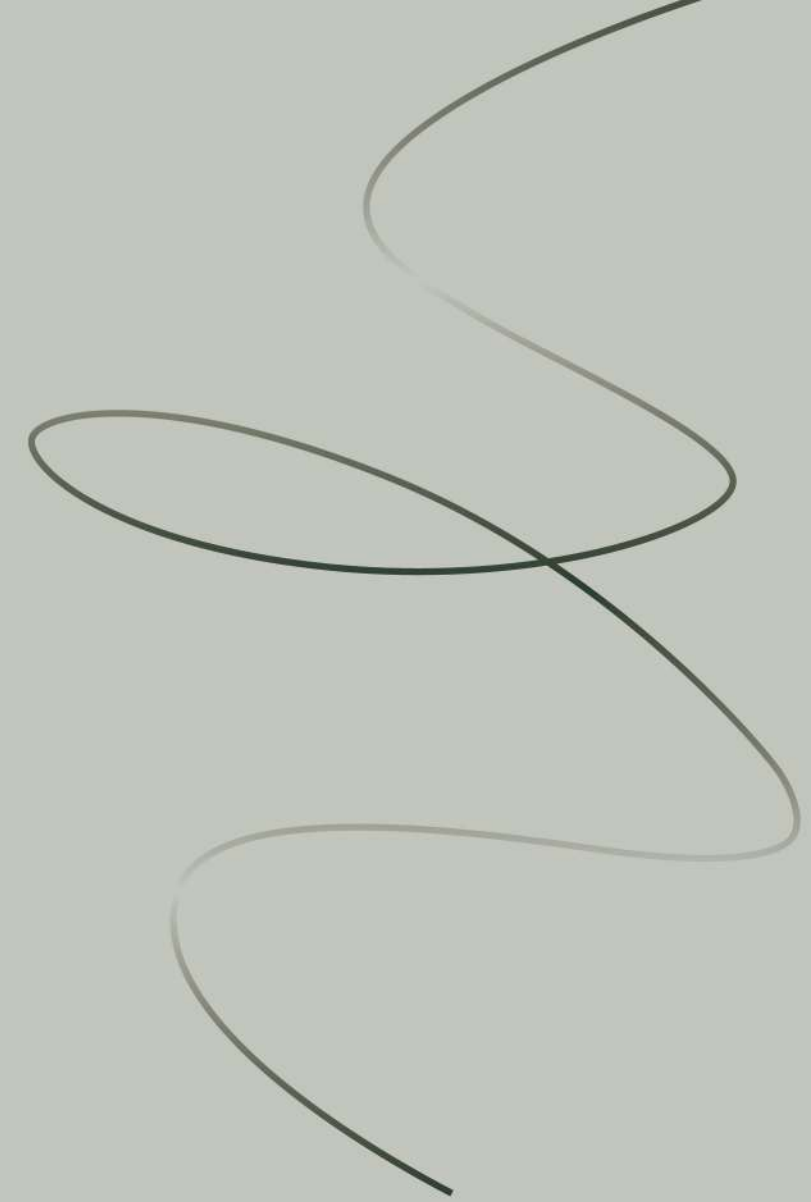


# DGM VISION

BROCHURE





DGM VISION

A MASTERPIECE OF MODERN DESIGN

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## MESSAGE FROM OUR CEO

We chose to create spaces that families would truly appreciate living in. Our approach prioritizes generous space reminiscent of our ancestors' dwellings, yet infused with the modern sophistication of today.

DGM investment & Vision is more than just two company; they represents innovation, unwavering commitment, and Emirati excellence. Through our vertically integrated real estate development platform, our legacy extends beyond mere bricks and mortar. It is crafted from visionary concepts, meticulous planning, and flawless execution.

# INVESTING IN DUBAI'S DGM VISION 2040

Investing in Dubai is an enticing opportunity for savvy investors and potential residents. Known for its exceptional safety, competitive property prices, and thriving economy, Dubai shines as a global beacon of opportunity. Its reputation for high capital appreciation and a business friendly environment makes it the top choice in the region for ease of doing business, offering a supportive platform for entrepreneurial ventures and investment growth.

Additionally, the absence of personal income tax and the attractive long-term residency options through the Golden Visa program enhance its appeal. Strategically located as a global business hub with excellent worldwide connectivity, Dubai offers a lifestyle enriched by worldclass amenities and cultural diversity. Embrace a prosperous future and elevate your living standards by investing in the dynamic and vibrant city of Dubai.

## TAX

You don't pay any income Tax

## INVESTING IN DGM VISION

Allows you to obtain two years renewable residence permit

## POPULATION GROWTH

Dubai's Vision 2040 aiming for 5.4M

## 100% BUSINESS OWNERSHIP

Applicable for all commercial companies

## GREENER DUBAI

Greener Dubai and Recreational space double in size

## EASE OF INVESTMENT

High regulated market

# LUXURY UNLEASHED THE DUBAI EXPERIENCE

Discover the stunning elegance of Dubai, where sophistication and beauty shine in every corner. Dubai captivates with its luxury, offering pristine beaches and excellent facilities for a top-notch lifestyle. Here, the extraordinary is normal, with wonders like the grand Burj Khalifa. Enjoy vibrant nightlife, rich culture, and unique shopping experiences. In Dubai, luxury is a part of everyday life. promising a world of exquisite living.





DUBAI  
FINANCIAL CENTER



MUSEUM OF  
FUTURE





## LOCATION AND LANDMARKS

Designed for the sophisticated urban dweller, DGM Vision redefines luxury living in Jumeirah Garden City, Dubai. Nestled on the prestigious Sheikh Zayed Rd, this prime location places you step away from Eden House Apartment, Dubai Financial Center, Museum of the future, Burj Khalifa, Dubai Mall, City Walk, Jumeirah Beach, and more, offering unparalleled convenience.

# DUBAI UNITED ARAB EMIRATES

Museum of Future  
5 minutes

Down Town  
5 minutes

Burj Khalifa  
5 minutes

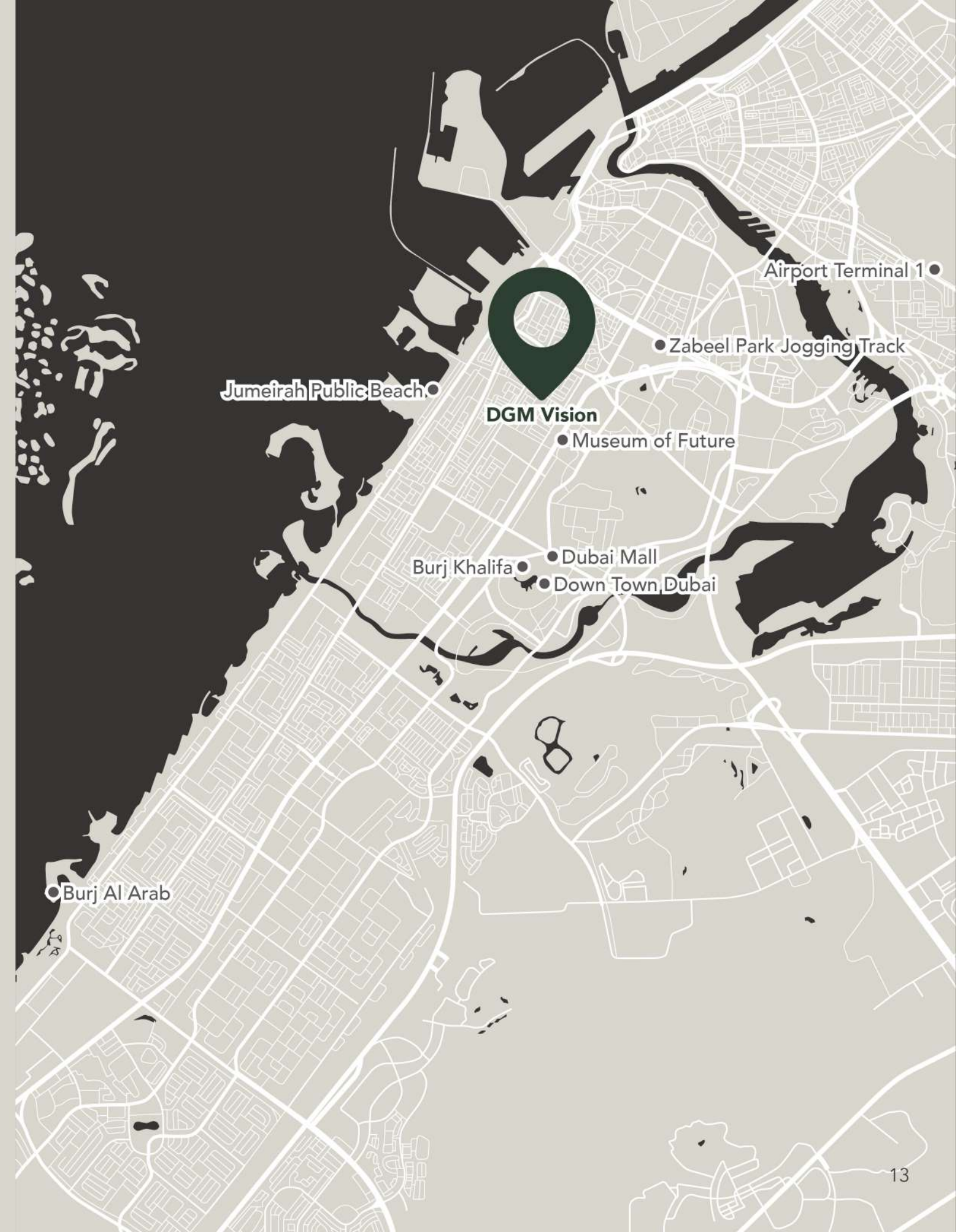
Dubai Mall  
7 minutes

Zabeel Park Jogging Track  
9 minutes

Jumeirah Public Beach  
10 minutes

Airport Terminal 1  
13 minutes

Burj Al Arab  
20 minutes





## DISCOVER DUBAI JUMEIRAH GARDEN CITY

The Jumeirah Garden City area boasts a prime urban location and is renowned for its high-end residences, top-quality amenities, and beautiful natural environment. Residents here enjoy convenient transportation and abundant living resources while experiencing the tranquility and beauty of a garden-like setting. The properties in this area have significant appreciation potential, making it a popular choice for investors. Jumeirah Garden City is a high-end community that perfectly blends a superior location, luxurious living, and cultural diversity, making it an ideal place for both living and investment.

# THE KING OF COST-PERFORMANCE, YOUR BEST CHOICE.

## JUMEIRAH GARDEN CITY PROPERTY PRICES

DIFC

4000 AED / Sfqt +

CITY WALK

4000 AED / Sfqt +

**DGM VISION**

**Coming Soon**



DISCOVER DUBAI JUMEIRAH  
GARDEN CITY

# DGM VISION

Welcome to DGM Vision, where every corner invites you to explore the essence of vibrant lifestyle. With modern amenities seamlessly integrated into the community, experience a harmonious blend of comfort and convenience. Embrace the opportunity to live, thrive, and indulge in the true essence of Dubai at DGM Vision.



DGM VISION

ENTRANCE

PARKING

# YOUR SPACE MATTERS SPACE IS WHAT WE NEED IN TODAY'S CONGESTED LIFE

Studies indicate that spacious living environment positively impact health by providing more natural light, improving air quality, and offering space for physical activity, which enhances mental and physical well-being.

[SOURCE]  
JOURNAL OF ENVIRONMENTAL PSYCHOLOGY

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## FLOOR-TO-FLOOR WINDOWS

Floor to floor windows, bringing in more natural light

---

## ELEVATED CEILINGS

High ceilings, at 3.5 meters. Our ceiling height is higher than the average

---

## 180° OPEN VIEWS

Our apartments offer 180° open views, connecting residents to a breathtaking panorama of natural landmarks, enhancing your home with beauty and tranquility

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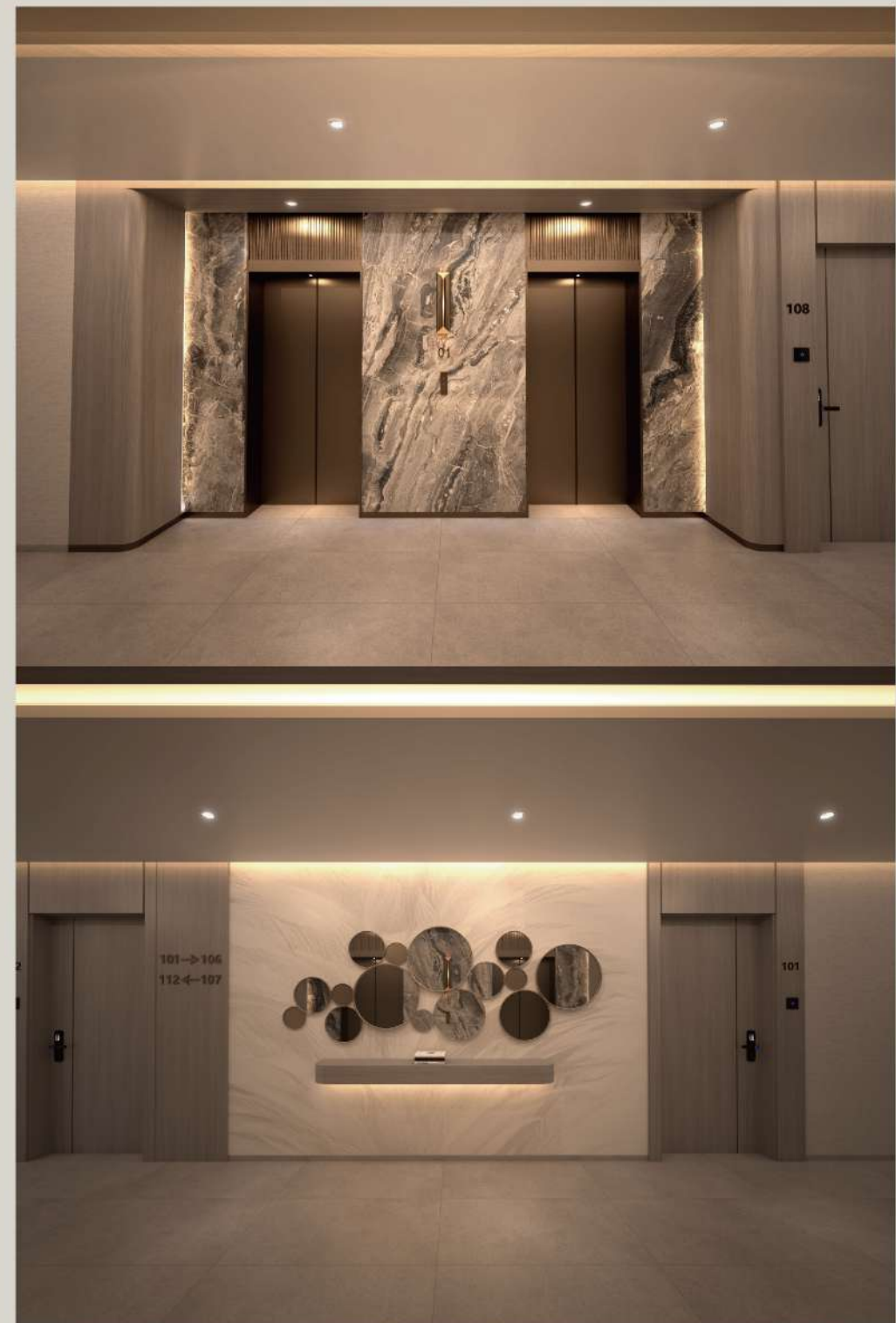


## PREMIUM FURNISHING AT EVERY STEP

From intricately tiled corridors to elegantly finished walls, our commitment to premium quality shines through at every step. Each element of our design has been carefully selected and crafted to ensure a luxurious living experience.







