



NORAH  
RESIDENCE



Life in Sync.



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IN THE RIGHT PLACE

DESIGNED TO WELCOME

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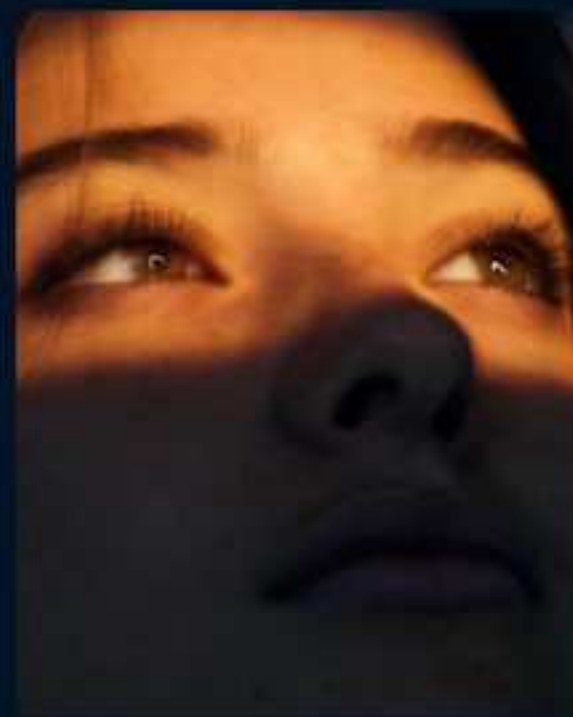


MEET NORAH

Where everything falls into place.



A NAME THAT MEANS LIGHT.  
A home that brings it to life.





Norah Residence keeps  
pace with the way we  
live today.



With smart home features  
and easy connectivity,  
it feels lively and balanced.  
Here, life is felt, experienced,  
and perfectly in sync with  
what matters.



ALVARO  
ETAA

NOVA



# THE LOCATION



IN THE RIGHT PLACE



Location sets the tone  
for every great living experience.

DUBAI, A CITY  
IN CRESCENDO



Here, you're always part  
of something always in motion  
- a city where bold ideas and  
deep traditions sit side by side.

Cultures meet. Stories unfold.  
Opportunities stretch wide.

In a place that changes fast,  
it's still easy to find a corner  
that feels like yours.





## YOUR INVESTMENT, YOUR FUTURE

- Strategic Location
- Tax-Free Economy
- Investor-First Ecosystem
- Golden Visa
- Excellent Healthcare & Education
- Advanced Infrastructure
- High Global Safety Ranking
- Clean City Initiative\*
- Cultural Diversity\*\*
- Quality of Life



(\*Source: GPCH) (\*\*Source: Remitly Global Migration Study)



A gentle pause in  
the city's rush.



