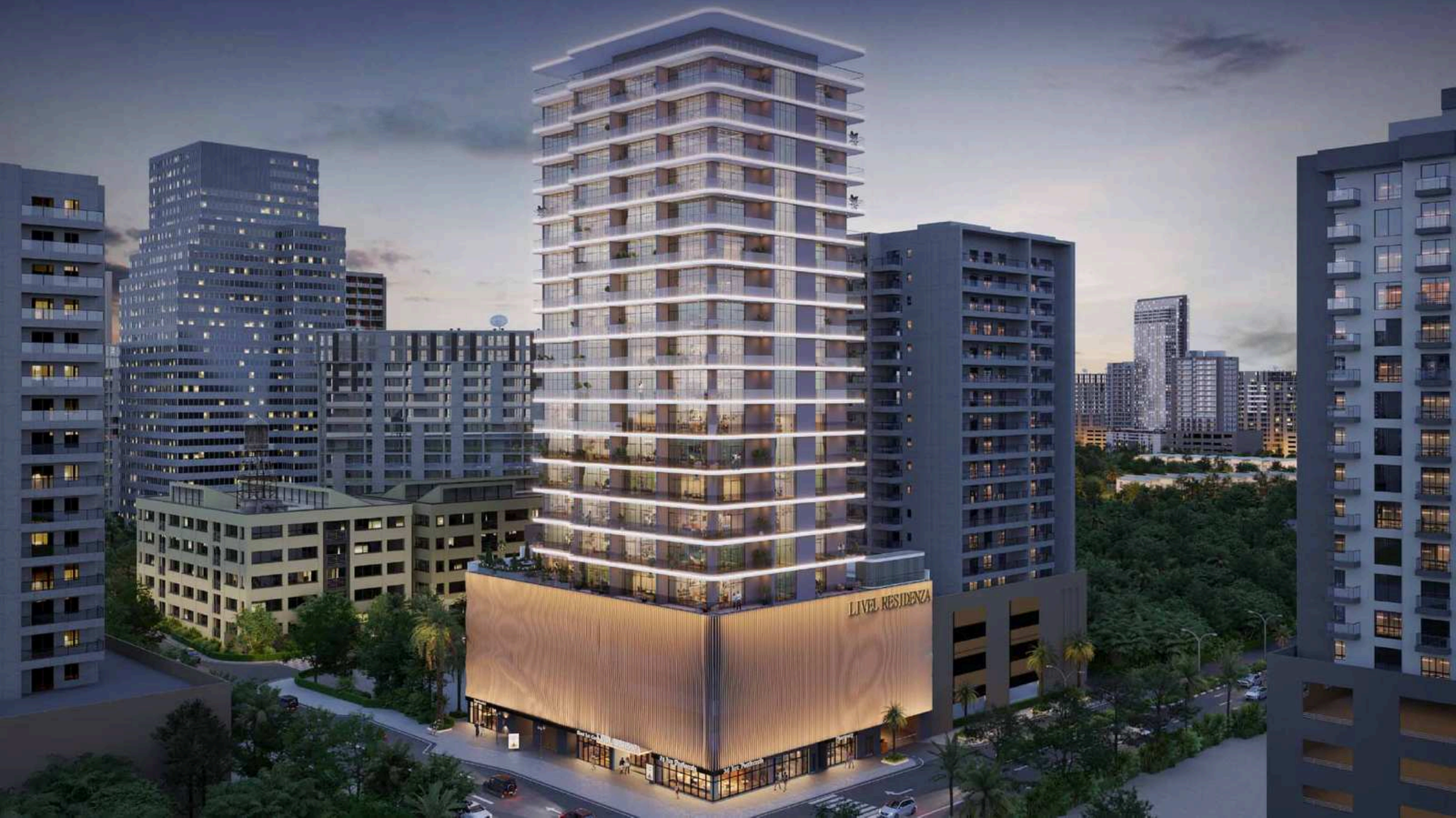


# LIVEL *Live Well* RESIDENZA

THE FIRST ITALIAN DEVELOPER IN DUBAI

# Hottest Selling Community at the Heart of Dubai



# LIVEL RESIDENZA, DUBAI

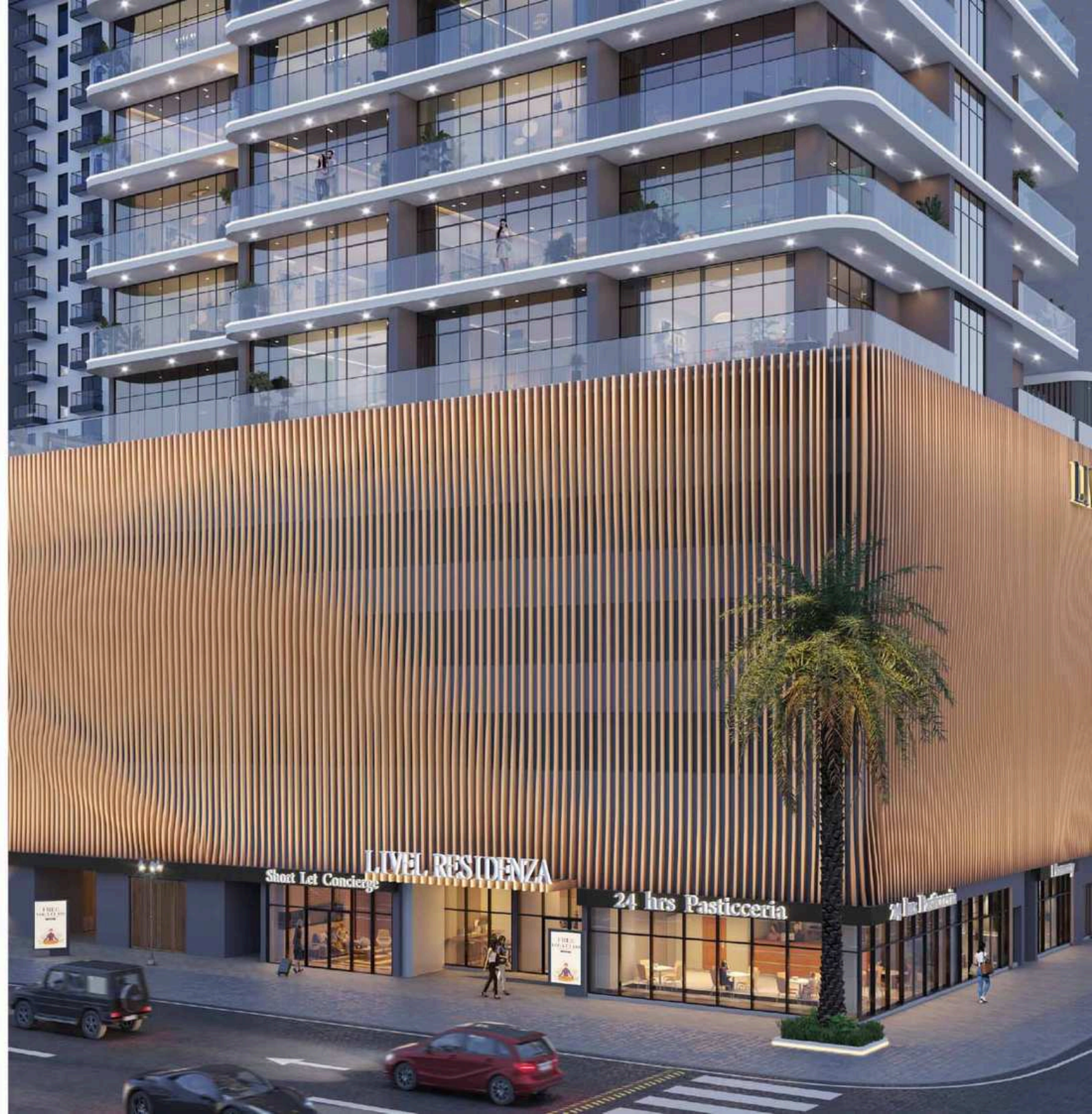
Breathtaking design. An icon on the skyline.  
The finest residential homes in the city.