# WE ARE RIGHT WHERE YOU ARE

At DGM Vision, you will be able to communicate with your community and building management in various ways. You can call our toll-free number, contact us via our 24/7 WhatsApp line, or use the app and portal to process your requests.

## Smooth Move in and Move out

Hassle-free process for your move-ins and move-outs.

## Work Permits and NOC's

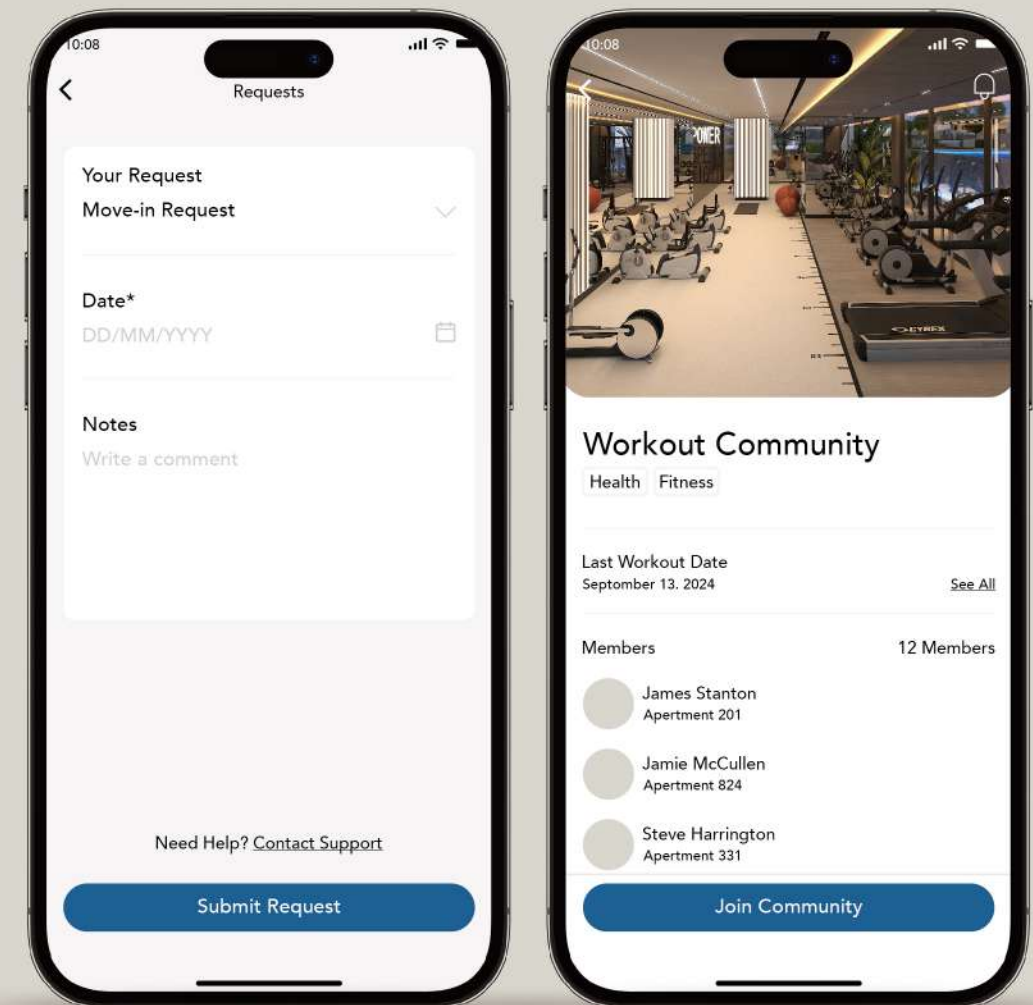
Apply for work permits and NOCs easily.

## Engage with the Community

Engage with the community on the community wall.

## Track your Requests

Effortlessly track the status of your requests.



## FULLY AUTOMATED SMART HOME

Our residences feature fully automated systems, equipped with cutting-edge smart home technology. Enhance your living experience by integrating additional compatible smart devices, allowing for a personalized and integrated smart home setup.



# ELEVATING EVERY CORNER OF YOUR LIVING SPACE

At DGM Vision, we've taken your well-being to heart by installing air quality monitoring sensors. Breathe easy knowing that the air you inhale is clean and healthy, promoting a better lifestyle for you and your family.

## AIR QUALITY MONITORING SYSTEM

Installing air quality sensors in buildings can significantly enhance resident health by continuously monitoring and managing indoor air conditions, reducing pollutants and ensuring optimal air quality.

[SOURCE]  
Building and Environment Journal





# THIS IS NOT JUST A BUILDING IT'S A LIFESTYLE

## CONCIERGE SERVICE

At DGM Vision, we understand that true luxury encompasses more than just yormal amenities; It's about personalized attention and seamless convenience. That's why our dedicated concierge team is committed to supporting and assisting all residents with their every need, ensuring lifestyle of unparalleled comfort and ease.

---

## ON DEMAND HOUSE KEEPING SERVICE

Experience the epitome of convenience and care with on-demand housekeeping service. Tailored for the discerning, our housekeeping ensures your home remains a pristine sanctuary.

---

## ON DEMAND DAY CARE SERVICE

Concurrently, on demand daycare offers a nurturing environment for your little ones, blending educational activities with fun in a secure setting. Together, they symbolize our dedication to enhancing your lifestyle and peace of mind.

## BUILDING FEATURES AND AMENITIES

At DGM Vision, every day is a delight filled with relaxation and joy, offering a life of unparalleled comfort with world-class amenities and dedicated services. Start your mornings with a boost of energy in our state-of-the-art gym, featuring the latest fitness equipment and personalized workout sessions tailored to your needs. Unwind by the pool in the afternoon, surrounded by the sounds of laughter and family fun as you soak up the sun in a serene environment. As evening falls, savor breathtaking panoramic views from our rooftop terrace, relaxing and taking in the stunning sunsets or the twinkling city lights.

With everything you need for enjoyment and relaxation at your fingertips, including a luxurious pool and fully equipped gym, our dedicated team ensures seamless living with meticulously maintained facilities and personalized services. Welcome to a lifestyle focused on luxury and ease, where your comfort and satisfaction are our top priorities. Embrace the joy of living at DGM Vision, where every detail is designed to enhance your experience.





## STEP INTO A WORLD OF POSSIBILITIES

Welcome to our state-of-the-art gym, where every workout is a step towards becoming your best self. Our fitness center is equipped with the latest machines and designed for your ultimate comfort, creating an environment that encourages you to push your limits and achieve your wellness goals. Whether you are a beginner or a seasoned fitness enthusiast, our gym offers a comprehensive experience that nurtures your body, mind, and spirit.



## SPLASH AND SERENITY

DGM Vision's private pool is not merely a swimming area; it's an oasis of tranquility where luxury meets leisure. This exclusive aquatic haven is designed for those who desire more than just a dip. Featuring cutting-edge amenities and a serene ambiance, it offers an inviting space to relax and rejuvenate. Whether you're an avid swimmer or someone seeking a peaceful retreat, DGM Vision's pool is a place where wellness is embraced with elegance, providing an elevated experience for residents to enjoy their aquatic pursuits with grace and sophistication.









## LUXURY CORRIDORS REDEFINED

Luxury corridors set new standards for high-end living and business environments. These spaces combine elegance and practicality with premium finishes, modern technology, and custom furnishings. Found in residences, luxury hotels, and top-tier office buildings, they enhance visual appeal while ensuring convenience and accessibility.

Their strategic layout and design reflect a commitment to quality, making every passage through them a truly luxurious experience.

## SUPERIOR CRAFTSMANSHIP IN EVERY DETAIL

Our dedication to premium quality is evident in every detail of our spaces, from the intricately tiled corridors to the elegantly finished walls. Each element is meticulously crafted to reflect our high standards, ensuring a sophisticated and luxurious environment.





## SMART LIVING DISCOVER OUR FULLY FURNISHED MODERN APARTMENTS

Step into the Furnished with our fully fitted apartments, where advanced technology meets luxury living. We provide high quality, sleek design, reliability, energy efficiency and advanced technology. Each apartment offers intuitive controls, enhanced efficiency and customizable features tailored to your lifestyle.



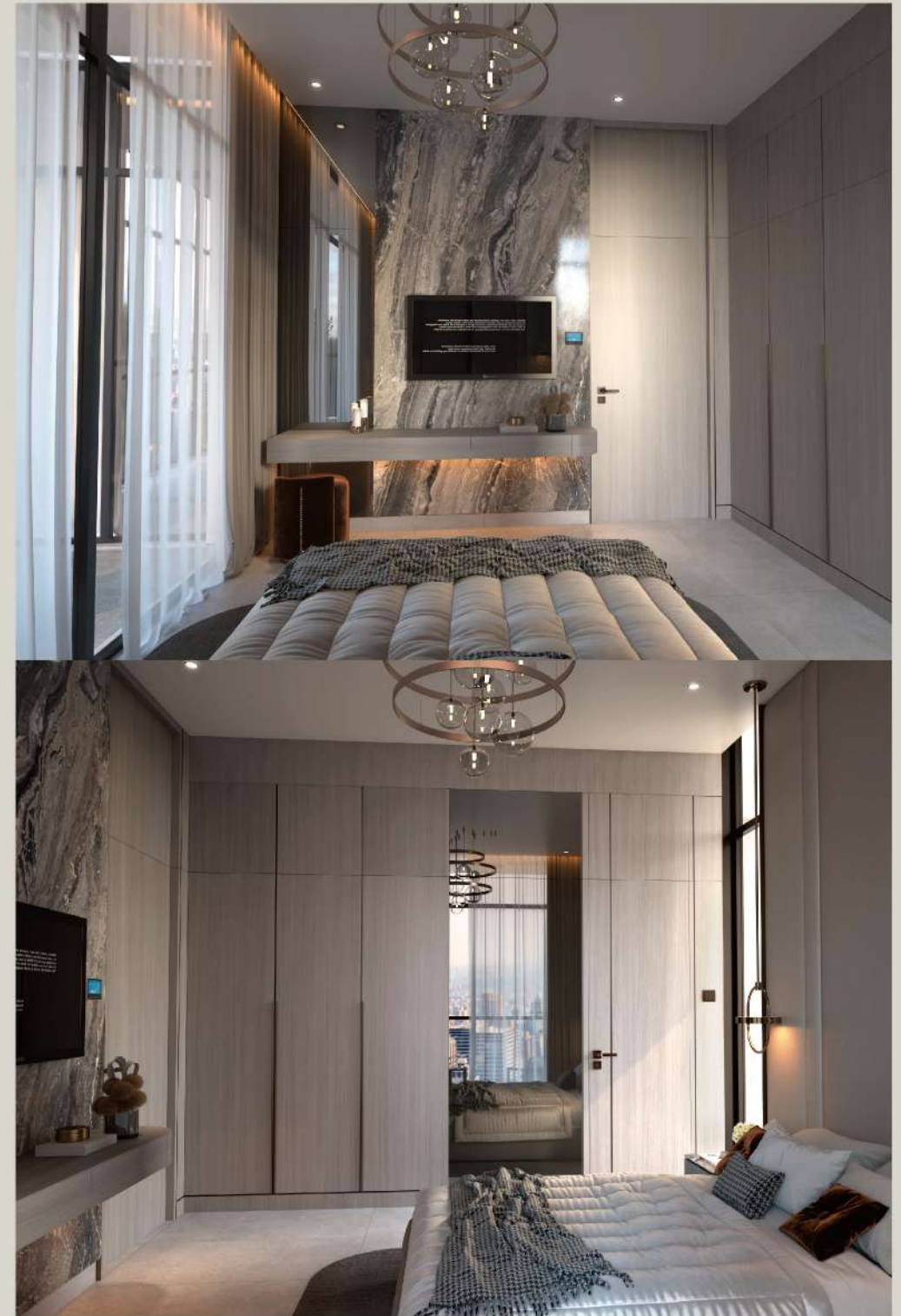
















## THE PINNACLE OF MODERN LIVING

Experience the superior craftsmanship of DGM Vision, where every element is constructed with the highest quality materials. The attention to detail in every aspect, from the soundproof walls to the energy-efficient lighting, guarantees a space that is not only stunning but also built to endure.













