



CAPITALONE

JVC



ABOUT JUMEIRAH VILLAGE CIRCLE

Jumeirah Village Circle (JVC) in the heart of Dubai offers a prime location with great connectivity to various parts of the emirate, making it a sought-after destination for both renters and buyers looking for affordable apartments and villas. Its popularity among investors is further boosted by its freehold status, competitive prices, and attractive rental yields.

Nakheel, the master developer behind JVC, has crafted a community known for its tranquil ambiance, complemented by lush gardens, parks, and a range of amenities. This blend of serene surroundings and modern conveniences makes JVC an attractive option for those seeking a balanced lifestyle in Dubai.



ABOUT CAPITAL ONE - JVC

Building on the success of Capital One Motor City, this project redefines luxury office space once again; this time in the heart of Jumeirah Village Circle.

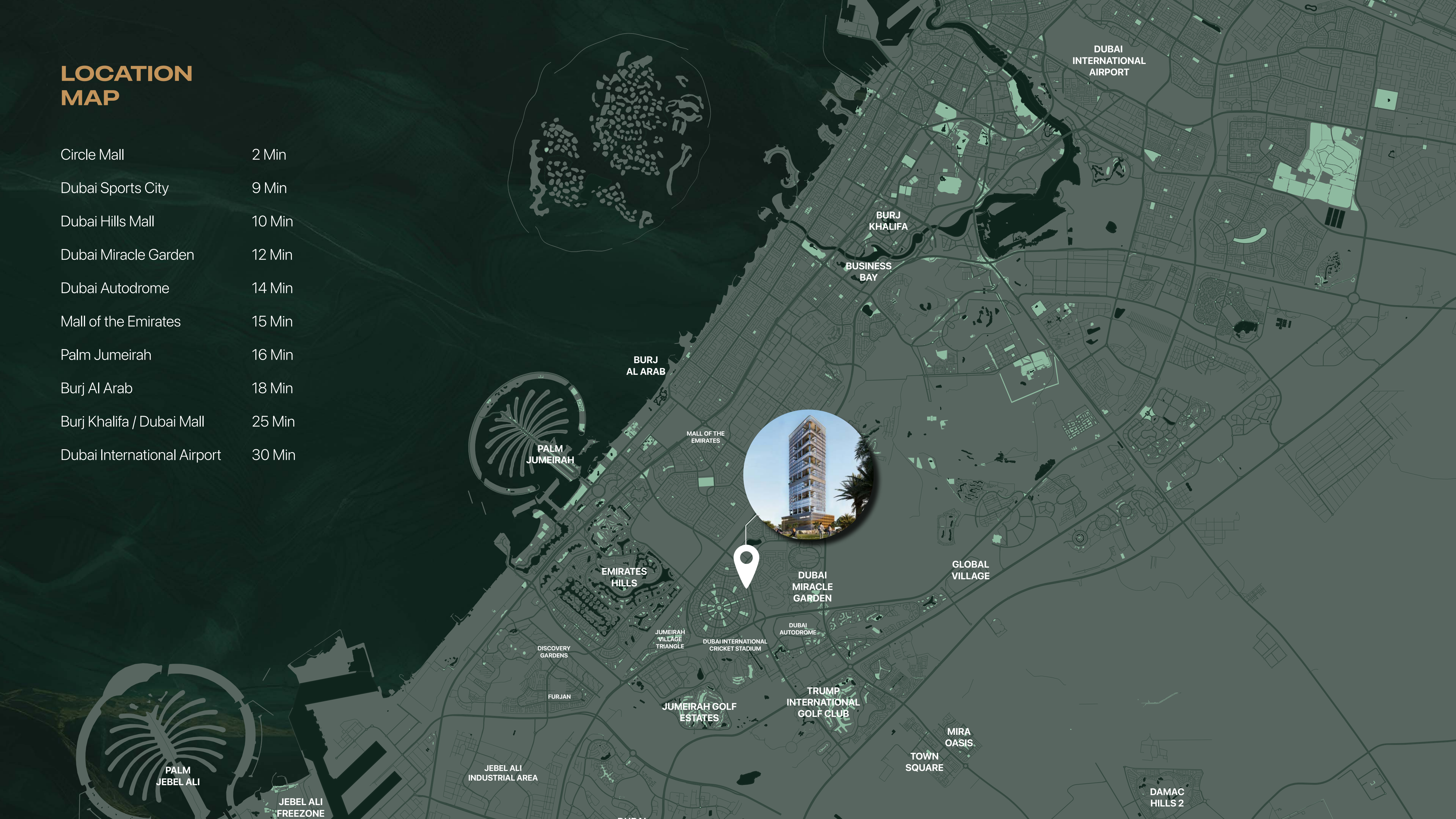
Offering premium offices that rival the best in town, the project is designed with a futuristic concept, creating a seamless, inspiring work environment.

With a strategic location, breathtaking design, and thoughtful details, Capital One - JVC is the ideal destination for dynamic businesses seeking sophistication and functionality.

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
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LOCATION
MAP

Circle Mall	2 Min
Dubai Sports City	9 Min
Dubai Hills Mall	10 Min
Dubai Miracle Garden	12 Min
Dubai Autodrome	14 Min
Mall of the Emirates	15 Min
Palm Jumeirah	16 Min
Burj Al Arab	18 Min
Burj Khalifa / Dubai Mall	25 Min
Dubai International Airport	30 Min



PLOT
LOCATION



-  PARKS
-  CIRCLE MALL
-  JSS INTERNATIONAL SCHOOL
-  HESSA STREET ACCESS
-  AL KHAIL ROAD ACCESS

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PROJECT
DETAILS

Project Name	Capital One - JVC
Developer	Centurion Star Developers L.L.C
Architect	Datum Engineering Consultants
Location	Jumeirah Village Circle
Est. Completion Date	Q2 2028
Tower Height	3B+G+5P+23+R
Finishing	Shell & Core
Lobby Ceiling Height	4550 mm
Estimated Service Charges	AED 15 per sqft
Parking	1 space for every 50 sqm of office space
	1 space for every 70 sqm of retail space

Unit Mix		
Type	Units	Size Range
Office	91 Units	870 to 1,370 Sqft
Office with Terraces	34 Units	1,165 to 3,110 Sqft
Retail	3 Units	720 to 4,210 Sqft

BUILDING STRUCTURE

Typical 1	Floor 1
Typical 2	Floor 2 & 12
Typical 3	Floor 3, 4, 7, 13, 16, 19, & 22
Typical 4	Floor 5, 17, 20
Typical 5	Floor 6, 18, 21
Typical 6	Floor 8, 14, 23
Typical 7	Floor 9, 15, 24
Typical 8	Floor 11

23 FLOORS - OFFICES
(FLOOR 10 - MECHANICAL FLOOR)

5 PODIUMS

GROUND FLOOR



1ST FLOOR - AMENITIES

- 1. LAP POOL (630 Sqft)
- 2. INDOOR GYM (980 Sqft)
- 3. OUTDOOR GYM
- 4. OUTDOOR LOUNGE
- 5. OUTDOOR SEATING

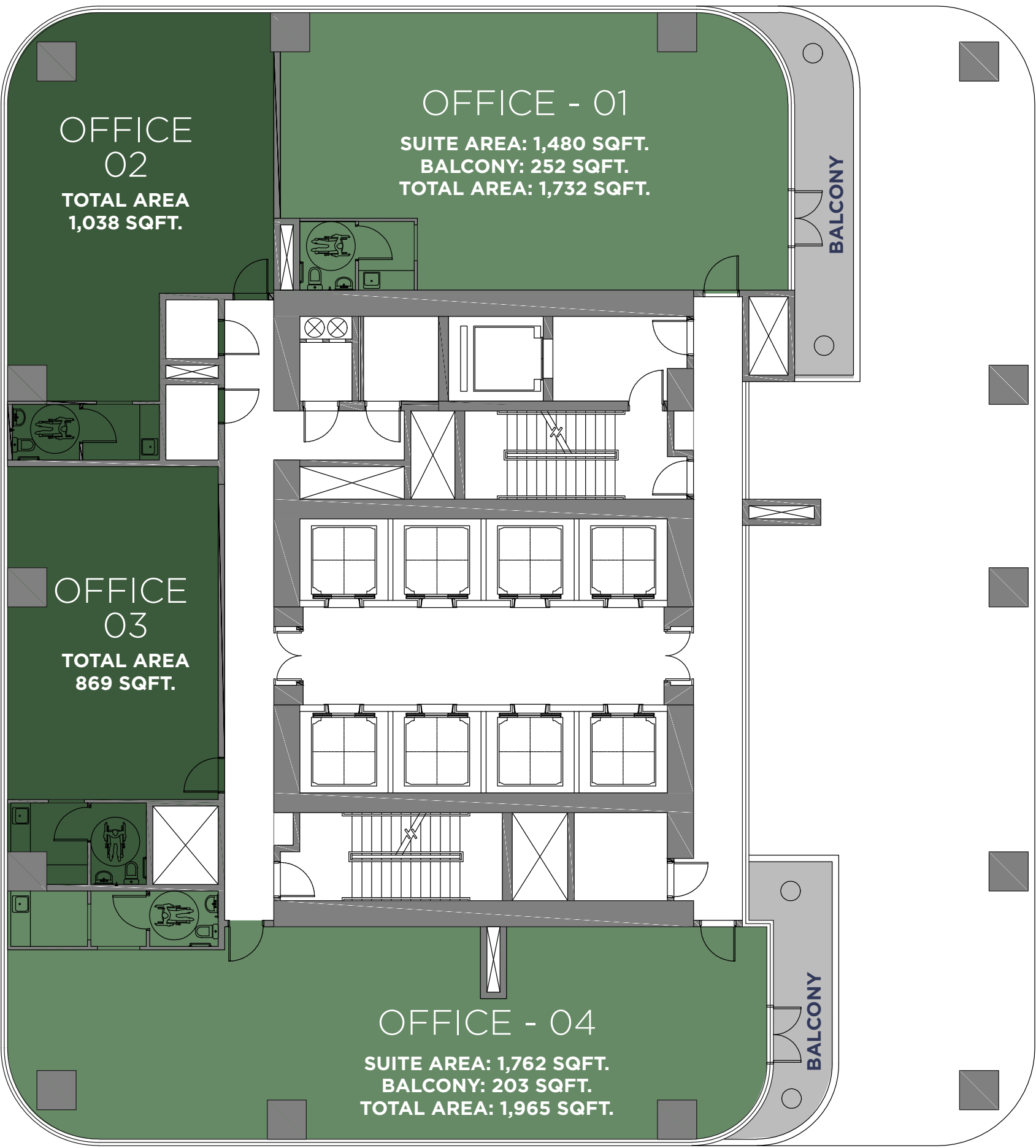


TYPICAL FLOOR PLANS

TYPICAL 1 - FLOOR 1



TYPICAL 2 - FLOOR 2 & 12

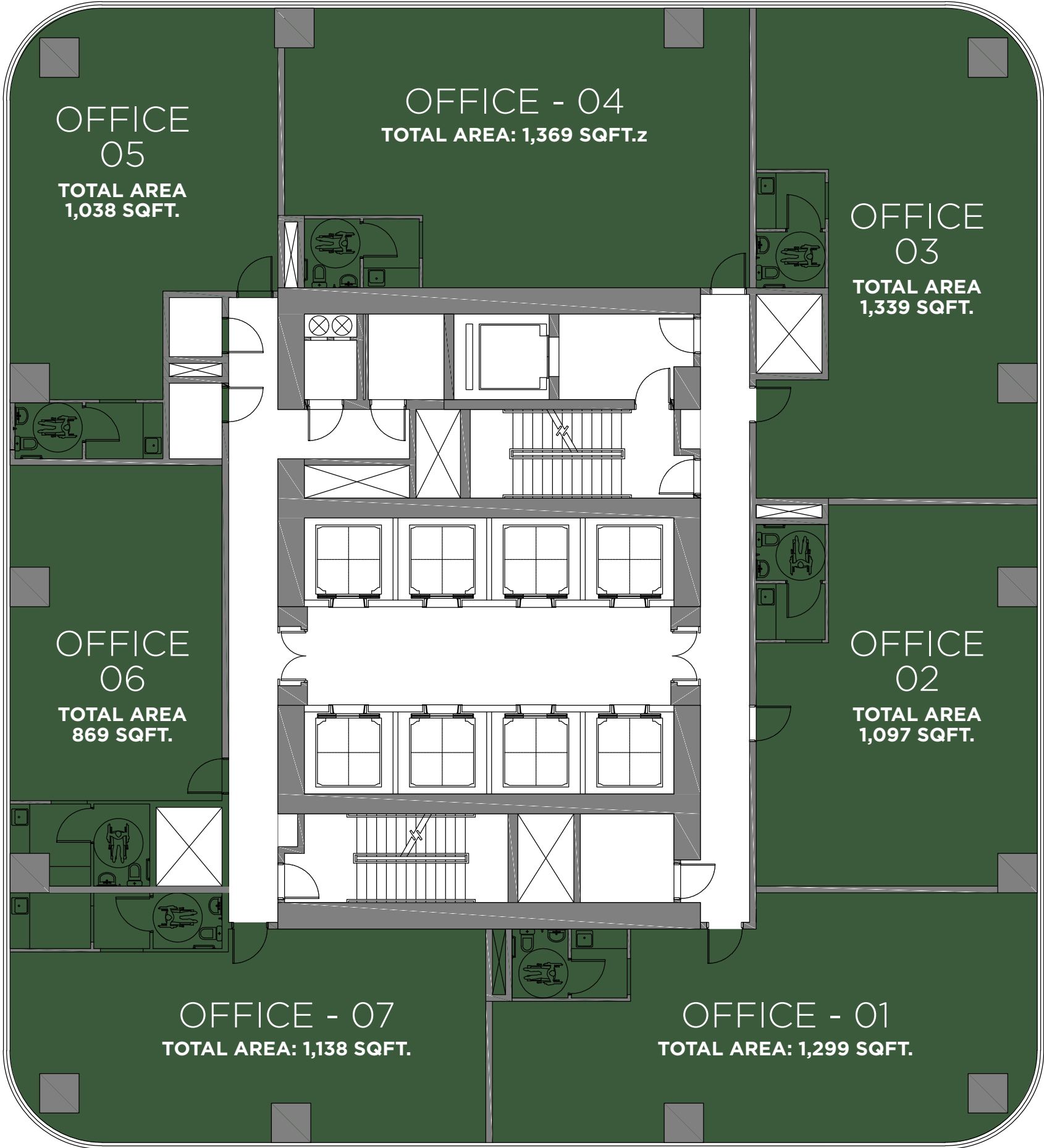


OFFICE WITHOUT BALCONY OFFICE WITH TERRACE / BALCONY

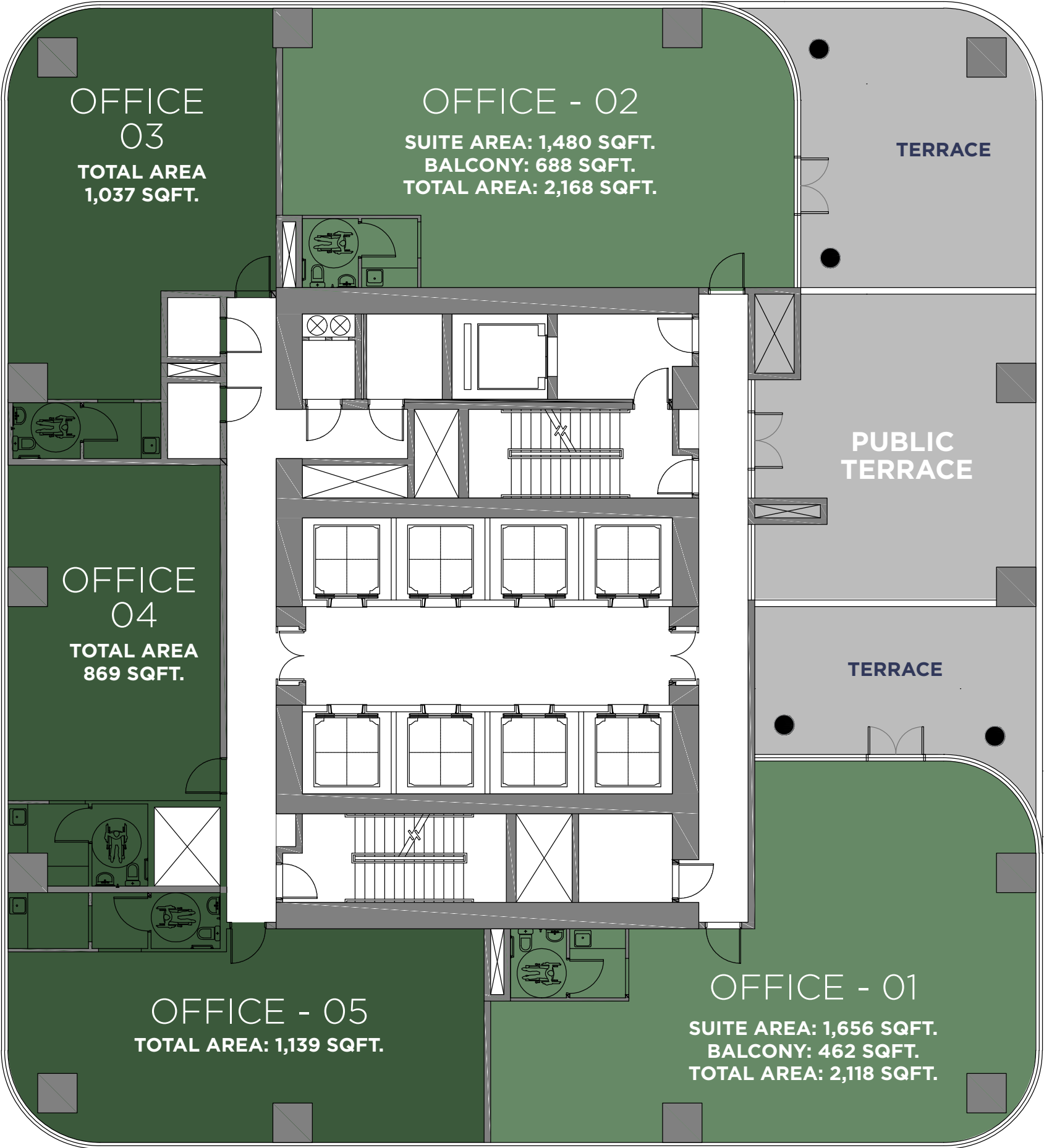
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TYPICAL 3 - FLOOR 3, 4, 7, 13, 16, 19, & 22



TYPICAL 4 - FLOOR 5, 17, 20

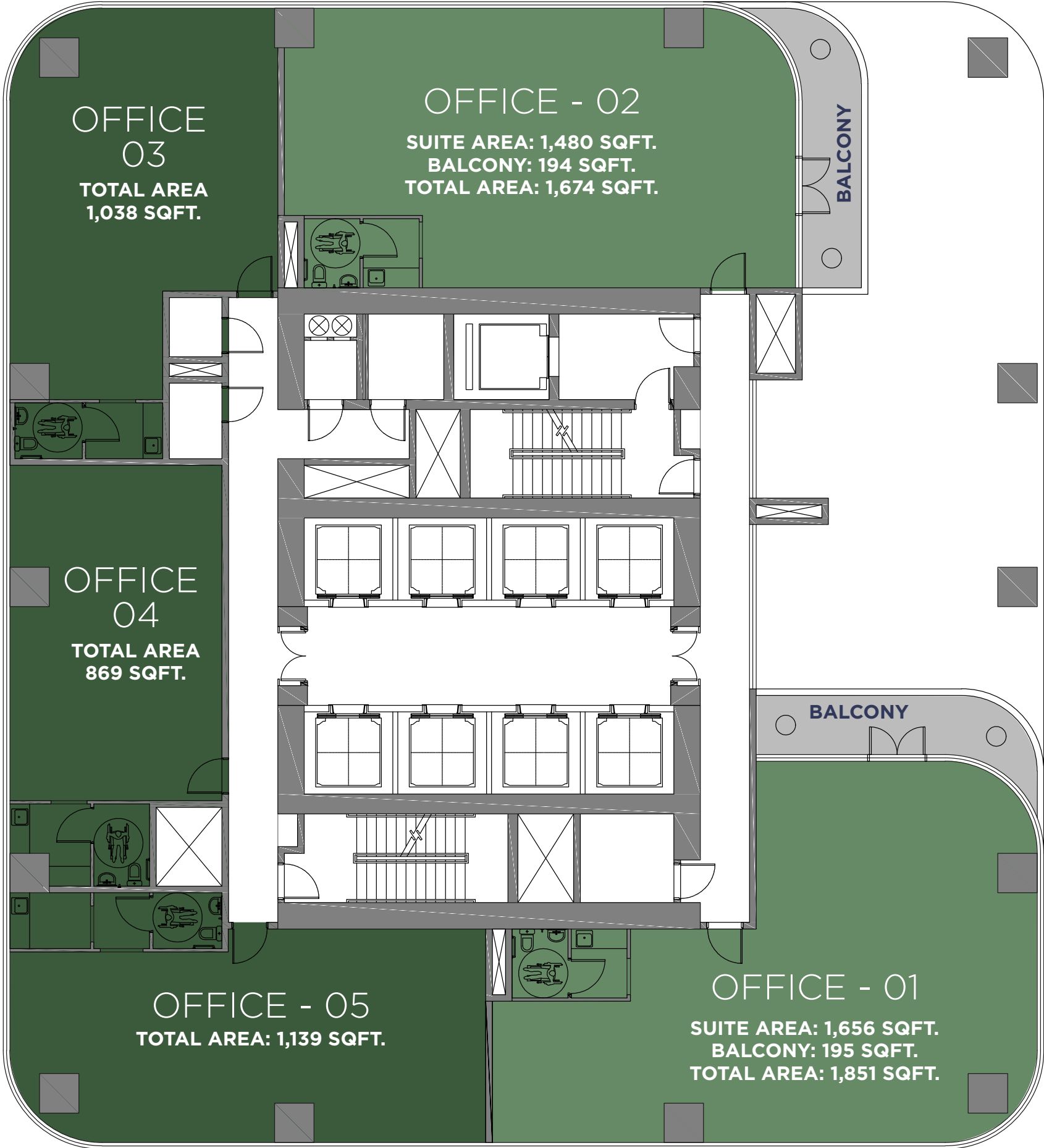


OFFICE WITHOUT BALCONY OFFICE WITH TERRACE

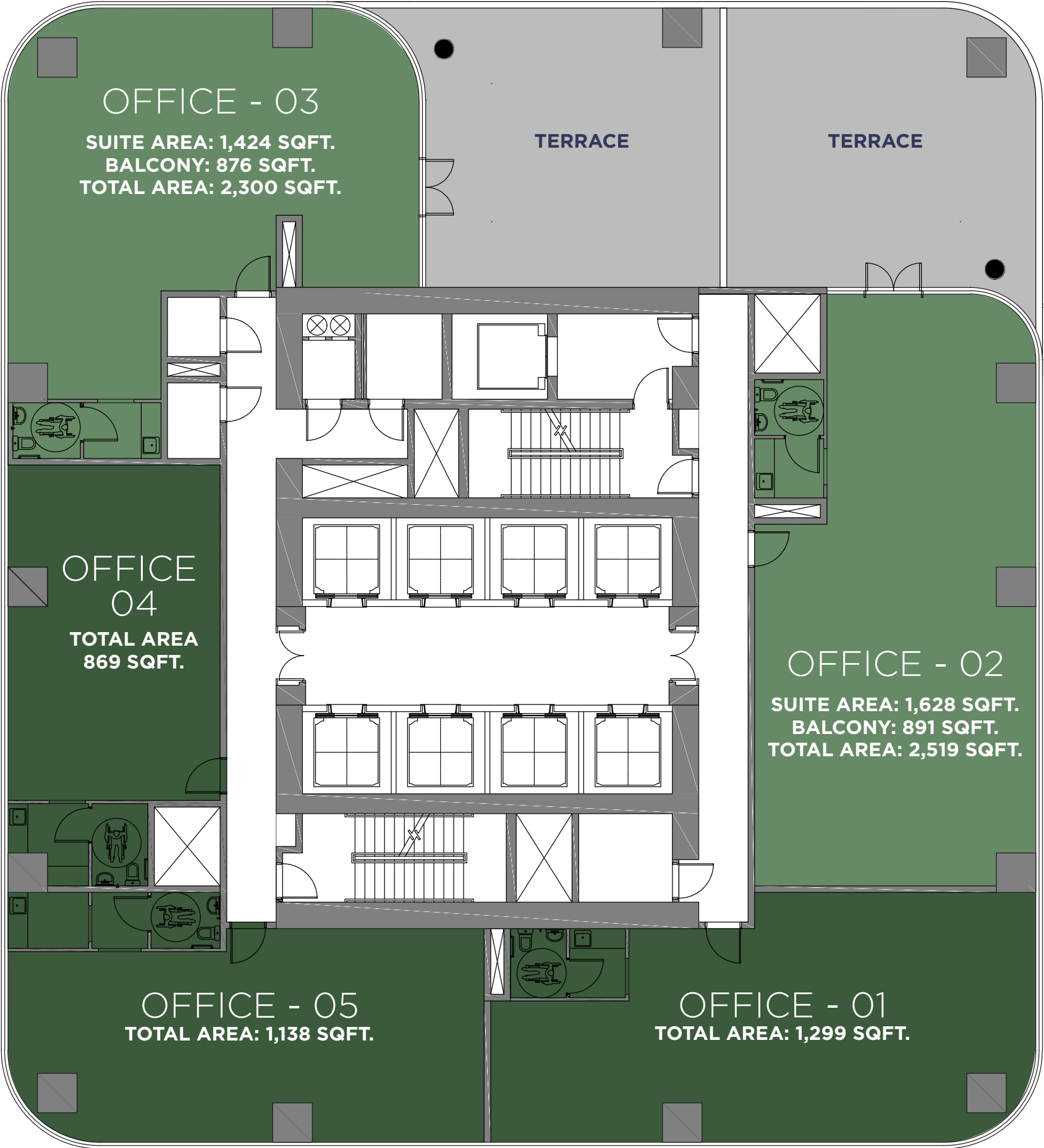
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TYPICAL 5 - FLOOR 6, 18, 21



TYPICAL 6 - FLOOR 8, 14, 23

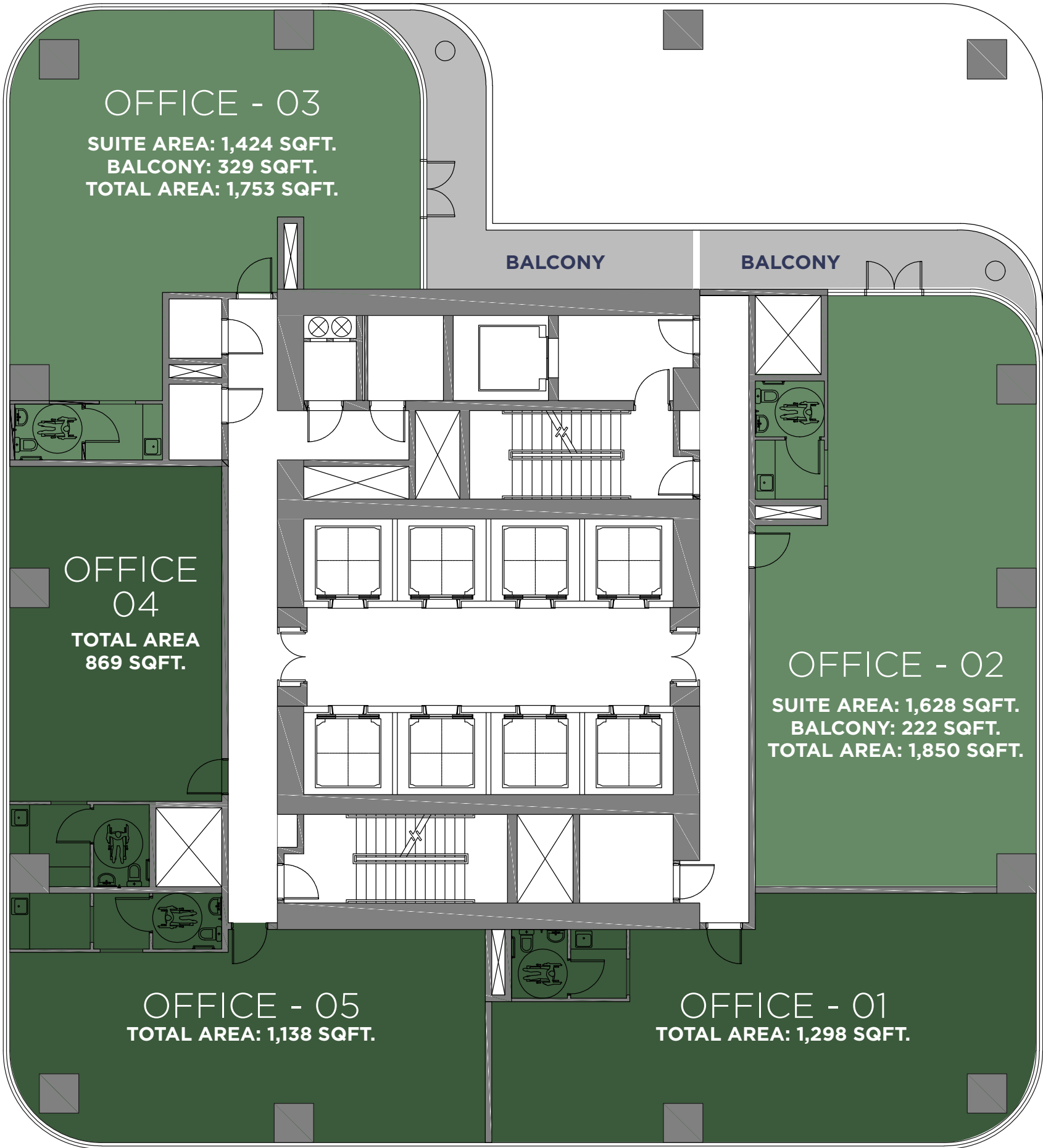


OFFICE WITHOUT BALCONY OFFICE WITH TERRACE / BALCONY

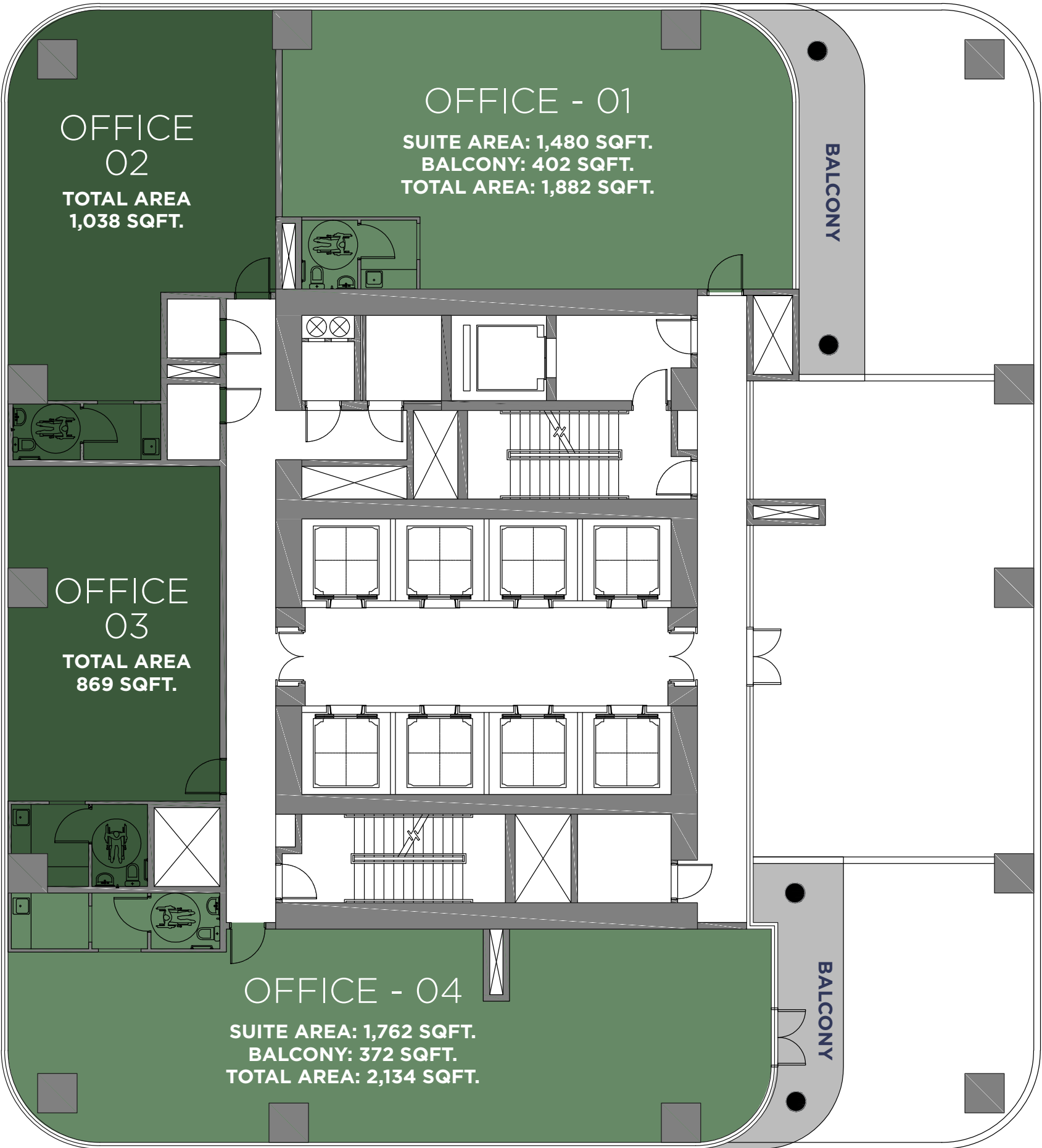
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TYPICAL 7 - FLOOR 9, 15, 24



