



fäm Properties

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JVC (JUMEIRAH VILLAGE CIRCLE)

Jumeirah Village Circle (JVC) is a comfortable and dynamic neighbourhood in the heart of Dubai, combining the tranquillity of the suburbs with the convenience of the metropolis. There are various types of housing: elegant villas and townhouses in Arabian and Mediterranean style, as well as stylish apartments suitable for families and those who live alone.

The area is well developed with over 30 green parks with jogging paths and playgrounds, supermarkets (Aswaaq Mart, Spinneys), schools (JSS International School) and medical centres such as Right Health Karama. For entertainment, you can head to Circle Mall, which has shops, a cinema and restaurants.

One of the main advantages of JVC is its convenient location. Dubai Miracle Garden is 11 minutes' drive away, Mall of the Emirates is 15 minutes' drive away and Dubai Marina and Downtown Dubai are 20 minutes' drive away. Palm Jumeirah and Burj Khalifa are 25 minutes away and international airports are 30 minutes away.

Proximity to Sheikh Zayed Road and Al Khail Road makes JVC attractive for living and investment.



FÄM PROPERTIES "CELESTARA RESIDENCES"

Prices:
From 491K to 1.7M AED

Handover:
2nd quarter of 2028

Furnishing:
Semi Furnished with Kitchen Appliances

Included:
Parking

Celestara Residences is an exclusive residential complex by the Al Dhana Real Estate Development, presented by the agency Fam Properties. Located in the dynamic Jumeirah Village Circle area, it combines comfort, modern design, and convenient transport accessibility. The building consists of a ground floor, a 5-level podium, 13 residential floors, and a roof. The facade is inspired by desert dunes: its smooth waves and cladding in sandy shades of marble create a harmony between nature and modern architecture.

The interiors are designed in a natural palette: marble, warm wood, and natural tones create an atmosphere of tranquility and sophistication. Studios, as well as 1-2 bedroom apartments, are available for purchase. Each residence is designed with a focus on connection with the environment and comfort.

The complex offers amenities for physical and emotional well-being: a rooftop pool, a fully-equipped gym, kids play area and a yoga-zone.

Thanks to its location, residents of the complex are provided with quick access to key city points: Khansoor Park JVC is a 3-minute drive away, Dubai Miracle Garden is 10 minutes, Dubai Autodrome is 15 minutes away, Palm Jumeirah is 22 minutes, and Downtown Dubai is 24 minutes away by car. DXB is 28 minutes away, and Al Maktoum International Airport is 30 minutes drive. Celestara Residences is an attractive choice for living and investment.

