

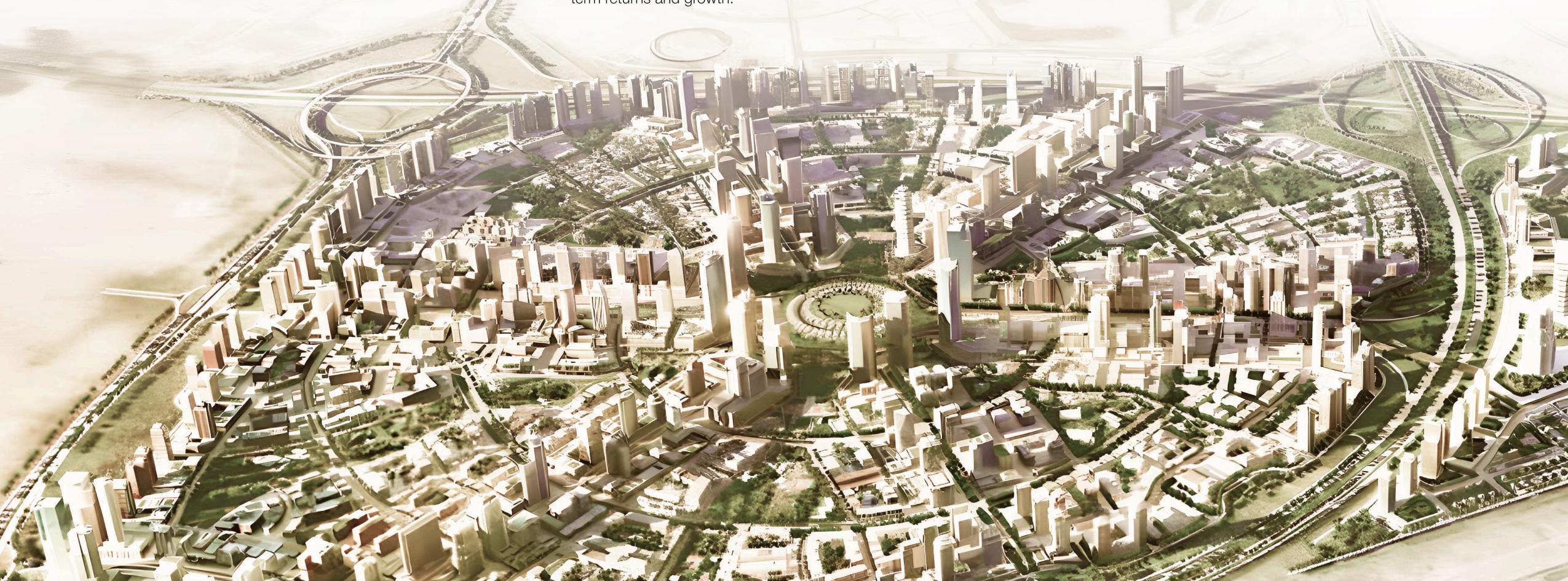
# Master Community



Jumeirah Village Circle (JVC) is a vibrant, family-friendly community in the heart of new Dubai, offering a blend of modern living and peaceful green spaces. With its central location, JVC provides easy access to key areas like Downtown Dubai and Dubai Marina, while maintaining a serene, residential atmosphere.

The community is ideal for families and young professionals, featuring a range of housing options, schools, parks, and essential services like supermarkets and clinics. Its affordability and strong rental demand make JVC an attractive choice for first-time buyers and investors, offering excellent potential for long-term returns and growth.

JVC has become a hotspot for real estate investment, thanks to its competitive pricing, high rental demand, and steady appreciation. With ongoing development and its strategic location, it offers excellent returns for investors seeking both short-term and long-term gains.



