



CAPITAL **ONE**  
— JVC —



## ABOUT JUMEIRAH VILLAGE CIRCLE

Jumeirah Village Circle (JVC) in the heart of Dubai offers a prime location with great connectivity to various parts of the emirate, making it a sought-after destination for both renters and buyers looking for affordable apartments and villas. Its popularity among investors is further boosted by its freehold status, competitive prices, and attractive rental yields.

Nakheel, the master developer behind JVC, has crafted a community known for its tranquil ambiance, complemented by lush gardens, parks, and a range of amenities. This blend of serene surroundings and modern conveniences makes JVC an attractive option for those seeking a balanced lifestyle in Dubai.



## ABOUT CAPITAL ONE - JVC

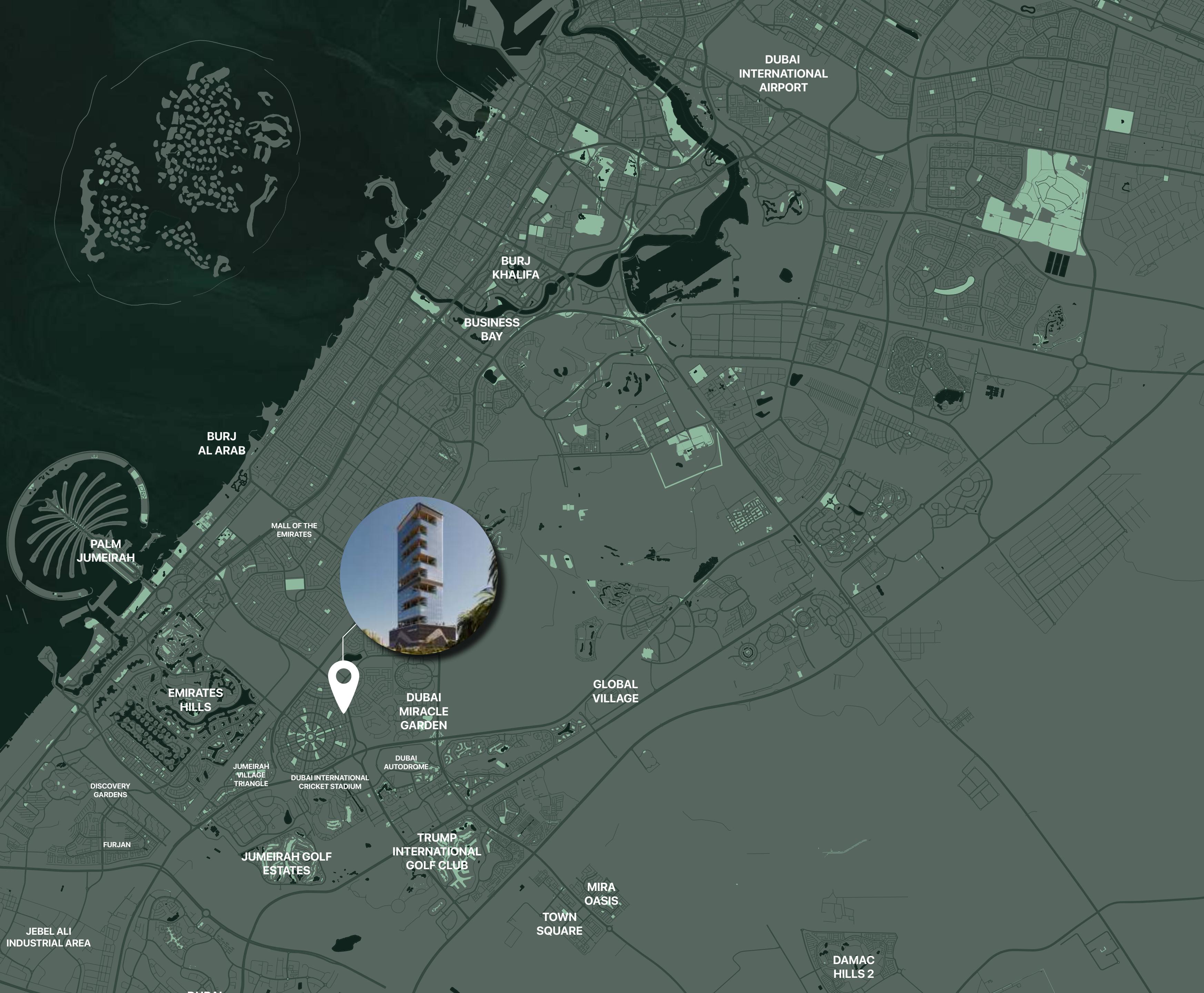
Building on the success of Capital One Motor City, this project redefines luxury office space once again; this time in the heart of Jumeirah Village Circle.

Offering premium offices that rival the best in town, the project is designed with a futuristic concept, creating a seamless, inspiring work environment.

With a strategic location, breathtaking design, and thoughtful details, Capital One - JVC is the ideal destination for dynamic businesses seeking sophistication and functionality.

## LOCATION MAP

Circle Mall	2 Min
Dubai Sports City	9 Min
Dubai Hills Mall	10 Min
Dubai Miracle Garden	12 Min
Dubai Autodrome	14 Min
Mall of the Emirates	15 Min
Palm Jumeirah	16 Min
Burj Al Arab	18 Min
Burj Khalifa / Dubai Mall	25 Min
Dubai International Airport	30 Min





## PLOT LOCATION

- PARKS
- CIRCLE MALL
- JSS INTERNATIONAL SCHOOL
- HESSA STREET ACCESS
- AL KHAIL ROAD ACCESS

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## PROJECT DETAILS

Project Name	Capital One - JVC
Developer	Centurion Star Developers L.L.C
Architect	Datum Engineering Consultants
Location	Jumeirah Village Circle
Est. Completion Date	Q2 2028
Tower Height	3B+G+5P+23+R
Finishing	Shell & Core
Lobby Ceiling Height	4550 mm
Estimated Service Charges	AED 15 per sqft
Parking	1 space for every 50 sqm of office space 1 space for every 70 sqm of retail space

Unit Mix		
Type	Units	Size Range
Office	91 Units	870 to 1,370 Sqft
Office with Terraces	34 Units	1,165 to 3,110 Sqft
Retail	3 Units	720 to 4,210 Sqft

## BUILDING STRUCTURE

Typical 1 Floor 1

Typical 2 Floor 2 & 12

Typical 3 Floor 3, 4, 7, 13, 16, 19, & 22

Typical 4 Floor 5, 17, 20

Typical 5 Floor 6, 18, 21

Typical 6 Floor 8, 14, 23

Typical 7 Floor 9, 15, 24

Typical 8 Floor 11

ROOF FLOOR

**23 FLOORS - OFFICES**

(FLOOR 10 - MECHANICAL FLOOR)

5 PODIUMS

GROUND FLOOR



## 1<sup>ST</sup> FLOOR - AMENITIES

- 1. LAP POOL** (630 Sqft)
- 2. INDOOR GYM** (980 Sqft)
- 3. OUTDOOR GYM**
- 4. OUTDOOR LOUNGE**
- 5. OUTDOOR SEATING**

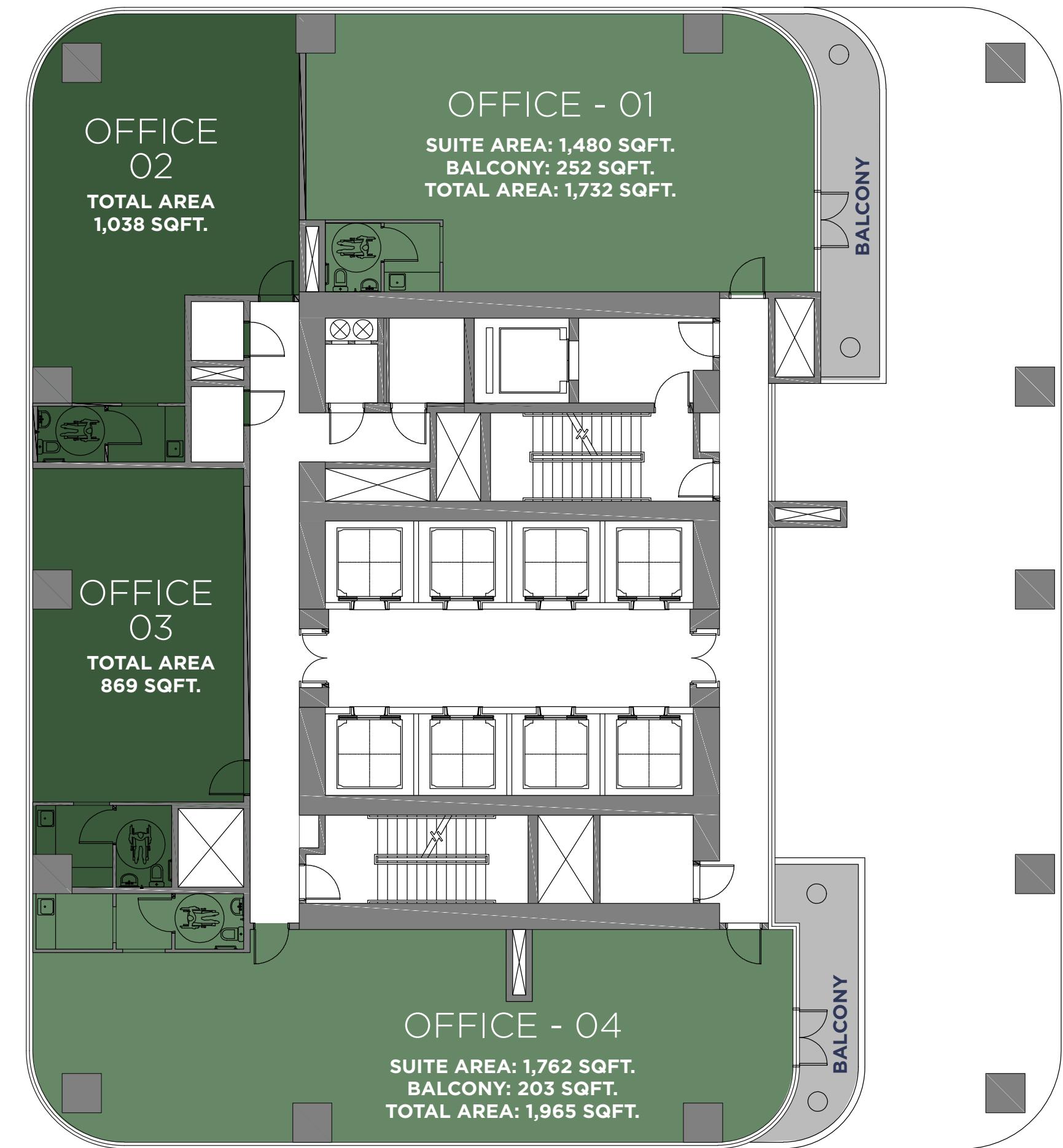




TYPICAL 1 - FLOOR 1



TYPICAL 2 - FLOOR 2 & 12



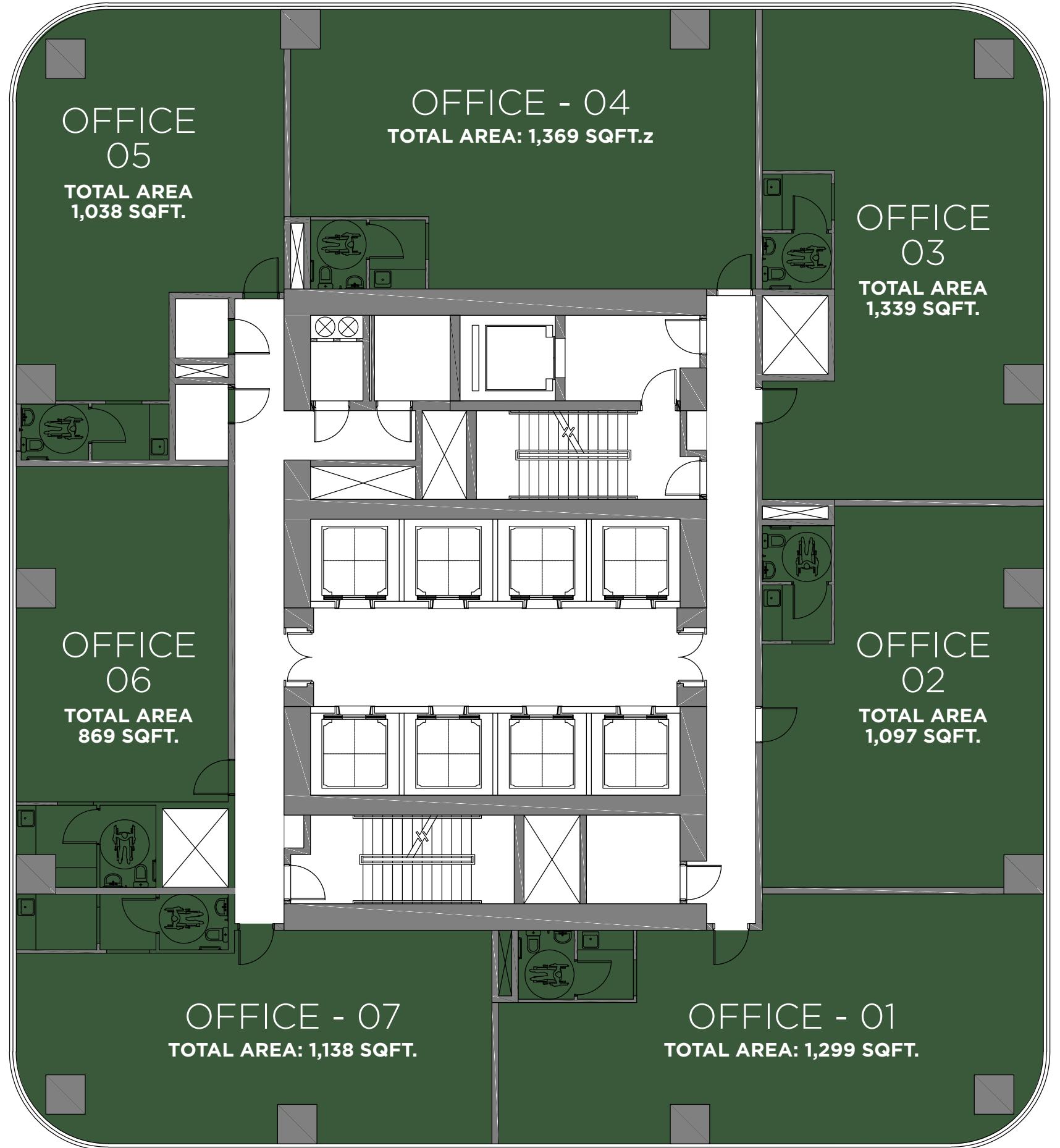
OFFICE WITHOUT BALCONY

OFFICE WITH TERRACE / BALCONY

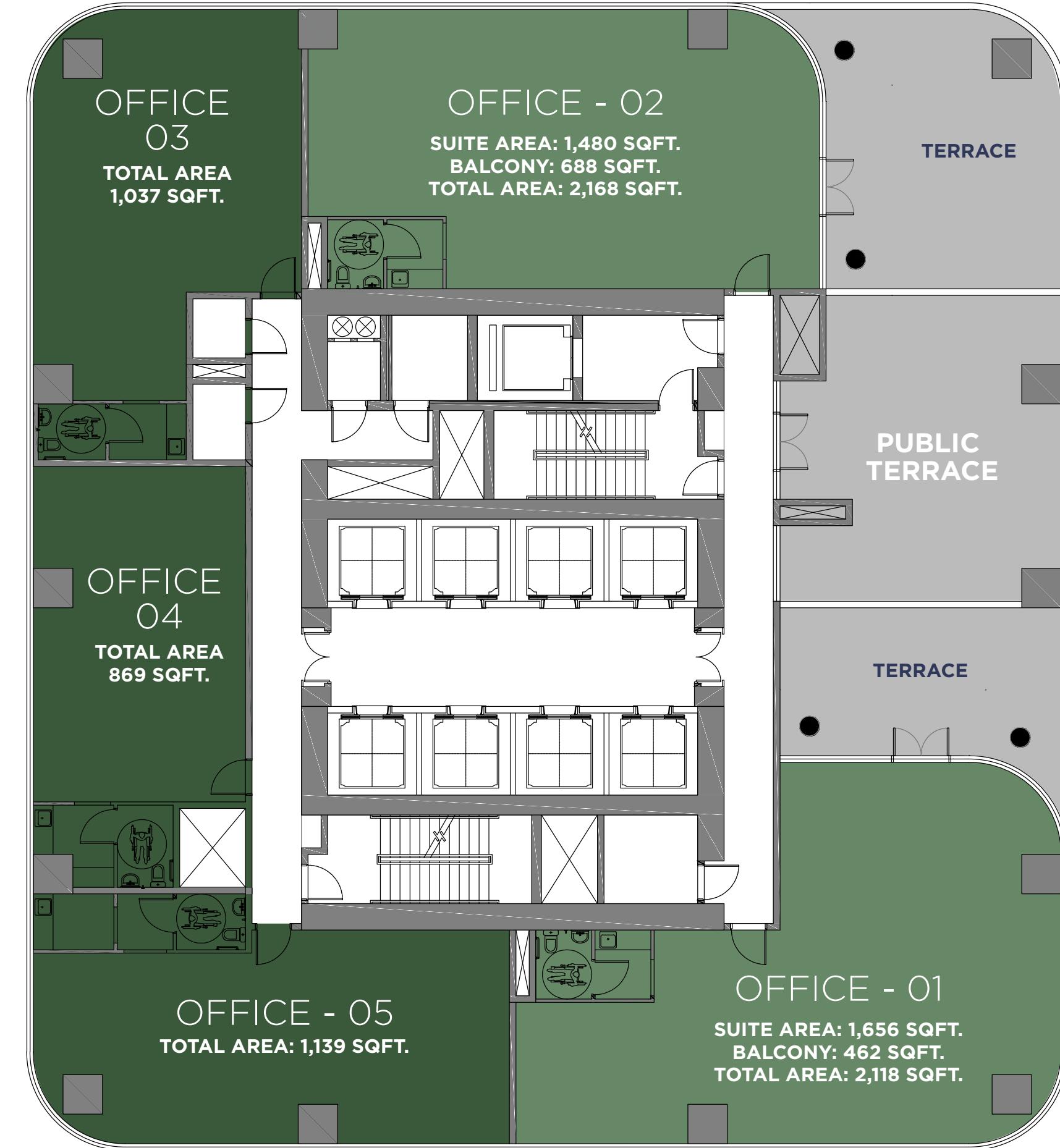
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## TYPICAL 3 - FLOOR 3, 4, 7, 13, 16, 19, & 22