Building Configuration: G+5P+13+R



Al Dhana Real Estate Development

AMENITIES



Security and CCTV



Shared Pool



Kids Play Area



Lobby



Shared gym & fitness



Retail outlets



Private pool



Covered gym



Social zone



Yoga studio



Lift



Parking



Pool Deck



Sitting Area



Rooftop Pool



Open Kids Play Area



Cabanas

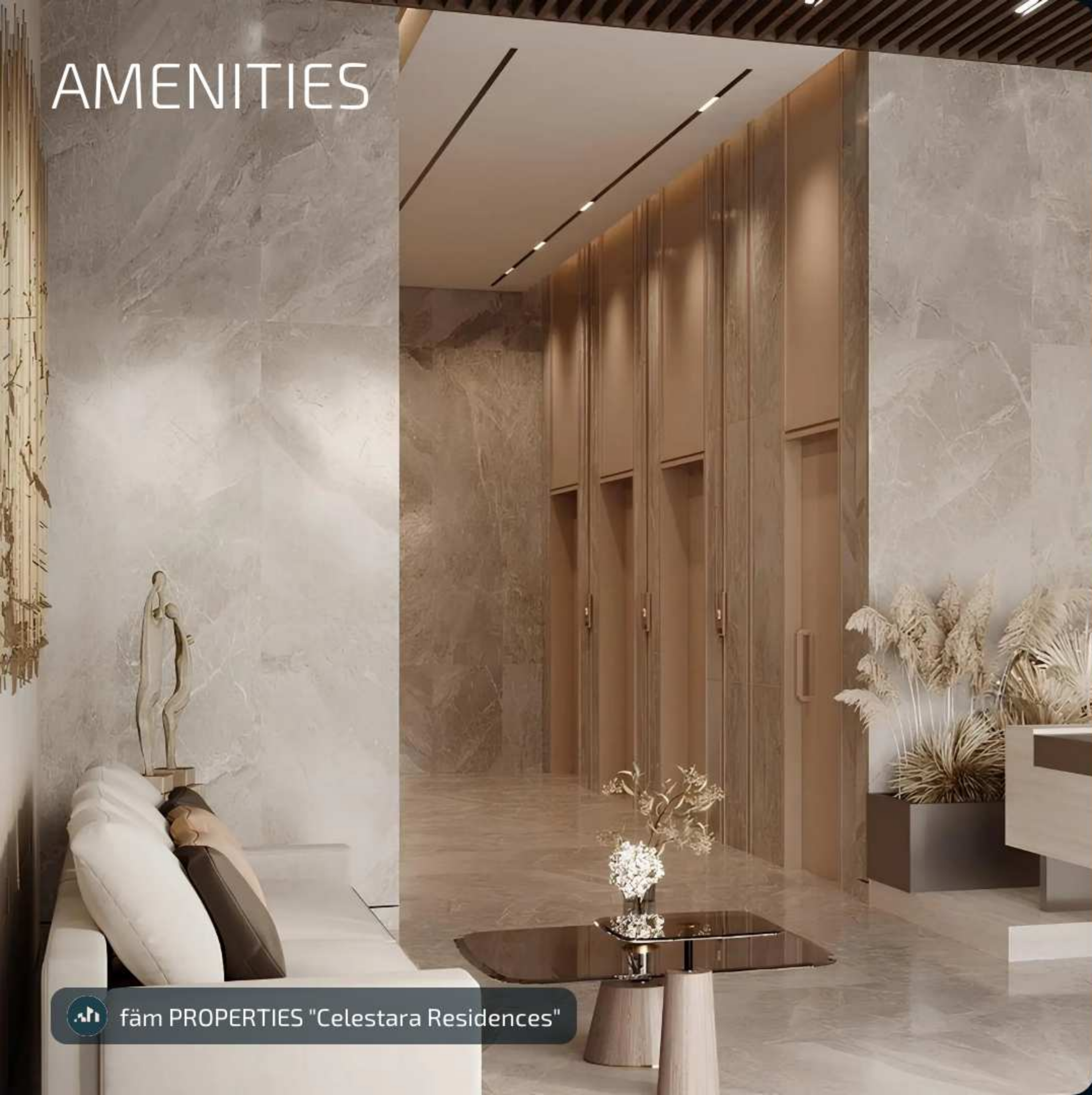


Indoor Yoga



fäm PROPERTIES "Celestara Residences"

AMENITIES



AMENITIES



făm PROPERTIES "Celestara Residences"



