



GREYGATE RESIDENCES







CRAFTING HAPPINESS, ONE DUBAI HOME AT A TIME

Buying a house in Dubai is not just a real estate investment, but a true declaration of openness towards a future full of opportunities and happiness.

The city, which has always embodied luxury, safety and innovation, offers a unique experience for those who choose to live in one of the most dynamic and cosmopolitan places in the world.

Each part of Dubai tells a story of modernity and tradition, with breathtaking views from the futuristic skyscrapers to the golden beaches of the Persian Gulf.

The house, therefore, is not just a place to live, but an open window onto a world that brings emotions, successes and an incomparable quality of life.

WELCOME TO

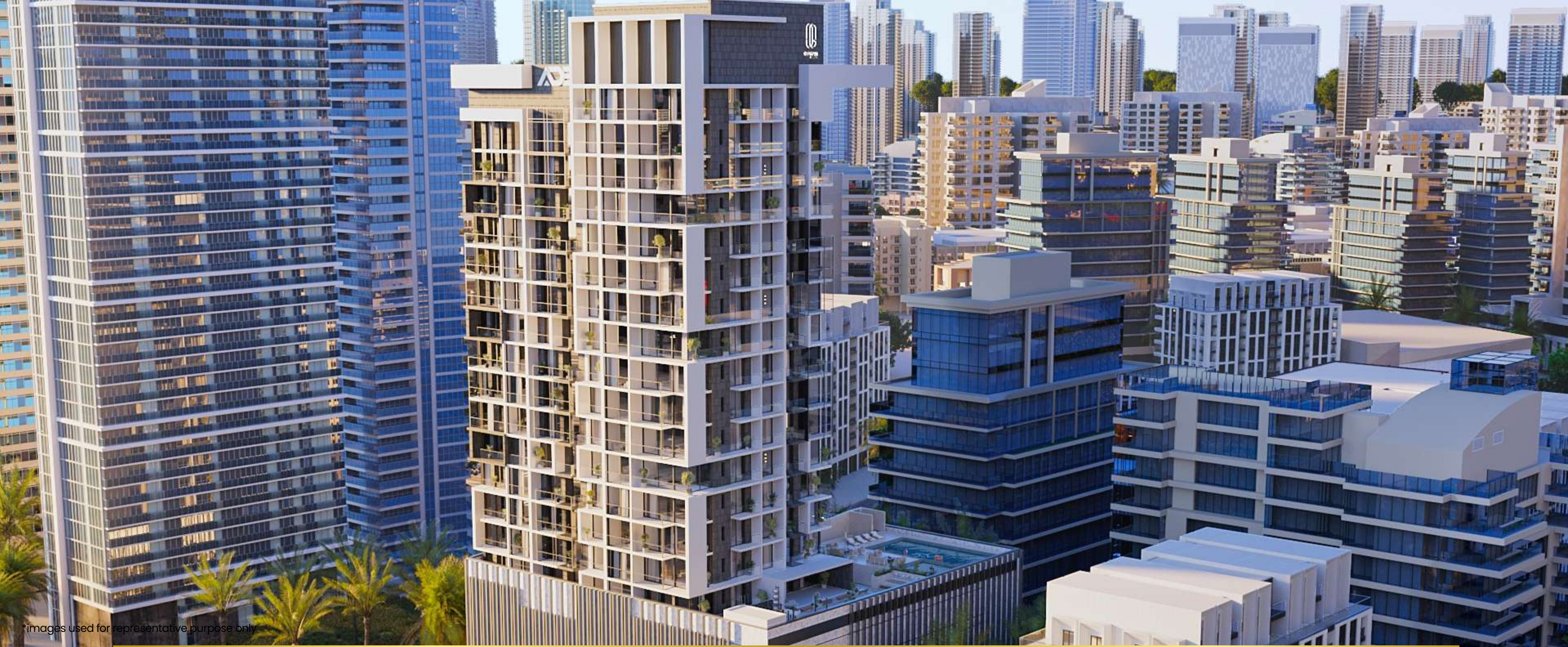


Greygate Residences by ADE is a landmark 15 floors residential development in the heart of Jumeirah Village Circle (JVC), featuring 223 meticulously crafted homes: 149 studios and 74 one bedroom apartments, complemented by 5 premium retail spaces at your doorstep.