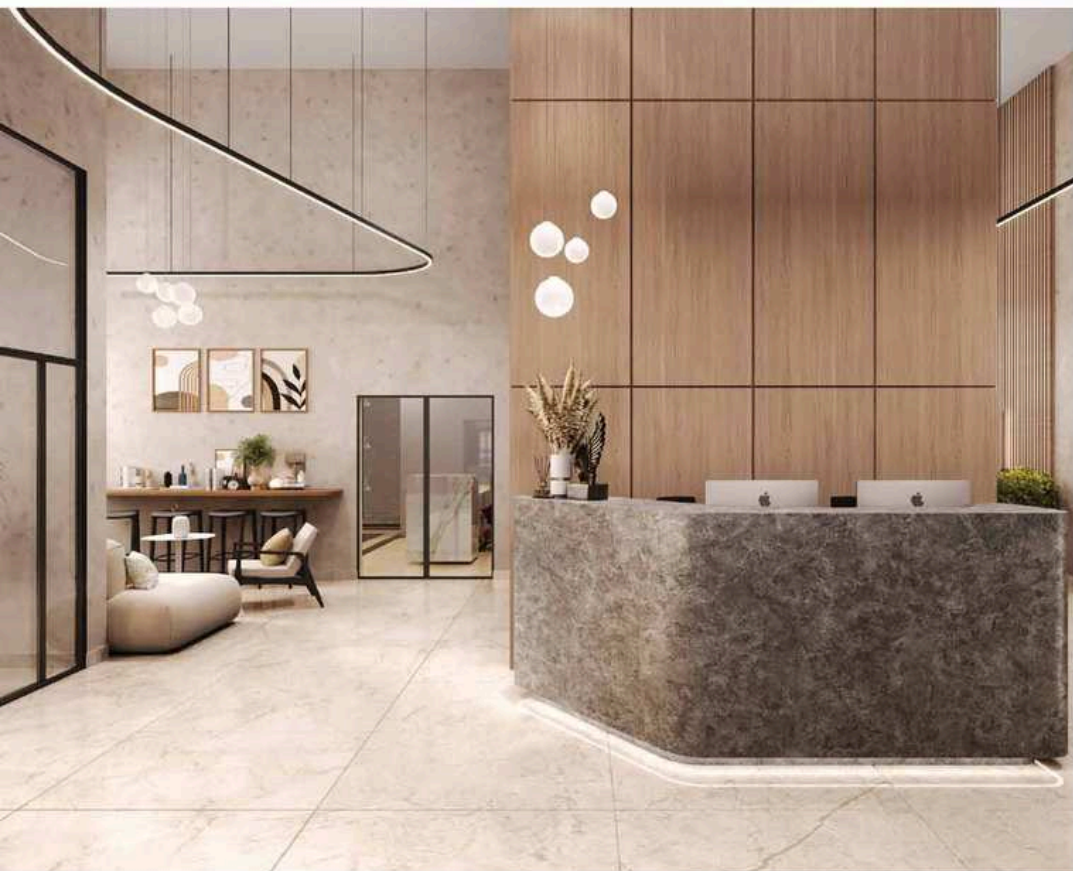
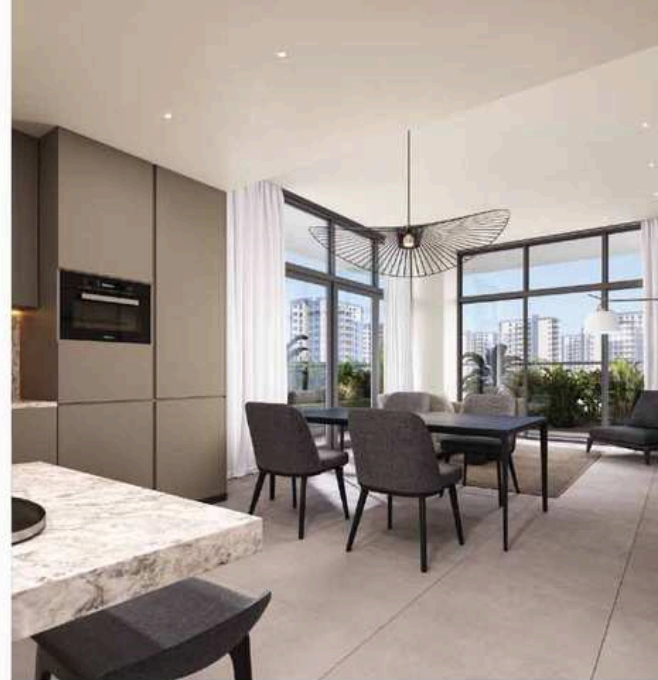
LIVEL Residenza is the first project designed and executed by an Italian developer in the UAE. It is located in JVC, one of the city's most distinctive neighborhoods. JVC retains the first spot in both investors and end-user buyers within Dubai.

Inside are living spaces that raise the benchmark for quality in Dubai. Subtle design and elegant finishes merge to create premium, contemporary homes.

Impressive communal facilities include immediate access to the Italian garden, equipped with a cinema and a paw park within the building.

LIVEL Residenza, Dubai,  
is Quintessential City  
Centre living.





# The First Italian Developer in Dubai

## About the Developer

Vantage Properties, in partnership with Vittoria Group Costruzioni introduces Dubai's first true Italian developer. With over 70+ years of global development experience and 86+ luxury projects completed in Europe, Vittoria is renowned for transforming urban landscapes with sustainable, forward-thinking designs. Together, we aim to bring this legacy to Dubai, delivering investments that not only meet today's needs but also anticipate tomorrow's demands.

## Why Invest with Us?

Vantage Properties offers proven returns in Dubai's most lucrative property market. Our global team ensures personalized service, guiding you through every stage—from purchase to property management—making us the trusted choice for investors worldwide.



**VANTAGE**  
PROPERTIES

**VITTORIA**  
COSTRUZIONI group

**70+**  
Years of Global  
Development  
Experience

---

**86+**  
Luxury Projects  
in Europe

---

**600<sup>K</sup>**  
Sq. Ft. in JVC,  
Handling over  
Q4 2024

---

**2B USD**  
Of UAE Advisory and  
Development  
Experience

# LIVEL Residenza is Vittoria Groups, flagship project in Dubai.

Vantage Properties is the only property developer in Dubai to partner with an Italian developer like Vittoria Group Costruzioni, which boasts of a 40-year legacy in Italy's luxury project market.

A strategic partnership—which draws upon the expertise of both parties—has already helped deliver iconic new towers in Dubai and investments of unrivaled quality.



"This strong relationship between Vantage Properties and Vittoria has enabled us to offer our clients exclusive access to some of the finest property investments that have launched in Dubai in recent years.

I am incredibly excited about the launch of LIVEL Residenza in Dubai. It will rightfully become one of the standout skyscrapers on the city's skyline.

At a time when Dubai property is one of the best long-term investments you can make globally, it's a project that should excite all of our investors, too."

**Kabir Joshi**  
CEO

Vantage Capital & Vantage Properties



# Bringing Italian Expertise To Dubai



"Vittoria Group Costruzioni is thrilled to partner with Vantage Properties as they share our values, commitment to quality, and are driven by a long-term vision.

We are excited to extend our Italian legacy in the UAE with Vantage Properties. We are as passionate as Vantage Properties for our flagship project – LIVEL Residenza"

**Giuseppe Gandolfi**  
CHAIRMAN  
Vittoria Group Costruzioni

# A Masterpiece of Stunning Craftsmanship and Design.

An integral development within Dubai's exquisite luxury residential district, Jumeirah Village Circle (JVC), LIVEL Residenza is your next opportunity to invest in the most in-demand new neighborhood in the city.