ARCHITECTURE



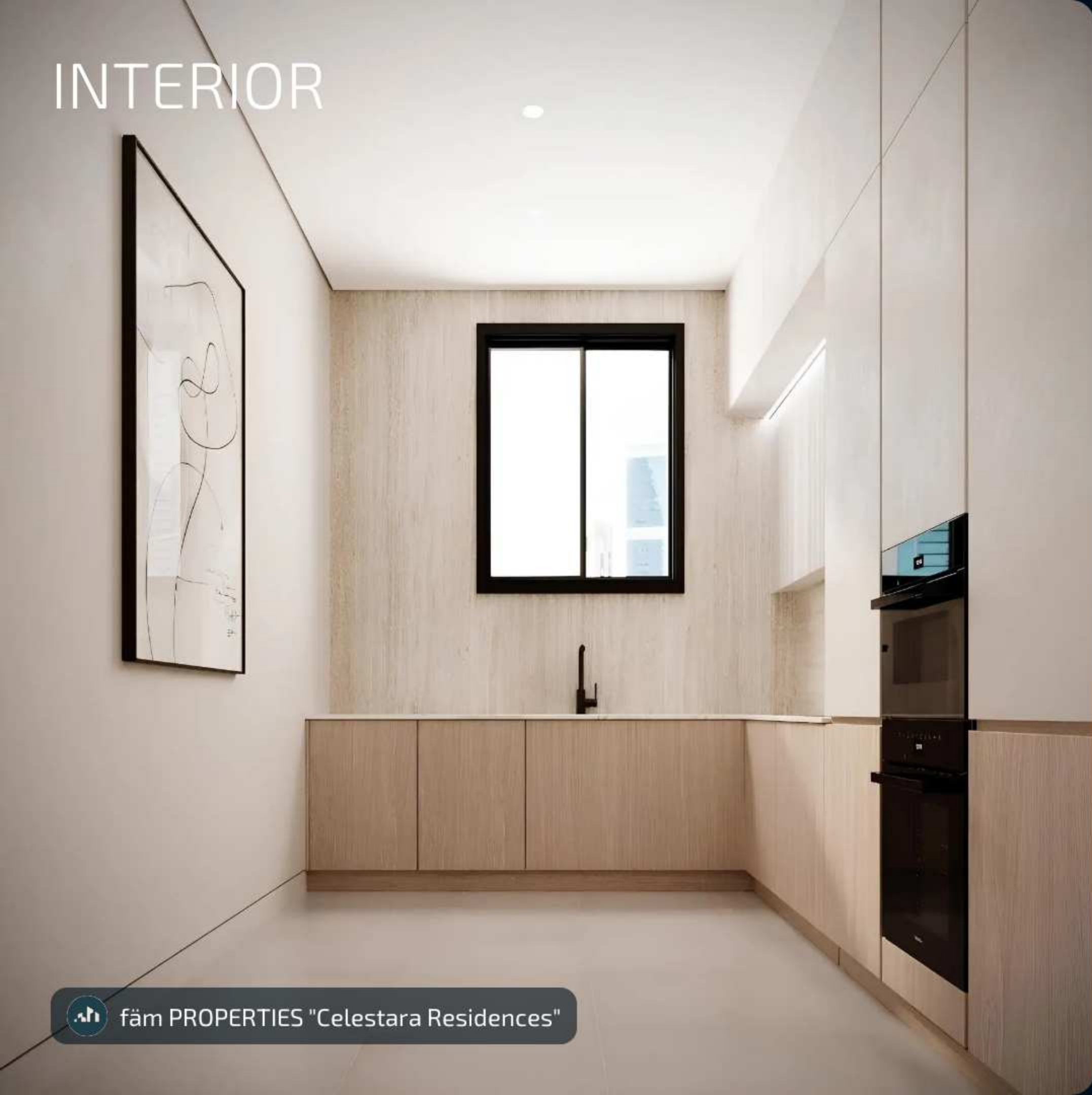
fäm PROPERTIES "Celestara Residences"



INTERIOR



INTERIOR



INTERIOR



fäm PROPERTIES "Celestara Residences"

PAYMENT

Bank transfer

The payment plans applicable only for units from developer

Payment Plan

20% + 4% DLD + 4200 AED Admin fee On booking

30% (5% every 4 months) From 4th to 24th months of booking

50% On completion



UNIT SPECIFICATION

#605

The information provided in the catalog is not a sales offer

Price

965,000.00 AED 223,783.50 EUR

Price per ft²

1,490.46 AED/ft² 345.64 EUR/ft²

Size

647.45 ft²

Floor

6

Layout

1 bedroom

Type

Apartments

Height

Simplex



fäm PROPERTIES "Celestara Residences"

