

Object 1

ELARIS

Sky

A BREATH OF FRESH LIVING

JVT: SERENE COMMUNITY

Jumeirah Village Triangle (JVT) is a sustainable green freehold development offering a serene atmosphere. This peaceful suburban community is considered as one of the top family-friendly neighbourhoods in Dubai is situated on the northern side of Dubai. It is a city on its own, offering its residents a thriving community filled with parks, schools and mosques.

The neighborhood is an ideal choice for property investors eyeing lucrative returns as well as residents seeking a tranquil living experience. This community is preferred mostly by families and individuals who are seeking a premium and exceptional lifestyle.



CONNECTED TO THE CITY

Jumeirah Village Triangle (JVT) located at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), conveniently located near the coastal areas to Jumeirah Island, Palm Jumeirah, and Palm Jebel Ali. It Offers easy access to central locations within the emirate.



Attractions

- 9 MINUTES** - Dubai Miracle Garden
- 20 MINUTES** - The Walk JBR
- 22 MINUTES** - Palm Jumeirah
- 25 MINUTES** - Motiongate Theme Park
- 27 MINUTES** - Legoland Dubai



Golf clubs

- 15 MINUTES** - Jumeirah Golf Estates Golf Course
- 17 MINUTES** - Montgomerie Golf Course



Kids

- 2 MINUTES** - Sunmarke School
- 5 MINUTES** - Arcadia School
- 12 MINUTES** - JSS International School
- 18 MINUTES** - GEMS Founders School



Malls

- 11 MINUTES** - City Centre Meaisem
- 15 MINUTES** - Circle Mall
- 15 MINUTES** - Mall of the Emirates
- 17 MINUTES** - Dubai Hills Mall



Hotels

- 2 MINUTES** - Novotel JVT
- 2 MINUTES** - Mövenpick Hotel JVT
- 15 MINUTES** - Aloft Me'aisam
- 15 MINUTES** - FIVE Jumeirah Village Hotel



ELARIS

Sky

DISTRICT 3, JUMEIRAH VILLAGE TRIANGLE

ELARIS Sky is a visionary residential development that captures the essence of **air, light, and life**. Inspired by the Greek elements "Element" and "Aris" (hope/air), Elaris is more than a place to live — it is a **sanctuary of balance, tranquility, and natural harmony**.

Building Description: B+G+5P+MF+37+R
RETAIL 1-7

Anticipated Handover: Q4 2028

Anticipated Service Charge: AED 15/Sq.Ft.