It is ideally located within District 17, JVC, with the Marriott just 1 minute away, Circle Mall 4 minutes away with the largest gym in the UAE, 5 international schools, 15 minutes to the Mall of the Emirates, and the beach just a 20-minute drive away.

The project features an Italian garden as well as the first paw park within a residential building, all of which will become significant features in Dubai's residential market. It's one of the city's most attractive neighborhoods, combining residential, retail, and leisure developments.

8%

Net returns  
from the day  
of booking

LIVEL  
*Live Well*  
RESIDENZA

# Italian Biophilic Design

*We are Green Certified*

LIVEL Residenza is a landmark residential building that exemplifies our commitment to sustainability and innovative design.

Through a series of environmental and social-economic initiatives, we ensure that LIVEL Residenza not only meets but surpasses green building standards.



## Environmental Initiatives



**Water Usage Reduction:** LIVEL Residenza achieves a 40% reduction in water usage through the installation of efficient fixtures.



**Energy Efficiency:** The building is designed to save over 24.56% in annual energy consumption with high-performance envelopes and systems.



**Eco-Friendly Materials:** We use eco-friendly, low-emission materials to enhance indoor air quality and reduce the building's environmental footprint.



**Heat Island Reduction:** High Albedo roofing and efficient facades are utilized to minimize the heat island effect.



**Sustainable Waste Management:** LIVEL Residenza integrates waste segregation systems to promote responsible waste management.

## Social and Economic Initiatives



**Sustainable Transportation:** LIVEL Residenza offers preferred parking for low-emission vehicles and shaded bicycle facilities to support sustainable commuting.



**Local Sourcing:** Over 10% of the materials used in construction are sourced locally, boosting regional economies and reducing environmental impact.



**Occupant Comfort:** The building ensures occupant comfort with energy-efficient systems and a fresh air supply in all spaces.



**Green Certification:** LIVEL Residenza is Green Building certified by Trakhees, ensuring compliance with the highest sustainability standards from the early design stages.

# New Property Priorities

## A Savills survey found:

88%

of global HNWIs view access to parks and greenery as an essential 'must have' when considering property options in the city.



As the UAE becomes more sought-after as a global hub for luxury living, affluent buyers are increasingly seeking properties with exclusive amenities, prime locations, and high-end features.



Aligning with global trends, property owners and tenants are increasingly emphasizing sustainable building practices, energy-efficient designs, and green certifications.

“

As the demand for larger living spaces continues to soar, prime areas like Palm Jumeirah and JBR are seeing prices escalate beyond the reach of many buyers. As these prestigious locations become increasingly unaffordable, there is a growing appetite for properties that offer a blend of luxury and affordability in well-connected communities. This is where the demand for communities like JVC increases.

**Kabir Joshi**  
CEO

Vantage Properties

# Why Dubai property will work for you

Real Estate in Dubai is one of the strongest alternative investments you can make today

## Political and Financial Stability

Dubai and UAE have proven their resilience through COVID and global financial uncertainties.

## Governance and Security

The forward-thinking UAE government is on track to doubling its GDP to 25 trillion and Dubai is attracting global HNIs owing to its safe environment and business-friendly policies.

## Protective Legal Framework

The UAE's Real Estate Regulatory Agency (RERA) has a robust legal framework that protects buyers' and investors rights and interests.

## City of Growth

With an increasing population influx, the largest airport, and ever-increasing infrastructure, real estate will always yield higher returns in Dubai compared to other major cities.

# A rental market that continues to expand

**Jumeirah Village Circle is the most popular area to rent mid-tier luxury apartments in Dubai.**

Rental flats in JVC saw an increase of 15% for studio flats, 19.3% for 1-bed apartments, and 17.2% for 2-bed apartments in 2023.

The rent history for apartments in JVC revealed that the average rental transaction value stood at AED 54.2k, reflecting a 14% increase.

On average, tenants paid around AED 45k for studios, AED 67k for 1-bedroom apartments, and AED 94k for 2-bedroom apartments.

Sources : Dubai Land Department (DXB Interact)

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RESIDENZA

## Development Overview

The finest living spaces. Premium amenities. An address that will become one of the most desirable in the city. LIVEL Residenza is bringing a range of first-time-ever amenities to a residential building.

- 20 storeys, with spectacular views across the city
- 132 premium studios, 1BHK and 1BHK + Study and 2BHK + Maid
- Contemporary, state-of-the-art gymnasium
- Modern yoga studio
- Sauna/steam room
- 24/7 Concierge
- Italian Garden with Cinema
- Podcast Studio
- Paw Park within the tower
- Swimming Pool with Jacuzzi
- 24/7 Coffee Shop
- Ground level retail space