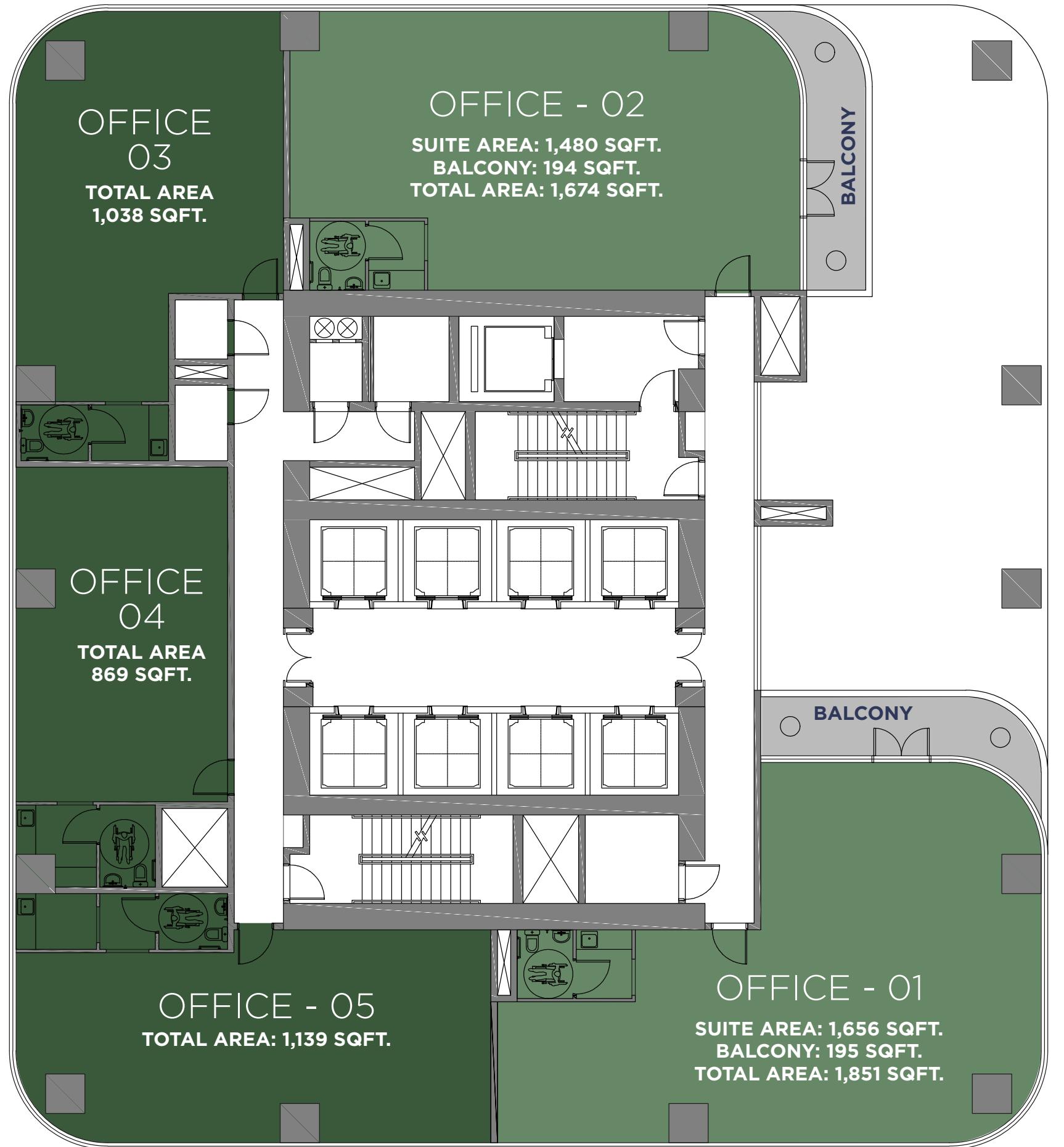
## TYPICAL 4 - FLOOR 5, 17, 20



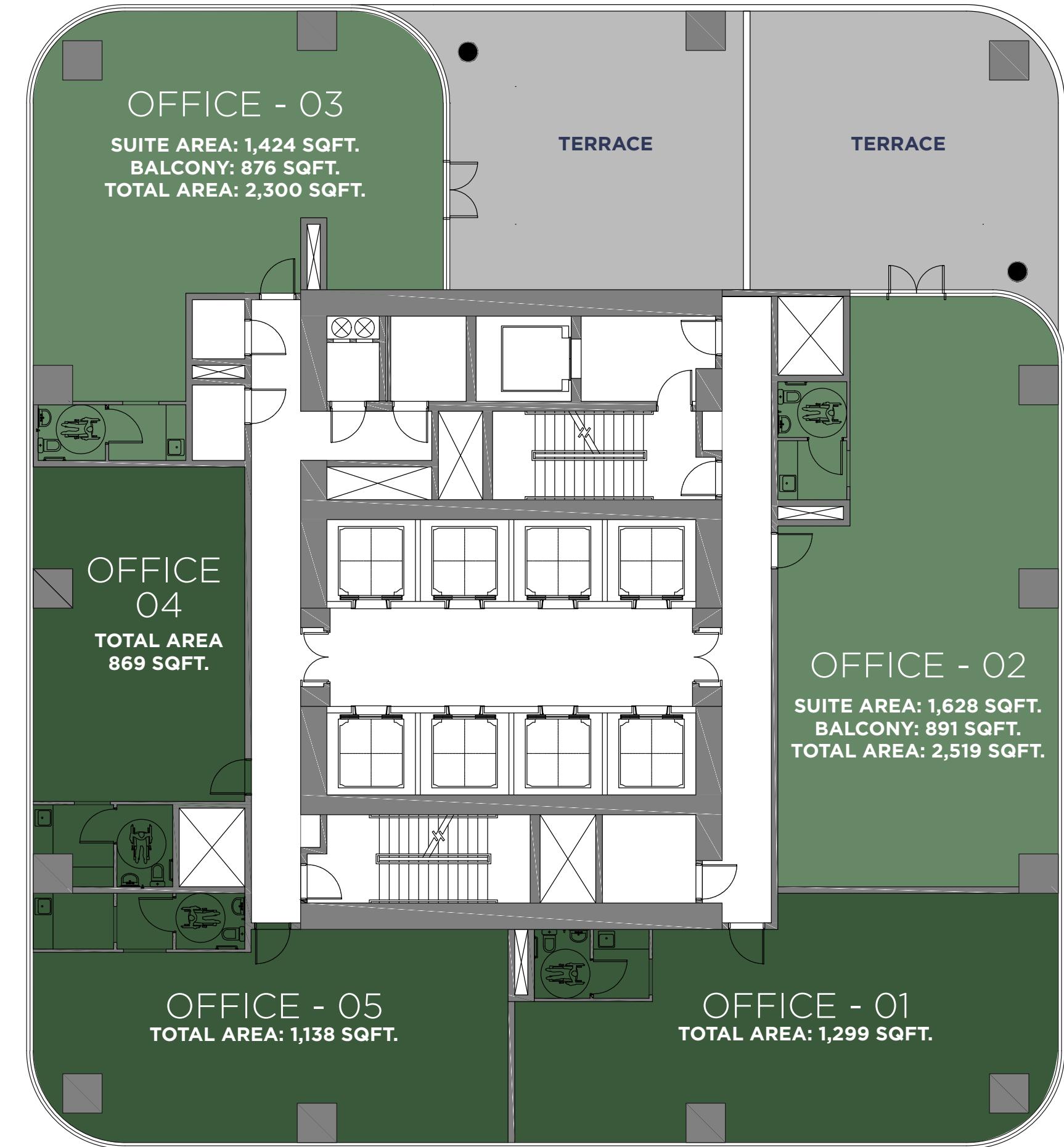
■ OFFICE WITHOUT BALCONY

■ OFFICE WITH TERRACE

## TYPICAL 5 - FLOOR 6, 18, 21



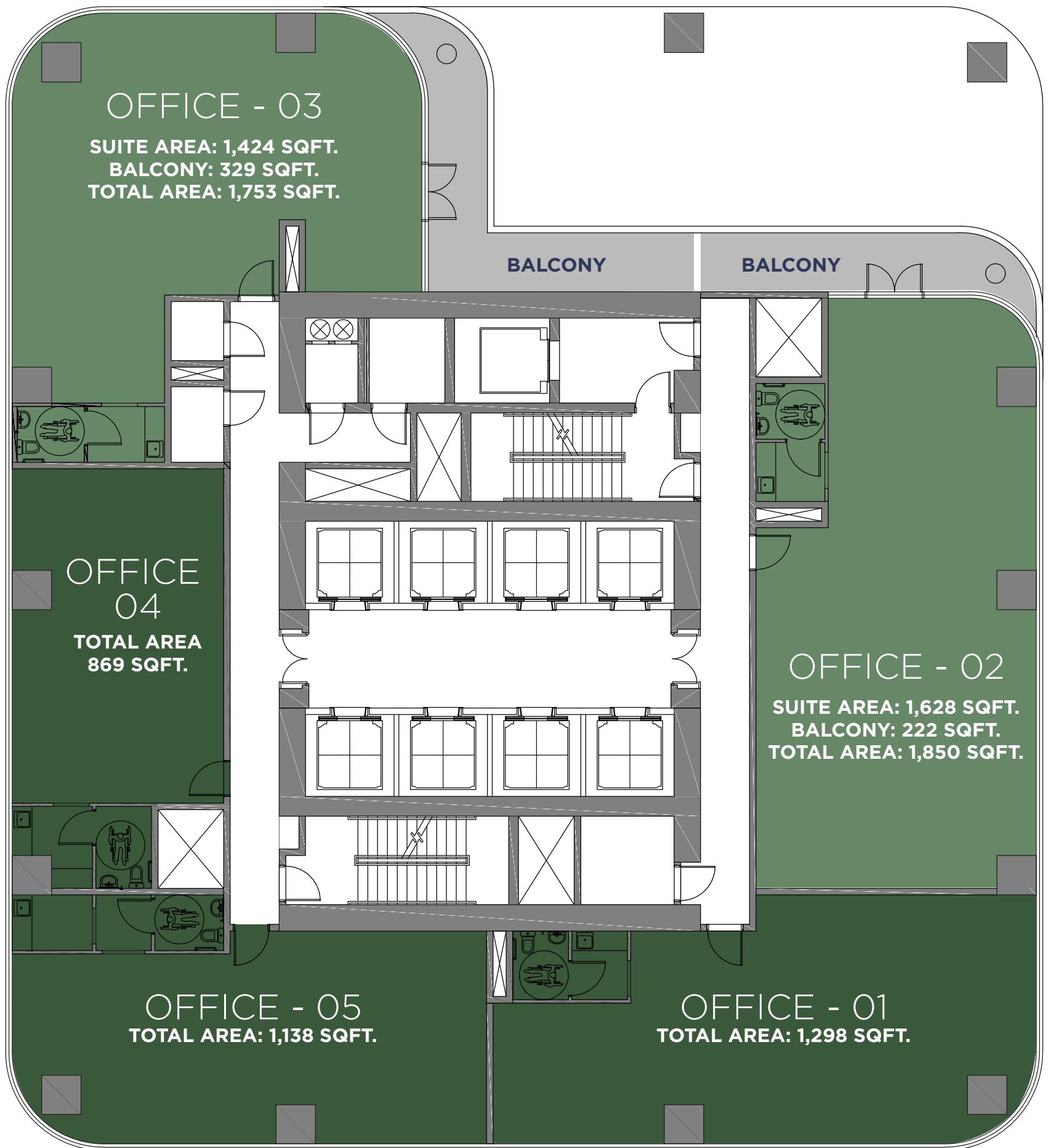
## TYPICAL 6 - FLOOR 8, 14, 23



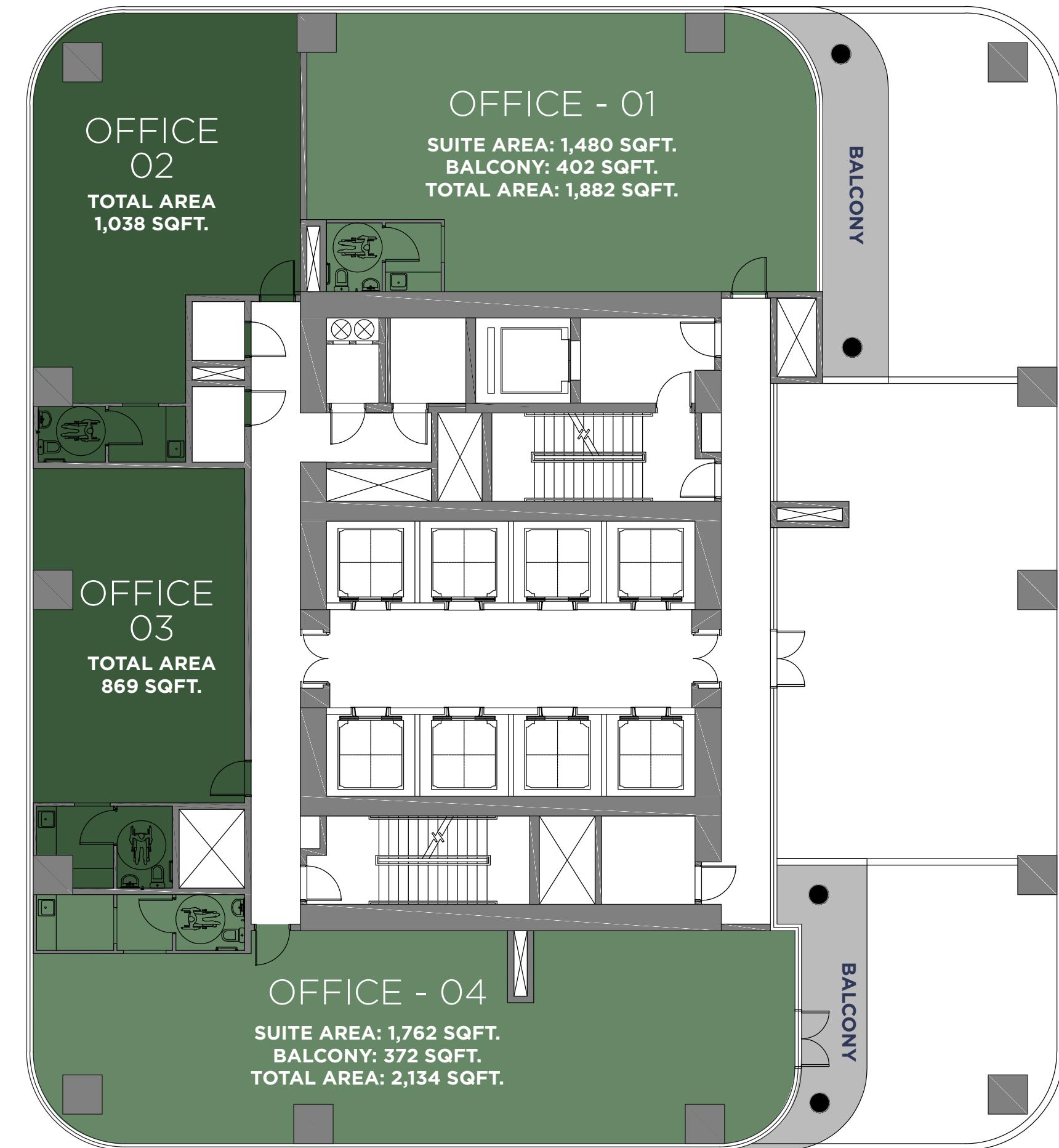
■ OFFICE WITHOUT BALCONY

■ OFFICE WITH TERRACE / BALCONY

## TYPICAL 7 - FLOOR 9, 15, 24



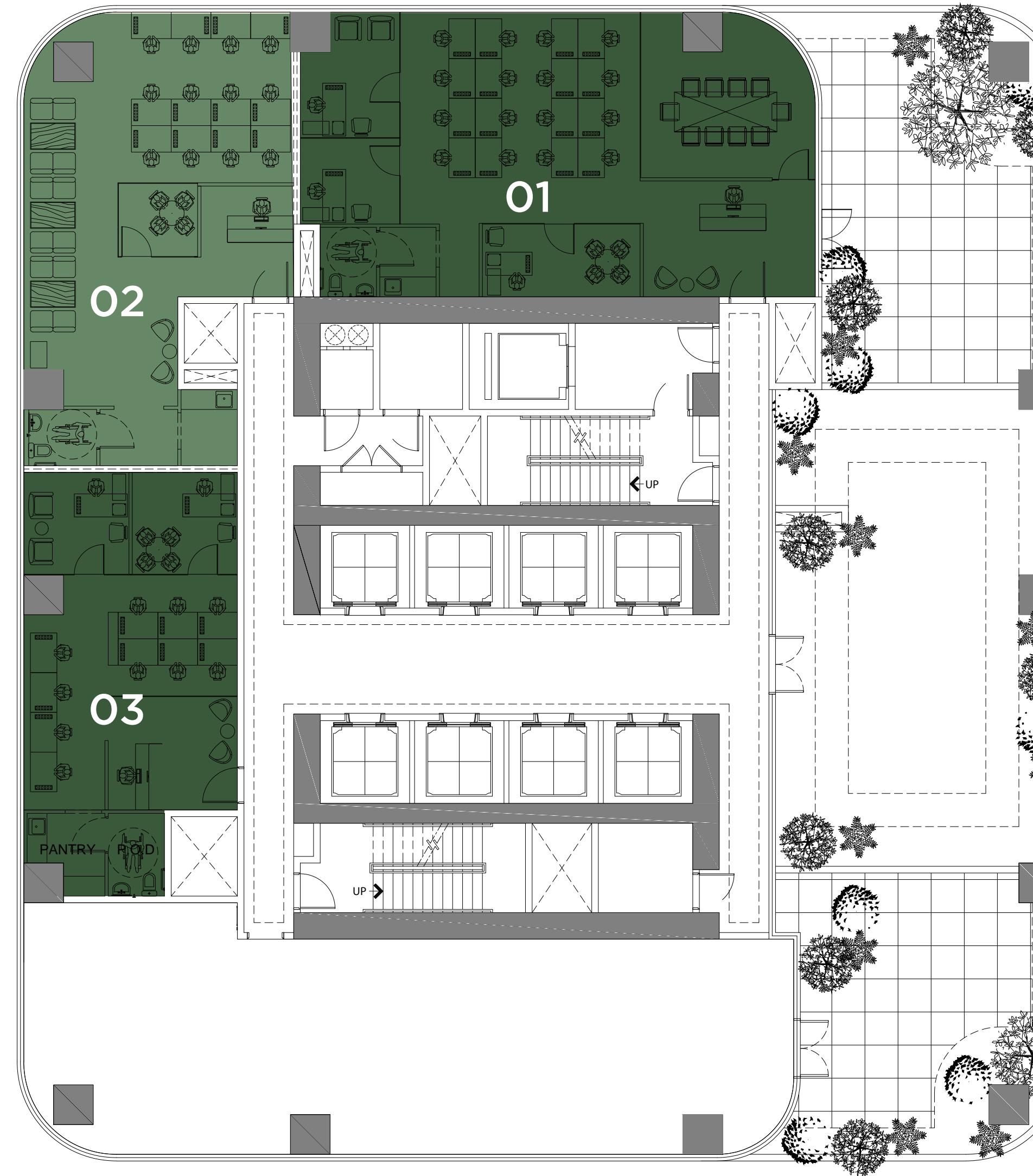
## TYPICAL 8 - FLOOR 11



OFFICE WITHOUT BALCONY

OFFICE WITH BALCONY

# TEST FIT FLOOR - 1



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## PRIVATE FAMILY OFFICE PLAN - 01

LEASABLE AREA: 129.64.40SQM.  
OPEN PLAN DESK: 16  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 10  
MANAGER'S OFFICE: 2  
TOTAL OCCUPANCY: 29 or 30pax. approx.



## PRIVATE FAMILY OFFICE PLAN - 02

LEASABLE AREA: 95.83 SQM.  
OPEN PLAN DESK: 24  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 4  
TOTAL OCCUPANCY: 29 or 30pax. approx.

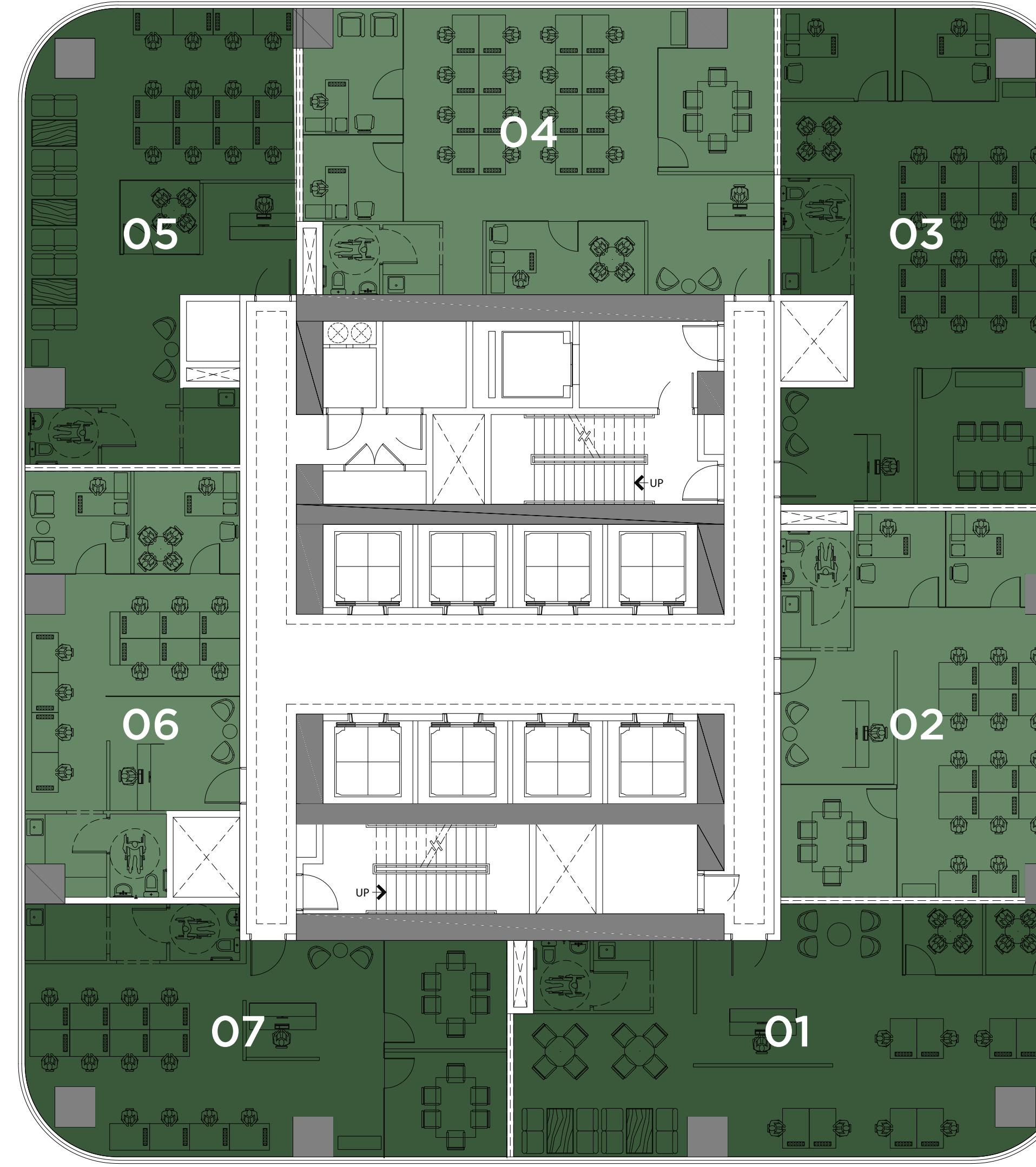


## PRIVATE FAMILY OFFICE PLAN - 03

LEASABLE AREA: 65.78 SQM  
OPEN PLAN DESK: 10  
RECEPTION AREA: 1  
MANAGERS OFFICE/CABIN: 2  
TOTAL OCCUPANCY: 13 or 15pax. approx.



# TEST FIT FLOORS - 3, 4, 7, 13, 16, 19, & 22



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The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

## OPEN PLAN - OFFICE 01

LEASABLE AREA: 114.40SQM.  
OPEN PLAN DESK: 24  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 8  
TOTAL OCCUPANCY: 33-40pax approx.

## OPEN PLAN - OFFICE 02

LEASABLE AREA: 97.85SQM  
OPEN PLAN DESK: 14  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 6  
CEO/DIRECTOR'S OFFICE: 2  
TOTAL OCCUPANCY: 23-25pax approx.

## OPEN PLAN - OFFICE 03

LEASABLE AREA: 119.55SQM.  
OPEN PLAN DESK: 16  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 8  
MANAGERS OFFICE/CABIN: 2  
TOTAL OCCUPANCY: 27-30PAX APPROX.

## OPEN PLAN - OFFICE 04

LEASABLE AREA: 120.37 SQM.  
OPEN PLAN DESK: 16  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 6  
MANAGER'S OFFICE: 3  
TOTAL OCCUPANCY: 26-30pax approx.

## OPEN PLAN - OFFICE 05

LEASABLE AREA: 101.30 SQM.  
OPEN PLAN DESK: 24  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 4  
TOTAL OCCUPANCY: 29-35pax a prox

## OPEN PLAN - OFFICE 06

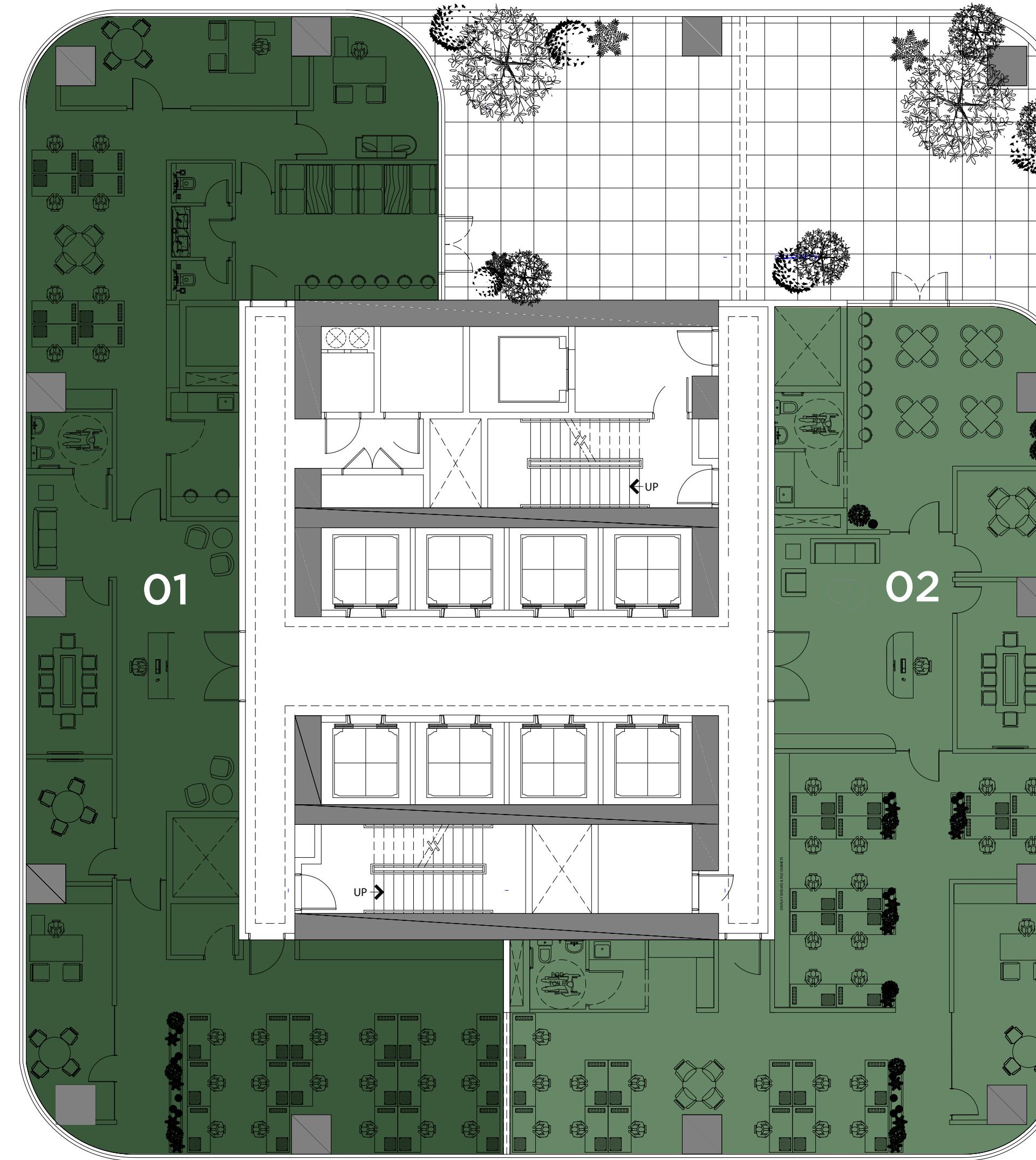
LEASABLE AREA: 83.84 SQM.  
OPEN PLAN DESK: 10  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 0  
CEO/DIRECTOR'S OFFICE: 2  
TOTAL OCCUPANCY: 13-15pax. approx.

## OPEN PLAN - OFFICE 07

LEASABLE AREA: 99.50 SQM.  
OPEN PLAN DESK: 12  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 12  
TOTAL OCCUPANCY: 25pax approx.



# TEST FIT FLOORS - 8, 14, 23



## COLLABORATIVE & COMBINED OFFICE PLAN-01

LEASABLE AREA: 321.14SQM.  
OPEN PLAN DESK: 25  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 12  
MANAGER'S OFFICE: 3  
HUDDLE AREA: 4  
TOTAL OCCUPANCY: 45-50pax approx.



## COLLABORATIVE & COMBINED OFFICE PLAN 02

LEASABLE AREA: 269.35SQM  
OPEN PLAN DESK: 27  
RECEPTION AREA: 3  
MEETING ROOM SEATS: 12  
MANAGER'S OFFICE: 1  
HUDDLE AREA: 4  
TOTAL OCCUPANCY: 47-50pax approx.



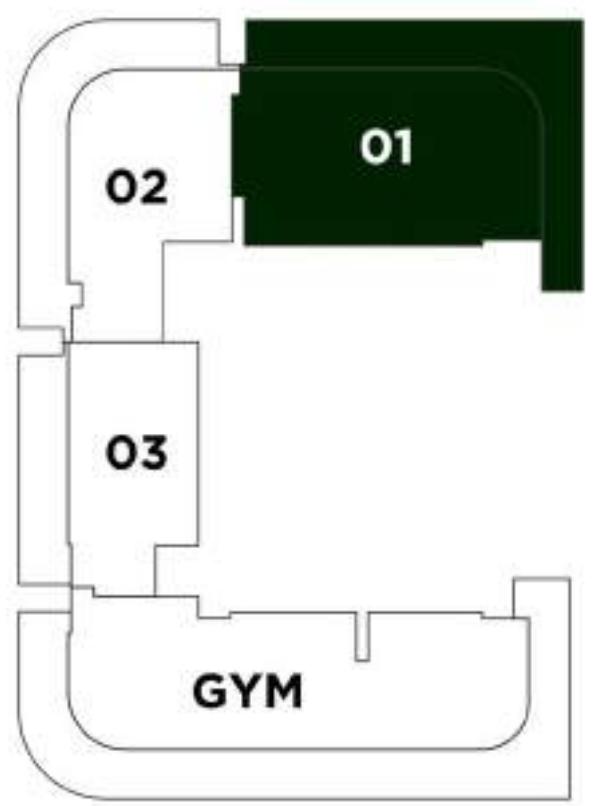
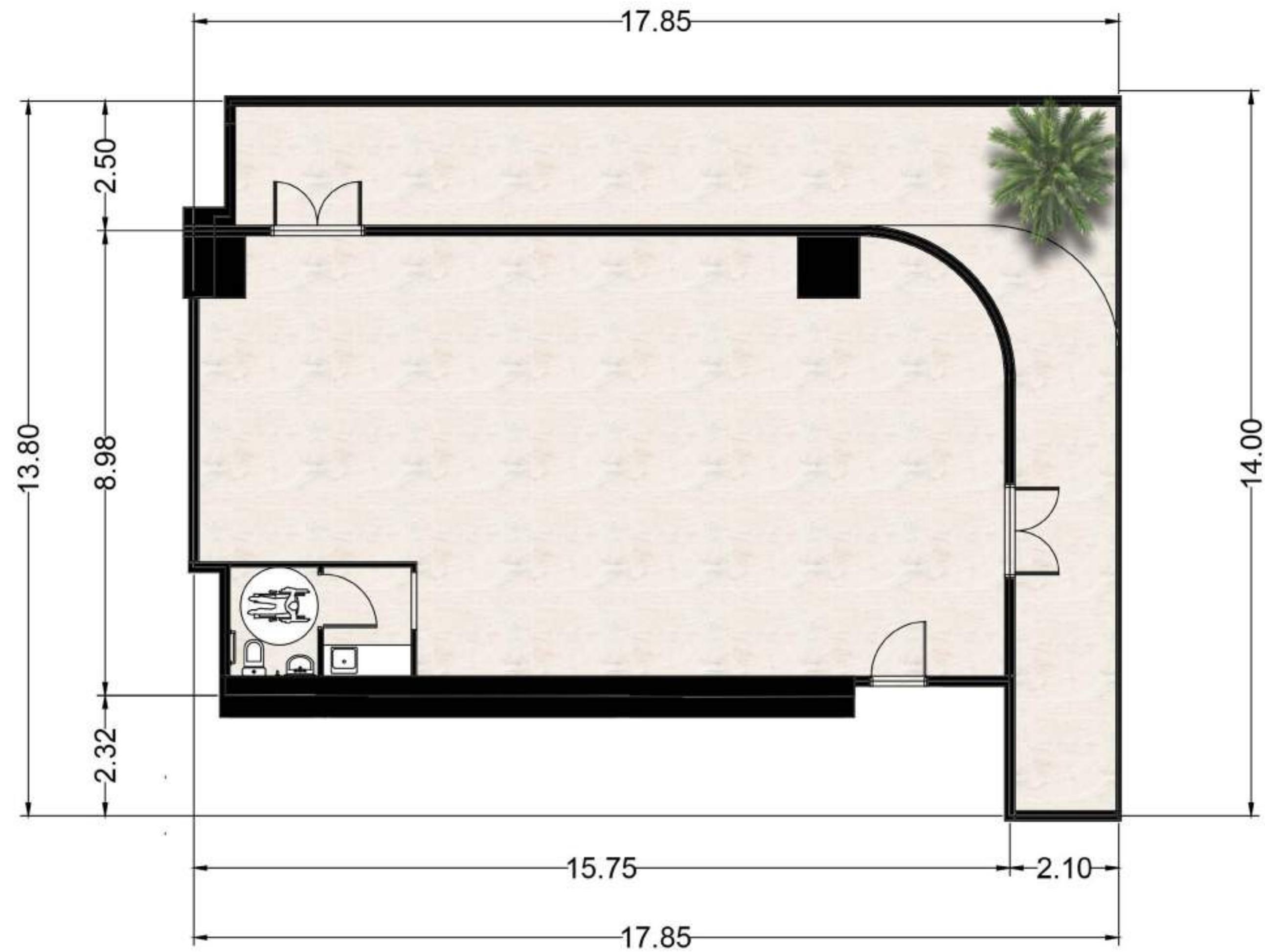


## 1<sup>ST</sup> FLOOR - OFFICE 01

Internal Area 1,473 Sqft

Balcony Area 737 Sqft

**Total Area 2,211 Sqft**

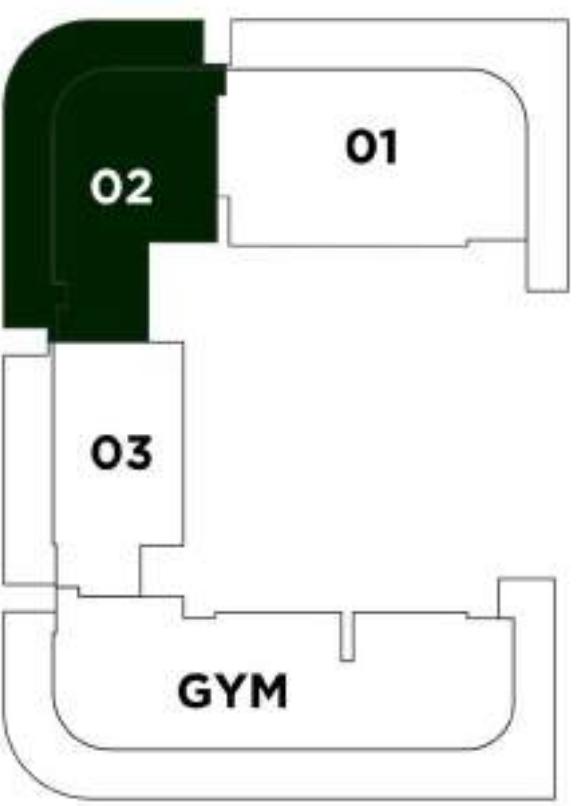
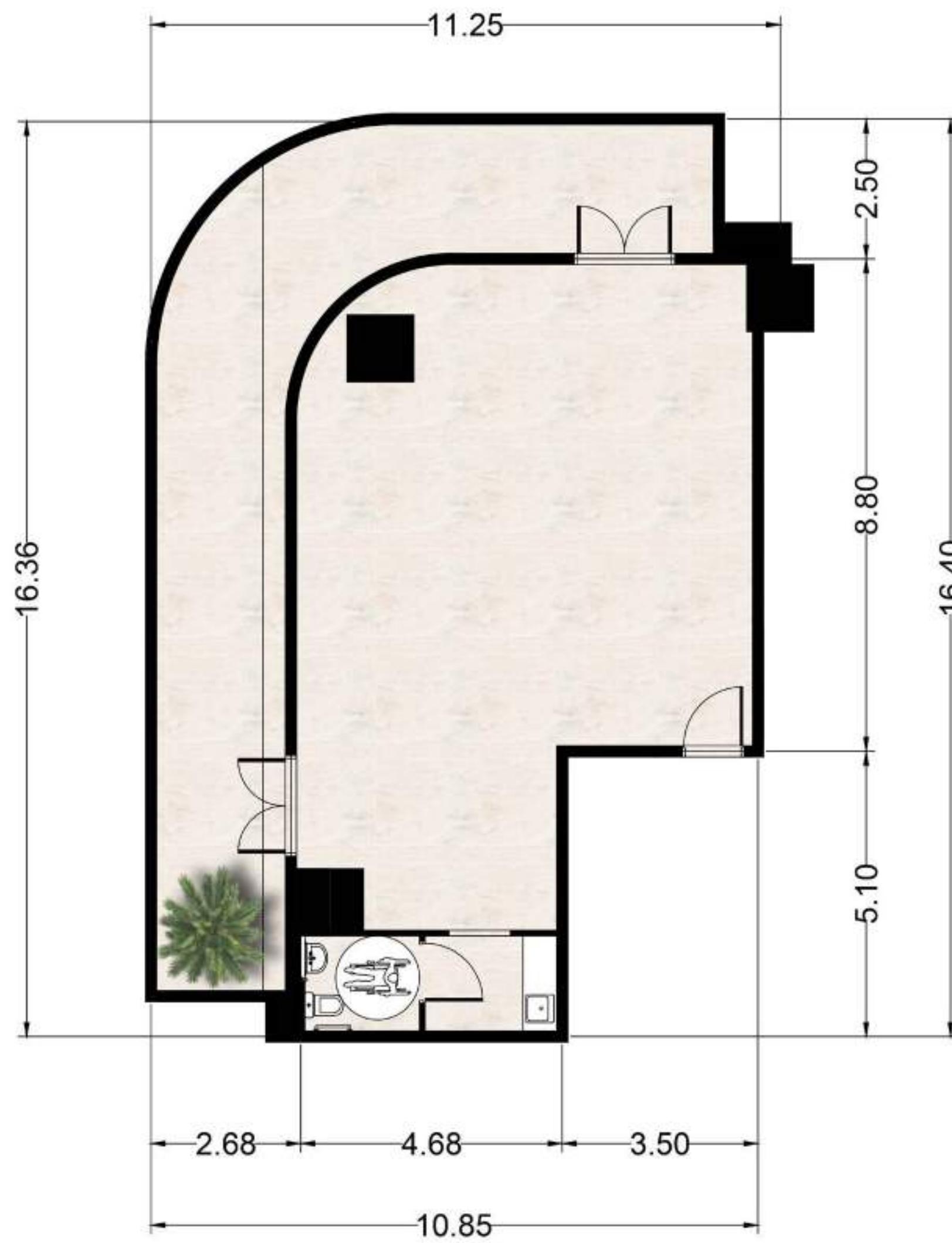


## 1<sup>ST</sup> FLOOR - OFFICE 02

Internal Area 1,031 Sqft

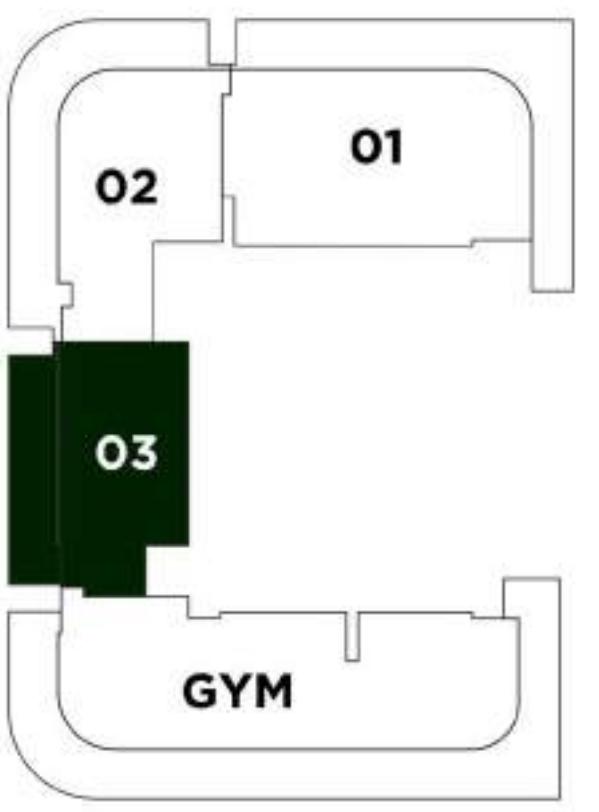
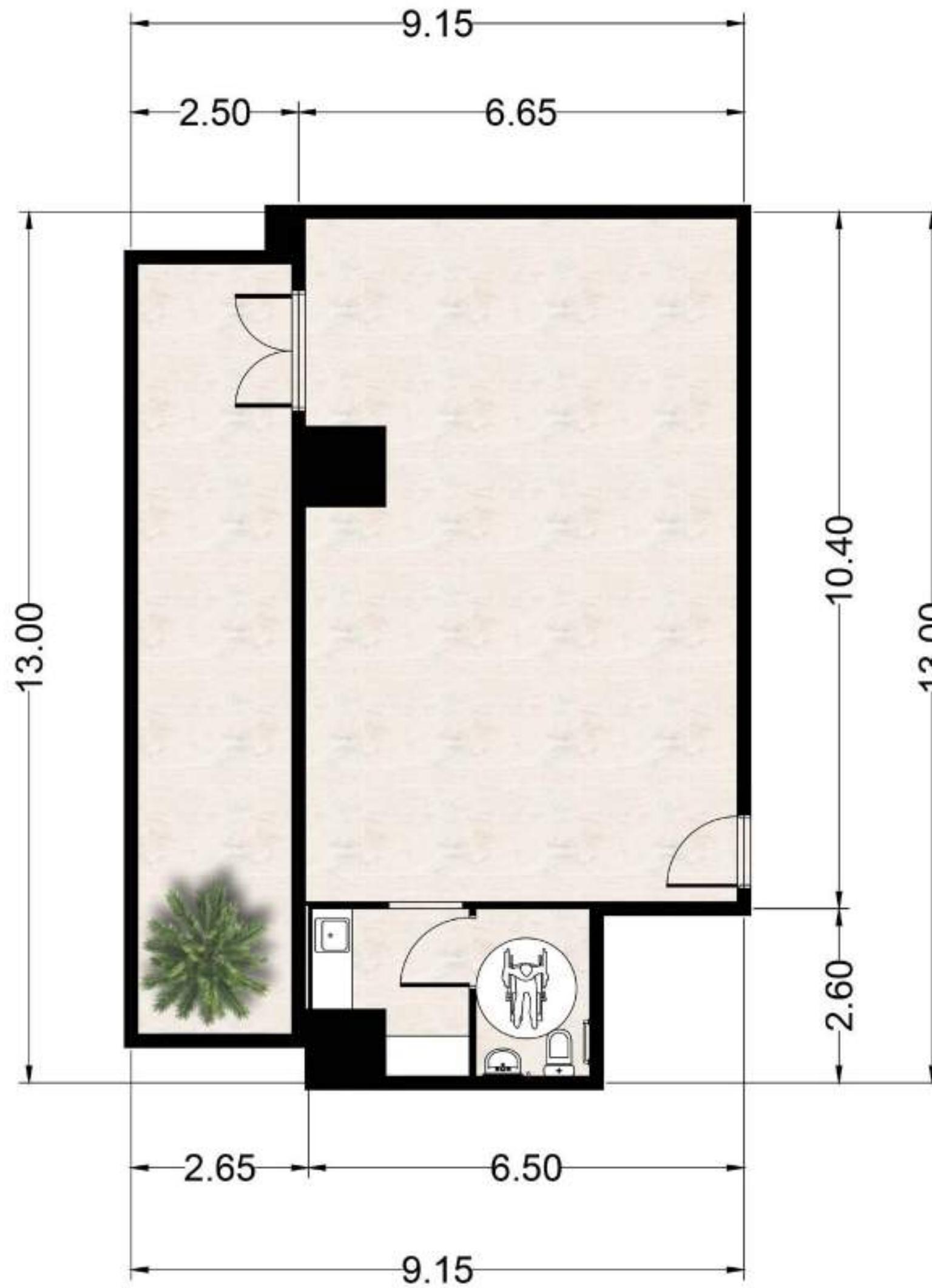
Balcony Area 620 Sqft

