



ESPLORA

JUMEIRAH VILLAGE CIRCLE

FACTSHEET

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SPACIOUS RESIDENCES
READY TO MOVE IN

CURIOSITY IN EVERY CORNER

Esplora is a design-led, ready-to-move-in residential development in Dubai's evolving Jumeirah Village Circle. Inspired by Italian design and contemporary architecture, it offers thoughtfully designed residences with premium finishes. Ideal for both end users and investors, Esplora presents a compelling opportunity that combines modern living, quality craftsmanship, and long-term value.



JUMEIRAH VILLAGE CIRCLE

One of the City's Most Established Residential Communities

Jumeirah Village Circle is built around daily living. Streets are lined with parks, local retail, and essential services, creating a setting where everything sits within reach. It's a community that supports routine and downtime, with green spaces, schools, and neighbourhood conveniences shaping a steady, comfortable pace of life.

- Well-established, family-friendly residential community
- Schools, nurseries, and everyday retail within the area
- Close to Dubai Marina, Internet City, Media City, and JLT
- 80+ retail outlets at Circle Mall
- 30+ landscaped parks across the community
- Strong infrastructure and ongoing growth

Positioned for Convenience



3 MIN
Healthcare Facilities



5 MINS
Circle Mall



8 MINS
Dubai Int'l Stadium



10 MINS
Dubai Marina



7 MINS
Dubai Miracle Garden



17 MIN
Burj Khalifa



20 MINS
Mall of the Emirates



20 MINS
Global Village



LIFE AT ESPLORA

- ### Wellness & Leisure

 - Sky-pool
 - Zen Garden
 - Sun Deck & Reading Lounge
 - Changing Rooms
 - Shower Facilities
 - Male & Female Lockers
- ### Family & Lifestyle

 - Sand Play kids Zone
 - Pet Park
 - Barbecue Area
- ### Premium Touches

 - Water Features
 - Landscaped Terraces
 - Outdoor Seating Area
- ### Social & Services

 - Grand Lobby
 - Concierge Service
 - Private Lounge
 - Multi-purpose Hall
- ### Sports & Fitness

 - State-of-the-art Gym
 - Trampoline Zone

PROJECT DETAILS

A Signature Residence

Project Type	Residential
Configuration	G+3P+16
Total Units	146
Unit Types	Studio, 1 BR, 2BR
Current Status	Ready to move

Strategic Location

- 

Steps away from the park
- 

Designed for space, style and everyday living
- 

Five minutes from Circle Mall
- 

Nestled between villas & townhouses
- 

Direct access to Hessa Street & Al Khail Road
- 

Low-rise zoning

UNIT CONFIGURATION

Unit Type	No. of Units	Average Size	Price
Studio	26	490 Sq ft	690K AED
1 BR	54	921 sq ft	1.1M AED
2 BR	31	1180 sq ft	1.63M AED

PAYMENT PLAN

20% ————— 80%
On Booking On Handover

ABOUT THE GROUP



- Global investment presence
- International investment and financial services group
- Decades of cross-market experience (UAE, Europe, North America)
- Expertise across real estate, finance, consulting, F&B, and manufacturing