BATHROOM  
PORCELAIN



WOODEN  
DOOR



PORCELAIN  
FLOORING



WALL  
PAPER



SMART  
HOME



ELECTRICAL  
APPLIANCES



KITCHEN  
COUNTERTOPS



SANITARYWARE  
BAGNODESIGN

## ALL THE MATERIALS ARE CRAFTED WITH EXCELLENCE BUILT TO LAST

Crafted with the finest high-end materials, our luxury apartments promise unparalleled durability and elegance. Enjoy a home where quality and beauty seamlessly blend, providing you with a sanctuary of style and strength.

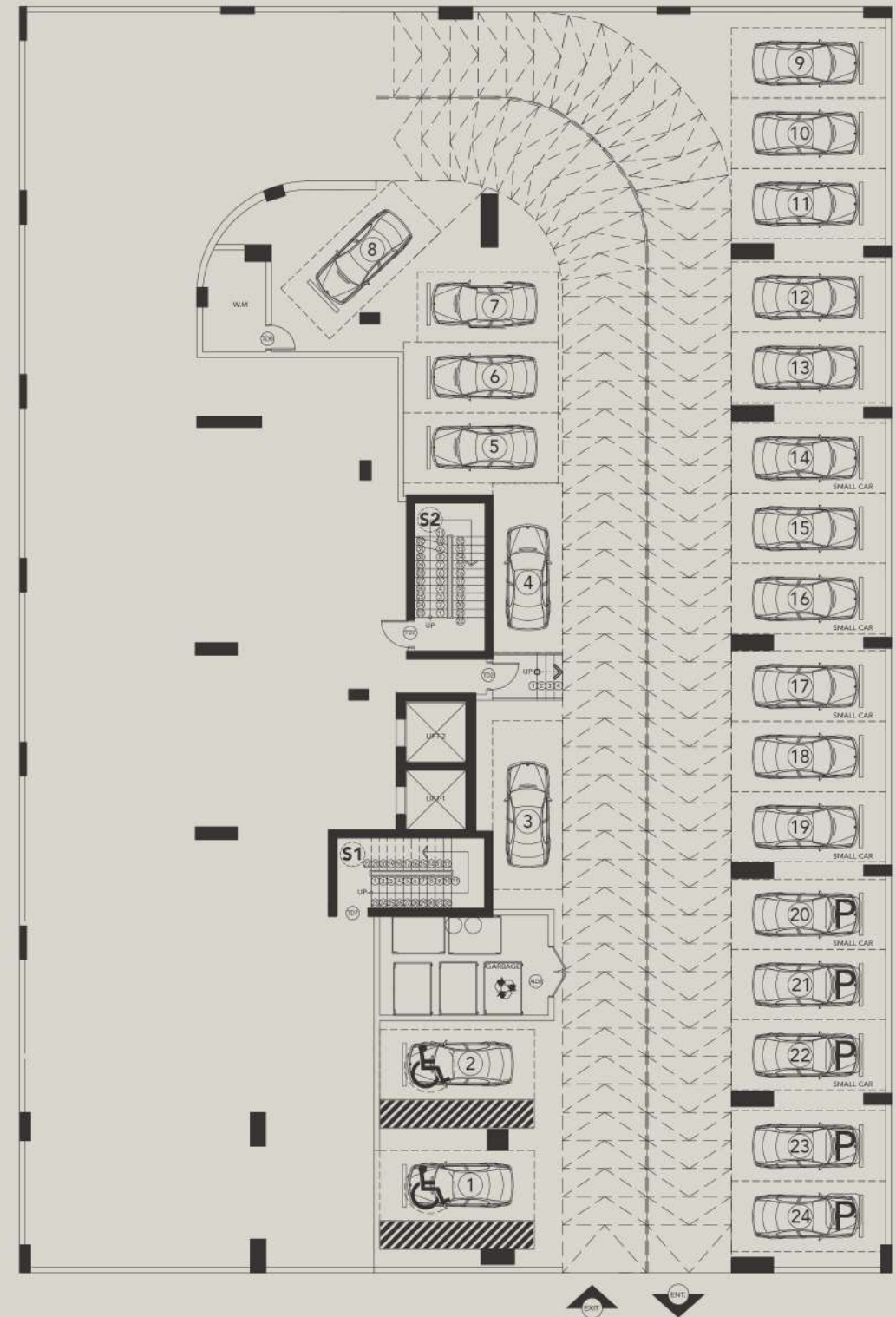
# DGM VISION FLOOR LAYOUT

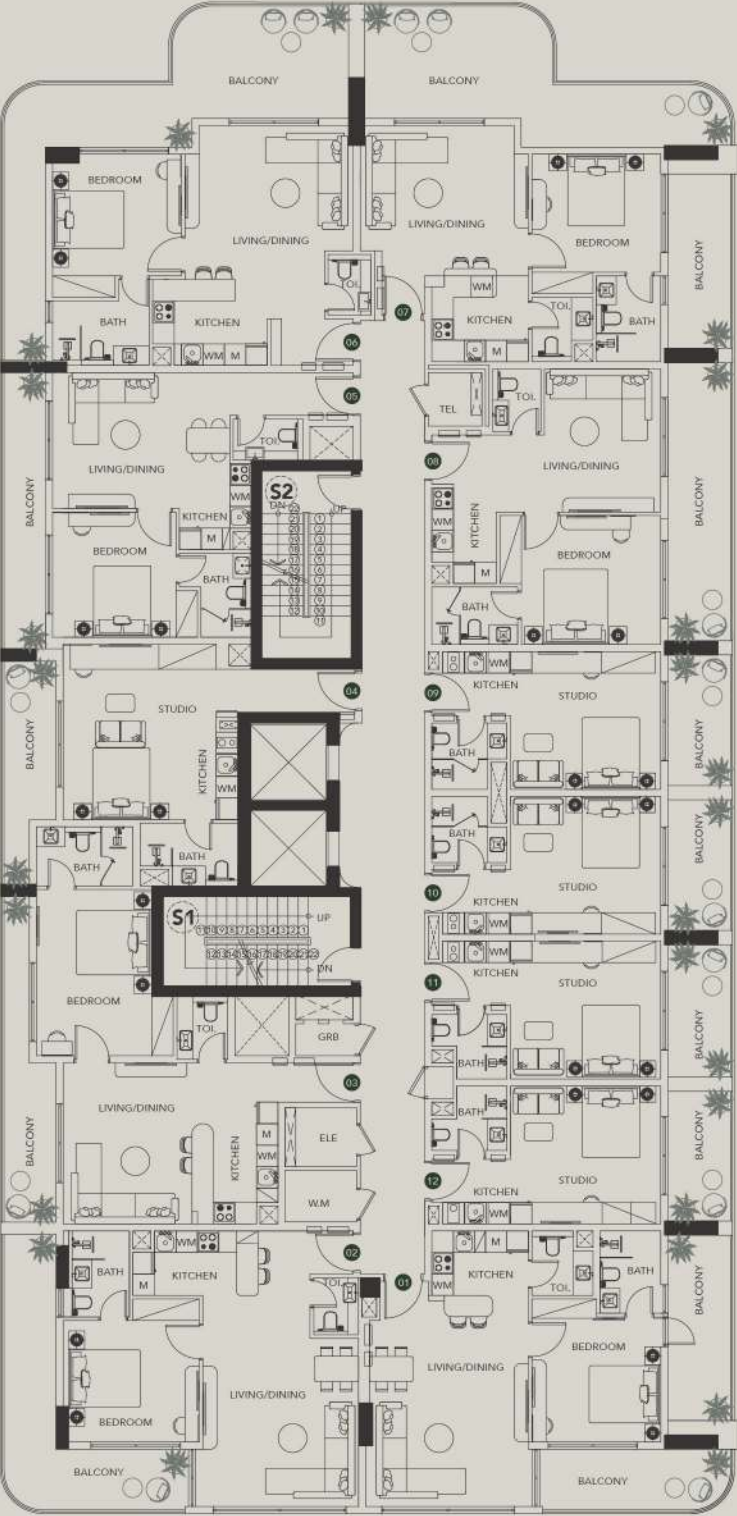
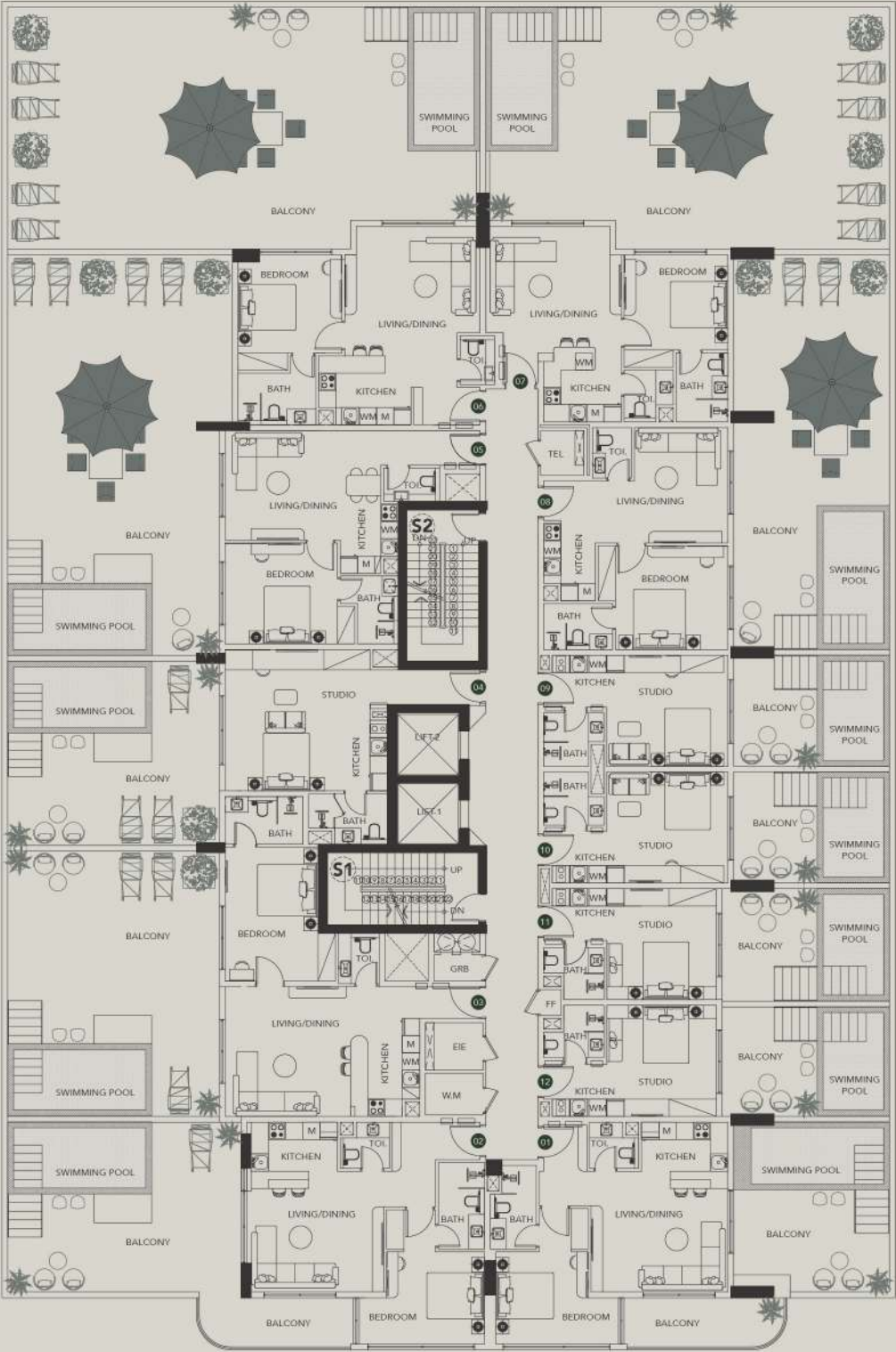
DGM Vision is shaping DGM Vision with a clear vision: to offer more than just residences. DGM Vision is a testament to our commitment to providing a seamless blend of luxury and city living. Our goal is to create spaces that transcend convenience, inviting residents to explore and enjoy the beauty of Dubai effortlessly.