## Partners

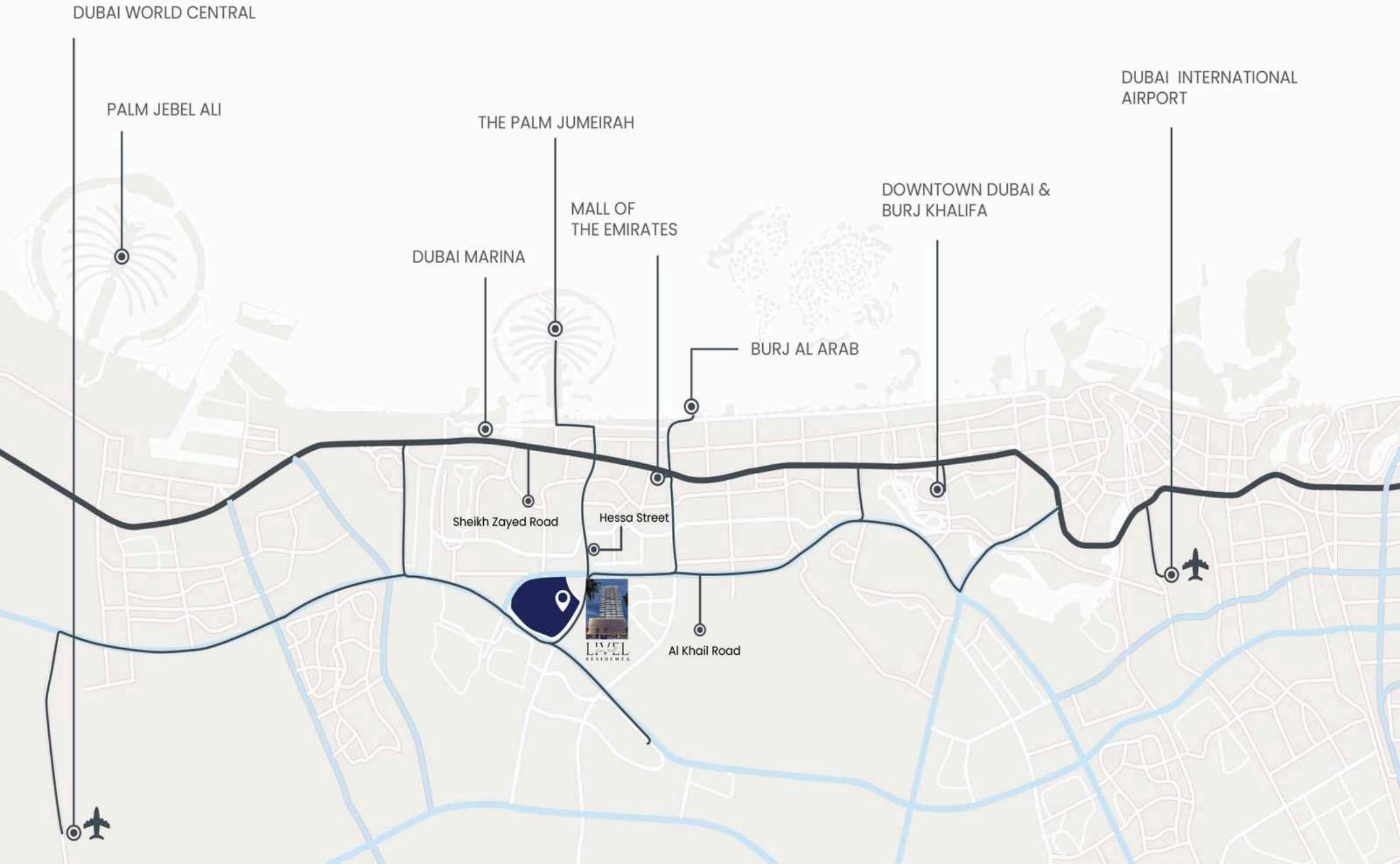


Architecture  
Estd. 1984

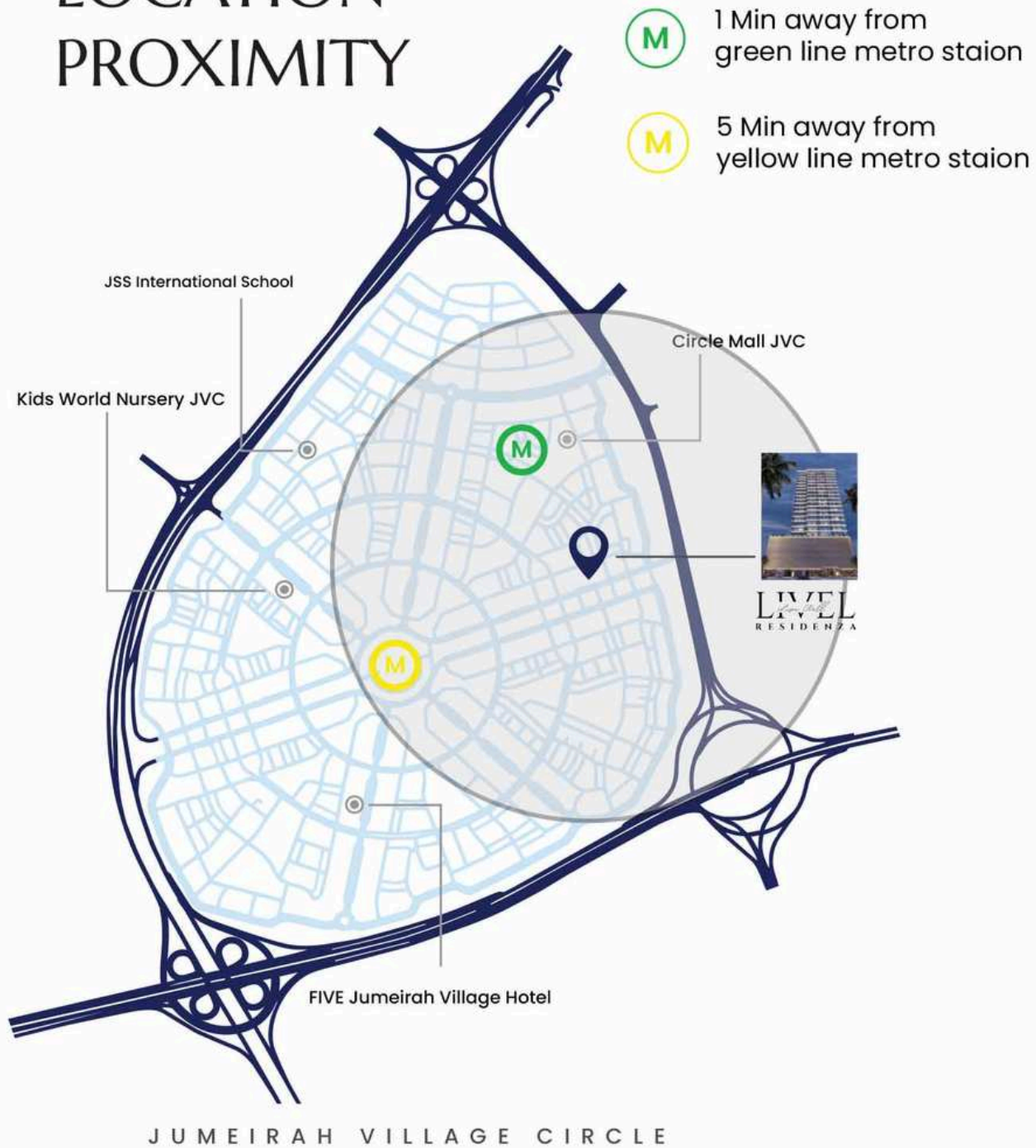


Main Contractor  
Estd. 1975

# LIVE IN THE HEART OF DUBAI



# LOCATION PROXIMITY



# Step Into Dubai's World of Luxury

Jumeirah Village Circle, The No. 1 selling community across Dubai since January 2023 renowned as one of Dubai's most desirable residential areas, seamlessly blends modern luxury with peaceful surroundings. Ideally situated in the heart of Dubai, JVC offers effortless access to major highways, connecting you to the city's key destinations. With a selection of high-end retail stores, supermarkets, and dining options just steps away, convenience is always at hand. Whether you're seeking a relaxing retreat or a lively urban experience, JVC provides the perfect mix of contemporary comfort and vibrant community, making it an ideal choice for both families and individuals.

## 0-5

MINUTES

Dubai Sports City  
Dubai International Cricket Stadium  
Dubai Auto Drone  
Jumeirah Village Triangle  
Arjan  
Emirates Hills  
Jumeirah Golf Estates Golf & Country Club

## MALLS

Circle Mall JVC  
City Centre Me'aisem  
Dubai Hills Mall  
Al Barsha Mall  
Mall of the Emirates  
Cityland Mall

## 10-15

MINUTES

Burj Al Arab  
Palm Jumeirah  
Production City  
Motor City  
Al Barsha  
Dubai Studio City  
Al Furjan

## SCHOOLS

JSS International School  
Sunmarke School  
GEMS Founders School  
Dwight School Dubai  
GEMS Metropole School  
King's School Al Barsha

## 15-25

MINUTES

Downtown / Burj Khalifa  
Business Bay  
Dubai Investments Park  
Al Maktoum International Airport  
IMG Worlds of Adventure  
Global Village  
Expo 2020

## HOSPITALS

Saudi German Hospital  
Emirates Hospital Day Surgery  
Mediclinic Parkview Hospital  
NMC Royal Hospital  
King's College Hospital London

# Amenities

## State-of-the-Art Amenities

Step into a realm of unmatched luxury. Welcome home to holistic well-being in our exceptional residential community, where top-notch wellness amenities cater to every need.