UNIT SPECIFICATION

#607

The information provided in the catalog is not a sales offer

Price

876,000.00 AED 203,144.40 EUR

Price per ft²

1,566.27 AED/ft² 363.22 EUR/ft²

Size

559.29 ft²

Floor

6

Layout

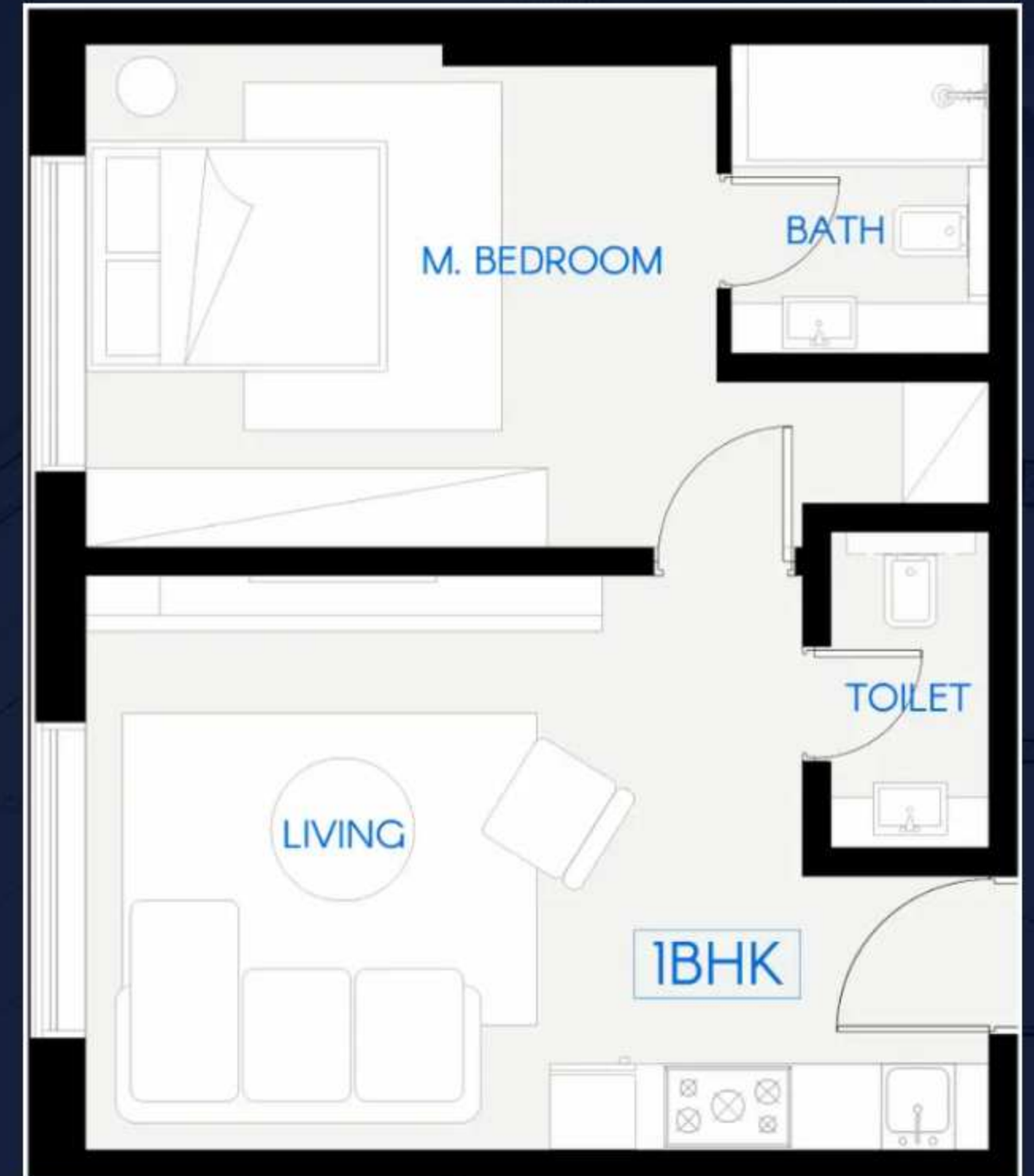
1 bedroom

Type

Apartments

Height

Simplex



fäm PROPERTIES "Celestara Residences"