**Total Area 1,651 Sqft**



## 1<sup>ST</sup> FLOOR - OFFICE 03

Internal Area	858 Sqft
Balcony Area	320 Sqft
<b>Total Area</b>	<b>1,178 Sqft</b>

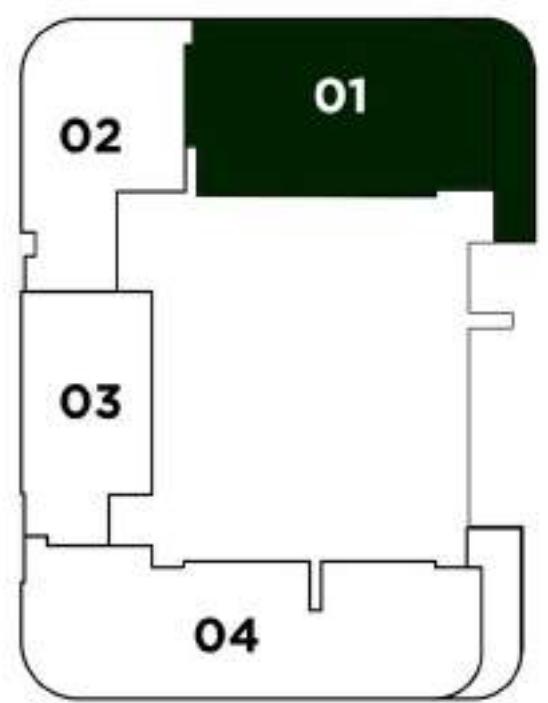
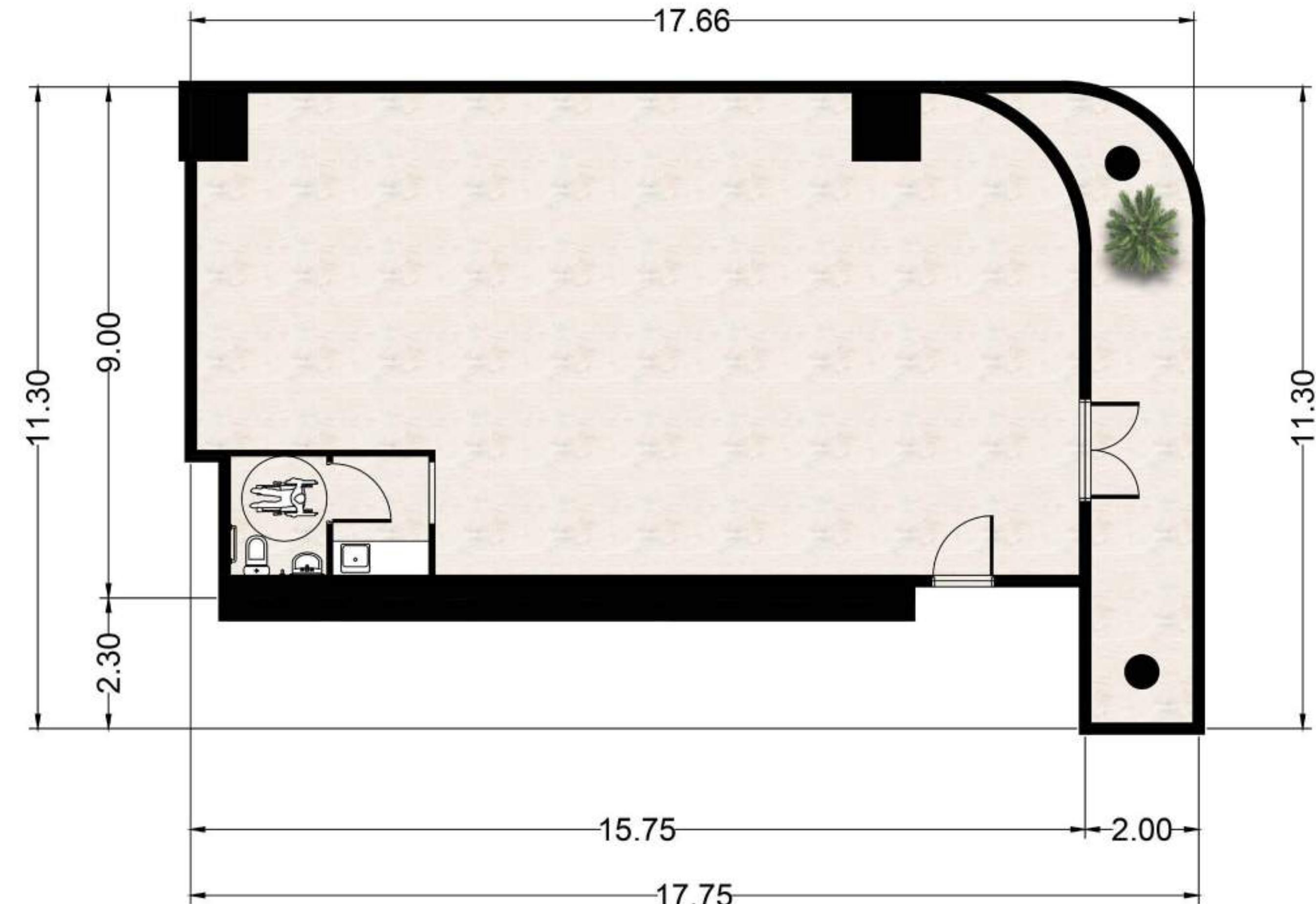


## 2<sup>ND</sup> & 12<sup>TH</sup> FLOOR - OFFICE 01

Internal Area 1,478 Sqft

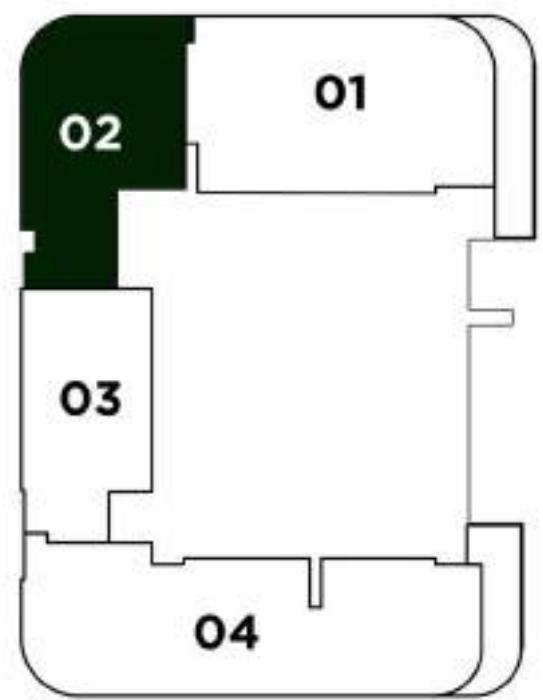
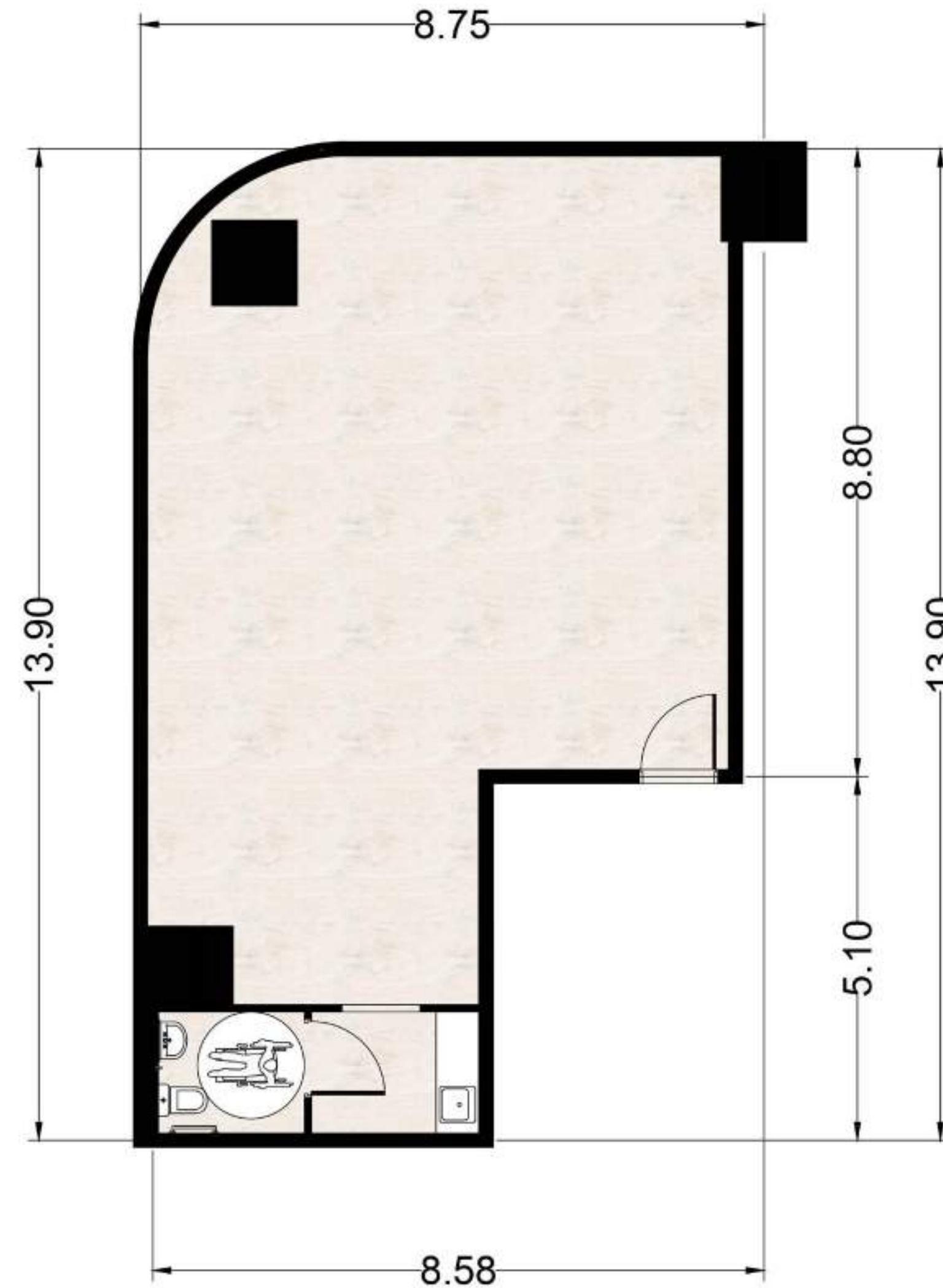
Balcony Area 249 Sqft

**Total Area 1,727 Sqft**



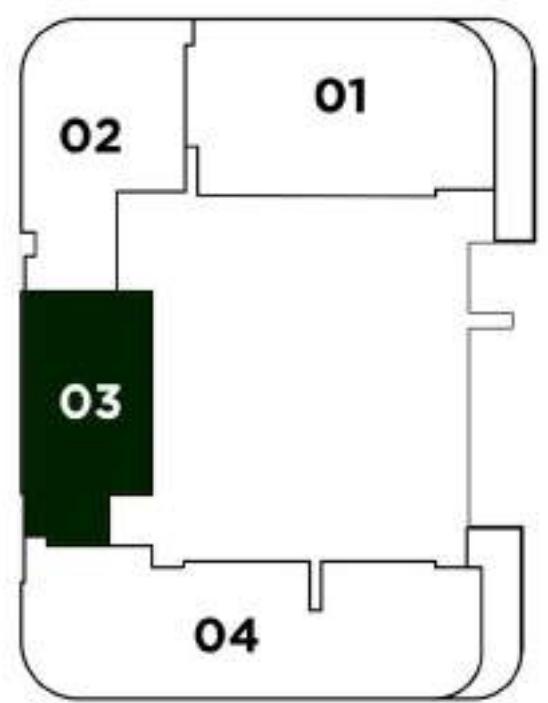
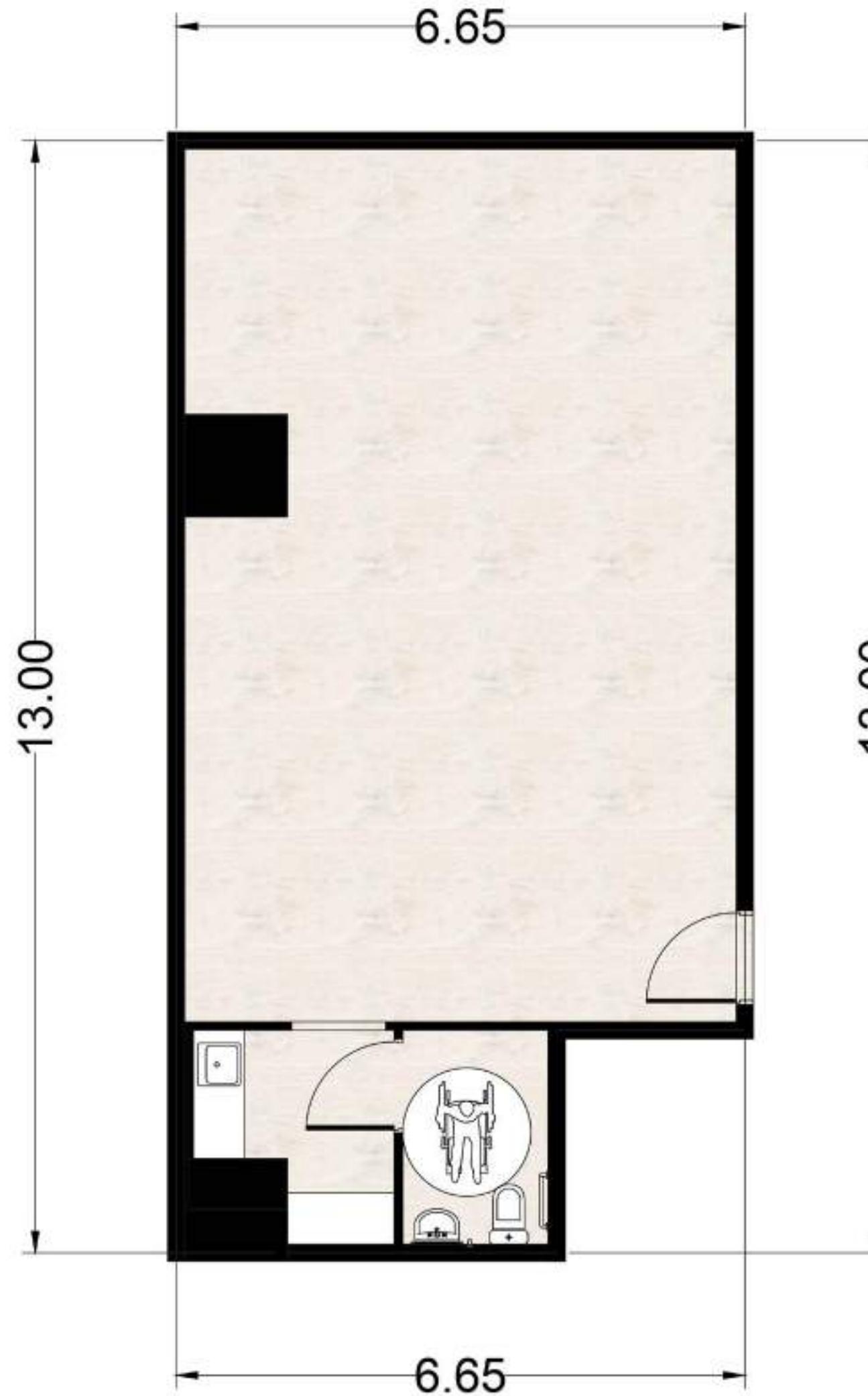
## 2<sup>ND</sup> & 12<sup>TH</sup> FLOOR - OFFICE 02

**Total Area** 1,031 Sqft



## 2<sup>ND</sup> & 12<sup>TH</sup> FLOOR - OFFICE 03

**Total Area** 858 Sqft

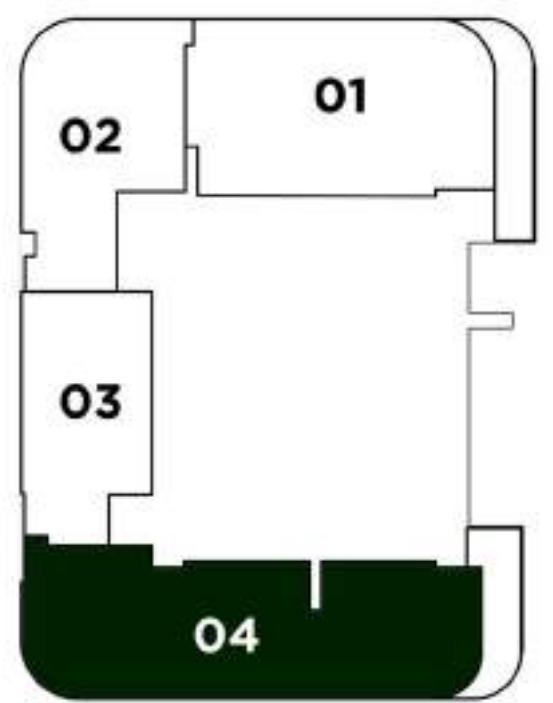
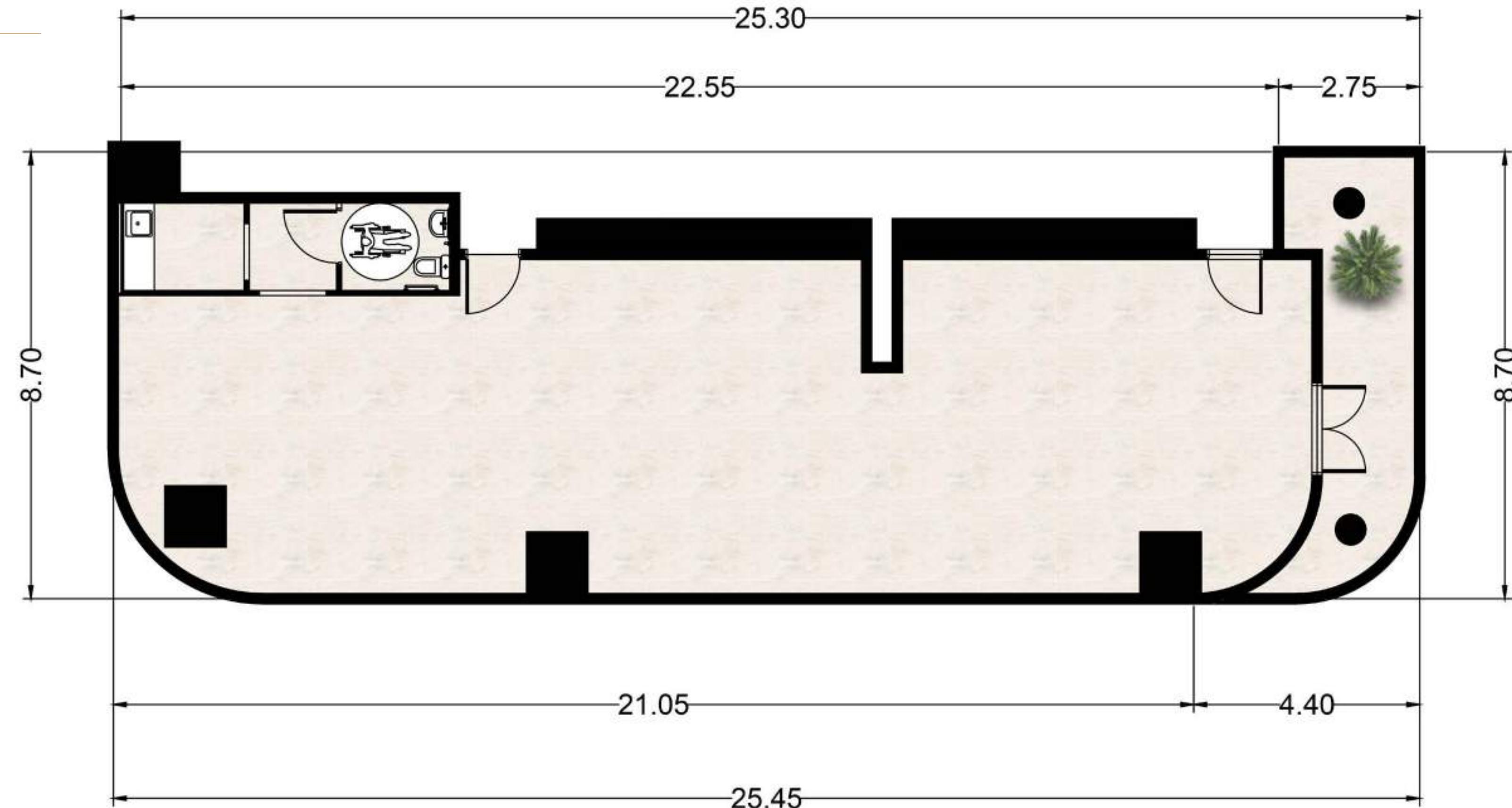


## 2<sup>ND</sup> & 12<sup>TH</sup> FLOOR - OFFICE 04

Internal Area 1,766 Sqft

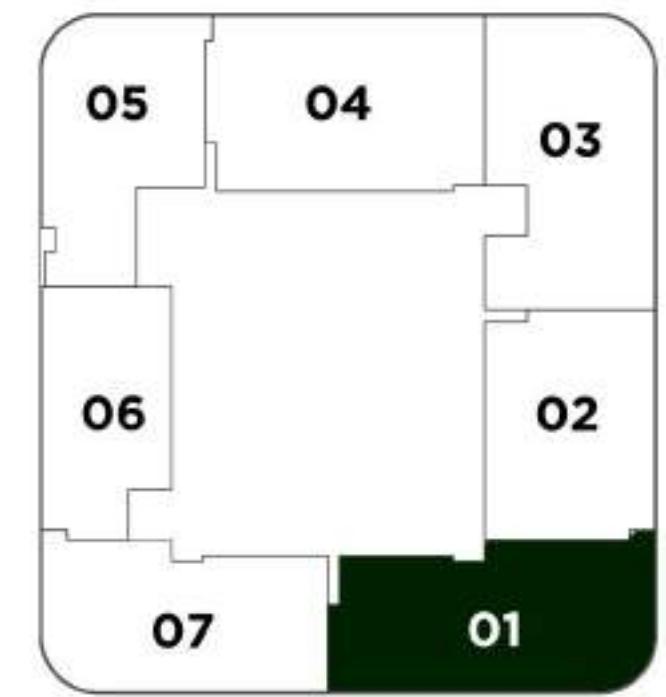
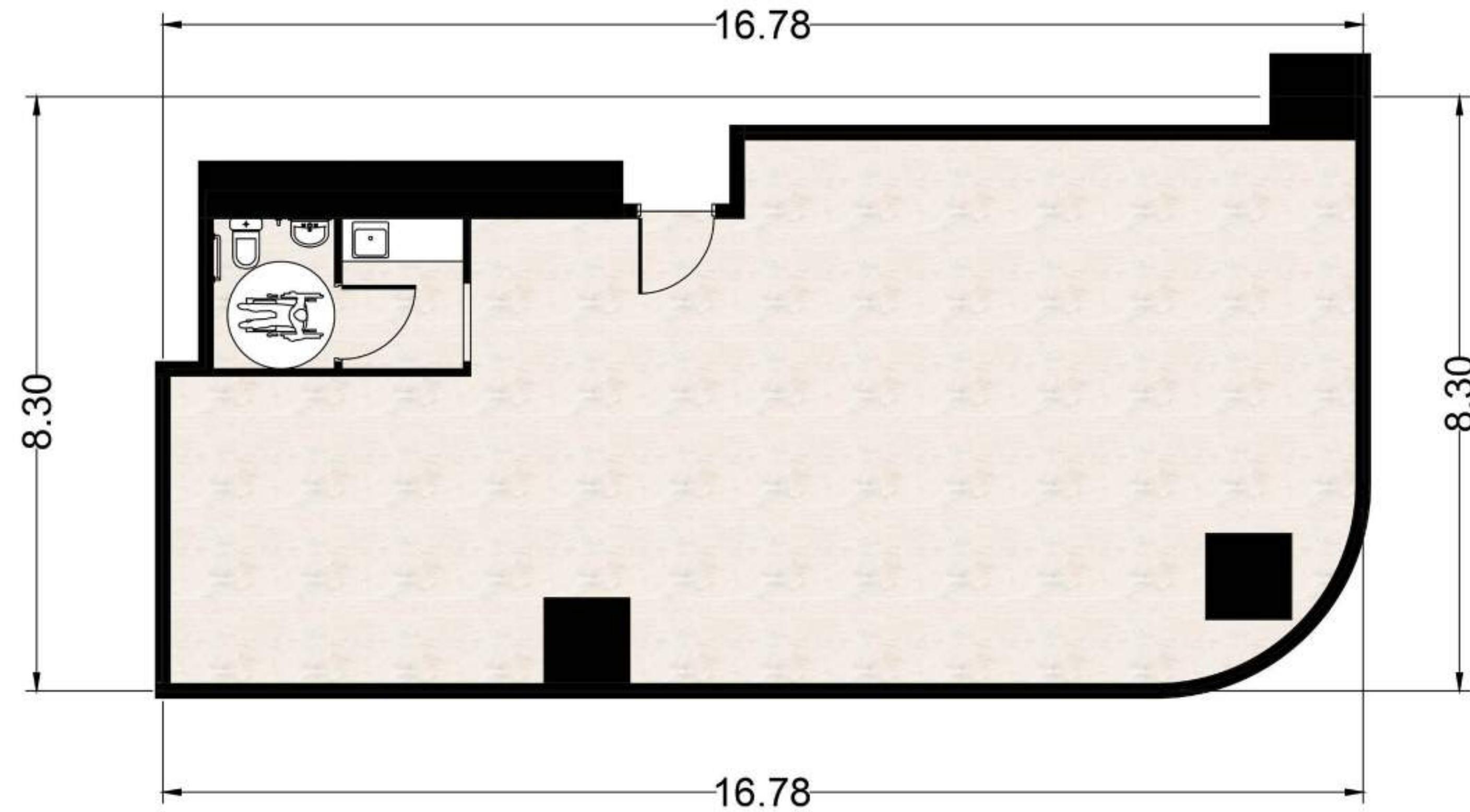
Balcony Area 203 Sqft

**Total Area 1,969 Sqft**



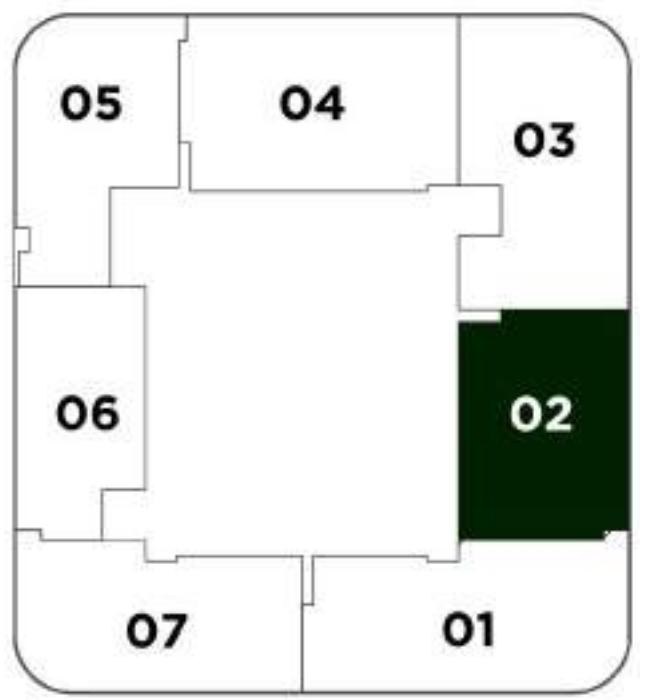
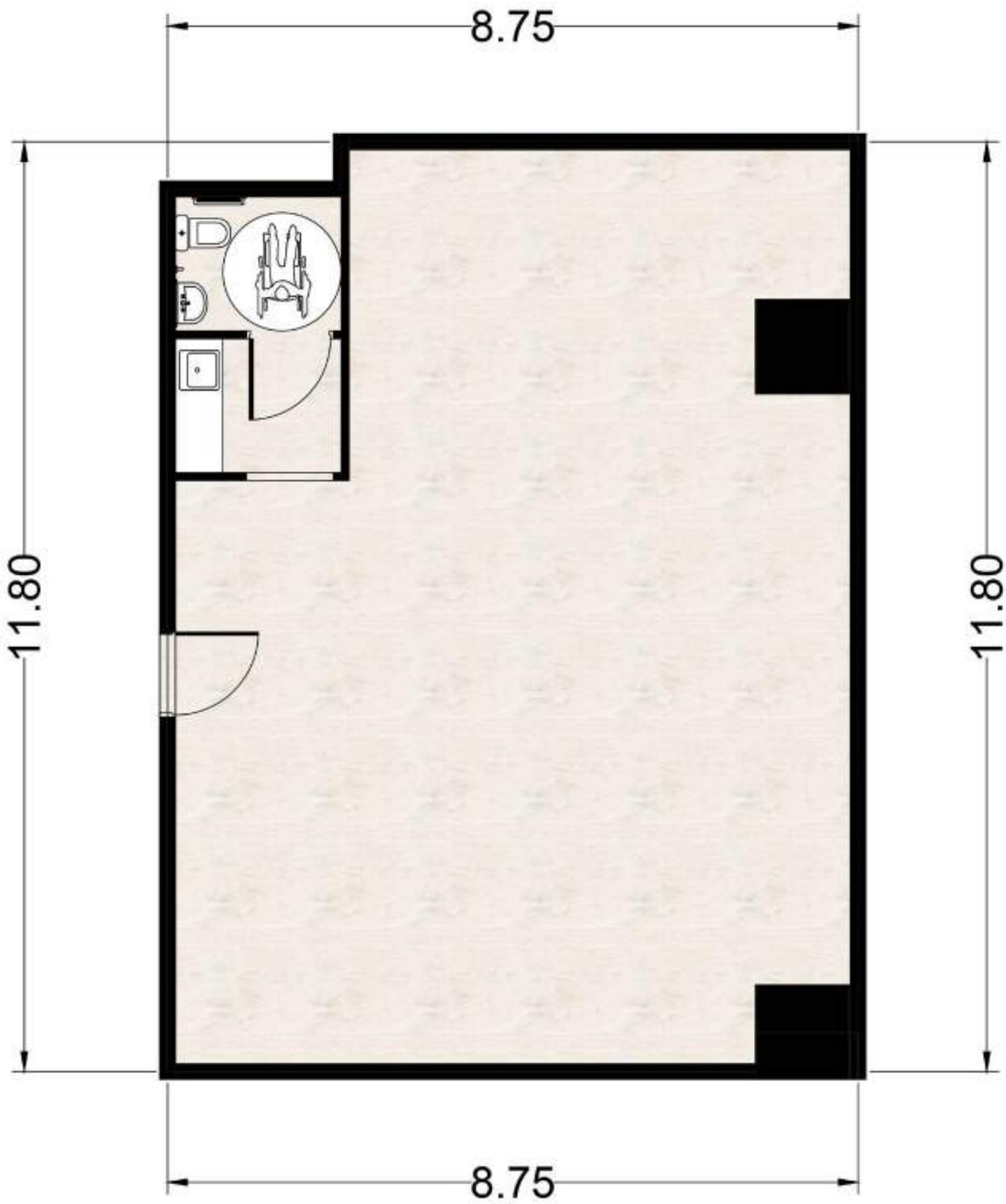
## 3<sup>RD</sup>, 4<sup>TH</sup>, 7<sup>TH</sup>, 13<sup>TH</sup>, 16<sup>TH</sup>, 19<sup>TH</sup>, & 22<sup>ND</sup> FLOOR - OFFICE 01