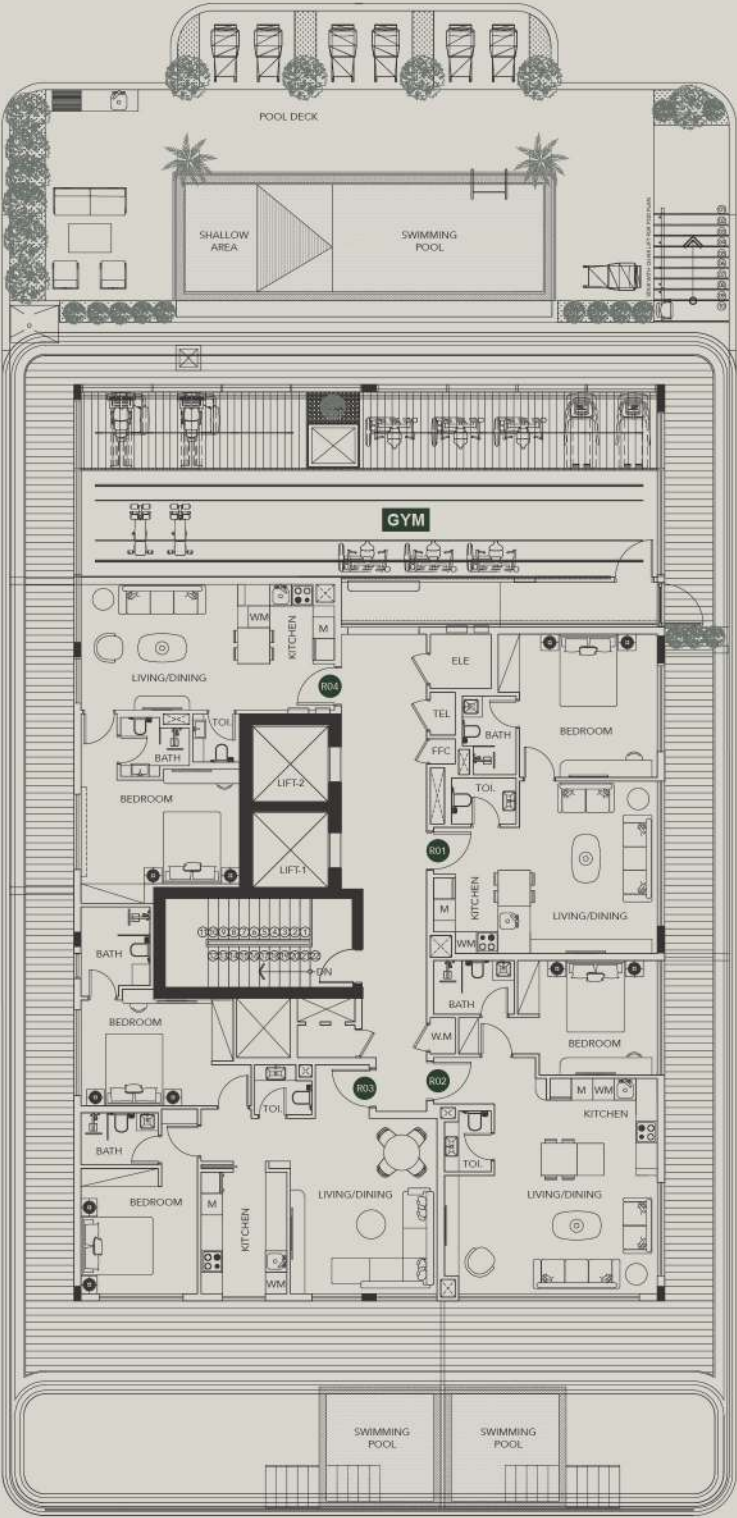
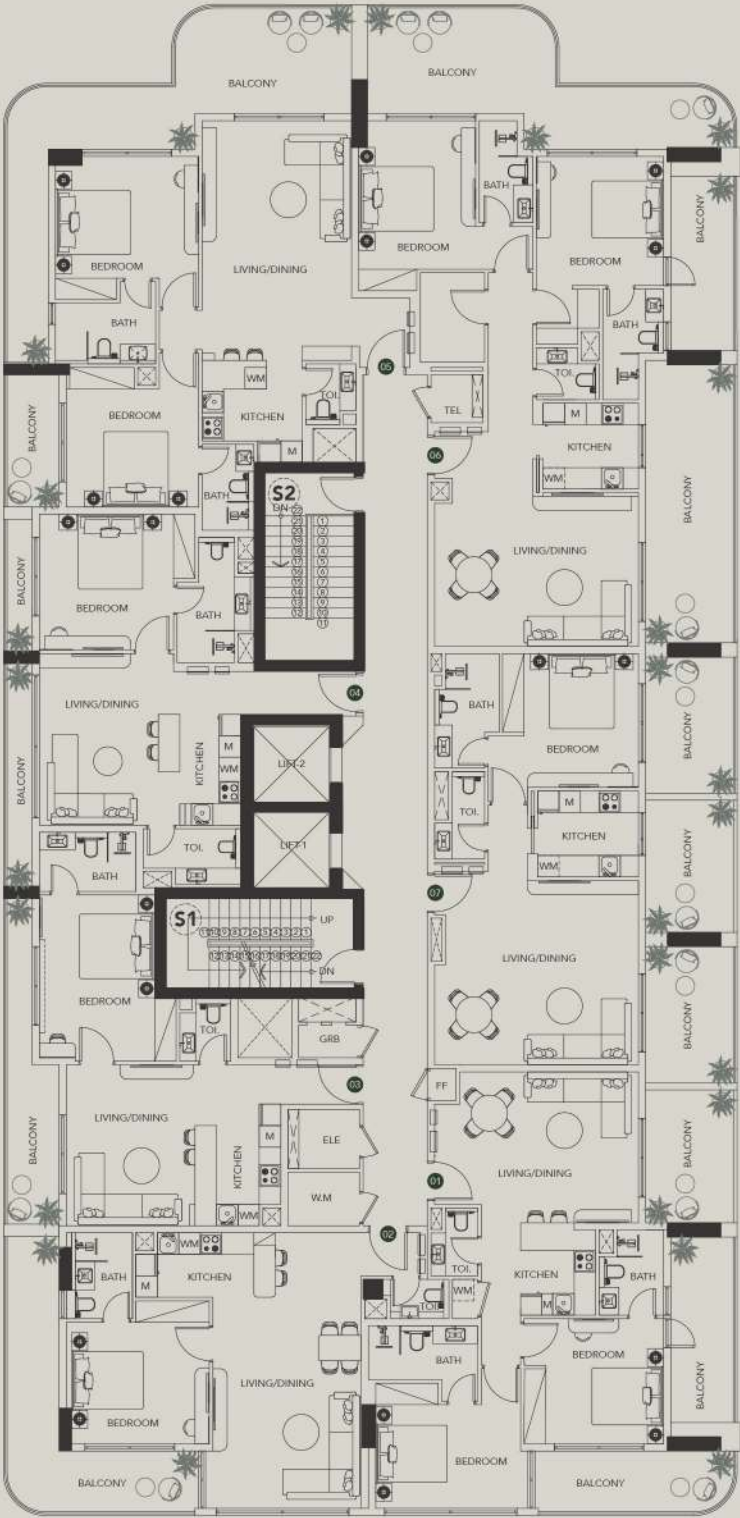
DGM Vision is thoughtfully crafted to provide a luxurious and modern lifestyle, offering exclusive features across every floor. **Ground Floor:** Features ample parking and a welcoming reception area, setting the tone for a serene and comfortable lifestyle. **First Floor:** Offers exclusive 1-bedroom apartments and studios, each with its own private pool, perfect for those seeking a blend of luxury and privacy. **Floors 2 to 7:** A selection of modern 1-bedroom apartments and studios, tailored for stylish, contemporary living. **8th Floor:** Features both 1-bedroom and spacious 2-bedroom units, ideal for those looking for comfort and space. **Rooftop:** Elevate your living experience with 1-bedroom and 2-bedroom units, each featuring a private pool, or choose a stylish studio. The rooftop also includes a communal swimming pool and a fully-equipped gym, providing residents with premium amenities and a luxurious lifestyle.

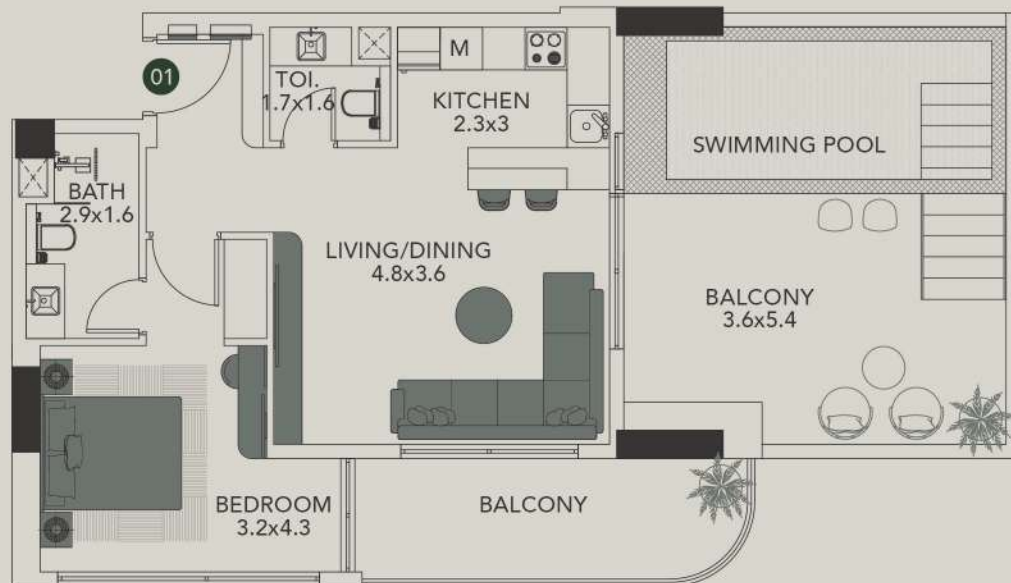
DGM Vision is more than a home; it's an invitation to experience the vibrant and captivating essence of this remarkable city. Discover a residence that harmonizes convenience, sophistication, and the true spirit of Dubai living.











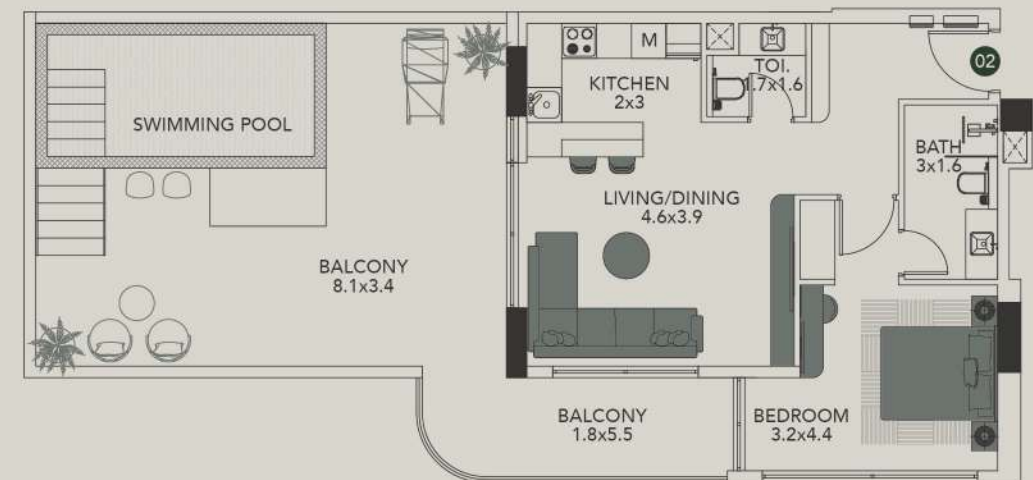
Unit-101  
1 Bedroom

Internal Living Area  
603.32 sq.ft.

Level  
01

Outdoor Living Area  
475.87 sq.ft.

Total Living Area  
1079.19 sq.ft.



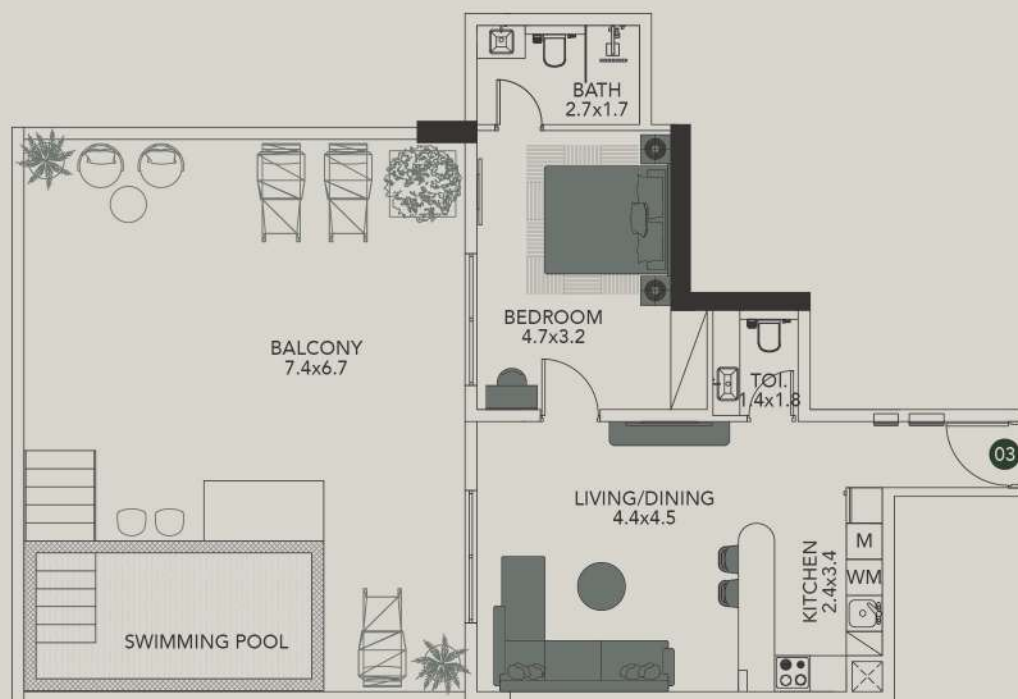
Unit-102  
1 Bedroom

Internal Living Area  
639.81 sq.ft.

Level  
01

Outdoor Living Area  
651.86 sq.ft.

Total Living Area  
1291.67 sq.ft.



