

SKY LEVEL 1

ELEVATED LIVING, INSPIRED BY THE STARS

Object 1

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.

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CONNECTED TO THE CITY

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Attractions

- Burj Khalifa — **25 min**
- Dubai Miracle Garden — **9 min**
- Motiongate Theme Park — **25 min**
- Palm Jumeirah — **22 min**
- Ain Dubai — **15 min**
- Global Village — **15 min**
- Jumeirah Burj Al Arab — **20 min**

Golf clubs

- Jumeirah Golf Estates Golf Course — **8 min**
- Montgomerie Golf Course — **16 min**
- Emirates Golf Club — **18 min**

Kids

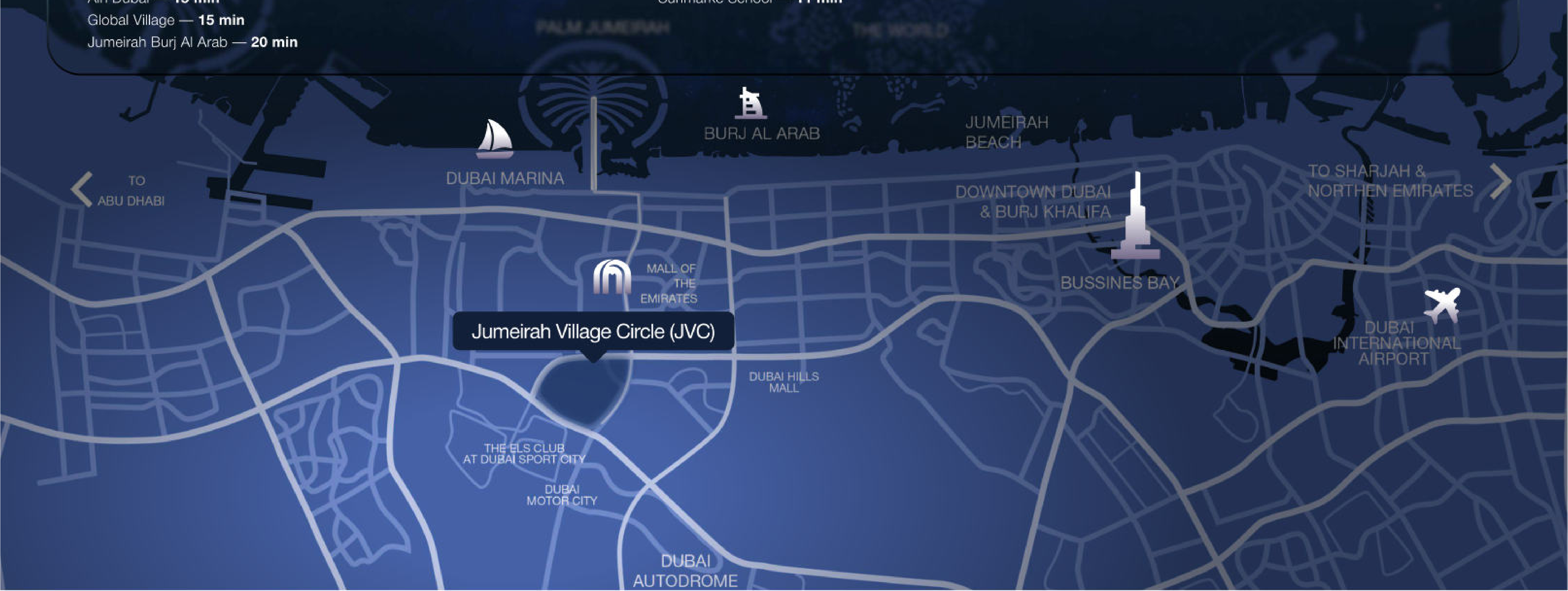
- Ladybird Early Learning Centre — **6 min**
- JSS International School — **7 min**
- Kids World Nursery — **8 min**
- Arcadia British School — **10 min**
- Sunmarke School — **11 min**

Hotels

- The First Collection Jumeirah Village Circle — **7 min**
- FIVE Jumeirah Village Hotel — **6 min**
- HE Hotel UAE — **2 min**

Malls

- Circle Mall — **2 min**
- Dubai Hills Mall — **12 min**
- Mall of the Emirates — **16 min**
- Dubai Mall — **25 min**



SKY LEVEL 1

District 11, Jumeirah Village Circle

Step into a world above the ordinary. Rising gracefully above the cityscape, **SKY LEVEL 1** is the new benchmark in elevated urban living — a masterpiece of contemporary architecture infused with celestial inspiration. Named after the radiant Orion constellation and the limitless sky above, this iconic residence invites you to dwell where stars align.