Total Area 1,305 Sqft



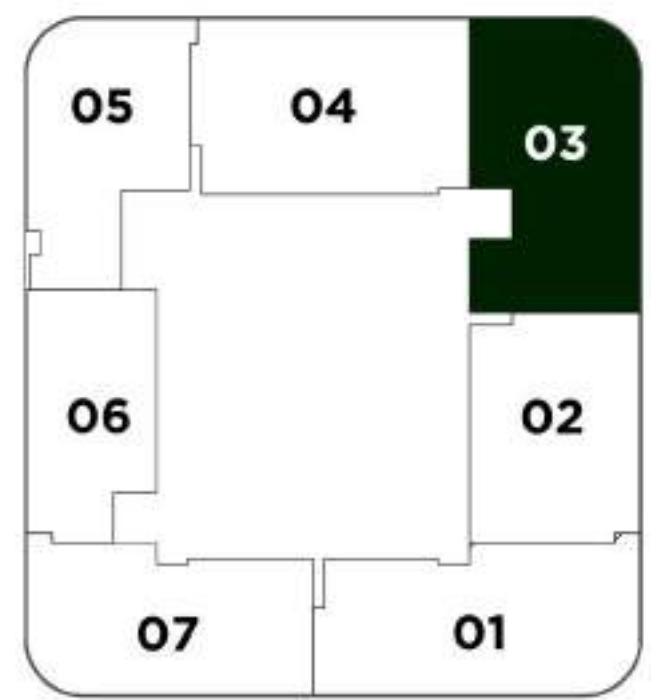
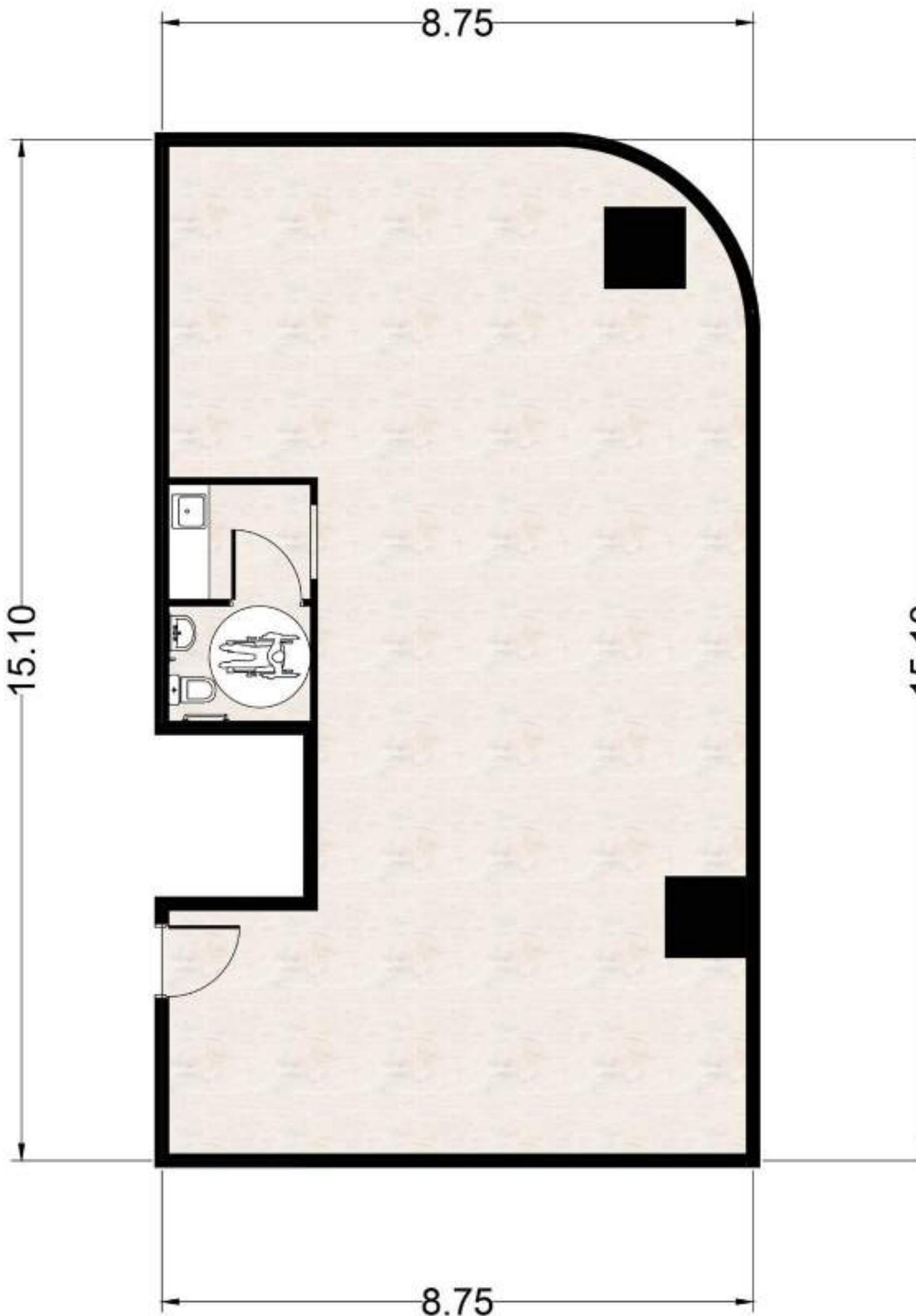
## 3<sup>RD</sup>, 4<sup>TH</sup>, 7<sup>TH</sup>, 13<sup>TH</sup>, 16<sup>TH</sup>, 19<sup>TH</sup>, & 22<sup>ND</sup> FLOOR - OFFICE 02

Total Area **1,090 Sqft**



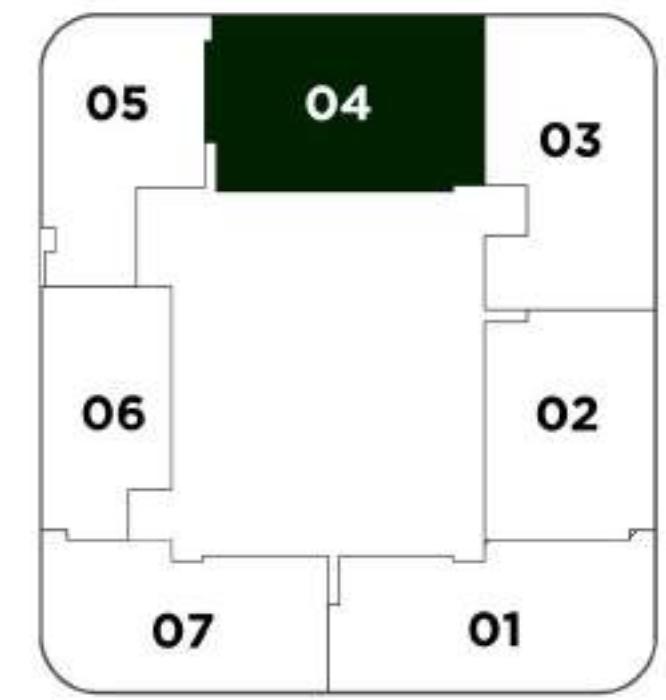
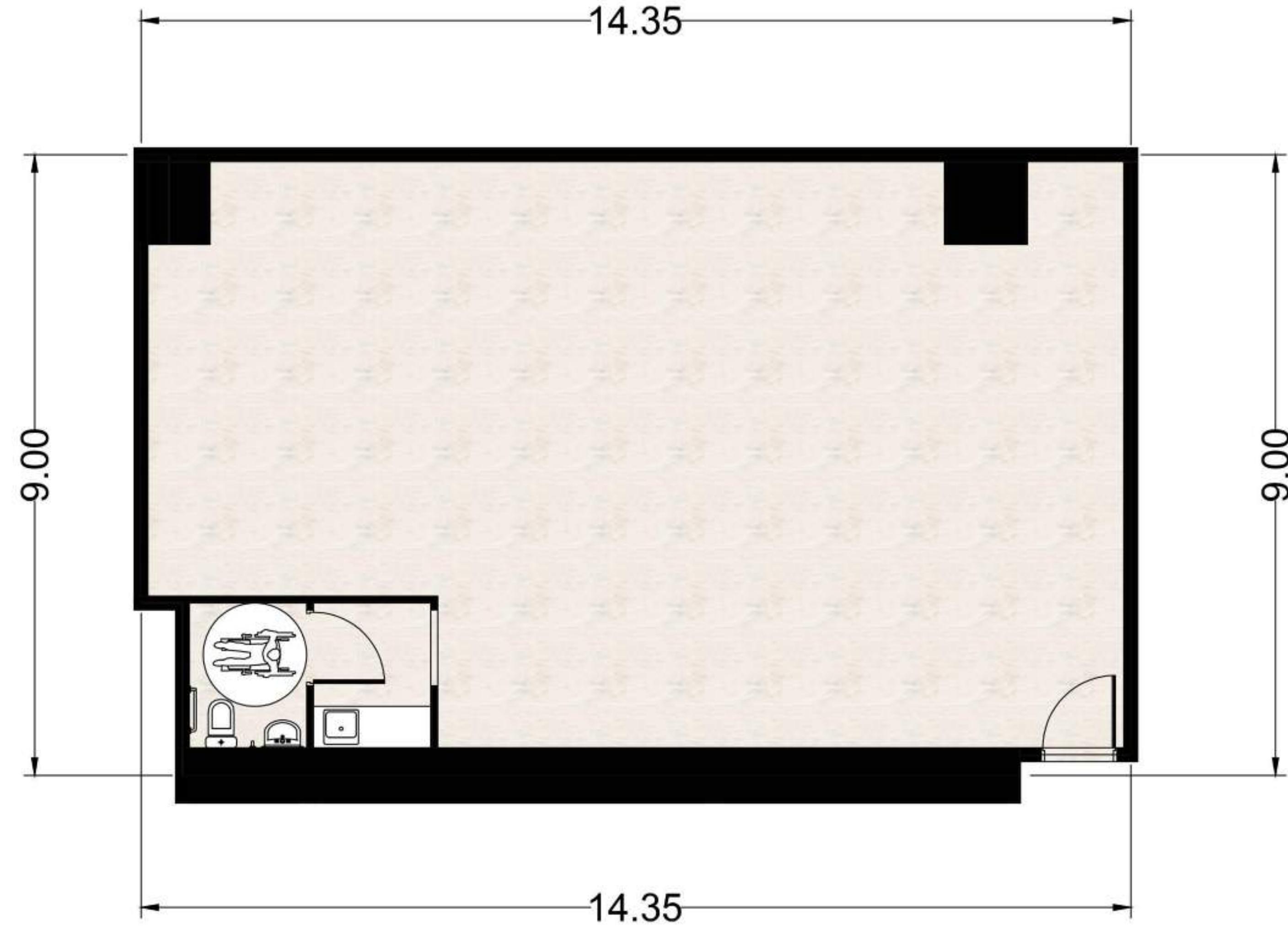
## 3<sup>RD</sup>, 4<sup>TH</sup>, 7<sup>TH</sup>, 13<sup>TH</sup>, 16<sup>TH</sup>, 19<sup>TH</sup>, & 22<sup>ND</sup> FLOOR - OFFICE 03

Total Area **1,341 Sqft**



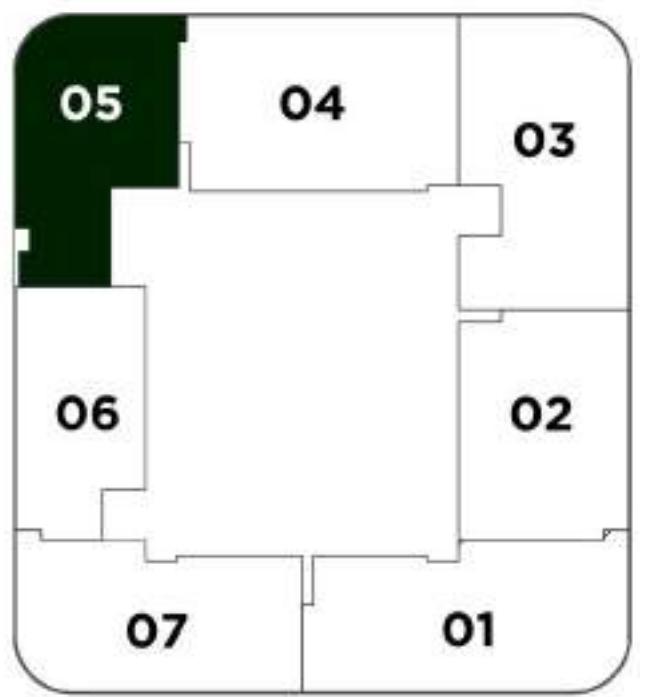
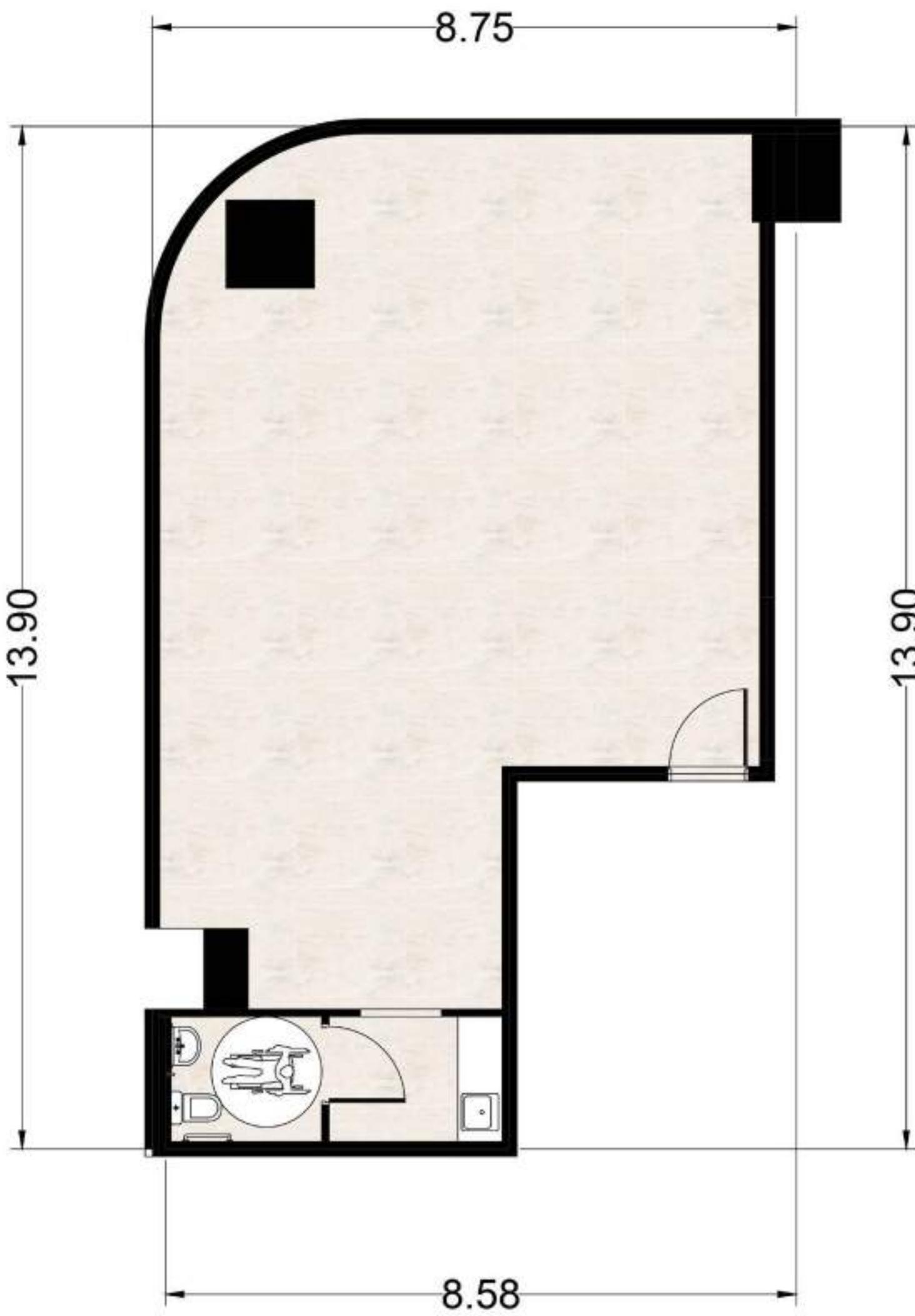
## 3<sup>RD</sup>, 4<sup>TH</sup>, 7<sup>TH</sup>, 13<sup>TH</sup>, 16<sup>TH</sup>, 19<sup>TH</sup>, & 22<sup>ND</sup> FLOOR - OFFICE 04

Total Area 1,363 Sqft



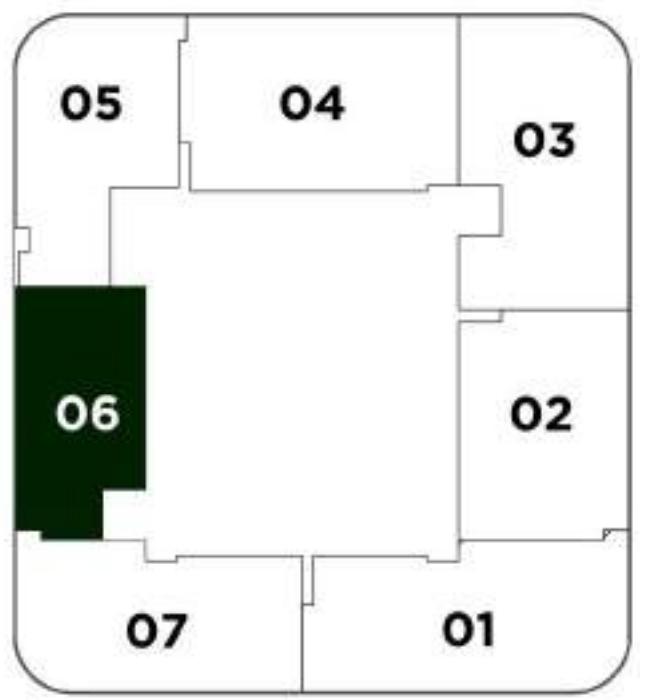
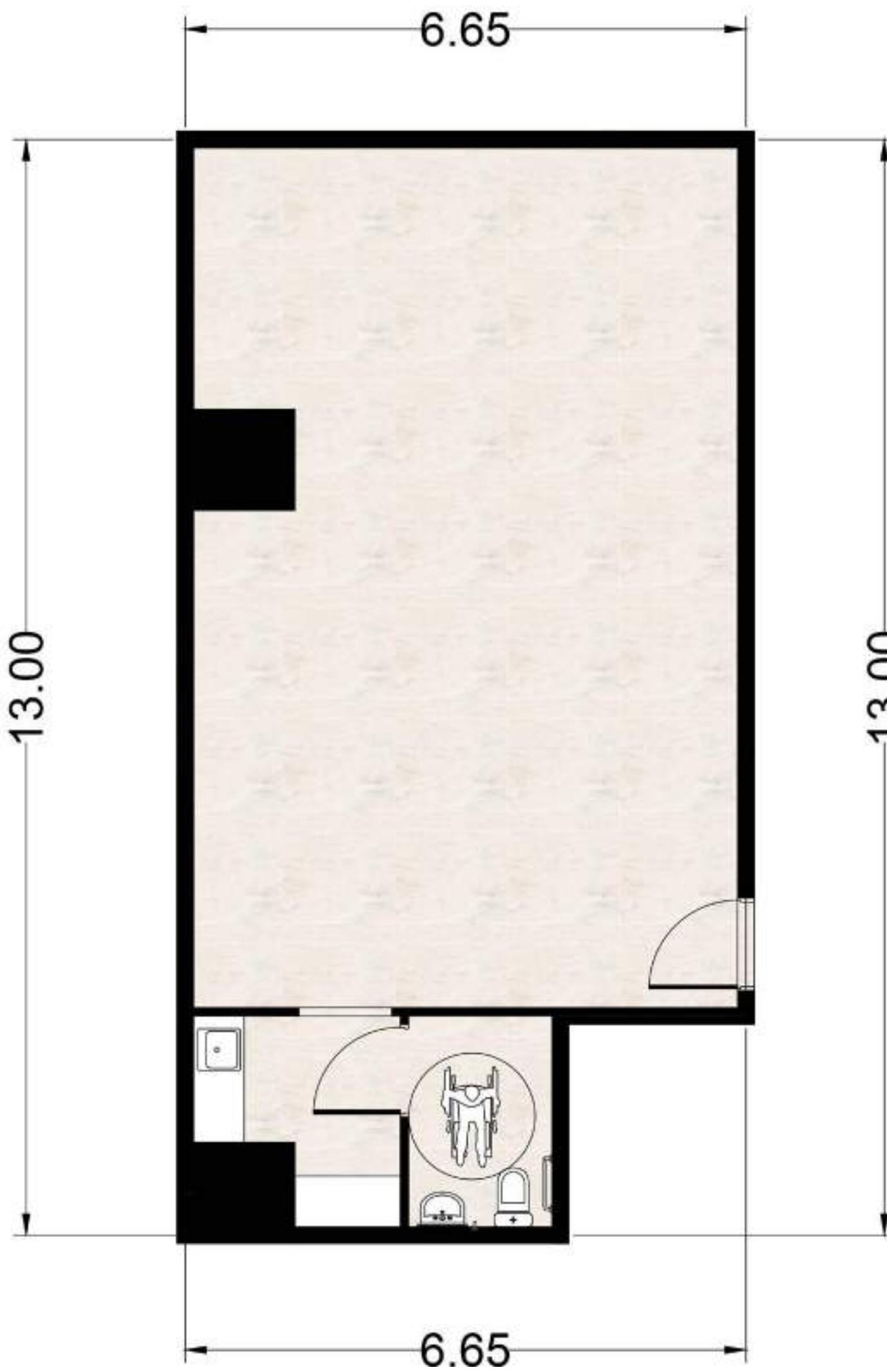
## 3<sup>RD</sup>, 4<sup>TH</sup>, 7<sup>TH</sup>, 13<sup>TH</sup>, 16<sup>TH</sup>, 19<sup>TH</sup>, & 22<sup>ND</sup> FLOOR - OFFICE 05

Total Area **1,031 Sqft**



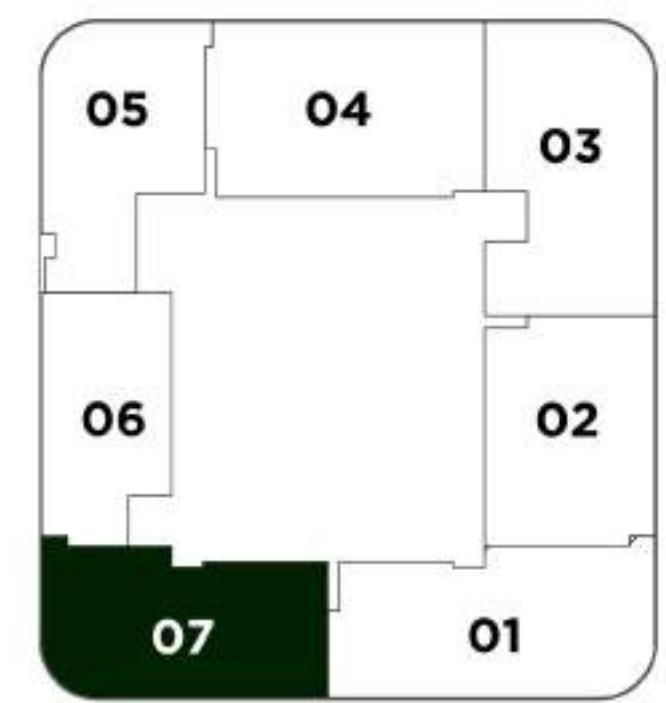
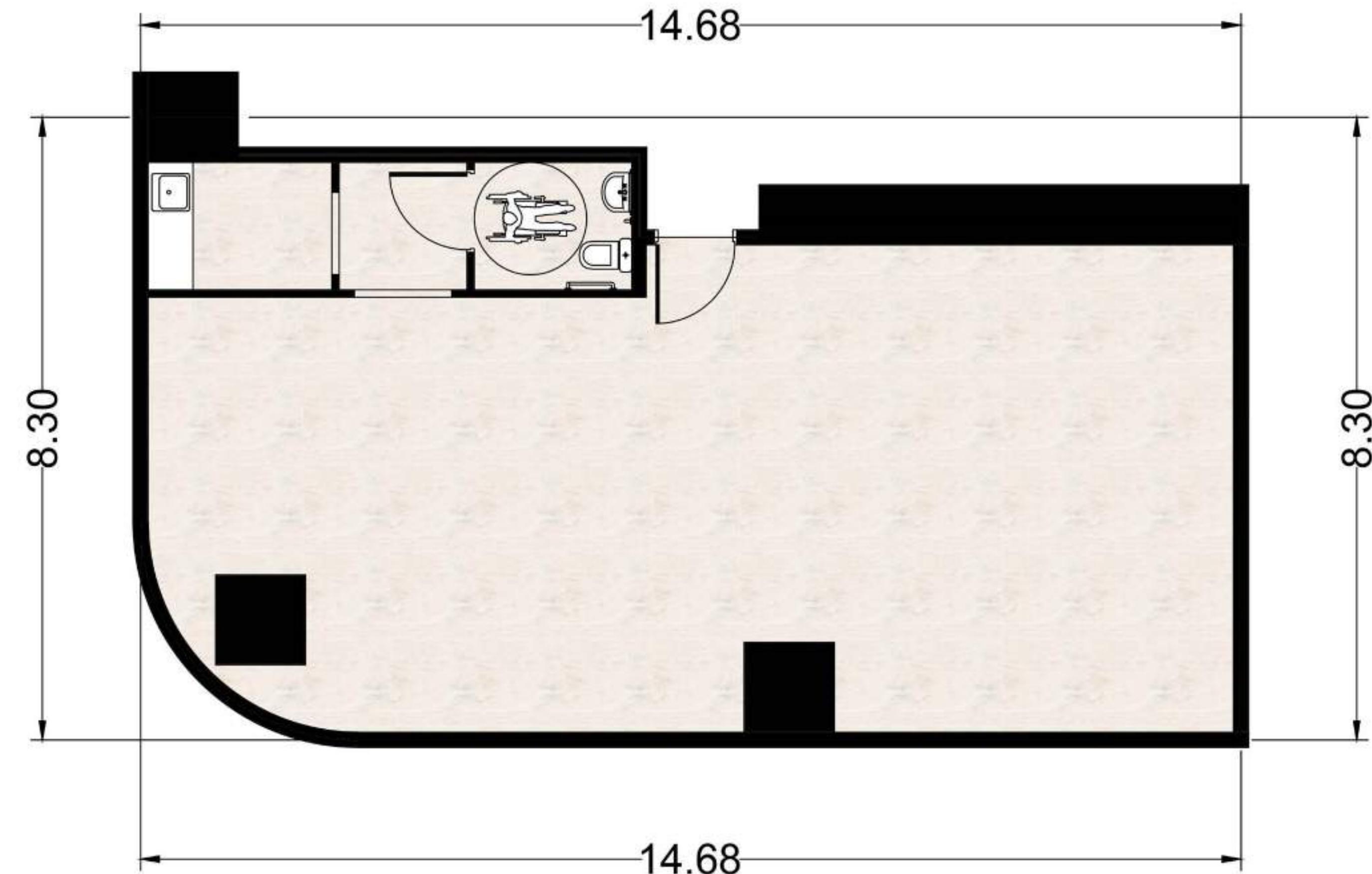
## 3<sup>RD</sup>, 4<sup>TH</sup>, 7<sup>TH</sup>, 13<sup>TH</sup>, 16<sup>TH</sup>, 19<sup>TH</sup>, & 22<sup>ND</sup> FLOOR - OFFICE 06