# Connected To The City



LIVING



Dubai Miracle Garden – 9 minutes

Motiongate Theme Park – 25 minutes

Legoland Dubai – 27 minutes

The Walk JBR – 20 minutes

Palm Jumeirah – 22 minutes

#### ► Golf clubs

Jumeirah Golf Estates Golf Course –

15 minutes

Montgomerie Golf Course –

17 minutes

### ★ Kids

Sunmarke School – 2 minutes
Arcadia School – 5 minutes
JSS International School – 12 minutes
GEMS Founders School – 18 minutes

### Hotels

Novotel JVT – 2 minutes

Mövenpick Hotel JVT – 2 minutes

Aloft Me'aisam – 15 minutes

FIVE Jumeirah Village Hotel – 15 minutes

### Malls

Circle Mall – **15 minutes**City Centre Meaisem – **11 minutes**Dubai Hills Mall – **17 minutes**Mall of the Emirates – **15 minutes** 





District 13, Jumeirah Village Circle

Welcome to IR1DIAN PARK 2, a residential gem inspired by the brilliance of iridescence—where light and nature come together to create a vibrant and dynamic living experience

Located in the heart of Jumeirah Village Circle (JVC), this residential haven offers a perfect balance of urban convenience and a welcoming neighborhood atmosphere.

BUILDING DESCRIPTION: G+P+5
ANTICIPATED COMPLETION: Q2 2027
ANTICIPATED SERVICE CHARGE: AED 15/SQ.FT.