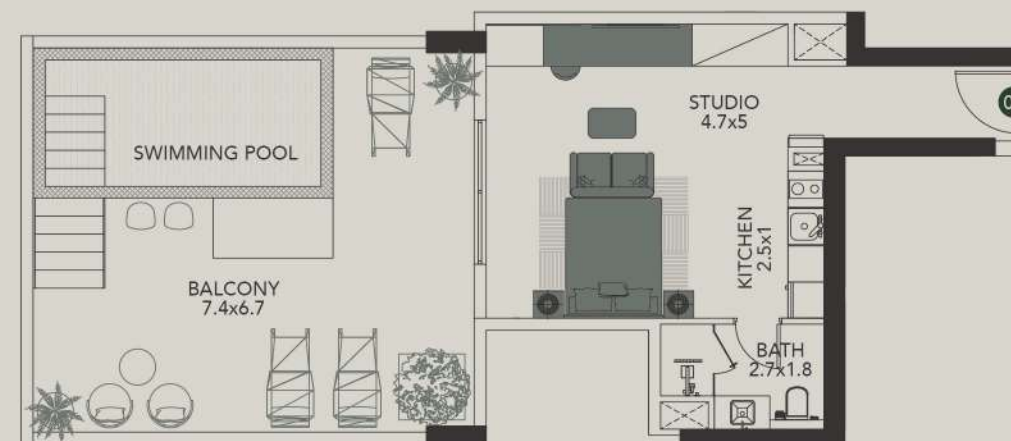
Unit-103  
1 Bedroom

Internal Living Area  
654.12 sq.ft.

Level  
01

Outdoor Living Area  
764.24 sq.ft.

Total Living Area  
1418.36 sq.ft.



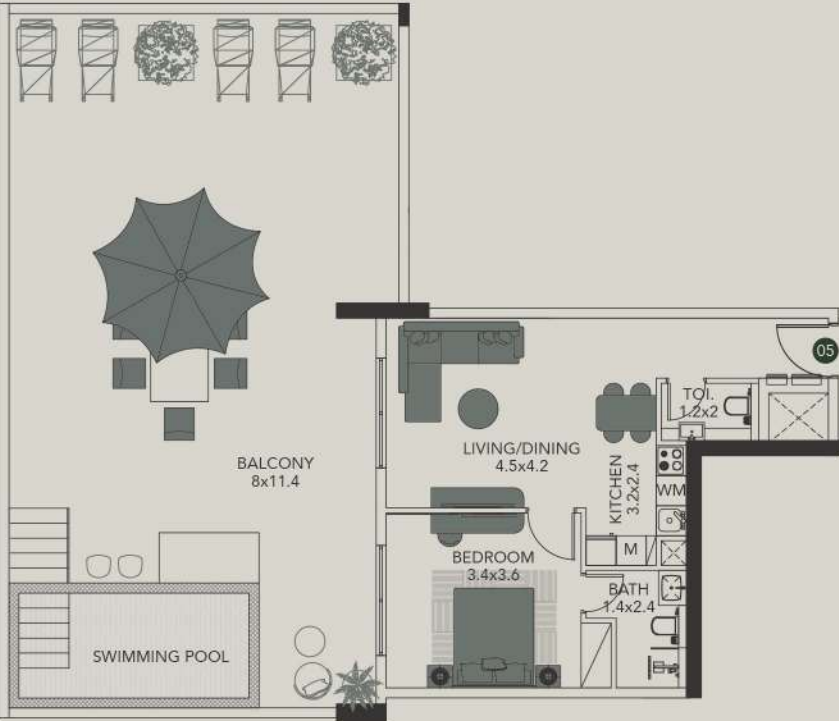
Unit-104  
Studio

Internal Living Area  
422.91 sq.ft.

Level  
01

Outdoor Living Area  
536.04 sq.ft.

Total Living Area  
958.96 sq.ft.



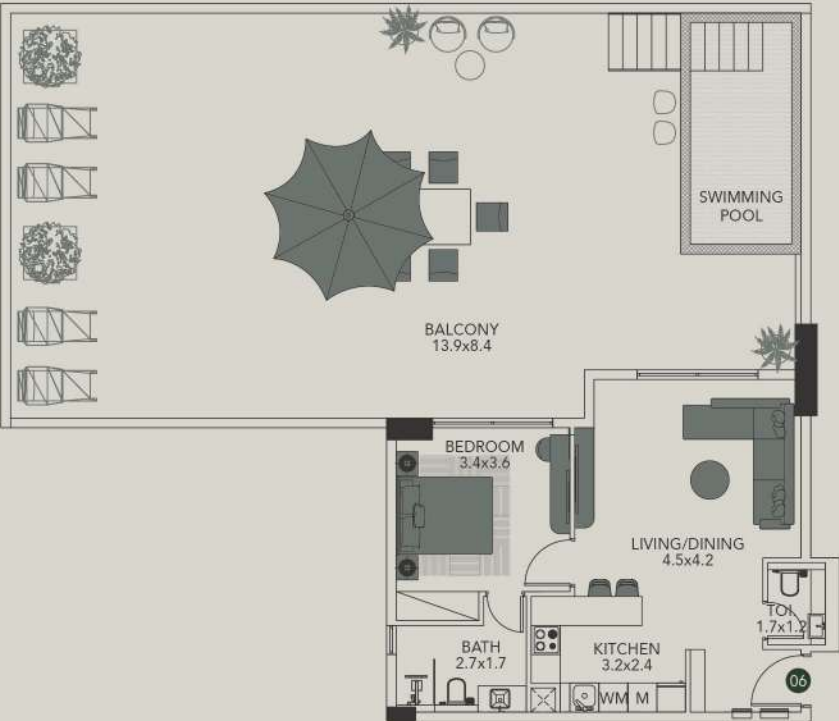
Unit-105  
1 Bedroom

Internal Living Area  
569.84 sq.ft.

Level  
01

Outdoor Living Area  
1175.31 sq.ft.

Total Living Area  
1745.15 sq.ft.



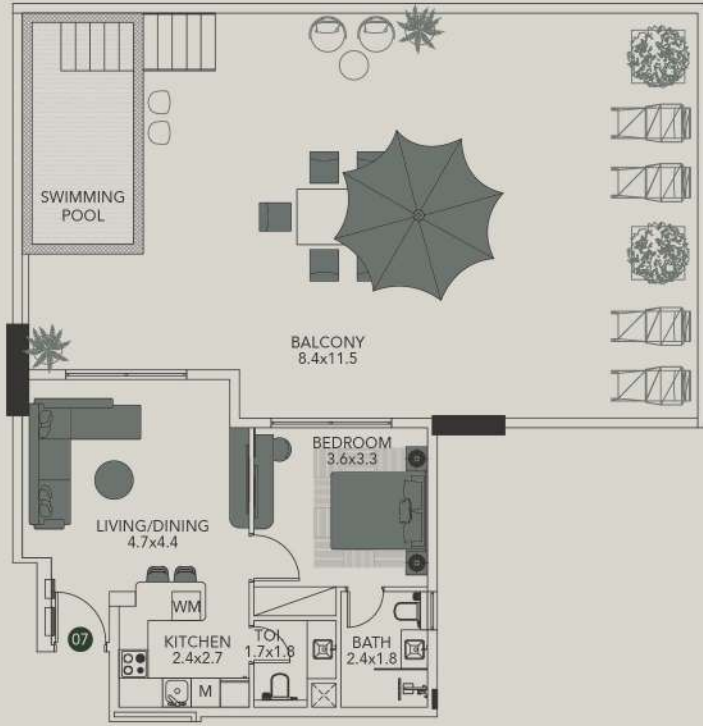
Unit-106  
Studio

Internal Living Area  
618.28 sq.ft.

Level  
01

Outdoor Living Area  
1489.29 sq.ft.

Total Living Area  
2107.57 sq.ft.



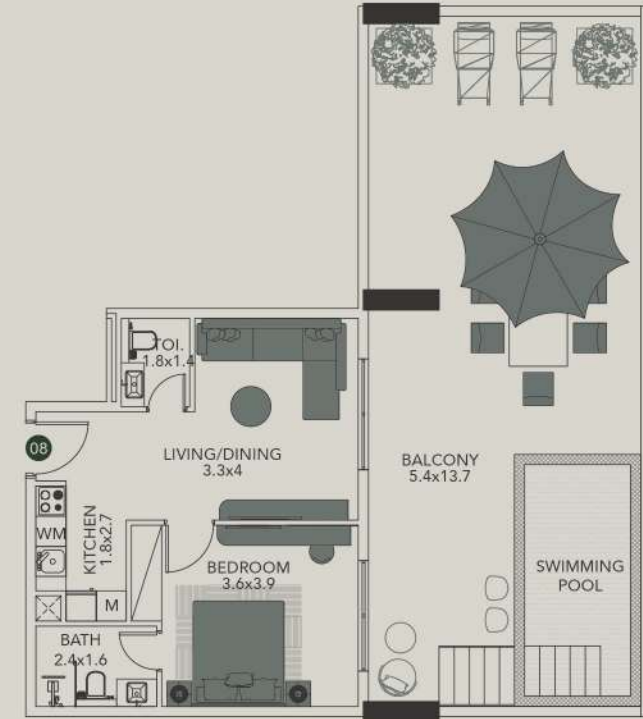
Unit-107  
1 Bedroom

Internal Living Area  
560.80 sq.ft.

Level  
01

Outdoor Living Area  
1266.59 sq.ft.

Total Living Area  
1827.39 sq.ft.



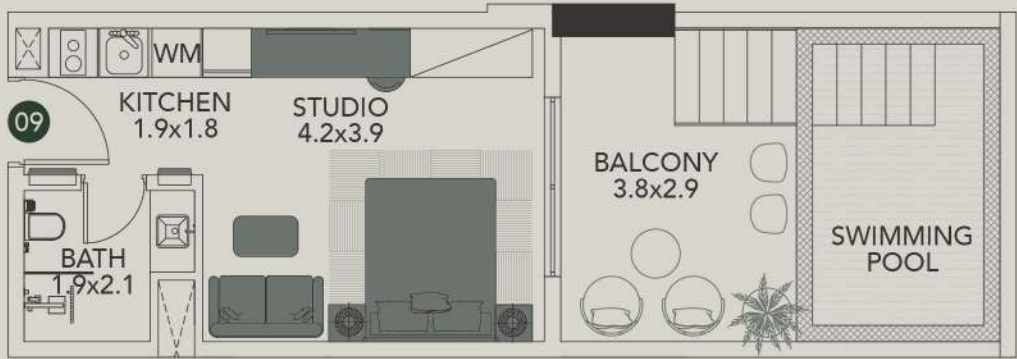
Unit-108  
Studio

Internal Living Area  
524.20 sq.ft.

Level  
01

Outdoor Living Area  
837.00 sq.ft.

Total Living Area  
1361.20 sq.ft.



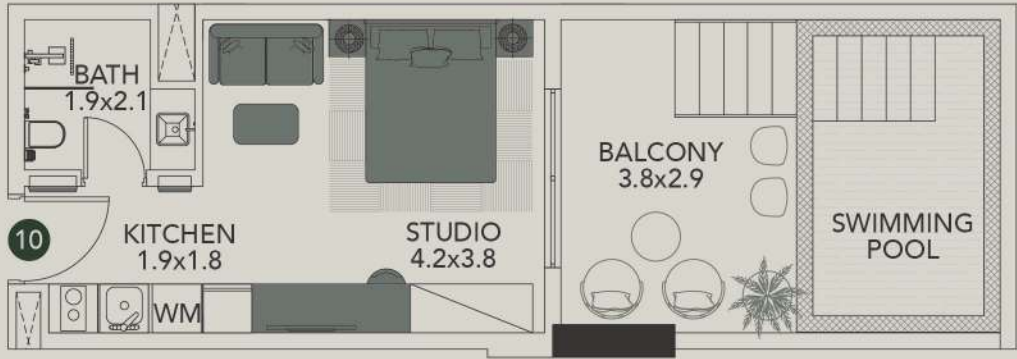
Unit-109  
Studio

Internal Living Area  
279.97 sq.ft.

Level  
01

Outdoor Living Area  
244.13 sq.ft.

Total Living Area  
524.09 sq.ft.



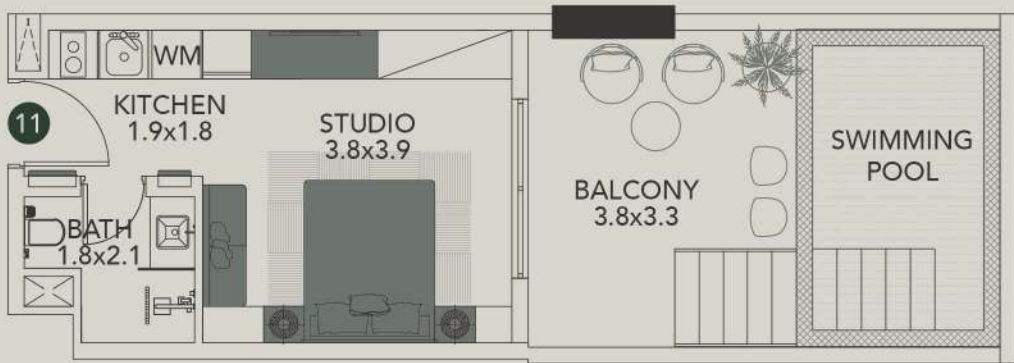
Unit-110  
Studio

Internal Living Area  
279.97 sq.ft.

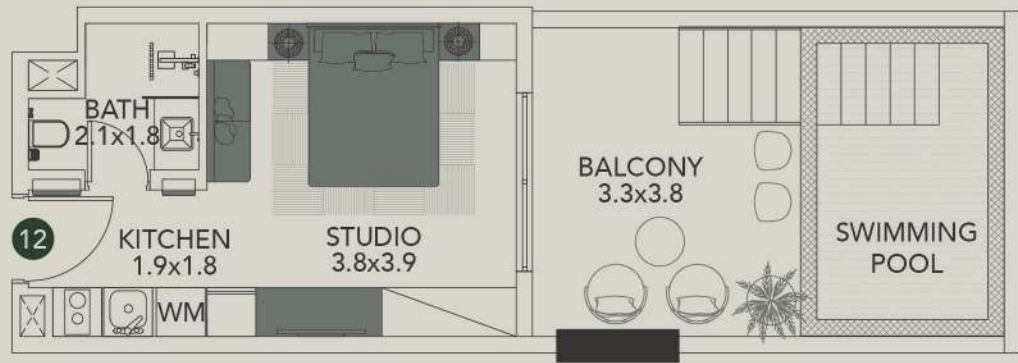
Level  
01

Outdoor Living Area  
244.13 sq.ft.

