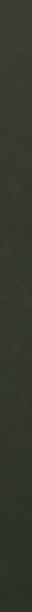




SILVA PARK



Object 1

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	 Golf clubs	 Kids	 Malls	 Hotels
9 MINUTES - Dubai Miracle Garden	15 MINUTES - Jumeirah Golf Estates Golf Course	2 MINUTES - Sunmarke School	11 MINUTES - City Centre Meaisem	2 MINUTES - Novotel JVT
20 MINUTES - The Walk JBR	17 MINUTES - Montgomerie Golf Course	5 MINUTES - Arcadia School	15 MINUTES - Circle Mall	2 MINUTES - Mövenpick Hotel JVT
22 MINUTES - Palm Jumeirah		12 MINUTES - JSS International School	15 MINUTES - Mall of the Emirates	15 MINUTES - Aloft Me'aisam
25 MINUTES - Motiongate Theme Park		18 MINUTES - GEMS Founders School	17 MINUTES - Dubai Hills Mall	15 MINUTES - FIVE Jumeirah Village Hotel
27 MINUTES - Legoland Dubai				





SILVA PARK

District 2, Jumeirah Village Triangle

Inspired by *Silva* — *forest* — **S1LVA PARK LIVING** brings the spirit of nature into the heart of Jumeirah Village Triangle. The name evokes a lush, green sanctuary, where every element is designed to offer peace, clarity, anda deep connection to the natural world. Whether it’s a morning walk, an evening wind-down, or a quiet moment on your balcony, this is a place where you can breathe, recharge, and truly feel at home.



Building Description B+G+P+5+R
RETAIL 1-2

Anticipated Handover Q1 2027

Anticipated Service Charge AED 15/Sq.Ft.

