

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.

SKY LEVEL 1



CONNECTED TO THE CITY

SKY LEVEL 1

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

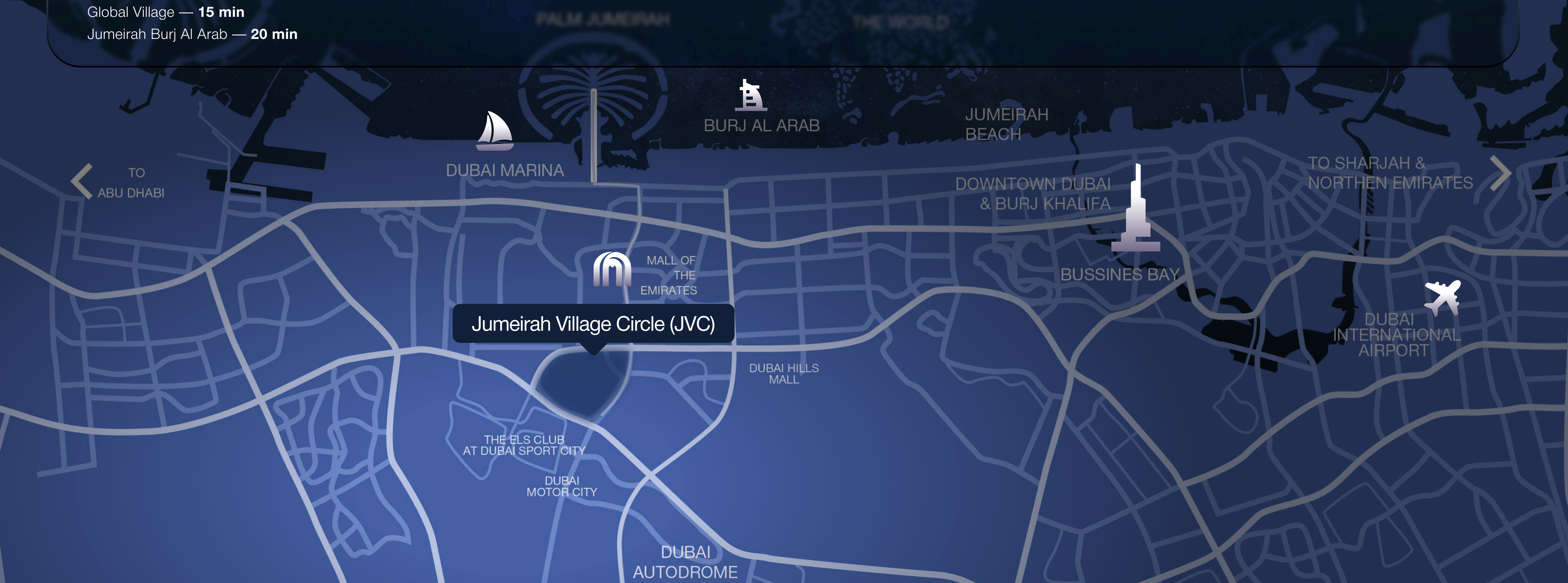
- Ladybird Early Learning Centre — **6 min**
- JSS International School — **7 min**
- Kids World Nursery — **8 min**
- Arcadia British School — **10 min**
- Sunmarke School — **11 min**

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



SKY LEVEL 1

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
Parking**

Ground

Basement



AMENITIES

SKY LEVEL 1



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



FLOOR 1 (AMENITIES)

- 1 BBQ AREA
- 2 POOL
- 3 POOL DECK WITH SUN LOUNGERS
- 4 OUTDOOR KIDS PLAY
- 5 KIDS PLAY ROOM
- 6 OUTDOOR LOUNGE
- 7 OUTDOOR CROSSFIT
- 8 GYM
- 9 OFFICE TERRACE

SKY LEVEL 1



FLOOR 16 (SKY DECK)

- 1 SKY DECK WITH SUN LOUNGERS
- 2 SKY INFINITY POOL

SKY LEVEL 1

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LOBBY



SKY LEVEL 1



BBQ AREA

SKY LEVEL 1

POOL | POOL DECK WITH SUN LOUNGERS



SKY LEVEL 1



OUTDOOR KIDS PLAY



KIDS PLAY ROOM



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.

SKY LEVEL 1



GYM



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

SKY LEVEL 1

OUTDOOR LOUNGE



SKY LEVEL 1

Object 1



SKY 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.