UNIT SPECIFICATION

#1004

The information provided in the catalog is not a sales offer

Price

1,102,000.00 AED 255,553.80 EUR

Price per ft²

1,495.45 AED/ft² 346.79 EUR/ft²

Size

736.90 ft²

Floor

10

Layout

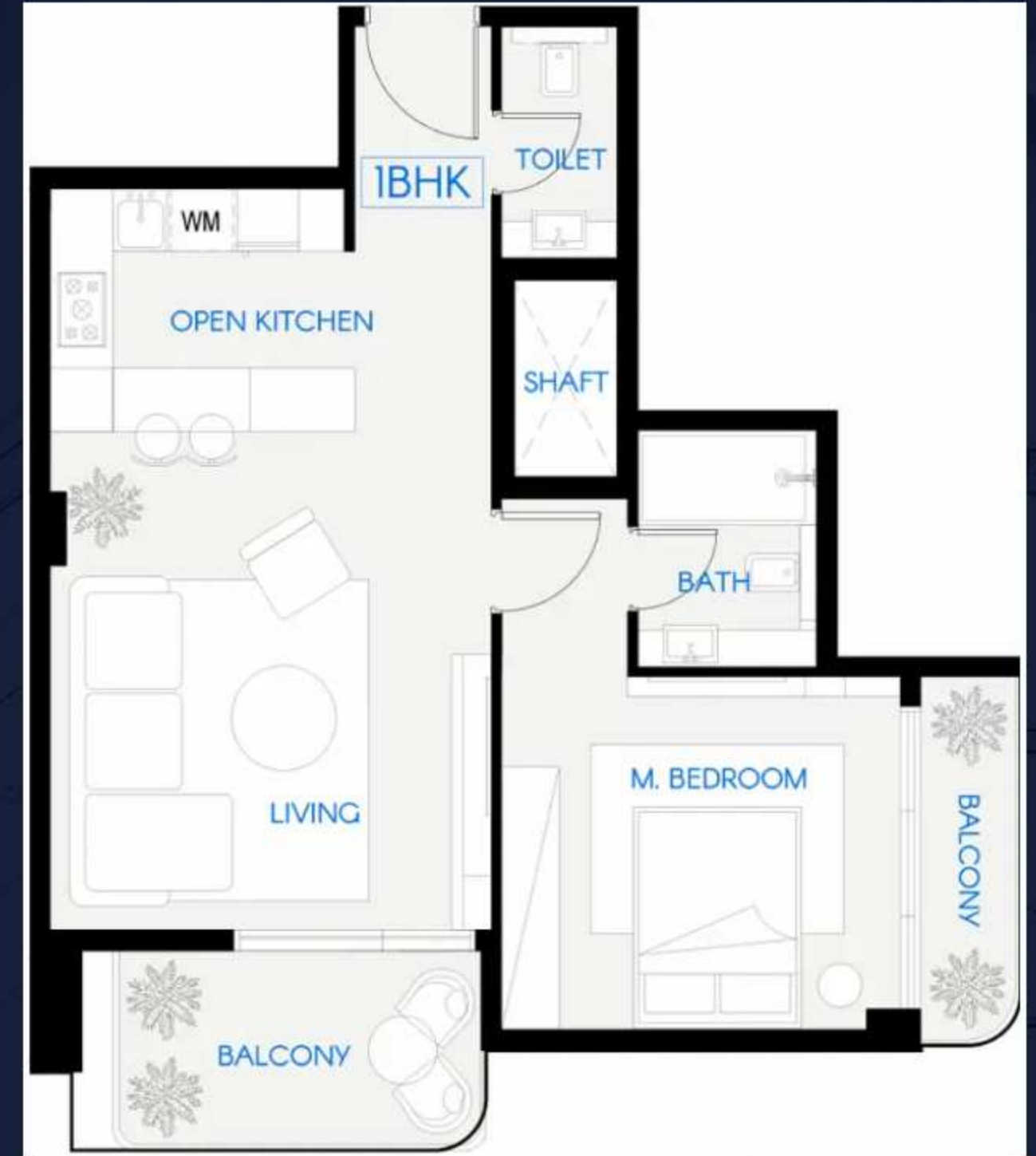
1 bedroom

Type

Apartments

Height

Simplex



f&m PROPERTIES "Celestara Residences"