TYPICAL 8 - FLOOR 11

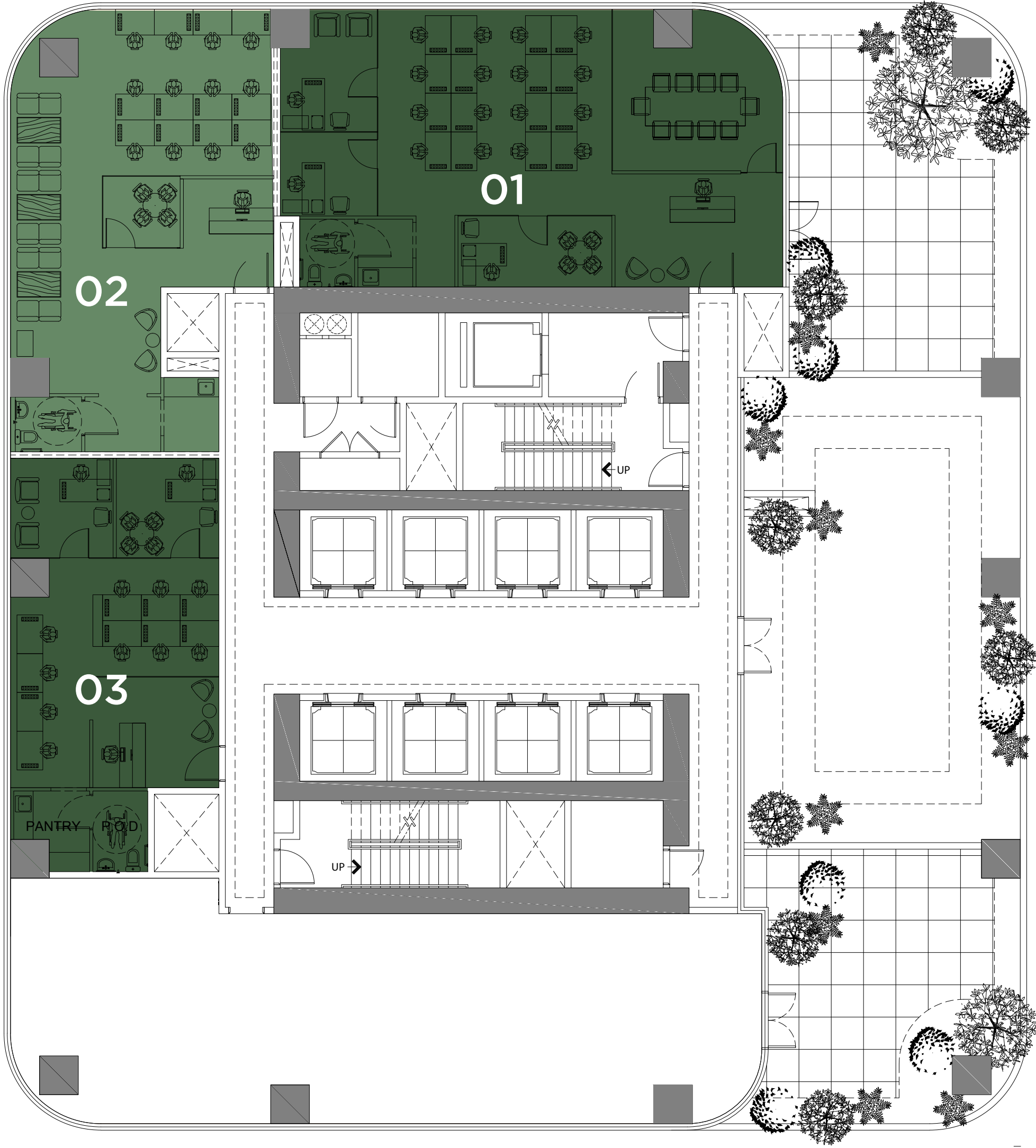


OFFICE WITHOUT BALCONY OFFICE WITH BALCONY

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TEST FIT FLOOR - 1



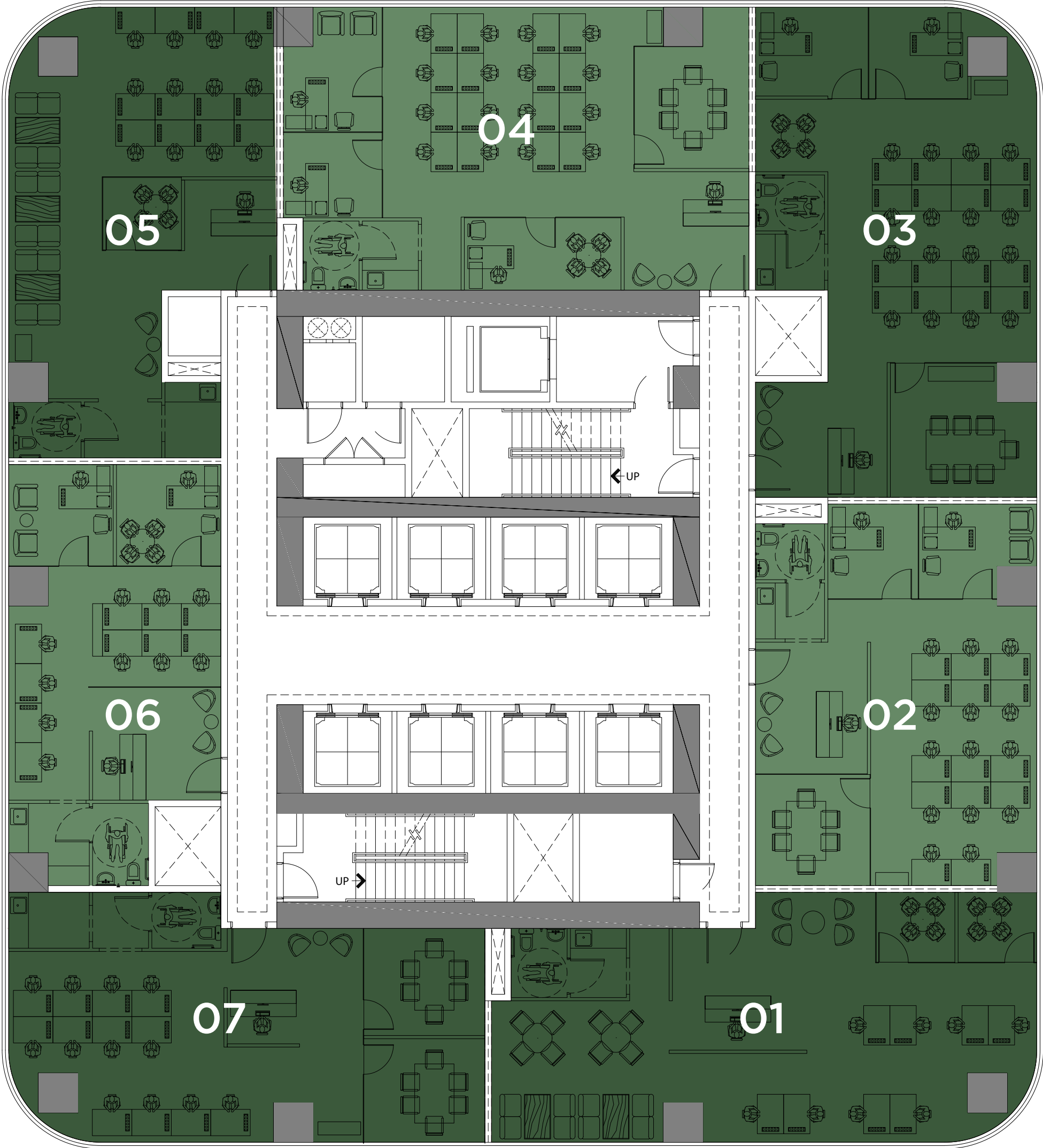
PRIVATE FAMILY OFFICE PLAN - 01
LEASABLE AREA: 129.64.40SQM.
OPEN PLAN DESK: 16
RECEPTION AREA: 1
MEETING ROOM SEATS: 10
MANAGER'S OFFICE: 2
TOTAL OCCUPANCY: 29 or 30pax. approx.

PRIVATE FAMILY OFFICE PLAN - 02
LEASABLE AREA: 95.83 SQM.
OPEN PLAN DESK: 24
RECEPTION AREA: 1
MEETING ROOM SEATS: 4
TOTAL OCCUPANCY: 29 or 30pax. approx.

PRIVATE FAMILY OFFICE PLAN - 03
LEASABLE AREA: 65.78 SQM
OPEN PLAN DESK: 10
RECEPTION AREA: 1
MANAGERS OFFICE/CABIN: 2
TOTAL OCCUPANCY: 13 or 15pax. approx.



TEST FIT FLOORS - 3, 4, 7, 13, 16, 19, & 22



OPEN PLAN - OFFICE 01
LEASABLE AREA: 114.40SQM.
OPEN PLAN DESK: 24
RECEPTION AREA: 1
MEETING ROOM SEATS: 8
TOTAL OCCUPANCY: 33-40pax approx.

OPEN PLAN - OFFICE 02
LEASABLE AREA: 97.85SQM
OPEN PLAN DESK: 14
RECEPTION AREA: 1
MEETING ROOM SEATS: 6
CEO/DIRECTOR'S OFFICE: 2
TOTAL OCCUPANCY: 23-25pax approx.

OPEN PLAN - OFFICE 03
LEASABLE AREA: 119.55SQM.
OPEN PLAN DESK: 16
RECEPTION AREA: 1
MEETING ROOM SEATS: 8
MANAGERS OFFICE/CABIN: 2
TOTAL OCCUPANCY: 27-30PAX APPROX.

OPEN PLAN - OFFICE 04
LEASABLE AREA: 120.37 SQM.
OPEN PLAN DESK: 16
RECEPTION AREA: 1
MEETING ROOM SEATS: 6
MANAGER'S OFFICE: 3
TOTAL OCCUPANCY: 26-30pax approx.

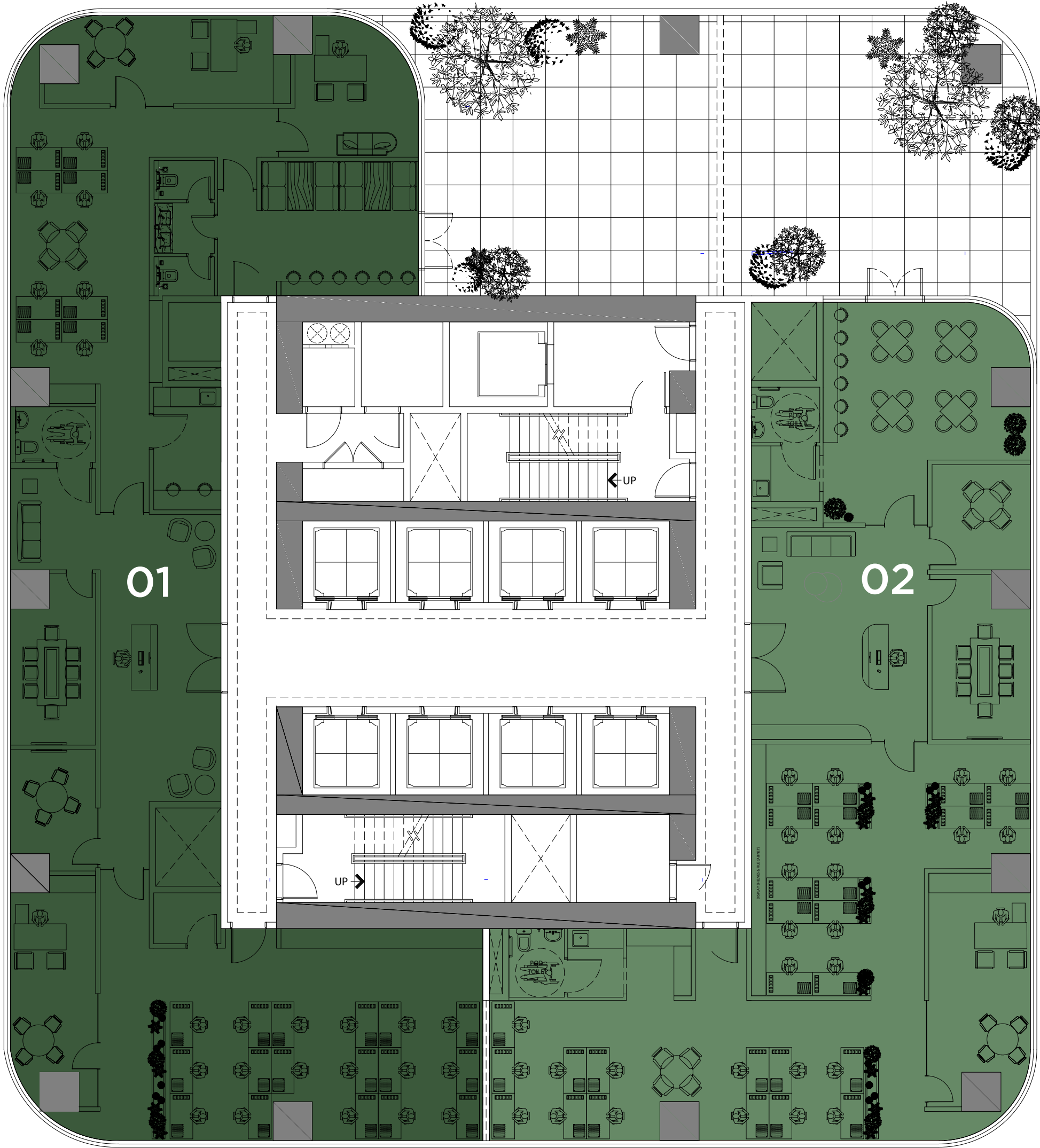
OPEN PLAN - OFFICE 05
LEASABLE AREA: 101.30 SQM.
OPEN PLAN DESK: 24
RECEPTION AREA: 1
MEETING ROOM SEATS: 4
TOTAL OCCUPANCY: 29-35pax aprox

OPEN PLAN - OFFICE 06
LEASABLE AREA: 83.84 SQM.
OPEN PLAN DESK: 10
RECEPTION AREA: 1
MEETING ROOM SEATS: 0
CEO/DIRECTOR'S OFFICE: 2
TOTAL OCCUPANCY: 13-15pax. approx.

OPEN PLAN - OFFICE 07
LEASABLE AREA: 99.50 SQM.
OPEN PLAN DESK: 12
RECEPTION AREA: 1
MEETING ROOM SEATS: 12
TOTAL OCCUPANCY: 25pax approx.



TEST FIT FLOORS - 8, 14, 23



**COLLABORATIVE & COMBINED
OFFICE PLAN-01**

LEASABLE AREA: 321.14SQM.
OPEN PLAN DESK: 25
RECEPTION AREA: 1
MEETING ROOM SEATS: 12
MANAGER'S OFFICE: 3
HUDDLE AREA: 4
TOTAL OCCUPANCY: 45-50pax approx.



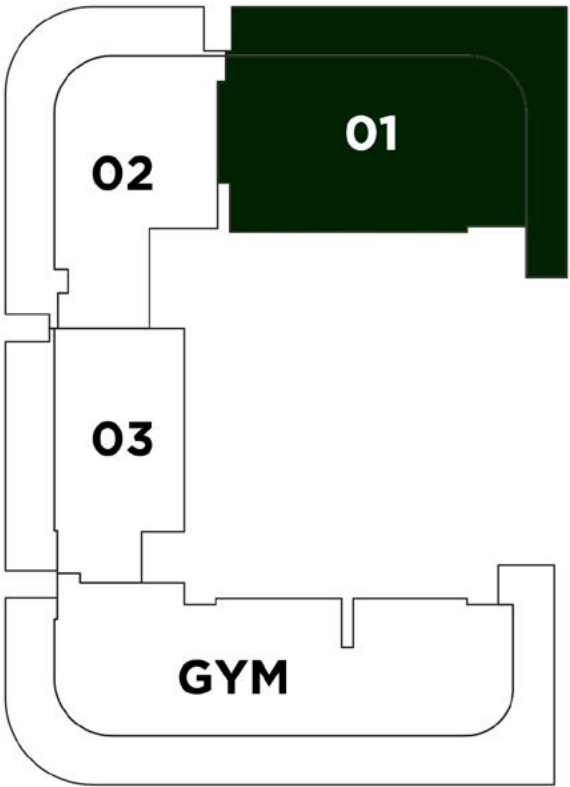
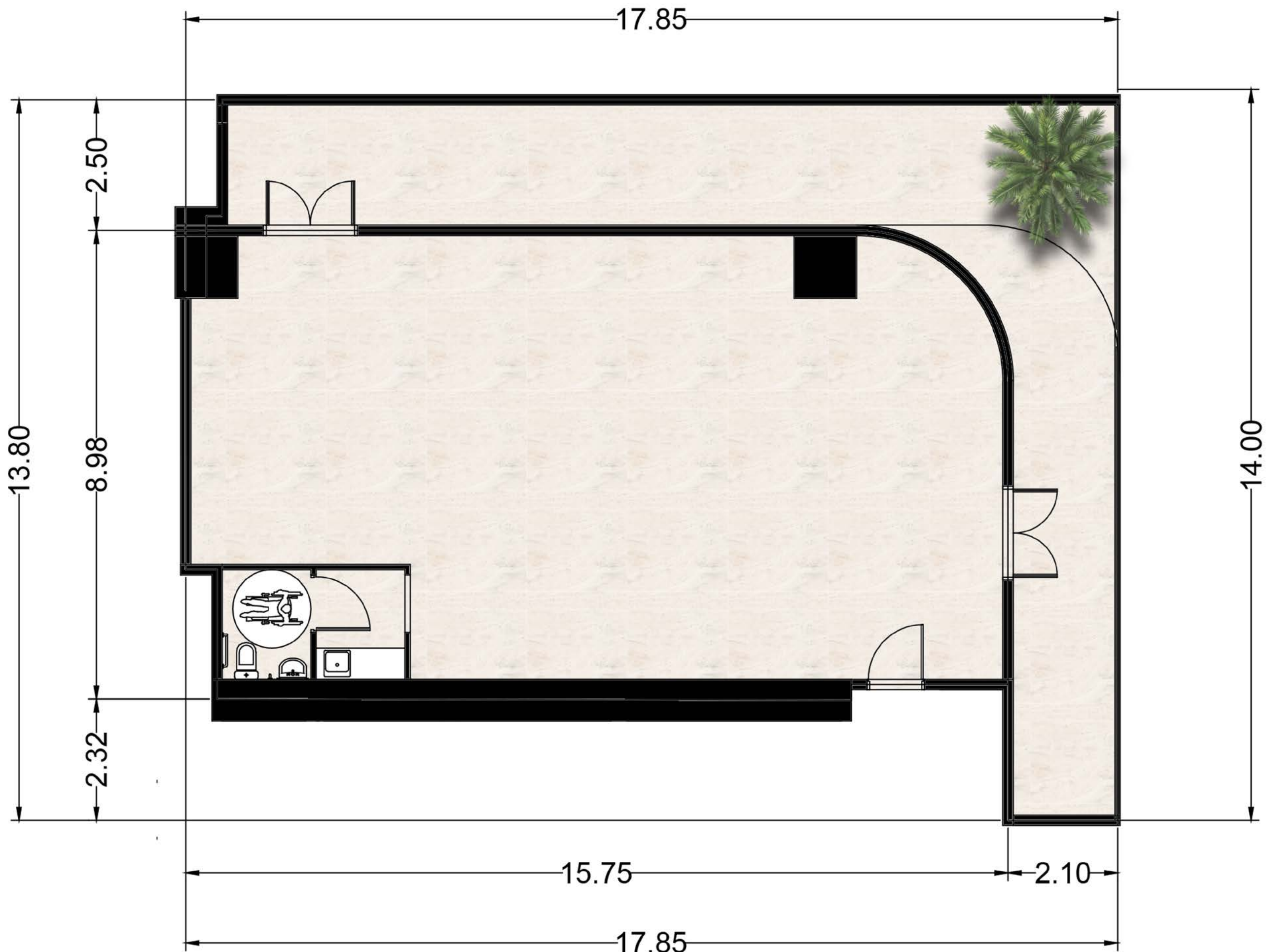
**COLLABORATIVE & COMBINED
OFFICE PLAN 02**

LEASABLE AREA: 269.35SQM
OPEN PLAN DESK: 27
RECEPTION AREA: 3
MEETING ROOM SEATS: 12
MANAGER'S OFFICE: 1
HUDDLE AREA: 4
TOTAL OCCUPANCY: 47-50pax approx.



1ST FLOOR - OFFICE 01

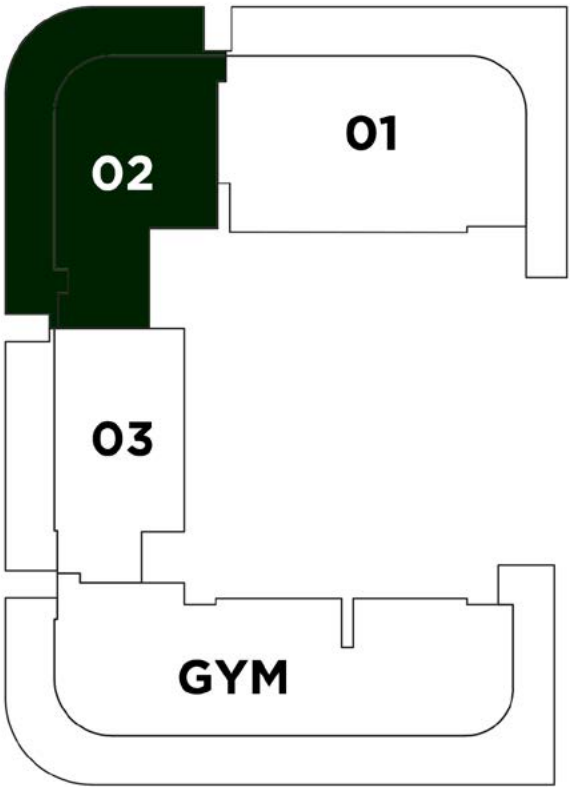
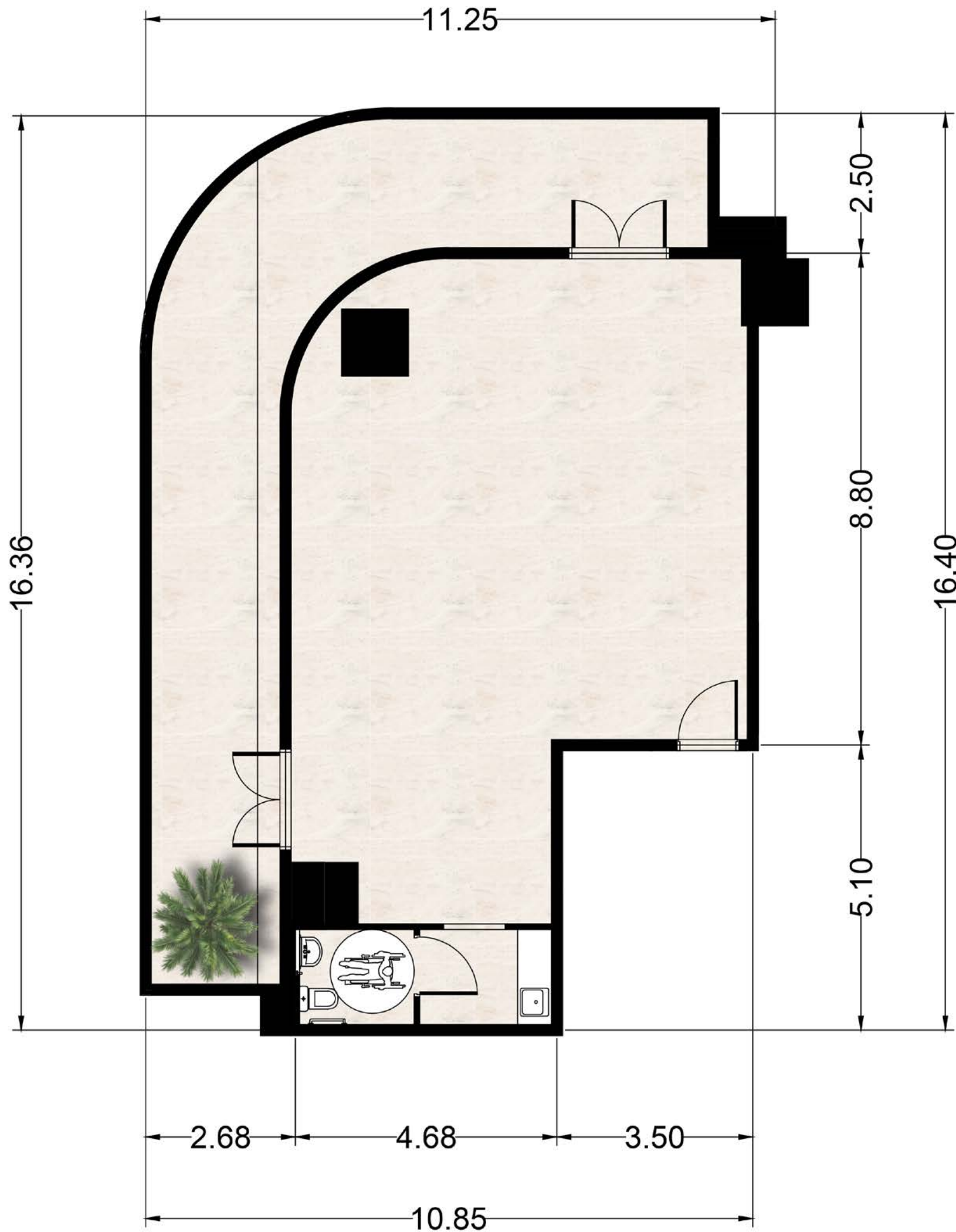
Internal Area	1,473 Sqft
Balcony Area	737 Sqft
Total Area	2,211 Sqft