Total Area **862 Sqft**



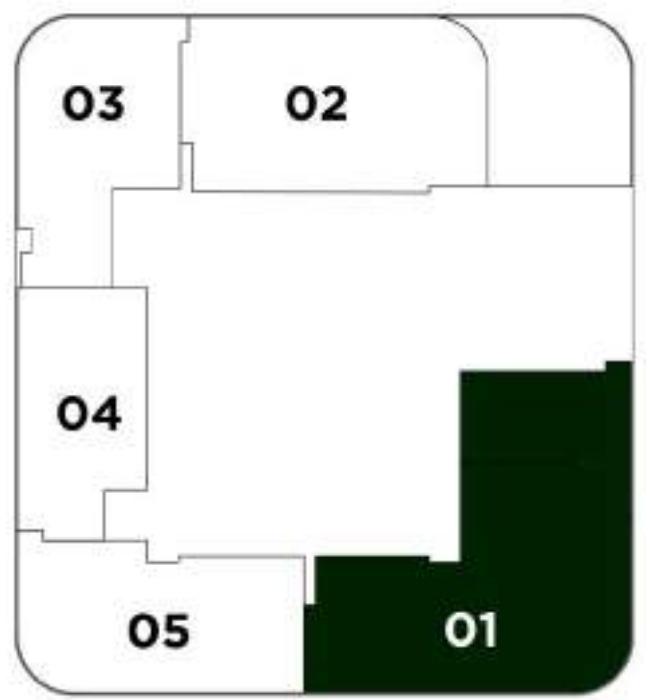
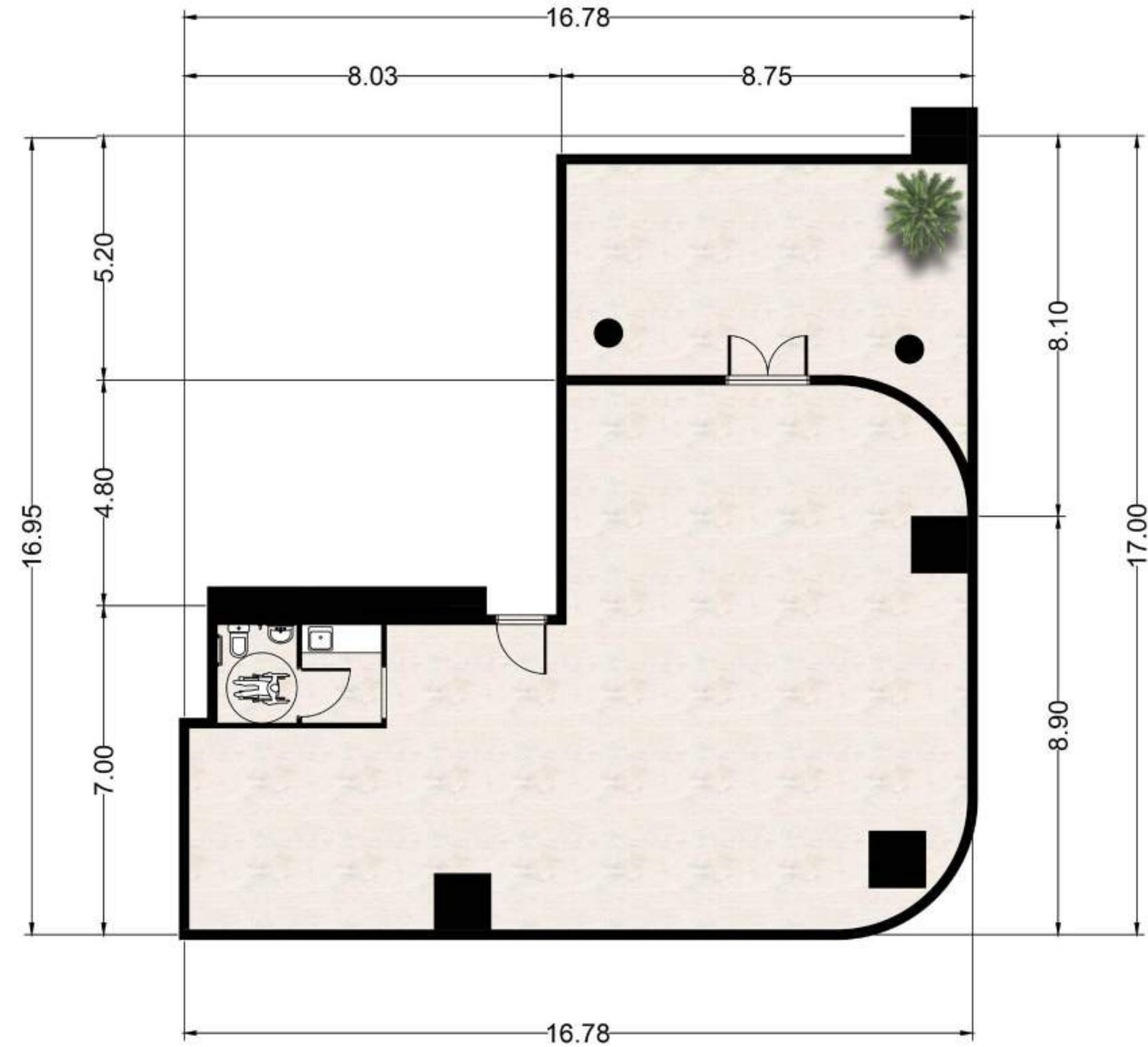
## 3<sup>RD</sup>, 4<sup>TH</sup>, 7<sup>TH</sup>, 13<sup>TH</sup>, 16<sup>TH</sup>, 19<sup>TH</sup>, & 22<sup>ND</sup> FLOOR - OFFICE 07

Total Area 1,145 Sqft



## 5<sup>TH</sup>, 17<sup>TH</sup>, & 20<sup>TH</sup> FLOOR - OFFICE 01

Internal Area	1,656 Sqft
Balcony Area	469 Sqft
<b>Total Area</b>	<b>2,125 Sqft</b>

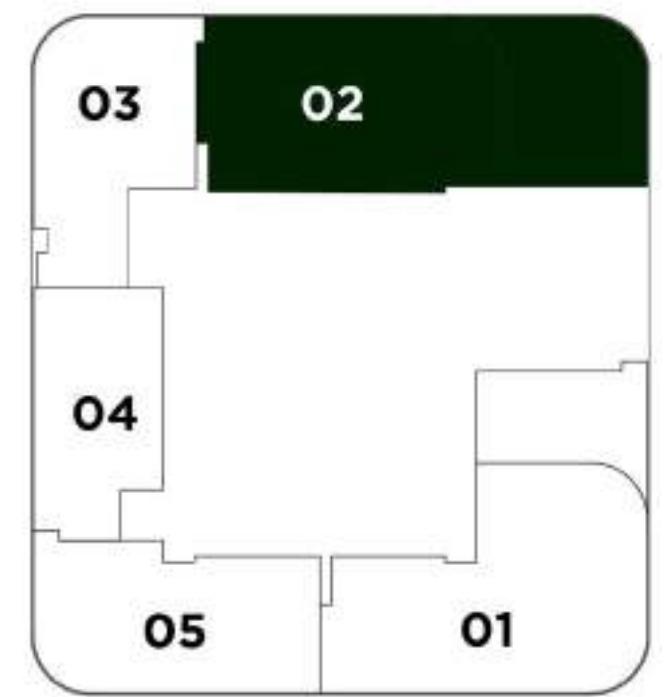
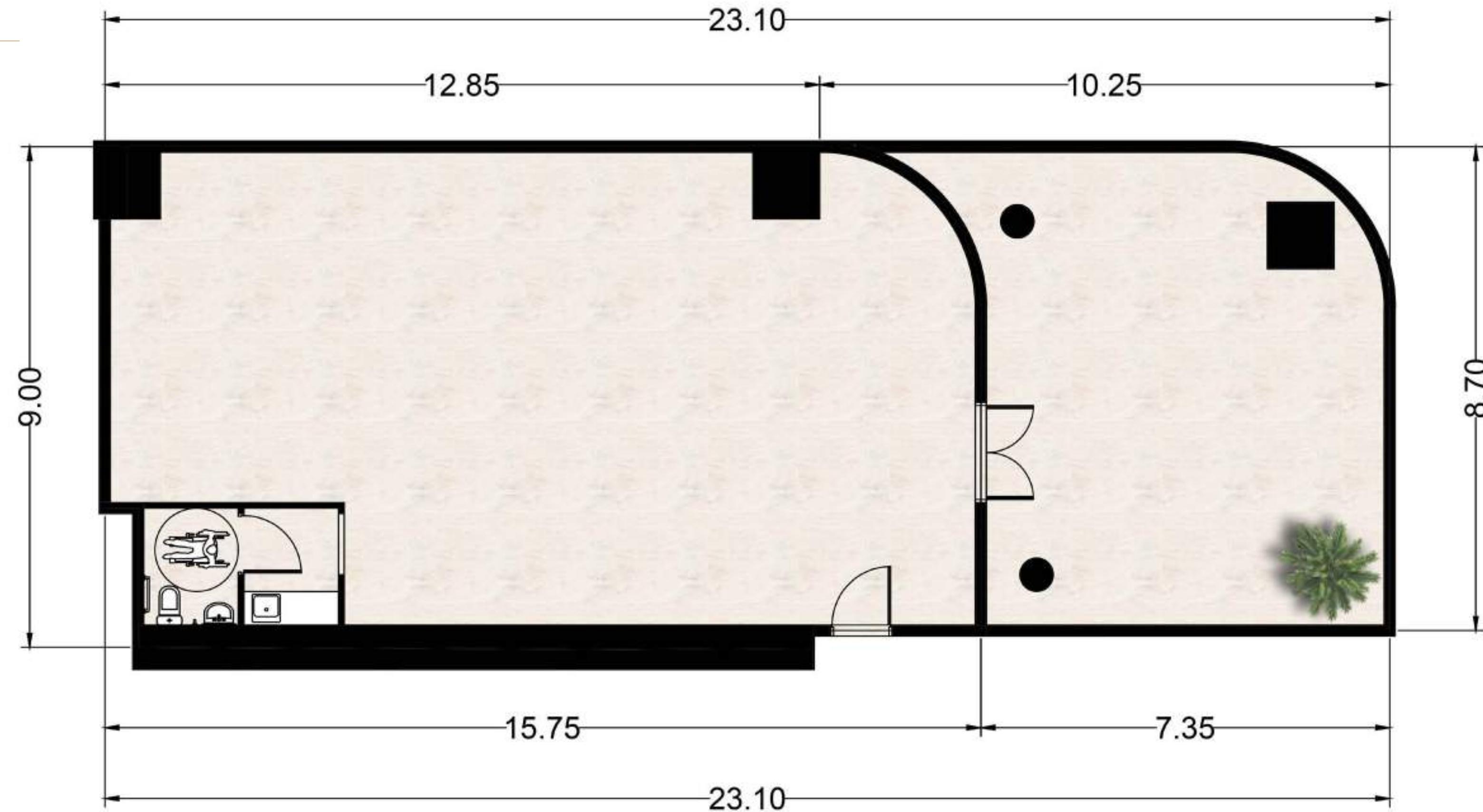


## 5<sup>TH</sup>, 17<sup>TH</sup>, & 20<sup>TH</sup> FLOOR - OFFICE 02

Internal Area 1,478 Sqft

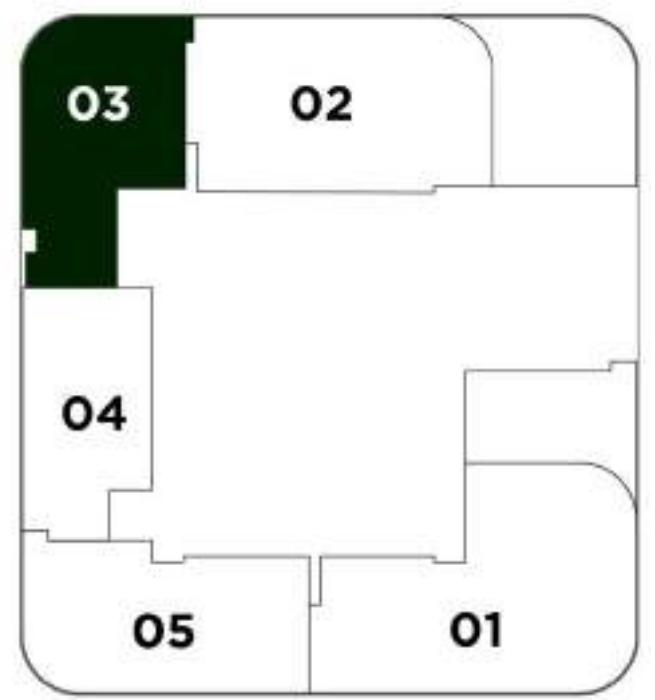
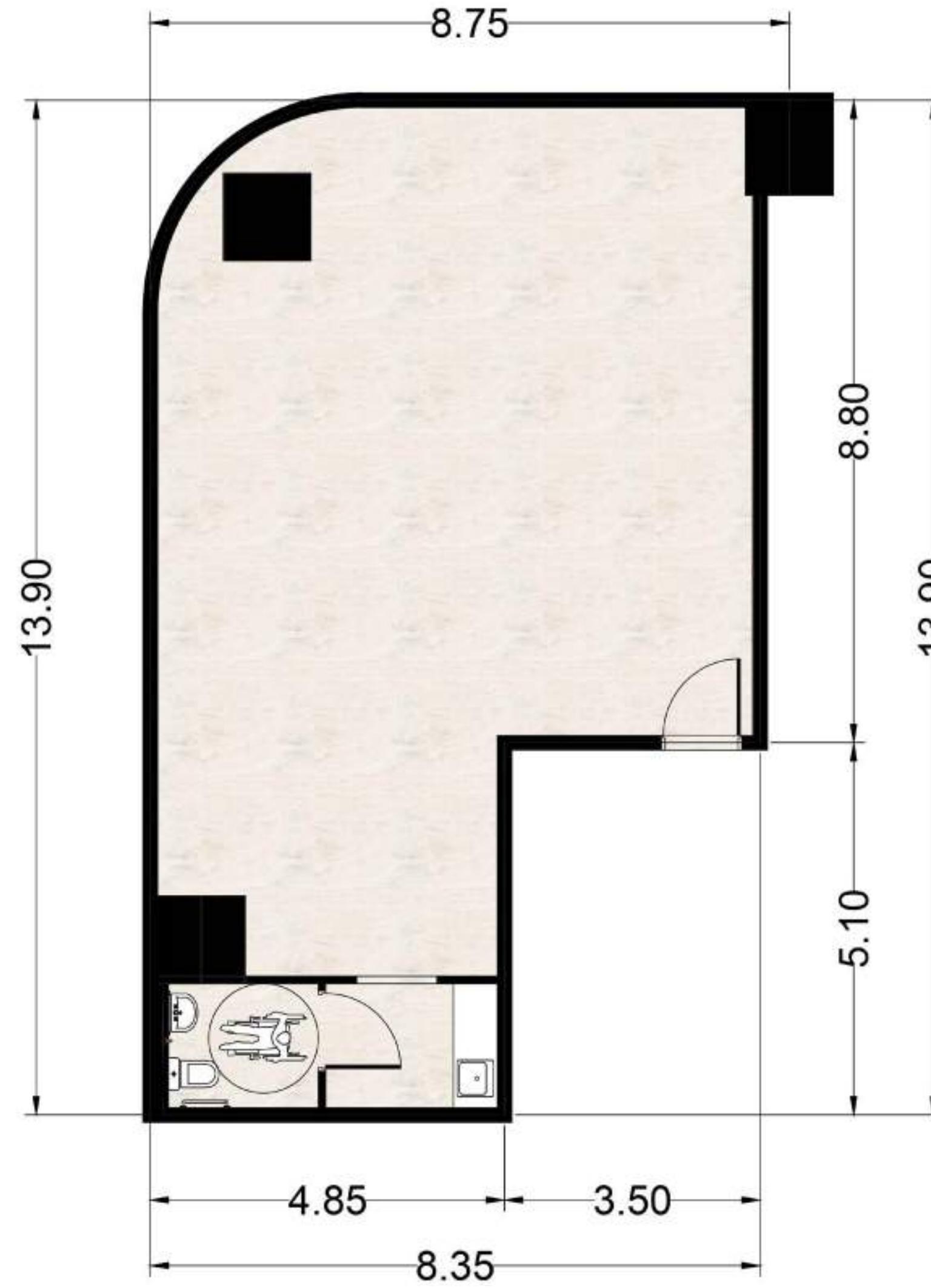
Balcony Area 688 Sqft

**Total Area 2,166 Sqft**



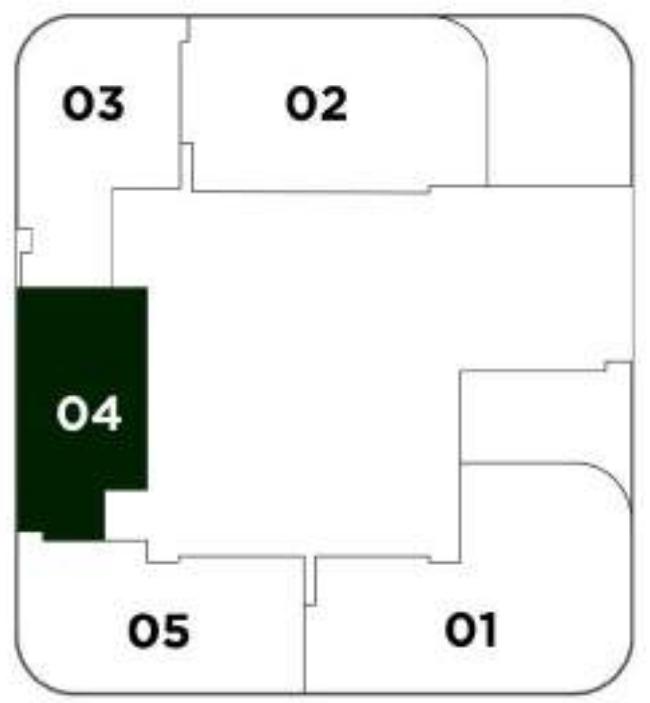
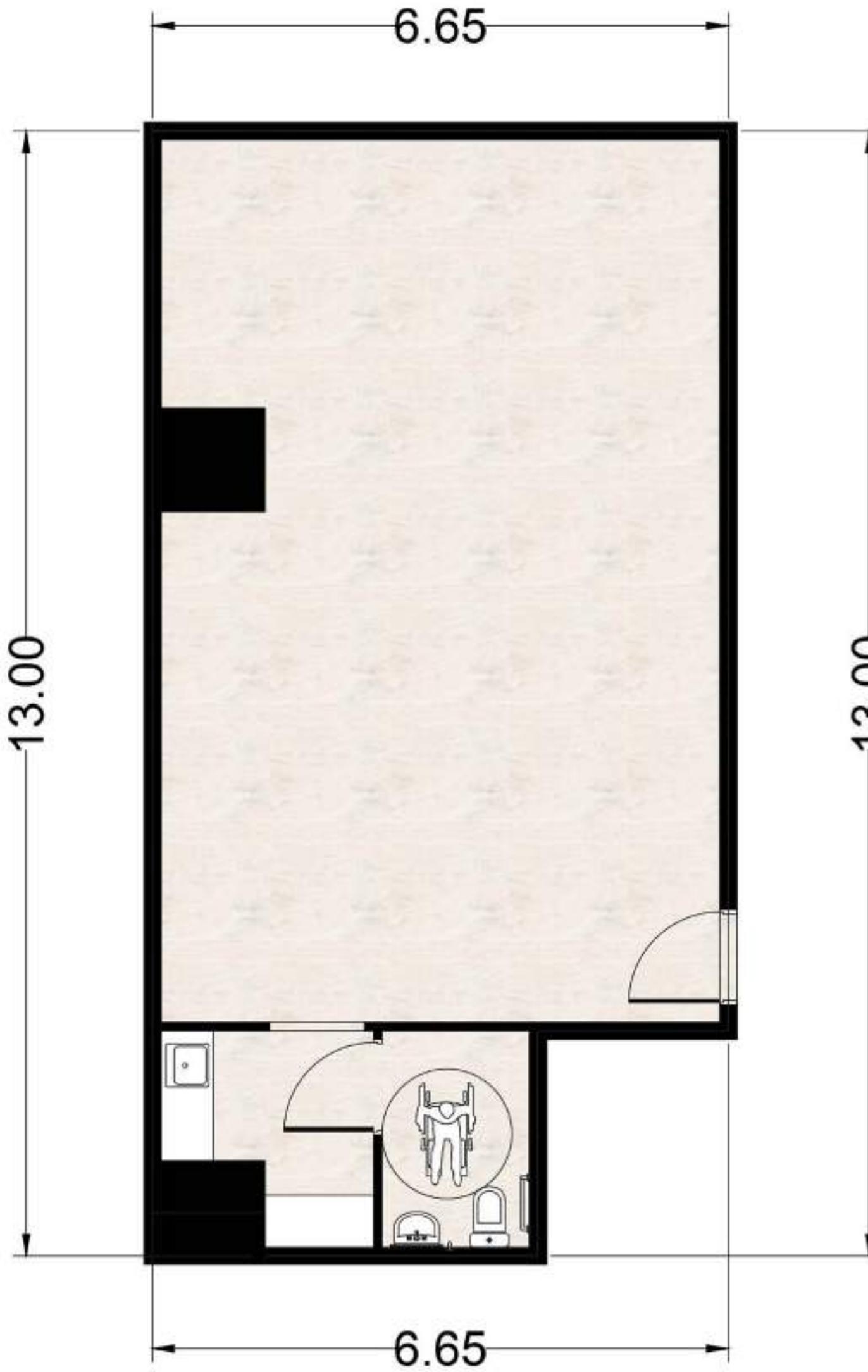
## 5<sup>TH</sup>, 17<sup>TH</sup>, & 20<sup>TH</sup> FLOOR - OFFICE 03

Total Area **1,031 Sqft**



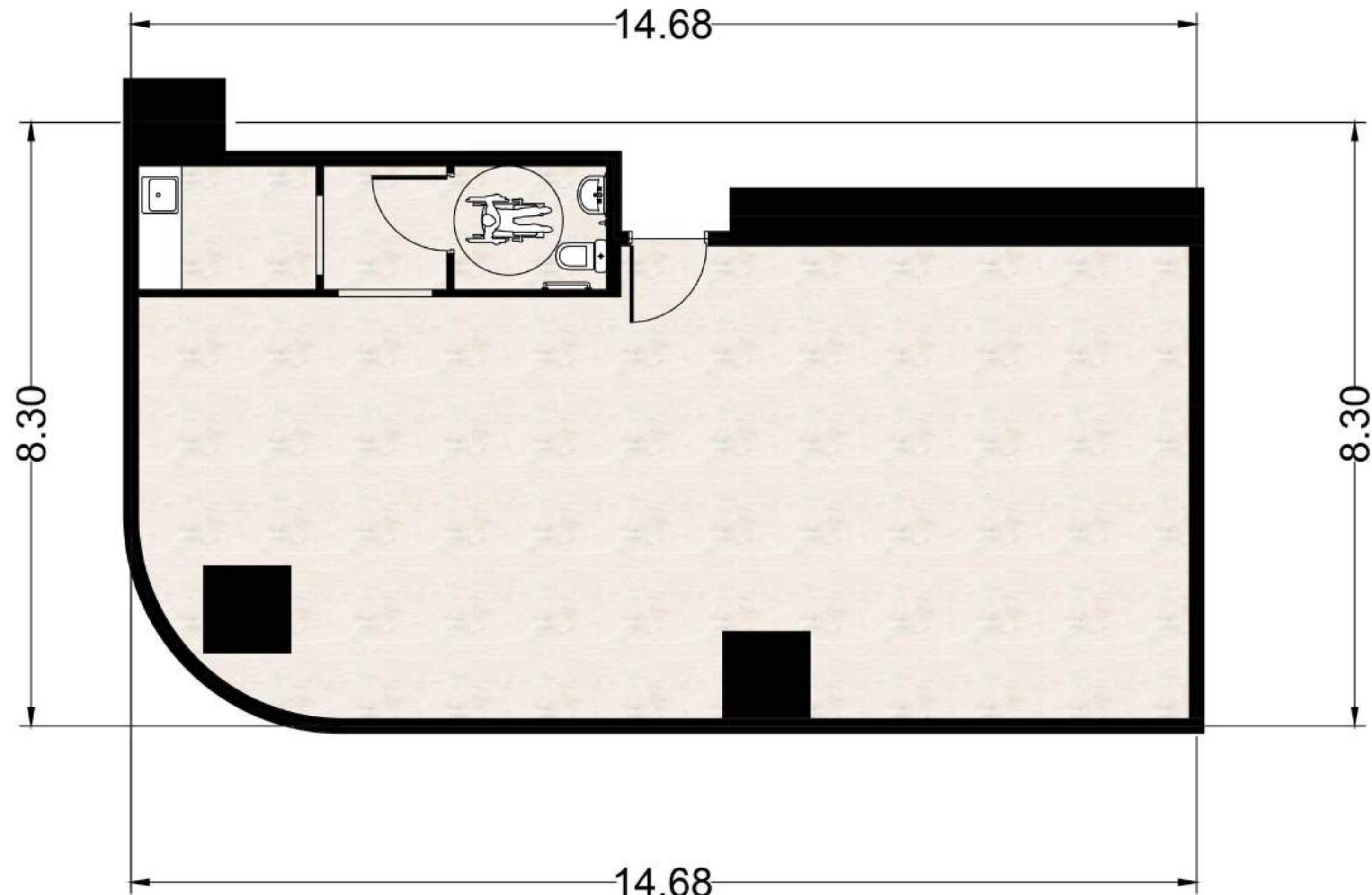
## 5<sup>TH</sup>, 17<sup>TH</sup>, & 20<sup>TH</sup> FLOOR - OFFICE 04

**Total Area** 862 Sqft



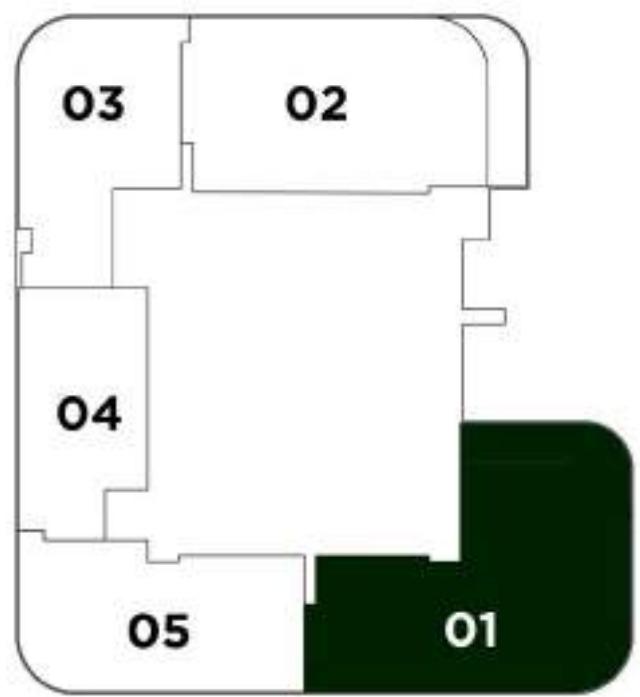
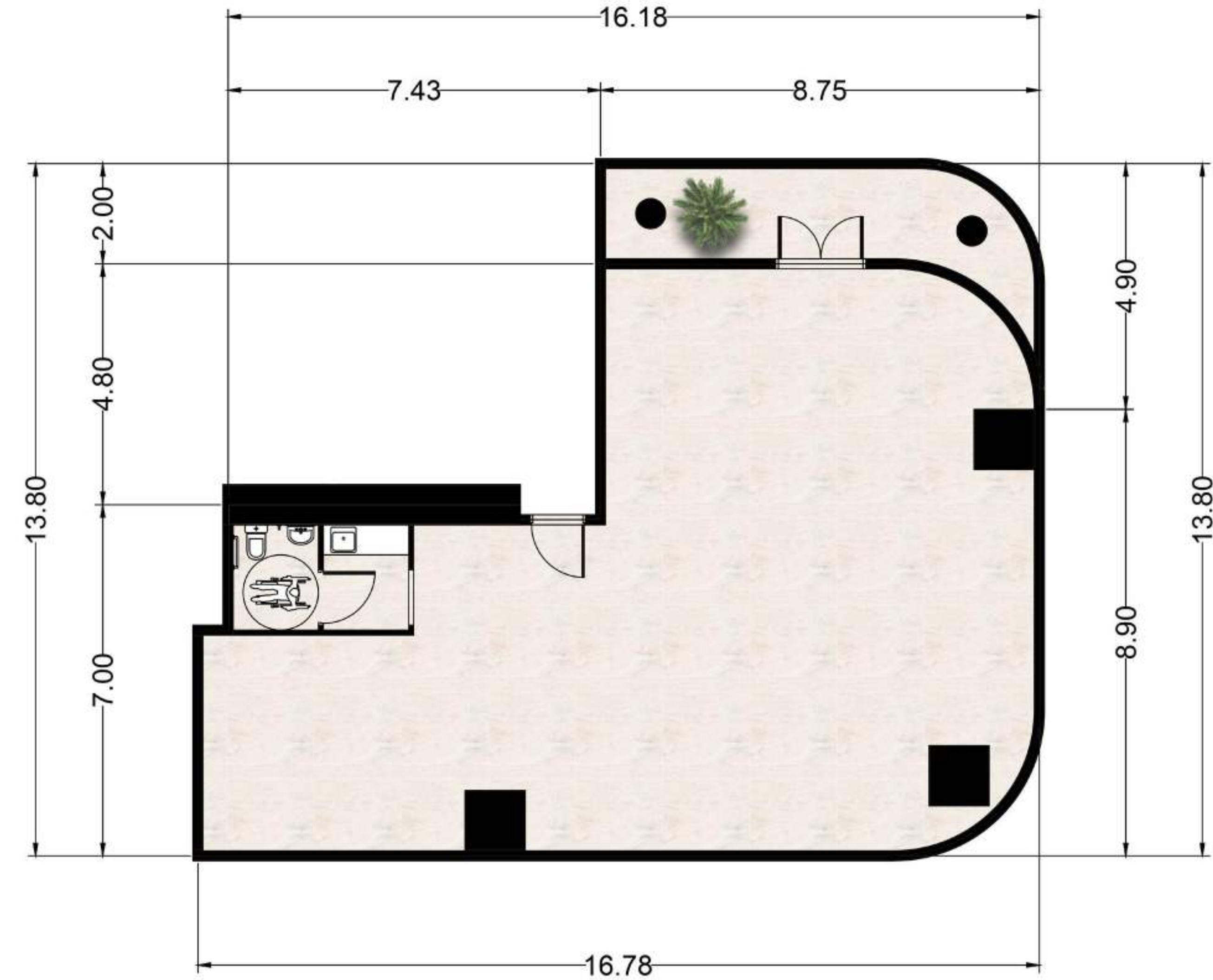
## 5<sup>TH</sup>, 17<sup>TH</sup>, & 20<sup>TH</sup> FLOOR - OFFICE 05

Total Area 1,145 Sqft



## 6<sup>TH</sup>, 18<sup>TH</sup>, & 21<sup>ST</sup> FLOOR - OFFICE 01

Internal Area	1,656 Sqft
Balcony Area	194 Sqft
<b>Total Area</b>	<b>1,850 Sqft</b>

