



At the crossroads of comfort and the tranquil, nestled along District 11, ideally located across the beautiful community park is a fresh take on the Jumeirah Village Circle Residence. Designed with gracious setbacks, clean lines and premium materials, it adds sophistication with a contemporary twist to the Lazuwarde Strip at the North-East entrance of this fascinating neighborhood.

A continuation of a Meteora narrative that horizons.



## builds on the enduring ambition to expand

## The Premier Destination for Living the Life

This is a city of sophistication and boasts of the world's most important architectural streets. Each neighborhood of Dubai has its own charm and have changed shape over the years overtaken others or risen out of others. Step out of your door and you walk into the heart of an urban capital boasting silver skyscrapers, green parks, couture avenues, cultural institutions and even museums from the future. The city turns urban legends into your neighbours - close to all, but set just enough apart. This urban oasis is an ideal place to call home.

Here lives those who get the grit it takes to expand horizons.







PARK BOULEVARD HANDOVER: Q4 2025

VITA GRANDE HANDOVER: Q4 2024

7PARKCENTRALHANDOVER: Q2 2024

THE EAST CRESTHANDOVER: Q2 2024

# The Best of Dubai Living, All Under One Roof

Armed with the recognition for leading the space with the ultimate in customer service and connected in spirits to its predecessors The East Crest, 7 Park Central and Vita Grande, launched and sold successfully in the market - Meteora is poised to deliver a series of living spaces designed for the world but rooted in Dubai, an ever-evolving, thriving city with an always increasing wealth of leisure, adventure, entertainment, restaurants, retail and business.





From Left - Right: On-going construction activites of Vita Grande, 7 Park Central and The East Crest as on April 2024.





We believe that our role extends to building. shaping and elevating communities, transforming them to ones that appreciate arts, music, culture and sports. This is the objective we are addressing through our activities and engagements under our sub-brand 'Meteora Developers Presents', by supporting world class sporting events, musical evenings and art exhibitions.







### An Ideal Neighborhood with Great Outdoors

A vibrant neighborhood with brilliant architecture and natural beauty - Jumierah Village Circle. A residential community located in the heart of Dubai, offering a family-friendly, suburban lifestyle. The park city with more than 30 land-scaped parks, all the best dining, entertainment, schools, healthcare, fitness centres and more are at your fingertips, while the quiet and tranquil green space are only steps away, right in front of your residence.

This is where Meteora Developers is building some of the finest places to stay, putting you just steps from many of New Dubai's most iconic landmarks.















STEP INTO THE WORLD OF Slevated Privileges

Park Boulevard - premium living spaces, designed to offer beauty and efficiency with great views of the Community Park and the neighbourhood. What sets Park Boulevard apart is not merely its thoughtful design, but the expert attention given to every element.

Park Boulevard



## Home with a Magnificent Front Lawn

As you enter your residence, you will pass through a beautiful new community park, providing a transition between the bustle of urban life and the respite of the residences.



## Fantastic Dining & Retail

From convenient local staples to worldclass brand experiences, an ever-expanding assortment of great dining and shopping are all within convenient reach of your Boulevard residence and the neighbourbood.



## Amenitized Podium to Revel-In

Whether grilling with friends, doing morning yoga on the lawn, boosting adrenaline at the gym, soaking your fatigue in the pool, hosting a soiree at the gazebo or gathering to watch the game on the big screen, the podium is your exclusive backyard - with beautiful views of the park as a bonus.



#### In the Community

SCHOOLS Kids World Nursery Ladybird Nursery

HOSPITALS/ CLINICS Magnum Family Medical Centre Right Health Karama Medical Centre

SHOPPING Circle Mall

#### S U P E R M A R K E T S

Spinneys Choitrams West Zone Fresh Aswaaq Mart All Day MiniMart Holiday Minimart

#### In the Neighbourhood

#### SCHOOLS

Gems United - Dubai Sports City - 5 Mins Nord Anglia - Al Barsha South - 5 Mins Gems World Academy - Al Barsha South - 5 Mins Dubai British School - Emirates Hills - 7 Mins Dubai International Academy - Emirates Hills - 7 Mins

#### $M\,A\,L\,L\,S$

Al Khail Avenue Mall - JVC - 2 Mins Mall of the Emirates - Al Barsha 1 - 15 Mins Al Barsha Mall - Al Barsha 2 - 7 Mins City Centre Al Barsha - Al Barsha South - 5 Mins

#### HOSPITALS / CLINICS

Emirates Hospital Day Surgery - Motor City - 5 Mins Mediclinic Park View Hospital - Al Barsha South - 5 Mins Saudi German Hospital - Al Barsha South - 5 Mins





Jumeirah Village Circle is a world within itself, but right outside, all of Dubai is at your fingertips. JVC's pivotal location makes experiencing Dubai easy. Touted as Dubai's first ever Village Neighbourhood, Jumeirah Village Circle sits next to Jumeirah Village Triangle, Al Barsha South, Dubai Sports City and Motor City - right in the heart of what is often referred to as the New Dubai, built as the ultimate landscape of society, culture and commerce.

## Where the World is Moving-to



SMART HOMES AIR PURIFIED ENVIRONMENT EV CHARGING FULLY FITTED KITCHEN WHITE GOODS CONCIERGE SERVICE DOCTOR ON CALL PHARMACY OUTDOOR CINEMA CAFE SUPERMARKET OUTDOOR PLAY AREA PETS AREA **KIDS SWIMMING POOL** ADULTS SWIMMING POOL GYM DEDICATED RETAIL LEVEL

Park Boulevard offers one of the finest places to stay at JVC, putting you just few minutes away from many of the city's most iconic landmarks. All the best dining, entertainment, and more are at your fingertips within the neighbourhood, while the quiet and tranquil green space and refined spots for entertainment and leisure are only steps away.



The residences offer impressive views of the neighbourhood and the Community Park. Living rooms and bedrooms are configured to maximize the outstanding views. With an open-concept layout enhanced by floor-to-ceiling windows and stunning



park views in select residences, it truly feels like you're on top of the world and you are. From sunrise, throughout the day and as the sun sets, the changing urban landscape provides a striking backdrop to daily life.















## UNIT TYPES & LAYOUTS

## PRECISION, STYLE AND SCALE



1 Bedroom 1 Bathroom 1 Powder Room 400 - 1050 sq.ft.

**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.



O1 FLOOR

101. 102, 103, 104, 105, 106, 107, 108 UNITS





А 631.41 01 101 VIEW TYPE FLOOR UNIT AREA sq.ft. PODIUM APT 631.41 + BAL 171.47

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104 UNIT













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## TAILOR-MADE FOR CITY LIVING



1 Bedroom 1 Bathroom 1 Powder Room 370 - 875 sq.ft.

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**B1** 02 - 14X07 873.17 VIEW AREA sq.ft. PODIUM BOULEVARD TYPE FLOORS UNIT APT 712.03 + BAL 161.14

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### Now, See it in Person

Learn more about the amazing payment plans provided by METEORA DEVELOPERS, and see for yourself all that life at Park Boulevard has to offer. Visit our Sales Center on-site



VIEW THE LOCATION



On-goring construction activites at the Parb Boulevard location at Jumeirah Village Circle as on April 2024.

CALL: 800789



EXPRESS YOUR INTEREST

#### A PROJECT BY METEORA DEVELOPERS

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