SKY LEVEL 1



APARTMENTS | Living Room

SKY LEVEL 1

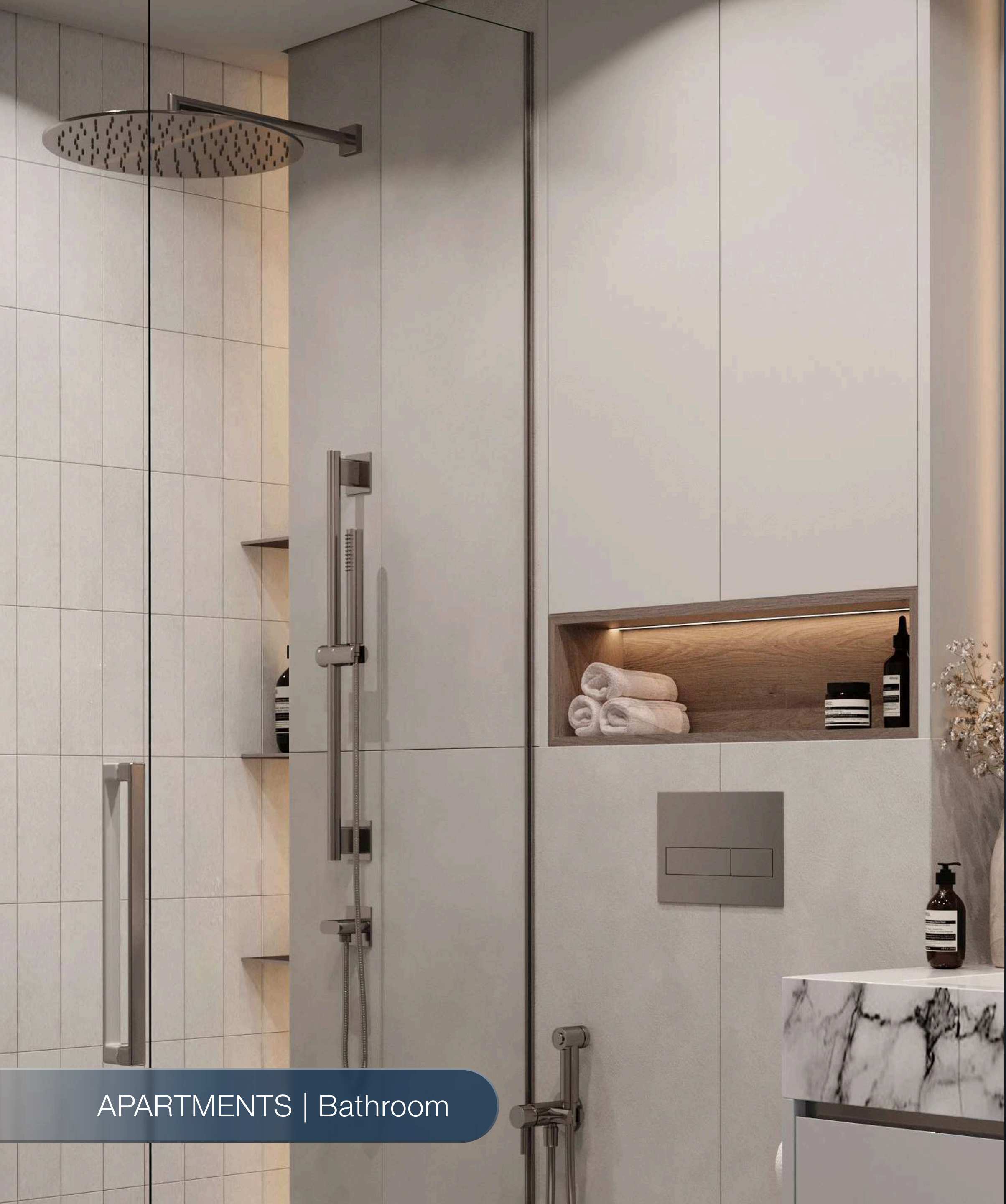


APARTMENTS | Bedroom

SKY LEVEL 1



APARTMENTS | Bedroom



SKY LEVEL 1

APARTMENTS | Bathroom



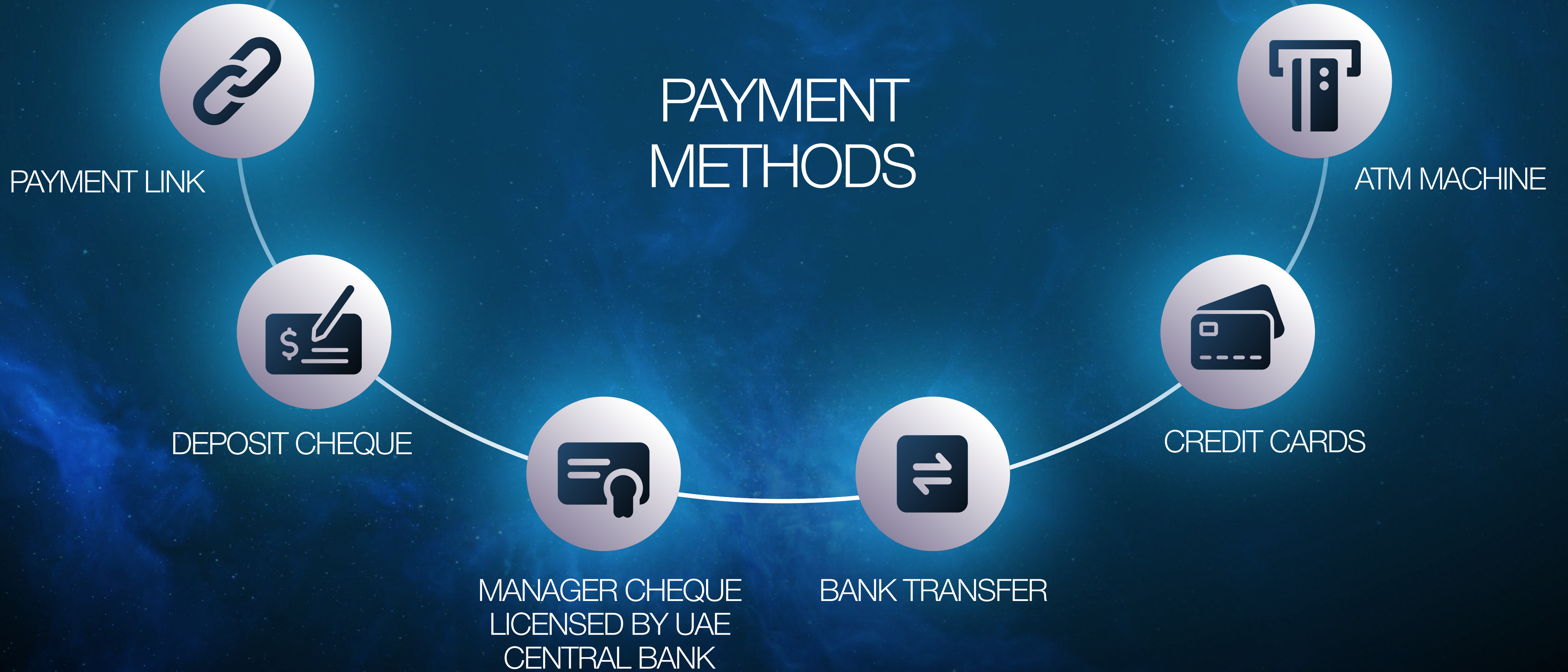
SMART LOCK ACCESS SYSTEM

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.