Podcast Studio



Dedicated Concierge



Co-working Space



Coffee Shop



Italian Garden



Paw Park



Pool with Jacuzzi & Bbq Area



Kids Aqua Zone



Outdoor Gym



Indoor Gym



Yoga Room



Steam & Sauna



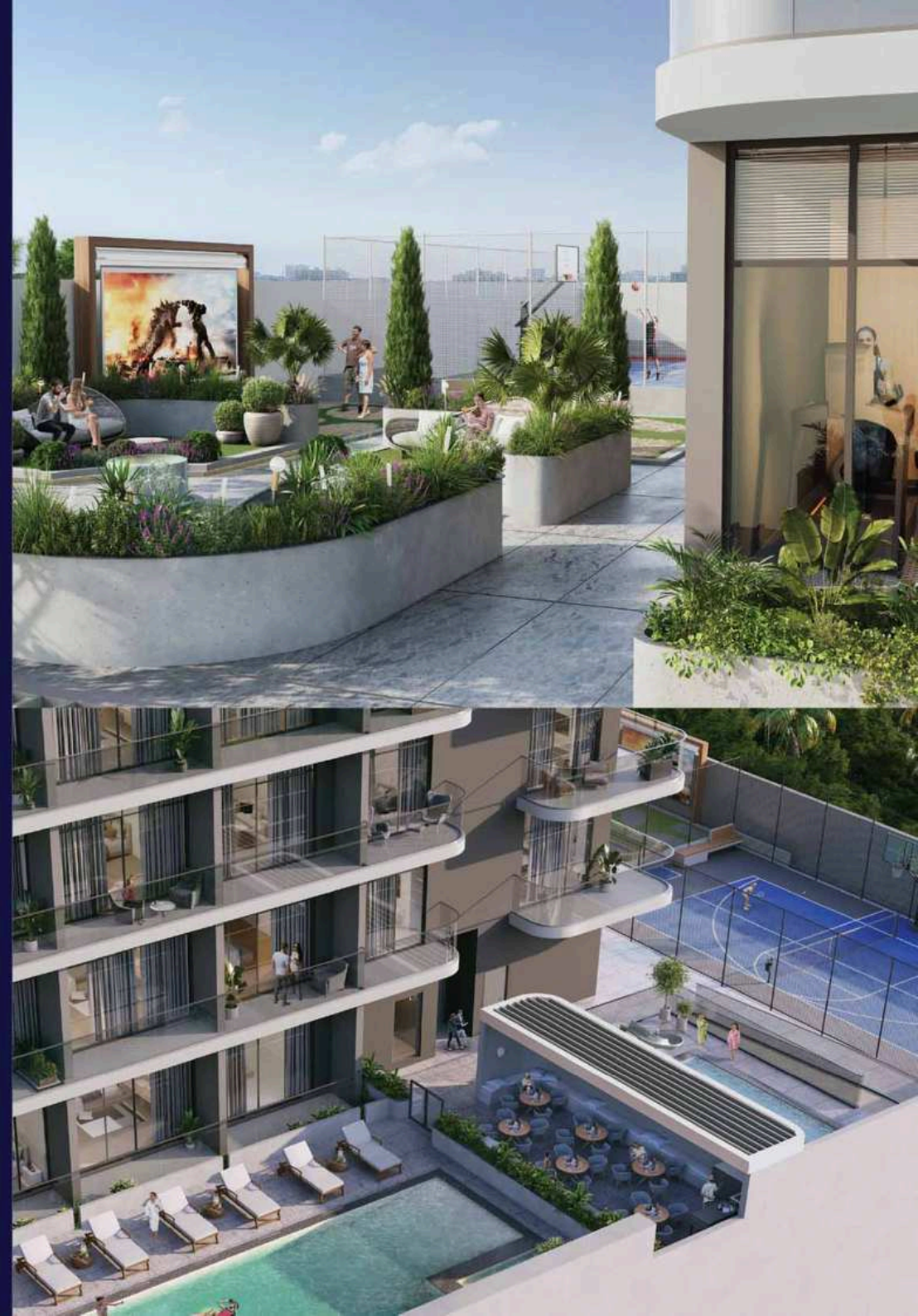
Padel Tennis



EV Stations



Outdoor Cinema



# INDOOR GYM

LIVE WELL

LIVEL  
*Live Well*  
RESIDENZA

# YOGA ROOM



LIVEL  
*Ligne Well*  
RESIDENZA

# PODCAST STUDIO

*Chase your dreams*



LELL  
RESIDENZA

# PADEL TENNIS



LIVEL  
*Live Well*  
RESIDENZA

# POOL & BBQ AREA



LIVEL  
LIVE WELL  
RESIDENZA

# KIDS AQUA ZONE



LIVEL  
RESIDENZA

# EV STATIONS



LIVEL  
*Life Well*  
RESIDENZA

OUTDOOR GYM



LIVEL  
RESIDENZA

A photograph of two golden retrievers running happily in a grassy field. The dog on the right is in the foreground, looking towards the camera with its mouth open. The dog on the left is slightly behind and to the side, also running. A person's leg and foot are visible on the far left, holding a leash. The background is a soft-focus green field.

PAW PARK

LIVEL  
*Life Well*  
RESIDENZA

# ITALIAN GARDEN



# DEDICATED CONCIERGE



LIVEL  
*Live Well*  
RESIDENZA

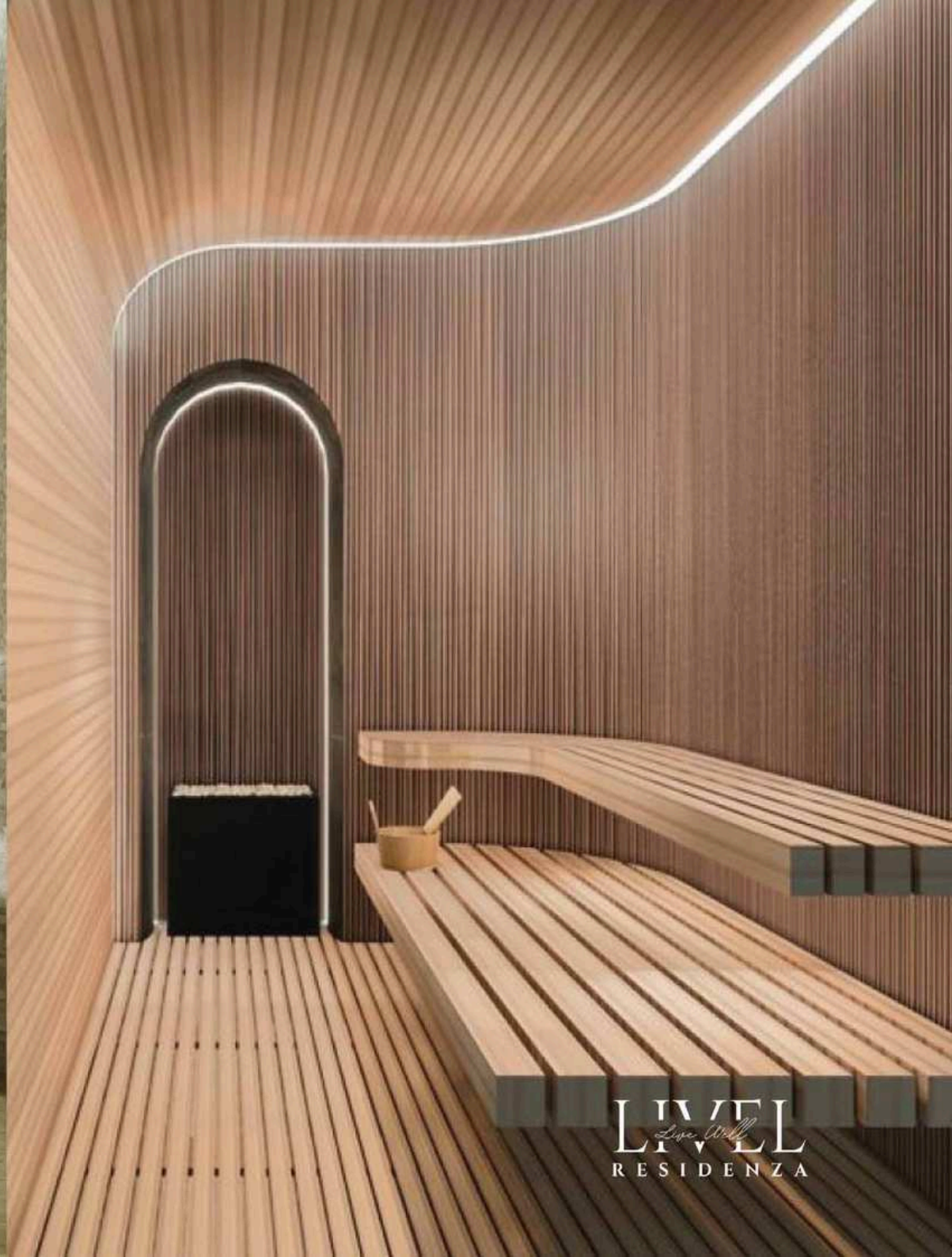
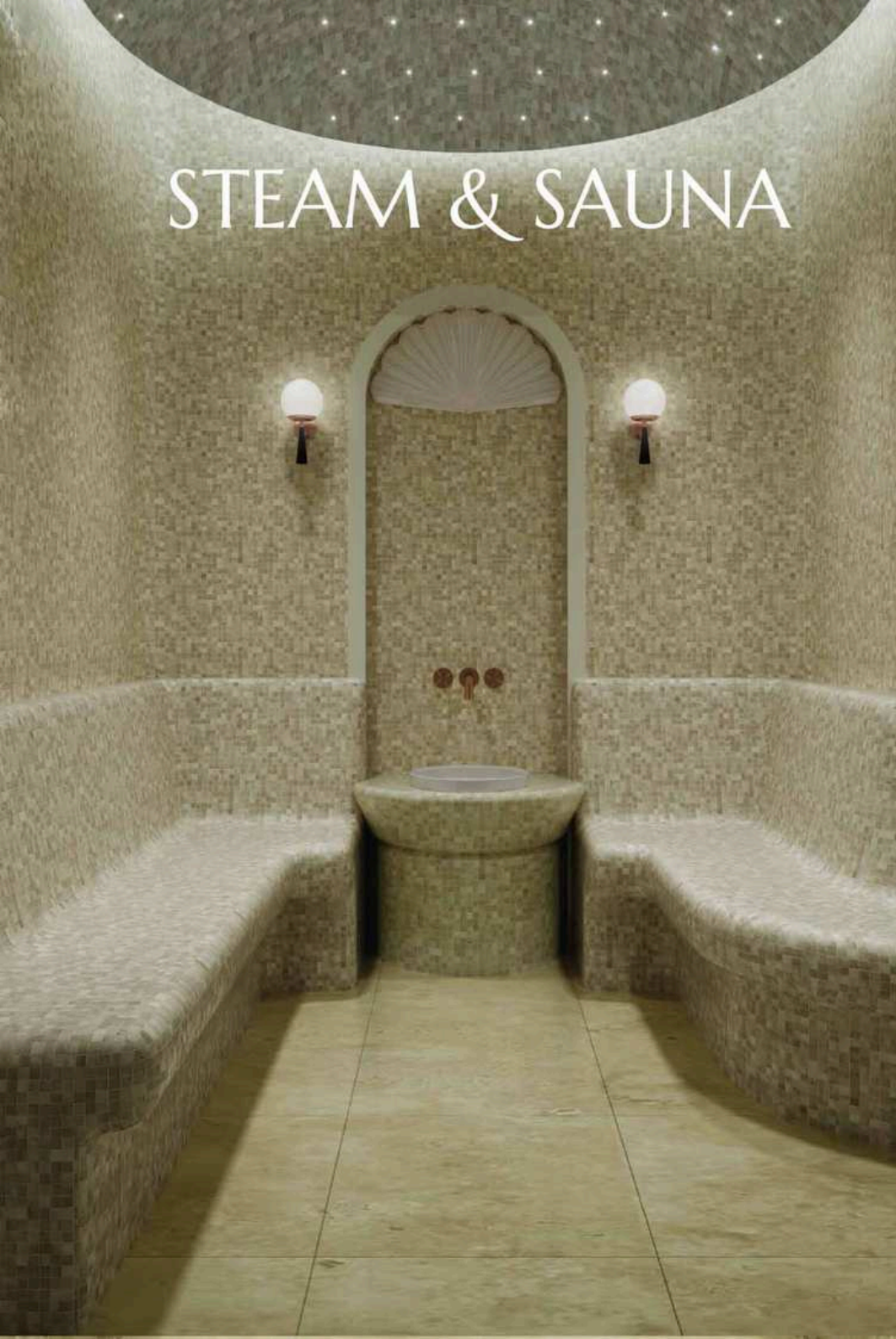
# CO-WORKING SPACE