Situated in one of Dubai's most sought-after communities, Greygate Residences offers a lifestyle enhanced by featuring state-of-the-art amenities and serene living.

With a legacy of trust since 1950s, ADE Properties is committed to delivering homes that represent quality, accessibility, and enduring value in the dynamic landscape of Dubai.





*images used for representative purpose only

UNITS

149 Studios
74 One Bedrooms
5 Retails

ELEVATION

Ground
4 Podium
15 Floors & Roof

LOCATION

Al Barsha South Fourth
Jumeirah Village Circle
Dubai, UAE

ESTIMATED COMPLETION DATE

**March
2028**

JUMEIRAH VILLAGE CIRCLE

INVEST. LIVE. THRIVE.

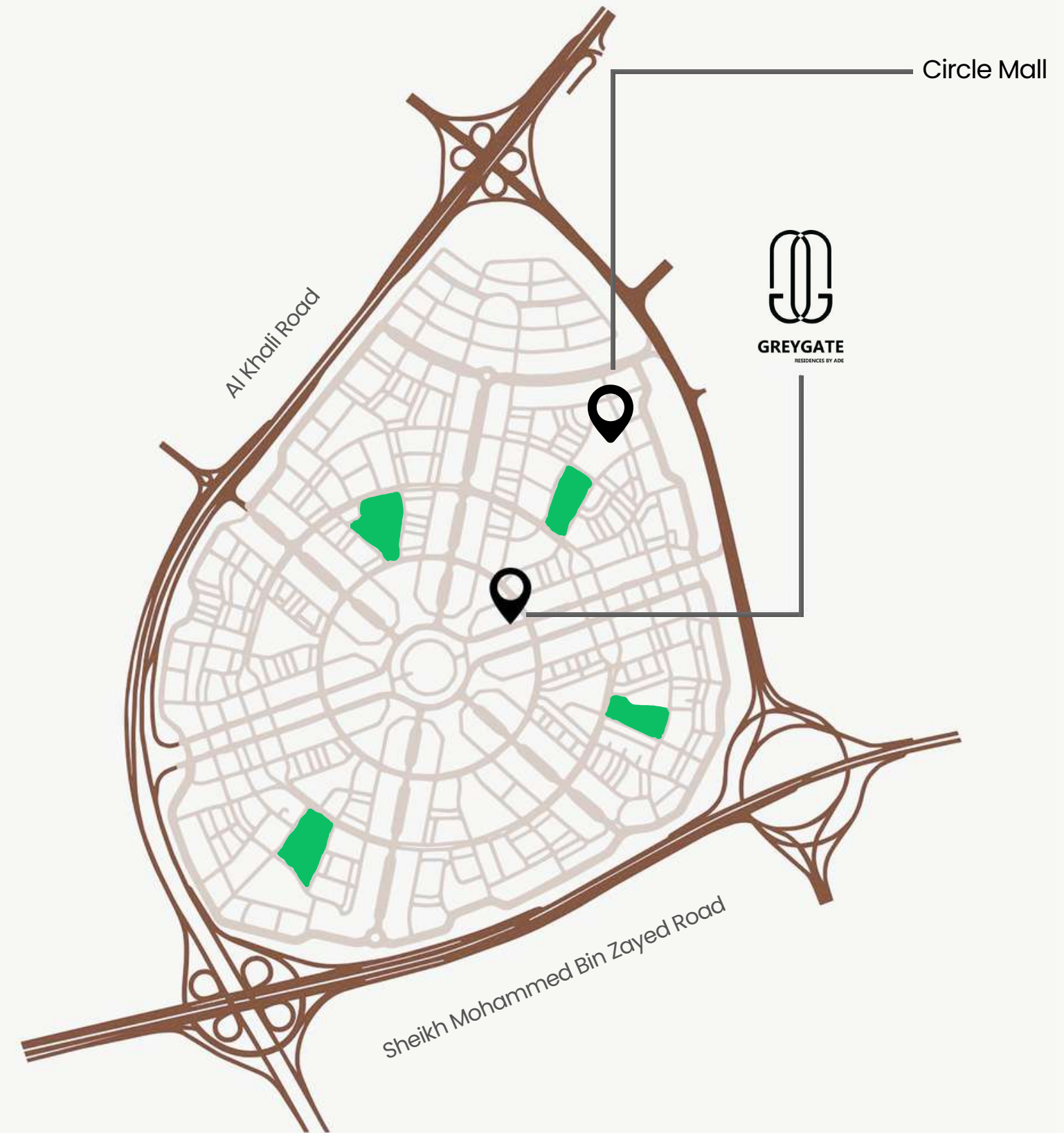
JVC is located between the two main highways Al Khail Road and Sheikh Mohammed Bin Zayed Road.

