

SKY LEVEL 1

ELEVATED LIVING, INSPIRED BY THE STARS

Object 1

MASTER COMMUNITY

Jumeirah Village Circle (JVC) is a vibrant, family-friendly community in the heart of new Dubai, offering a blend of modern living and peaceful green spaces. With its central location, JVC provides easy access to key areas like Downtown Dubai and Dubai Marina, while maintaining a serene, residential atmosphere.

The community is ideal for families and young professionals, featuring a range of housing options, schools, parks, and essential services like supermarkets and clinics. Its affordability and strong rental demand make JVC an attractive choice for first-time buyers and investors, offering excellent potential for long-term returns and growth.

JVC has become a hotspot for real estate investment, thanks to its competitive pricing, high rental demand, and steady appreciation. With ongoing development and its strategic location, it offers excellent returns for investors seeking both short-term and long-term gains.

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CONNECTED TO THE CITY

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Attractions

- Burj Khalifa — **25 min**
- Dubai Miracle Garden — **9 min**
- Motiongate Theme Park — **25 min**
- Palm Jumeirah — **22 min**
- Ain Dubai — **15 min**
- Global Village — **15 min**
- Jumeirah Burj Al Arab — **20 min**

Golf clubs

- Jumeirah Golf Estates Golf Course — **8 min**
- Montgomerie Golf Course — **16 min**
- Emirates Golf Club — **18 min**

Kids

- Ladybird Early Learning Centre — **6 min**
- JSS International School — **7 min**
- Kids World Nursery — **8 min**
- Arcadia British School — **10 min**
- Sunmarke School — **11 min**

Hotels

- The First Collection Jumeirah Village Circle — **7 min**
- FIVE Jumeirah Village Hotel — **6 min**
- HE Hotel UAE — **2 min**

Malls

- Circle Mall — **2 min**
- Dubai Hills Mall — **12 min**
- Mall of the Emirates — **16 min**
- Dubai Mall — **25 min**



SKY LEVEL 1

District 11, Jumeirah Village Circle

Step into a world above the ordinary. Rising gracefully above the cityscape, **SKY LEVEL 1** is the new benchmark in elevated urban living — a masterpiece of contemporary architecture infused with celestial inspiration. Named after the radiant Orion constellation and the limitless sky above, this iconic residence invites you to dwell where stars align.

Building Description:

2B+G+5P+3 Offices+35+MF+R
RETAIL 1-6
OFFICE 1-14

Anticipated Completion:

Q2 2029

1 BEDROOM
420

TOTAL
420





SKY LEVEL 1

Residential

Floor 17-39

Sky Infinity Pool & Amenities

Floor 16

Residential

Floor 4-15

Offices

Floor 2-3

Offices & Amenities

Floor 1

Parking

P1-P5

Retail
Parking

Ground

Basement

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AMENITIES

SKY LEVEL 1



RESIDENTIAL LOBBY



RETAIL LOBBY



POOL



POOL DECK WITH SUN LOUNGERS



KIDS POOL



KIDS PLAY ROOM



OUTDOOR KIDS PLAY AREA



GYM



OUTDOOR CROSSFIT



BBQ AREA



OUTDOOR LOUNGE



SKY OBSERVATION DECK



SKY INFINITY POOL



SKY DECK WITH SUN LOUNGERS



PRAYER ROOMS



OFFICE TERRACE

SKY LEVEL 1



FLOOR 1 (AMENITIES)

- 1 BBQ AREA
- 2 POOL
- 3 POOL DECK WITH SUN LOUNGERS
- 4 OUTDOOR KIDS PLAY
- 5 KIDS PLAY ROOM
- 6 OUTDOOR LOUNGE
- 7 OUTDOOR CROSSFIT
- 8 GYM
- 9 OFFICE TERRACE

SKY LEVEL 1



FLOOR 16 (SKY DECK)

- 1 SKY DECK WITH SUN LOUNGERS
- 2 SKY INFINITY POOL

SKY LEVEL 1

SKY LEVEL 1

LOBBY



SKY LEVEL 1

BBQ AREA



SKY LEVEL 1

POOL | POOL DECK WITH SUN LOUNGERS

SKY LEVEL 1

OUTDOOR KIDS PLAY



SKY LEVEL 1

KIDS PLAY ROOM



DIGITAL COLORING WALL

An interactive creative feature where children can bring their drawings to life. Kids color their artwork on paper, scan it, and watch it come alive on a large interactive screen — where imagination meets technology.



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AI FITNESS STUDIO



SMART WELLNESS ZONE

Train smarter with an AI-powered Smart Mirror that guides residents through personalized workouts and analyzes form in real time — like having a personal trainer available 24/7.

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OUTDOOR CROSSFIT



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OUTDOOR LOUNGE



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SKY POOL & OBSERVATION DECK

A dedicated sky-viewing terrace designed for moments of discovery above the city like never before. Digital telescopes allow residents to explore constellations, planets, and satellites in real time.



