



 **EXOTICA**
by Al Marina

WHERE
Stories Begin



Foundation of Fine Living

Experience the epitome of modern living at Exotica by Al Marina Investment. Rising in JVC, one of Dubai's community-centric districts, Exotica embodies the liveliness of the neighbourhood's lush parks and tranquil retreat from the bustling city.

Discover spaces where each detail comes together to refine the living experience, turning each moment at home into a lifetime in a sanctuary.



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Rooted in Community Living

Welcome to Jumeirah Village Circle, a vibrant community nestled in the heart of Dubai.

Situated amidst lush green landscapes and scenic views, this premier residential development offers the perfect balance between modern living and tranquility.

Seamlessly Accessible in JVC

Jumeirah Village Circle provides easy access to key destinations, including major highways, shopping malls, schools, and healthcare facilities.

Whether you're commuting to work or exploring the city, you'll find yourself amid everything Dubai has to offer.

- 

2 minutes
to Circle Mall
- 

15 minutes
to Mall of the Emirates
- 

5 minutes
to JSS International School
- 

15 minutes
to Burj Al Arab
- 

10 minutes
to Dubai Hills Mall
- 

18 minutes
to Jumeirah Beach Residence
- 

15 minutes
to Palm Jumeirah
- 

20 minutes
to Downtown Dubai
- 

15 minutes
to Dubai Marina
- 

25 minutes
to DXB International Airport

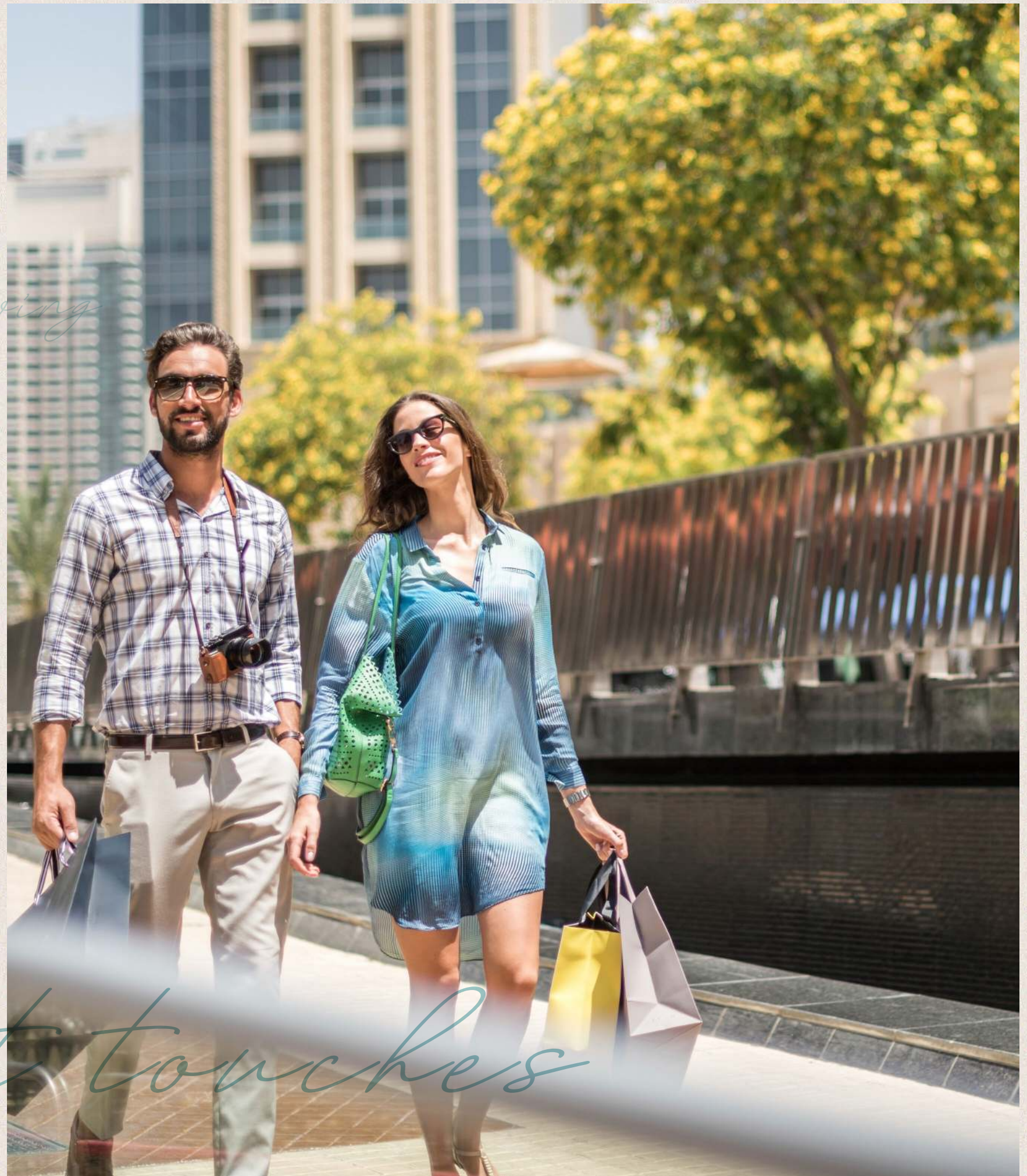


Effortless Living

Tranquil.
Thoughtful.
Timeless.

Step into architectural grandeur as you enter Exotica by Al Marina. Designed with meticulous attention to detail, every aspect of these new residences embodies sophistication, opulence, and a harmonious blend of contemporary design elements.