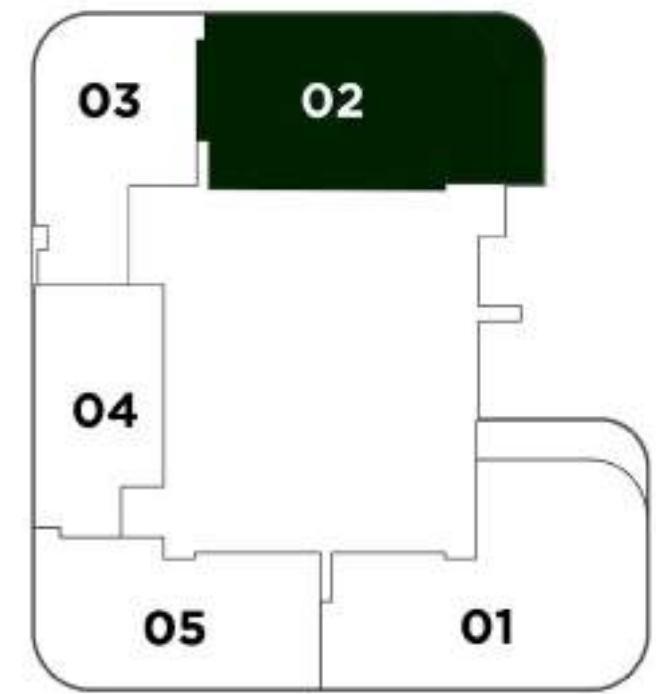
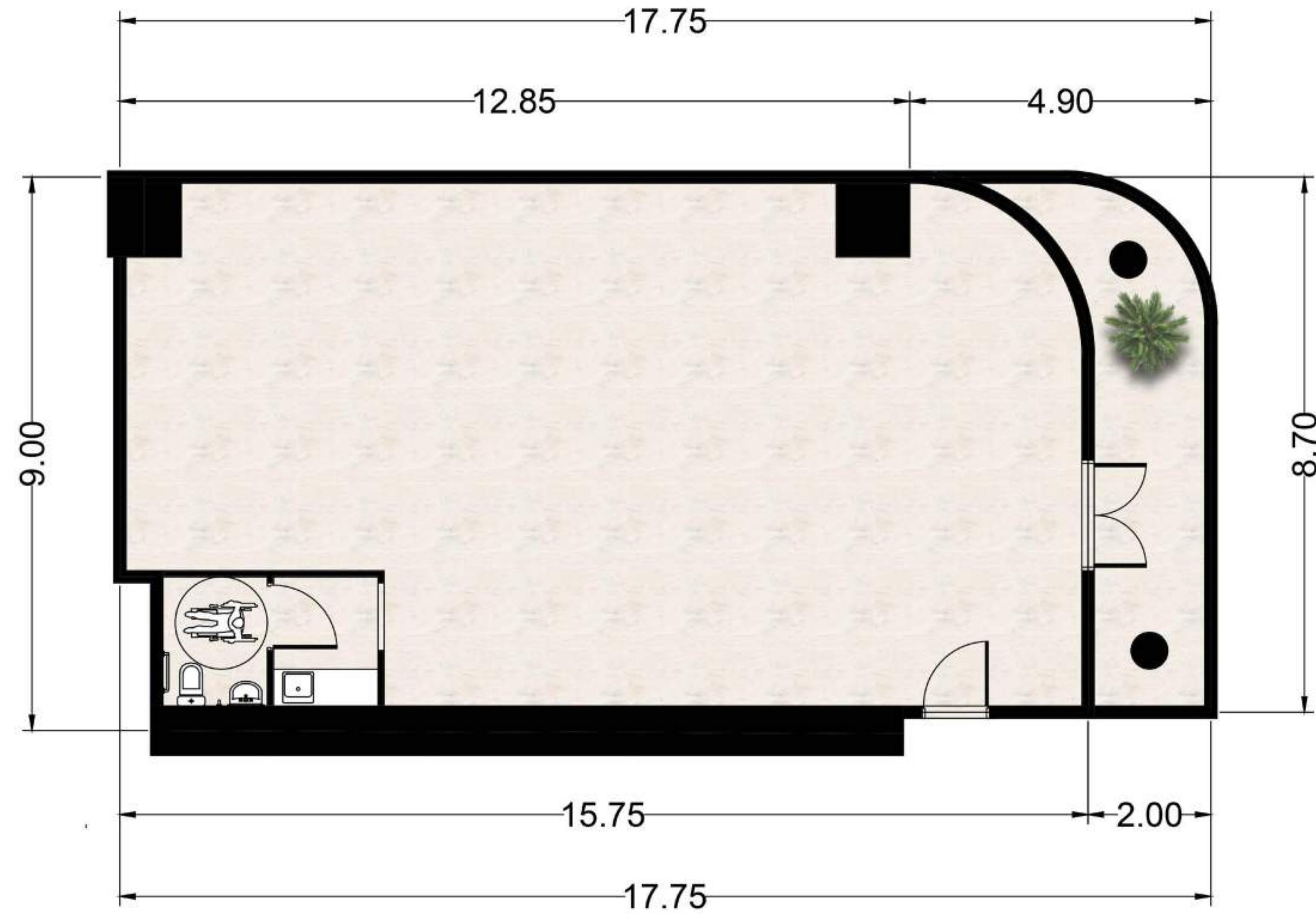


## 6<sup>TH</sup>, 18<sup>TH</sup>, & 21<sup>ST</sup> FLOOR - OFFICE 02

Internal Area 1,478 Sqft

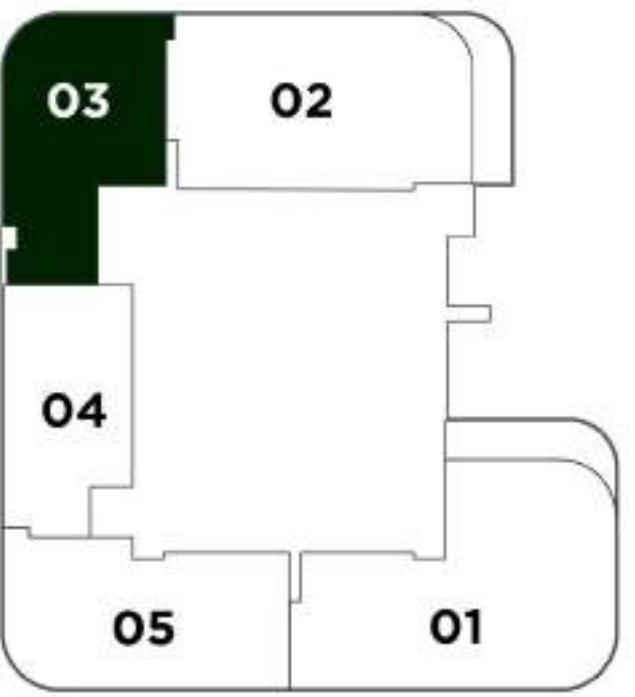
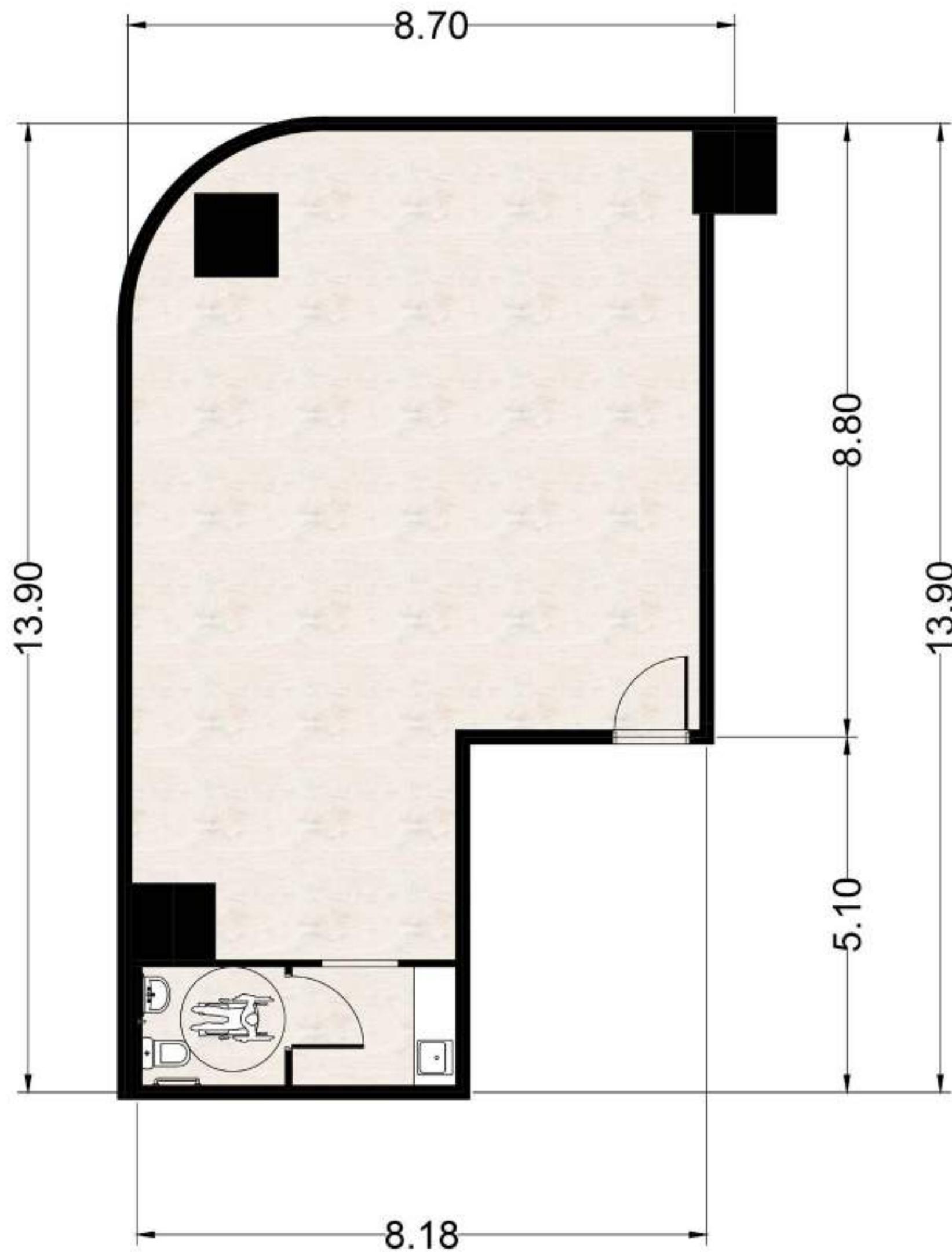
Balcony Area 193 Sqft

**Total Area 1,671 Sqft**



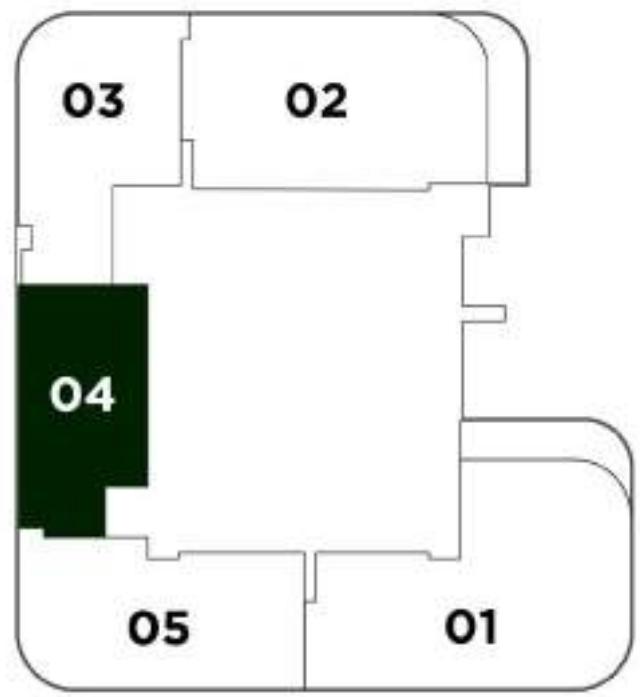
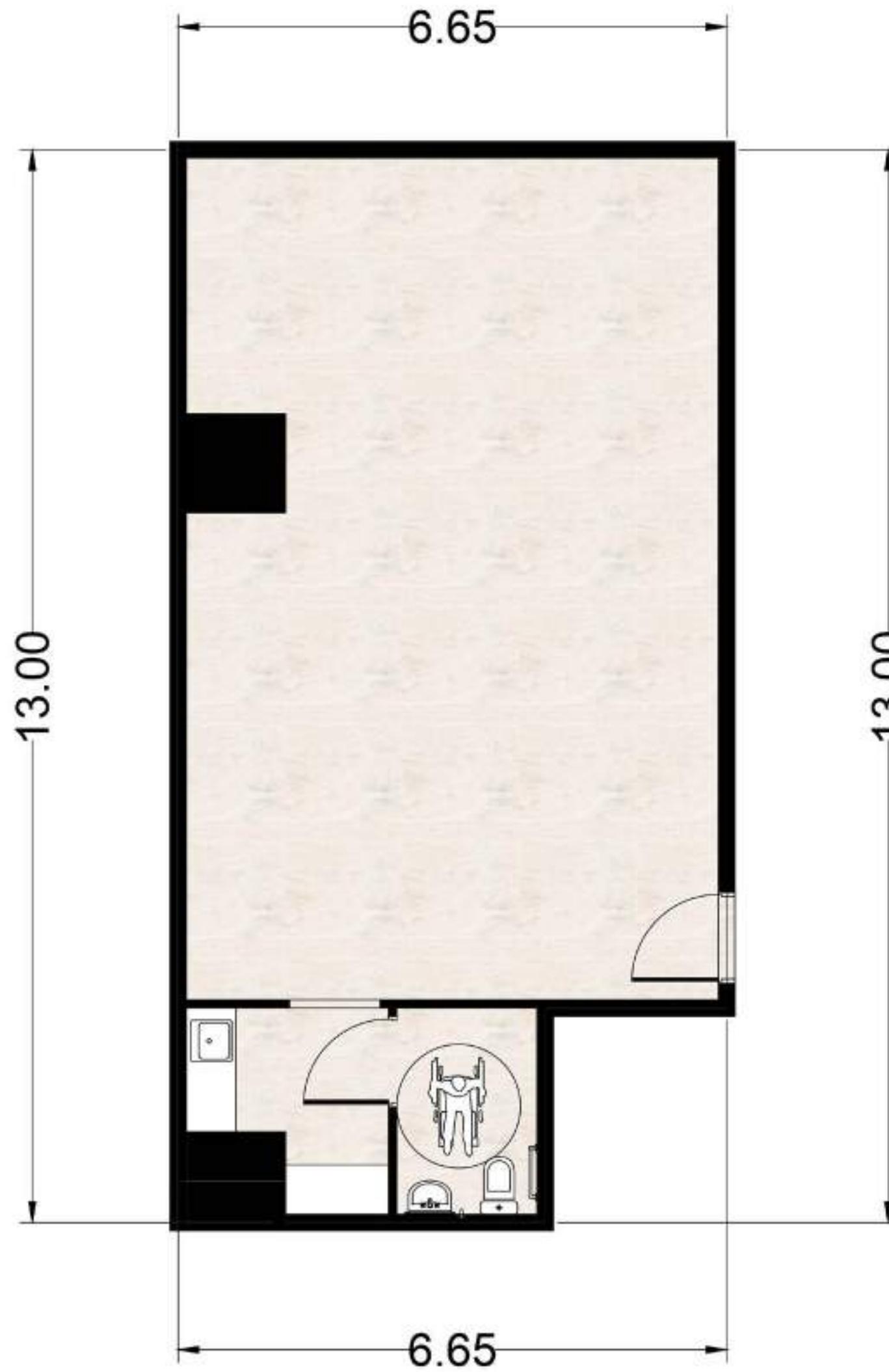
## 6<sup>TH</sup>, 18<sup>TH</sup>, & 21<sup>ST</sup> FLOOR - OFFICE 03

Total Area **1031 Sqft**



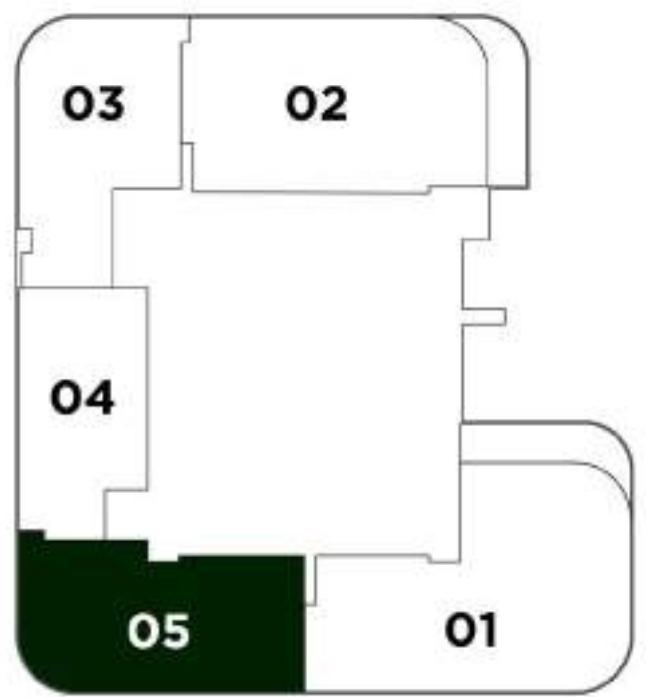
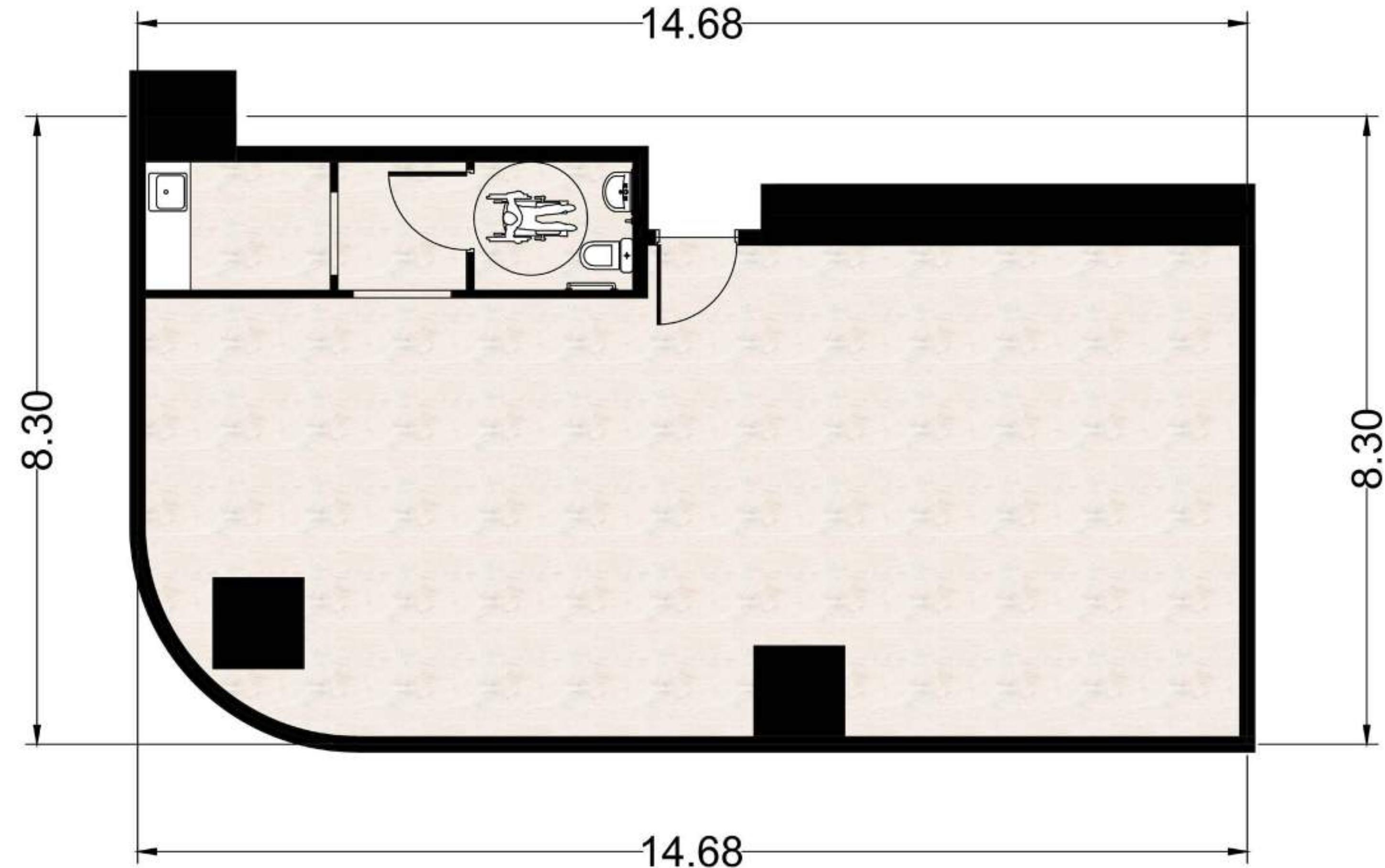
## 6<sup>TH</sup>, 18<sup>TH</sup>, & 21<sup>ST</sup> FLOOR - OFFICE 04

Total Area **862 Sqft**



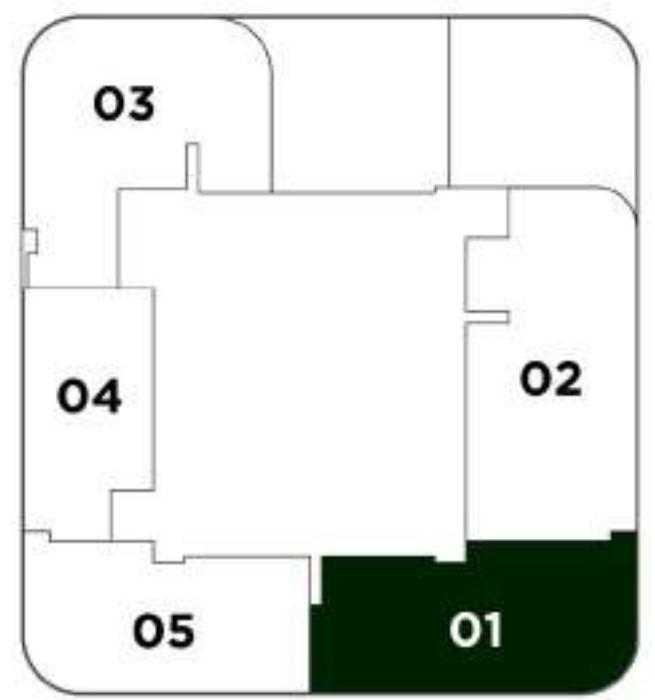
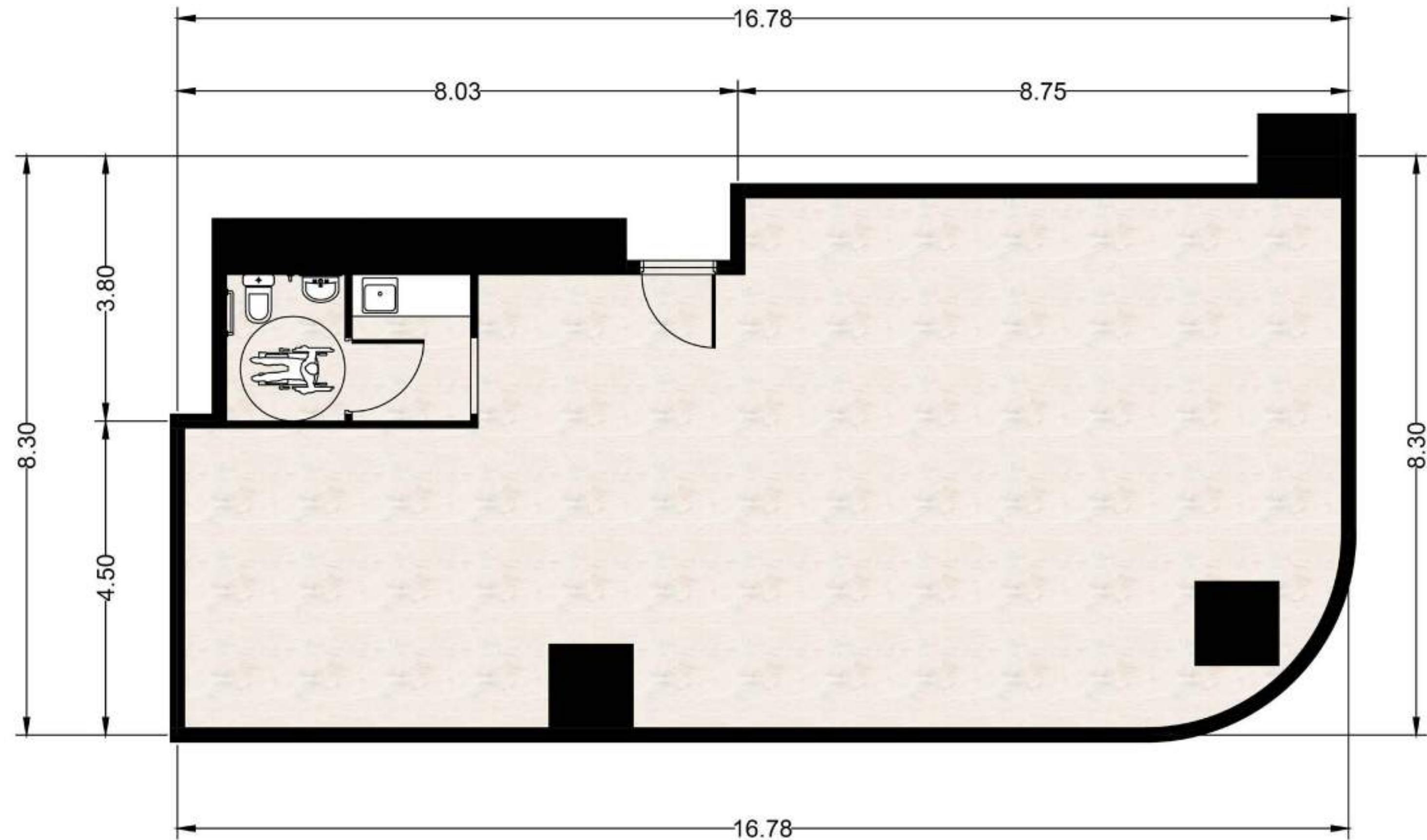
## 6<sup>TH</sup>, 18<sup>TH</sup>, & 21<sup>ST</sup> FLOOR - OFFICE 05

Total Area 1,145 Sqft



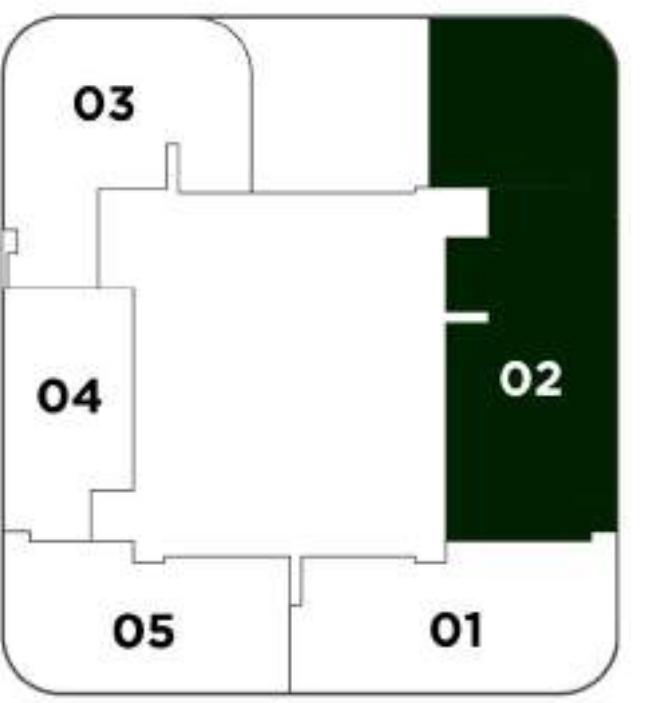
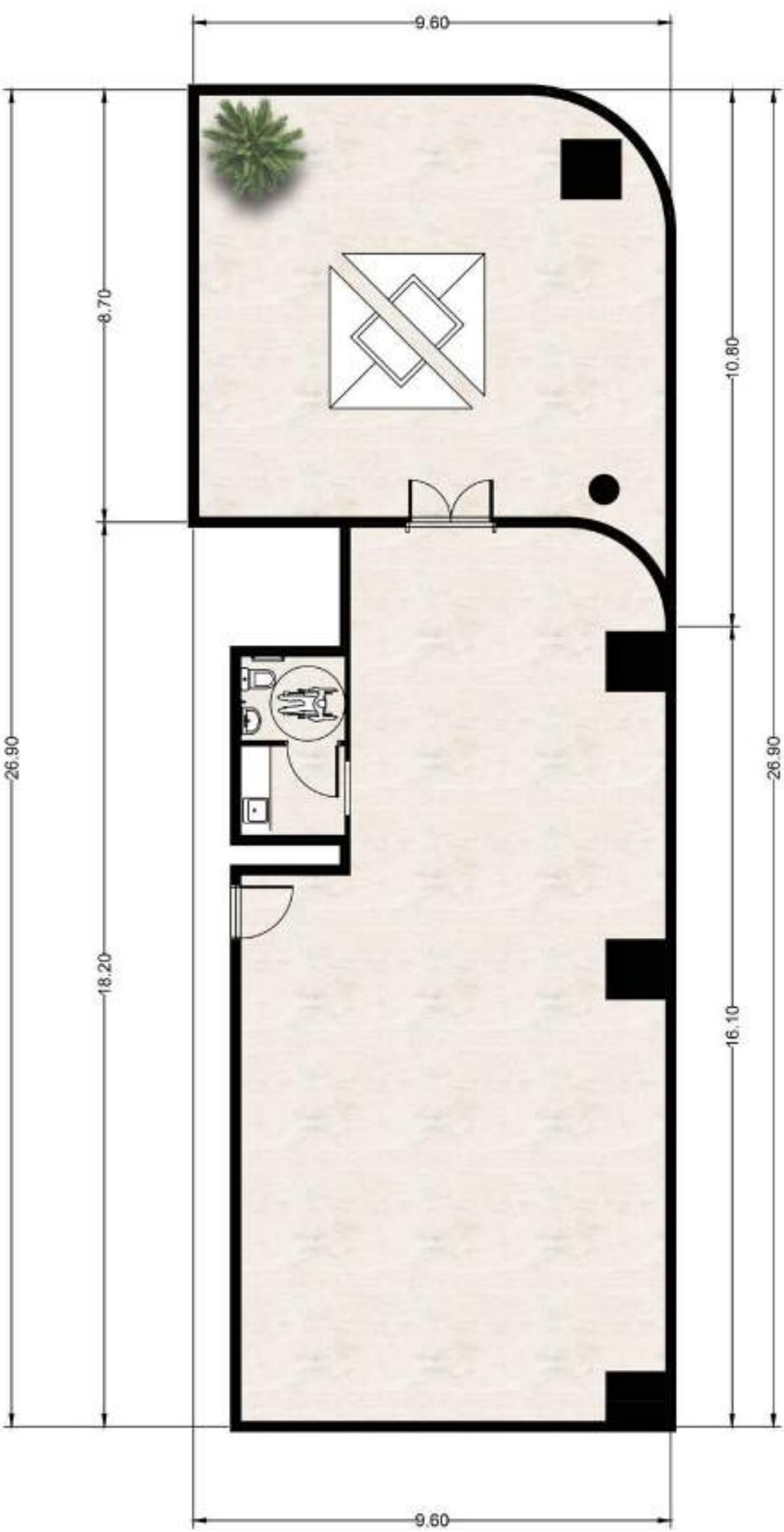
## 8<sup>TH</sup>, 14<sup>TH</sup>, & 23<sup>RD</sup> FLOOR - OFFICE 01