JUMEIRAH  
VILLAGE CIRCLE

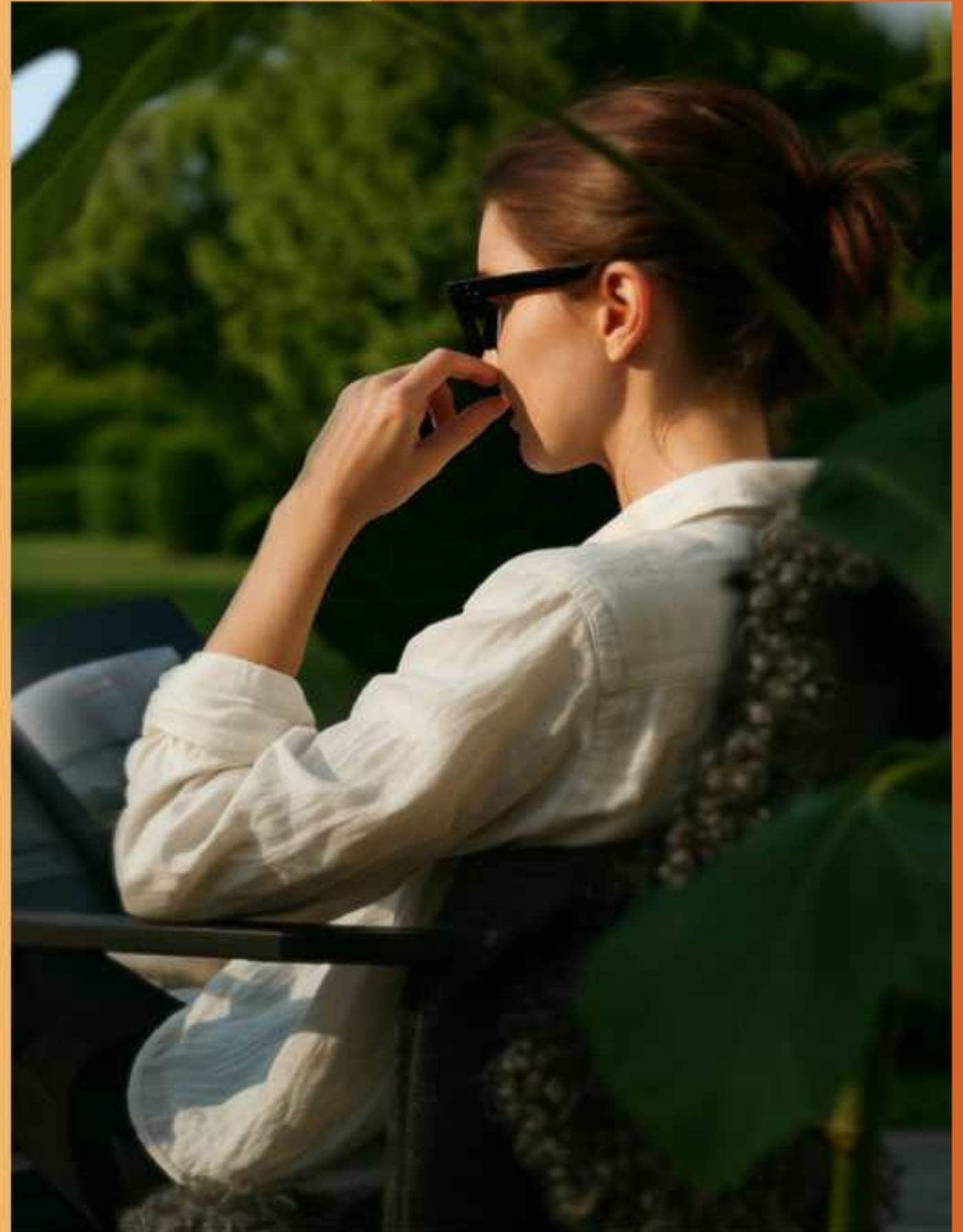


**Tree-lined streets blend seamlessly with the rhythm of daily life.**

JVC, as it is popularly known, is a neighborhood where mornings begin on the balcony and evenings wind down in quiet, green spaces.

Young professionals, families, and creatives all find a sense of belonging- grounded, welcoming, and just the right kind of lively.

At Norah, that calm becomes part of your every day.





## FLOW & ACCESS

1 Circle Community Park  
02 min.

2 Circle Mall  
04 min.

3 Dubai Sports City  
08 min.

4 Saudi German Hospital  
10 min.

5 Dubai Hills Mall  
12 min.

6 Mall of the Emirates  
15 min.

7 Dubai Autodrome  
16 min.

8 The Beach, JBR  
20 min.

9 Dubai Mall  
15 min.



### CALM & CONNECTED

- Quick access to Sheikh Mohammed Bin Zayed & Al Khail Roads
- 3 new Hessa Street exits to ease flow (AED 18.5M investment) the right kind of lively.



### A LIVELY, LOCAL COMMUNITY

- 570+ shops and services
- Circle Mall: 235+ retail stores, cinema, gym, clinics, cafés
- Rooftop JVC Club: pool, gym, tennis courts, 300-seat restaurant

### A STRONG RENTAL MARKET

- 25,000+ current residents
- Projected population: 300,000
- High occupancy for quality homes