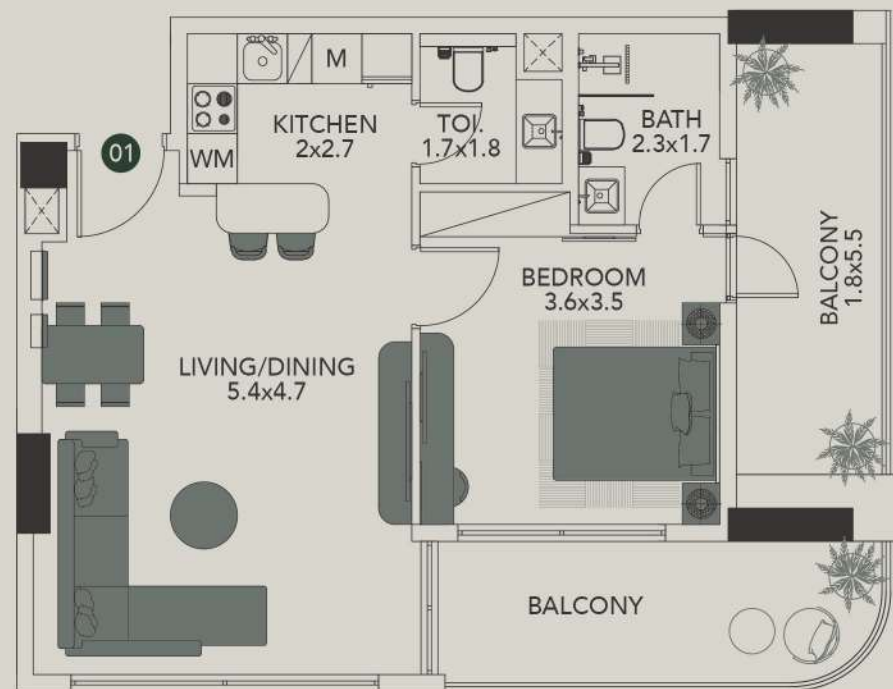
Total Living Area  
524.09 sq.ft.



|          |                      |
|----------|----------------------|
| Unit-111 | Internal Living Area |
| Studio   | 259.95 sq.ft.        |
| Level    | Outdoor Living Area  |
| 01       | 264.79 sq.ft.        |
|          | Total Living Area    |
|          | 524.74 sq.ft.        |



|          |                      |
|----------|----------------------|
| Unit-112 | Internal Living Area |
| Studio   | 260.59 sq.ft.        |
| Level    | Outdoor Living Area  |
| 01       | 258.44 sq.ft.        |
|          | Total Living Area    |
|          | 519.04 sq.ft.        |



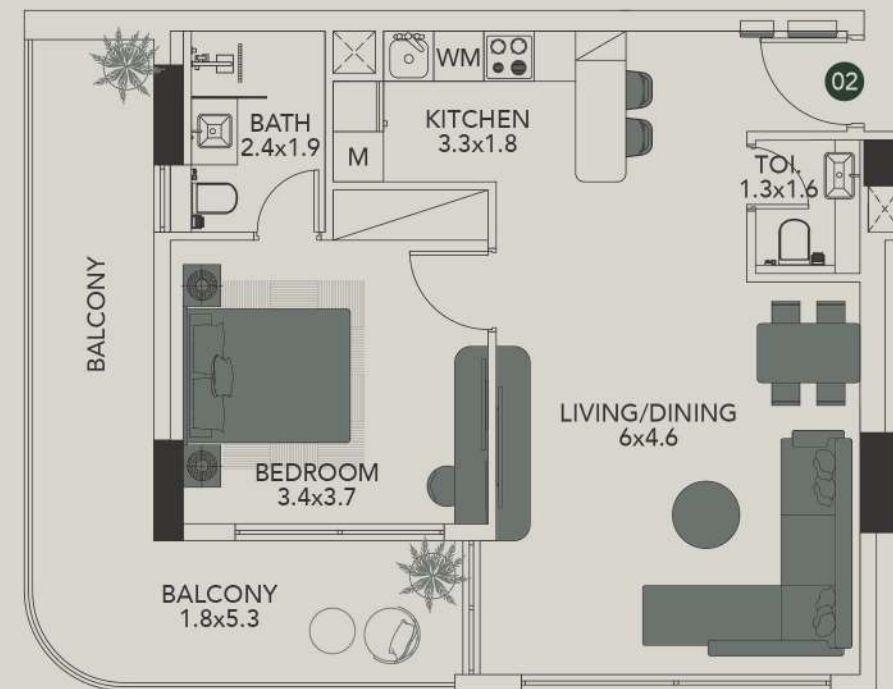
Unit-201  
1 Bedroom

Internal Living Area  
611.17 sq.ft.

Level  
02

Outdoor Living Area  
226.58 sq.ft.

Total Living Area  
837.76 sq.ft.



Unit-202  
1 Bedroom

Internal Living Area  
643.04 sq.ft.

Level  
02

Outdoor Living Area  
205.91 sq.ft.

Total Living Area  
848.95 sq.ft.



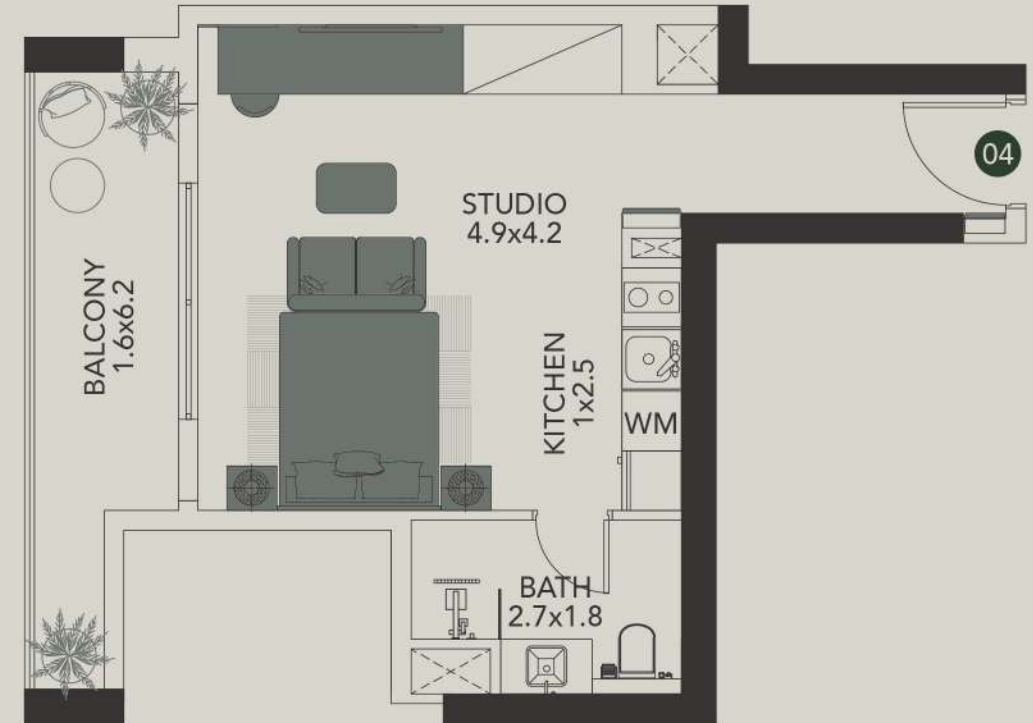
Unit-203  
1 Bedroom

Internal Living Area  
616.13 sq.ft.

Level  
02

Outdoor Living Area  
121.63 sq.ft.

Total Living Area  
737.76 sq.ft.



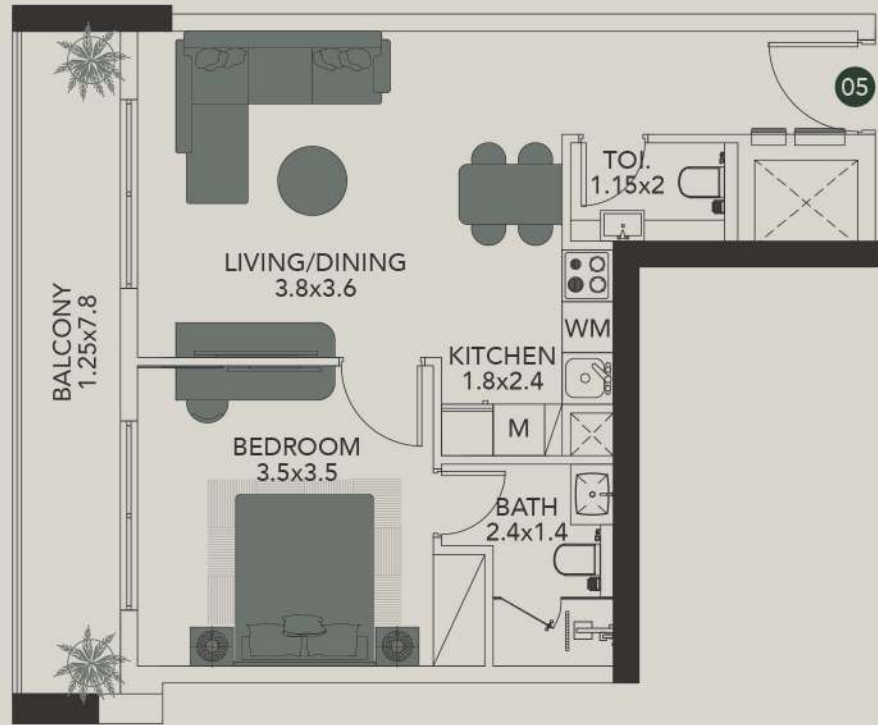
Unit-204  
Studio

Internal Living Area  
381.15 sq.ft.

Level  
02

Outdoor Living Area  
96.34 sq.ft.

Total Living Area  
477.49 sq.ft.



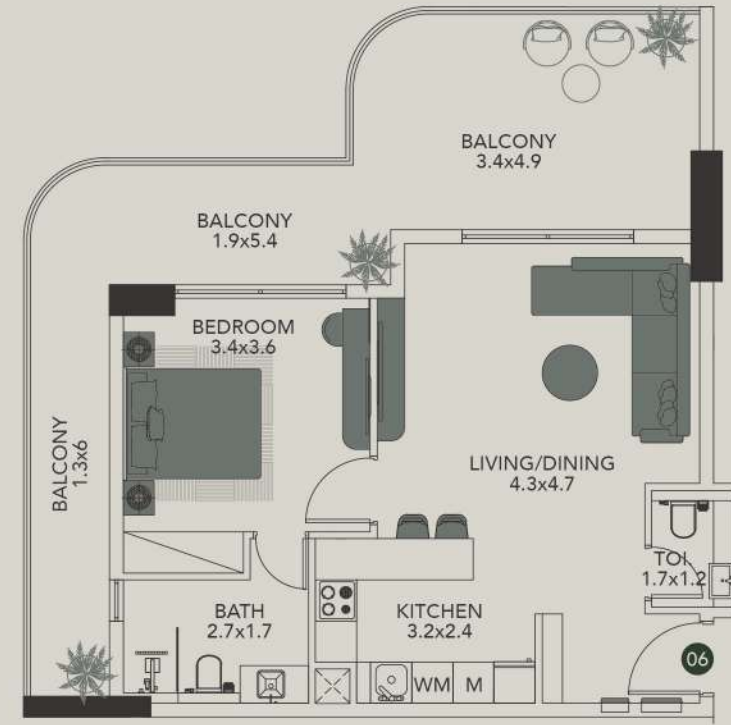
Unit-205  
1 Bedroom

Internal Living Area  
532.92 sq.ft.

Level  
02

Outdoor Living Area  
111.08 sq.ft.

Total Living Area  
644.00 sq.ft.



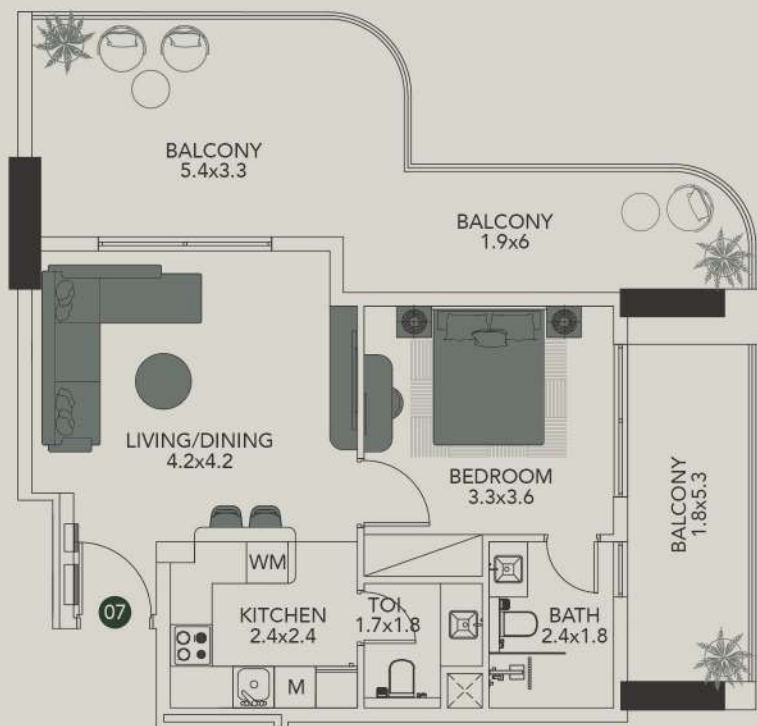
Unit-206  
1 Bedroom

Internal Living Area  
608.59 sq.ft.

Level  
02

Outdoor Living Area  
361.45 sq.ft.

Total Living Area  
970.04 sq.ft.



Unit-207  
1 Bedroom

Internal Living Area  
551.54 sq.ft.