The development boasts lush greenery and parks surrounding the apartments, villas and townhouses.

Providing residents of this community with easy access to Dubai's key areas.

Being a 15 minutes drive from Dubai Marina and 20 minutes drive from Downtown.

A hub of growth, the planned Dubai Metro Red Line extension and affordable pricing, position JVC as a prime investment destination.



LOCATION PROXIMITY



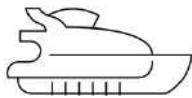
20 MINUTES
DOWNTOWN DUBAI &
BURJ KHALIFA



15 MINUTES
MALL OF THE
EMIRATES



30 MINUTES
DUBAI INTERNATIONAL
AIRPORT (DXB)



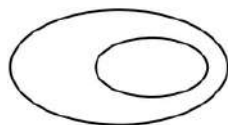
20 MINUTES
DUBAI MARINA



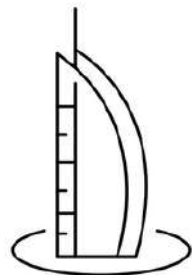
30 MINUTES
AL MAKTOUM
INTERNATIONAL AIRPORT



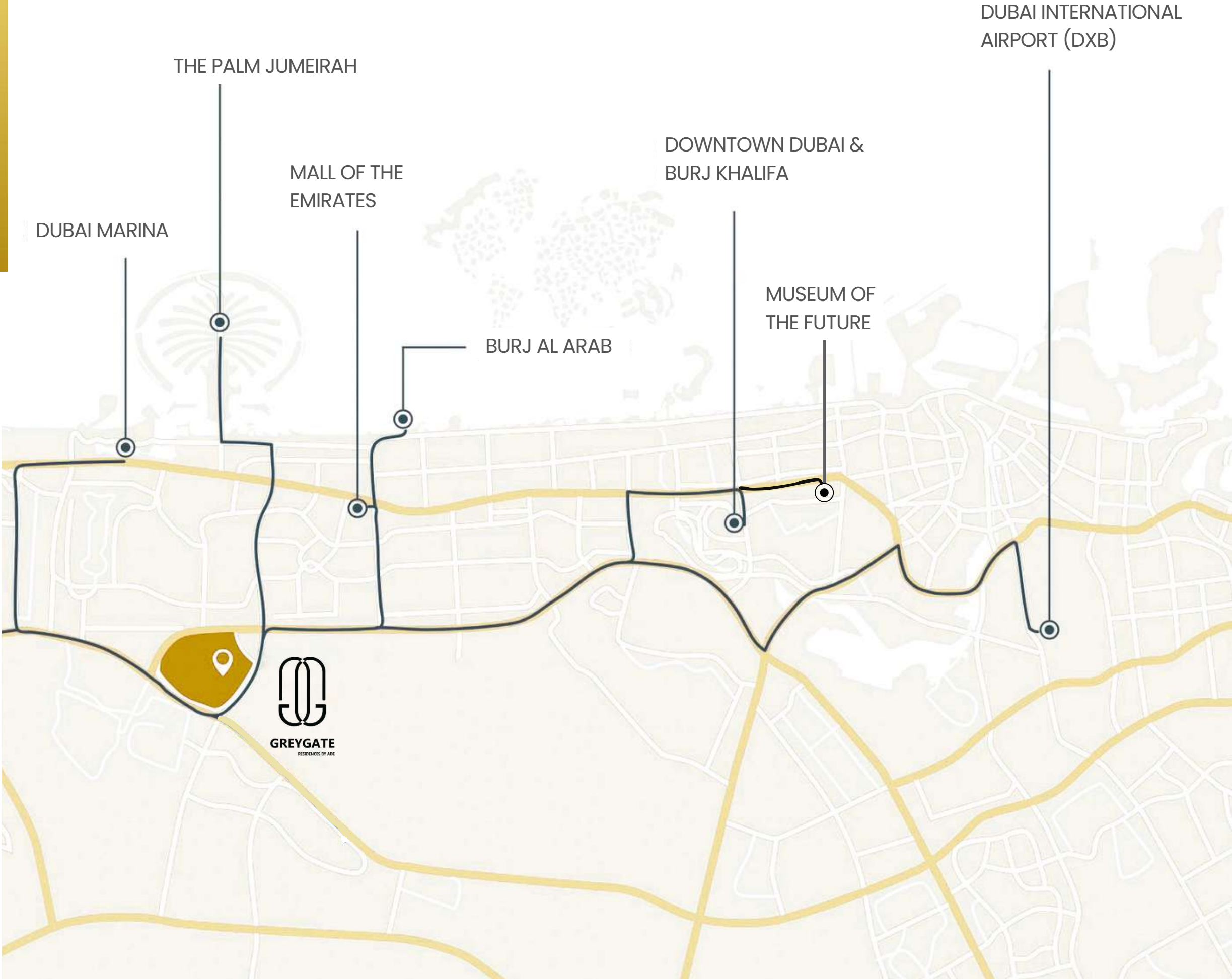
20 MINUTES
THE PALM
JUMEIRAH



25 MINUTES
MUSEUM OF THE FUTURE



20 MINUTES
BURJ AL ARAB

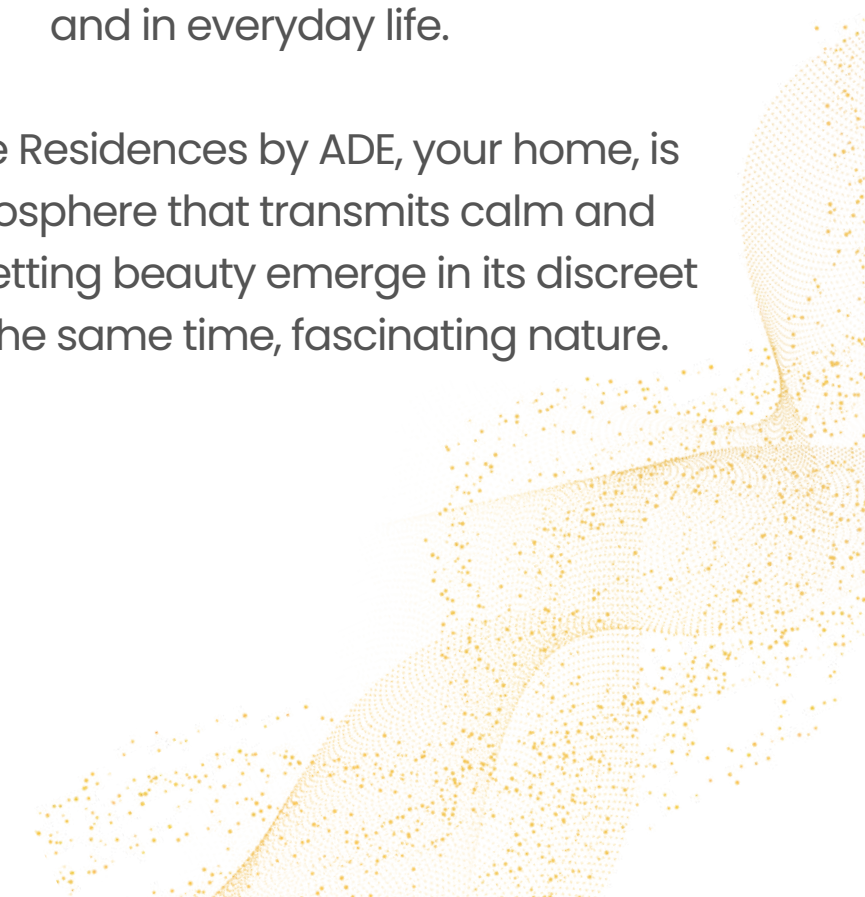




WHERE SIMPLICITY MEETS ELEGANCE

There is a unique beauty that is revealed when simplicity meets elegance. That's not a contrast between two opposite concepts, but a perfect meeting that leads to an extraordinary synthesis, where refinement arises from the purity of the forms and the sobriety of the details. The combination of these two concepts take place in many fields: architecture, art, design and in everyday life.