**Total Area** 1,305 Sqft



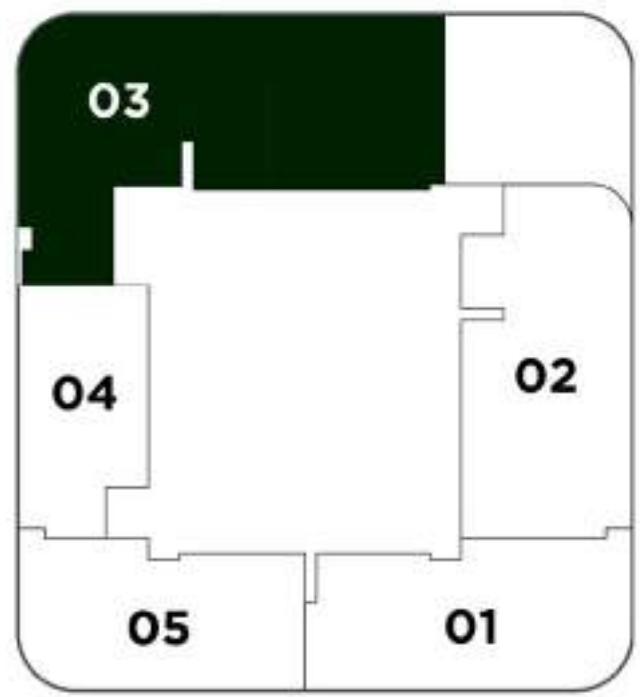
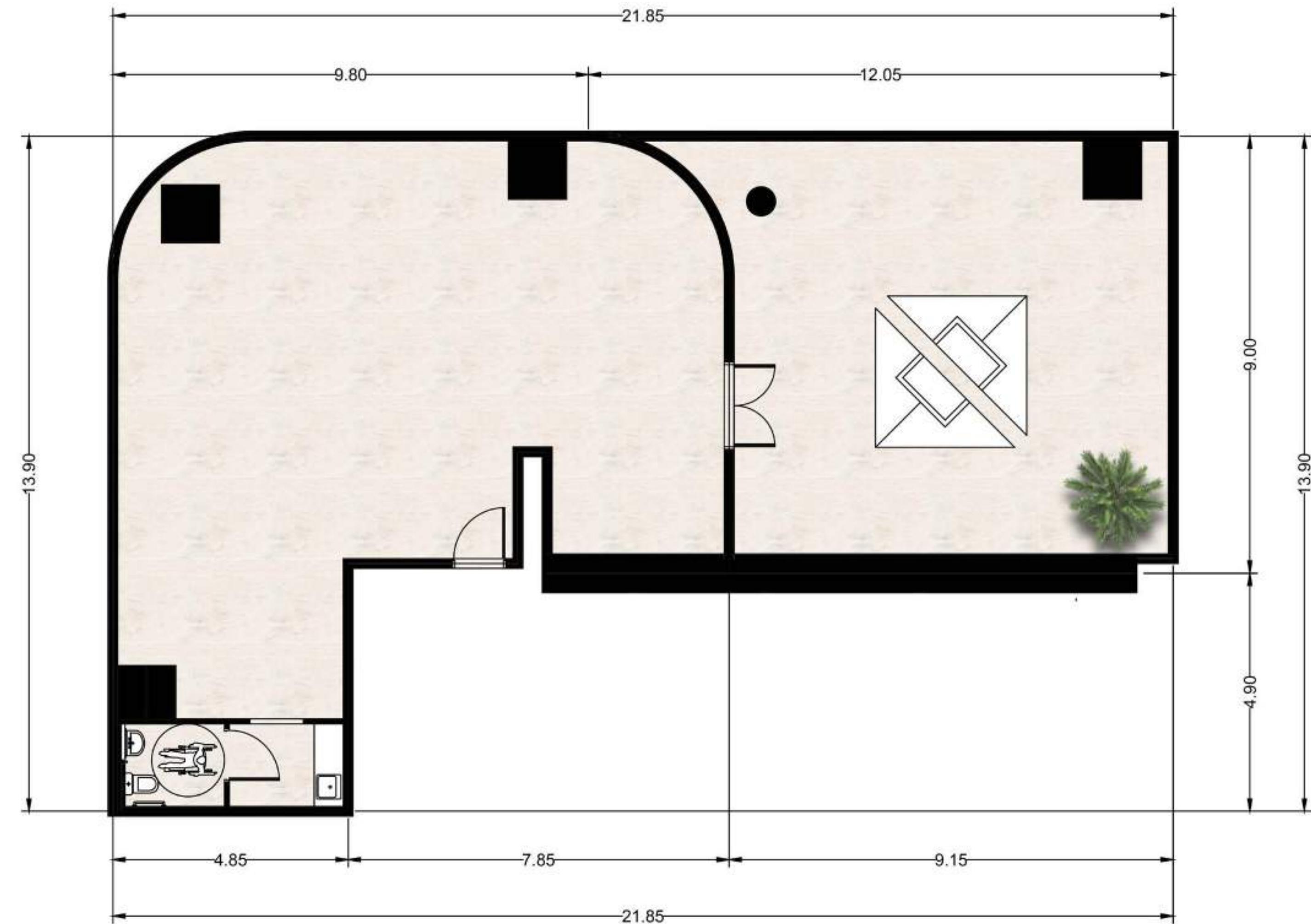
## 8<sup>TH</sup>, 14<sup>TH</sup>, & 23<sup>RD</sup> FLOOR - OFFICE 02

Internal Area	1,621 Sqft
Balcony Area	889 Sqft
<b>Total Area</b>	<b>2,510 Sqft</b>



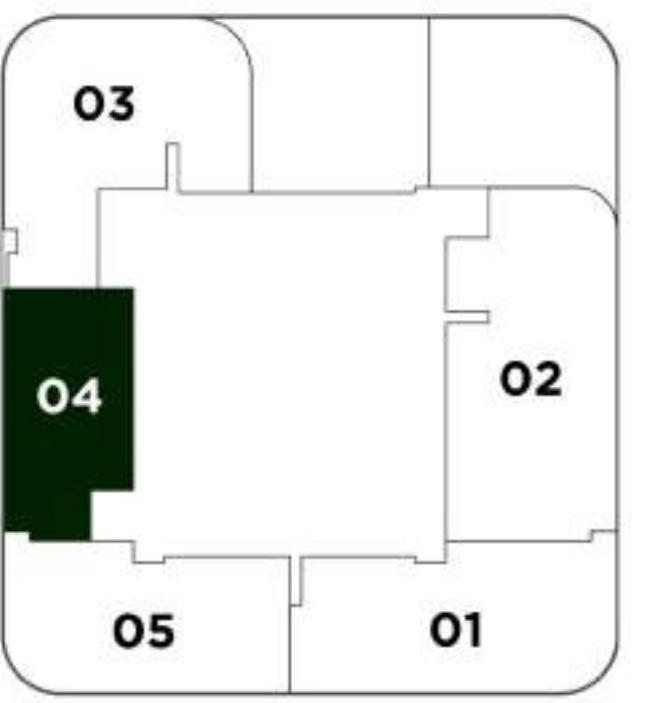
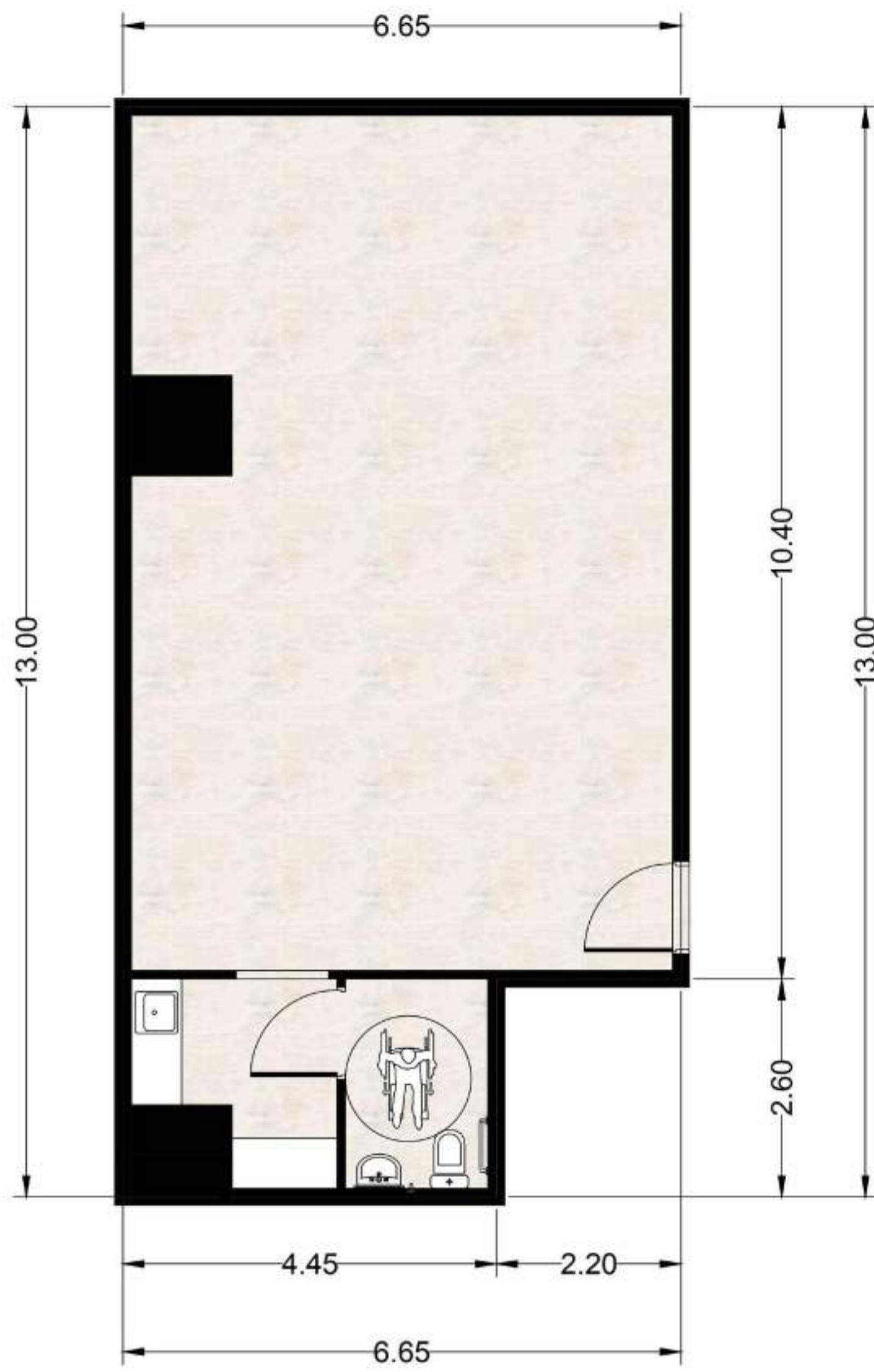
## 8<sup>TH</sup>, 14<sup>TH</sup>, & 23<sup>RD</sup> FLOOR - OFFICE 03

Internal Area	1,411 Sqft
Balcony Area	903 Sqft
<b>Total Area</b>	<b>2,314 Sqft</b>



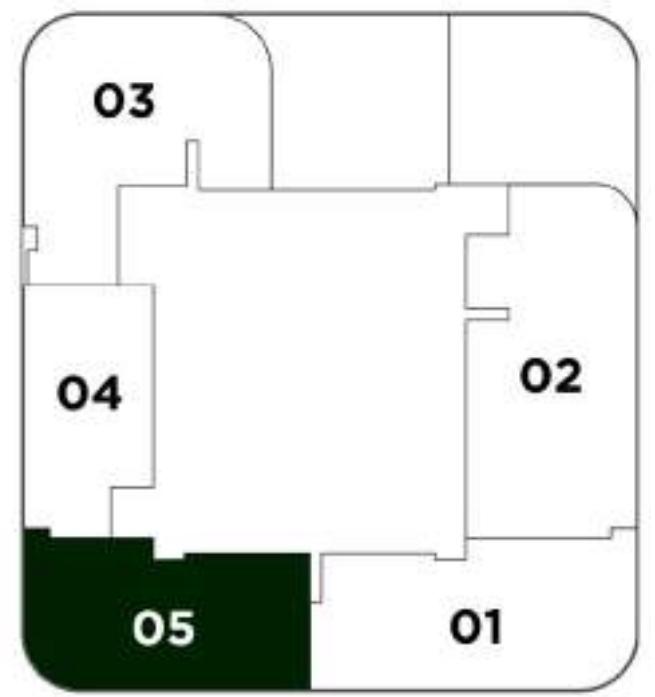
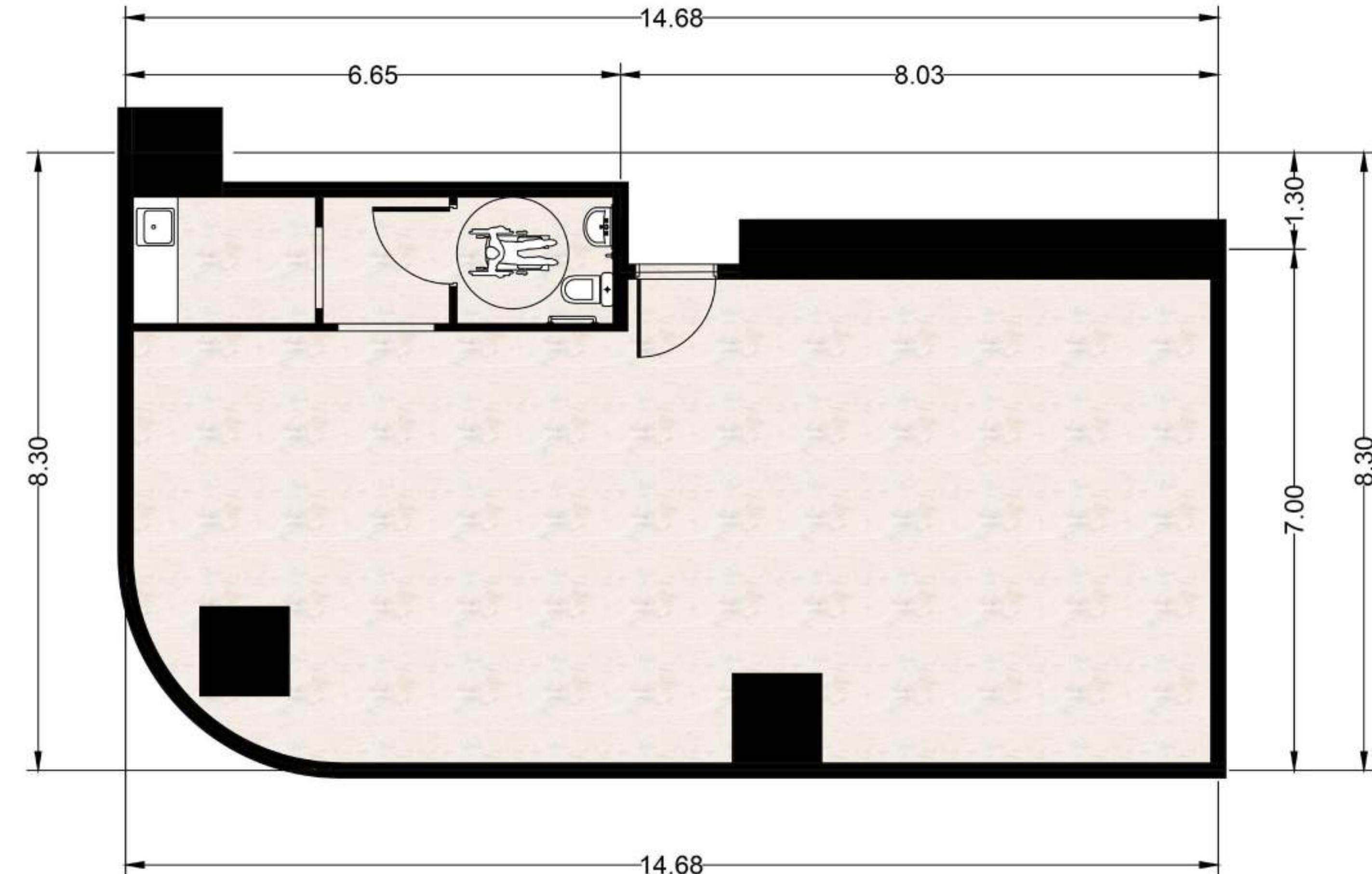
## 8<sup>TH</sup>, 14<sup>TH</sup>, & 23<sup>RD</sup> FLOOR - OFFICE 04

Total Area **862 Sqft**



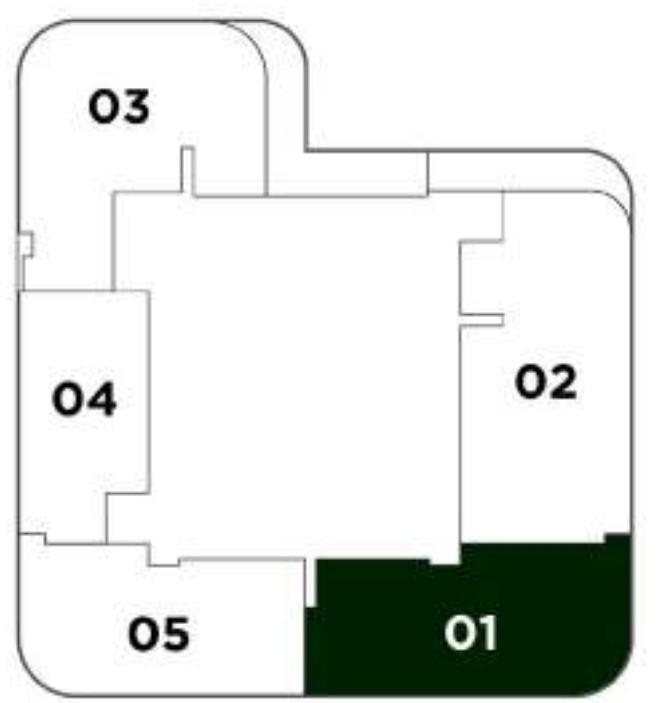
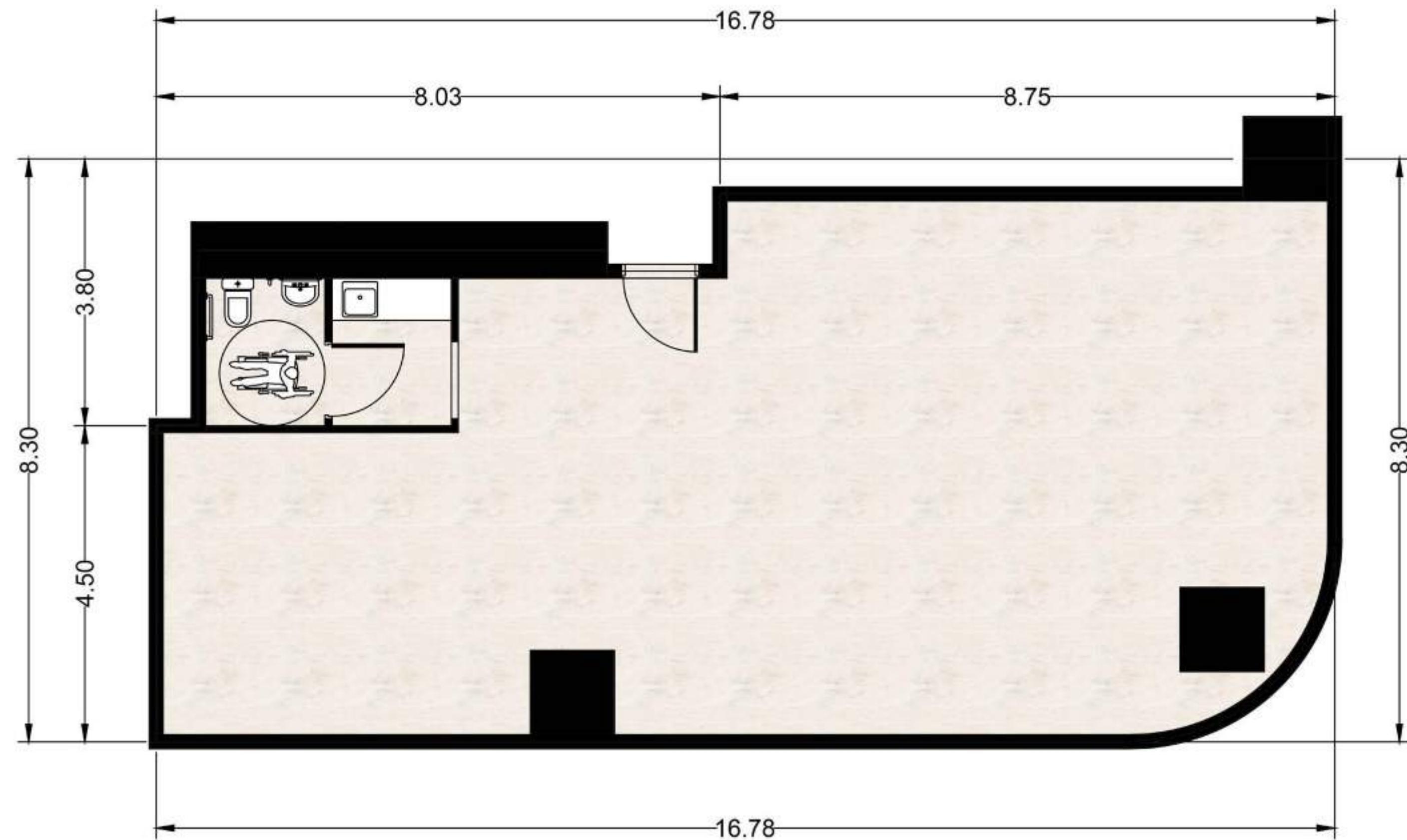
## 8<sup>TH</sup>, 14<sup>TH</sup>, & 23<sup>RD</sup> FLOOR - OFFICE 05

Total Area **1,145 Sqft**



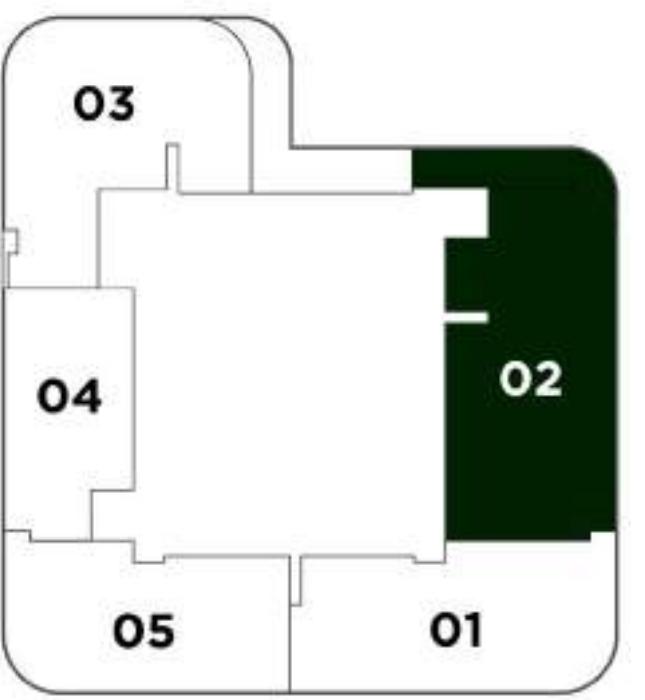
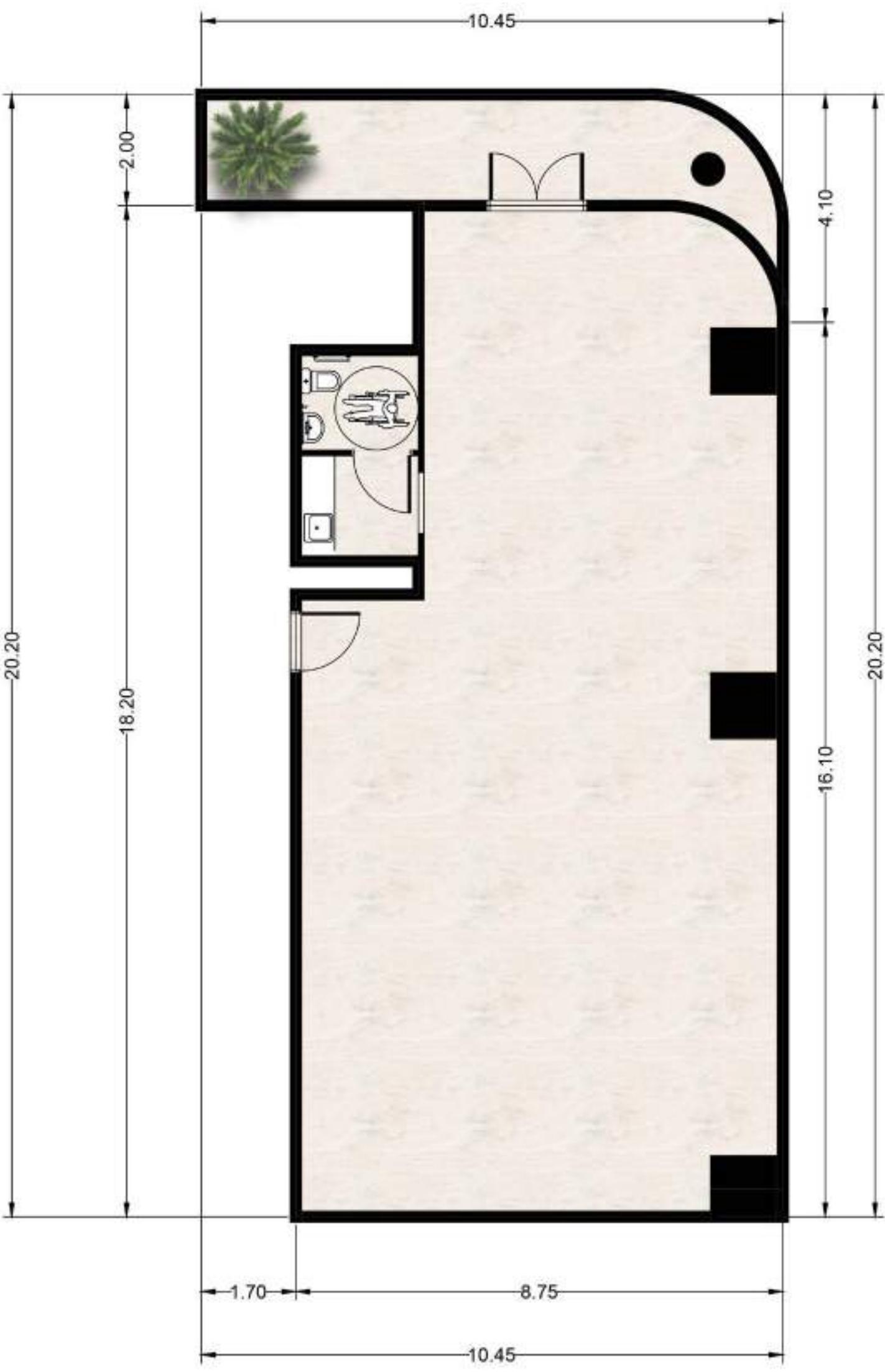
## 9<sup>TH</sup>, 15<sup>TH</sup>, & 24<sup>TH</sup> FLOOR - OFFICE 01

Total Area **1,305 Sqft**



## 9<sup>TH</sup>, 15<sup>TH</sup>, & 24<sup>TH</sup> FLOOR - OFFICE 02

Internal Area	1,621 Sqft
Balcony Area	222 Sqft
<b>Total Area</b>	<b>1843 Sqft</b>

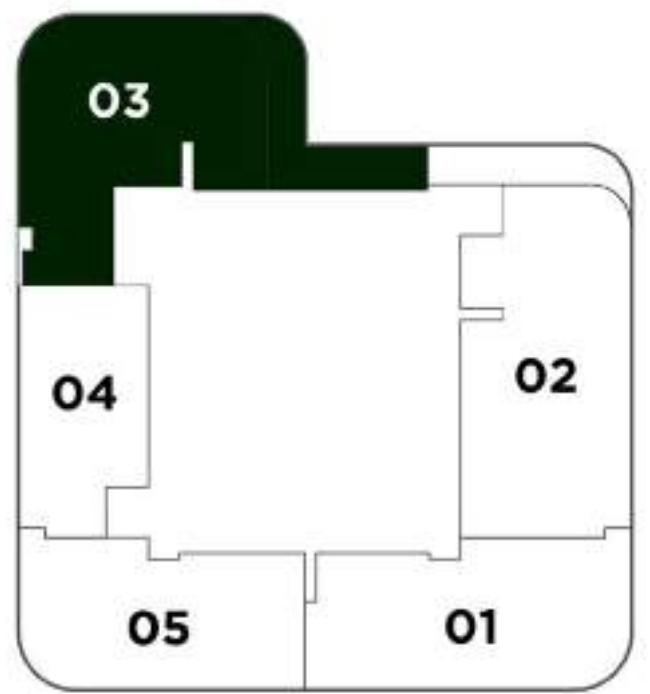
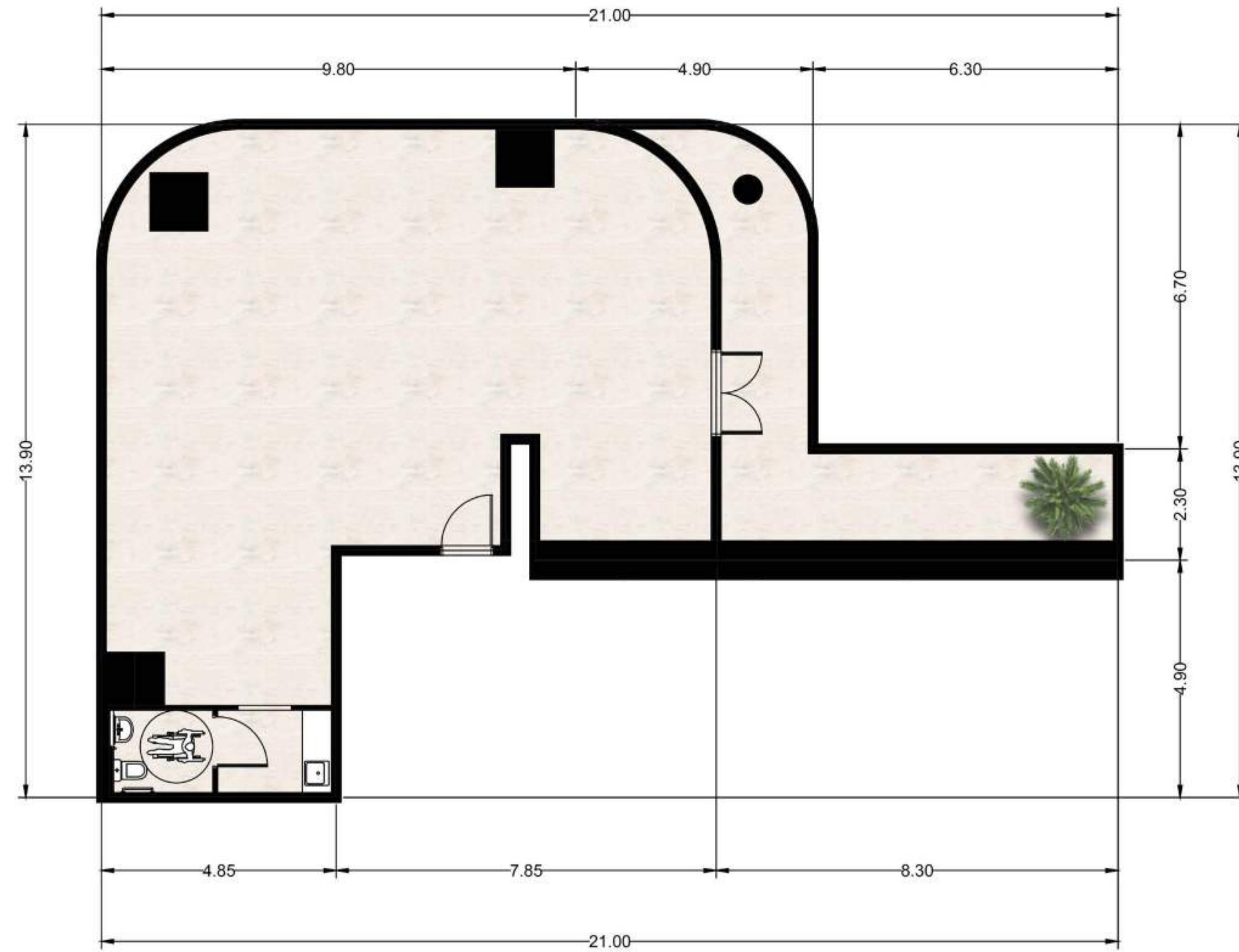


