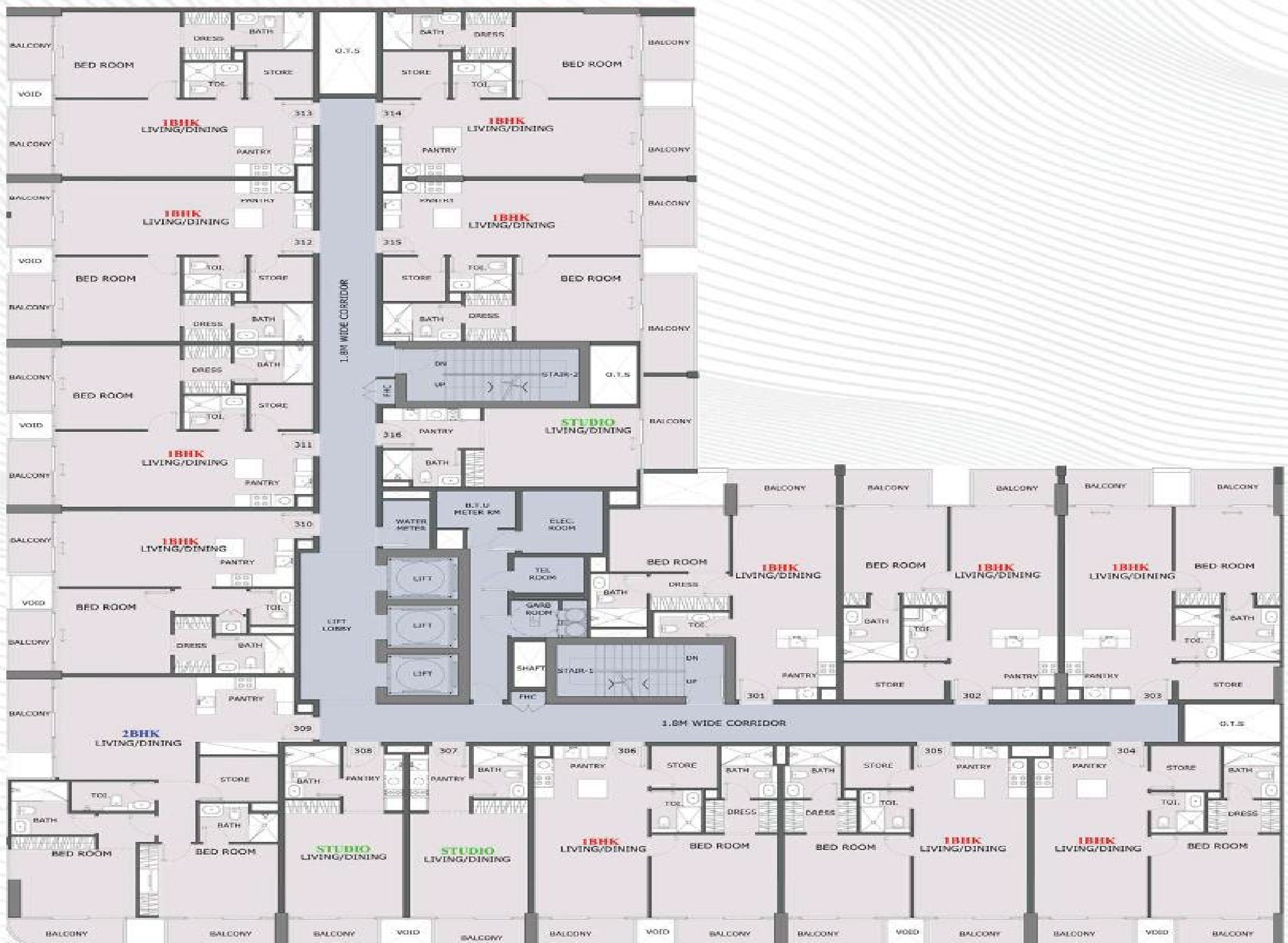
ROAD

PODIUM FLOOR





TYPICAL 2,4,6,8,10,12



TYPICAL 3,5,7,9,11

STUDIO - TYPE 1



SUITE AREA: 351 SQ.FT

BALCONY AREA: 85 SQ.FT

TOTAL AREA: 436 SQ.FT

AED 1646 PER SQ.FT

1 BHK - TYPE 1



SUITE AREA: 653 SQ.FT

BALCONY AREA: 101 SQ.FT

TOTAL AREA: 754 SQ.FT

AED 1326 PER SQ.FT

1 BHK - TYPE 2



SUITE AREA: 700 SQ.FT

BALCONY AREA: 104 SQ.FT

TOTAL AREA: 804 SQ.FT

AED 1350 PER SQ.FT

2 BHK - TYPE 1



SUITE AREA: 1111 SQ.FT

BALCONY AREA: 530 SQ.FT

TOTAL AREA: 1641 SQ.FT

AED 1322 PER SQ.FT

2 BHK - TYPE 2



SUITE AREA: 1016 SQ.FT

BALCONY AREA: 175 SQ.FT

TOTAL AREA: 1191 SQ.FT

AED 1096 PER SQ.FT

STANDARD PAYMENT PLAN

Booking Amount	20%
After 90 Days	10%
20% of Project Completion	10%
40% of Project Completion	10%
60% of Project Completion	10%
On Handover Q3 2027	40%

POST HANDOVER PAYMENT PLAN

Booking Amount	20%
After 90 Days	10%
20% of Project Completion	10%
40% of Project Completion	10%
60% of Project Completion	10%
On Handover Q3 2027	10%
Post Handover (PHPP: 30x1%) (Available on limited Units)	30%

UPFRONT PAYMENT DISCOUNT

50% UPFRONT	2%
60% UPFRONT	3%
100% UPFRONT	5%