



EXOTICA
by Al Marina

WHERE
Stories Begin

DEVELOPED BY



AL MARINA
INVESTMENT

POWERED BY

EVOLUTIONS

800 EVOL (3865)

Foundation of Fine Living

Experience the epitome of modern living at Exotica by Al Marina Investment. Rising in JVC, Exotica embodies the liveliness of the lush parks and the tranquil retreat from the city. Discover spaces where each detail comes together to refine the living experience, turning each moment at home into a lifetime in a sanctuary.

Project Brief

Structure: G + 4P + 13 Floors

Total Units: 88 Units

Payment Plan: 40/60

40% During Construction

60% On Handover

Handover: December 2026



2 minutes
to Circle Mall



5 minutes
to JSS International
School



10 minutes
to Dubai Hills Mall



15 minutes
to Palm Jumeirah



15 minutes
to Dubai Marina



15 minutes
to Mall of the Emirates



15 minutes
to Burj Al Arab



18 minutes
to Jumeirah Beach
Residence



20 minutes
to Downtown Dubai



25 minutes
to DXB International
Airport



UNIT TYPE

UNIT SIZE

1 Bedroom Apartments

Up to 1,252.60 sqft

2 Bedroom Apartments

Up to 1,363.03 sqft

Retail

Up to 976.17 sqft

Seamlessly Connected in JVC



Graceful & Grounded Living

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

