



# ESPLORA

JUMEIRAH VILLAGE CIRCLE

By NIFCO Group

A close-up photograph of a person wearing a dark green, tailored suit. Their right hand, adorned with a gold ring, rests on a curved, textured surface that appears to be a piece of furniture or a bench. The background is softly blurred, showing a warm, indoor setting with light-colored walls and a wooden floor. The overall mood is sophisticated and elegant.

There's a certain warmth  
in spaces shaped by  
Italian sensibility.

A sense of ease.  
A clear attention to detail.



It shows in the materials.  
In the way spaces come  
together.

In the small details  
that stay with you.

A woman with dark hair tied back, wearing a vibrant green top and white trousers, is seated on a plush, light beige sofa. She is looking out of a window, her hands resting on her lap. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The background shows a view of a city or landscape through the window. A thin, curved yellow line is visible in the upper left corner of the image.

Esplora carries that  
character throughout,  
with residences shaped  
with care,

where each element tells  
a story of a distinct  
design approach.

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A high-angle, close-up photograph of a person's lower legs and feet. The person is wearing white, wide-leg trousers and is barefoot, standing in a dense field of green clover. The sunlight filters through the leaves, creating a dappled light effect. The overall mood is peaceful and natural.

# JUMEIRAH VILLAGE CIRCLE

Where the City Comes Together

## 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.



## Highlights:



Direct access to  
Al Khail Road and Hessa Street



Well-established, family-friendly  
residential community



Close to Dubai Marina, Internet City,  
Media City, and JLT



30+ landscaped parks across  
the community



## Central Access, Short Commutes

① Circle Community Park  
01 min.

④ Dubai Miracle Garden  
12 min.

⑦ Downtown Dubai  
16 min.

⑩ Palm Jumeirah  
25 min.

② Circle Mall  
07 min.

⑤ Mall of the Emirates  
12 min.

⑧ Dubai Marina  
16 min.

⑪ Dubai International Airport  
20 min.

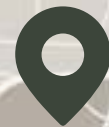
③ Dubai Hills Mall  
09 min.

⑥ Business Bay  
14 min.

⑨ Jumeirah Beach  
18 min.

⑫ Al Maktoum International Airport  
28 min.

ESPLORA  
JUMEIRAH VILLAGE CIRCLE





THE  
RESIDENCES

The Spirit of  
Italian Design

Esplora is a 16-storey residential building in the heart of JVC, placing residents close to everyday essentials, major roads, and key destinations across Dubai.

It offers a limited collection of 146 units, including studios, one- and two-bedroom apartments, along with ground-level retail.

The project is ready to move in, with a straightforward ownership process, ideal for both end users and investors.



### Key Highlights:



Ready-to-move-in



In a low-rise zone, steps away from the park



Direct access to Hessa Street & Al Khail Road



Italian-inspired material palette and finishes



Landscaped podium with seating and green areas



A premium collection of wellness amenities



The building rises as a vertical form, with a clear grid of balconies running across each level.



The façade is defined by strong lines, recessed sections, and a consistent rhythm that carries from the base to the top.



## Esplora Residences

Reception Lobby

## The Lobby

The lobby is laid out as an open, uncluttered space with defined seating areas and a central reception.



Soft ceiling lighting and wall panels keep the space evenly lit, while direct access to the lifts maintains a clear, functional flow.



Lift Lobby



Reception Lobby







# AMENITIES

A Curated Collection of  
Everyday Indulgences

At Esplora, time moves  
at your own pace.

Start the day with a  
workout, take a dip in  
the pool, or settle into a  
shaded lounge.



As the day shifts,  
spend time with family,  
let children play,  
or gather in the evening  
around the fire.



It's a setting that gives  
space to step out, slow  
down, or stay active, all  
within the same place.



## **In the Water & Under the Sun**

- + Pool
- + Sun Deck
- + Reading Lounge
- + Zen Garden
- + Changing Rooms
- + Shower Facilities
- + Male & Female Lockers

Swim, cool off, or  
make memories  
by the water

Swimming Pool & Sun Deck





**Shaded pergola lounge**

A shaded spot to sit back, unwind, and spend time outdoors



Zen Garden

A quiet setting for  
stretching or taking a  
moment to reset

## Active Living

- + State-of-the-Art Gym
- + Trampoline Zone



Start the day with a  
workout, build strength,  
or keep your routine going  
at your own pace



## For Family Time



- + Sand Play Kids Zone
- + Pet Park
- + Barbecue Area



Children's Play Area

A safe outdoor space where children can play, move, and spend time freely



Barbecue Area

A spot to cook, gather, and  
share time outdoors in a  
relaxed setting

## Landscape & Outdoor Setting

- + Water Features
- + Landscaped Terraces
- + Outdoor Seating Areas

## Spaces to Gather

- + Grand Lobby
- + Concierge Service
- + Private Lounge
- + Multi-Purpose Hall



A setting for casual  
conversations or coffee



# INVESTMENT GUIDE

A Mature District  
with Strong  
Demand

## DUBAI A Stable Market with Global Reach

- + ~19M international visitors in 2025
- + Strongly regulated property market, governed by RERA and backed by strong investor confidence
- + Ranked among the world's safest and cleanest cities
- + Connected to 240+ global destinations
- + Tax-free economy
- + Rental yields averaging 5–9%, up to 11% in prime areas
- + Golden Visa and Investor Visa

\*\*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

\*\*Dubai topped the wish lists of an incredible 60 countries in Remitly study 'The cities the world wants to move to'.





## **Jumeirah Village Circle One of Dubai's Most In-Demand Residential Hubs**

- + One of Dubai's top-performing communities in 2025
- + Median price growth: +10%
- + Median price per sq. ft.: +12%
- + Transaction volume growth: +7%
- + Rental yields: 6–9%
- + High occupancy driven by strong price-to-value ratio
- + Consistent demand from young professionals and families
- + Stable and reliable rental market



PROJECT OVERVIEW

PROJECT NAME

Esplora

PROJECT TYPE

Residential Apartments

LOCATION

JVC, Dubai

BUILDING CONFIGURATION

G+3P+16



TOTAL UNITS

146

UNIT TYPES

Studio, 1 BR & 2 BR

UNIT AREAS

One-Bedrooms:

749 SQ. FT. - 897 SQ. FT.

Two-Bedrooms:

1135 SQ. FT. - 1816 SQ. FT.

Studio:

429 SQ. FT. - 649 SQ. FT.

PAYMENT PLAN

20% During construction

80% On handover

COMPLETION STATUS

Ready to Move In

All images and visuals are for marketing use only.  
Details are subject to change without notice or liability.  
The final Sales and Purchase Agreement between  
Seller and Buyer is the only binding document. E&OE.



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