



**SOL TERRA CASA**  
**LUXURY TOWN HOUSES**

**YOUR PLACE, YOUR TRACE**

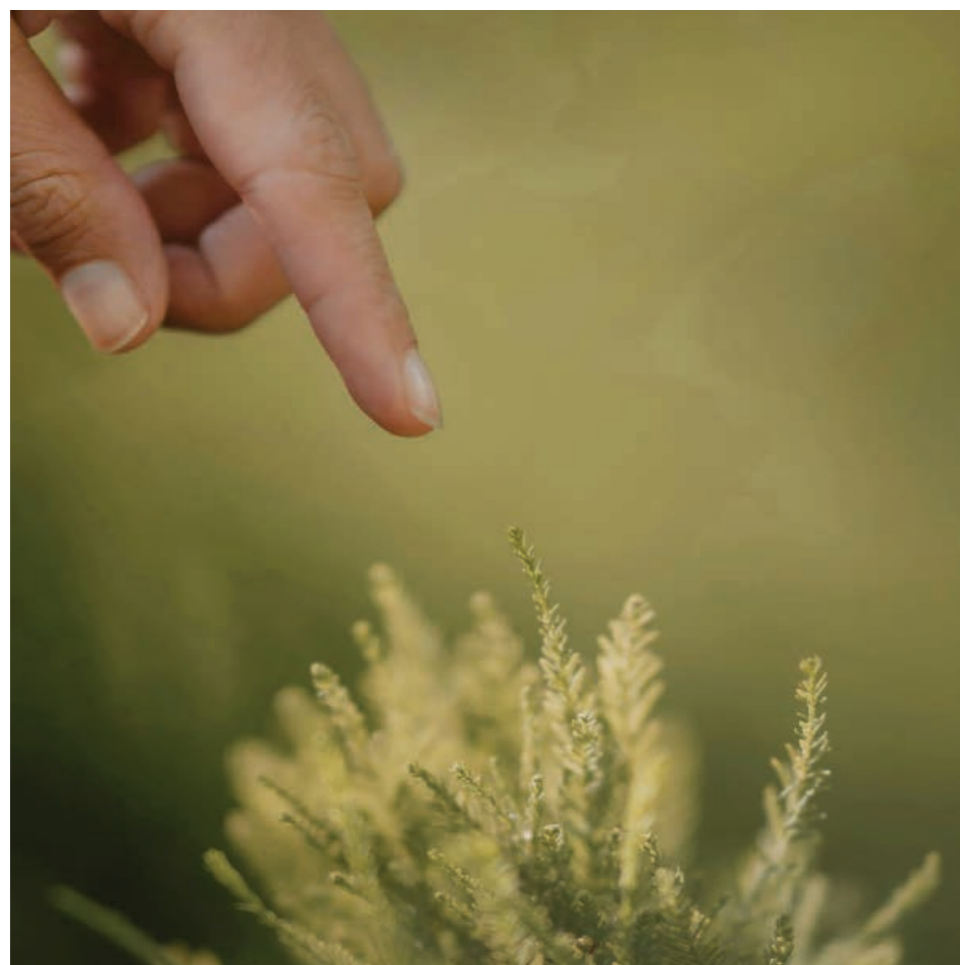
**DUBAI | JUMEIRAH VILLAGE CIRCLE**  
**DISTRICT 11**



# YOUR PLACE, YOUR TRACE

WHERE THE CITY SOFTENS &  
GREENERY LEADS THE WAY

At SOL TERRA CASA, life unfolds beside flourishing landscapes where morning light filters through leaves, paths wind gently forward, and every day grows with intention, balance, and calm. This is where your future takes root.



**BECAUSE THIS IS WHERE  
I BELONG WHERE MY ROOTS  
GROW DEEPER, AND MY  
HORIZONS BLOOM BEYOND  
THE TREES**



# STEP INTO A COMMUNITY WHERE COMFORT MEETS CONNECTION, AND OPPORTUNITY UNFOLDS NESTLED IN THE HEART OF JUMEIRAH VILLAGE CIRCLE.



WHERE DESIGN MEETS GREENERY AND  
COMMUNITY THRIVES CREATING A  
SETTING THAT INSPIRES BALANCE,  
BELONGING, AND WELLNESS.

SOL TERRA CASA Ultra Luxury Townhouses  
moves in harmony with its surrounding  
greenery, where natural light and gentle  
shadows sculpt every space, softly  
blurring the line between indoors and  
outdoors.



# STEP INTO A LIFESTYLE SHAPED BY HARMONY, SURROUNDED BY NATURE AND VIBRANT GREEN LANDSCAPES.



WHERE CONTEMPORARY LIVING MEETS NATURAL HARMONY, SOL TERRA CASA TRANSCENDS TRADITIONAL LIVING. IT IS A LIFESTYLE SHAPED BY BELONGING, WHERE EVERY STEP BECOMES PART OF YOUR STORY.





SHARED  
PODIUM AMENITIES



# ROOTED IN PLACE, DEFINED BY YOU



A DYNAMIC, MULTI-ACTIVITY PODIUM CRAFTED TO FOSTER WELLNESS, CONNECTION, AND VIBRANT COMMUNITY LIVING SEAMLESSLY WOVEN INTO ITS NATURAL SURROUNDINGS TO PROMOTE BALANCE AND WELL-BEING.

### INDOOR FACILITIES

-  KIDS PLAY AREA
-  MULTI PURPOSE ENTERTAINMENT ROOM
-  OUTDOOR CINEMA
-  INDOOR GYM
-  CHANGING ROOM & SPA
-  YOGA STUDIO

### OUTDOOR FACILITIES

-  MULTI PURPOSE COURT
-  KIDS PLAY AREA
-  BBQ & DINING
-  OUTDOOR DECKS
-  PET GARDEN
-  YOGA AREA
-  SUN LOUNGERS
-  TABLE TENNIS
-  JACUZZI
-  SWIMMING POOL
-  KIDS POOL
-  OUTDOOR RUN TRACK



INDOOR GYM



MULTIPURPOSE  
ENTERTAINMENT ROOM

# ULTRA LUXURY TOWN HOUSES

WITH PRIVATE ELEVATOR  
AND ROOFTOP PLUNGE POOL

LUXURY IS NOT ONLY EXPRESSED  
THROUGH DESIGN AND MATERIALS,  
BUT THROUGH THE QUIET PRESENCE  
OF GREENERY, SUNLIGHT & OPEN SPACE.

At SOL TERRA CASA, architecture is conceived as an extension of the landscape. Clean contemporary lines are softened by greenery, shaded terraces, and garden views that bring nature into every home.