STUDIO	1 BEDROOM	2 BEDROOM	TOTAL
111	254	37	402



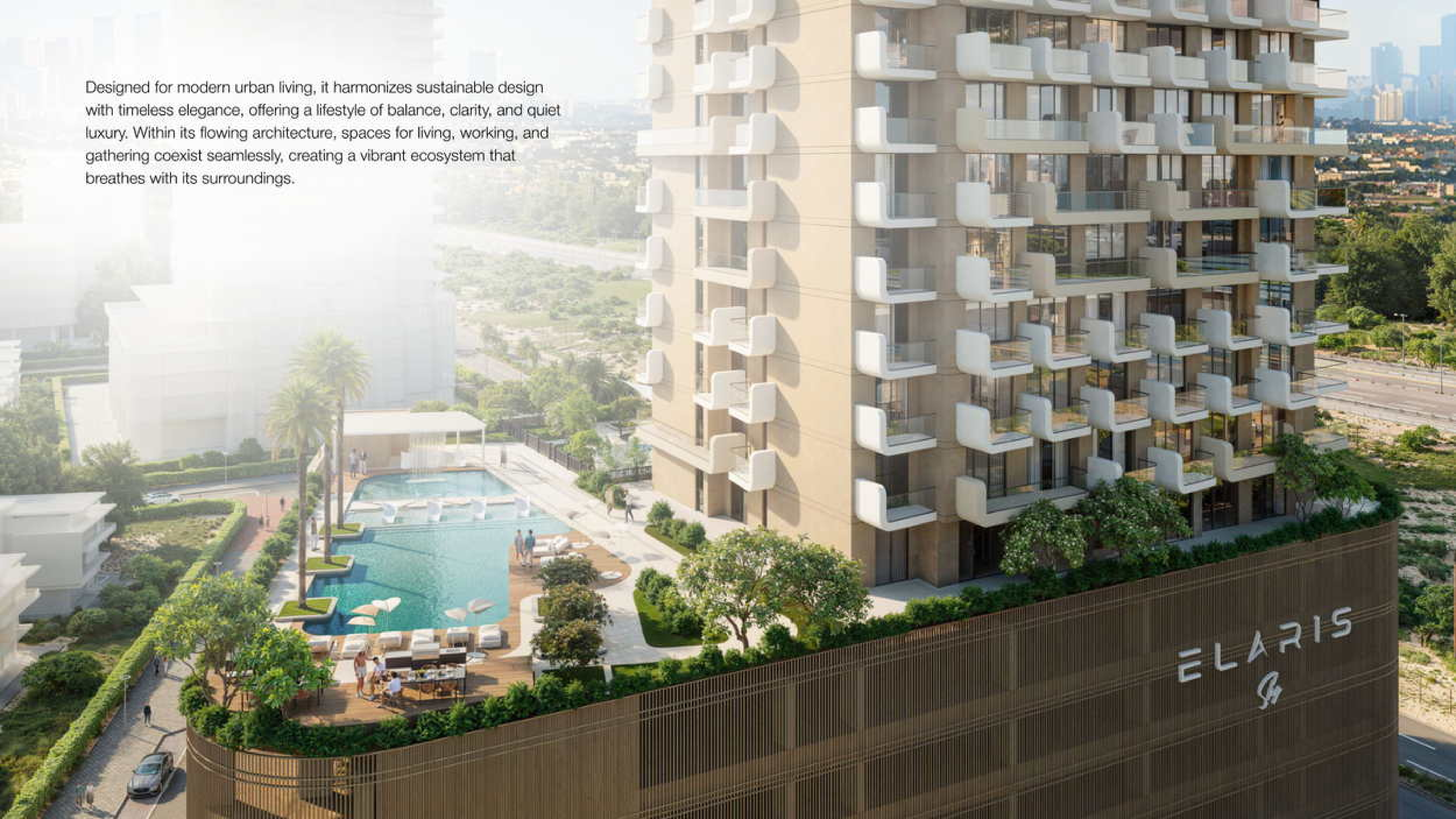
ELARIS

Sky

Residential	Floor 19-38
Sky Infinity Pool & Amenities	Floor 18
Residential	Floor 2-17
Residential & Amenities	Floor 1
Parking	P1-P5
Retail	Ground Floor
Retail & Office Parking	Basement Floor



Designed for modern urban living, it harmonizes sustainable design with timeless elegance, offering a lifestyle of balance, clarity, and quiet luxury. Within its flowing architecture, spaces for living, working, and gathering coexist seamlessly, creating a vibrant ecosystem that breathes with its surroundings.



PREMIUM VIEWS

ELARIS
Sky



PREMIUM VIEWS

ELARIS
Sky



ELARIS

Sky

AMENITIES



LOBBY



POOL



POOL DECK WITH
SUN LOUNGERS



SKY POOL



BAJA SHELVES



KIDS POOL



KIDS PLAY
ROOM



OUTDOOR KIDS
PLAY AREA



BBQ AREA



GYM



OUTDOOR
CROSSFIT



CLUBHOUSE



OUTDOOR
LOUNGE



LUSH GARDENS

ELARIS

Sky



ELARIS
S4



LOBBY

ELARIS
Spa

POOL DECK WITH SUN LOUNGERS | BAJA SHELVES



ELARIS
by

KIDS POOL





KIDS PLAY ROOM

OUTDOOR KIDS PLAY



ELARIS
Spa

CLUBHOUSE



OUTDOOR CROSSFIT





BBO AREA



SMART HOME SYSTEM

With the growth of digital technology, our daily lives are constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

ELARIS
by

SMART LOCK

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.



HOME AUTOMATION CONTROLS

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.





FLOOR 1

- 1 SWIMMING POOL
- 2 KIDS POOL
- 3 POOL DECK WITH SUN LOUNGERS
- 4 BAJA SHELVES
- 5 LUSH GARDENS
- 6 KIDS PLAY ROOM
- 7 OUTDOOR KIDS PLAY
- 8 OUTDOOR CROSSFIT
- 9 CLUBHOUSE
- 10 BBQ AREA



FLOOR 18

SKY TERRACE

- 1 OUTDOOR LOUNGE
- 2 SKY INFINITY POOL
- 3 GYM

WHY INVEST IN JUMEIRAH VILLAGE TRIANGLE (JVT)?



PRIME LOCATION

Direct access to major highways. 15–20 min to Marina, Downtown, and airports.



SAFE & SECURE

Dubai ranks among the world's safest cities. Gated, patrolled community.



CONVENIENT AMENITIES

Circle Mall, supermarkets, gyms, salons, cafes all within minutes.



FUTURE GROWTH

Backed by Dubai 2040 Master Plan. Infrastructure and lifestyle upgrades ongoing.



FAMILY-FRIENDLY LIVING

Peaceful villas and townhouses. Parks, schools, and play areas in walking distance.



TOP SCHOOLS NEARBY

Arcadia, Sunmarke, and other leading schools within or near JVT.



TAX-FREE INVESTMENT

No property or capital gains tax. Stable USD-pegged currency (1 USD = 3.65 AED).



REMOTE & CRYPTO FRIENDLY

Fully remote booking. Cryptocurrency payments accepted in selected properties.



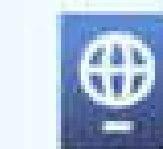
HIGH ROI POTENTIAL

Strong rental demand and capital appreciation. Excellent long-term investment.



MODERN HEALTHCARE

Hospitals and clinics close by with world-class facilities.



RESIDENT VISA ELIGIBILITY

Invest \$205,000+ and receive a UAE resident visa for your family.

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