

Q GARDENS
— ALIYA —

A woman with long brown hair, wearing a white, draped, strapless dress, is sitting on a light-colored shaggy rug. She is leaning her head against her hand and looking towards the camera with a soft expression. In the background, there is a beige sofa with several pillows, a small wooden coffee table with a vase of dried flowers, and a large green plant. The lighting is warm and natural, creating a cozy atmosphere.

WELCOME TO
Q GARDEN ALIYA
by AYS

Q GARDENS
— ALIYA —

Promises to redefine luxury living with its spacious apartments, world-class amenities, and prime location. This development represents: One More Concept in JVC, upholding the renowned. AYS Quality you've come to expect.



A modern interior space featuring a curved, light-colored sofa with patterned cushions. To the right is a white bookshelf with various books and decorative items. A large window in the background offers a view of a cityscape with a bridge. In the foreground, a white pedestal holds a vase of white flowers. A patterned rug is on the floor, and a large, abstract sculpture is on the left. The ceiling has a green plant installation.

CREATING VISUALLY
CAPTIVATING SPACES

WELLNESS

Steam & Sauna Area
Rooftop Swimming Pool





Q GARDENS ALIYA

“WHEN WE MAKE PLAY THE FOUNDATION OF LEARNING,
WE TEACH THE WHOLE CHILD.”



FAMILY FUN:

- Outdoor & Indoor
- Kids Play Area

A woman with short dark hair, wearing a white t-shirt and blue jeans, is holding a baby in her left arm and pointing with her right index finger towards a large floor-to-ceiling window. The baby is wearing a white onesie and blue socks. The room is a modern living space with a grey sofa, a potted plant on a small white table, and a light-colored rug. The text "GET SOME PEACE & QUIET WITH Q GARDENS ALIYA" is overlaid on the left side of the image.

GET SOME PEACE & QUIET WITH
Q GARDENS ALIYA

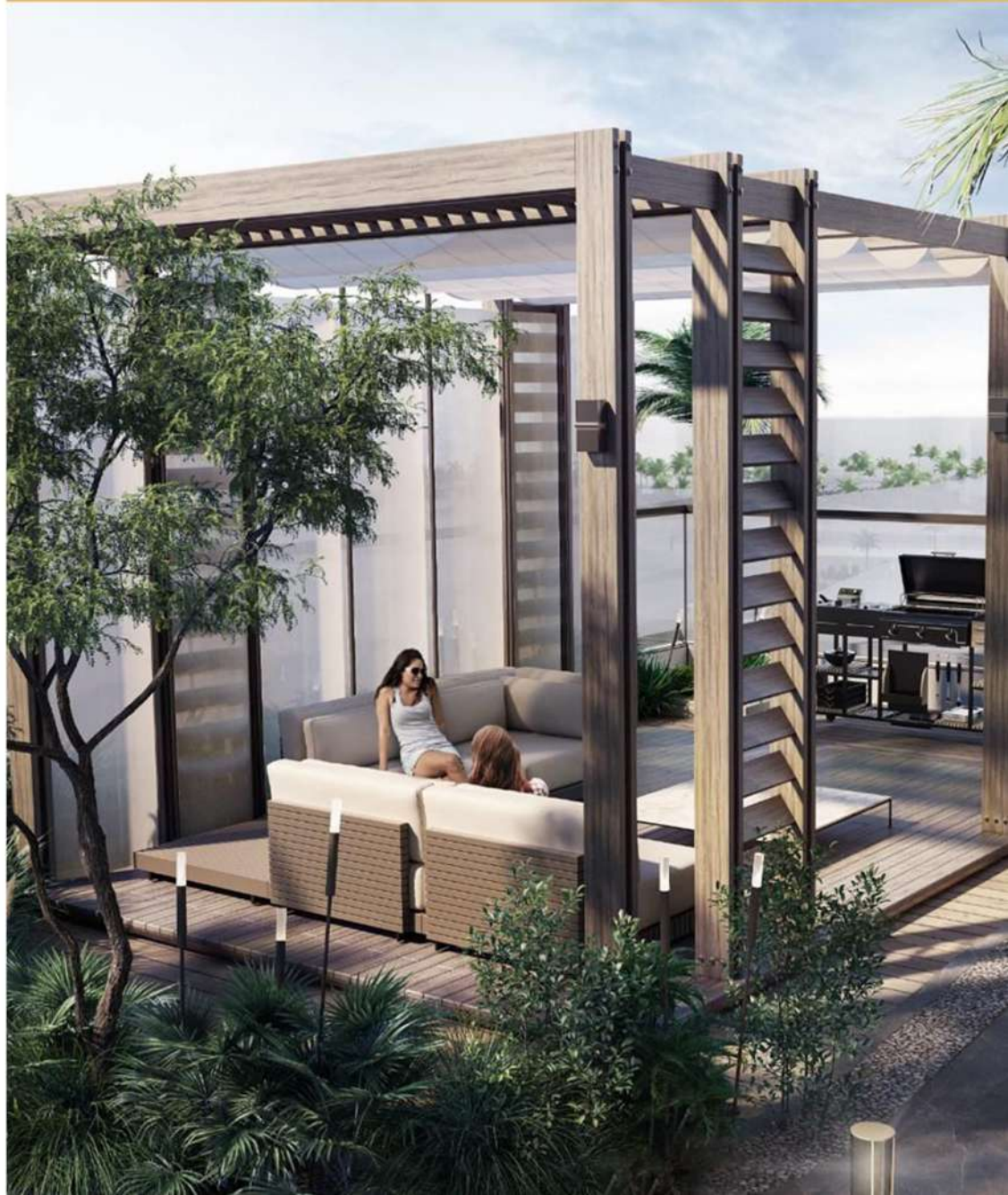
IT'S NEVER TOO LATE
TO HAVE A HAPPY CHILDHOOD.