## 9<sup>TH</sup>, 15<sup>TH</sup>, & 24<sup>TH</sup> FLOOR - OFFICE 03

Internal Area 1,411 Sqft

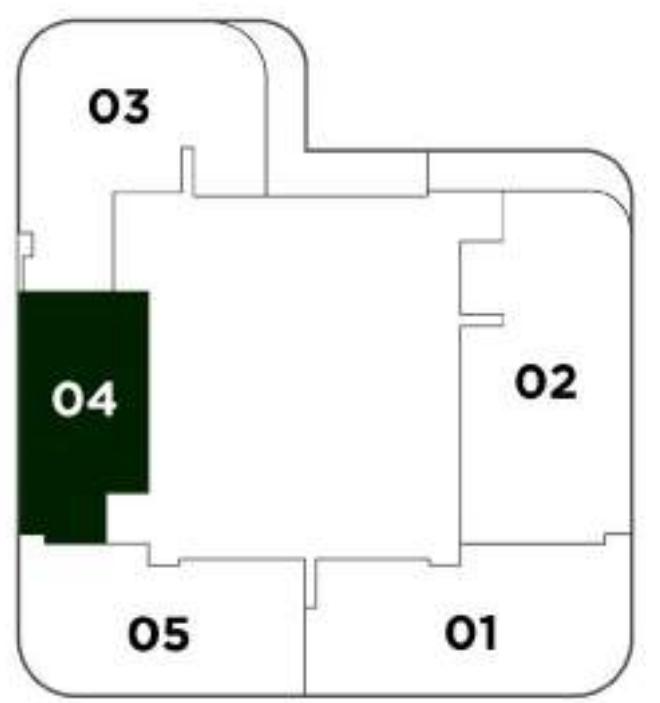
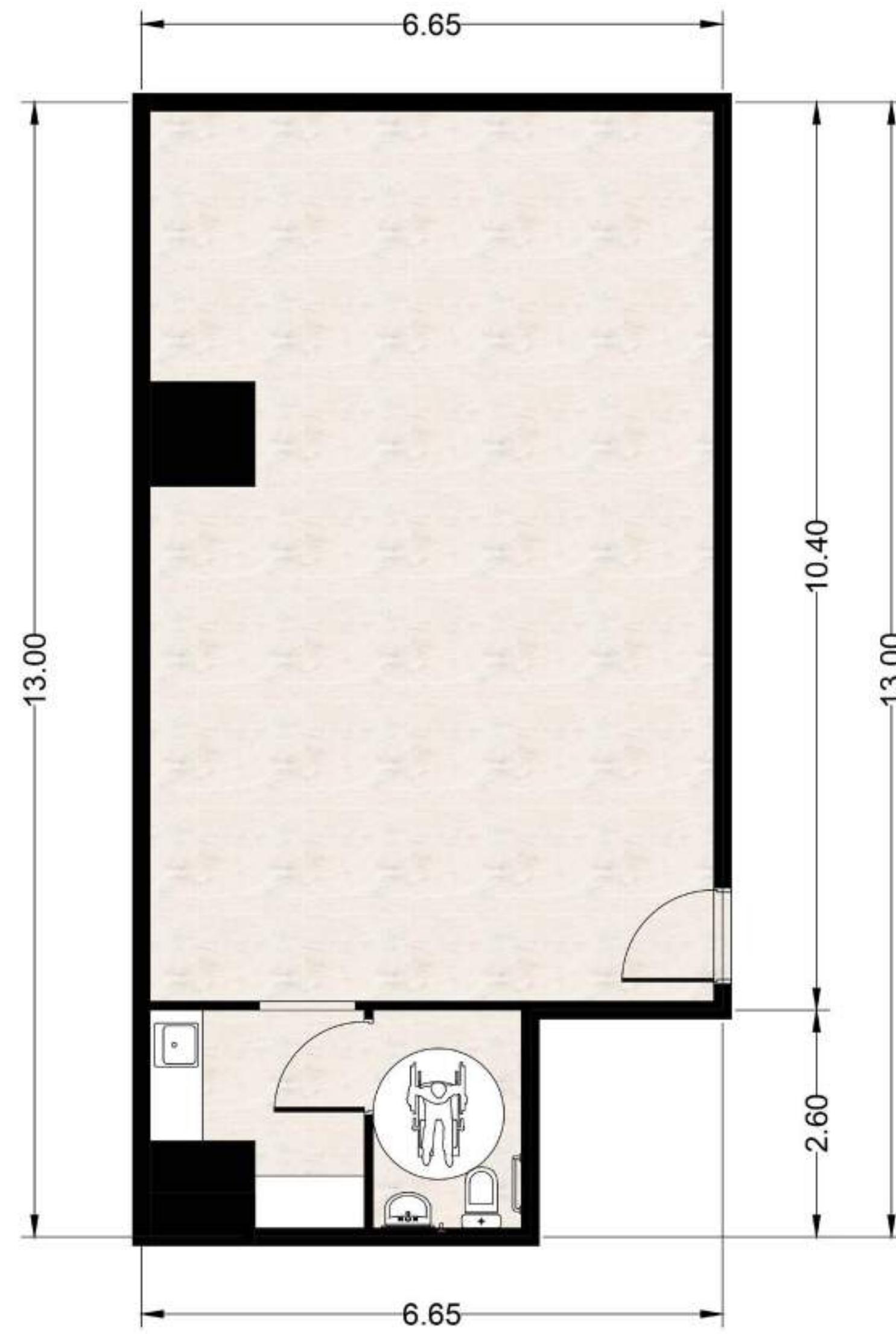
Balcony Area 356 Sqft

**Total Area 1,767 Sqft**



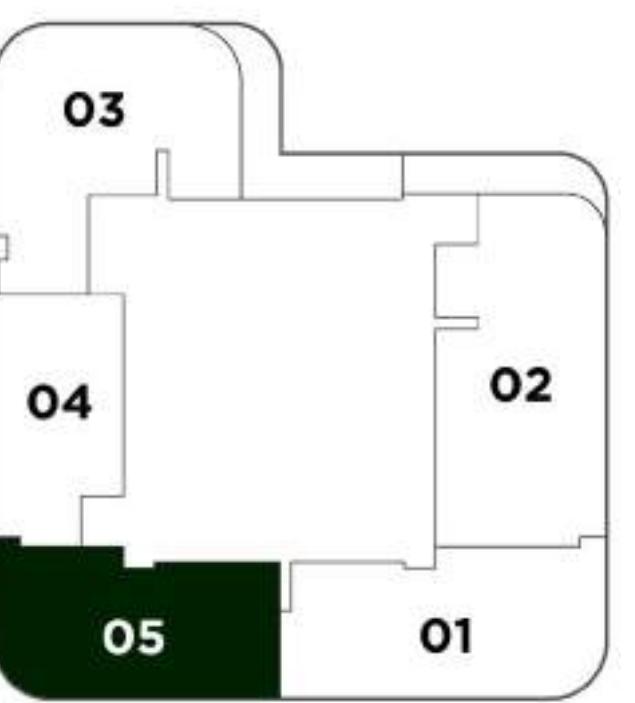
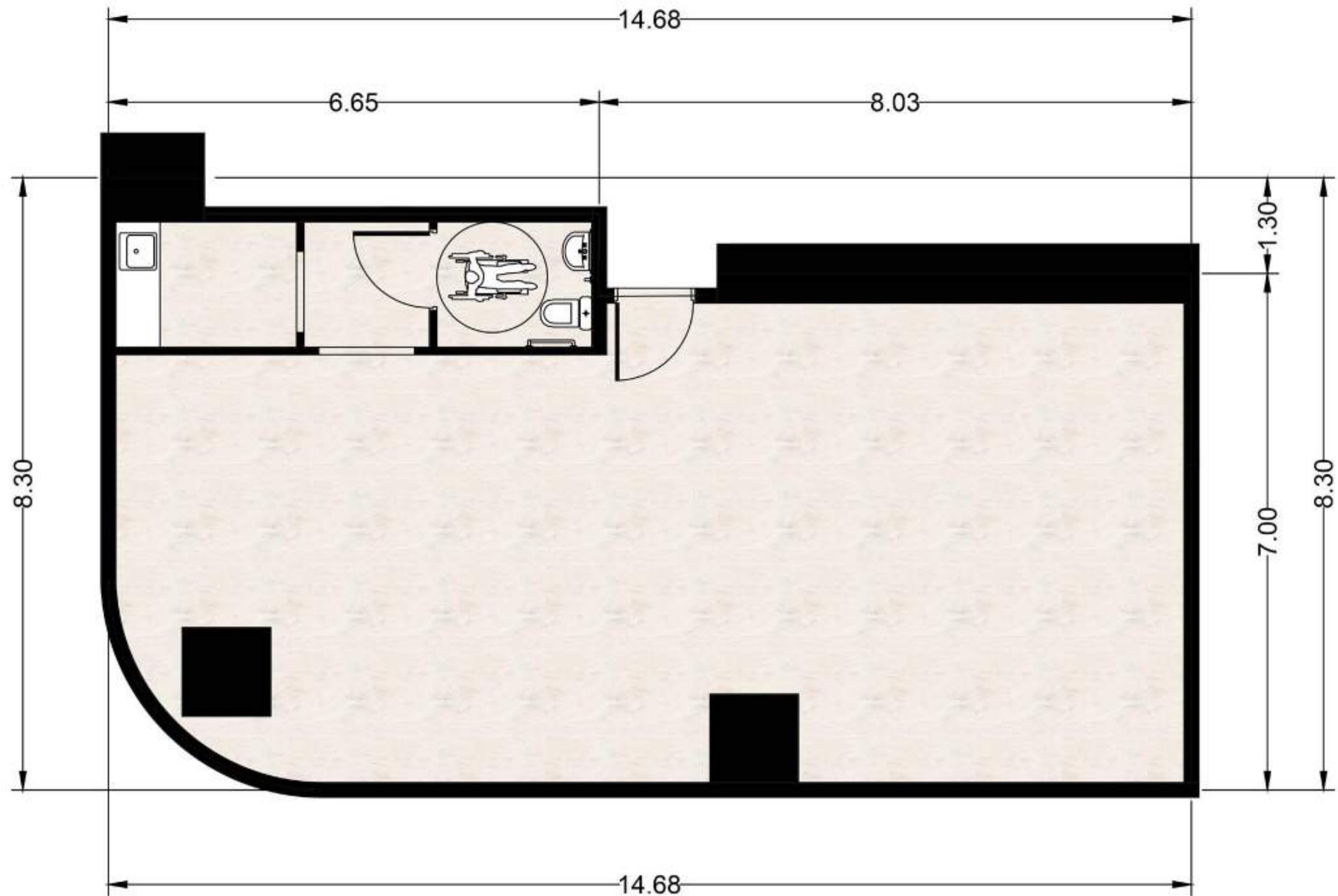
## 9<sup>TH</sup>, 15<sup>TH</sup>, & 24<sup>TH</sup> FLOOR - OFFICE 04

**Total Area** 862 Sqft



## 9<sup>TH</sup>, 15<sup>TH</sup>, & 24<sup>TH</sup> FLOOR - OFFICE 05

Total Area 1,145 Sqft

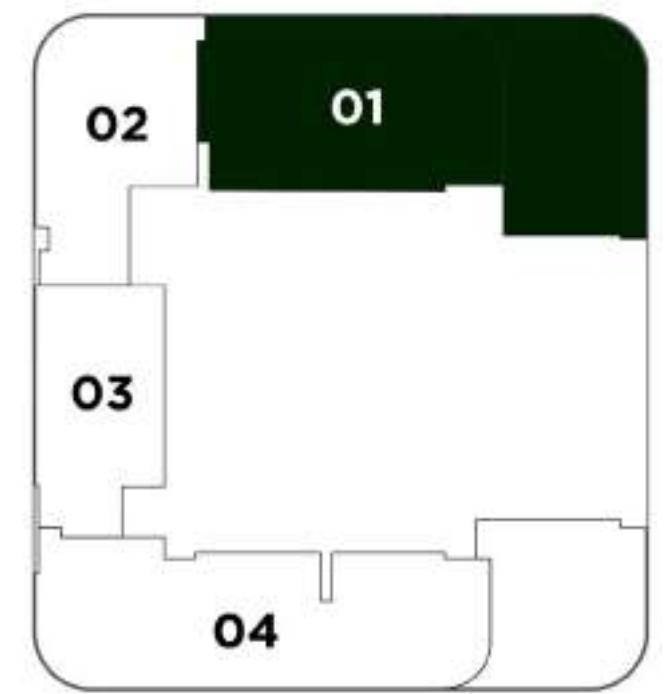
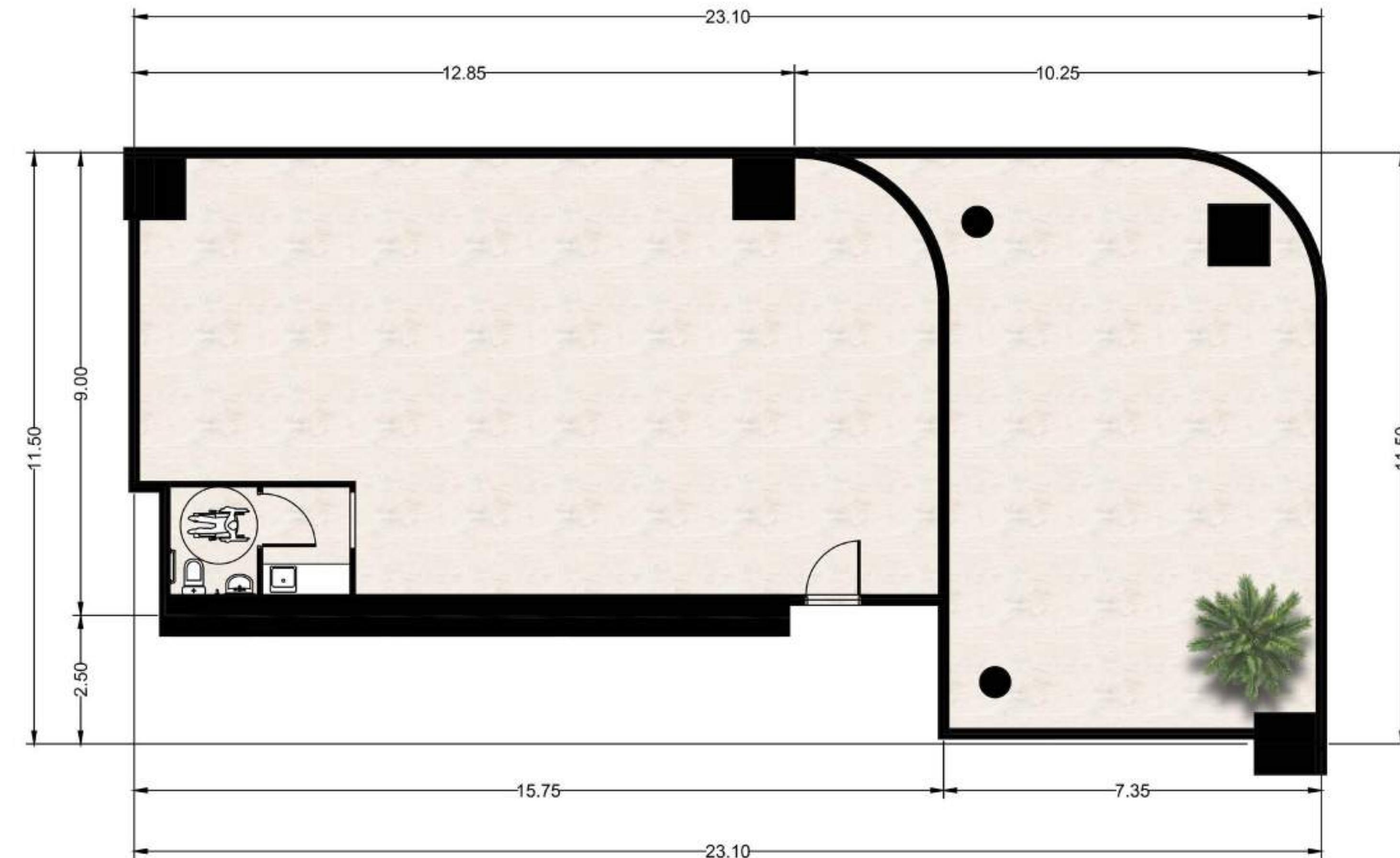


## 11<sup>TH</sup> FLOOR - OFFICE 01

Internal Area 1,478 Sqft

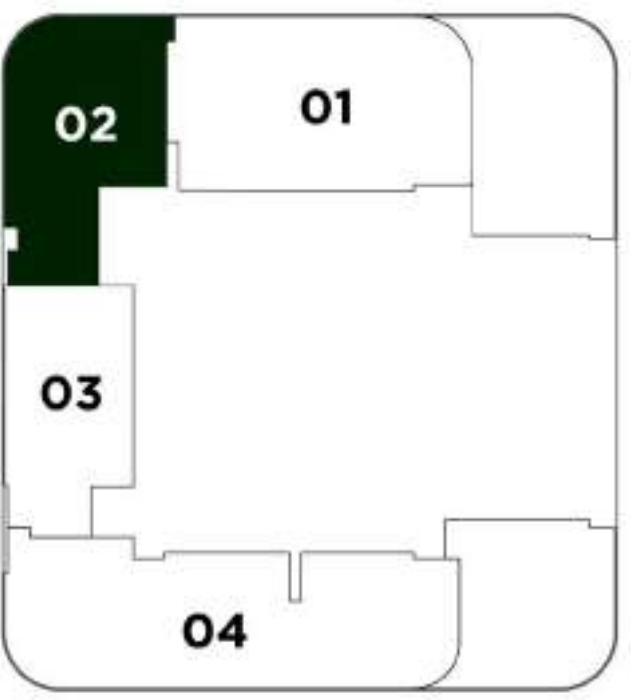
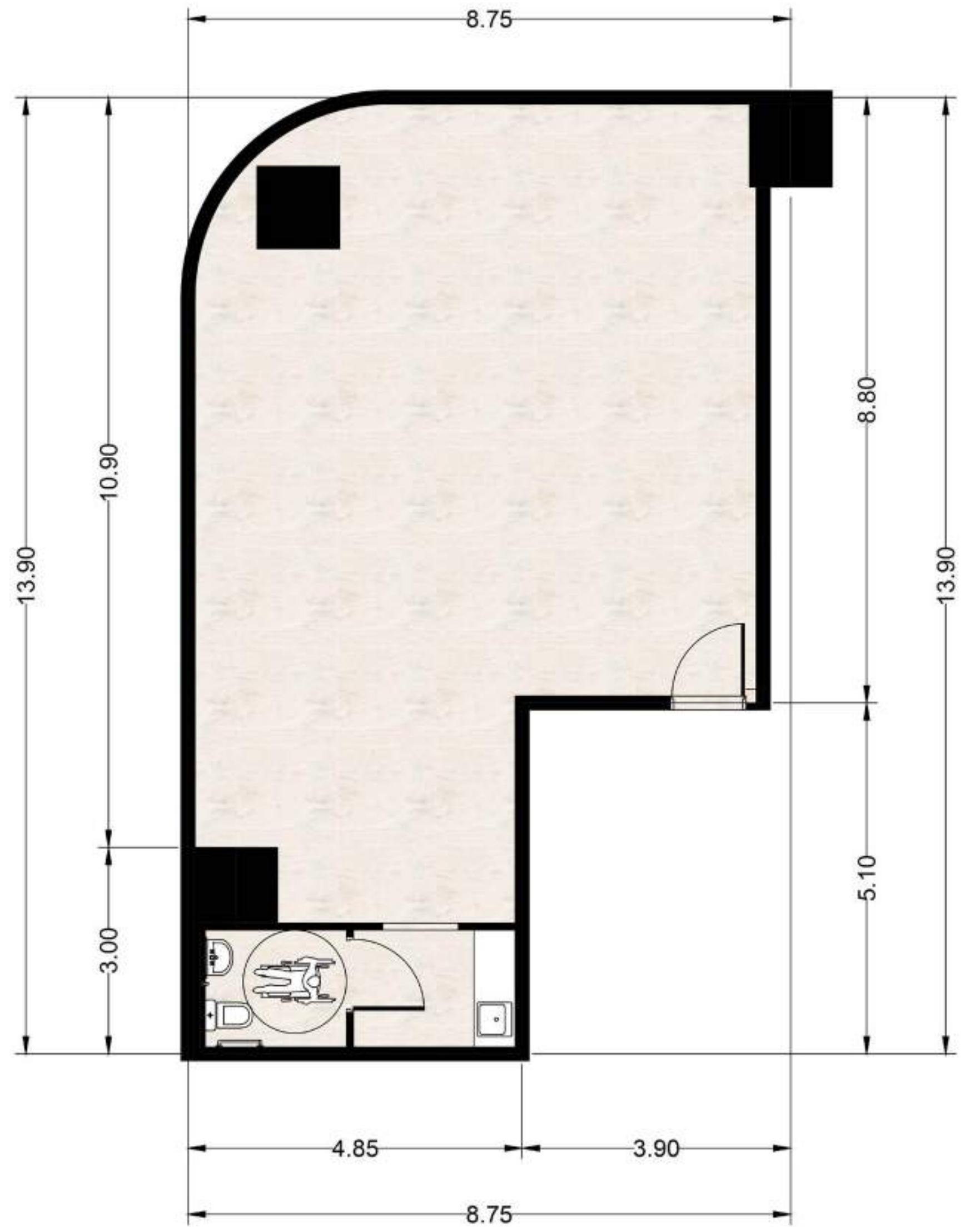
Balcony Area 897 Sqft

**Total Area 2,375 Sqft**



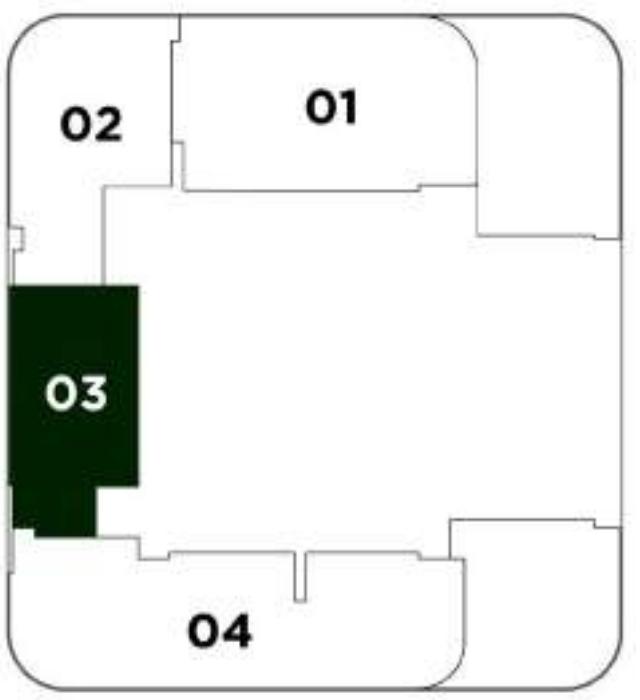
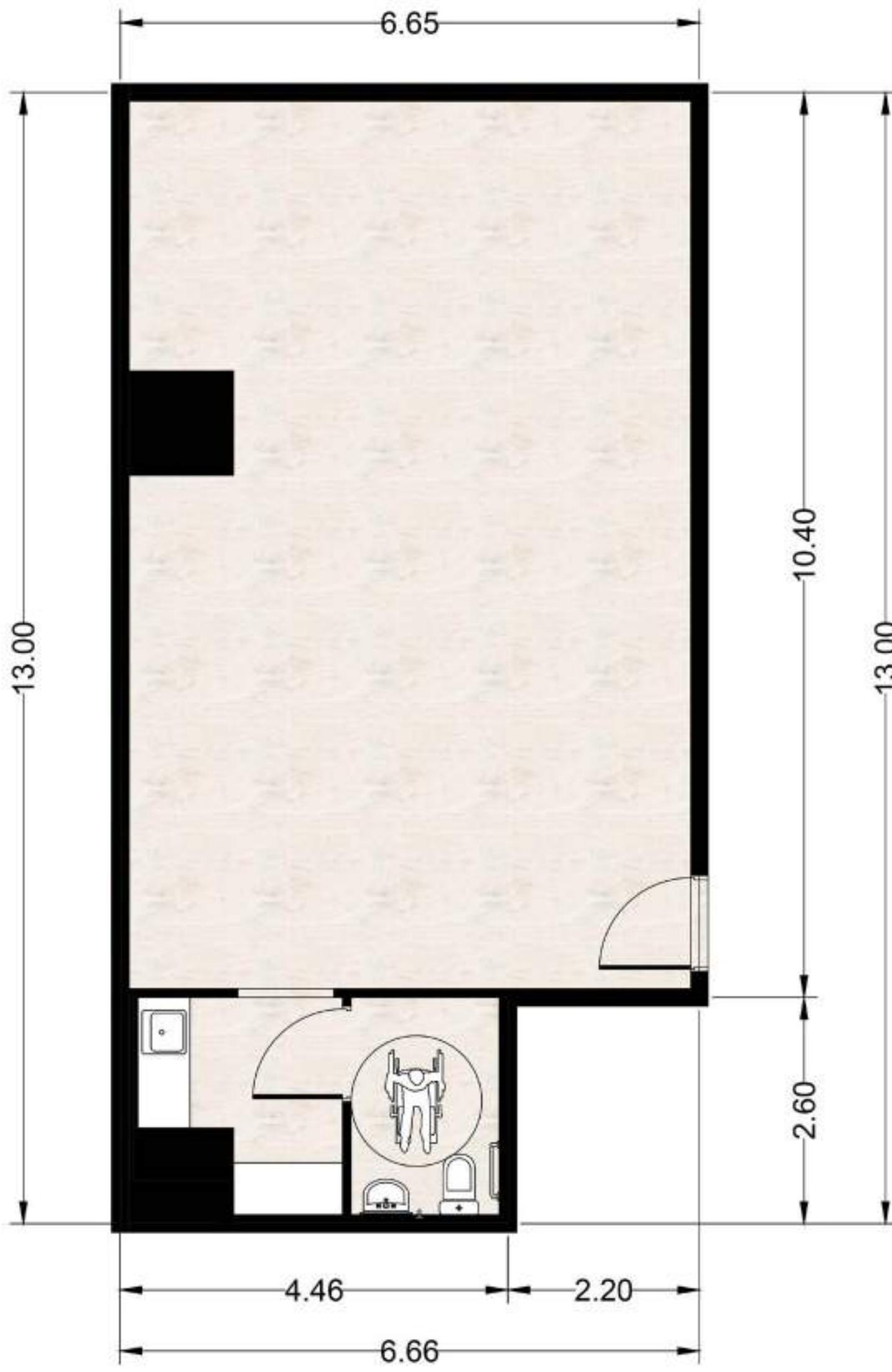
## 11<sup>TH</sup> FLOOR - OFFICE 02

Total Area **1031 Sqft**



## 11<sup>TH</sup> FLOOR - OFFICE 03

**Total Area** 859 Sqft

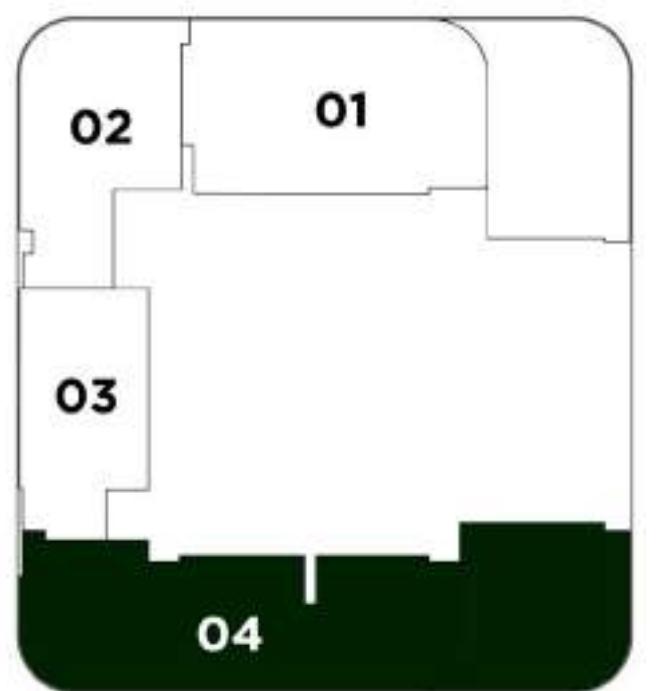
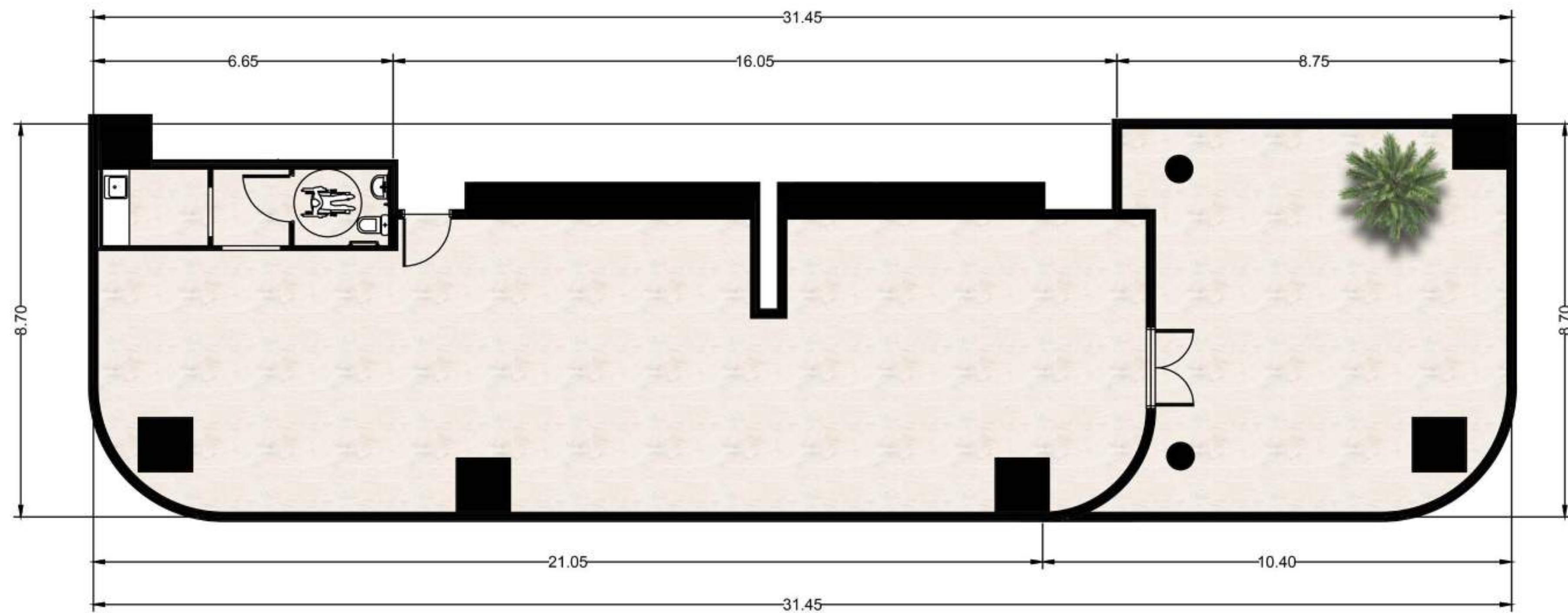


## 11<sup>TH</sup> FLOOR - OFFICE 04

Internal Area 1,766 Sqft

Balcony Area 753 Sqft

**Total Area 2,519 Sqft**



## INDICATIVE UNIT SIZE AND PRICE

Type	Starting Size	Starting Price
Office	870 Sqft	AED 1,700,000

The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



**CENTURION**  
PROPERTIES



## ABOUT DEVELOPER

### BUILDING TOMORROW'S URBAN LEGACY

Centurion Developers is transforming urban spaces with innovative, sustainable real estate designed for modern business. We specialize in high-performance office environments that support productivity, flexibility, and long-term growth. With a focus on smart design, quality execution, and future-ready solutions, our developments help companies thrive and cities evolve. We create places where people can live, work, and thrive, blending modern design with long-term value.

With every project, we're not just building for today—we're helping shape smarter, more connected cities.

CAPITAL **ONE**  
— JVC —



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**OCTA**  
PROPERTIES