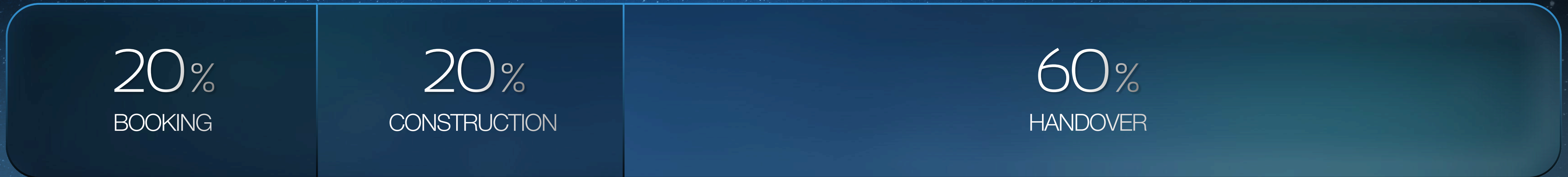
EXPRESSION OF INTEREST (EOI)

€ 30,000

PAYMENT METHODS



PAYMENT PLAN



POST HANDOVER PAYMENT PLAN



STARTING PRICES

UNIT TYPE	MIN SIZE SQ.FT.	MAX SIZE SQ.FT.	AED ₪
1 bedroom	566	732	945 K

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