LIVING & DINING ROOM



MASTER BEDROOM



SECONDARY BEDROOM



FULLY EQUIPPED KITCHEN

MASTER BATHROOM



SECONDARY WASHROOM





ROOFTOP PLUNGE POOL



**PRIVATE GARDEN**





# SOL TERRA CASA

LUXURY TOWN HOUSES



UNIT  
FLOOR PLANS  
LAYOUT

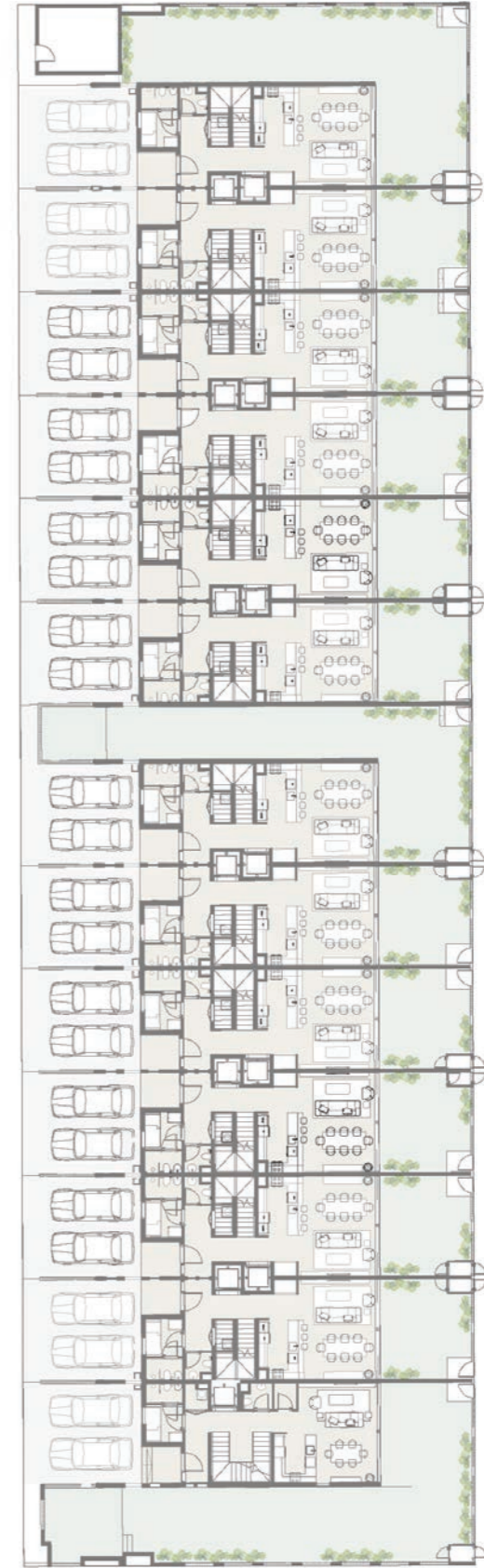


**SOL TERRA CASA**  
**LUXURY TOWN HOUSES**

# SOL TERRA CASA 1

TOWNHOUSES

GROUND FLOOR

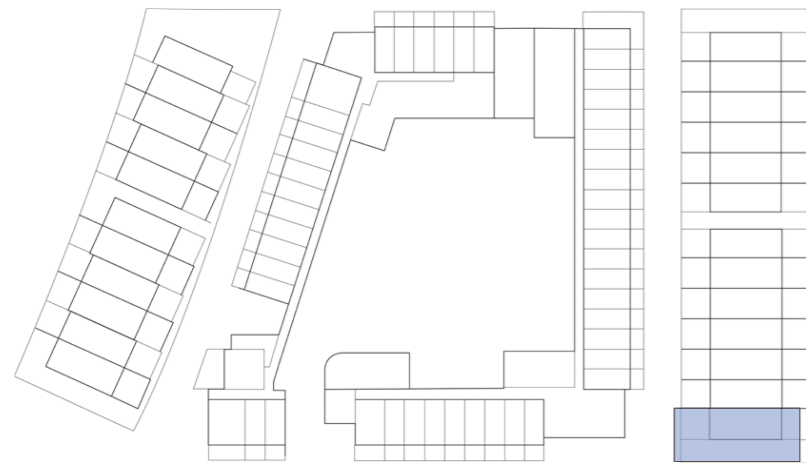


# SOL TERRA CASA 1

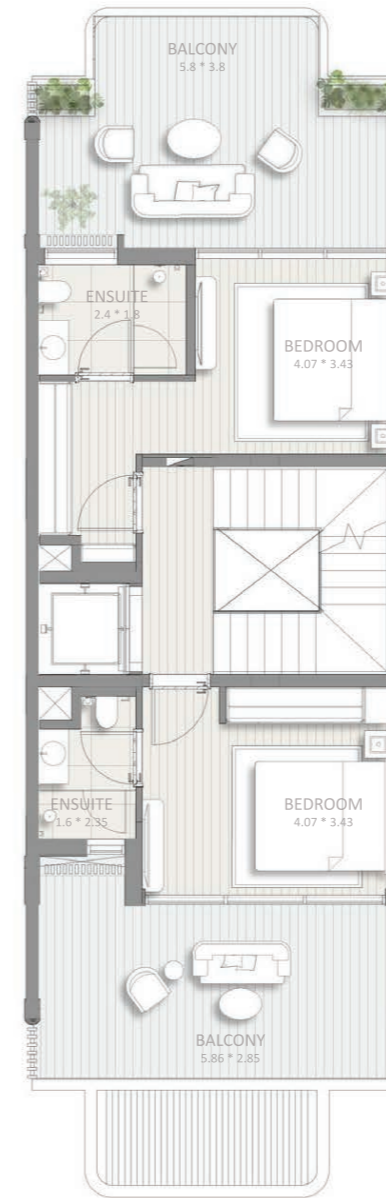
TOWNHOUSES

**TYPE 1- A**  
( B13 )

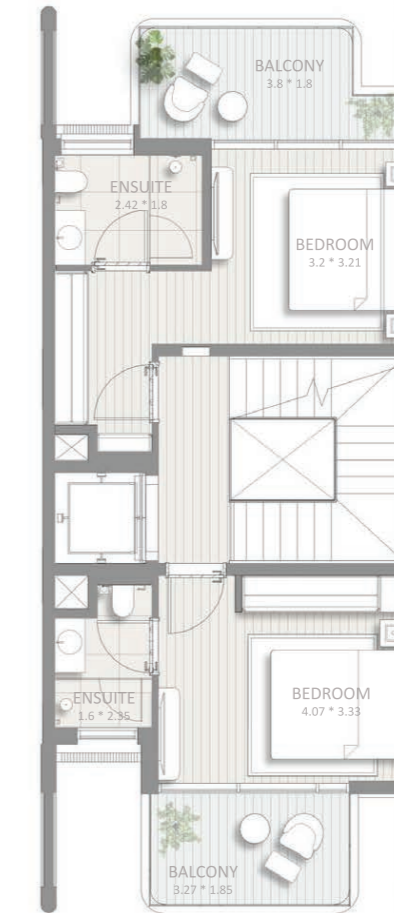
	SQ.M	SQ.FT
TOTAL BUILT UP AREA	306.18	3295.69
PLOT AREA	264.09	2842.64



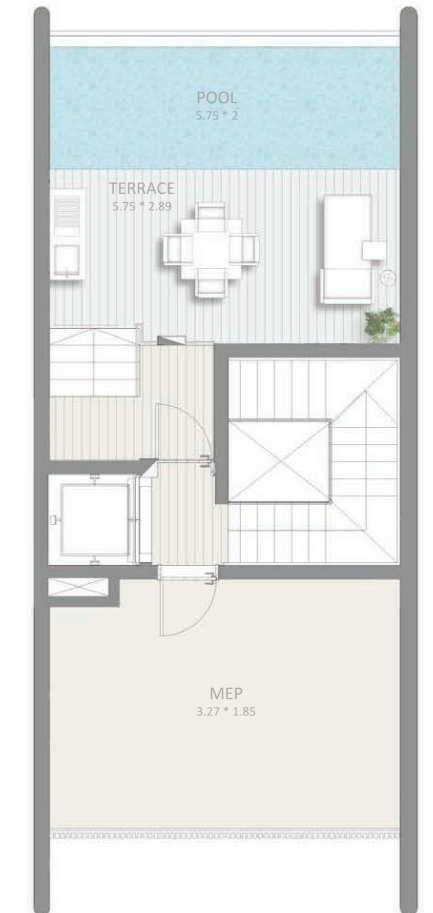
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