Greygate Residences by ADE, your home, is an atmosphere that transmits calm and serenity, letting beauty emerge in its discreet and, at the same time, fascinating nature.





*images used for representative purpose only

MAIN ENTRANCE

As you approach the main entrance, you'll be greeted by a design that seamlessly blends modern aesthetics with a touch of timeless elegance. Characterized by a clean, sophisticated minimalist design, our entrance embodies a refined architectural approach that speaks to contemporary urban sophistication.



RECEPTION

Step into Greygate Residences' reception, a thoughtfully designed space that harmonizes modern elegance with comfort. This welcoming entrance sets the tone for a refined living experience, where every detail reflects our dedication to sophistication and a sense of home.



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MAIN LOBBY

Greygate Residences' main lobby is a thoughtfully designed space that seamlessly blends contemporary aesthetics with functional versatility. Bathed in natural light and crafted with premium materials, this area serves as both a sophisticated welcome and a dynamic social hub.



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LIFT LOBBY

Featuring five sleek passenger elevators and a dedicated service lift, our design provides efficient, modern transportation. Crafted with clean lines and refined materials, these elevators enhance daily movement with sophisticated vertical transit.

SMART LIVING STARTS HERE

WITH INTEGRATED HOME AUTOMATION

Effortlessly control lighting, climate, security and curtains at the touch of a button.

Embrace the future of home living and make your move to a residence where convenience, comfort and innovation converge.



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LIVING AREA

The open-plan living area at Greygate Residences' is designed for modern living. Featuring contemporary design, this space offers the perfect balance between relaxation and social interaction. Whether entertaining guests or enjoying a quiet moment, the living area provides a versatile and inviting environment that adapts to your lifestyle.



CONTEMPORARY KITCHEN

The kitchen represents a harmonious blend of form and function. Meticulously designed with contemporary aesthetics, each kitchen features quality built-in appliances. Every detail is carefully crafted to enhance your daily living experience.



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BEDROOM

Bedrooms are designed to provide a peaceful retreat, featuring great heightened ceilings, large sunlight windows, and generous storage solutions. The thoughtful design ensures each space offers warmth, relaxation, and a naturally-inspired setting where you can unwind.