Elegant touches

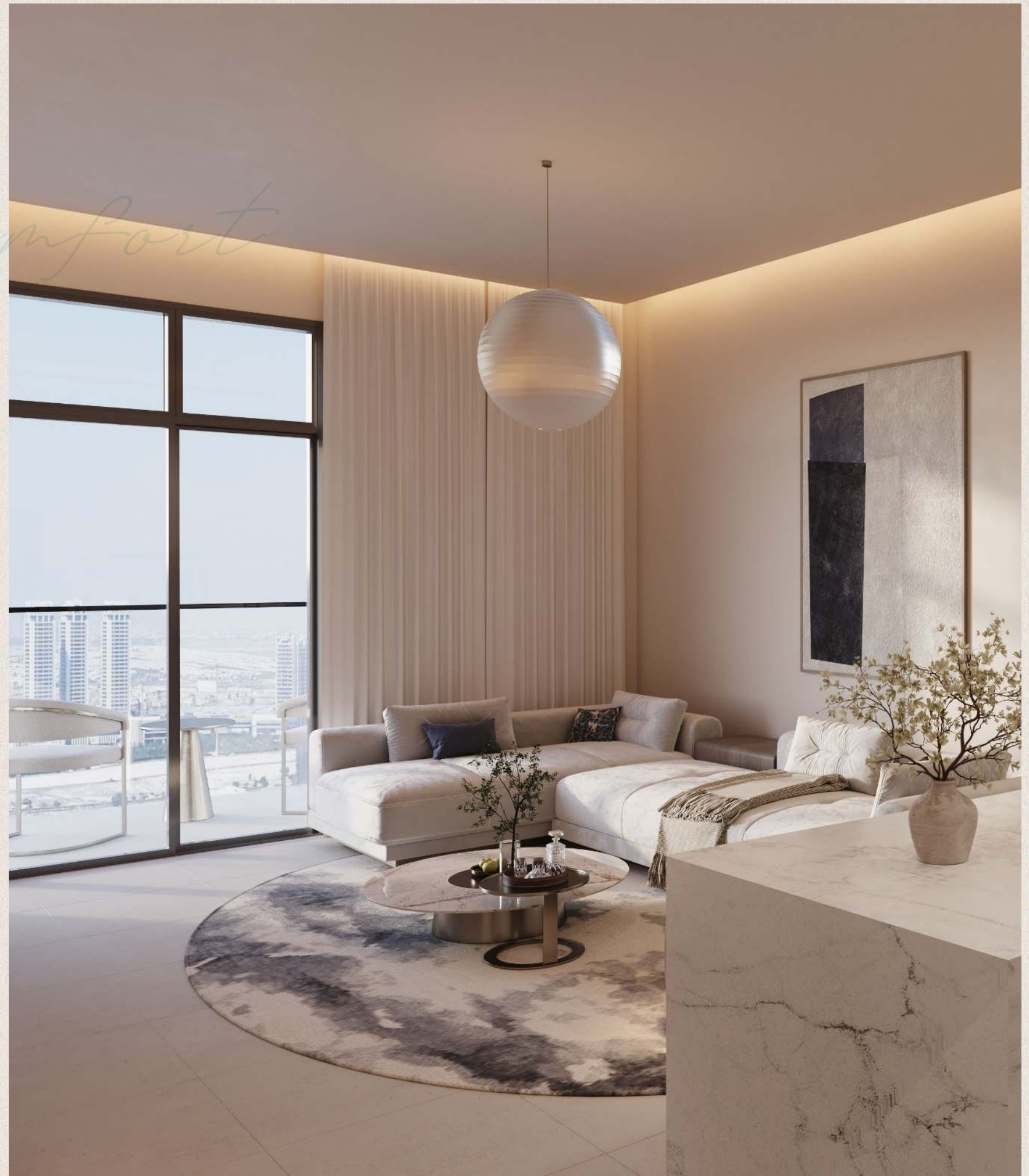


Everyday comfort

Where Functionality Meets Aesthetics

The interiors at Exotica exude modern elegance. With contemporary minimalism, rooted in modern design philosophies, the interiors create a welcoming sanctuary.

Exotica provides complimentary interior amenities, including a premium park view, Smart Home system, modular kitchen, and extensive landscaping and hardscaping.