Building Description:

2B+G+5P+3 Offices+35+MF+R

RETAIL 1-6

OFFICE 1-14

Anticipated Completion:

Q2 2029

1 BEDROOM

420

TOTAL

420



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Residential	Floor 17-39
Sky Infinity Pool & Amenities	Floor 16
Residential	Floor 4-15
Offices	Floor 2-3
Offices & Amenities	Floor 1
Parking	P1-P5
Retail	Ground
Parking	Basement



AMENITIES

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RESIDENTIAL LOBBY



RETAIL LOBBY



POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



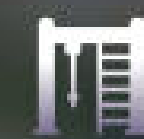
KIDS PLAY
ROOM



OUTDOOR KIDS
PLAY AREA



GYM



OUTDOOR
CROSSFIT



BBQ AREA



OUTDOOR
LOUNGE



SKY OBSERVATION
DECK



SKY INFINITY
POOL



SKY DECK WITH
SUN LOUNGERS



PRAYER
ROOMS



OFFICE
TERRACE

SKY LEVEL 1

SKY LEVEL 1

SKY LEVEL 1

LOBBY



SKY LEVEL 1

BBQ AREA



SKY LEVEL 1

POOL | POOL DECK WITH SUN LOUNGERS

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OUTDOOR KIDS PLAY



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KIDS PLAY ROOM



A large, colorful digital display wall is the central focus, showing a whimsical scene with a large, multi-colored, fuzzy creature in the center. To its left is a pink and yellow insect-like character, and to its right is a large, colorful, abstract shape. The background is a deep blue with various colorful elements. In the foreground, three children are interacting with the display. On the left, a boy in a grey shirt is holding a long, thin, black object. In the center, a boy in a grey shirt is holding a long, thin, black object. On the right, a girl in a blue shirt and black skirt is holding a long, thin, black object. The overall atmosphere is playful and imaginative.

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DIGITAL COLORING WALL

An interactive creative feature where children can bring their drawings to life. Kids color their artwork on paper, scan it, and watch it come alive on a large interactive screen — where imagination meets technology.

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AI FITNESS STUDIO



SMART WELLNESS ZONE

Train smarter with an AI-powered Smart Mirror that guides residents through personalized workouts and analyzes form in real time — like having a personal trainer available 24/7.

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OUTDOOR CROSSFIT



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OUTDOOR LOUNGE



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SKY POOL & OBSERVATION DECK

A dedicated sky-viewing terrace designed for moments of discovery above the city like never before. Digital telescopes allow residents to explore constellations, planets, and satellites in real time.



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APARTMENTS | Kitchen



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APARTMENTS | Living Room



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APARTMENTS | Bedroom



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APARTMENTS | Bedroom





APARTMENTS | Bathroom



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SMART LOCK ACCESS SYSTEM

A keyless entry system with fingerprint, mobile app, and PIN code access, allowing residents to manage entry remotely and provide secure temporary access for guests and service providers. Seamlessly integrated with the apartment's Smart Home ecosystem.

JVC: A MODERN COMMUNITY WITH TIMELESS APPEAL

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THRIVING RESIDENTIAL HUB

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



POPULAR WITH YOUNG PROFESSIONALS

Affordable housing options and proximity to business districts attract a growing number of young residents.



COMMUNITY-CENTRIC LAYOUT

Designed with landscaped walkways and green spaces, fostering relaxation and connectivity.



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FAMILY-FRIENDLY ENVIRONMENT

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



RETAIL & DINING CONVENIENCE

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



RECREATION & LEISURE

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

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RISING INVESTMENT POTENTIAL

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



EFFORTLESS CONNECTIVITY

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



SUSTAINABLE GROWTH

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

GOLDEN VISA

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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



Ability to apply for a Schengen visa and a U.S. visa



Obtaining a local driving license, which is an international license

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