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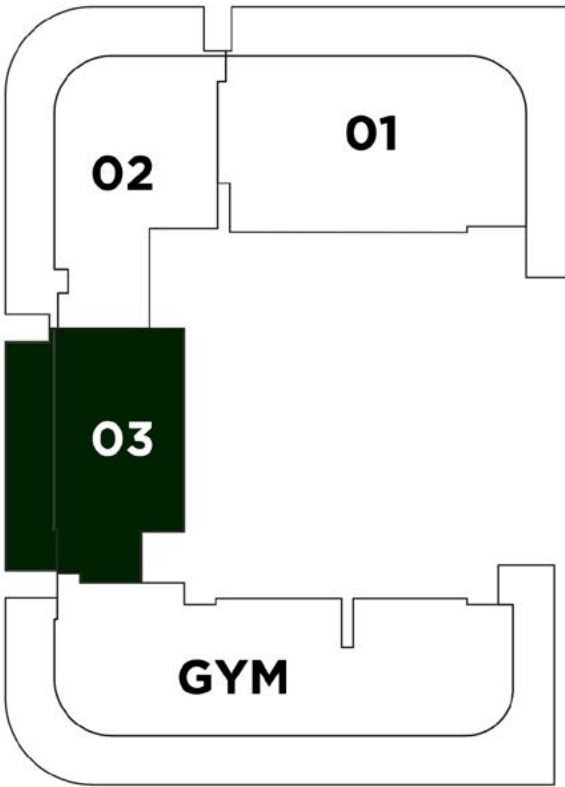
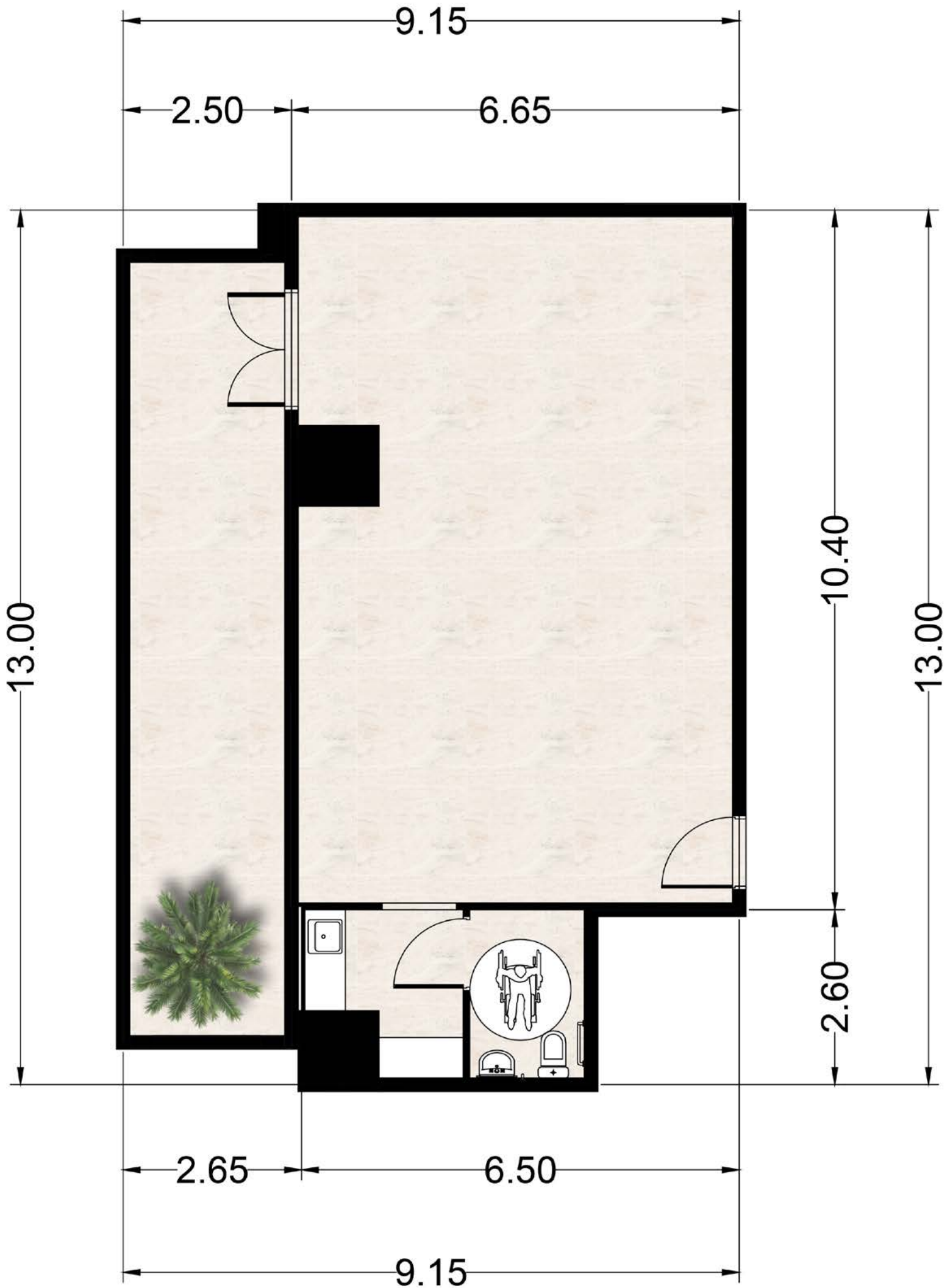
1ST FLOOR - OFFICE 02

Internal Area	1,031 Sqft
Balcony Area	620 Sqft
Total Area	1,651 Sqft



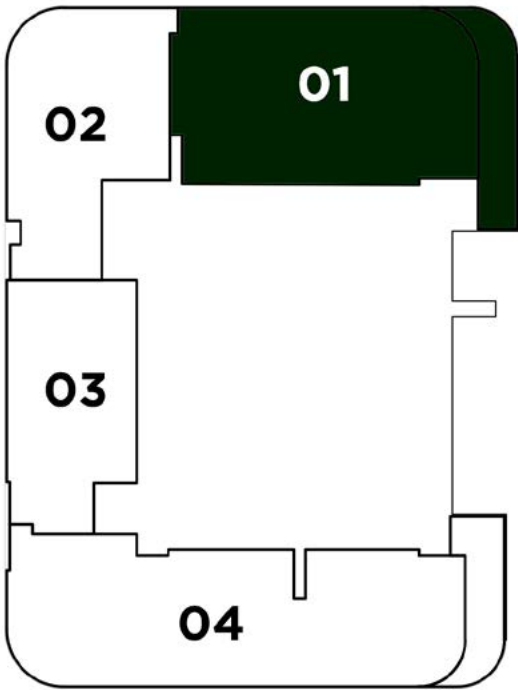
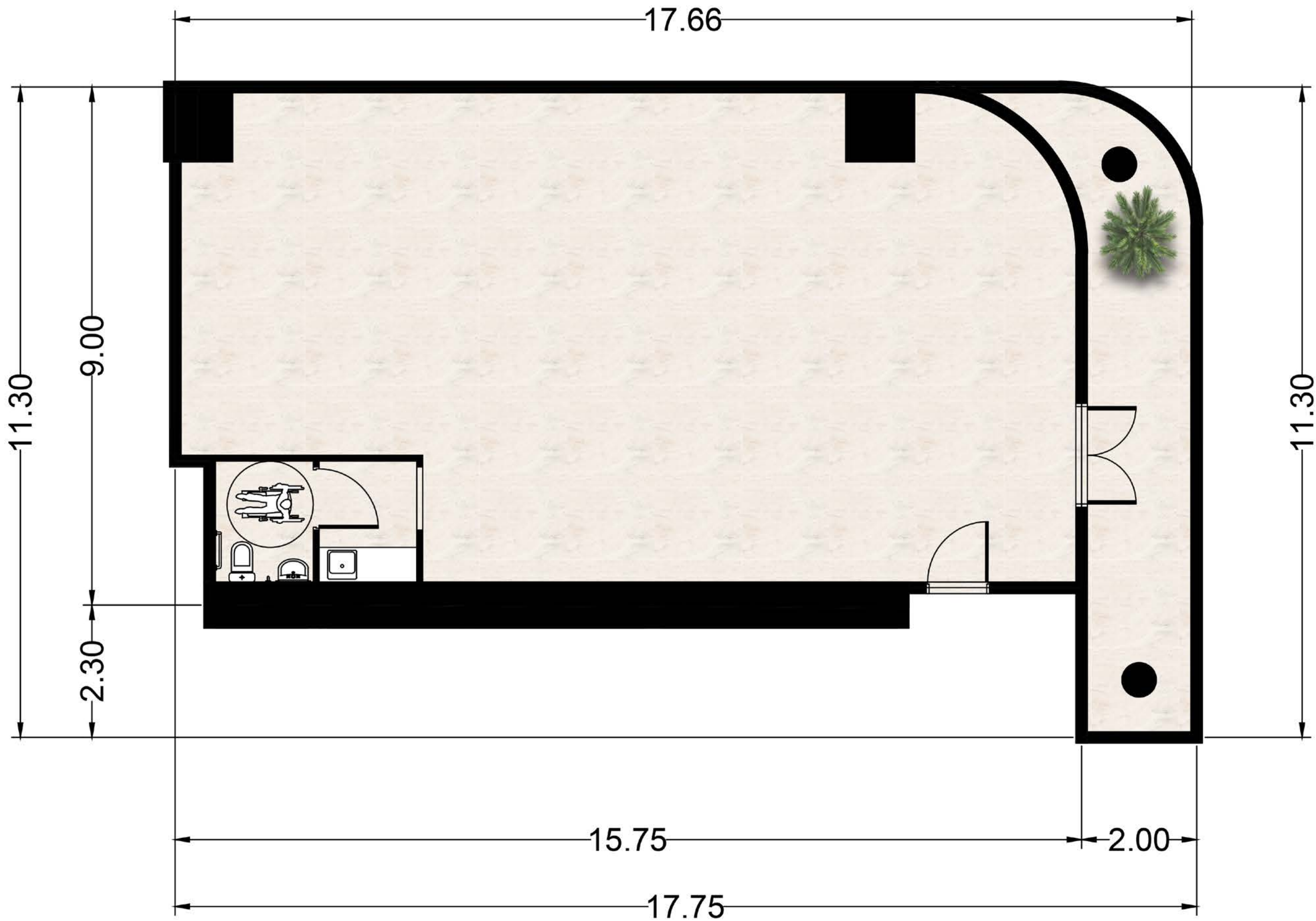
1ST FLOOR - OFFICE 03

Internal Area	858 Sqft
Balcony Area	320 Sqft
Total Area	1,178 Sqft



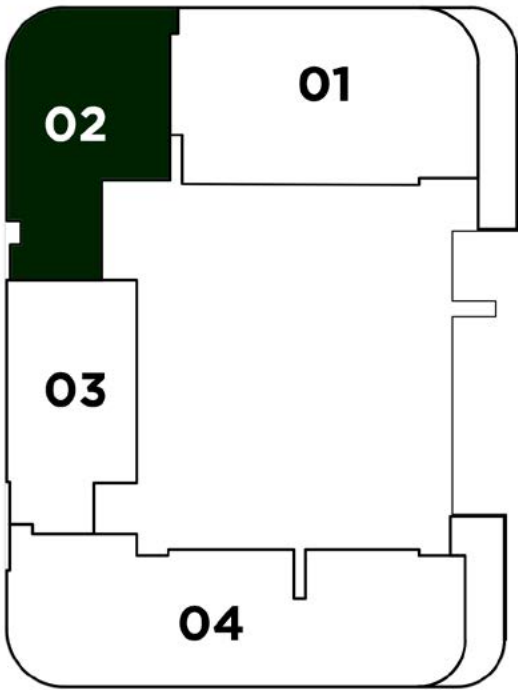
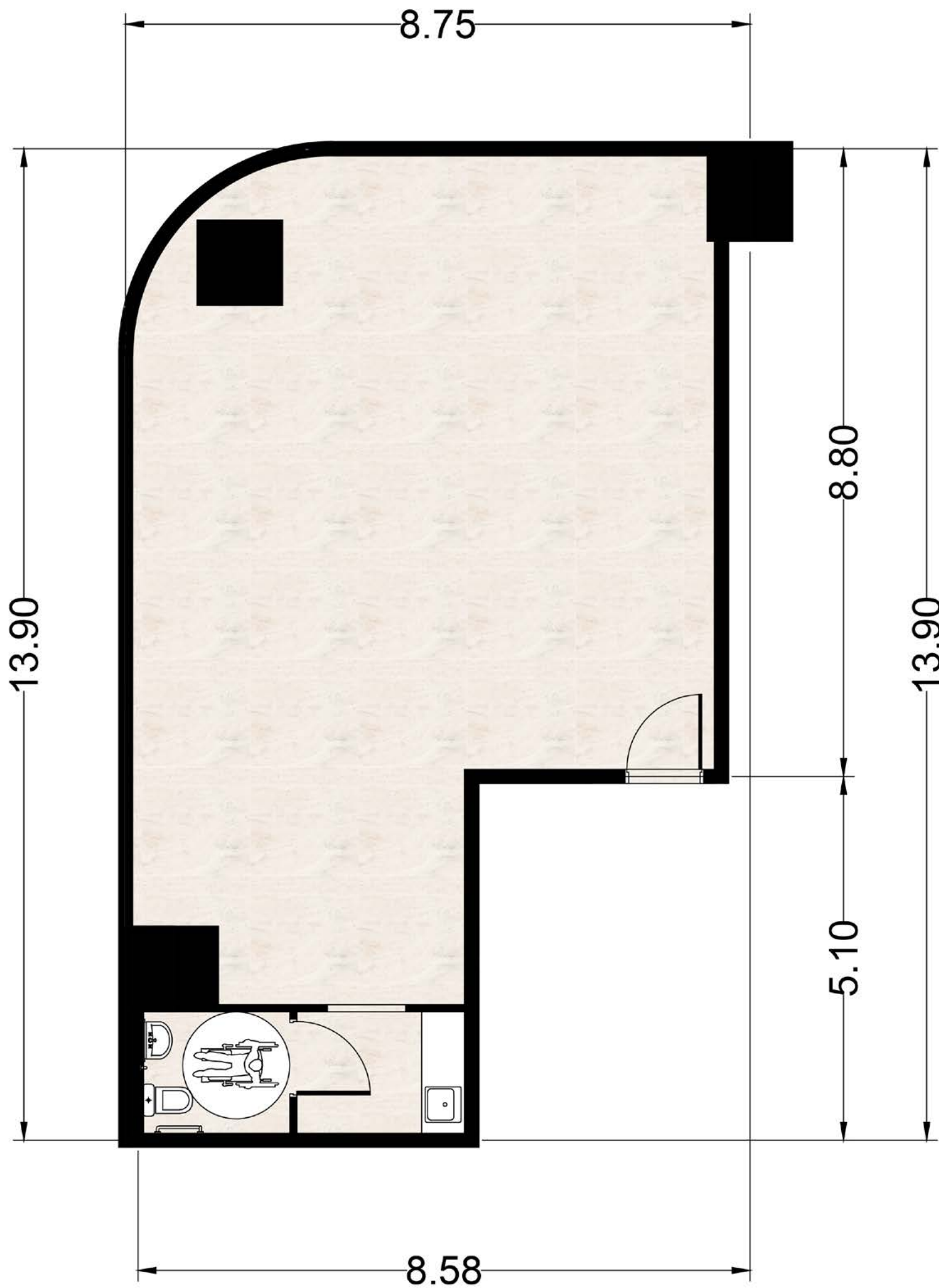
2ND & 12TH FLOOR - OFFICE 01

Internal Area	1,478 Sqft
Balcony Area	249 Sqft
Total Area	1,727 Sqft



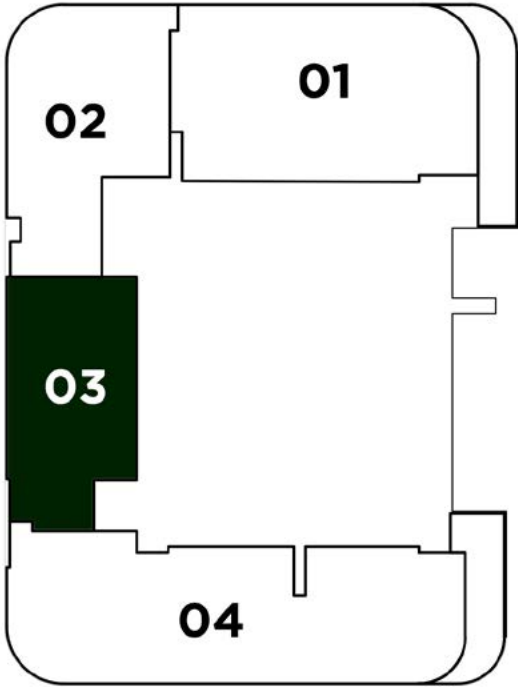
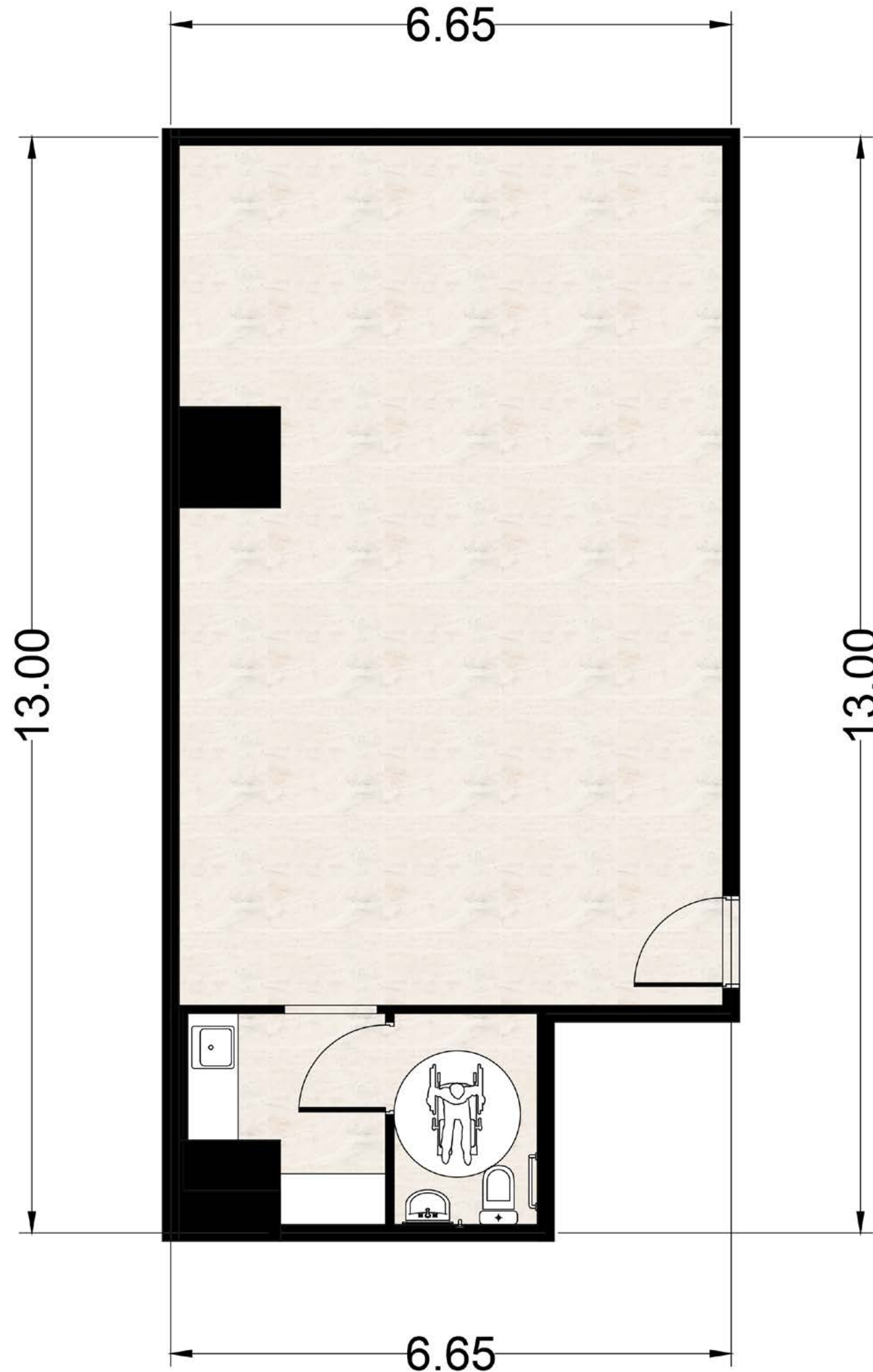
2ND & 12TH FLOOR - OFFICE 02

Total Area	1,031 Sqft
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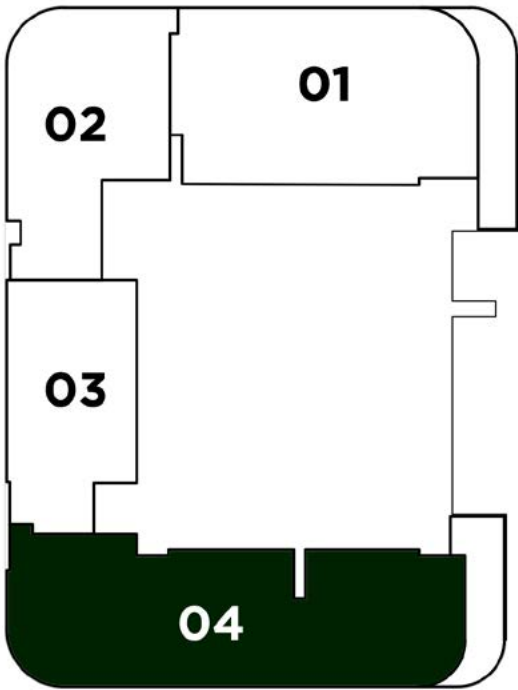
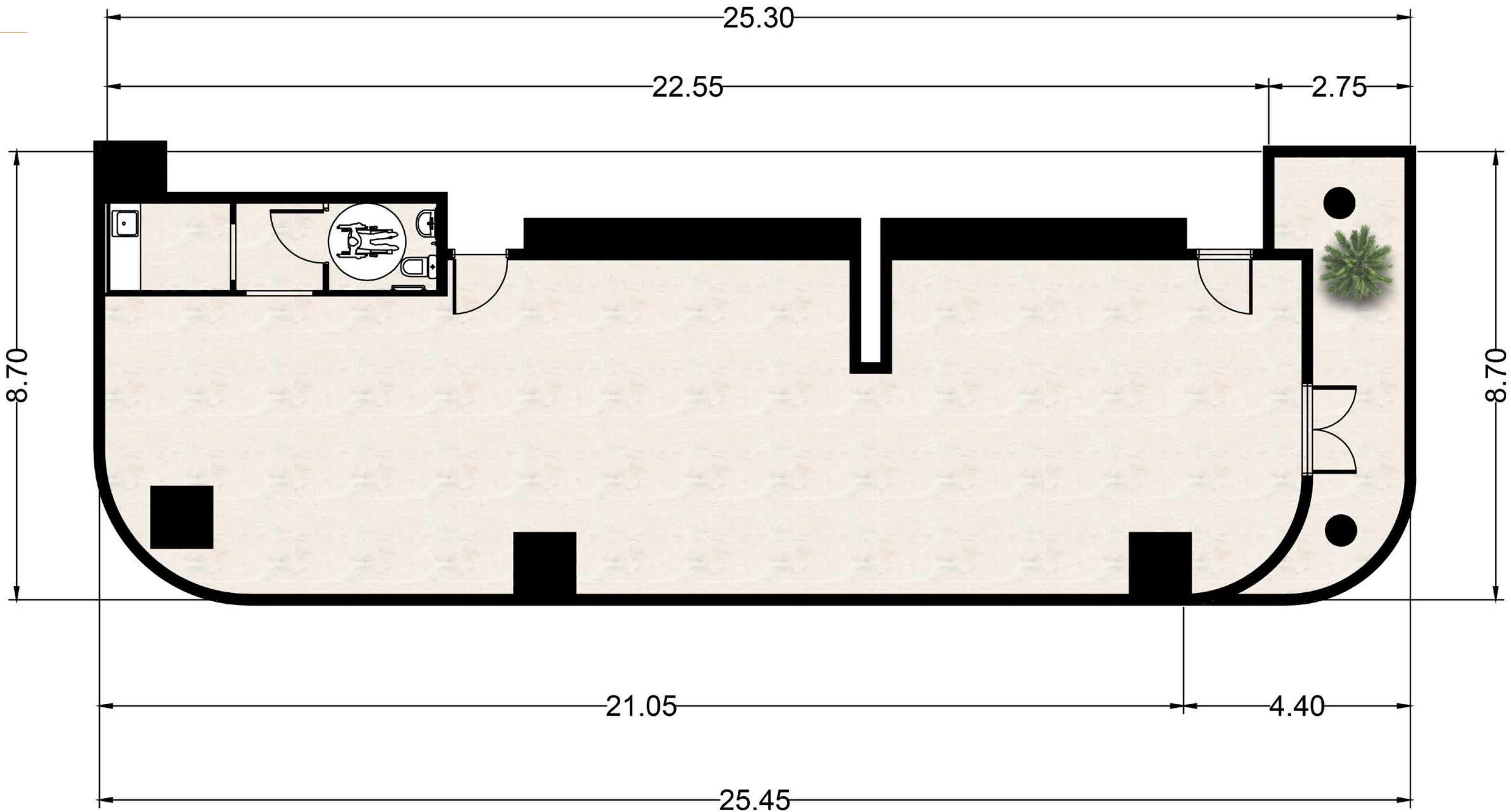
2ND & 12TH FLOOR - OFFICE 03

Total Area	858 Sqft
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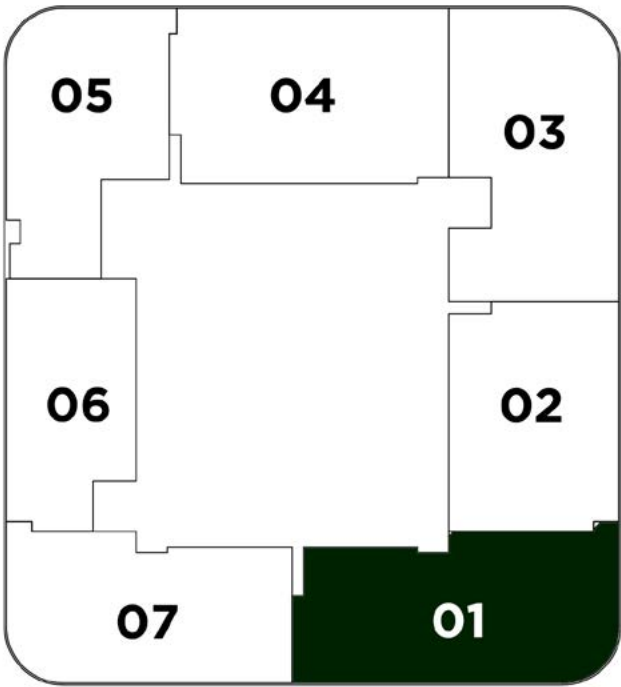
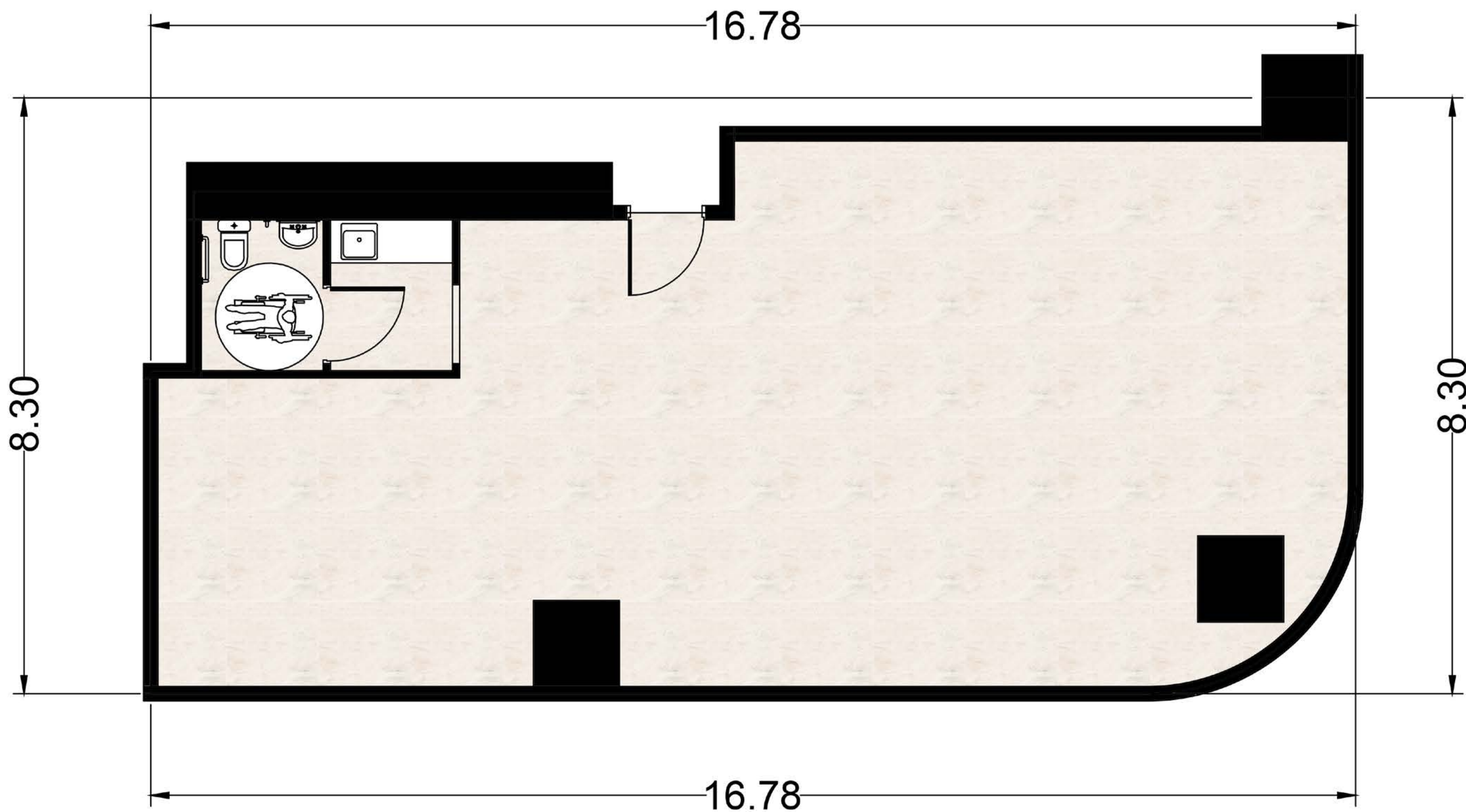
2ND & 12TH FLOOR - OFFICE 04

Internal Area	1,766 Sqft
Balcony Area	203 Sqft
Total Area	1,969 Sqft



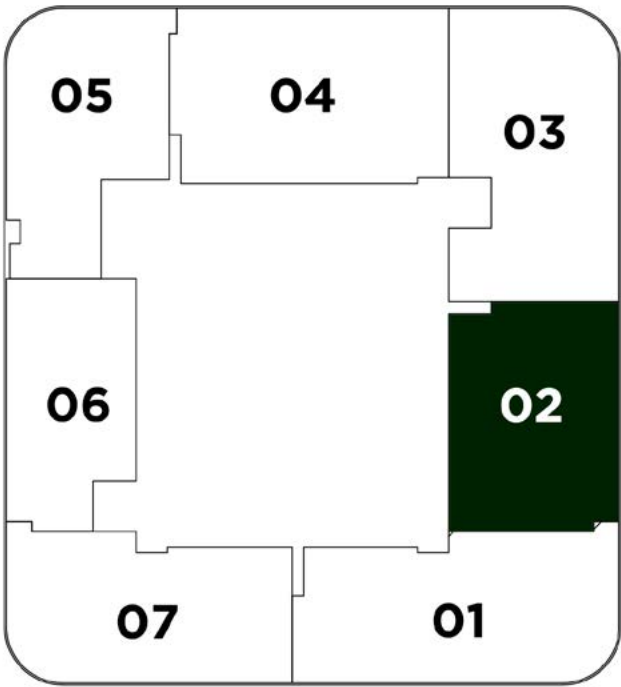
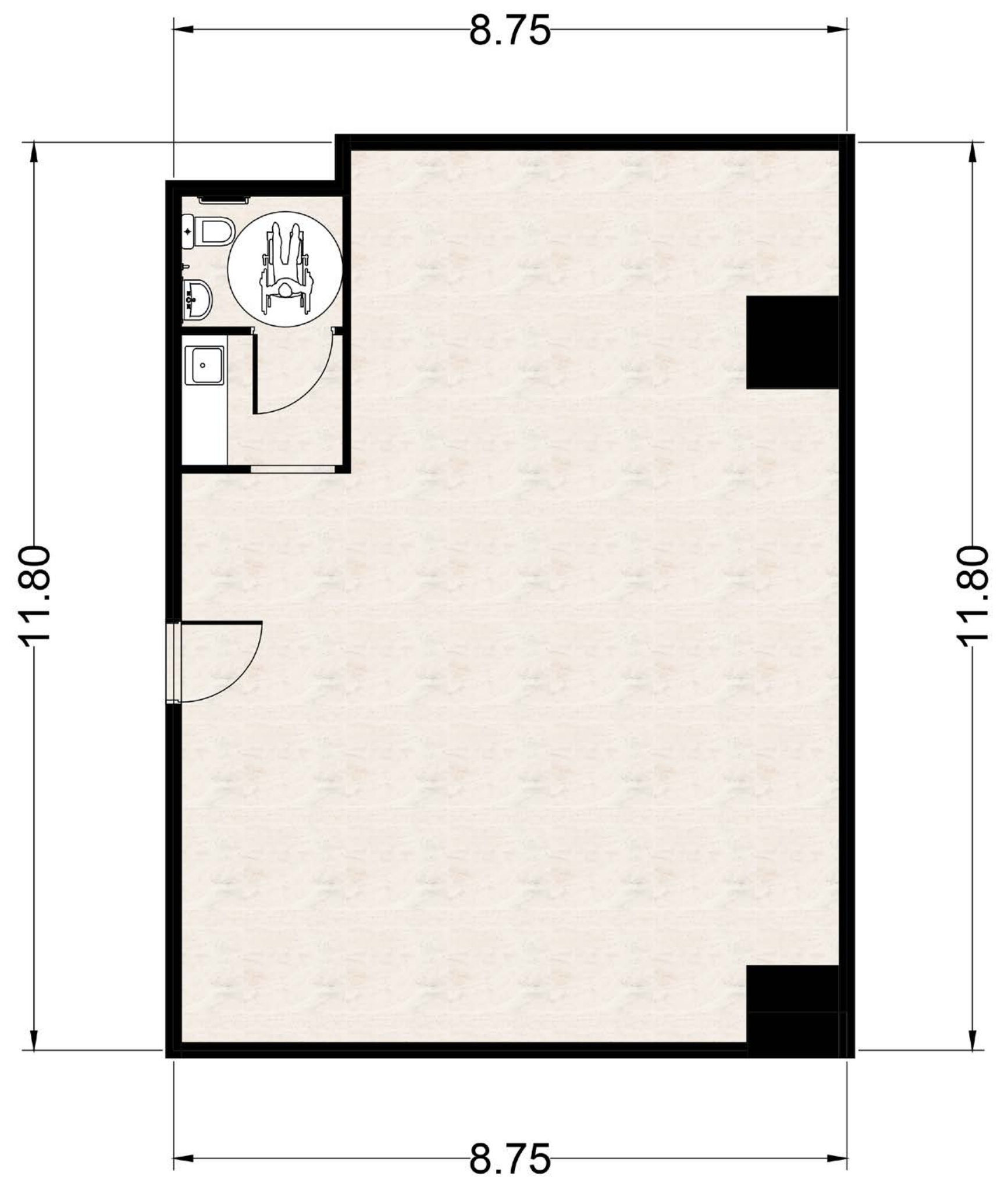
3RD, 4TH, 7TH, 13TH, 16TH, 19TH, & 22ND FLOOR - OFFICE 01