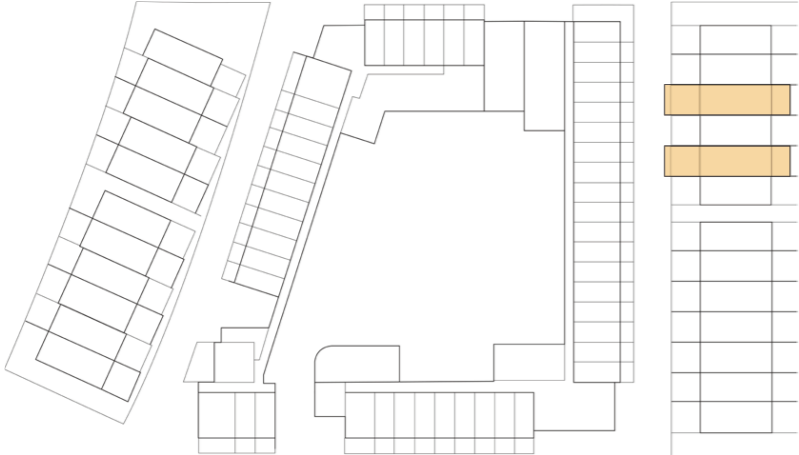
ROOF FLOOR PLAN

# SOL TERRA CASA 1

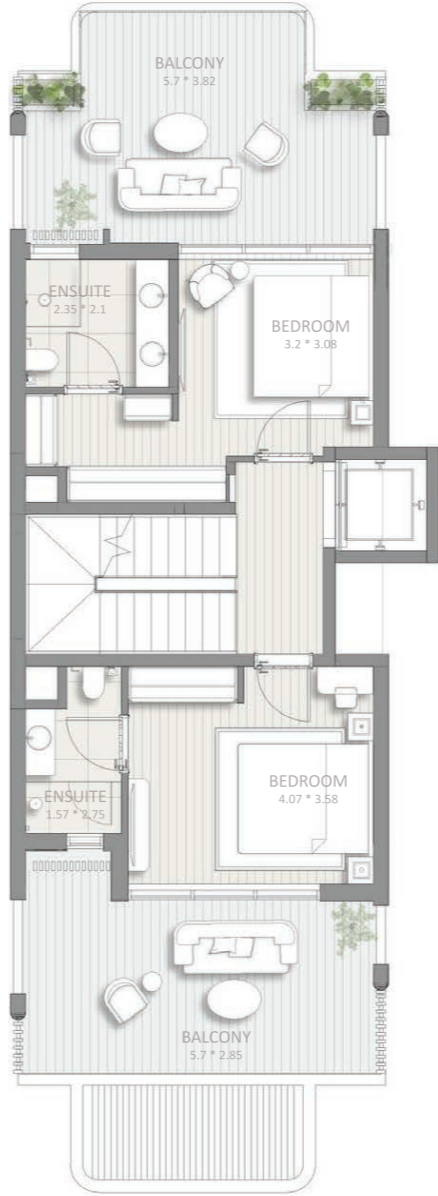
TOWNHOUSES

**TYPE 2-A**  
( B03, B05 )

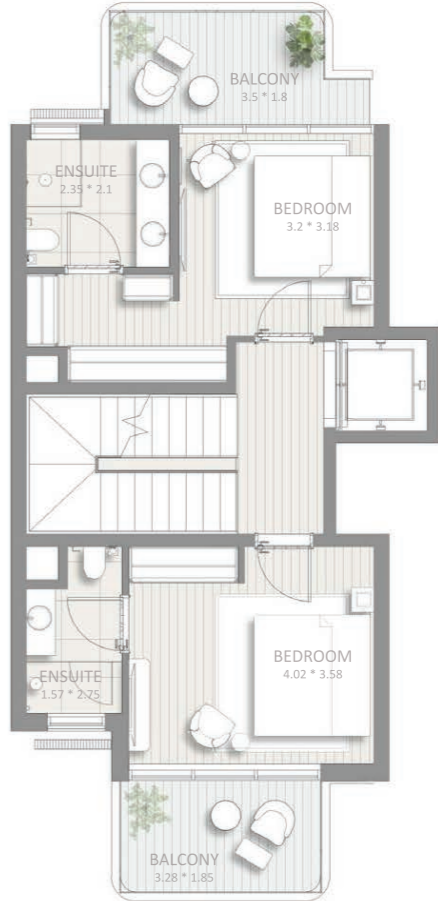
	SQ.M	SQ.FT
TOTAL BUILT UP AREA	299.53	3224.11
PLOT AREA	148.75	1601.13



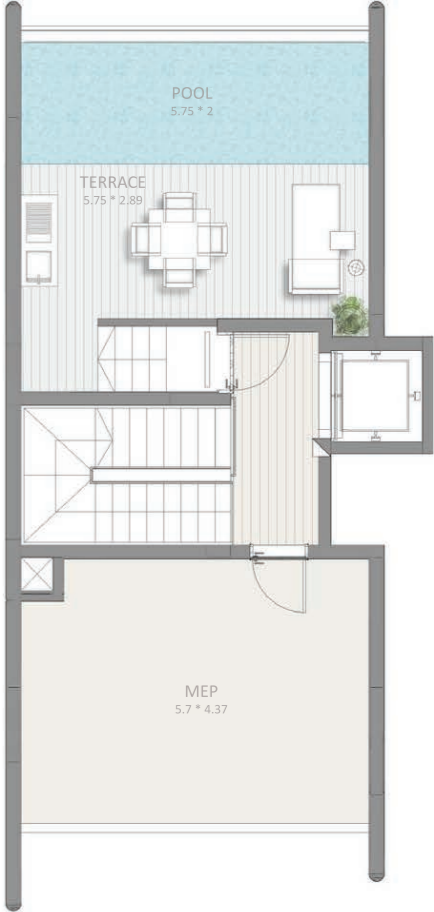
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



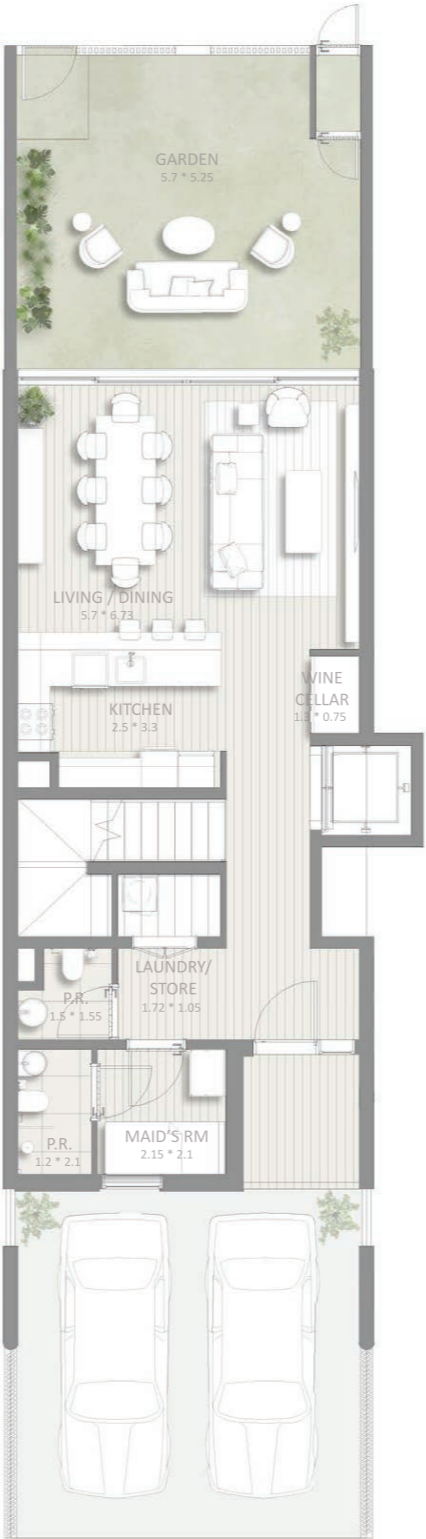
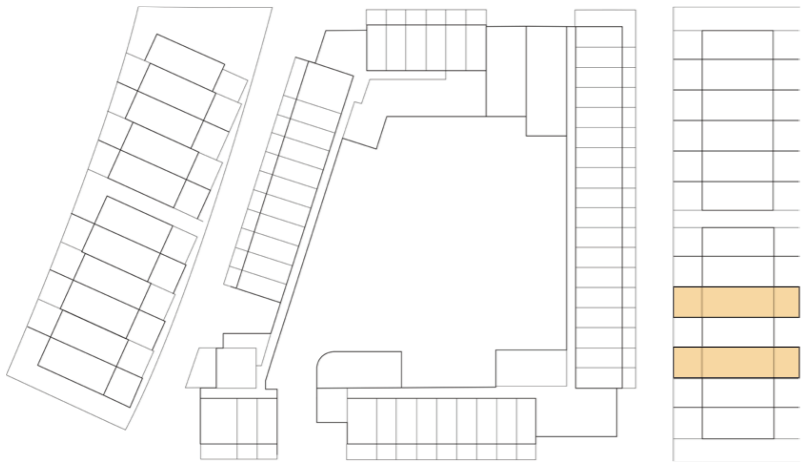
ROOF FLOOR PLAN