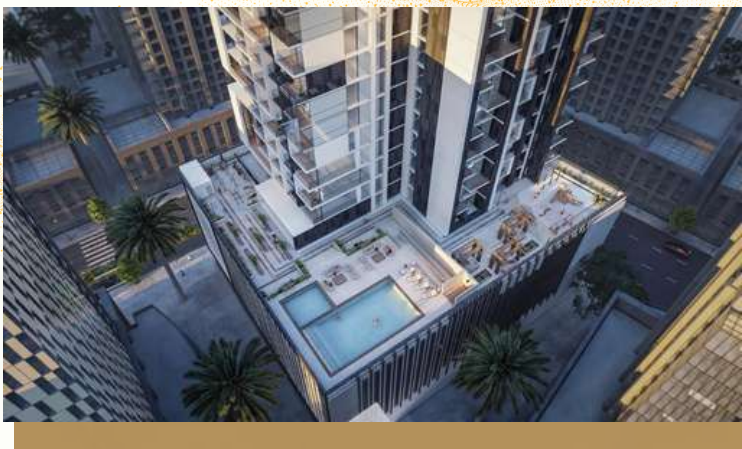
BATHROOM

The bathroom is stylish and functional, with many cabinets, display space, and high-quality fixtures and accessories. The stark white wall tiling and the plush, porcelain flooring highlight the feature walls. Additionally, the bathroom features mirror cabinets and shelving that provide essential storage to keep your bathroom organised. All of these distinctive features contribute to the spa-like atmosphere of the space.



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FIRST FLOOR AMENITIES



AMENITIES



ADULTS SWIMMING
POOL



INDOOR GYM



GAZEBO SITTING
AREA



OUTDOOR SITTING
AREA



OUTDOOR GYM



KID'S PLAY
AREA



SAUNA



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OUTDOOR SWIMMING POOL

Greygate Residences offers an inviting outdoor swimming pool, providing a refreshing escape for residents. A separate kid's pool ensures enjoyment for every family member, creating a vibrant and welcoming aquatic experience.



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SAUNA ROOMS

Unwind in our carefully designed sauna rooms, offering a peaceful retreat to de-stress and rejuvenate. These spaces provide a calm environment to relax and recharge after a long day.



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FITNESS CENTRES

Stay active with Greygate Residences' comprehensive fitness facilities, featuring both indoor & outdoor gym spaces. Equipped with modern exercise stations and machines, our fitness areas are designed to support your wellness journey.



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KIDS PLAY AREA

Our playground is a vibrant, safe space designed for children's development. With age-appropriate play equipment, children can explore, learn, and create memorable moments while developing essential motor and cognitive skills.



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GAZEBO SITTING AREA

A charming outdoor retreat offering comfortable seating amidst greenery. This serene space provides a peaceful environment for relaxation, reading, or enjoying quiet moments with family and friends.



UNIT SPECIFICATION

TYPE	N. OF UNITS	MIN. SIZE	MAX. SIZE	FROM
STUDIO	149	342 Sq. Ft.	684 Sq. Ft.	600,000 AED
1 BR	74	718 Sq. Ft.	1,262 Sq. Ft.	1,010,000 AED