Total Area	1,305 Sqft
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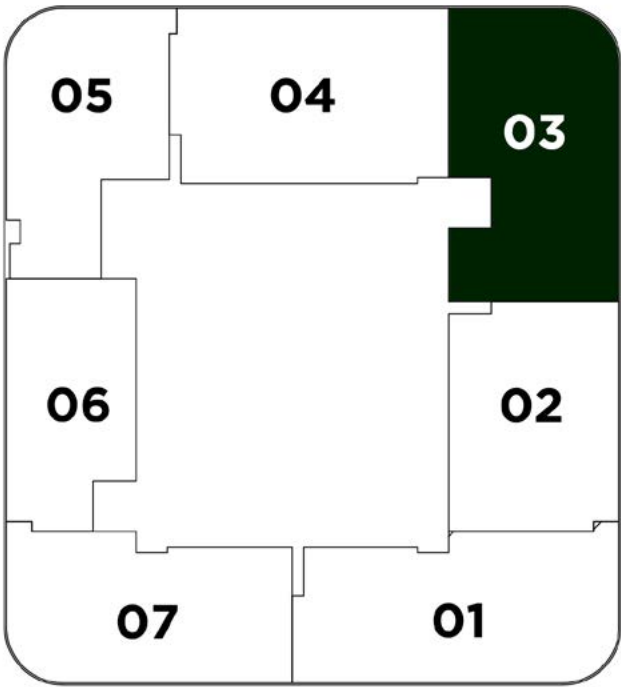
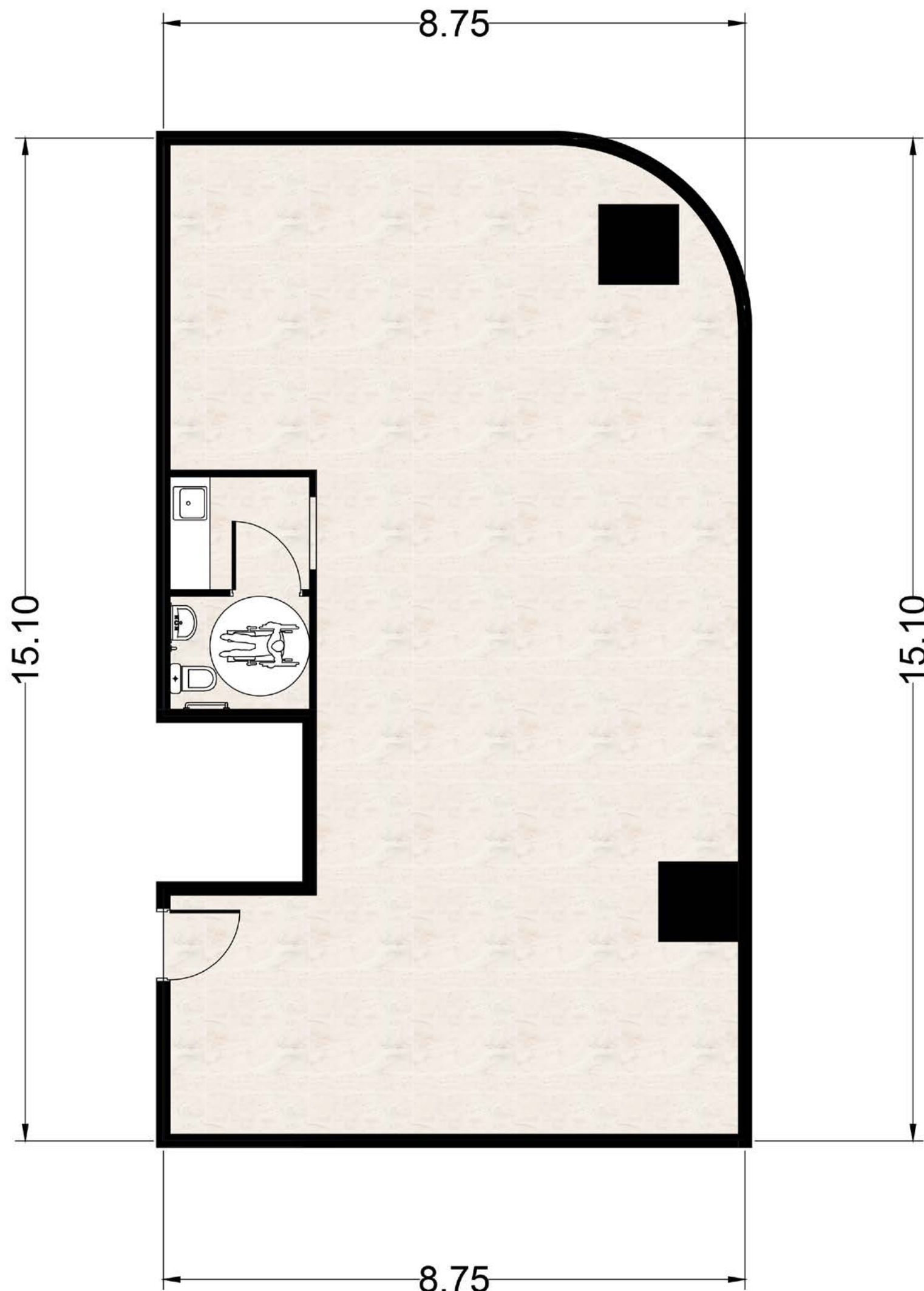
3RD, 4TH, 7TH, 13TH, 16TH, 19TH, & 22ND FLOOR - OFFICE 02

Total Area	1,090 Sqft
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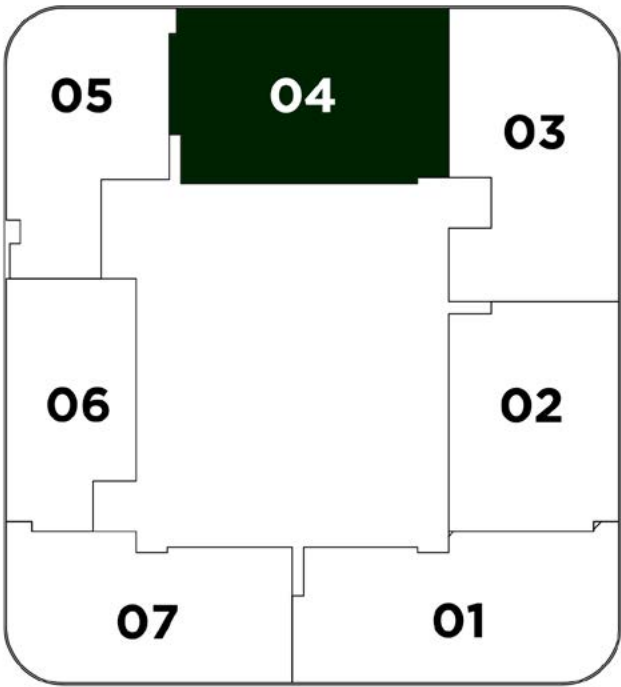
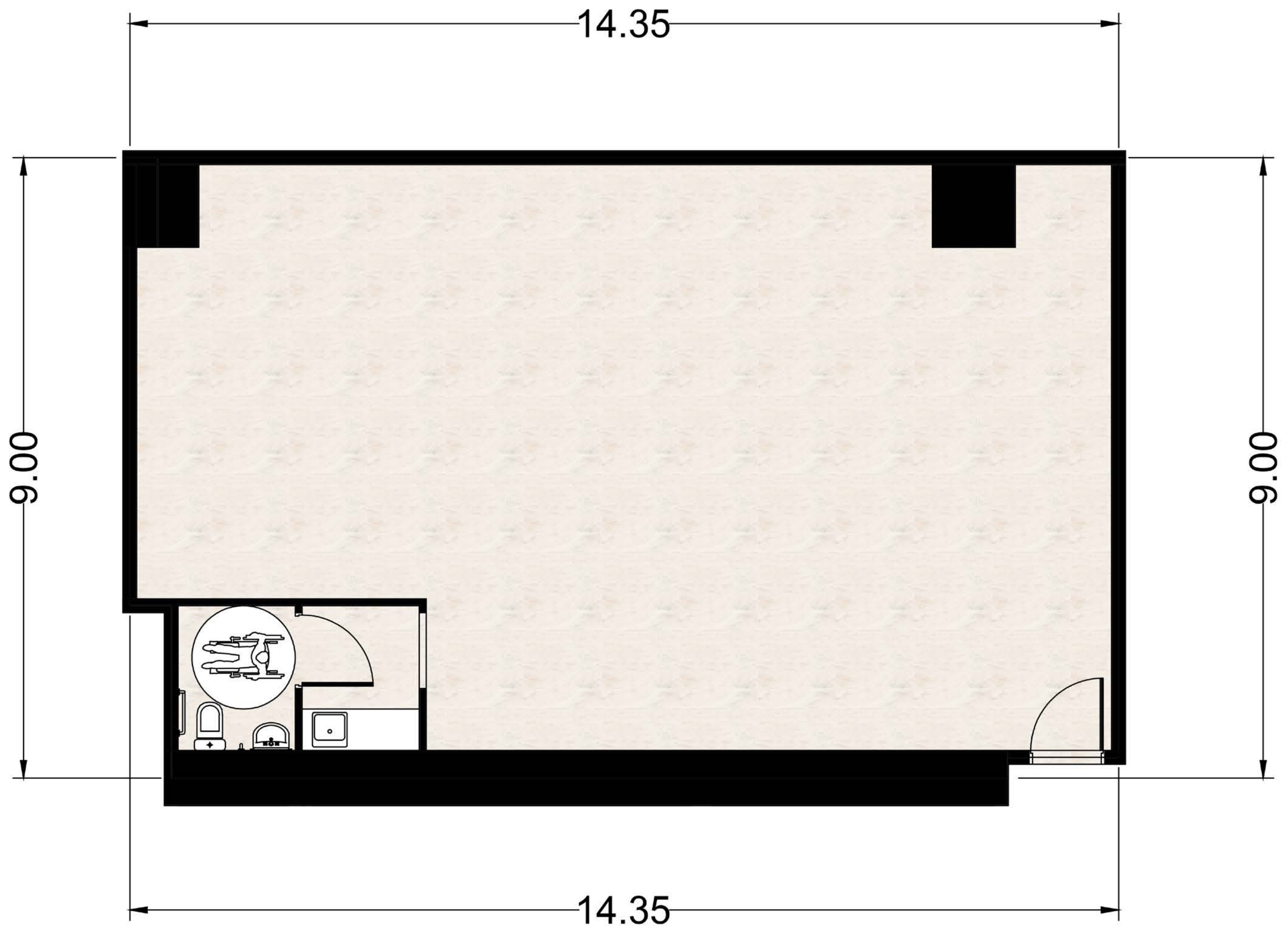
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Total Area	1,341 Sqft
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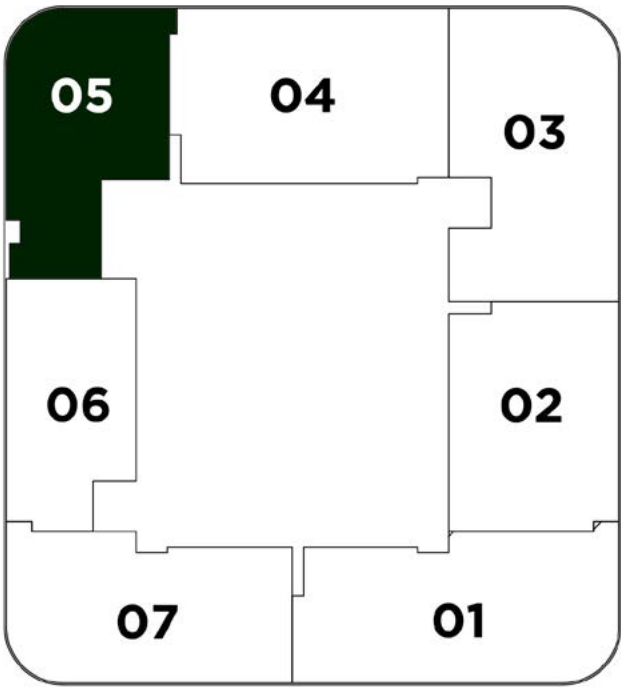
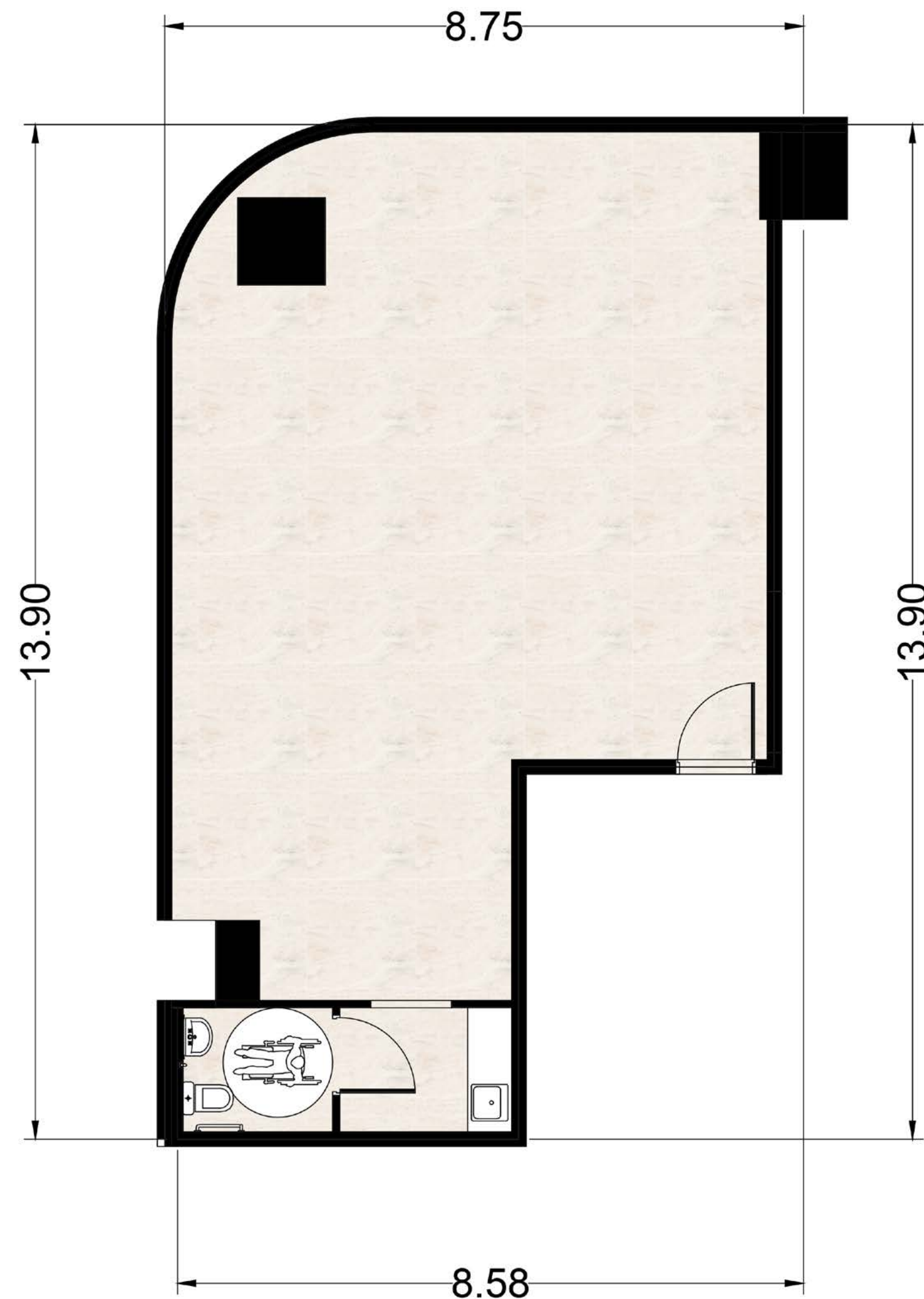
3RD, 4TH, 7TH, 13TH, 16TH, 19TH, & 22ND FLOOR - OFFICE 04

Total Area	1,363 Sqft
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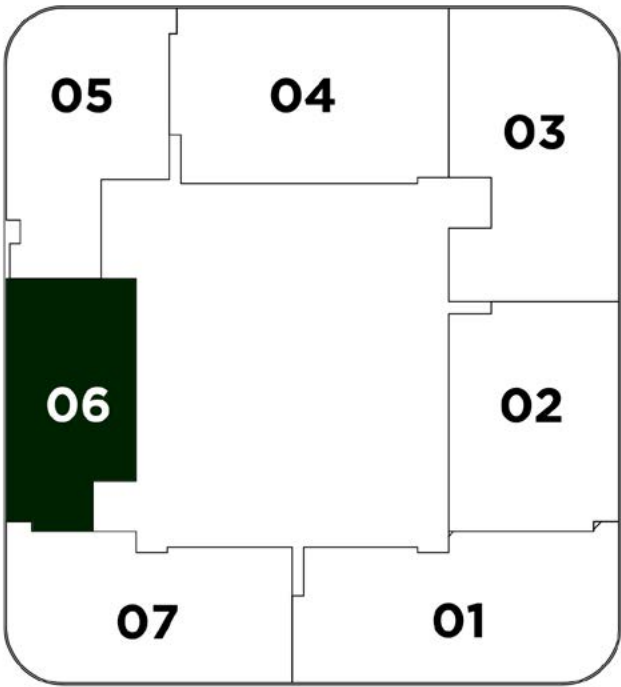
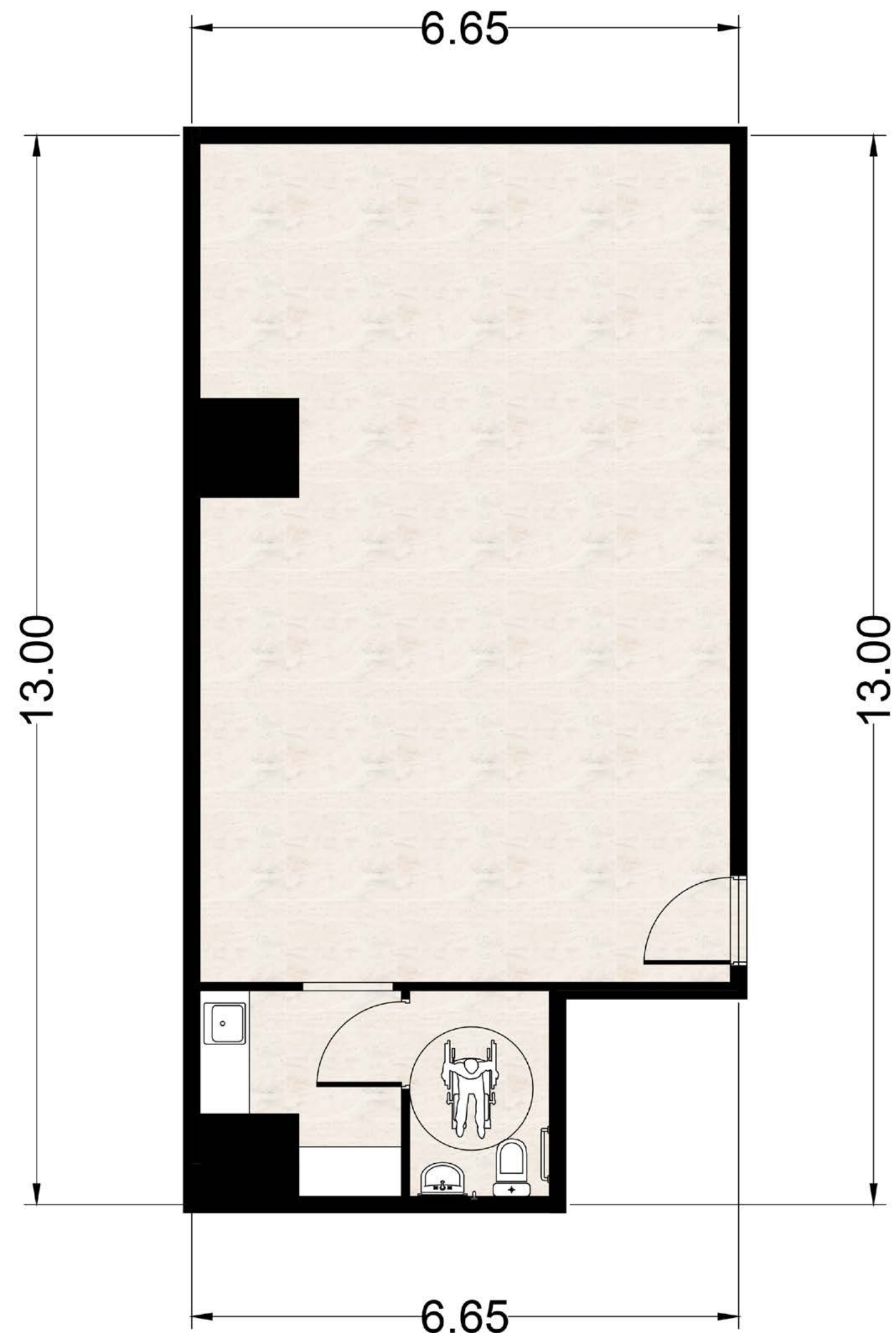
3RD, 4TH, 7TH, 13TH, 16TH, 19TH, & 22ND FLOOR - OFFICE 05

Total Area	1,031 Sqft
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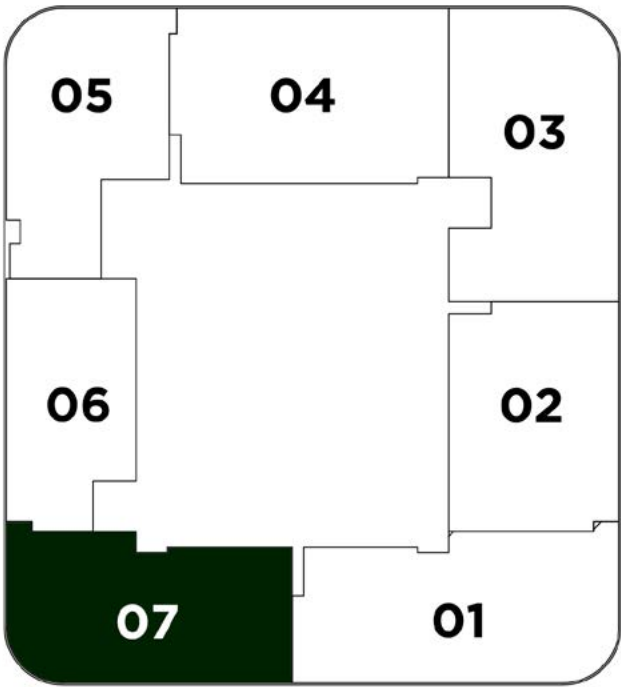
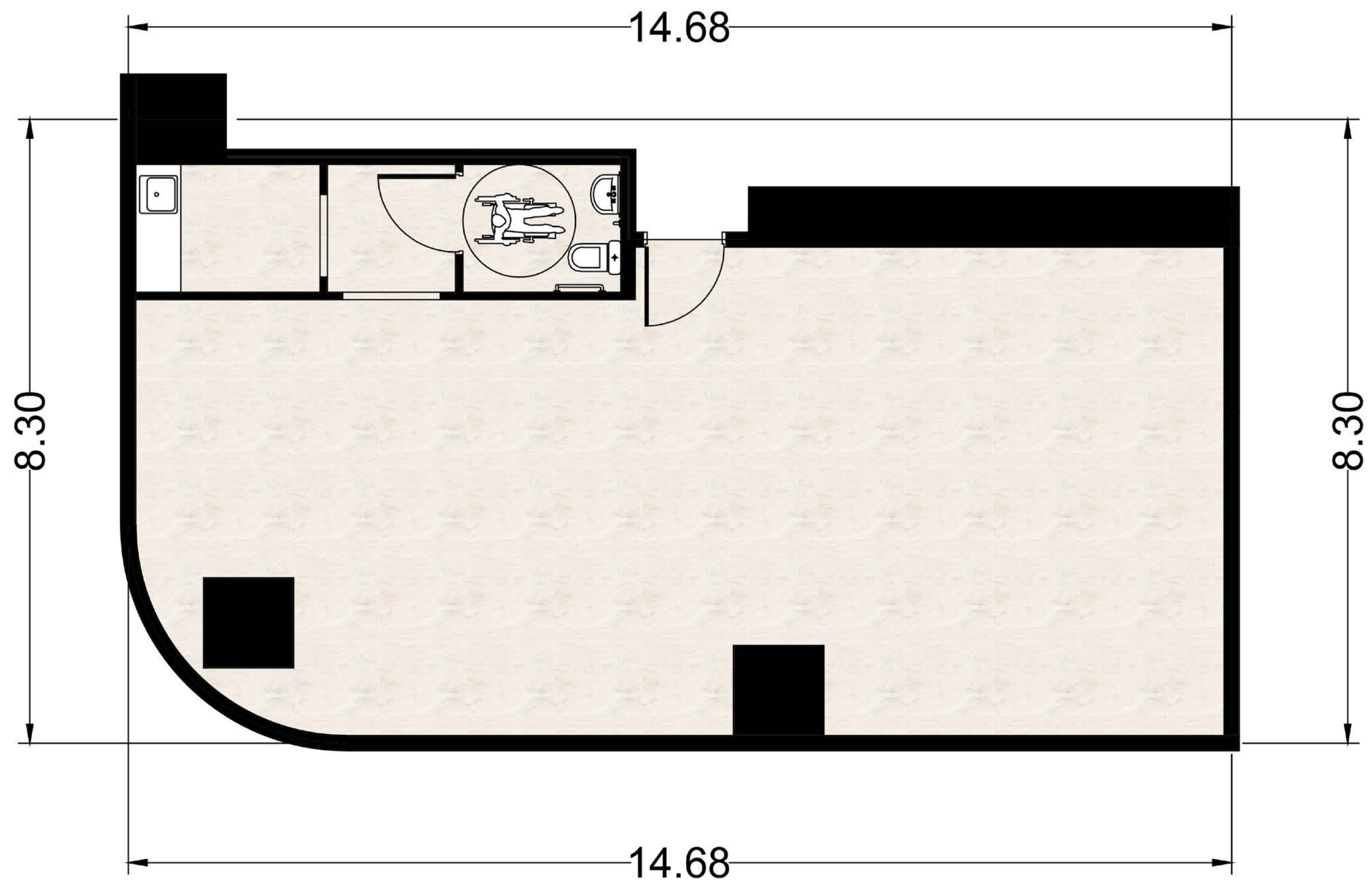
3RD, 4TH, 7TH, 13TH, 16TH, 19TH, & 22ND FLOOR - OFFICE 06