Level  
02

Outdoor Living Area  
412.47 sq.ft.

Total Living Area  
964.02 sq.ft.



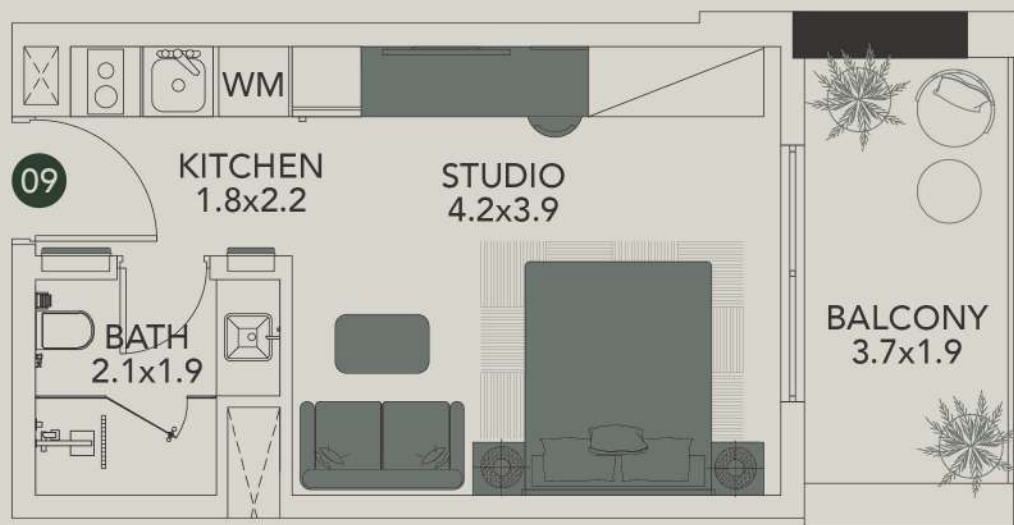
Unit-208  
1 Bedroom

Internal Living Area  
524.63 sq.ft.

Level  
02

Outdoor Living Area  
164.90 sq.ft.

Total Living Area  
689.54 sq.ft.



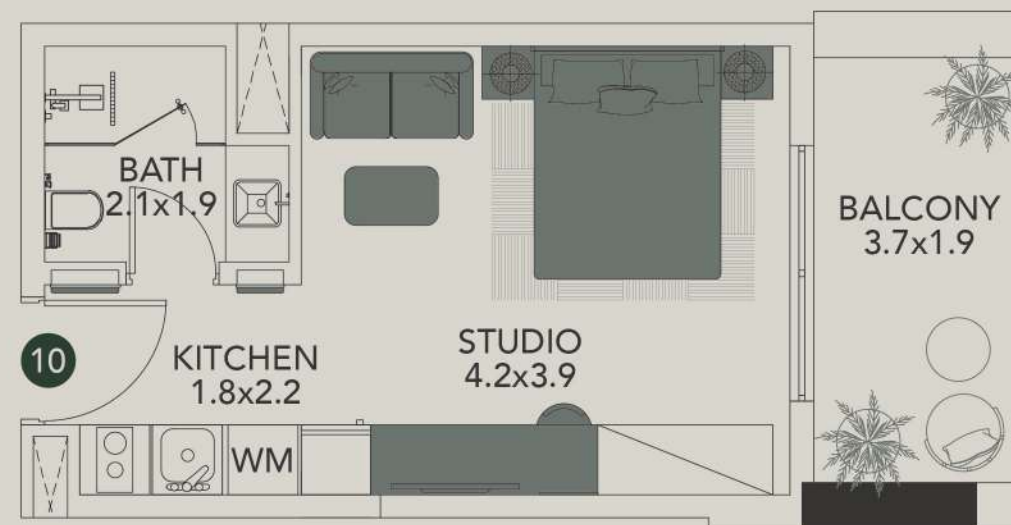
Unit-209  
Studio

Internal Living Area  
280.29 sq.ft.

Level  
02

Outdoor Living Area  
81.81 sq.ft.

Total Living Area  
362.10 sq.ft.



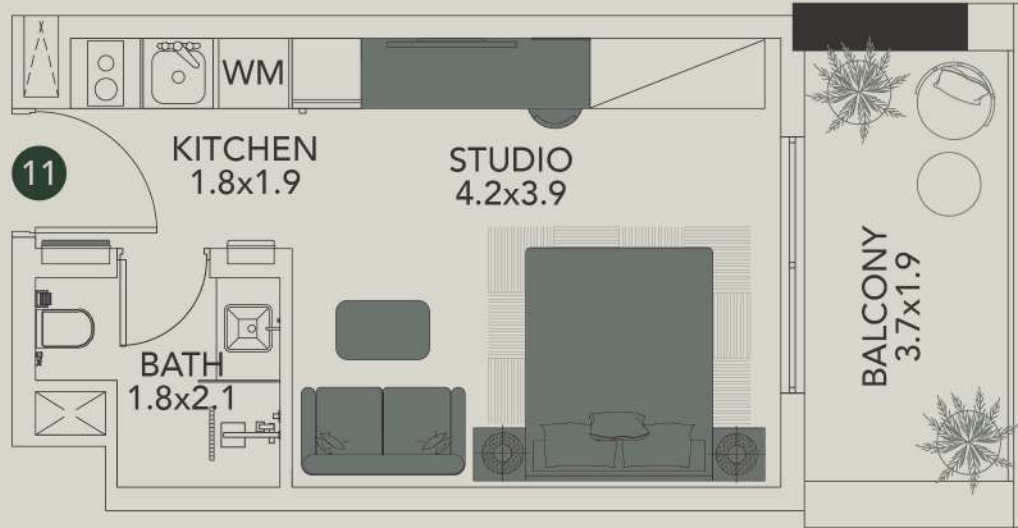
Unit-210  
Studio

Internal Living Area  
280.29 sq.ft.

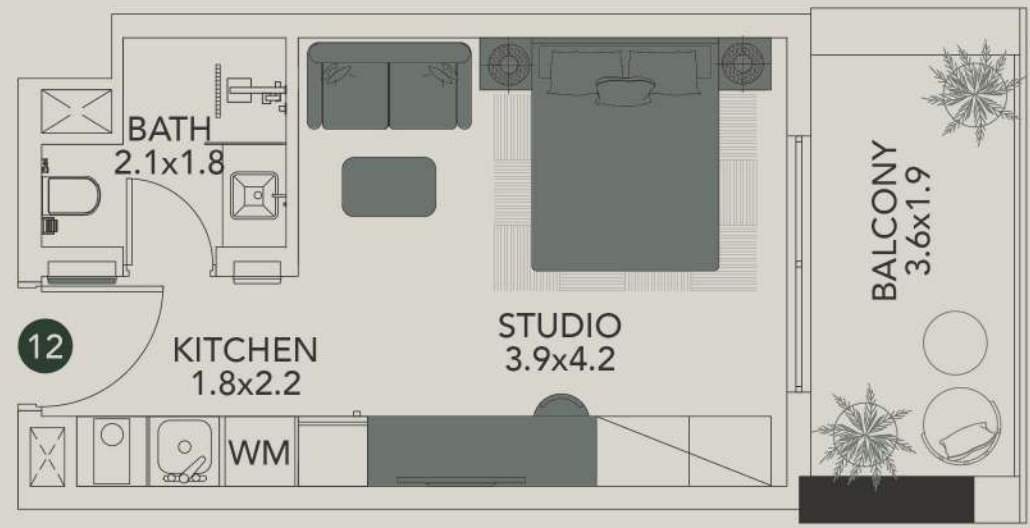
Level  
02

Outdoor Living Area  
81.81 sq.ft.

Total Living Area  
362.10 sq.ft.



|                   |                      |
|-------------------|----------------------|
| Unit-211          | Internal Living Area |
| Studio            | 277.39 sq.ft.        |
| Level             | Outdoor Living Area  |
| 02                | 82.77 sq.ft.         |
| Total Living Area |                      |
| 360.16 sq.ft.     |                      |



|                   |                      |
|-------------------|----------------------|
| Unit-212          | Internal Living Area |
| Studio            | 277.60 sq.ft.        |
| Level             | Outdoor Living Area  |
| 02                | 81.16 sq.ft.         |
| Total Living Area |                      |
| 358.76 sq.ft.     |                      |



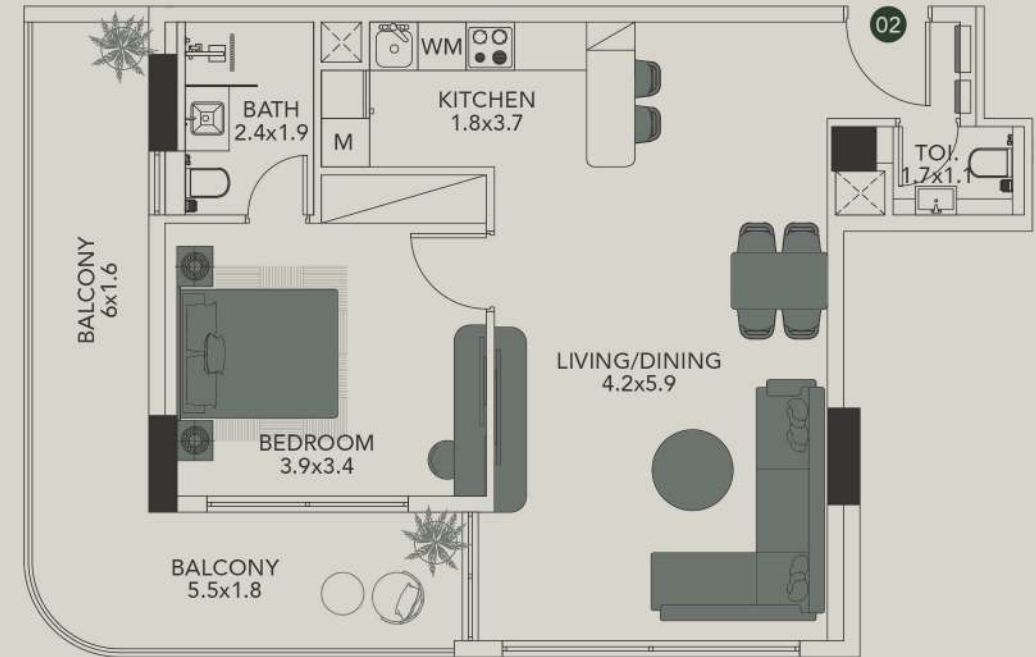
Unit-801  
2 Bedroom

Internal Living Area  
854.44 sq.ft.

Level  
08

Outdoor Living Area  
340.89 sq.ft.

Total Living Area  
1195.33 sq.ft.



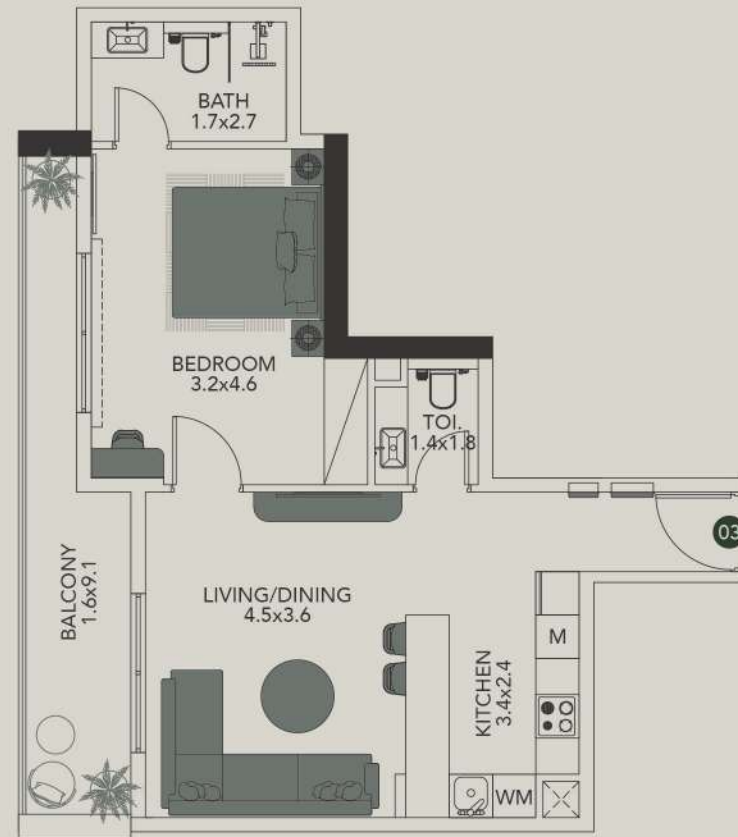
Unit-802  
1 Bedroom

Internal Living Area  
694.49 sq.ft.

Level  
08

Outdoor Living Area  
209.25 sq.ft.

Total Living Area  
903.74 sq.ft.