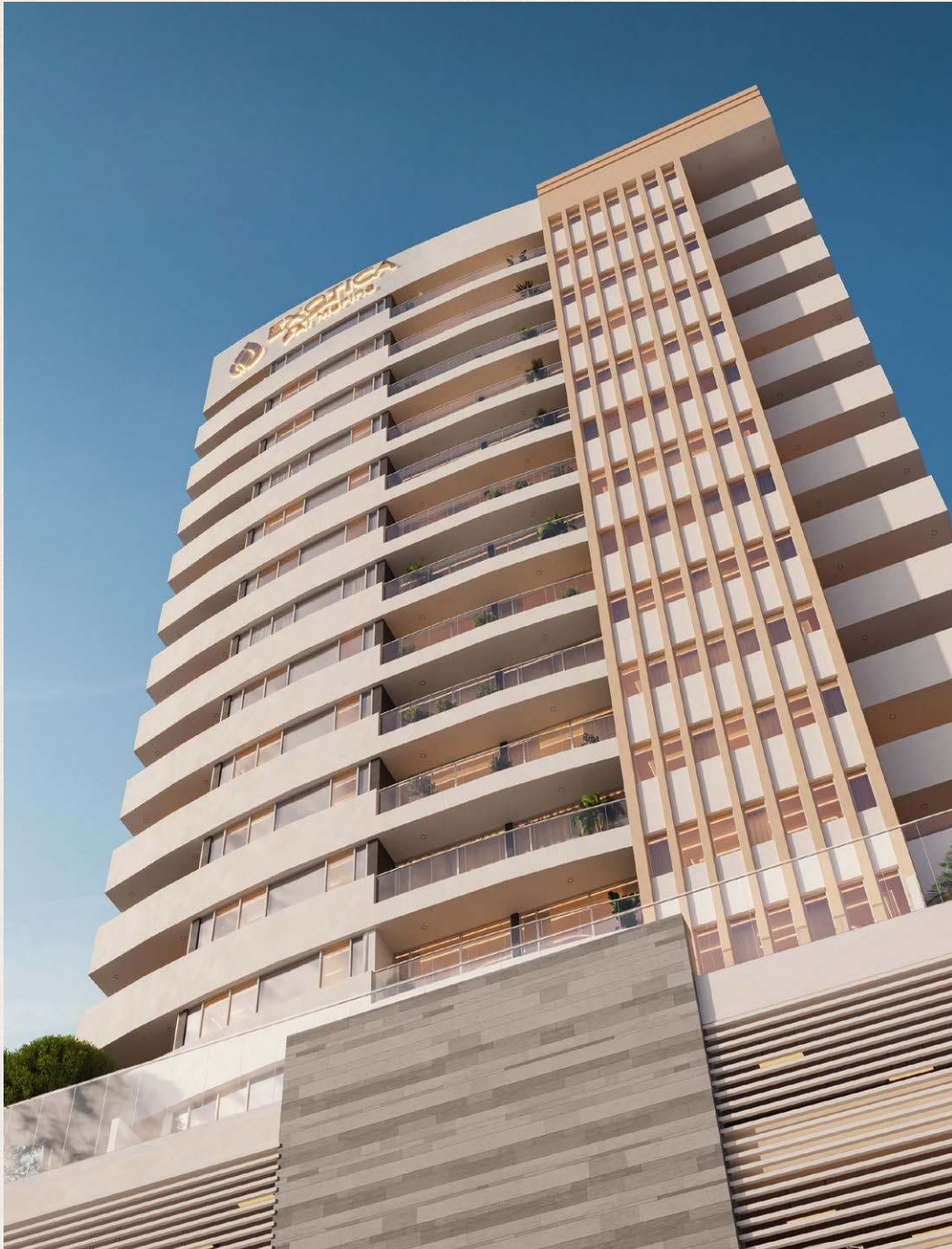


The Height of Balance

From carefully curated interiors to thoughtfully designed layouts, each residence at Exotica has been designed to create an ambiance of refined living.

Building Structure	G + 4P + 13 Floors
Total Units	88 Residences + 5 Retail Spaces
Payment Plan	40/60 40% During Construction 60% On Handover
Handover Date	December 2026

Unit Type	Unit Size
1 Bedroom	Up to 1,252.60 sqft.
2 Bedroom	Up to 1,363.03 sqft.
Retail	Up to 976.17 sqft.