Total Area	862 Sqft
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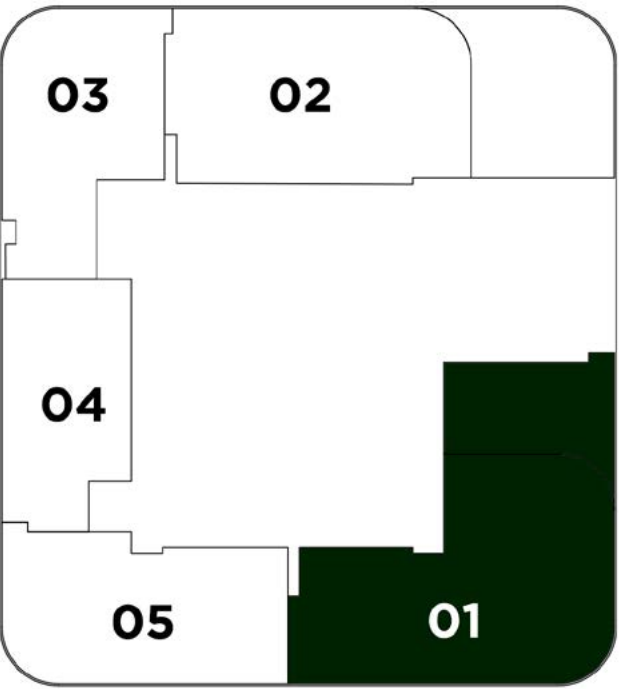
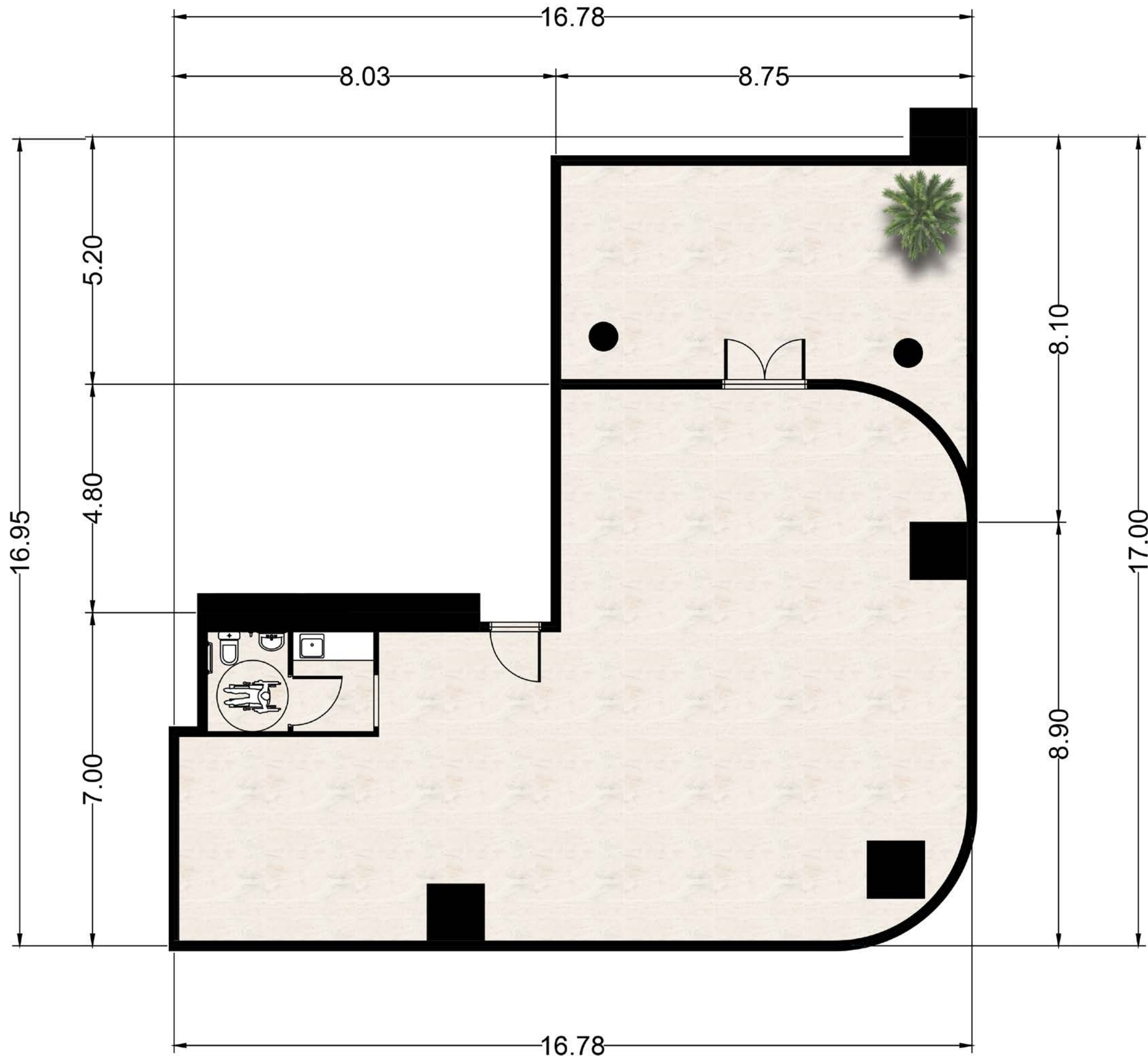
3RD, 4TH, 7TH, 13TH, 16TH, 19TH, & 22ND FLOOR - OFFICE 07

Total Area	1,145 Sqft
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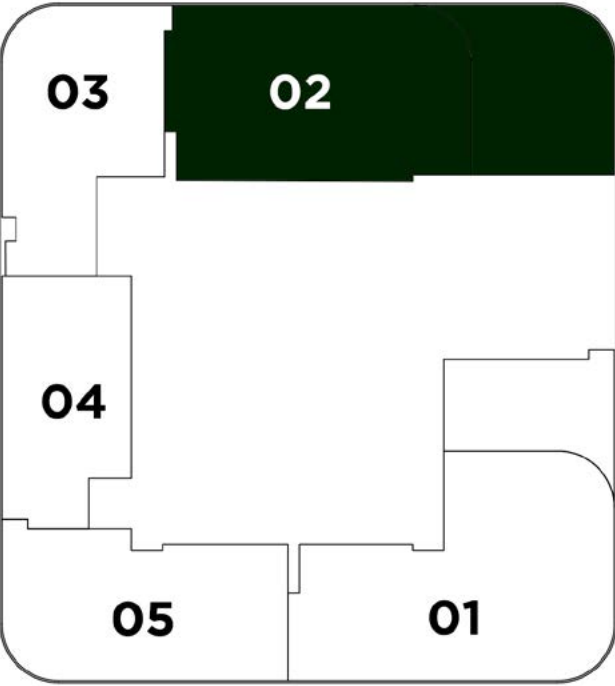
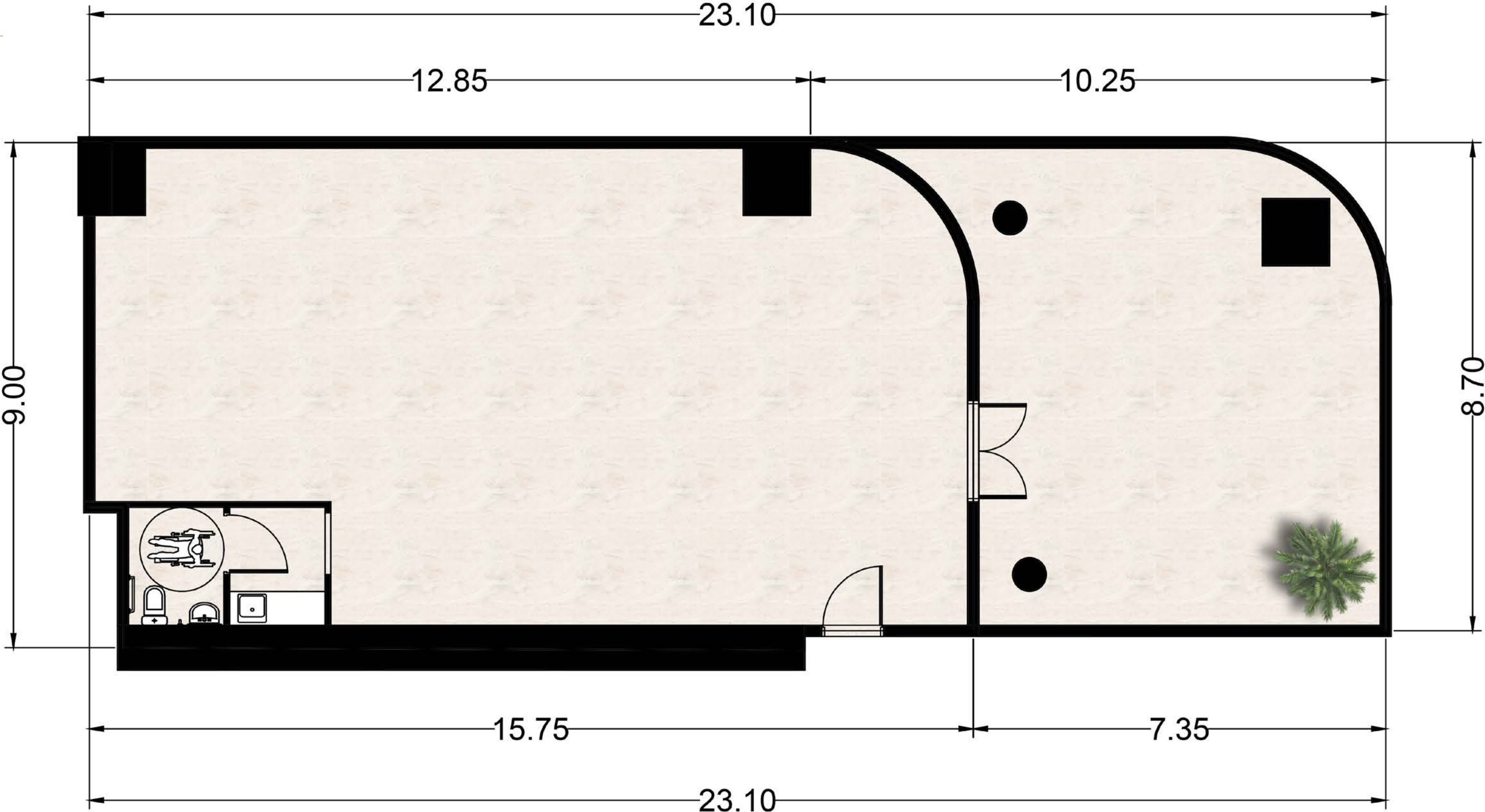
5TH, 17TH, & 20TH FLOOR - OFFICE 01

Internal Area	1,656 Sqft
Balcony Area	469 Sqft
Total Area	2,125 Sqft



5TH, 17TH, & 20TH FLOOR - OFFICE 02

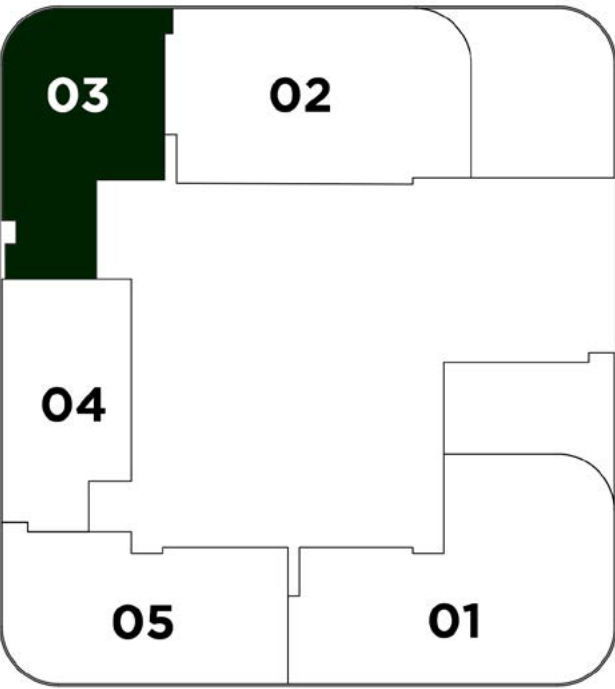
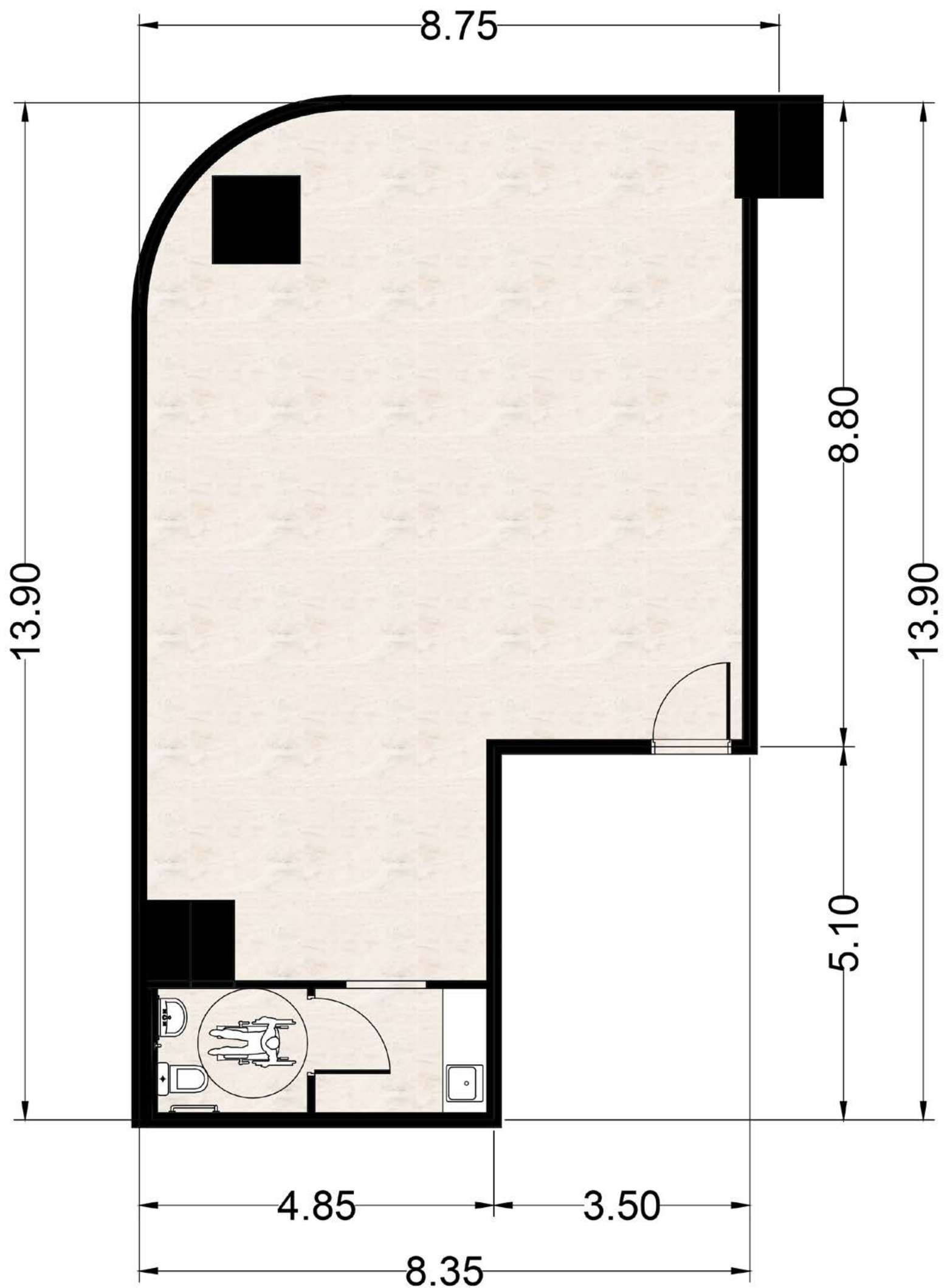
Internal Area	1,478 Sqft
Balcony Area	688 Sqft
Total Area	2,166 Sqft



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5TH, 17TH, & 20TH FLOOR - OFFICE 03

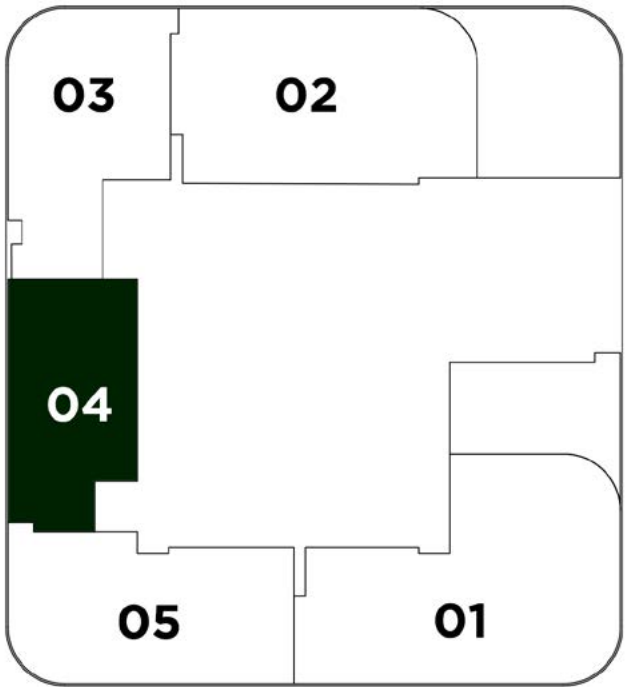
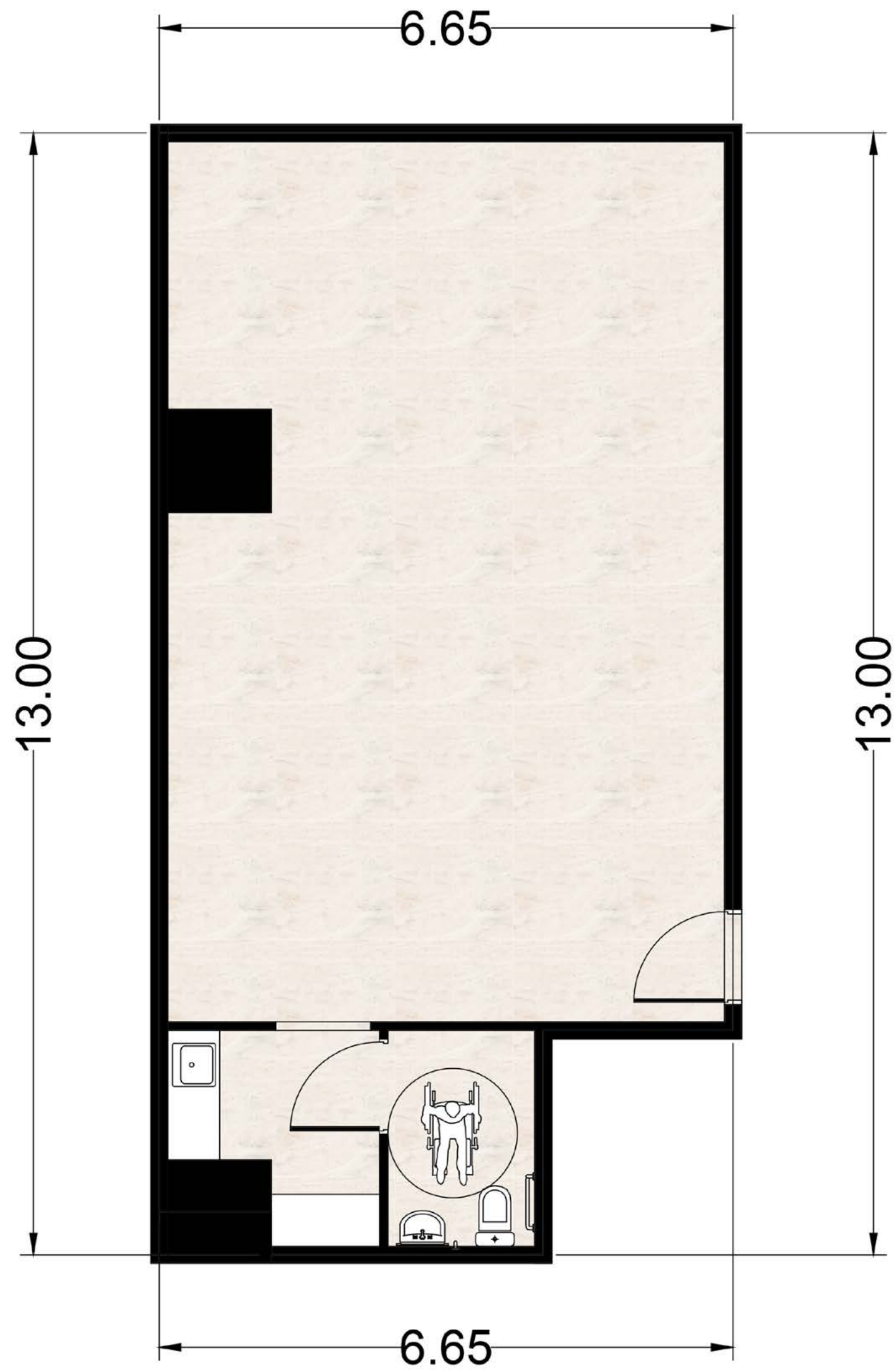
Total Area	1,031 Sqft
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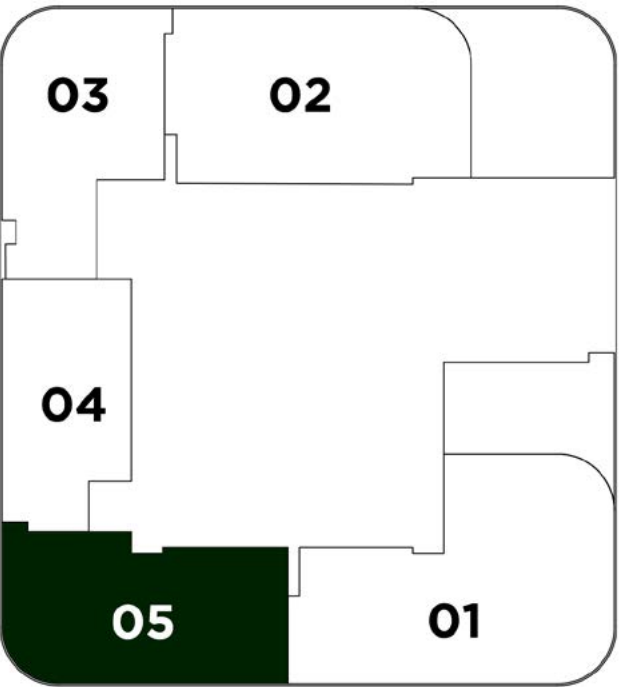
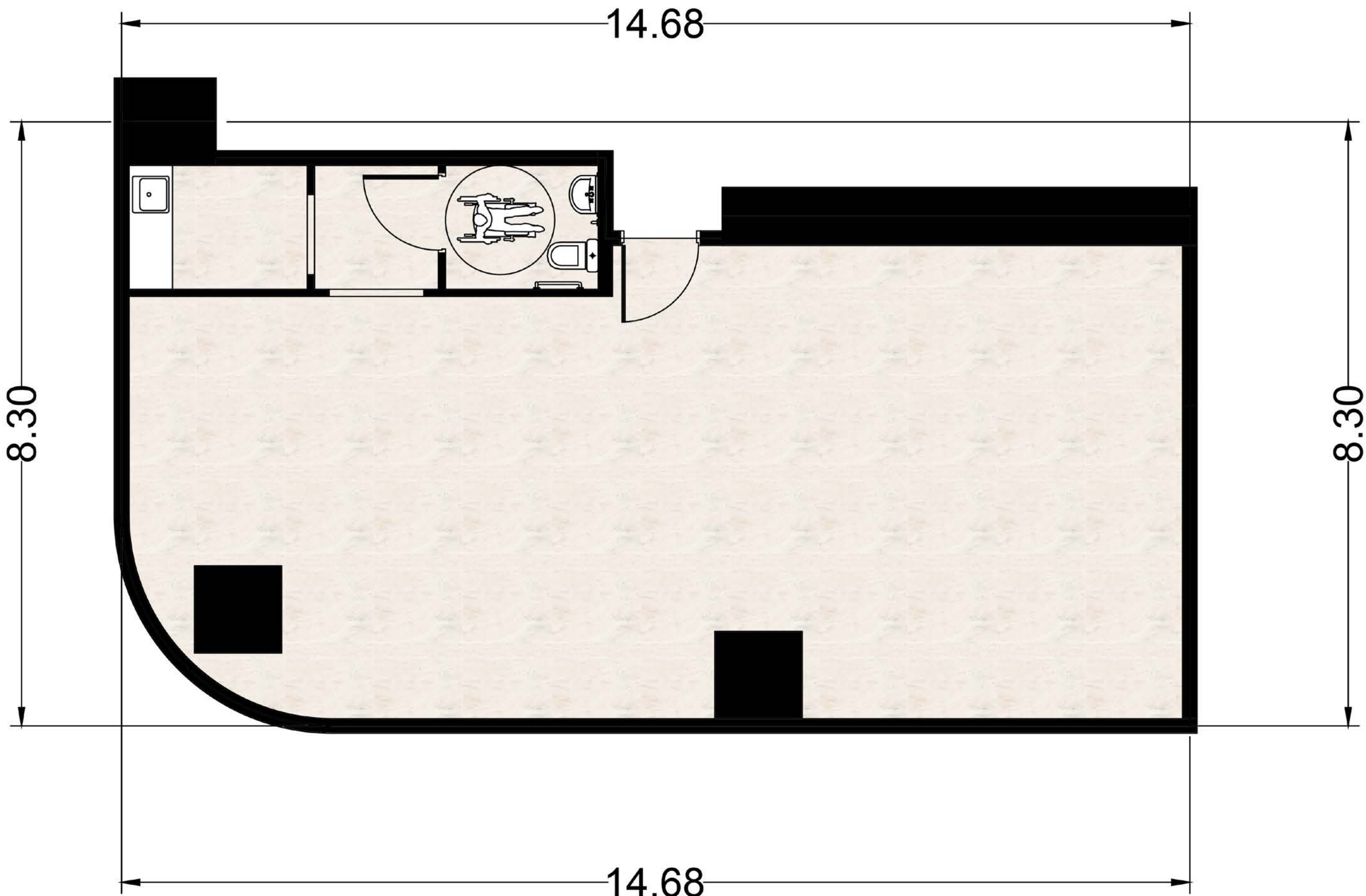
5TH, 17TH, & 20TH FLOOR - OFFICE 04

Total Area	862 Sqft
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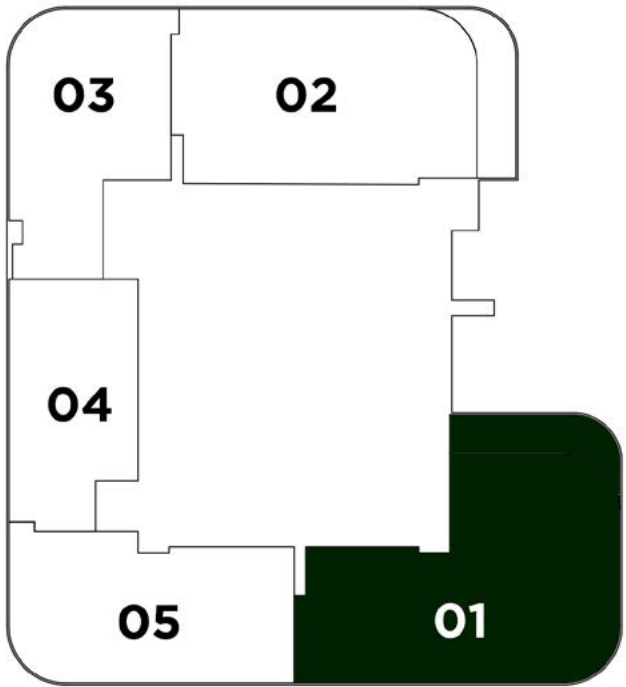
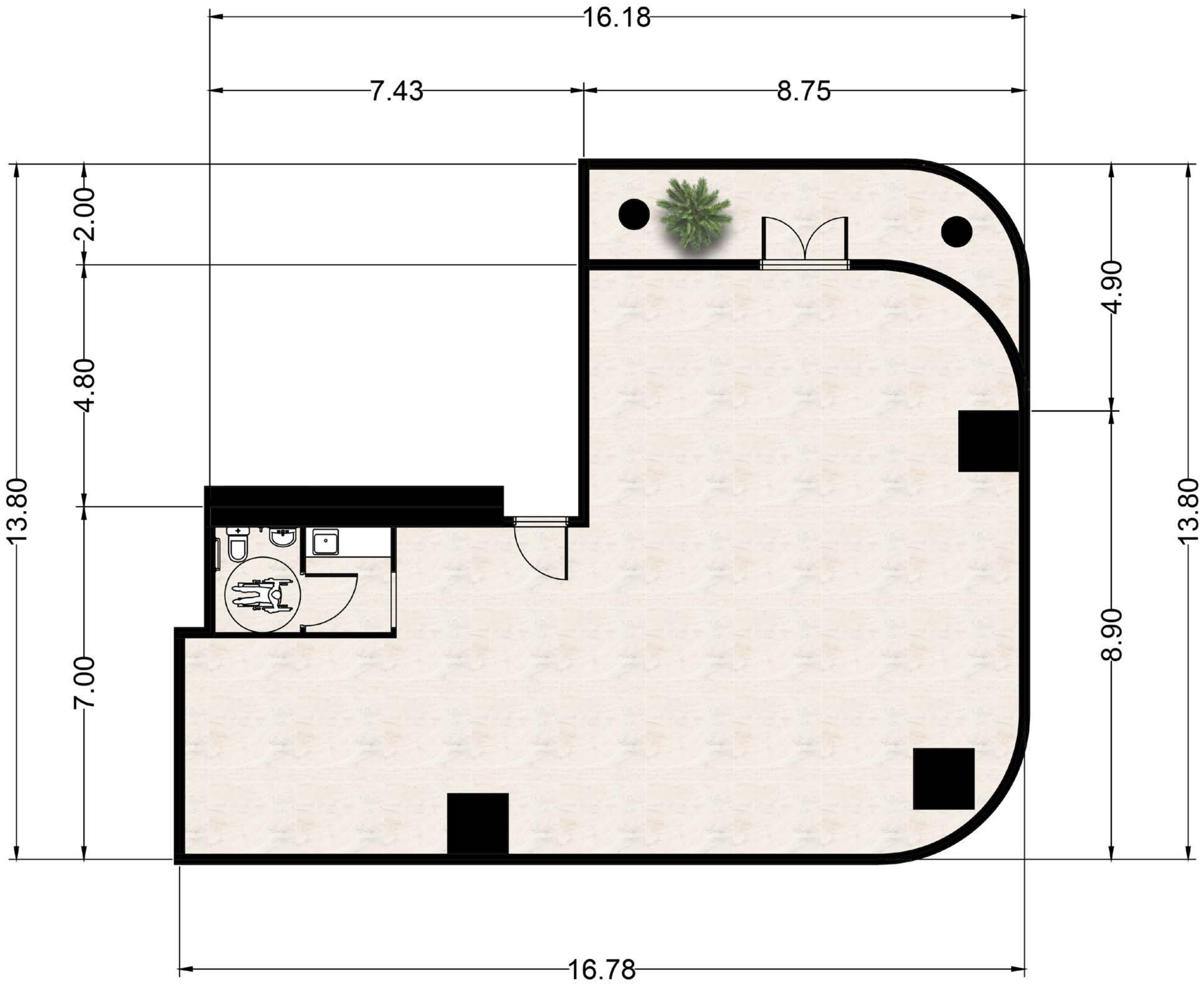
5TH, 17TH, & 20TH FLOOR - OFFICE 05