UNIT SPECIFICATION

#1108

The information provided in the catalog is not a sales offer

Price

568,000.00 AED 131,719.20 EUR

Price per ft²

1,924.45 AED/ft² 446.28 EUR/ft²

Size

295.15 ft²

Floor

11

Layout

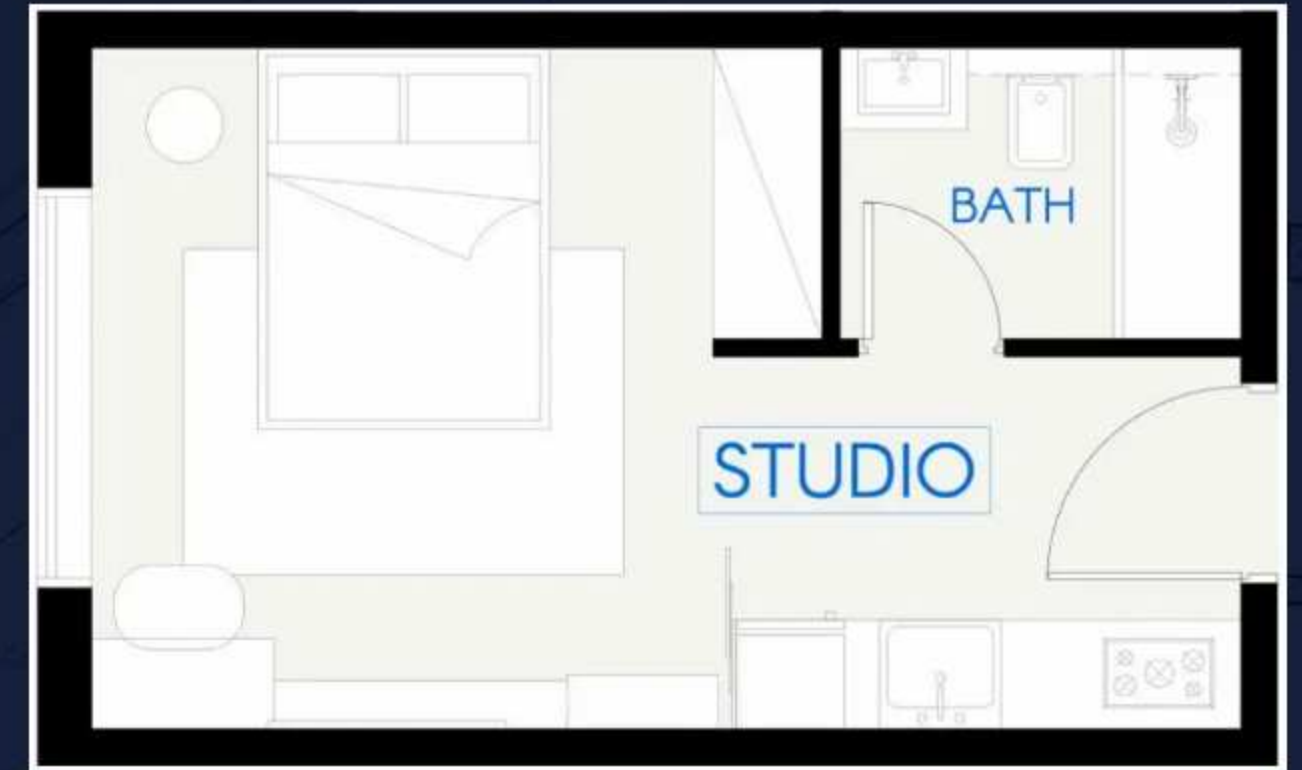
Studio

Type

Apartments

Height

Simplex



fäm PROPERTIES "Celestara Residences"

UNIT SPECIFICATION

#1109

The information provided in the catalog is not a sales offer

Price

509,000.00 AED 118,037.10 EUR

Price per ft²

1,926.21 AED/ft² 446.69 EUR/ft²

Size

264.25 ft²

Floor

11

Layout

Studio

Type

Apartments

Height

Simplex



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UNIT SPECIFICATION

#1205

The information provided in the catalog is not a sales offer

Price

719,000.00 AED 166,736.10 EUR

Price per ft²

1,857.55 AED/ft² 430.77 EUR/ft²

Size

387.07 ft²

Floor

12

Layout

Studio

Type

Apartments

Height

Simplex



fäm PROPERTIES "Celestara Residences"

UNIT SPECIFICATION

#1207

The information provided in the catalog is not a sales offer

Price

674,000.00 AED 156,300.60 EUR

Price per ft²

1,857.52 AED/ft² 430.76 EUR/ft²

Size

362.85 ft²

Floor

12

Layout

Studio

Type

Apartments

Height

Simplex



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UNIT SPECIFICATION

#901

The information provided in the catalog is not a sales offer

Price

1,637,000.00 AED 379,620.30 EUR

Price per ft²

1,395.64 AED/ft² 323.65 EUR/ft²

Size

1,172.94 ft²

Floor

9

Layout

2 bedroom

Type

Apartments

Height

Simplex



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UNIT SPECIFICATION

#910

The information provided in the catalog is not a sales offer

Price

1,674,000.00 AED 388,200.60 EUR

Price per ft²

1,395.17 AED/ft² 323.54 EUR/ft²

Size

1,199.85 ft²

Floor

9

Layout

2 bedroom

Type

Apartments

Height

Simplex



UNIT SPECIFICATION

#1003

The information provided in the catalog is not a sales offer

Price

1,000,000.00 AED 231,900.00 EUR

Price per ft²

1,533.30 AED/ft² 355.57 EUR/ft²

Size

652.19 ft²

Floor

10

Layout

1 bedroom

Type

Apartments

Height

Simplex



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