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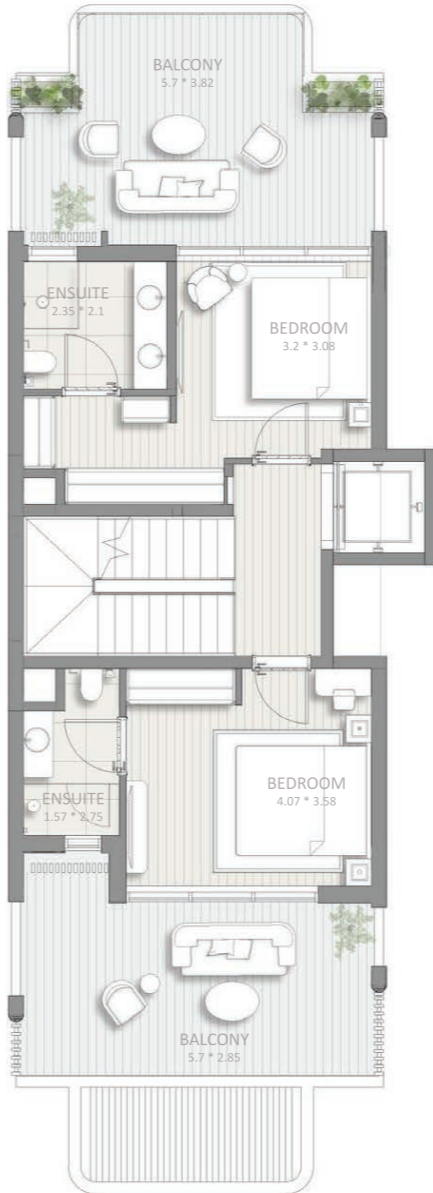
TOWNHOUSES

**TYPE 2-A**  
( B09, B11 )

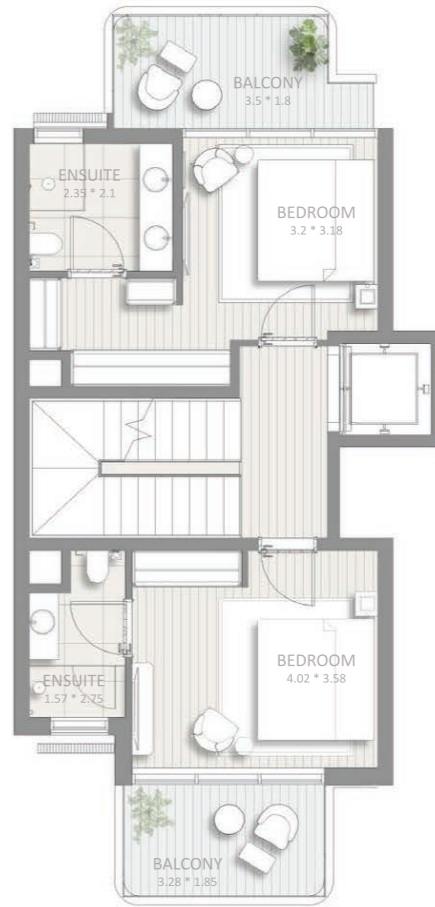
	SQ.M	SQ.FT
TOTAL BUILT UP AREA	299.54	3224.22
PLOT AREA	148.75	1601.13