STUDIO

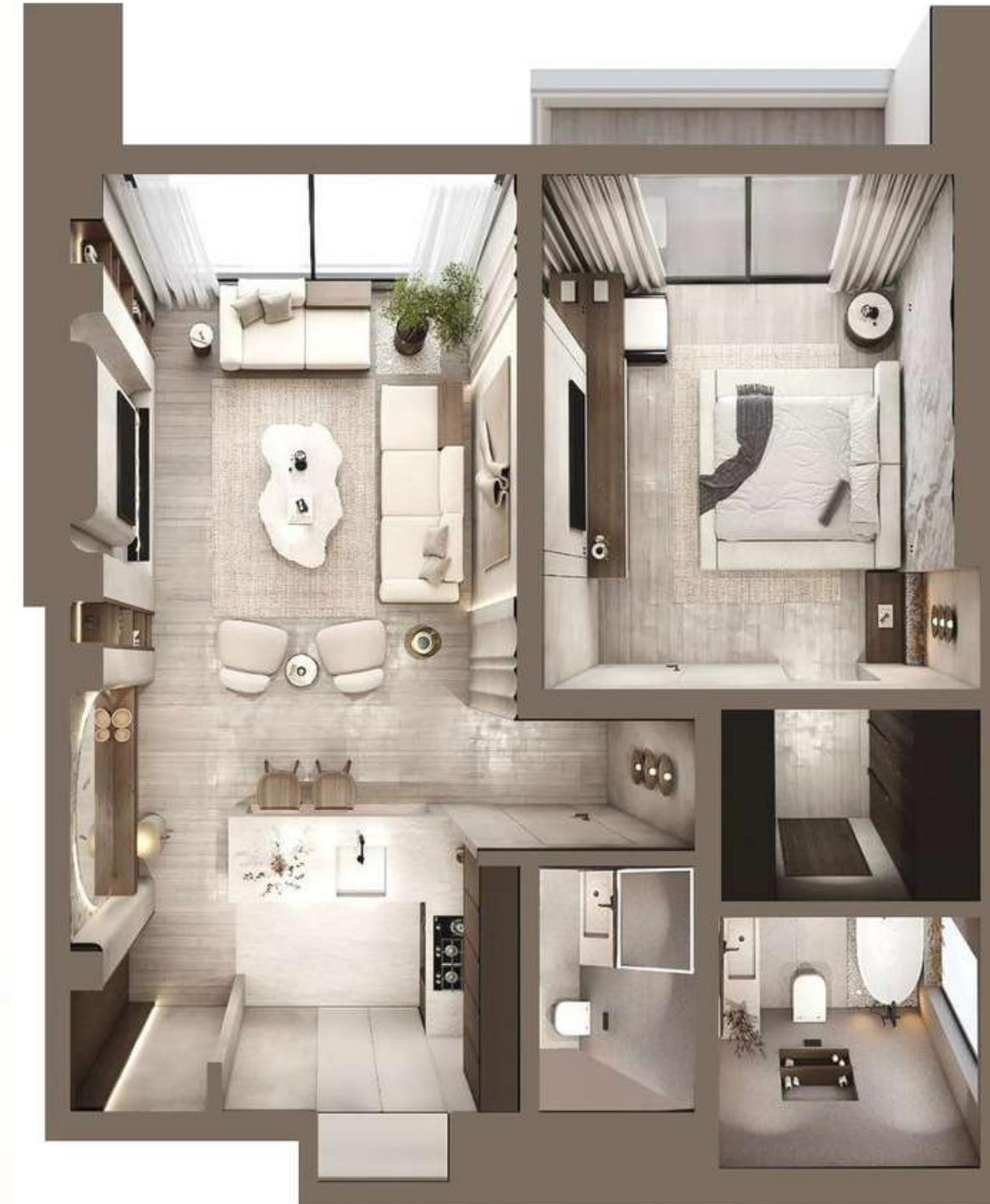
TYPICAL UNIT TYPE



*All drawings and dimensions are approximate. Drawings not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only.

1 BR

TYPICAL UNIT TYPE



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Mohammed Ahmad Al Dallal

CEO



ADE PROPERTIES

"As CEO of ADE Properties, I am proud to continue our family's 70-year journey of transforming Dubai's real estate landscape.

Our legacy transcends constructing buildings, we create living experiences that inspire and empower communities.

Greygate Residences is more than a development, it's a home designed for everyone.

Whether you're a family seeking comfort or an investor looking for value, we've created a space that meets multiple needs with quality construction and thoughtful design.

We invite you to be part of our continuing story: a story of trust, quality, and visionary living in the heart of Dubai."