STUDIO	1 BEDROOM	2 BEDROOM	
19	56	11	

TOTAL



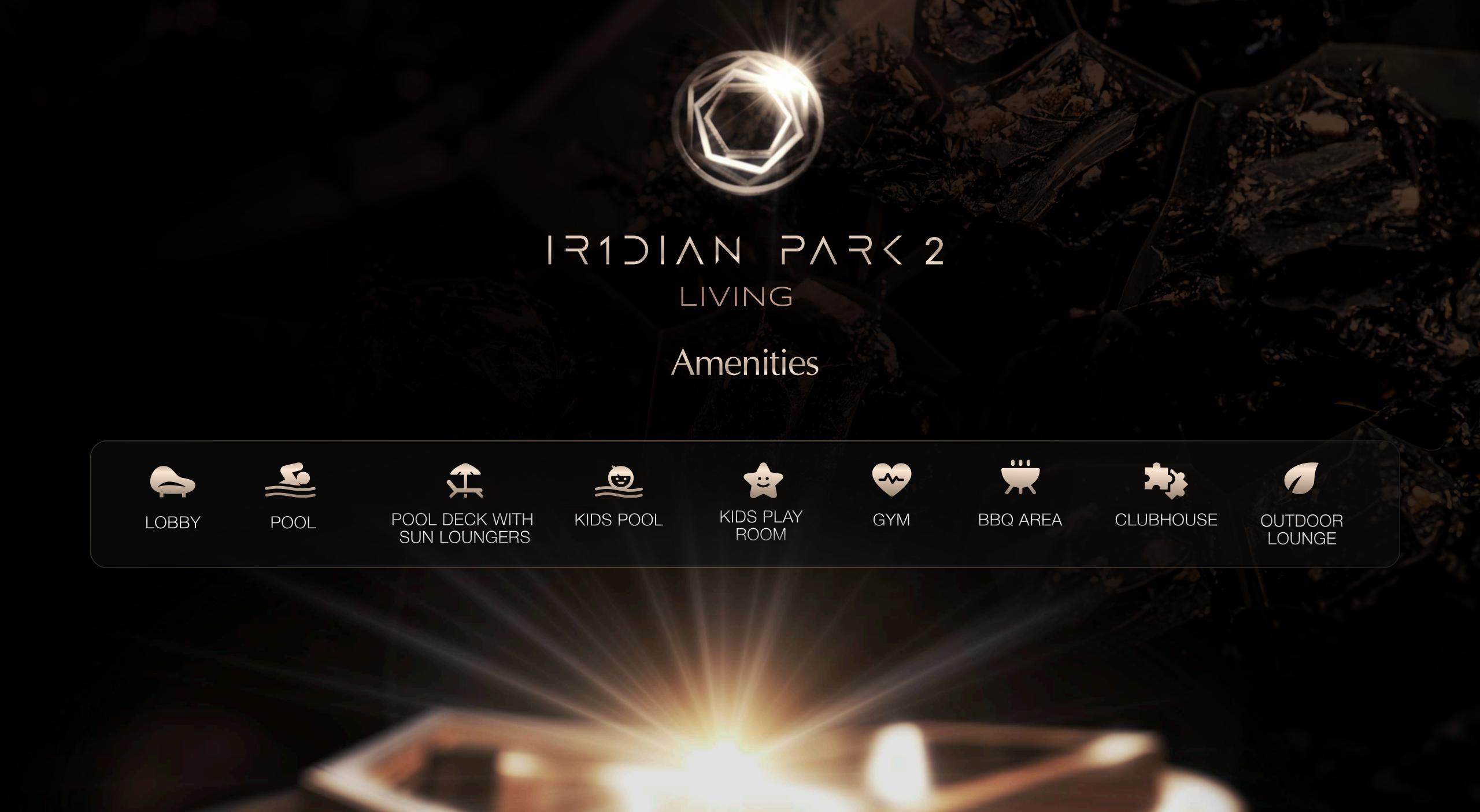




# A Shimmering Oasis Of Modern Living

Designed to reflect the ever-changing hues of life, IR1DIAN PARK 2 redefines modern living with functional layouts, natural light-filled interiors, and essential amenities for a well-rounded lifestyle.

Set amidst the green surroundings of JVC, the project provides a well-connected yet peaceful environment, ensuring easy access to key destinations in Dubai while maintaining a sense of comfort and community.







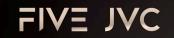
















JVC COMMUNITY

# GROUND FLOOR

1 LOBBY

DUBAI SPORTS CITY

#### FIVE JVC





## IR1DIAN PAR< 2 LIVING

## PODIUM 1st FLOOR

- 2 SWIMMING POOL
- 3 POOL DECK WITH SUN LOUNGERS
- 4 KIDS POOL
- 5 CLUBHOUSE
- 6 KIDS PLAY ROOM
- 7 GYM
- 8 BBQ AREA

DUBAI SPORTS CITY



### IR1DIAN PAR< 2

LIVING

## JVC: A Modern Community With Timeless Appeal



## THRIVING RESIDENTIAL HUB

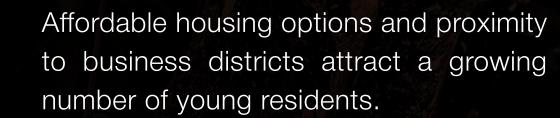


# POPULAR WITH YOUNG PROFESSIONALS



### COMMUNITY-CENTRIC LAYOUT

A mix of modern apartments, townhouses, and villas for various lifestyles.







## FAMILY-FRIENDLY ENVIRONMENT



# RETAIL & DINING CONVENIENCE



### RECREATION & LEISURE

Close to schools and nurseries, making it ideal for families.

Shops, cafes, and supermarkets within walking distance for daily needs.

Parks, sports fields, gyms, and pools support an active lifestyle.



# RISING INVESTMENT POTENTIAL



#### **EFFORTLESS CONNECTIVITY**



SUSTAINABLE GROWTH

Steady growth in property prices and rental demand offers attractive returns.

Quick access to major areas via Al Khail Road and Sheikh Mohammed Bin Zayed Road.

Focus on green living and ongoing development enhances long-term value.



### IR1DIAN PAR< 2

LIVING

INVESTING IN REAL ESTATE OVER \$545,000 YOU AND YOUR FAMILY RECEIVE A 10-YEAR GOLD VISA, WHICH PROVIDES A NUMBER OF STRONG BENEFITS:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Free to open and conduct business in the UAE



Obtaining a local driving license, which is an international license