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



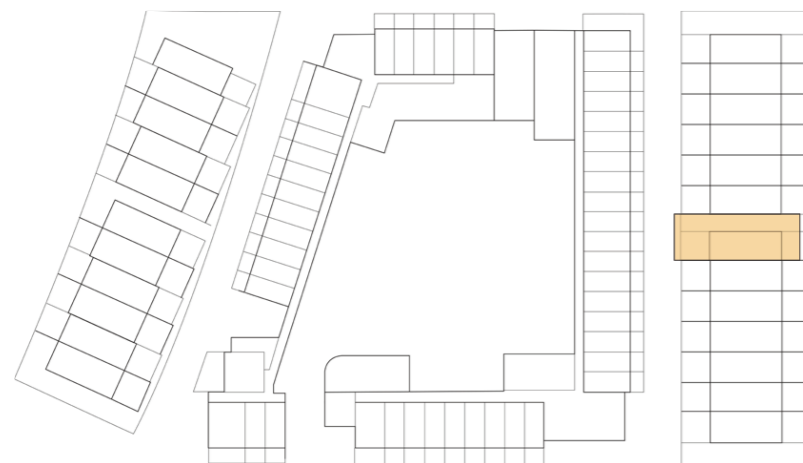
ROOF FLOOR PLAN

# SOL TERRA CASA 1

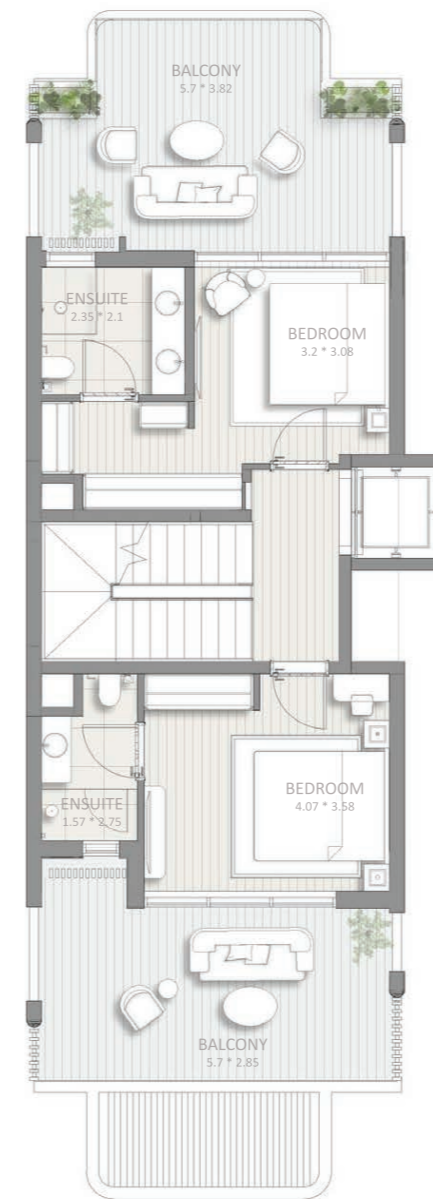
TOWNHOUSES

**TYPE 2-B**  
(B07)

	SQ.M	SQ.FT
TOTAL BUILT UP AREA	305.13	3284.39
PLOT AREA	231.23	2488.94



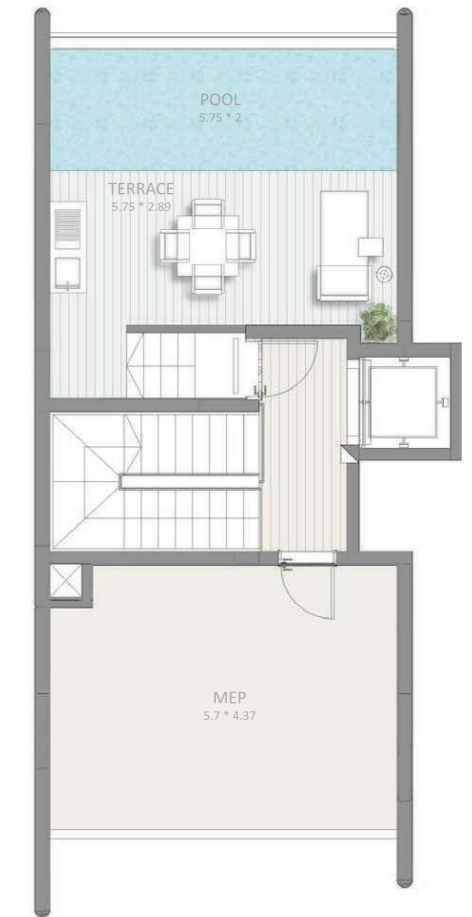
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



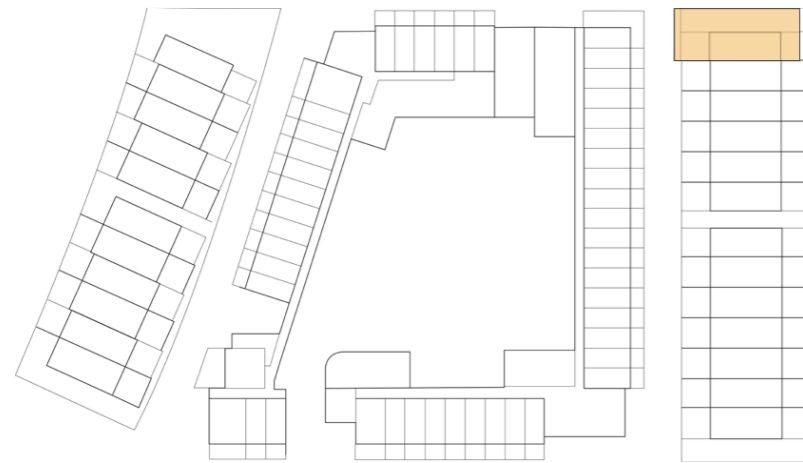
ROOF FLOOR PLAN

# SOL TERRA CASA 1

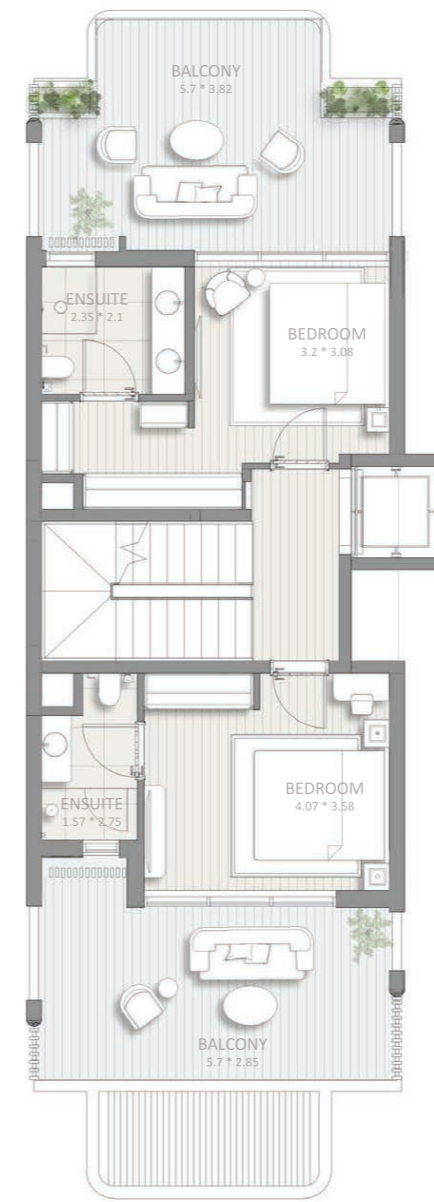
TOWNHOUSES

**TYPE 2-C**  
( B01 )

	SQ.M	SQ.FT
TOTAL BUILT UP AREA	305.02	3283.21
PLOT AREA	242.33	2608.42



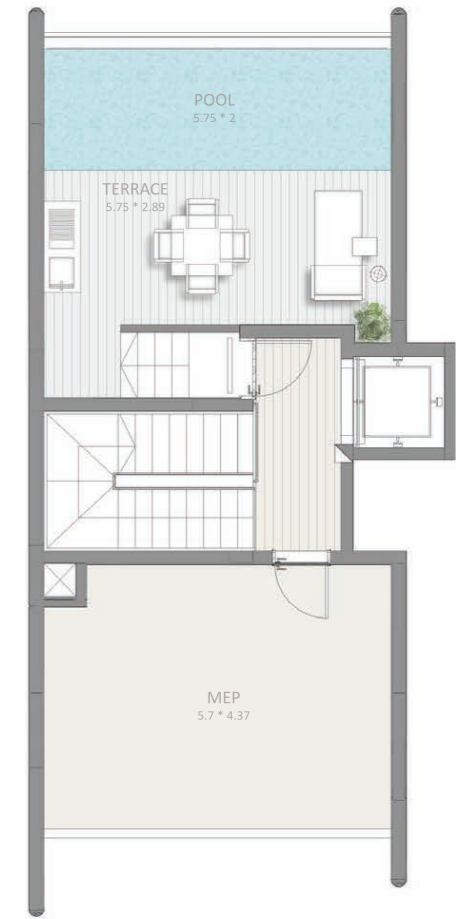
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