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Reception



1 Bed Living Room



1 Bed Bedroom



1 Bed Kitchen



1 Bed Bathroom



2 Bed Living Room



2 Bed Living Room



2 Bed Bedroom

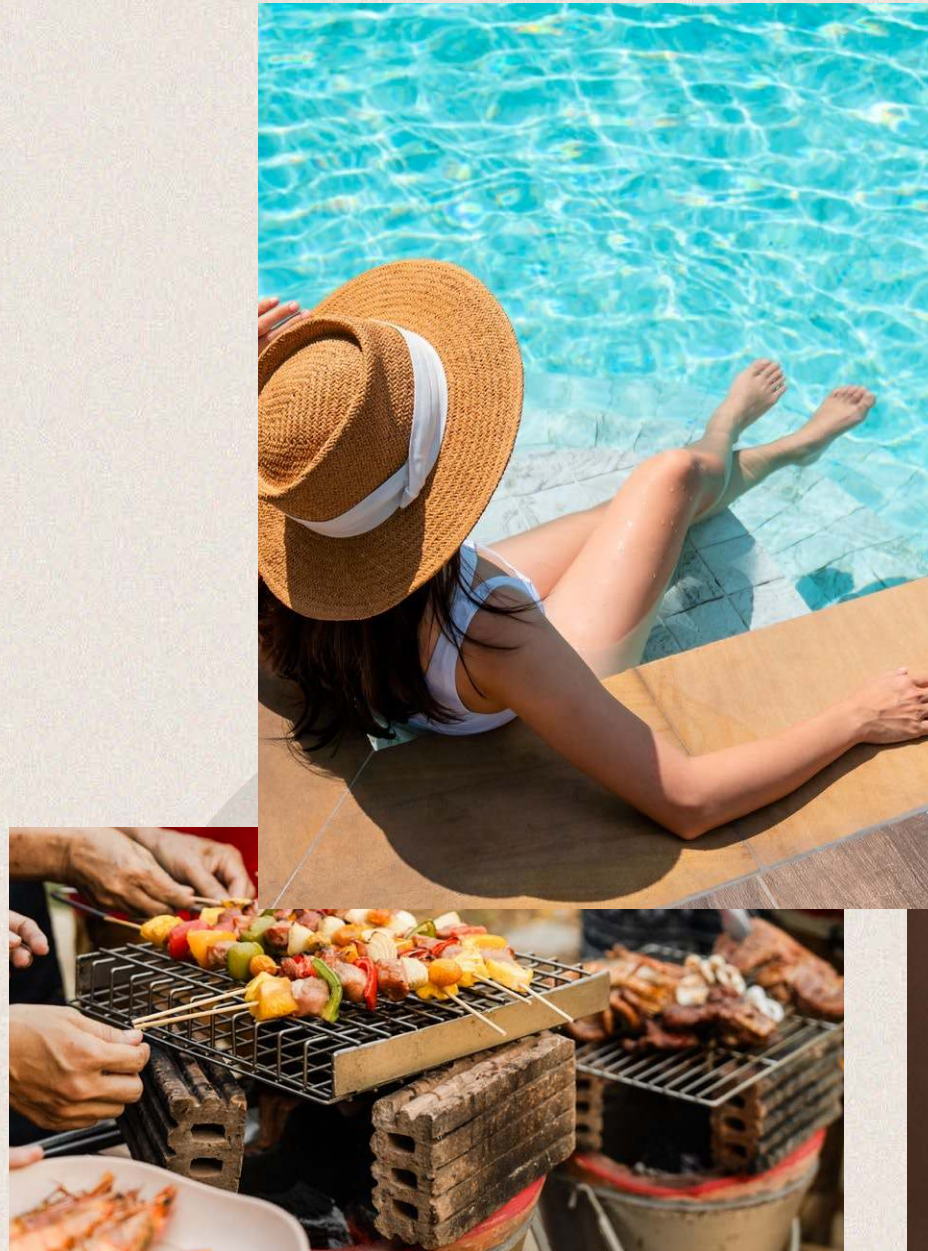


2 Bed Kitchen

Graceful & Grounded Living

Exotica's amenities are designed to enrich everyday living with ease and comfort. Each amenity sits at the pinnacle of convenience, relaxation, and a sense of community, ensuring that every need is met within reach.

- Fully equipped gym & fitness center
- BBQ area
- Zen garden
- Steam rooms
- Outdoor lounge
- Billiard table
- Kids' play area
- Temperature-controlled swimming pool
- Outdoor cinema



Thoughtful Touches



Exceptional living



Reception



Kids' Play Area



Outdoor Amenities



Fully Equipped Gym & Fitness Center



Lift Lobby

THE TEAM

Developed by



Al Marina Investment is the dedicated development arm under Al Marina Holding, focused on bringing visionary projects to life. With a deep understanding of market trends and a passion for innovation, Al Marina strives to create iconic developments that not only enhance the built environment but also enrich the lives of individuals and communities. Through integrated subsidiaries, Al Marina Investments provides comprehensive services that cater to the evolving needs of the market. From real estate development and hospitality ventures to infrastructure projects and innovative technologies, the holding company actively pursues opportunities that drive progress and prosperity.

Presented by

EVOLUTIONS

Evolutions is the first-of-its-kind real estate intelligence hub in Dubai that combines a concept store of exclusive developments, a 360-degree consultancy that specializes in the entire real estate lifecycle, and a global network of industry experts to facilitate connections with major industry players. The company serves as a bridge connecting all stakeholders, including developers, investors, brokers, and end-users. It actively supports the interests of every stakeholder, working towards creating, developing, and delivering valuable assets.





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EVOLUTIONS

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