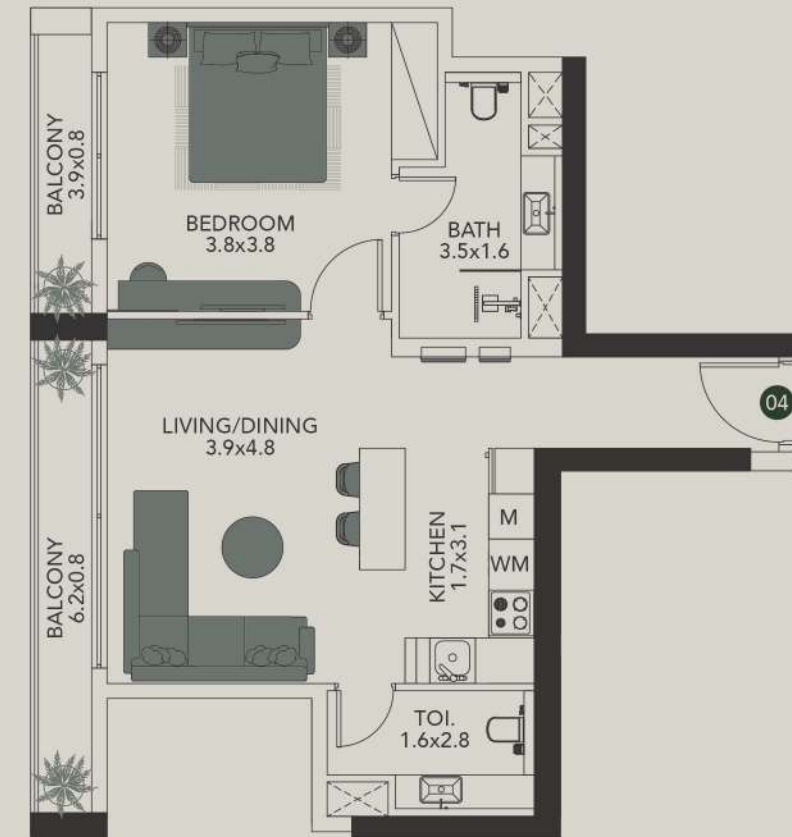
Unit-803  
1 Bedroom

Internal Living Area  
613.11 sq.ft.

Level  
08

Outdoor Living Area  
121.63 sq.ft.

Total Living Area  
734.74 sq.ft.



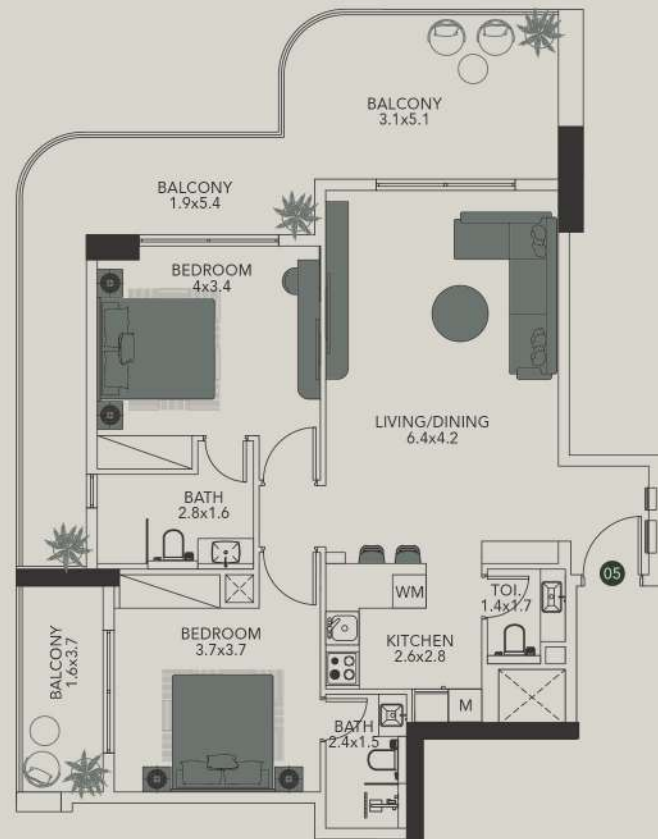
Unit-804  
1 Bedroom

Internal Living Area  
658.75 sq.ft.

Level  
08

Outdoor Living Area  
94.18 sq.ft.

Total Living Area  
752.94 sq.ft.



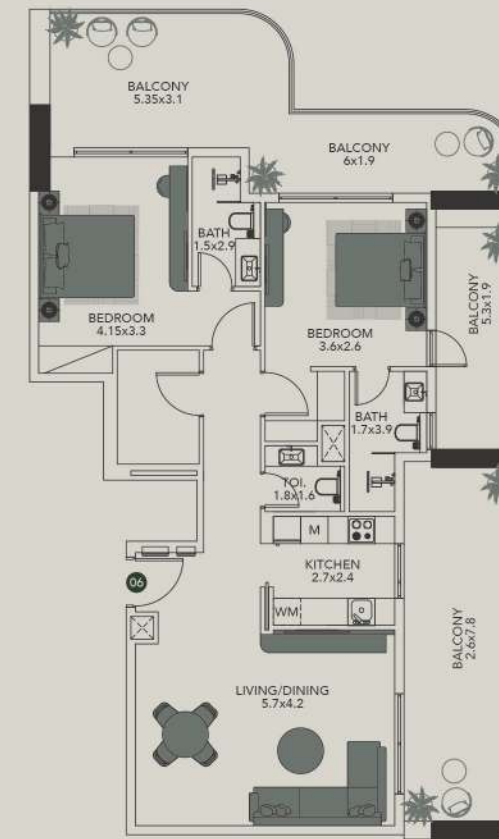
Unit-805  
2 Bedroom

Internal Living Area  
944.43 sq.ft.

Level  
08

Outdoor Living Area  
419.25 sq.ft.

Total Living Area  
1363.68 sq.ft.



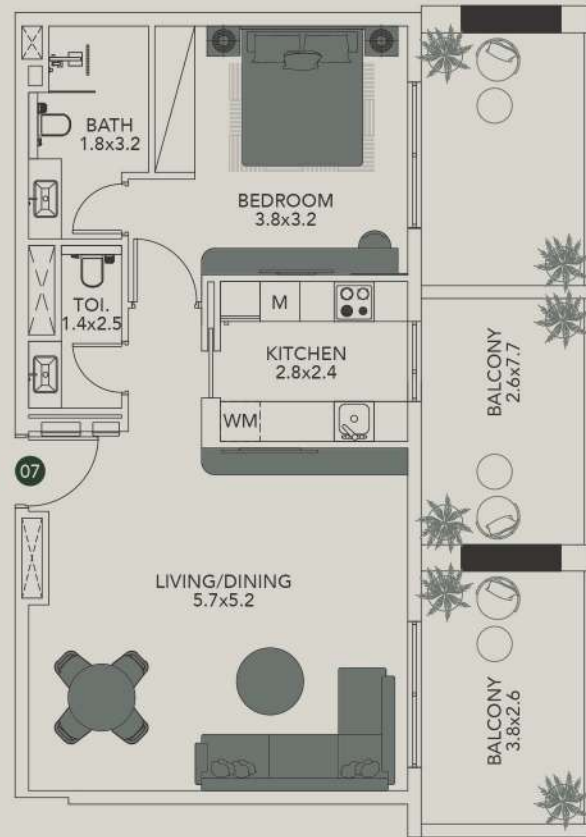
Unit-806  
2 Bedroom

Internal Living Area  
1039.15 sq.ft.

Level  
08

Outdoor Living Area  
628.29 sq.ft.

Total Living Area  
1667.44 sq.ft.



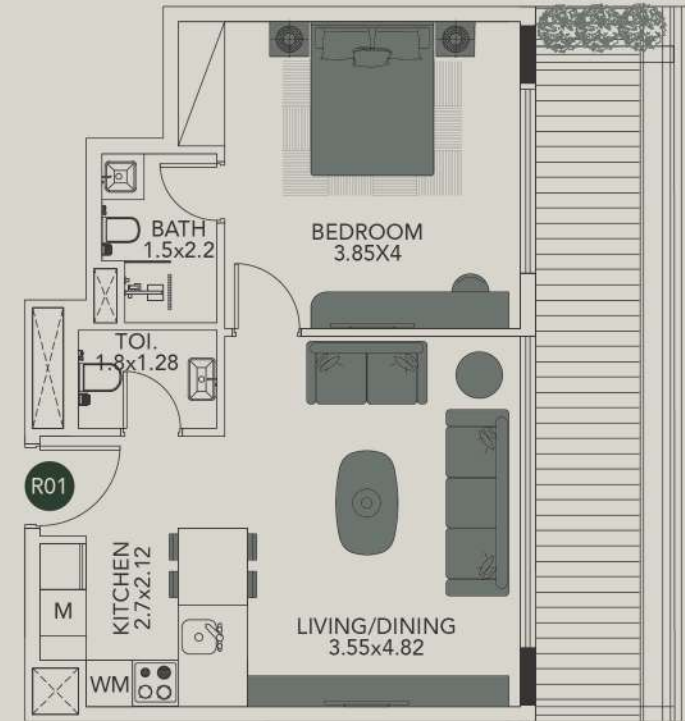
Unit-807  
1 Bedroom

Internal Living Area  
726.89 sq.ft.

Level  
08

Outdoor Living Area  
338.09 sq.ft.

Total Living Area  
1064.98 sq.ft.



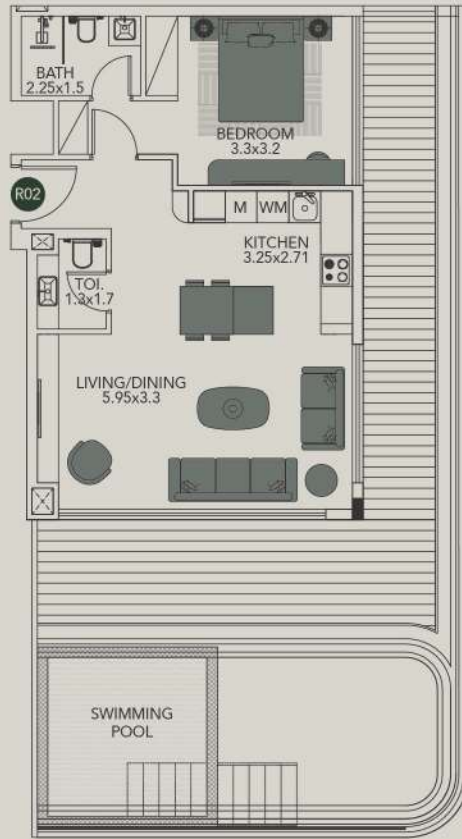
Unit-R01  
1 Bedroom

Internal Living Area  
564.46 sq.ft.

Level  
R

Outdoor Living Area  
185.03 sq.ft.

Total Living Area  
749.49 sq.ft.



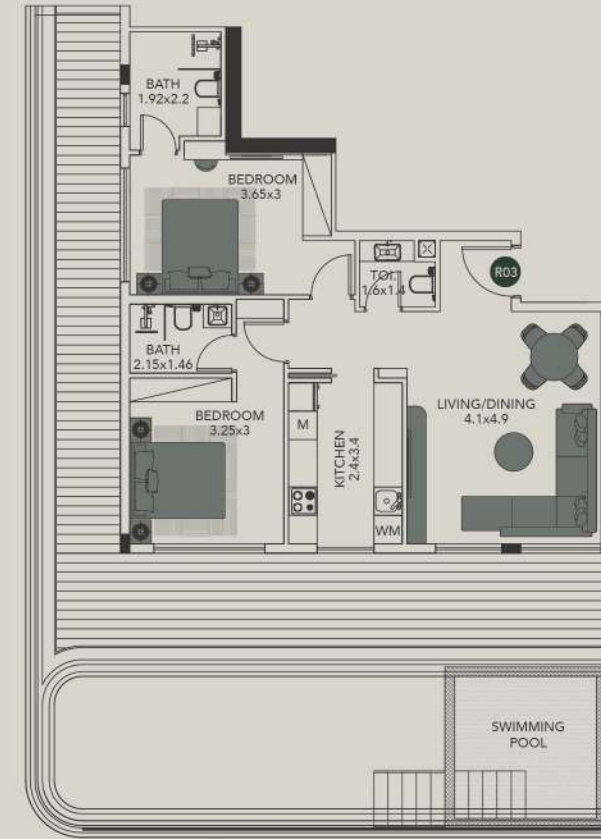
Unit-R02  
1 Bedroom

Internal Living Ared  
629.37 sq.ft.

Level  
R

Outdoor Living Area  
724.84 sq.ft.

Total Living Area  
1354.21 sq.ft.



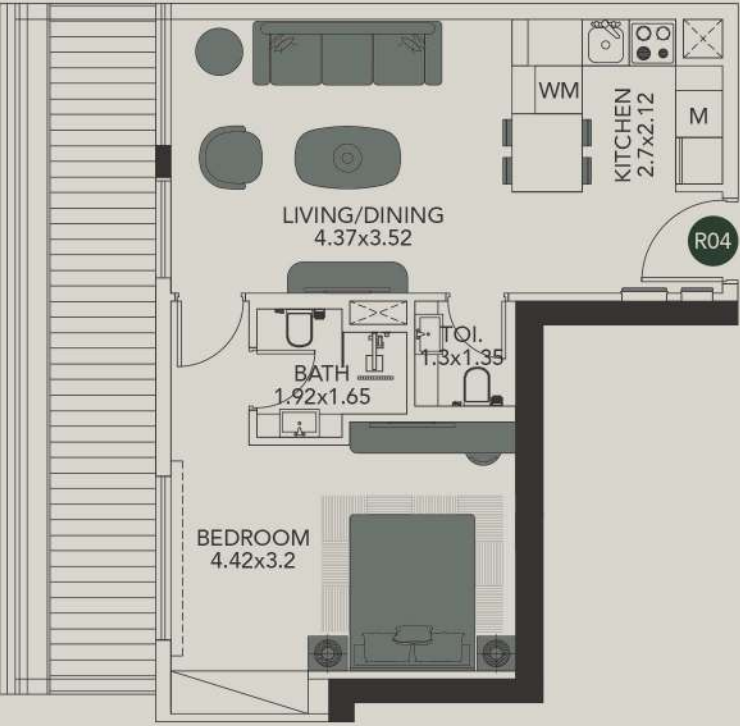
Unit-R03  
2 Bedroom

Internal Living Area  
838.19 sq.ft.

Level  
R

Outdoor Living Area  
1029.46 sq.ft.

Total Living Area  
1867.65 sq.ft.



[ADDRESS]  
Sheikh Zayed Rd, Al Satwa, Dubai

Unit-R04  
1 Bedroom

Internal Living Ared  
552.19 sq.ft.

Level  
R

Outdoor Living Area  
186.65 sq.ft.

Total Living Area  
738.83 sq.ft.