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APARTMENTS | Kitchen



SKY LEVEL 1

APARTMENTS | Living Room



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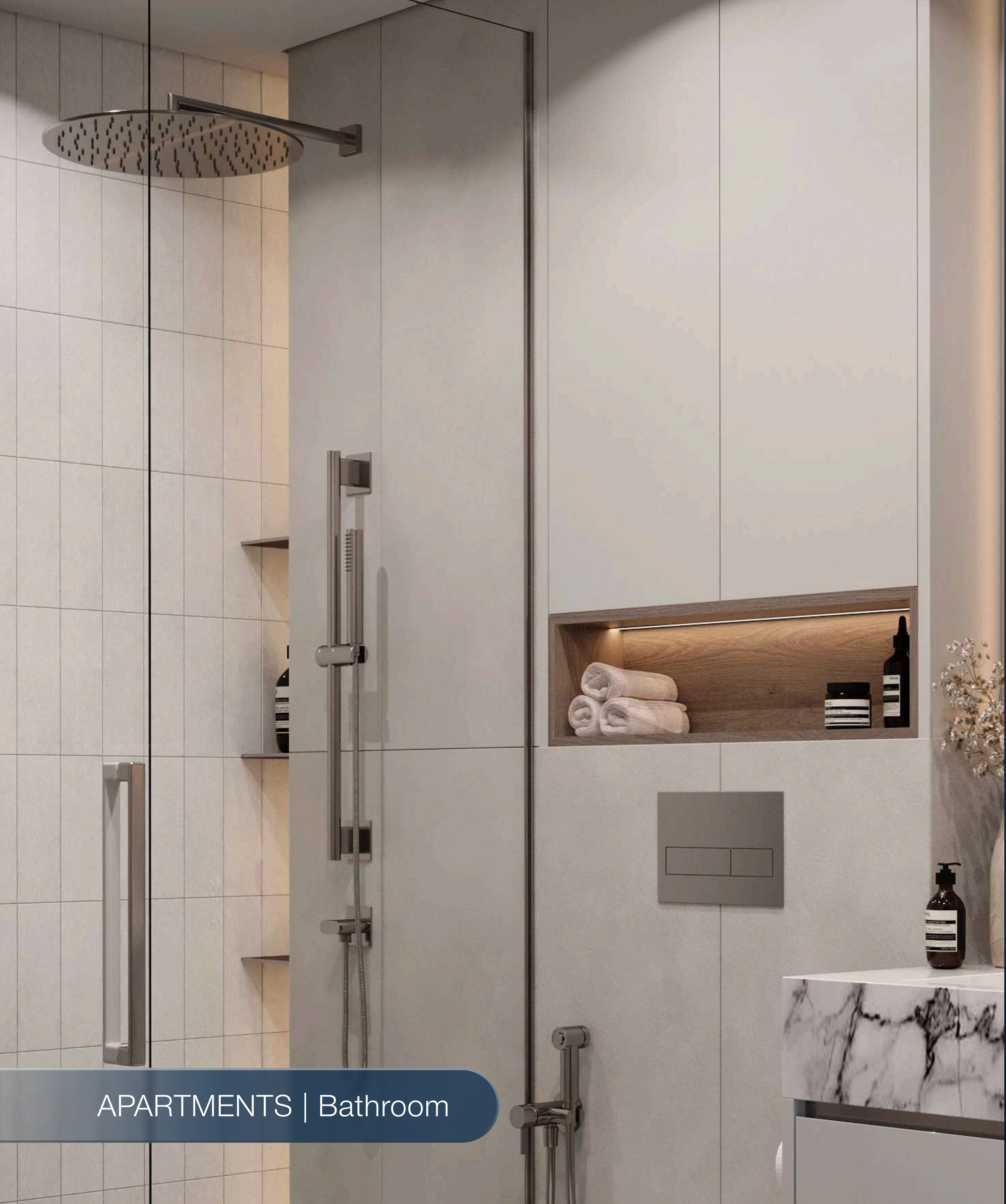
APARTMENTS | Bedroom



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APARTMENTS | Bedroom





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APARTMENTS | Bathroom

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SMART LOCK ACCESS SYSTEM

A keyless entry system with fingerprint, mobile app, and PIN code access, allowing residents to manage entry remotely and provide secure temporary access for guests and service providers. Seamlessly integrated with the apartment's Smart Home ecosystem.

JVC: A MODERN COMMUNITY WITH TIMELESS APPEAL

SKY LEVEL 1



THRIVING RESIDENTIAL HUB

A mix of modern apartments, townhouses, and villas for various lifestyles.



POPULAR WITH YOUNG PROFESSIONALS

Affordable housing options and proximity to business districts attract a growing number of young residents.



COMMUNITY-CENTRIC LAYOUT

Designed with landscaped walkways and green spaces, fostering relaxation and connectivity.



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FAMILY-FRIENDLY ENVIRONMENT

Close to schools and nurseries, making it ideal for families.



RETAIL & DINING CONVENIENCE

Shops, cafes, and supermarkets within walking distance for daily needs.



RECREATION & LEISURE

Parks, sports fields, gyms, and pools support an active lifestyle.

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RISING INVESTMENT POTENTIAL

Steady growth in property prices and rental demand offers attractive returns.



EFFORTLESS CONNECTIVITY

Quick access to major areas via Al Khail Road and Sheikh Mohammed Bin Zayed Road.



SUSTAINABLE GROWTH

Focus on green living and ongoing development enhances long-term value.

GOLDEN VISA

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Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Ability to apply for a Schengen visa and a U.S. visa



Obtaining a local driving license, which is an international license

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