LIVE Well  
RESIDENZA

24/7 COFFEE SHOP

# STEAM & SAUNA



LIVEL  
RESIDENZA



# VENICE STUDIO

1 Bathroom

Apartment Area:

399.50 ft<sup>2</sup>

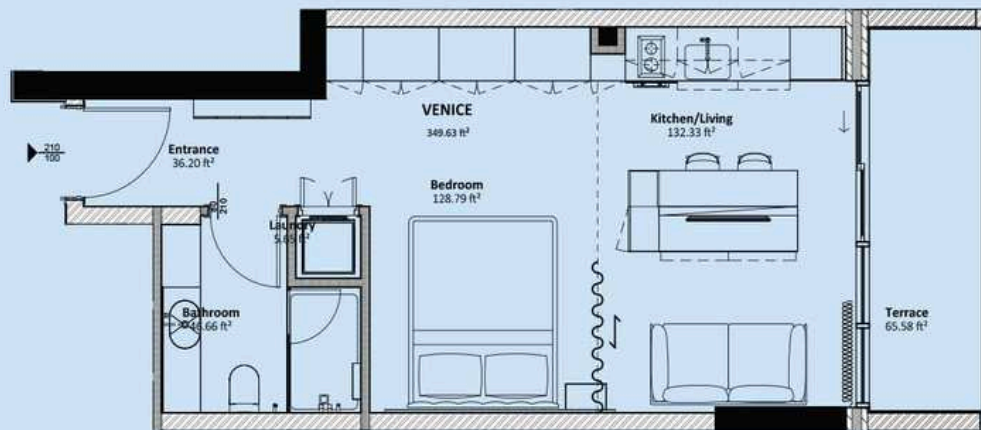
Terrace Area:

70.25 ft<sup>2</sup>

Total Area:

469.75 ft<sup>2</sup>

Starting from AED 730,000

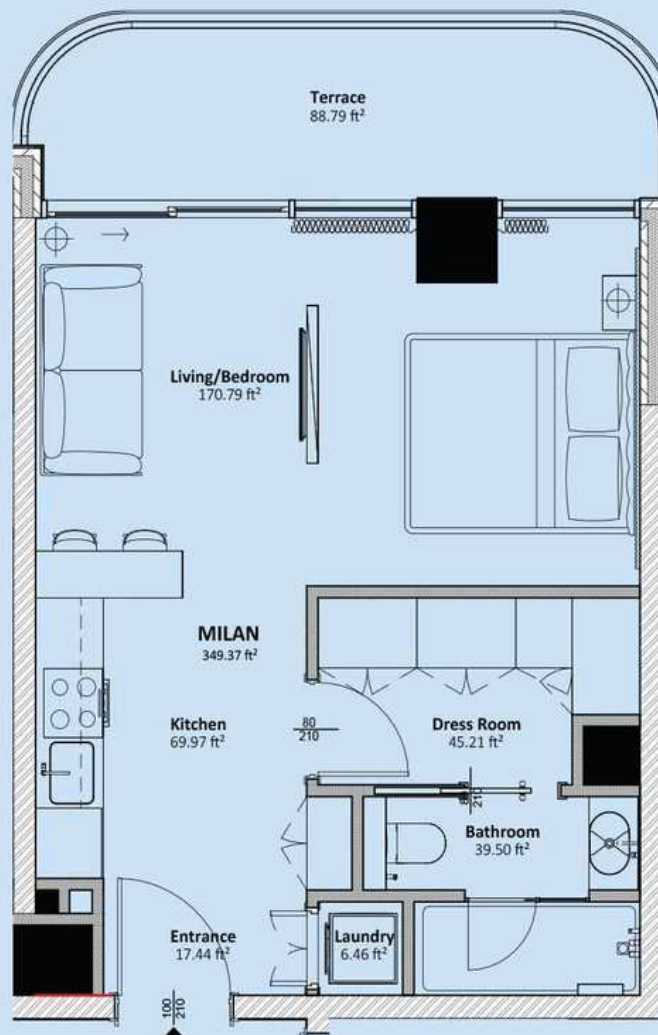


Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.