Total Area	1,145 Sqft
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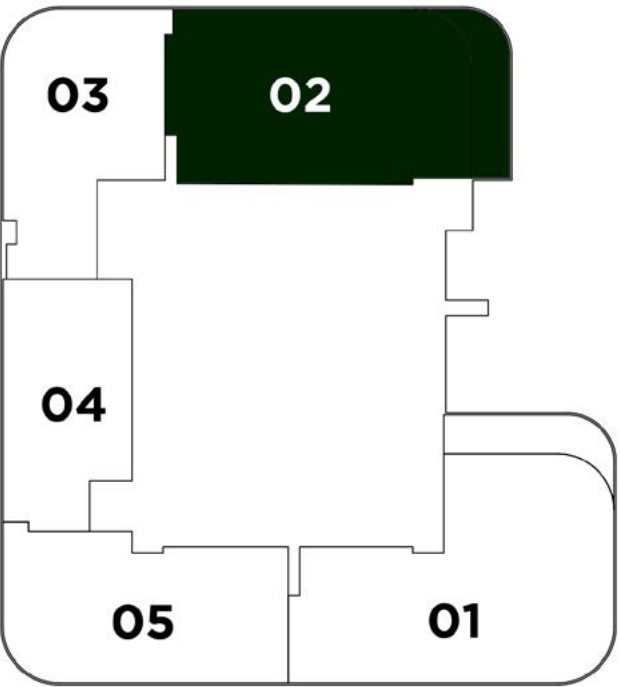
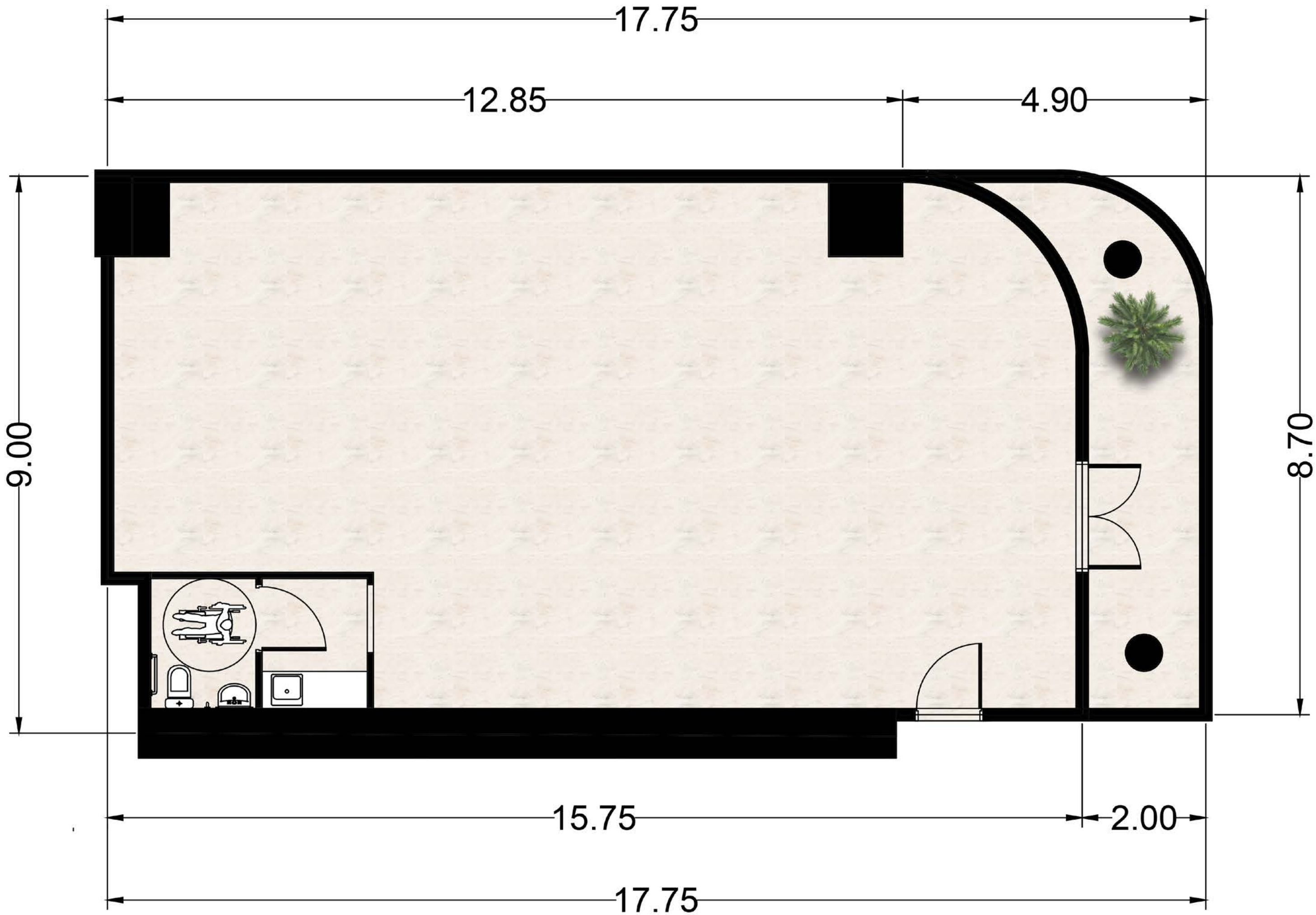
6TH, 18TH, & 21ST FLOOR - OFFICE 01

Internal Area	1,656 Sqft
Balcony Area	194 Sqft
Total Area	1,850 Sqft



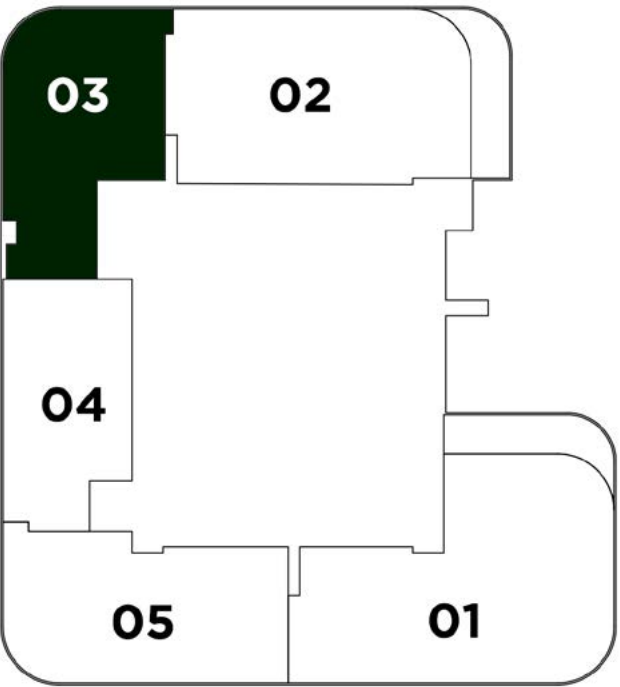
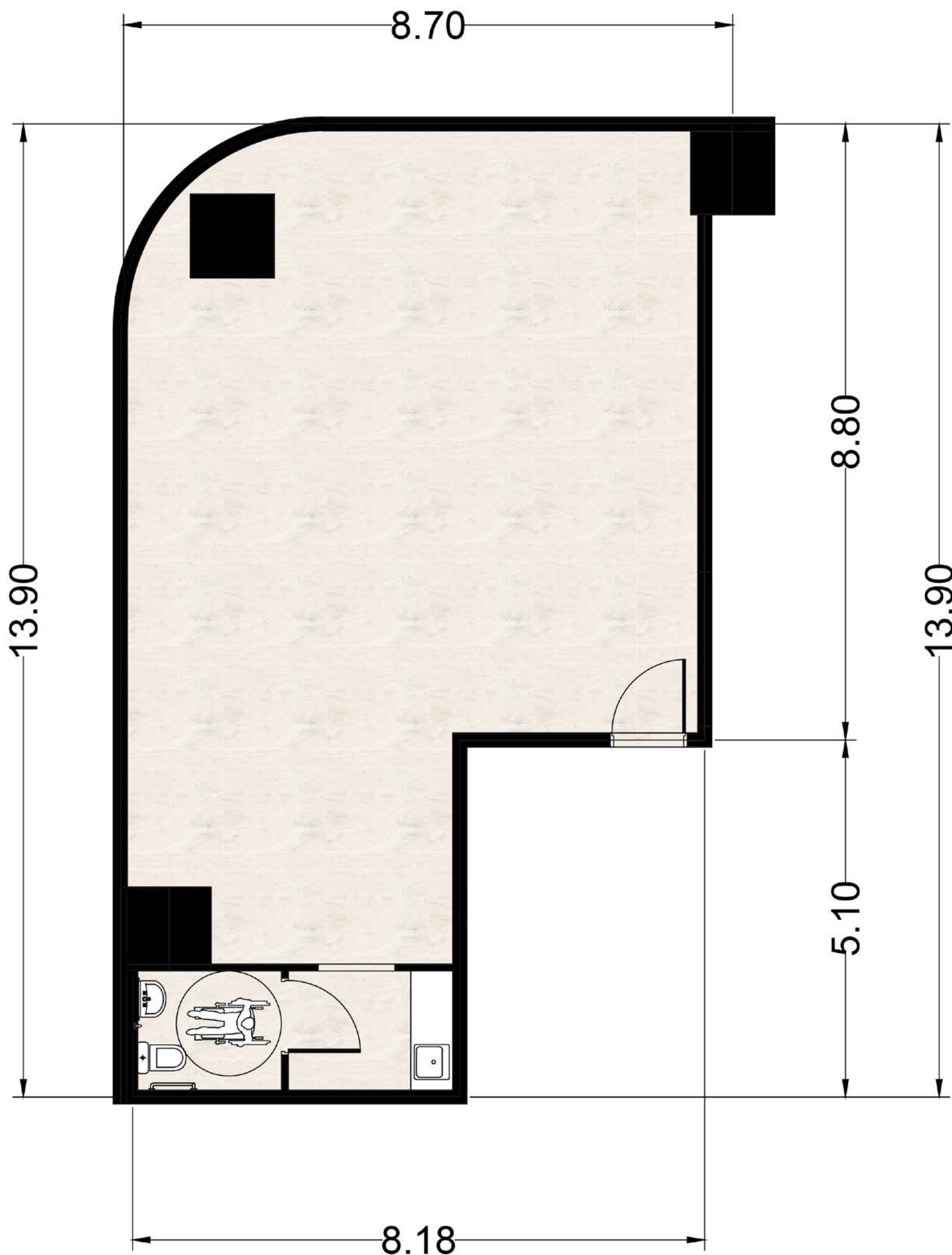
6TH, 18TH, & 21ST FLOOR - OFFICE 02

Internal Area	1,478 Sqft
Balcony Area	193 Sqft
Total Area	1,671 Sqft



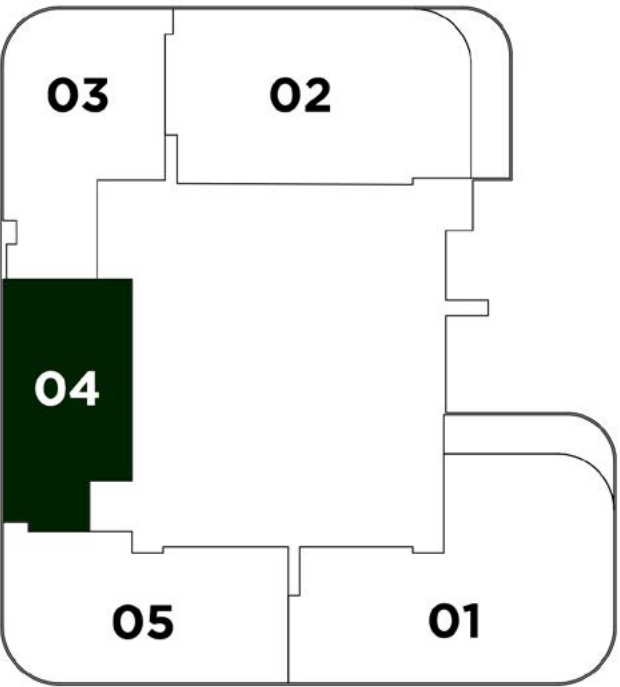
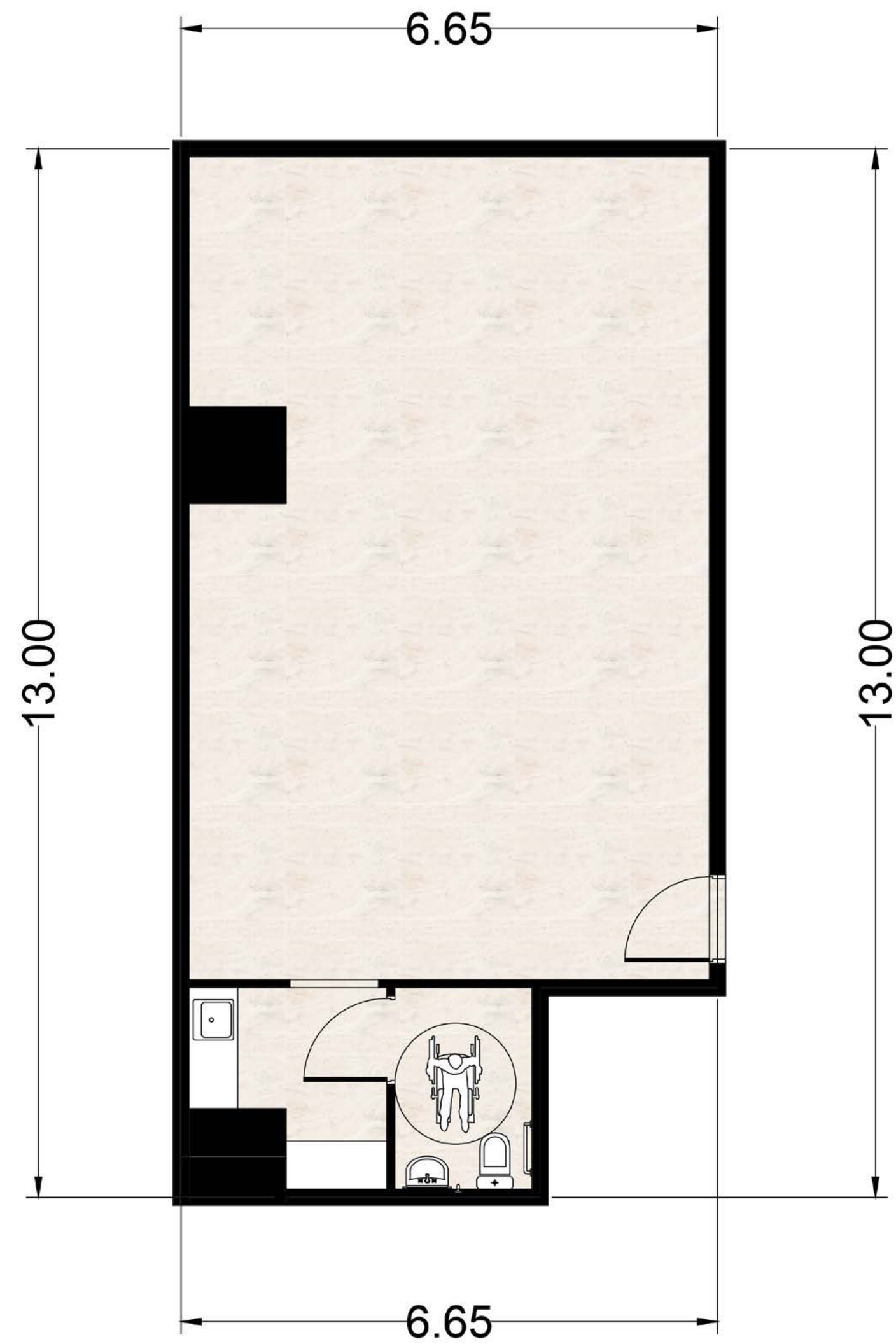
6TH, 18TH, & 21ST FLOOR - OFFICE 03

Total Area	1031 Sqft
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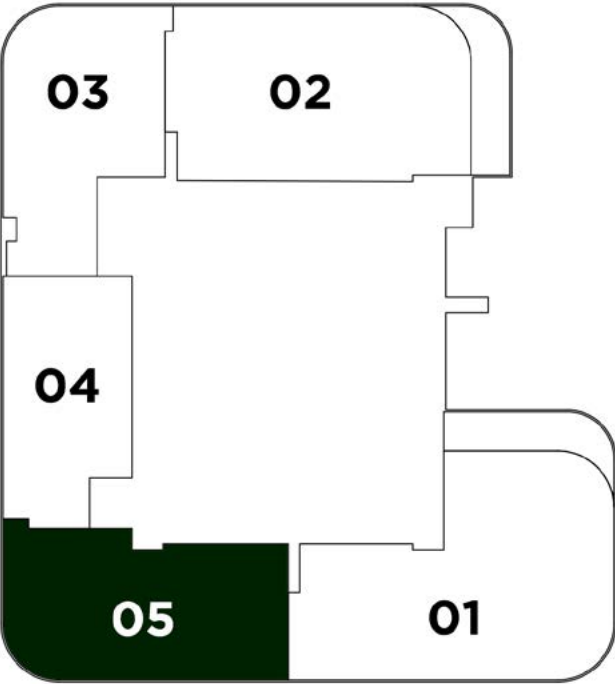
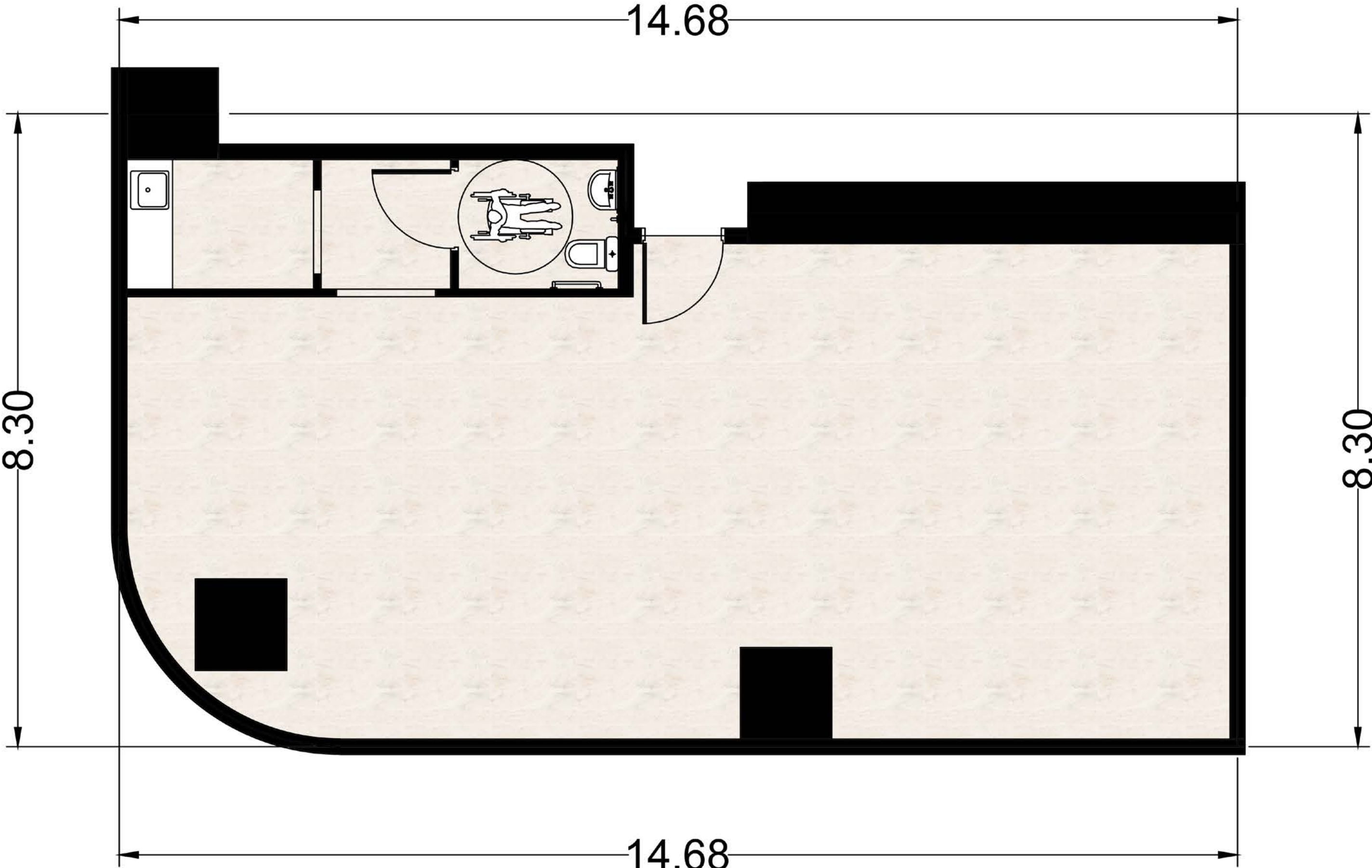
6TH, 18TH, & 21ST FLOOR - OFFICE 04

Total Area	862 Sqft
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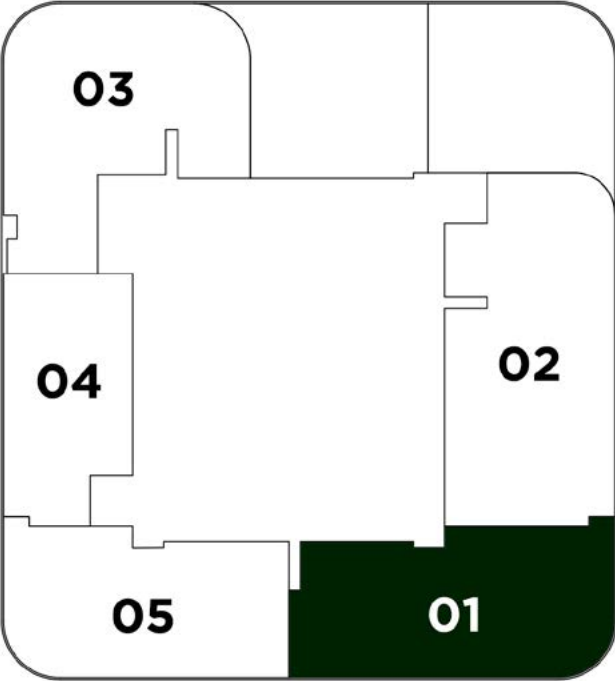
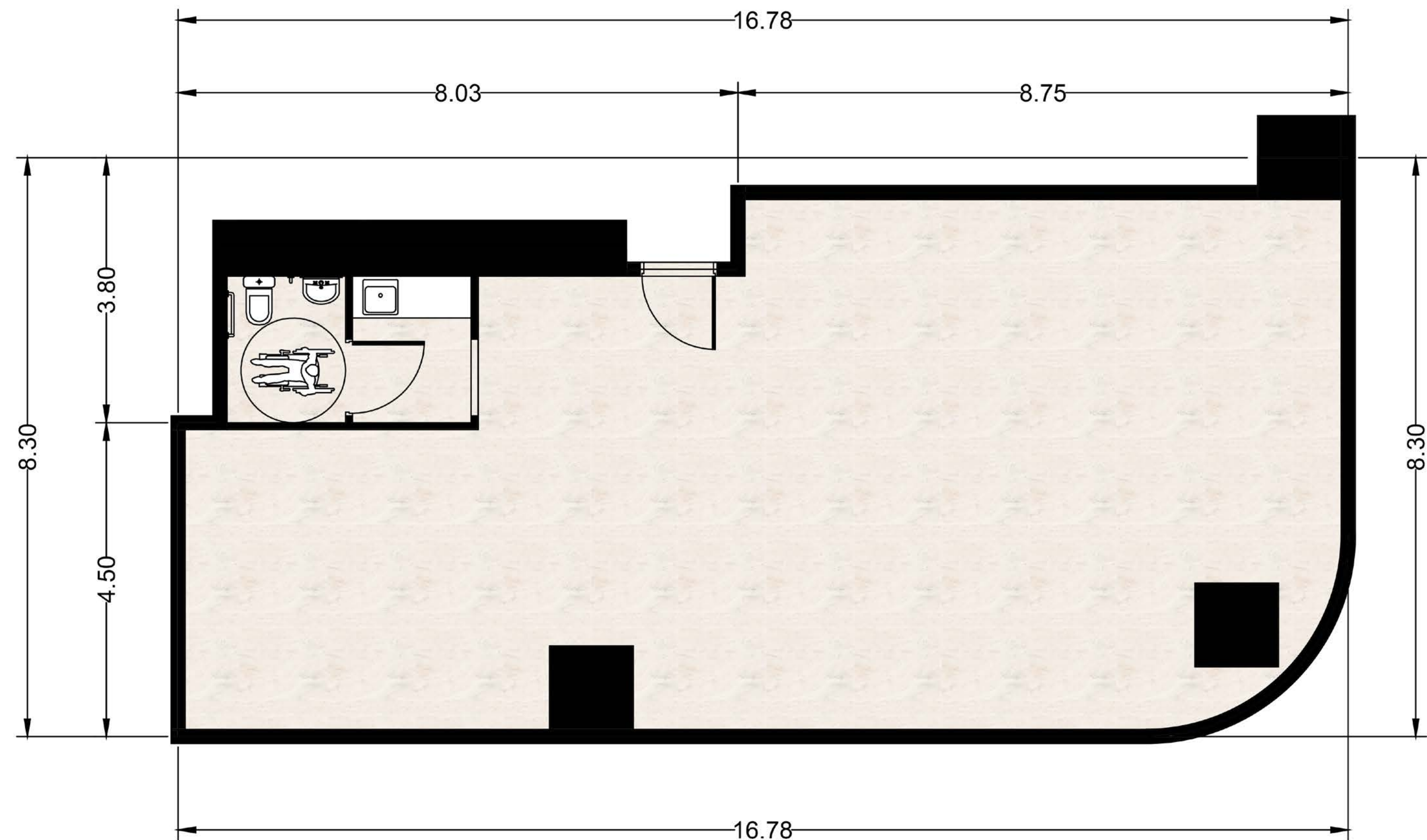
6TH, 18TH, & 21ST FLOOR - OFFICE 05

Total Area	1,145 Sqft
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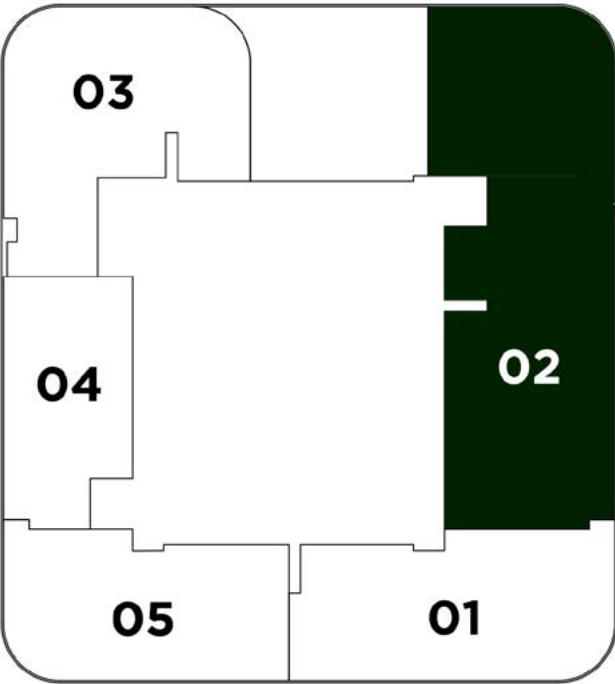
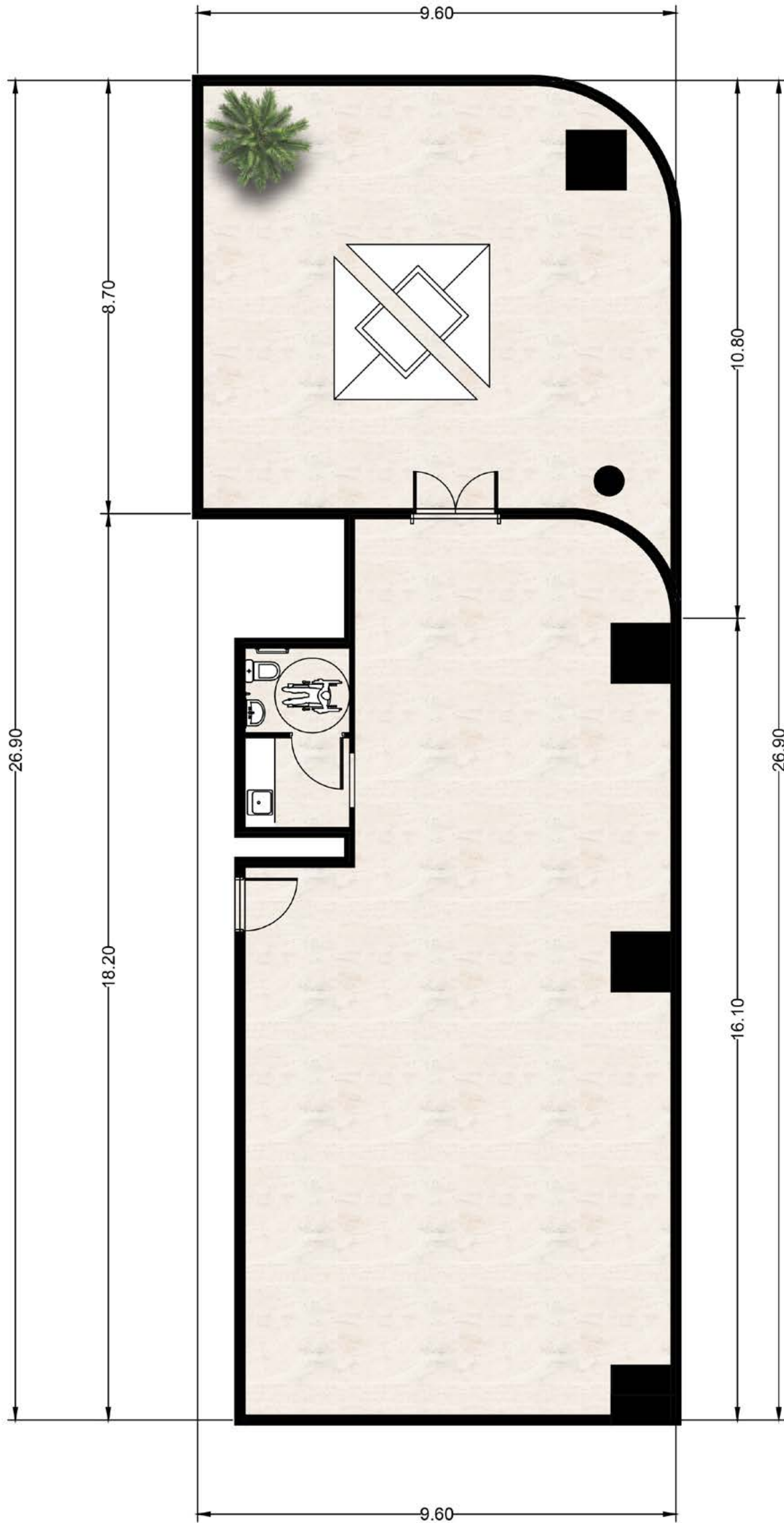
8TH, 14TH, & 23RD FLOOR - OFFICE 01