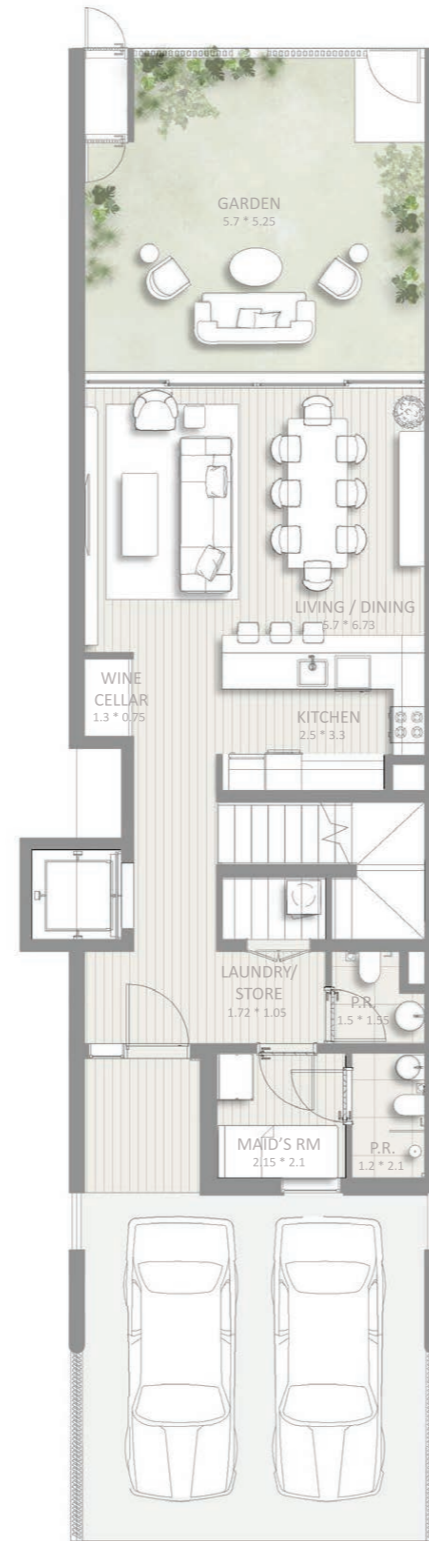
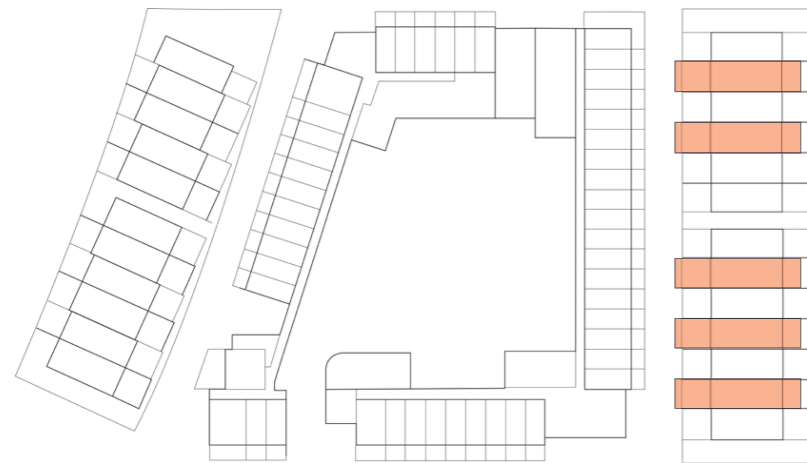
ROOF FLOOR PLAN

# SOL TERRA CASA 1

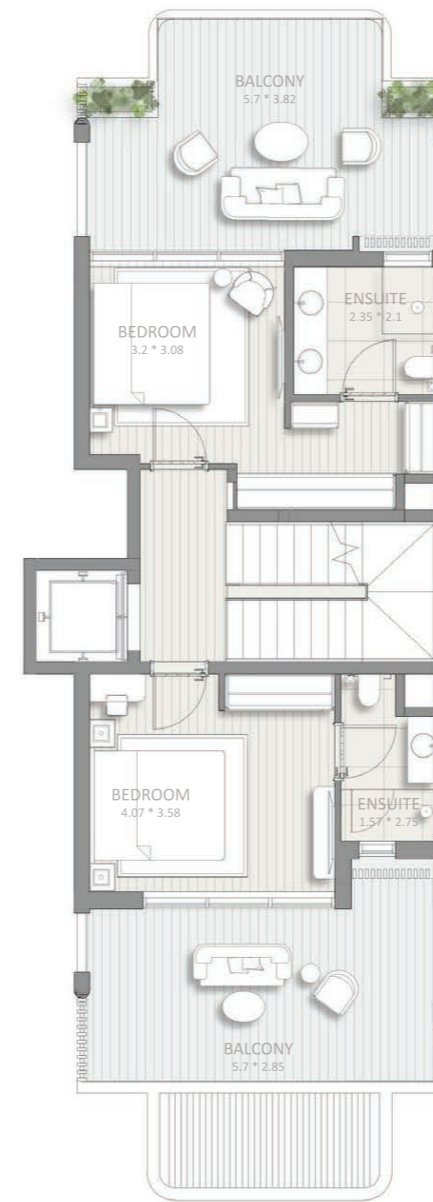
TOWNHOUSES

**TYPE 3-A**  
( B02, B04, B08, B10, B12 )

	SQ.M	SQ.FT
TOTAL BUILT UP AREA	299.54	3224.22
PLOT AREA	148.75	1601.13



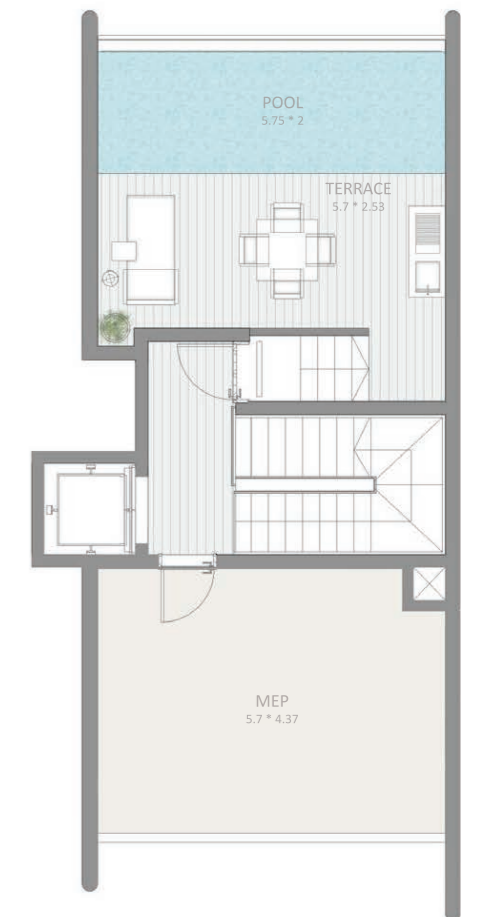
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



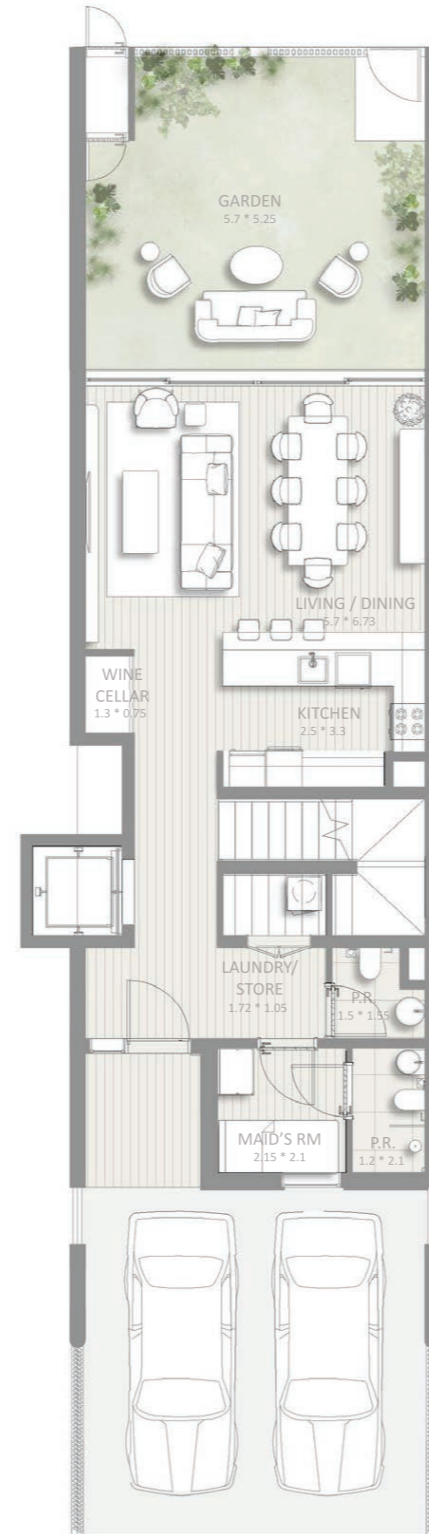
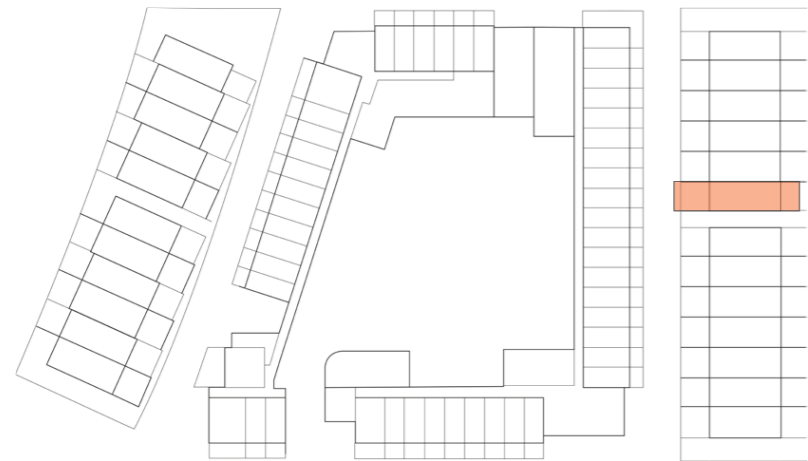
ROOF FLOOR PLAN