# MILAN STUDIO

1 Bathroom



Apartment Area:

410.27 ft²

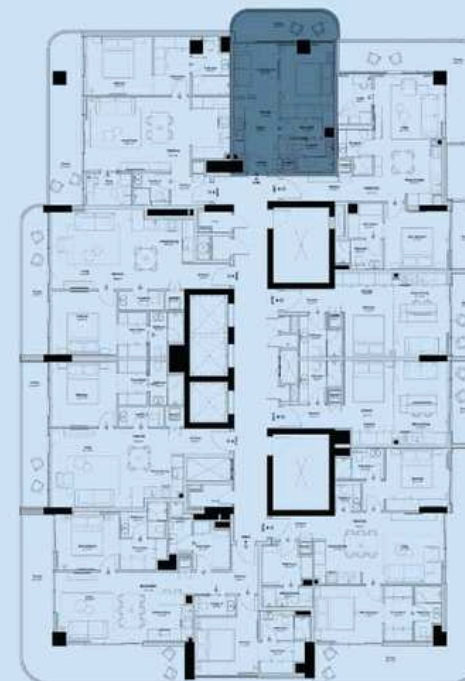
Terrace Area:

94.99 ft²

Total Area:

505.26 ft²

Starting from AED 785,000



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# NAPLES 1 BHK

1.5 Bathroom

Apartment Area:

640.61 ft<sup>2</sup>

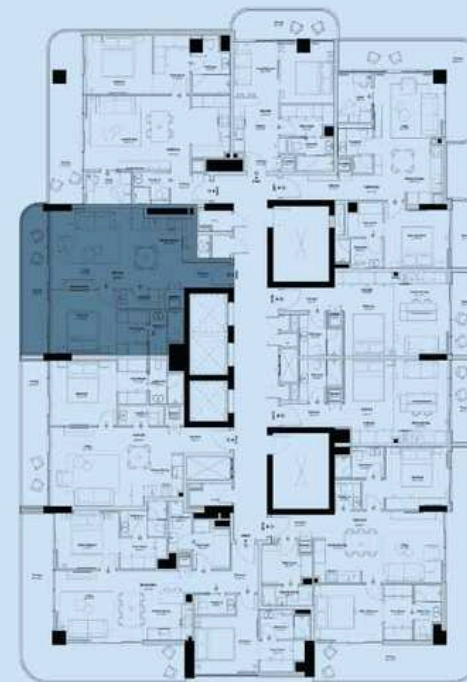
Terrace Area:

127.19 ft<sup>2</sup>

Total Area:

767.80 ft<sup>2</sup>

Starting from AED 1,190,000



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# VERONA 1 BHK + STUDY

2 Full Bathroom

Apartment Area:

751.79 ft<sup>2</sup>

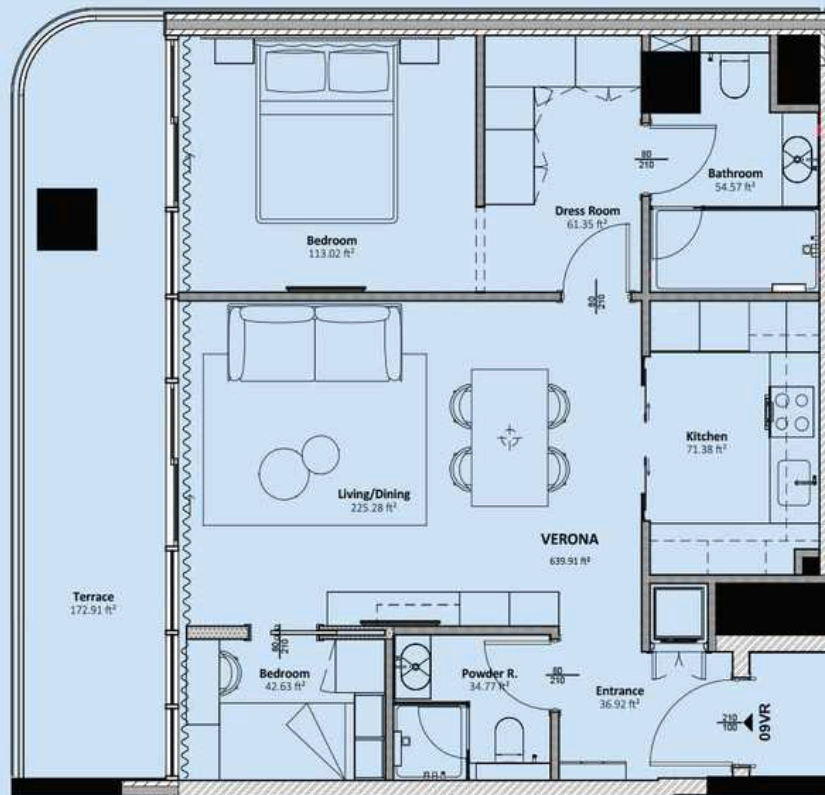
Terrace Area:

178.15 ft<sup>2</sup>

Total Area:

929.94 ft<sup>2</sup>

Starting from AED 1,445,000



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# FLORENCE 1 BHK + STUDY

2 Full Bathroom

Apartment Area:

709.49 ft<sup>2</sup>

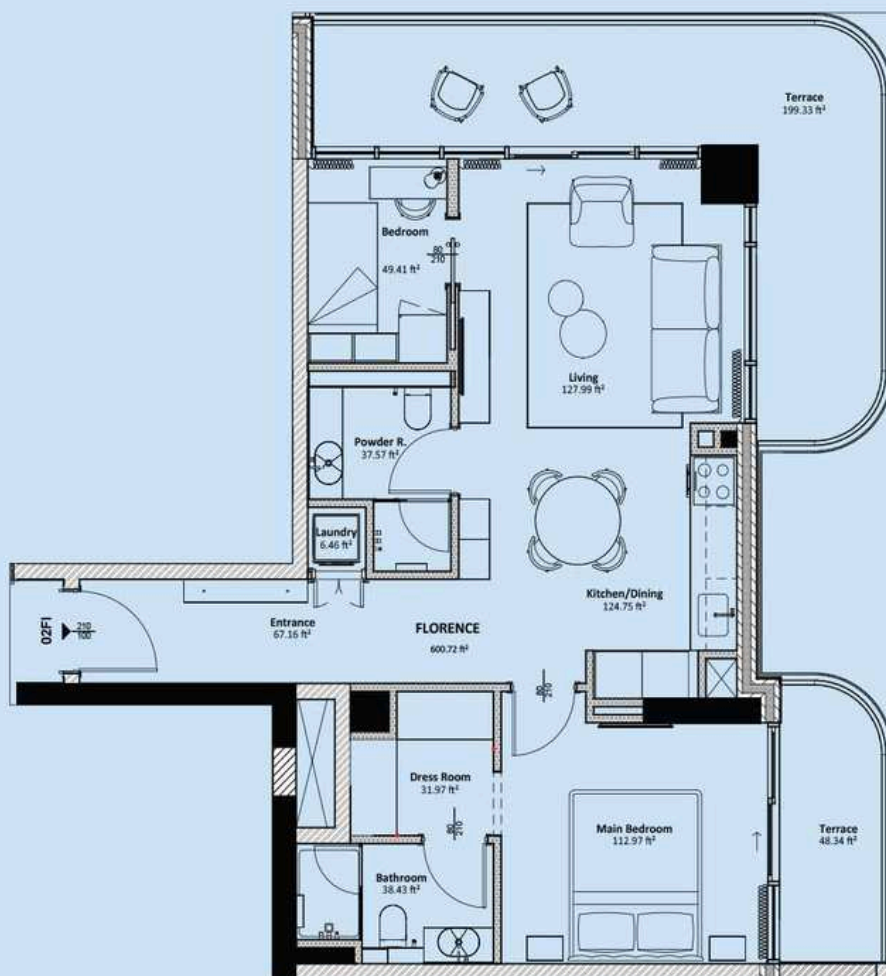
Terrace Area:

255.68 ft<sup>2</sup>

Total Area:

965.16 ft<sup>2</sup>

Starting from AED 1,495,000



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# TUSCANY 2 BHK + MAID

3.5 Bathroom

Apartment Area:

904.80 ft<sup>2</sup>

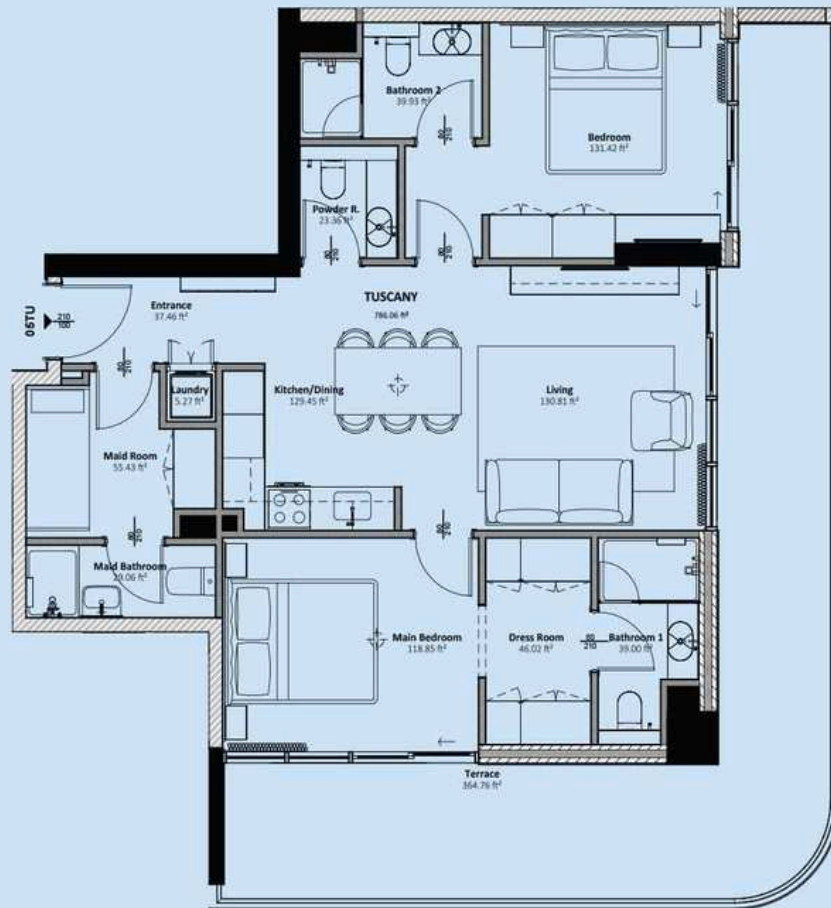
Terrace Area:

361.64 ft<sup>2</sup>

Total Area:

1266.44 ft<sup>2</sup>

Starting from AED 1,965,000



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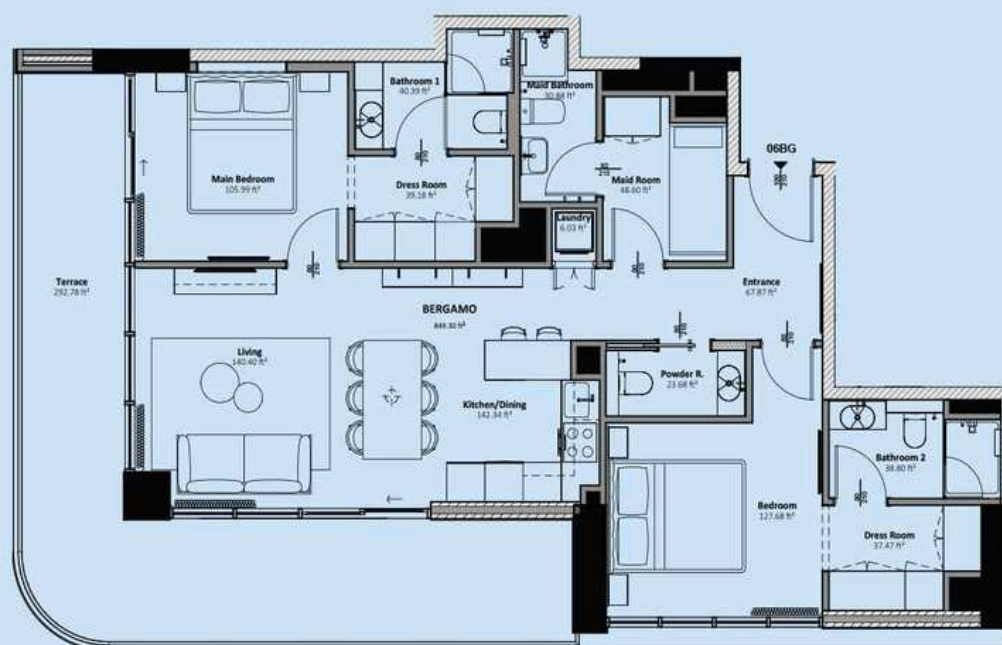


# BERGAMO 2 BHK + MAID

## 3.5 Bathroom

|                        |                        |                         |
|------------------------|------------------------|-------------------------|
| Apartment Area:        | Terrace Area:          | Total Area:             |
| 987.18 ft <sup>2</sup> | 312.08 ft <sup>2</sup> | 1299.26 ft <sup>2</sup> |

Starting from AED 2,015,000



# LIVEL Residenza in Comparison

| UNIT TYPES              | STUDIOS                   |                             | 1 BR                  |                         | 1 BR +STUDY                   |                                 | 2 BR+MAID                  |                              |
|-------------------------|---------------------------|-----------------------------|-----------------------|-------------------------|-------------------------------|---------------------------------|----------------------------|------------------------------|
| AVERAGE                 | JVC<br>AVERAGE<br>STUDIOS | LIVEL<br>AVERAGE<br>STUDIOS | JVC<br>AVERAGE<br>1BR | LIVEL<br>AVERAGE<br>1BR | JVC<br>AVERAGE<br>1BR + STUDY | LIVEL<br>AVERAGE<br>1BR + STUDY | JVC<br>AVERAGE<br>2BR+MAID | LIVEL<br>AVERAGE<br>2BR+MAID |
| AVERAGE MIN SIZE        | 425                       | 470                         | 657                   | 768                     | 741                           | 930                             | 982                        | 1,266                        |
| AVERAGE MAX SIZE        | 486                       | 505                         | 749                   | 787                     | 858                           | 965                             | 1,094                      | 1,300                        |
| AVERAGE INTERNAL AREA   | 359                       | 397                         | 603                   | 641                     | 637                           | 710                             | 846                        | 905                          |
| AVERAGE STARTING PRICE  | 735,030                   | 728,500                     | 1,575,495             | 1,190,000               | 1,613,333                     | 1,441,000                       | 2,285,500                  | 1,962,000                    |
| AVERAGE PER SQ. FT.     | 1,758                     | 1,550                       | 2,408                 | 1,550                   | 2,176                         | 1,550                           | 2,339                      | 1,550                        |
| AVERAGE BATHS/APARTMENT | 1                         | 1                           | 1/1.5                 | 1.5                     | 1/1.5                         | 2                               | 2.5                        | 3.5                          |

\*Compared to 80 leading OFF-PLAN Projects in JVC including major developments by well known developers.

# Prices and Payment

Prices Start At AED 728,000

## STANDARD PLAN

**60/40**

**60%**

During Construction

**40%**

Upon Completion

## INVESTMENT PLAN

**70/30**

**70%**

Down Payment

**30%**

During Construction

**8%**

Net profit from the  
date of booking

## MORTGAGE PLAN

**50/50**

50% mortgage  
pre-approved upon booking  
through our exclusive  
partnership with Huspy

**Huspy™**

FOR MORE INFORMATION, CONTACT OUR REAL ESTATE EXPERTS



"Italian Architecture.  
Thoughtful Design. Immersive Living."