Total Area	1,305 Sqft
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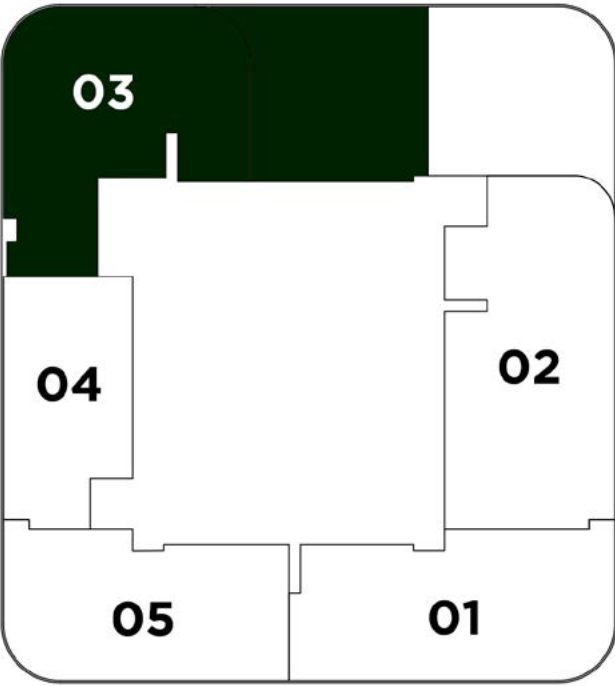
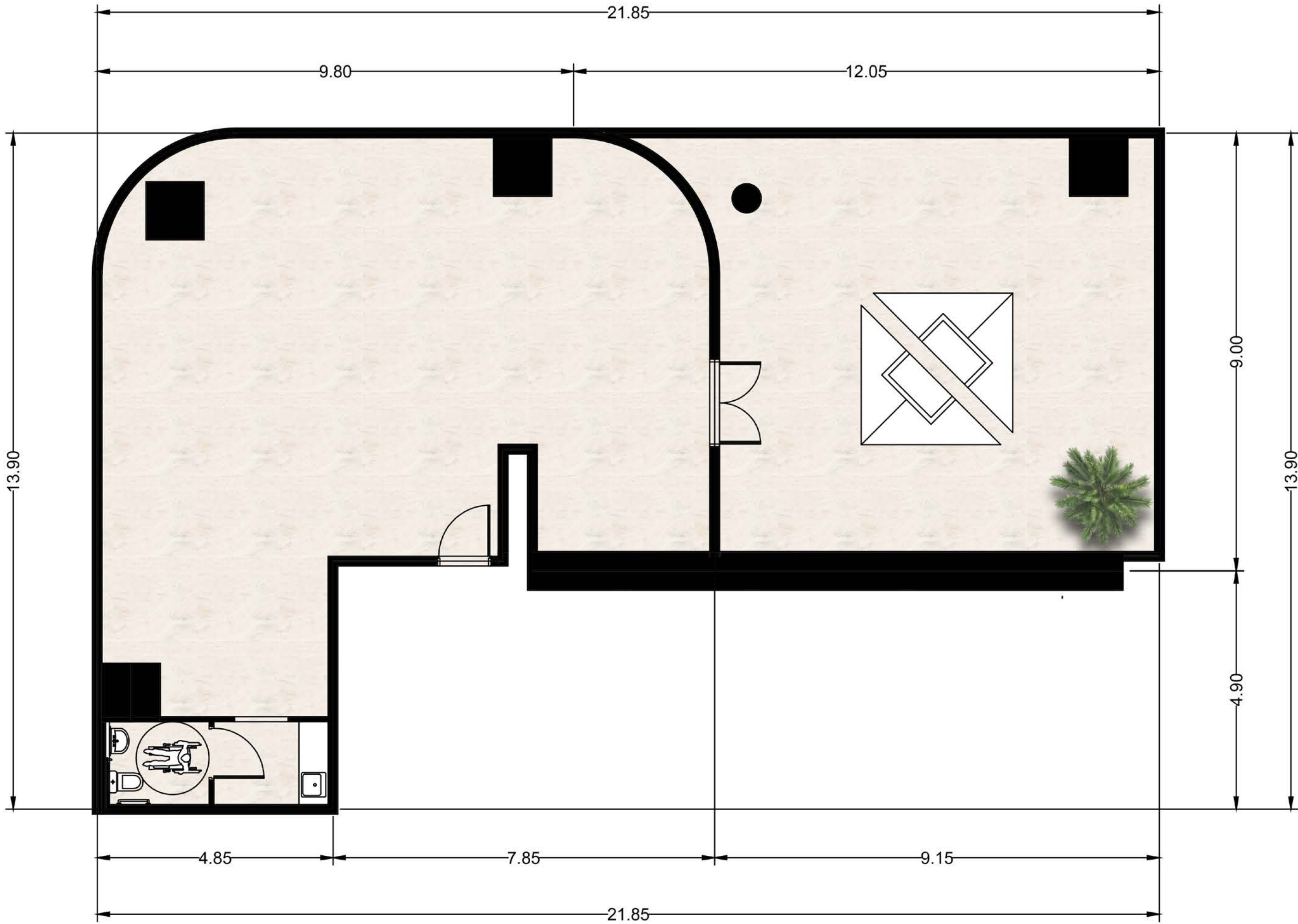
8TH, 14TH, & 23RD FLOOR - OFFICE 02

Internal Area	1,621 Sqft
Balcony Area	889 Sqft
Total Area	2,510 Sqft



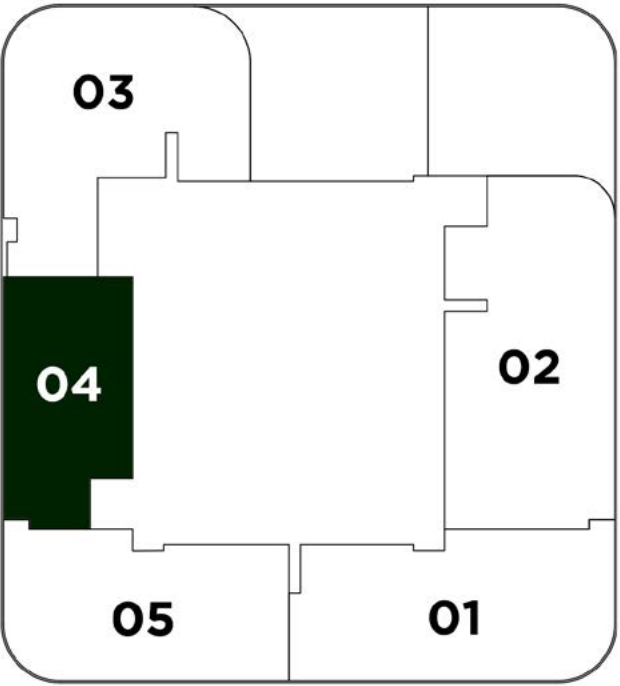
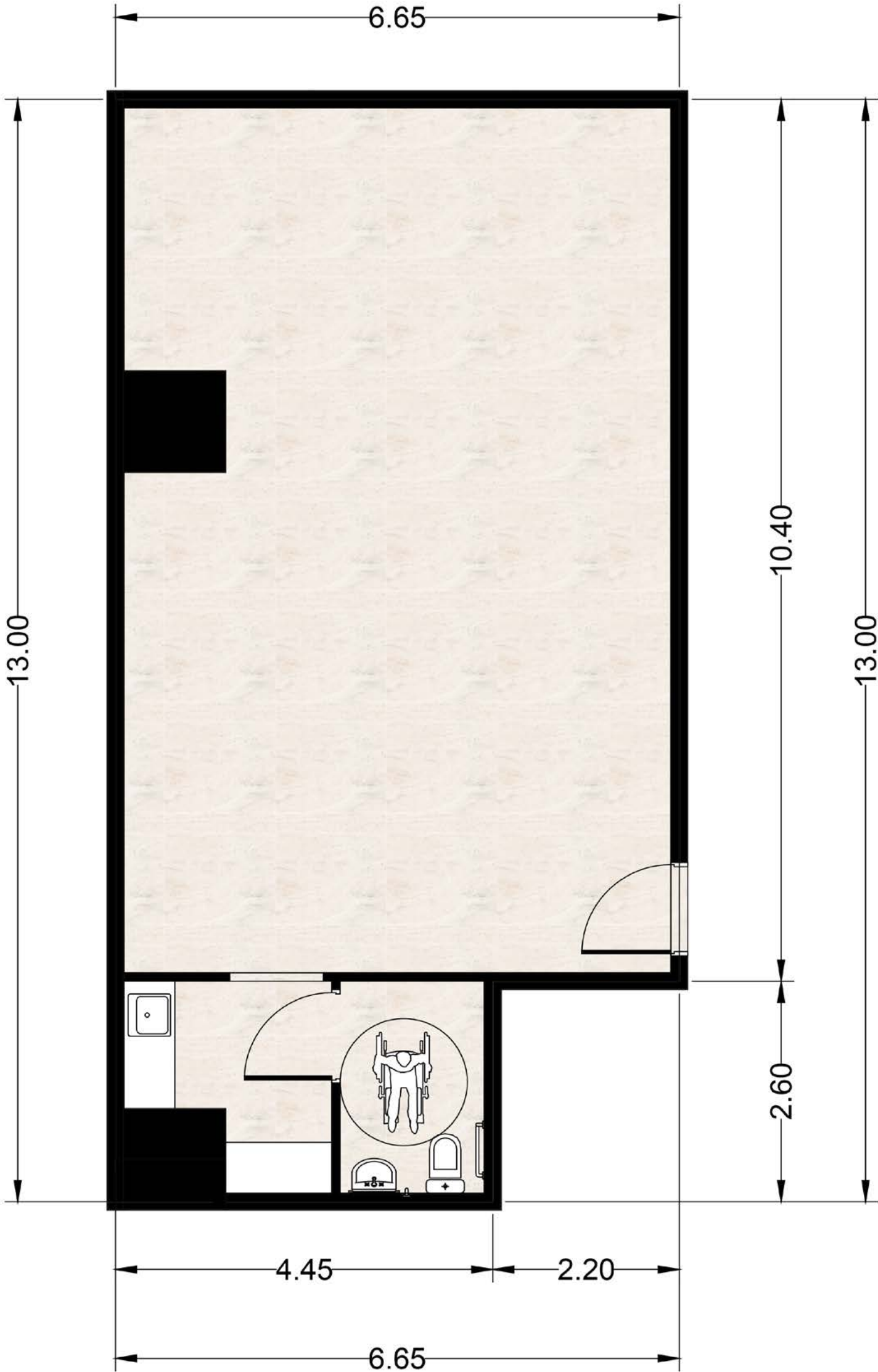
8TH, 14TH, & 23RD FLOOR - OFFICE 03

Internal Area	1,411 Sqft
Balcony Area	903 Sqft
Total Area	2,314 Sqft



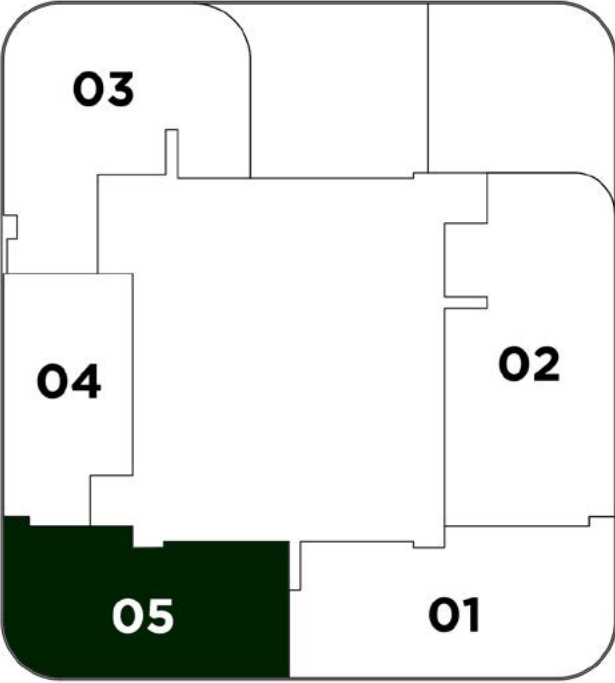
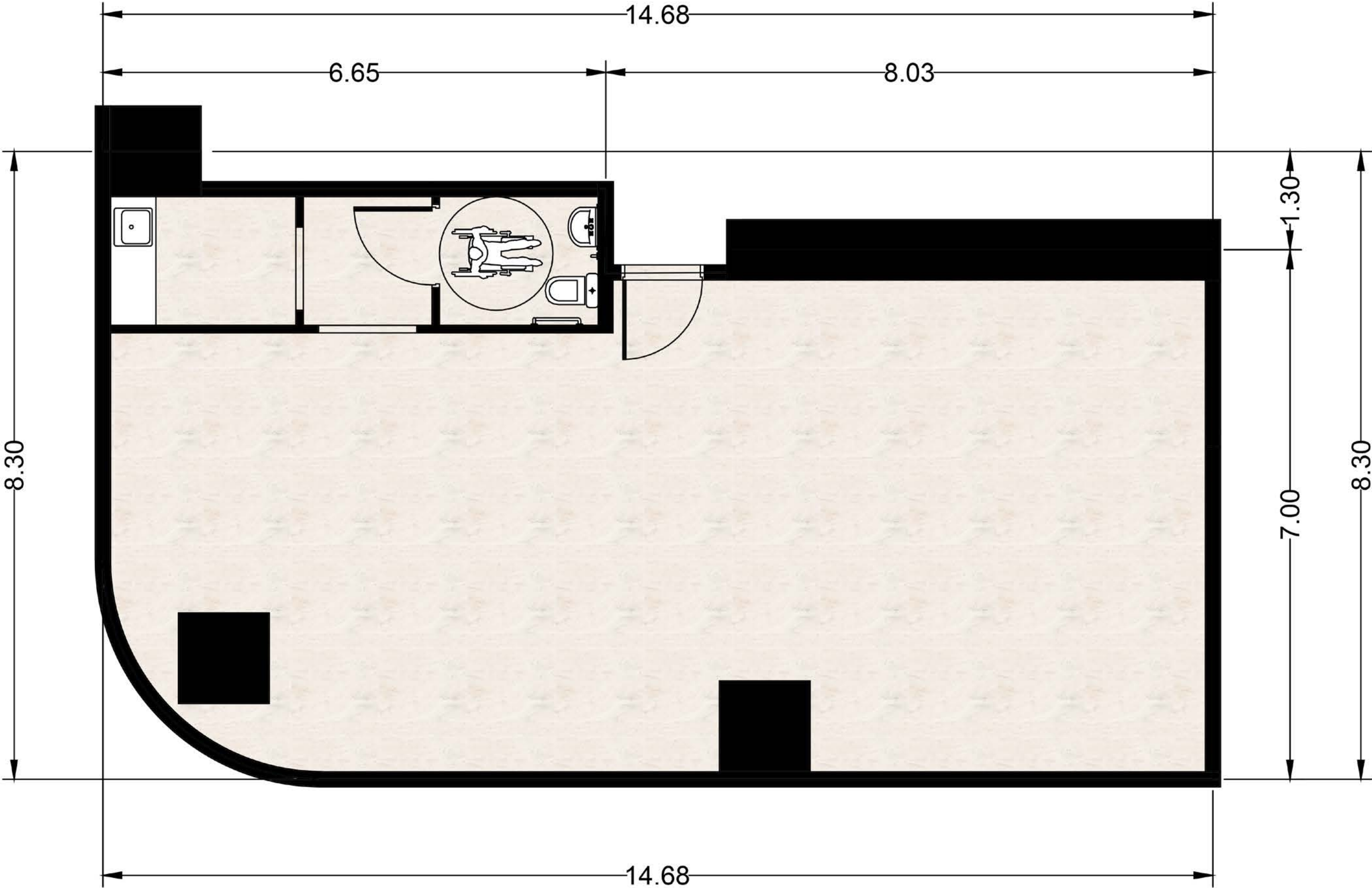
8TH, 14TH, & 23RD FLOOR - OFFICE 04

Total Area	862 Sqft
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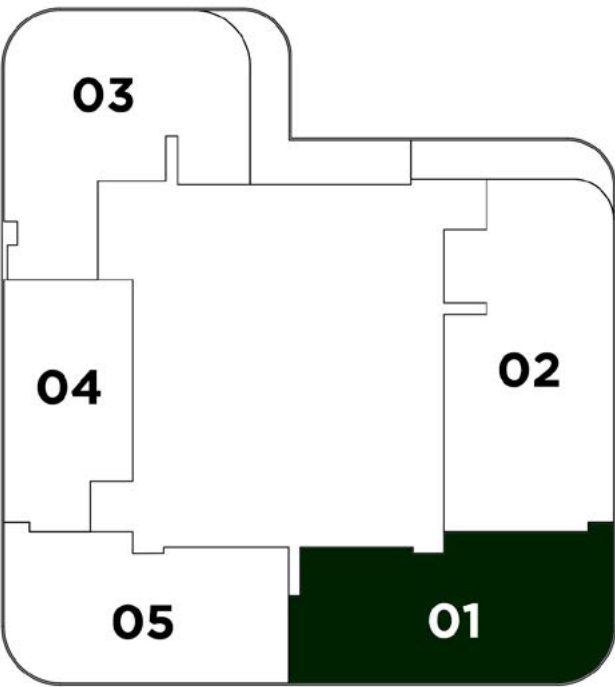
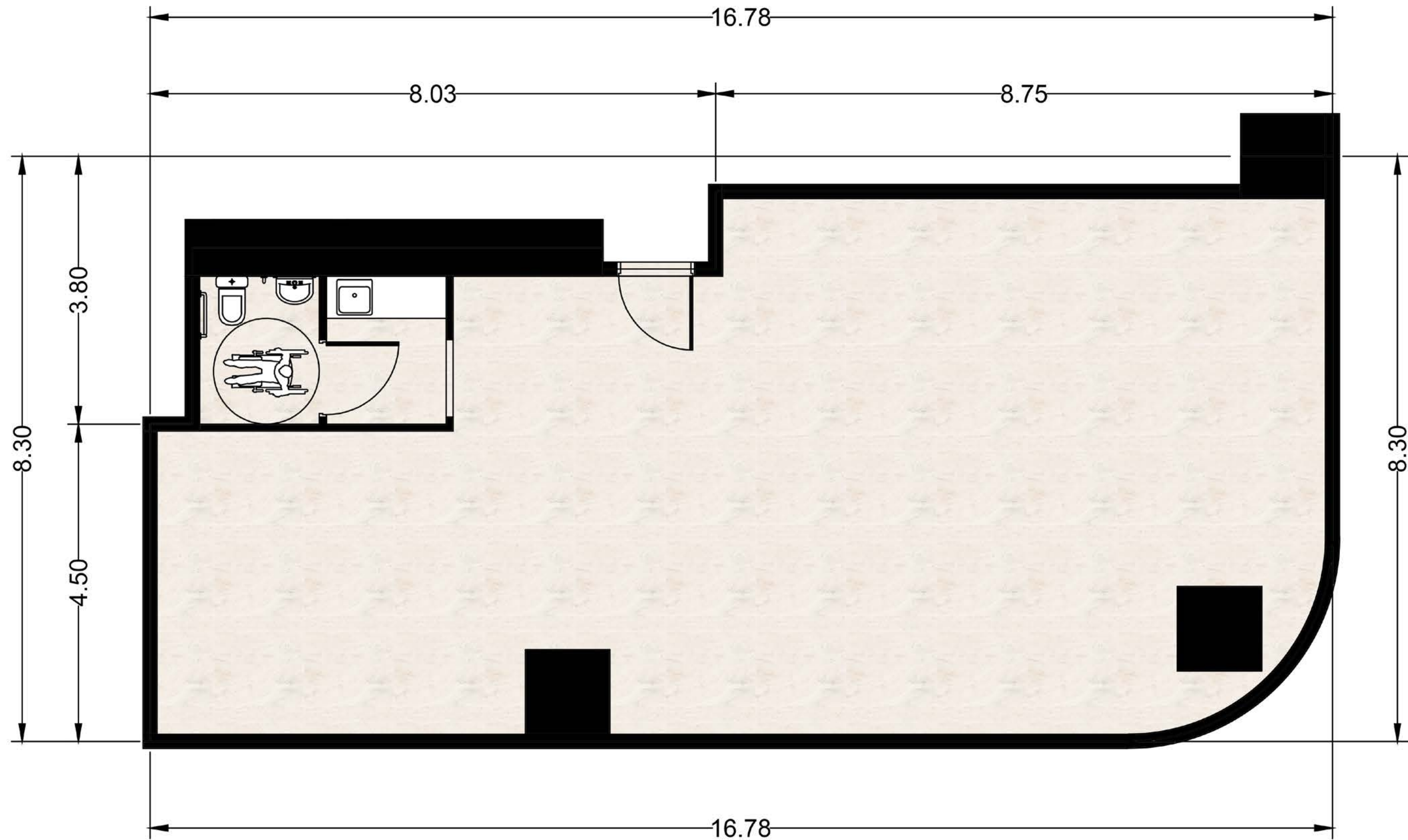
8TH, 14TH, & 23RD FLOOR - OFFICE 05

Total Area	1,145 Sqft
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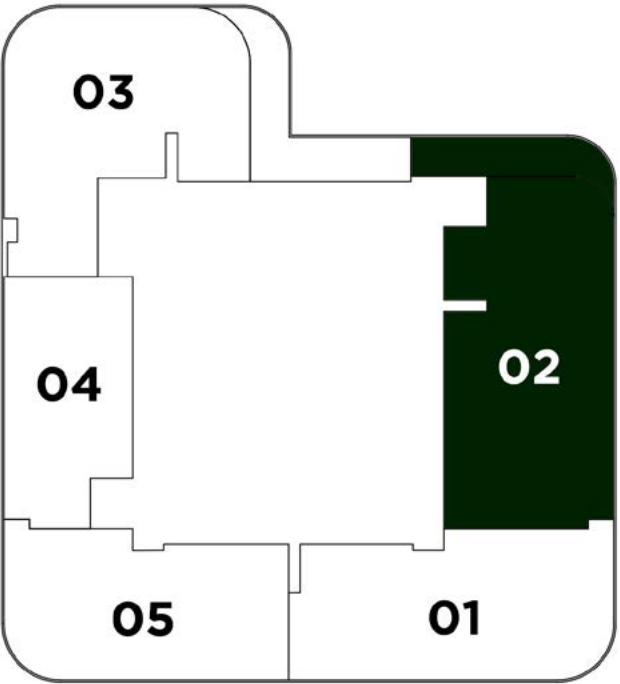
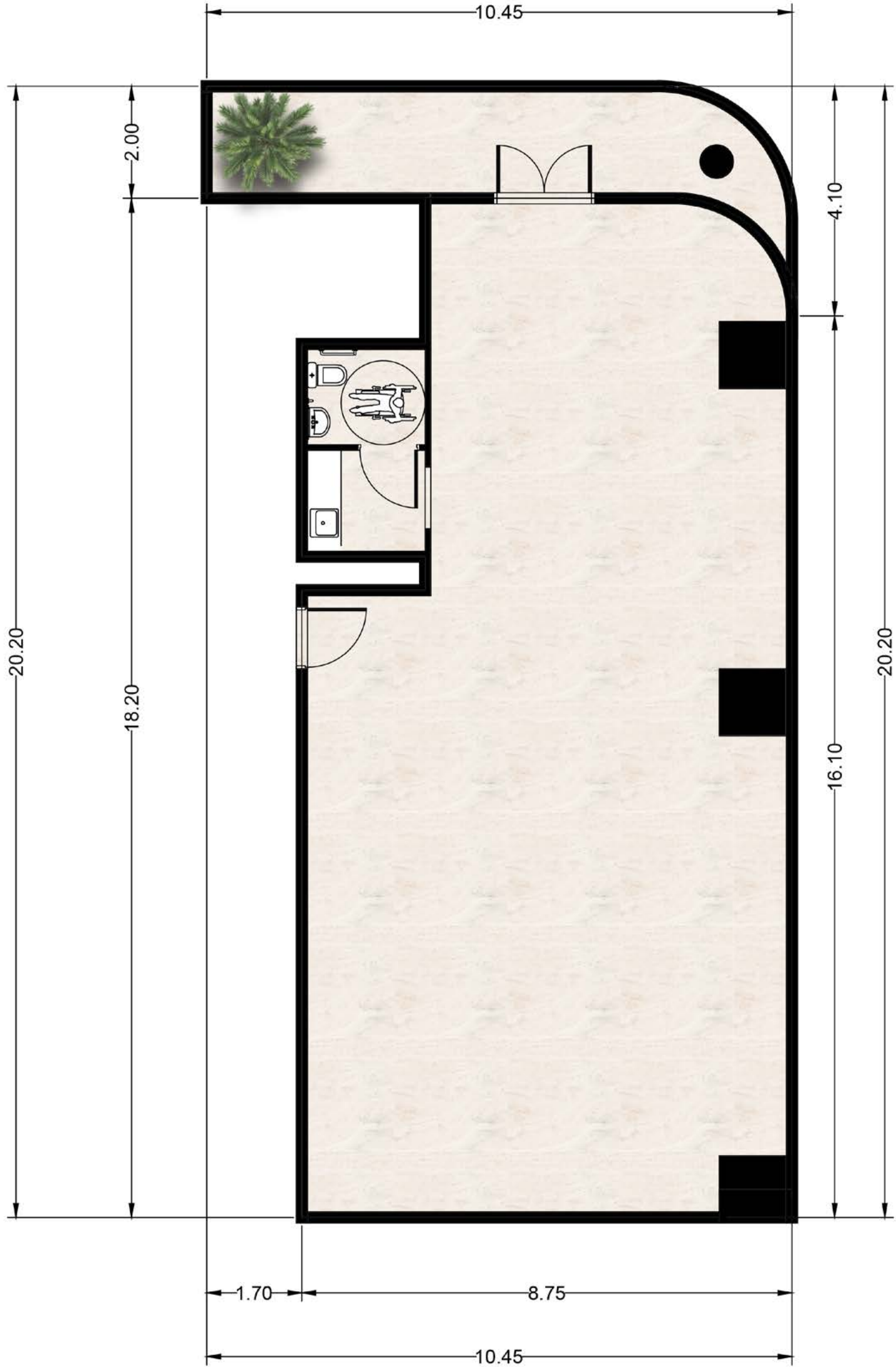
9TH, 15TH, & 24TH FLOOR - OFFICE 01

Total Area	1,305 Sqft
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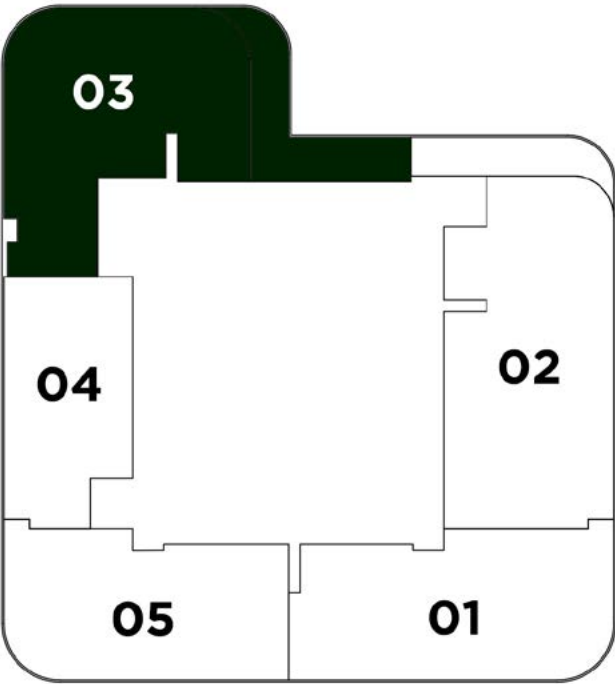
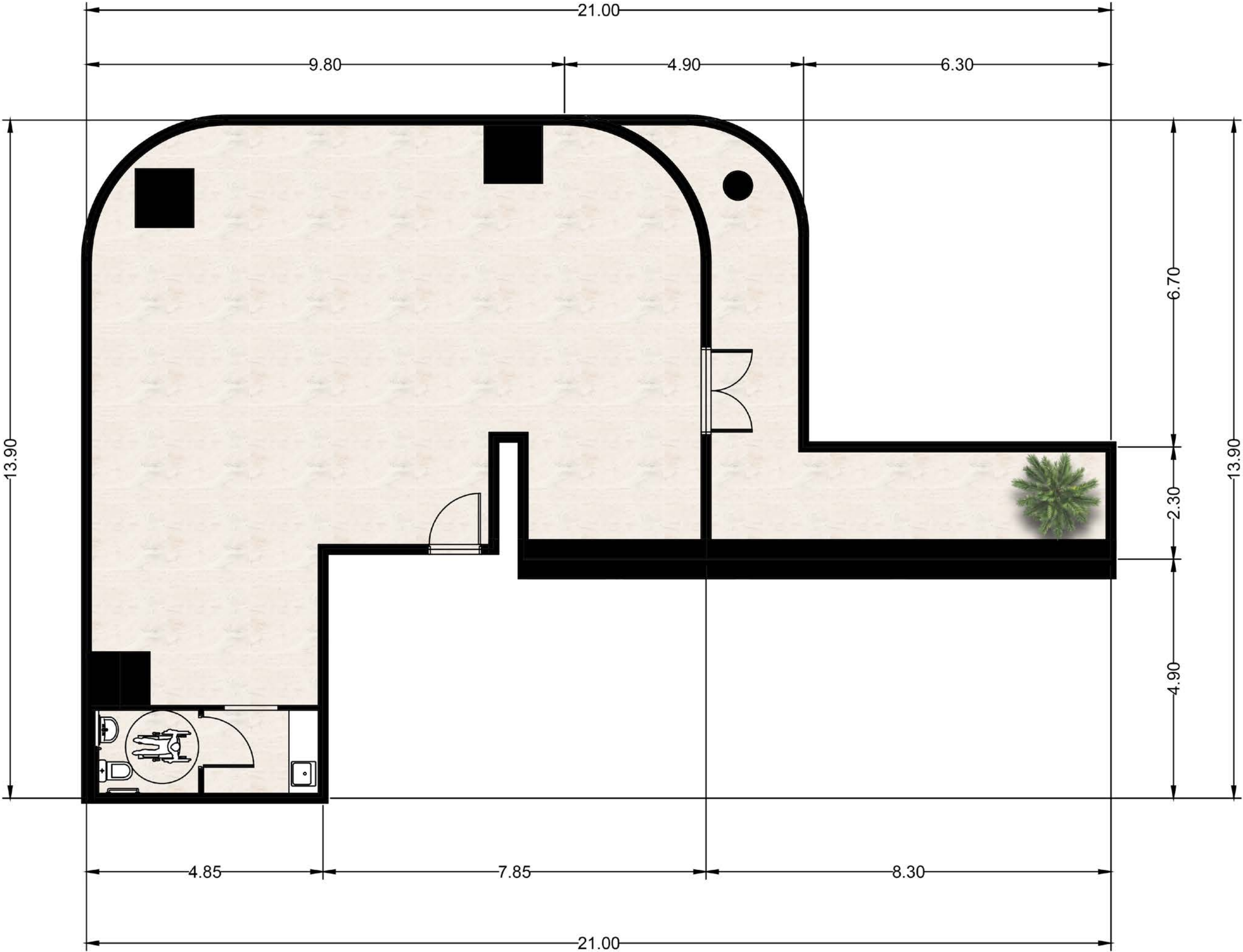
9TH, 15TH, & 24TH FLOOR - OFFICE 02