# SOL TERRA CASA 1

TOWNHOUSES

**TYPE 3-A**  
( B06 )

	SQ.M	SQ.FT
<b>TOTAL BUILT UP AREA</b>	<b>299.62</b>	<b>3225.08</b>
<b>PLOT AREA</b>	<b>148.77</b>	<b>1601.35</b>



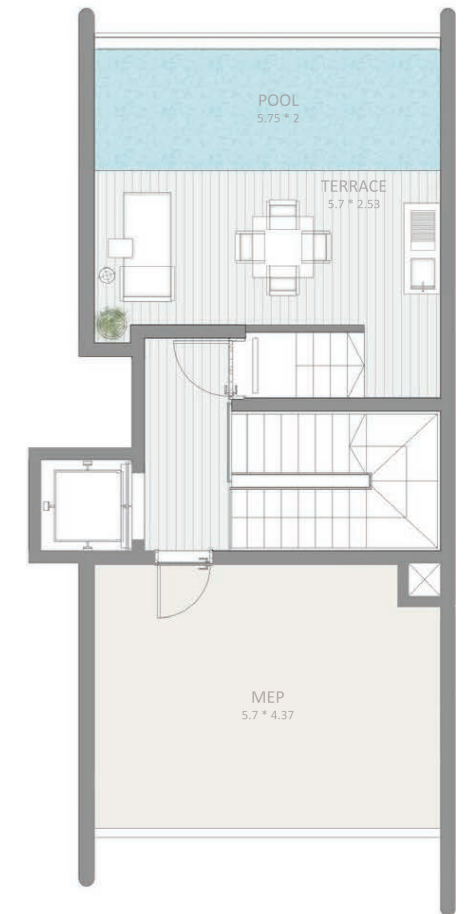
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF FLOOR PLAN

# SOL TERRA GARDENS

RESIDENCES

## SHARED PODIUM AMENITIES



## AIRPORTS

Al Maktoum  
International Airport (DWC) - 25 min

Dubai  
International Airport (DXB) - 30 min

## POINT TO GO

- 0. Dubai Fountain, Burj Khalifa - 20 min
- 1. The Walk JBR - 20 min
- 2. Palm Jumeirah - 22 min
- 3. Dubai Marina -

## ATTRACTIONS

- 3. Dubai Miracle Garden - 9 min
- 4. Motiongate Theme Park - 28 min
- 5. Legoland Dubai - 28 min

## SCHOOLS

- 6. JSS International School - 7 min
- 7. Sunmarke School - 4 min
- 8. GEMS Founders School - 10 min

## MALLS

- 9. Mall of the Emirates - 15 min
- 10. Dubai Mall - 20 min
- 11. Circle Mall - 4 min

## GOLF CLUB

- 12. Montgomerie Golf Course - 20 min
- 13. Jumeirah Golf Estates Golf Course - 15 min

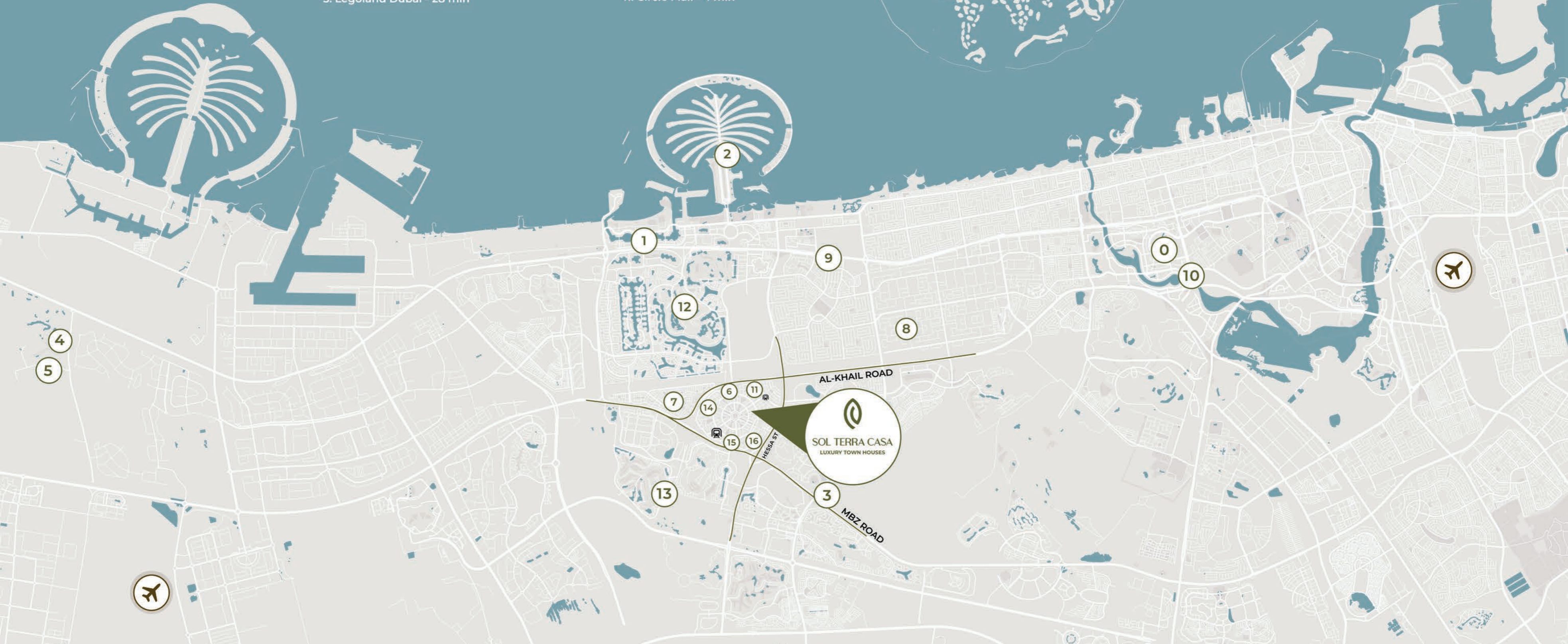
## HOTELS

- 14. The First Collection at Jumeirah Village Circle - 7 min
- 15. FIVE Jumeirah Village Hotel - 6 min
- 16. HE Hotels - 4 min



## METRO STATION

- Station 01 - 5 min
- Station 02 - 10 min





NESTLED IN THE HEART OF DUBAI  
WITHIN JUMEIRAH VILLAGE CIRCLE (JVC),  
PREMIUM LOCATION OF DISTRICT 11.  
THE ADDRESS OFFERS EXCEPTIONAL  
ACCESSIBILITY ACROSS THE COMMUNITY  
PARKS. THE MOST ULTRA LUXURY  
TOWNHOUSES WITH GARDENS VIEWS.