STUDIO	1 BEDROOM	1.5 BEDROOM	2 BEDROOM	2.5 BEDROOM	TOTAL
10	40	2	6	6	64



SILVA PARK

This is S1LVA PARK LIVING
This is where life flourishes



Premium Views



SILVA PARK



Premium Views



SILVA PARK



Amenities



LOBBY



POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



KIDS PLAY ROOM



CLUBHOUSE



GYM



OUTDOOR CROSSFIT





SILVA PARK



Lobby



SILVA PARK

Pool





SILVA PARK



Kids Pool



SILVA PARK

Kids Play
Room





SILVA PARK



Outdoor
Kids Play



SILVA PARK

Outdoor
Crossfit





SILVA PARK



Gym



SILVA PARK

Clubhouse



Smart Home System

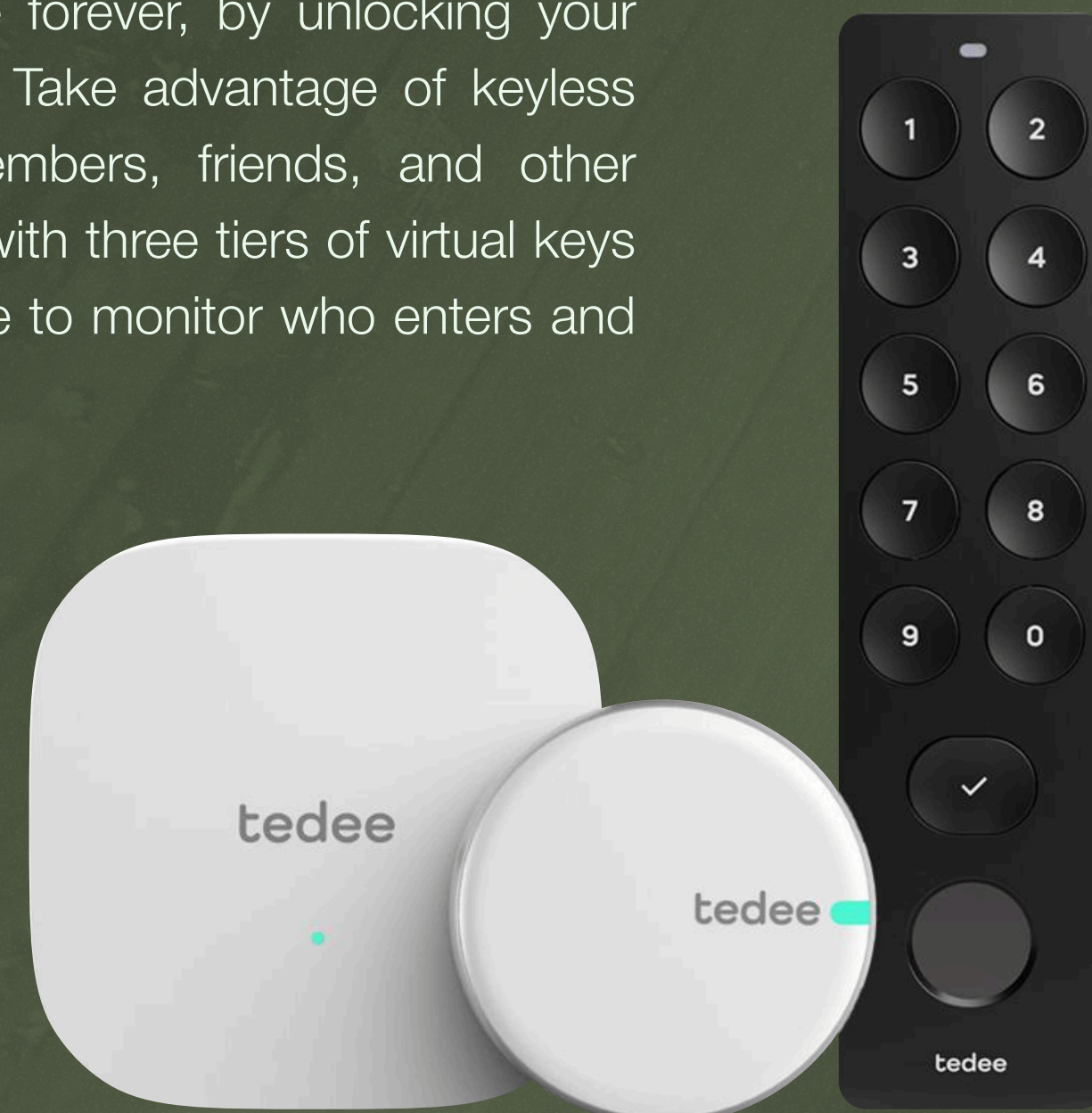


SILVA PARK

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.

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.



legrand



SILVA PARK



Ground Floor Plan

- 1 LOBBY
- 2 DISABLED PARKING
- 3 BICYCLE PARKING



SILVA PARK



Podium 1st Floor

- 4 KIDS PLAY AREA
- 5 OUTDOOR KIDS PLAY
- 6 POOL DECK WITH SUN LOUNGERS
- 7 GYM
- 8 OUTDOOR CROSSFIT
- 9 SWIMMING POOL
- 10 KIDS POOL
- 11 CLUBHOUSE

Why Dubai



SILVA PARK

EXCHANGE RATE

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED

RESIDENT VISA

When buying real estate for an amount of \$205,000 in Dubai you can get a resident visa for all family members

SAFETY

Dubai is ranked 11th in the world for safety according to Numbeo, requiring crime rates and a high level of living environment

EDUCATION

School education in the UAE is one of the most progressive in the world

HEALTHCARE

An excellent healthcare system with hundreds of hospitals with expensive equipment and excellent specialists

DEVELOPMENT

According to the Urban Master Plan, by 2040 Dubai should become the best place to live

REMOTE BOOKING

Remote booking of transactions, official payment in cryptocurrency



SILVA PARK

Golden Visa

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



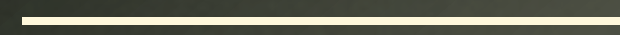
Ability to apply for a Schengen visa and a U.S. visa



Obtaining a local driving license, which is an international license



SILVA PARK



Object 1

www.object-1.com