### GREEN AND ACTIVE

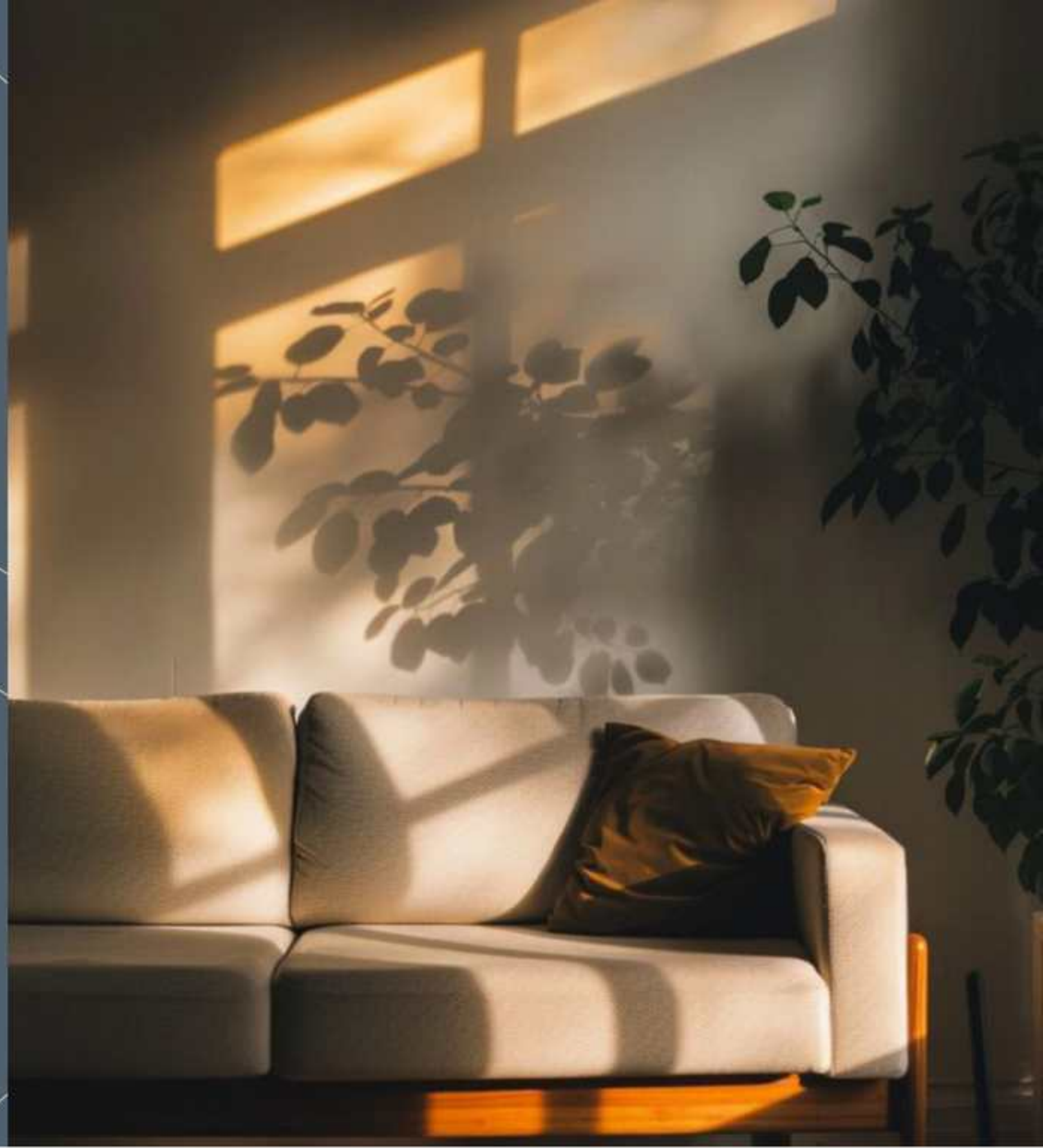
- 33 landscaped parks across 4M+ sq. ft.
- 27 km cycling track (planned)
- Shaded walkways and jogging trails





# THE DESIGN

Thoughtful architecture  
and inviting spaces





## **SPACES WITH SOUL**

From the entrance to every shared corner, Norah is built for human connection-gentle, unspoken, intuitive.

Every detail, from layout to lighting, has been considered with care. Because when a space is designed with people in mind, it just feels different. More human. More like home.