## YOUR PLACE, YOUR TRACE

Strategically located in JUMEIRAH VILLAGE CIRCLE, Premium Location of District 11. The development offers swift connectivity across Dubai's key business and lifestyle districts. Within JVC and its surrounding areas, residents benefit from a comprehensive network of schools, healthcare centres, retail destinations, parks, and everyday essentials delivering a lifestyle defined by accessibility and convenience. The arrival of the upcoming Metro in JVC is set to elevate mobility, investor confidence, and long-term asset performance.

## A VISION FOR THE FUTURE

JUMEIRAH VILLAGE CIRCLE is more than a residential address, it is a steadily evolving Commercial hub & investment destination. Ongoing infrastructure upgrades and continuous community enhancement continue to strengthen its long-term value, making it an increasingly attractive choice for both end-users and investors seeking sustainable growth.



### METRO STATION

- Station 01 - 5 min
- Station 02 - 10 min

### SCHOOLS

- 6. JSS International School - 7 min
- 7. Sunmarke School - 5 min
- 17. Arcadia British school - 5 min
- 18. Redwood Montessori Nursery - 4 min
- 19. Jumeirah International Nursery - 4 min

### MALLS

- 11. Circle Mall - 2 min
- 22. Alkhail Avenue Mall - 5 min

### HEALTH

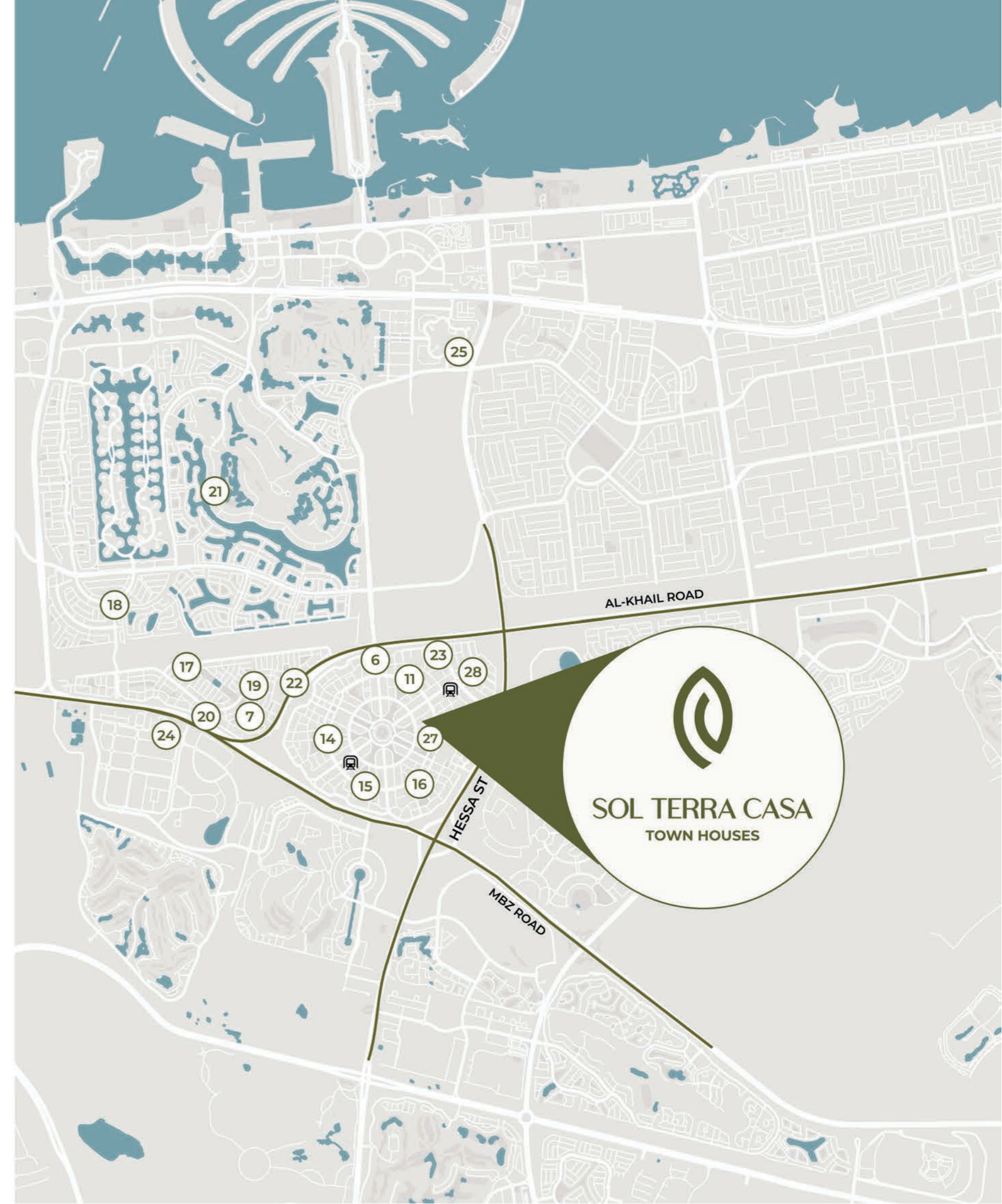
- 23. LIFE Medical Centre - 10 min
- 24. Mediclinic Me'aisem - 9 min
- 25. Saudi German Hospital - 15 min

### PARKS

- 27. JVC Community Park - across the street
- 28. Gadaf Park/ JVC Cricket Nets - 3 min

### HOTELS

- 14. The First Collection at JVC - 7 min
- 15. FIVE Jumeirah Village Hotel - 6 min
- 16. HE Hotels - 4 min
- 20. Novotel JVT - 2 min
- 21. Address Montgomerie - 7 min





**SOL PROPERTIES, CULTIVATED UNDER THE PATRONAGE OF THE BHATIA GROUP SINCE 1975, EMERGES AS A VISIONARY IN DUBAI'S PROPERTY DEVELOPMENT SECTOR, WITH A PORTFOLIO OF OVER 250 TRANSFORMATIVE PROJECTS.**

**50 YEARS**  
of experience

**OVER 250**  
developments delivered

As a guiding light for those seeking a brighter life, SOL fosters growth and vibrancy through innovative environments.

More than just property, SOL combines creative ingenuity and architectural excellence to craft luxury living experiences.

From luxury apartments in Dubai, luxury hotels chains, site developments to government ventures, each project showcases our unwavering commitment to innovation. Our people, the creative forces behind our endeavors, shape a new narrative for elevated living.

# ULTRA LUXURY TOWN HOUSES PAYMENT PLAN 60-40

INSTALLMENT	%	MILESTONE
ON BOOKING	10%	IMMEDIATE
DOWN PAYMENT	10%	WITHIN 30 DAYS OF DOWN PAYMENT
1ST INSTALLMENT	10%	6 MONTHS FROM SPA
2ND INSTALLMENT	10%	12 MONTHS FROM SPA
3RD INSTALLMENT	10%	18 MONTHS FROM SPA
4TH INSTALLMENT	10%	24 MONTHS FROM SPA
FINAL INSTALLMENT	40%	ON HANDOVER (4TH QUARTER 2028)
TOTAL	100%	





SOL TERRA CASA  
LUXURY TOWN HOUSES

SOL  
PROPERTIES

[SOLPROPERTIES.AE](http://SOLPROPERTIES.AE)

**800-765-1** TOLL FREE TELEPHONE