Internal Area	1,621 Sqft
Balcony Area	222 Sqft
Total Area	1843 Sqft



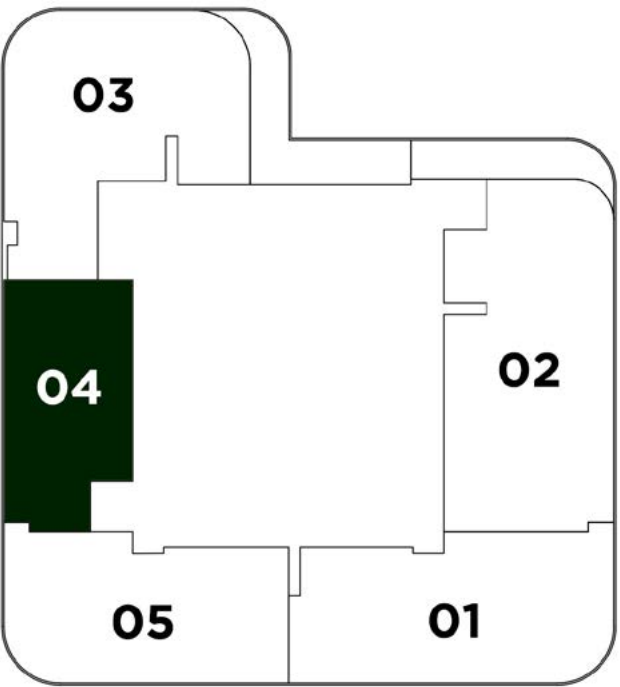
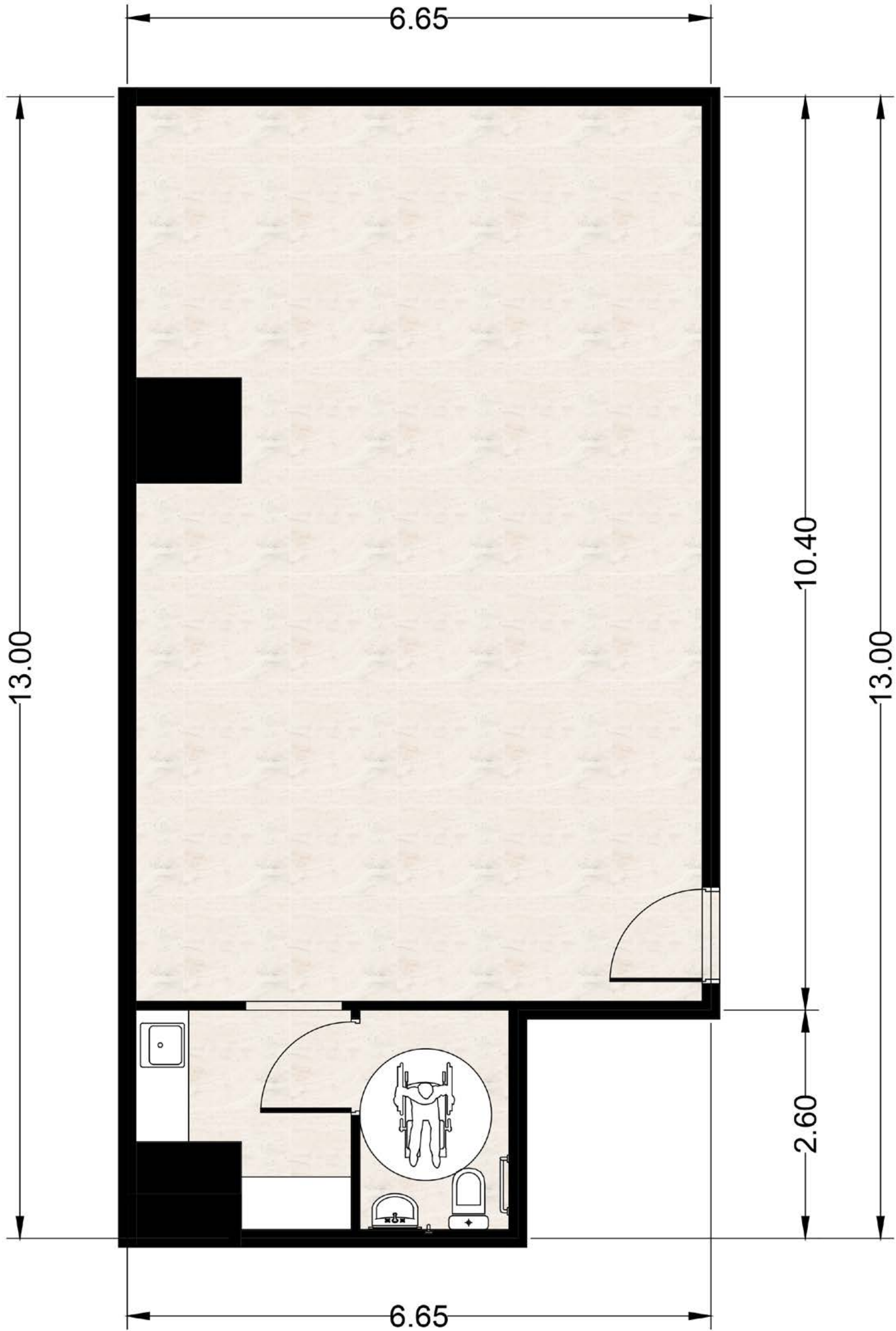
9TH, 15TH, & 24TH FLOOR - OFFICE 03

Internal Area	1,411 Sqft
Balcony Area	356 Sqft
Total Area	1,767 Sqft



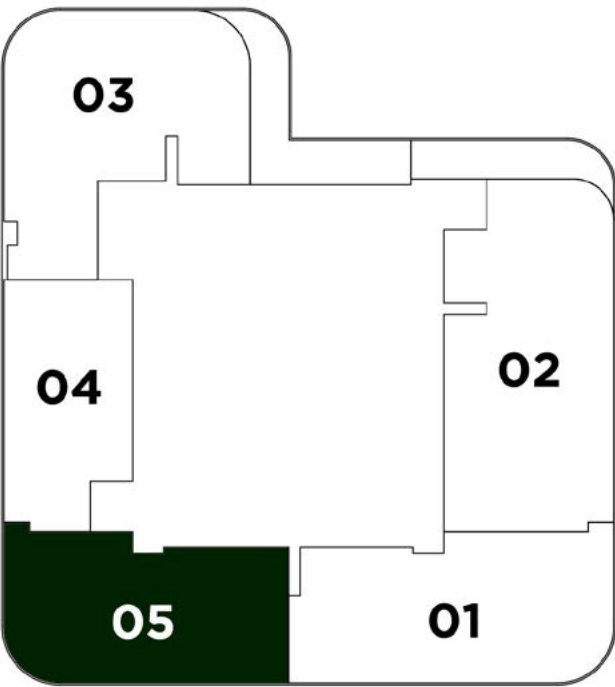
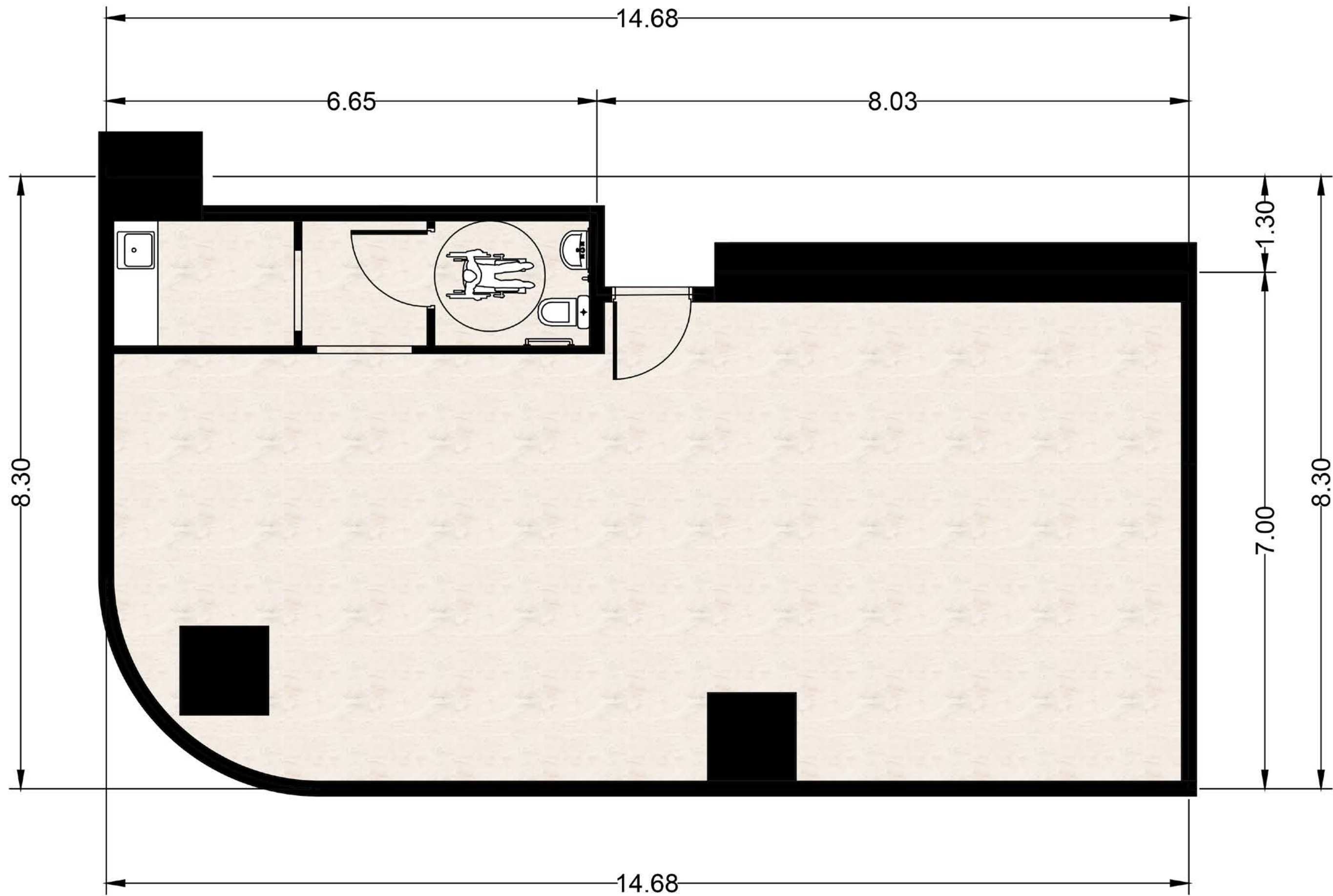
9TH, 15TH, & 24TH FLOOR - OFFICE 04

Total Area	862 Sqft
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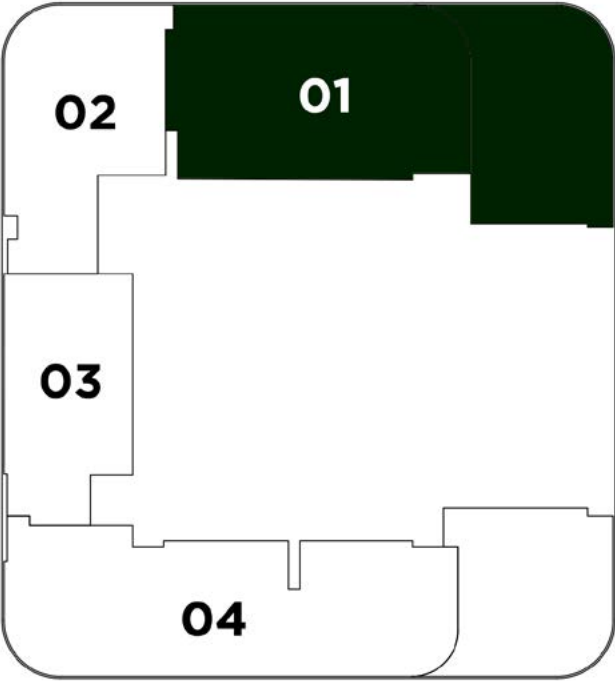
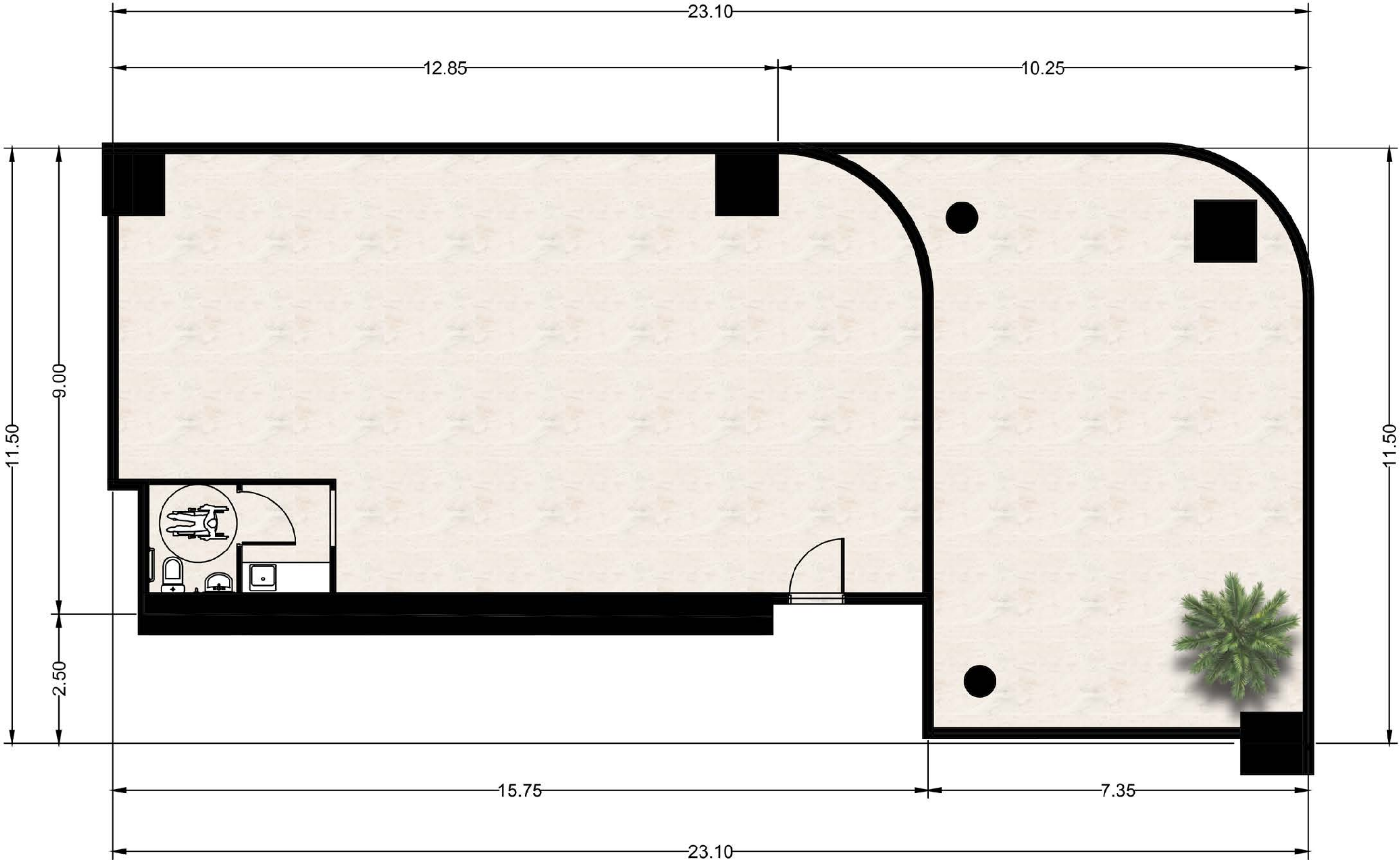
9TH, 15TH, & 24TH FLOOR - OFFICE 05

Total Area	1,145 Sqft
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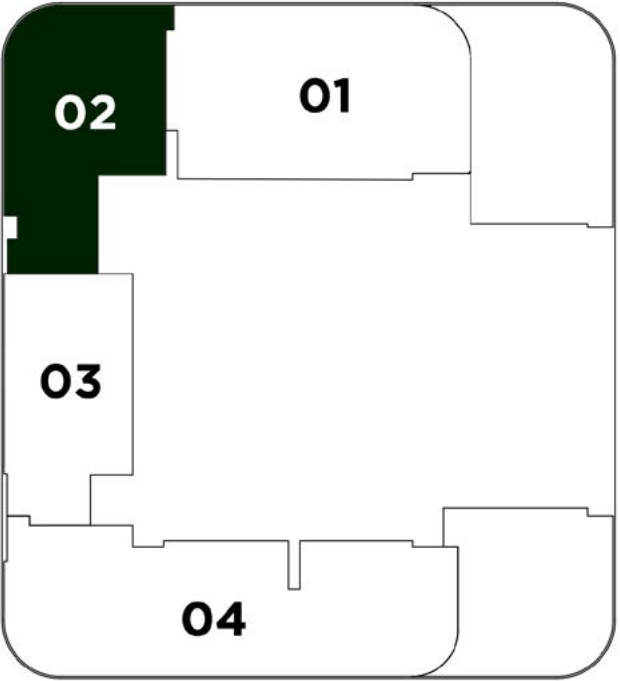
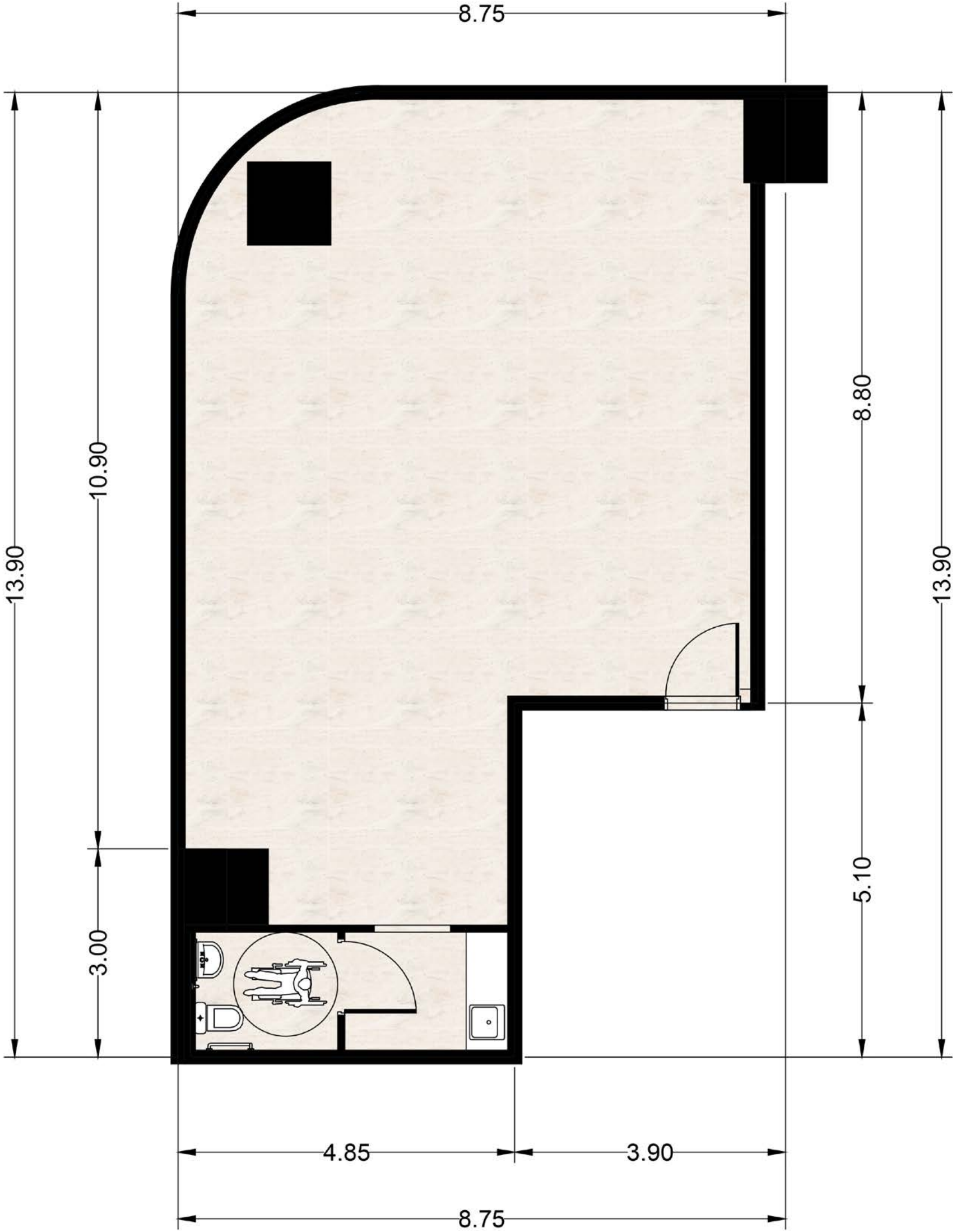
11TH FLOOR - OFFICE 01

Internal Area	1,478 Sqft
Balcony Area	897 Sqft
Total Area	2,375 Sqft



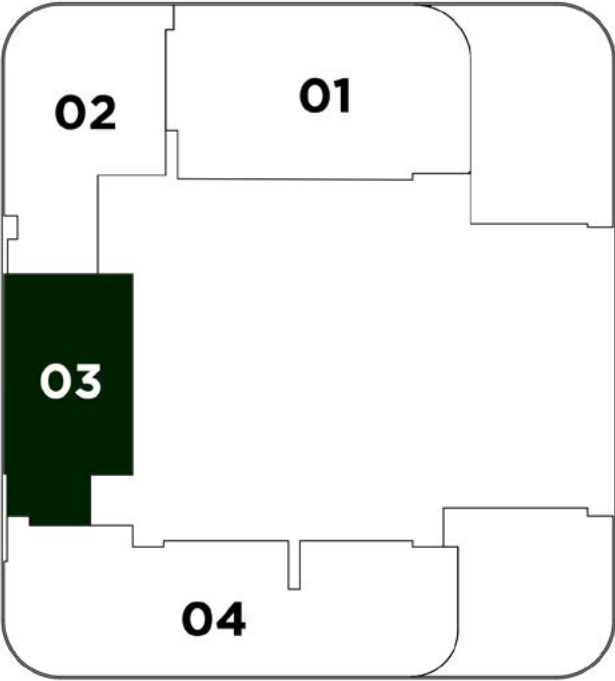
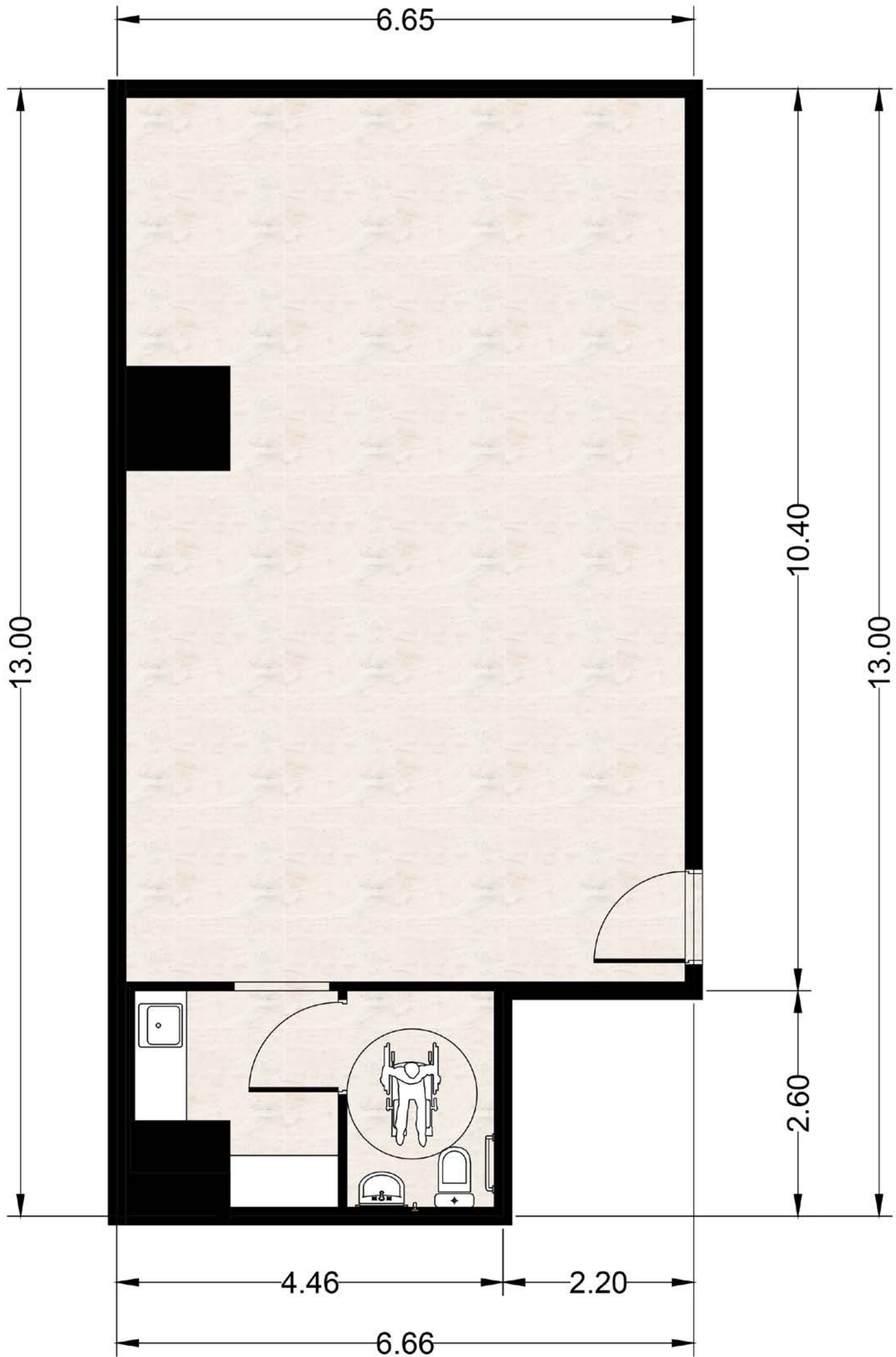
11TH FLOOR - OFFICE 02

Total Area	1031 Sqft
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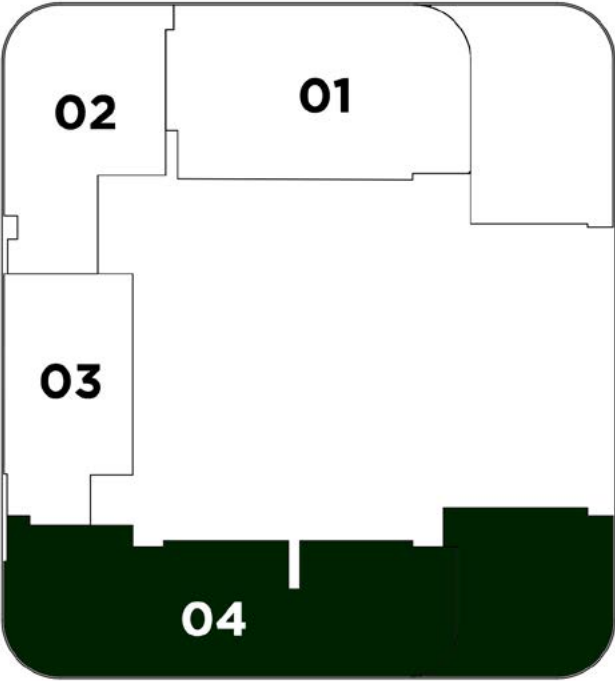
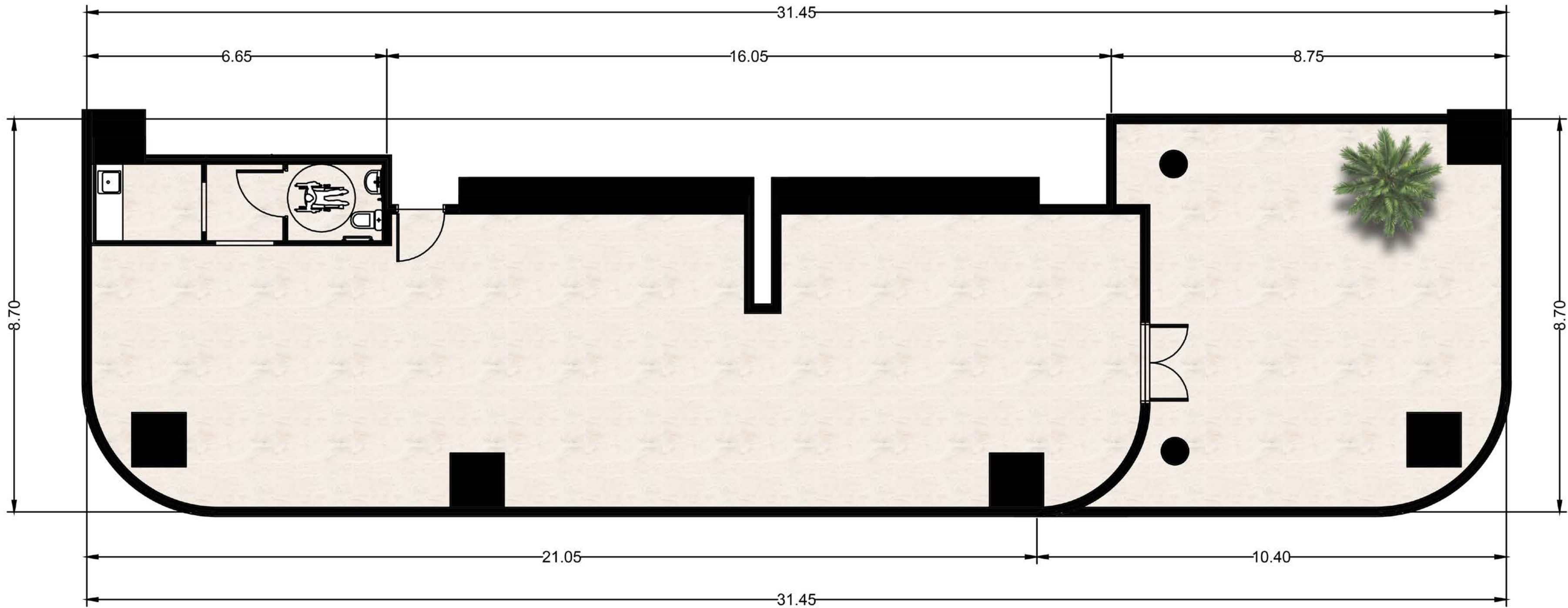
11TH FLOOR - OFFICE 03

Total Area	859 Sqft
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11TH FLOOR - OFFICE 04

Internal Area	1,766 Sqft
Balcony Area	753 Sqft
Total Area	2,519 Sqft



INDICATIVE
UNIT SIZE
AND PRICE

Type	Starting Size	Starting Price
Office	870 Sqft	AED 1,700,000

The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



CENTURION
PROPERTIES

ABOUT DEVELOPER

BUILDING TOMORROW'S URBAN LEGACY

Centurion Developers is a leader in reshaping urban environments through innovative, sustainable real estate development. Focused on creating vibrant communities where people can live, work, and relax, we blend cutting-edge design with environmental stewardship to ensure our projects are functional and future-ready.

We are committed to integrity, sustainability, and customer satisfaction. We strive to exceed expectations and deliver lasting value for communities and stakeholders.

Our vision goes beyond construction; it aims to enhance the quality of life and foster resilient, thriving cities with every development.



CAPITAL ONE

JVC



CENTURION
PROPERTIES

PRESENTED BY

OCTA
PROPERTIES