LOBBY



LOBBY

11 ↕

G ↕

07 ↕

LOBBY LIFT

The background is a solid dark blue. It features several thin, light-colored lines. One line is a long, sweeping curve that starts from the left edge and extends towards the bottom right. Another line is a shorter, more complex shape in the upper right quadrant, resembling a stylized 'V' or a folded piece of paper. A third line is a straight diagonal line running from the top right towards the bottom right.

INTERIORS



CRAFTED AROUND YOU



A well-designed home's rhythm  
matches your own.



### **COMPOSED FOR LIVING**

Every Norah apartment feels like it understands you.

Smart where it matters. Open where it counts. And full of quiet corners, perfect for secret dance moves.



### CADENCE IN THE DETAILS

Branded appliances, smart planning, and thoughtful finishes all play their part in the background, letting life take center stage.



LIVING ROOM



LIVING ROOM



LIVING ROOM - DUPLEX



LIVING ROOM - DUPLEX



MASTER BEDROOM

Home as it should be.



The finishes are polished and the details, smooth-close drawers, reliable appliances, lighting that feels just right, aren't there by accident.



Everything flows with an easy confidence, the kind that makes you smile the moment you step inside because it just feels right.





KITCHEN





# AMENITIES



LIFE MADE EASIER

Perks designed to keep you  
in harmony.



### COMFORT, ON CUE.

At Norah, ease is part of the everyday. Your morning coffee, last-minute groceries, even that late-night pharmacy dash, all just an elevator ride away.

And when the day starts to settle, the rooftop gardens and quiet poolside corners are there to help you do the same.

Here, comfort and convenience live gently side by side, making room for a life that simply flows.







ROOFTOP



YOGA AREA



CAFÉ



GYM



POOL

A rooftop patio at dusk, featuring a large screen displaying the Netflix logo in red. The patio is furnished with several white, puffy beanbag chairs arranged in a semi-circle. To the right, there is a large, illuminated planter box filled with various plants, including red and white flowers. The sky is a mix of blue and orange, suggesting sunset. A modern building with a slatted facade is visible on the left.

**NETFLIX**

CINEMA



# THE PROJECT

Always in Sync.



Designed for today and built for tomorrow, Norah Residence is grounded, future-focused, and made to last. Every element works in harmony to offer lasting comfort and quiet confidence.

It feels right from day one, and keeps making sense as life evolves. Whether you're setting down roots or strengthening your investment portfolio, Norah stays in step with your needs, now and in the future.



مركز  
التعليم العالي  
بجامعة القاهرة

مركز  
التعليم العالي  
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## OVERVIEW

|                        |                         |
|------------------------|-------------------------|
| Project Type           | Residential Apartments  |
| Location               | Jumeirah Village Circle |
| Building Configuration | G+4P+12                 |
| Total Units            | 183                     |

| Unit Types                  | Sizes     | Price         |
|-----------------------------|-----------|---------------|
| Studio                      | 400 ft²   | AED 650,000   |
| One BR Apartments           | 780 ft²   | AED 1,100,000 |
| Two BR Apartments (W/Study) | 1,345 ft² | AED 1,750,000 |
| 2 BR Duplex                 | 1,530 ft² | AED 2,200,000 |
| 3 BR Duplex                 | 2,286 ft² | AED 3,000,000 |

| Project Status | Handover | Payment Plan |
|----------------|----------|--------------|
| Off-plan       | Q2 2027  | 40:60        |



# THE TEAM

## THE DEVELOPER



Al Tareq Star is rooted in experience and shaped by vision. With over 80 years of combined expertise across industries, the team is focused on building homes that reflect how people really live.

From deep roots in Saudi Arabia to new horizons in Dubai, we blend cultural authenticity with modern design to create spaces that feel personal, purposeful, and lasting.

Every community we build carries the same belief: that homes should be made with care and built to stand the test of time.

## DESIGNED BY



From Dubai to Toronto, NAGA Architects brings a global point of view to every project, and two decades of experience to back it up.

Founded in 2000 by Dr. Shams Naga, the firm is known for thoughtful master plans, intuitive interiors, and a design approach that balances form, function, and feeling.

Their award-winning portfolio reflects a deep commitment to quality, and a passion for creating places people truly love to live in.



NORAH  
RESIDENCE

EXCLUSIVE SALES PARTNER

**ONE BROKER GROUP**