Q GARDENS ALIYA

SOCIALIZING

- Barbeque & Grill Area.
- Entertainment Game Room.
(Billiards, Table Tennis, Golf Simulator)
- Outdoor Garden Lounge Area.





LOCATED IN THE DISTRICT 12,
Near the entrances and exits of the JVC.

LOCATION

United Arab Emirates, Dubai,
Shoumoush Blvd

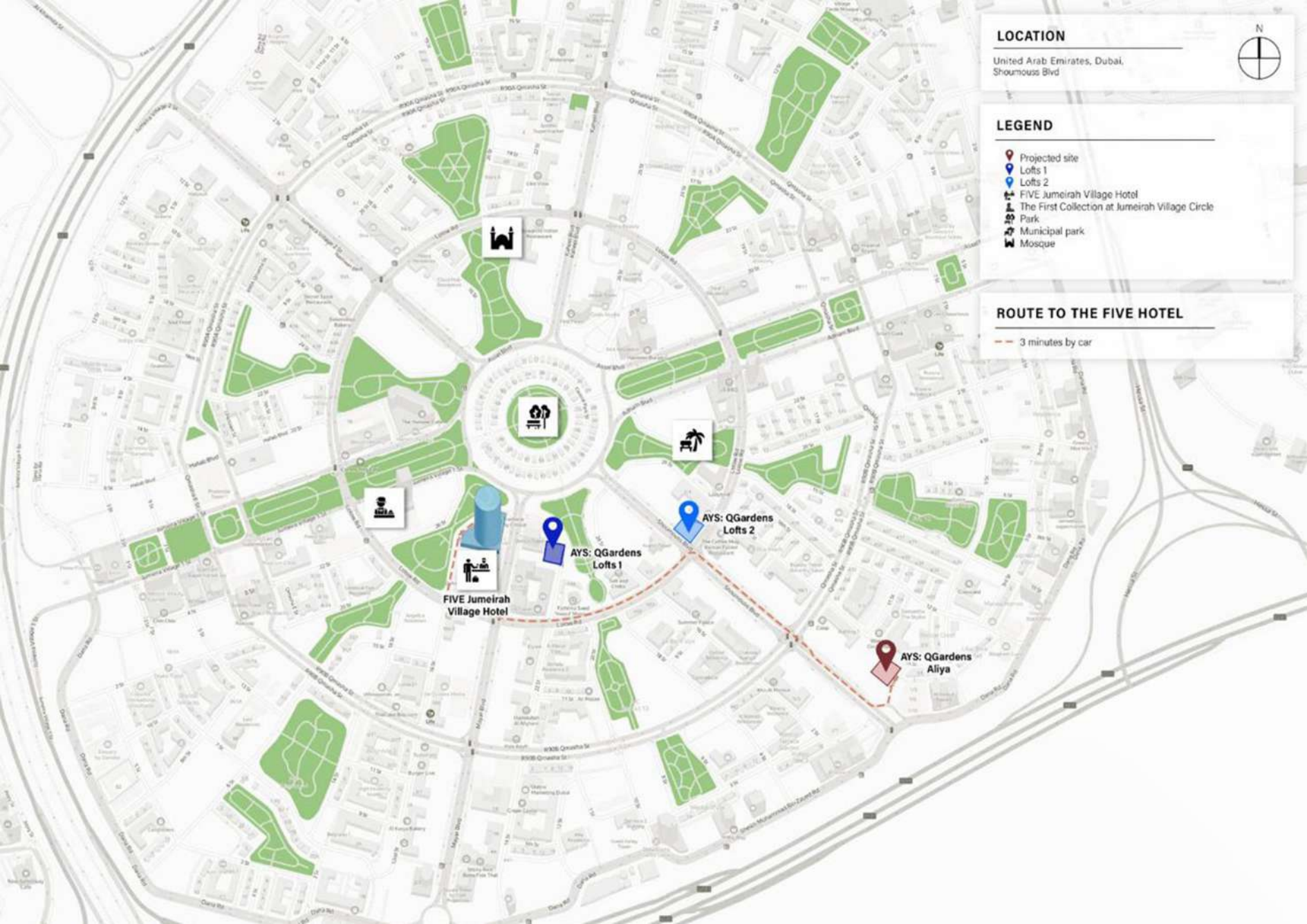


LEGEND

- Projected site
- Lofts 1
- Lofts 2
- FIVE Jumeirah Village Hotel
- The First Collection at Jumeirah Village Circle
- Park
- Municipal park
- Mosque

ROUTE TO THE FIVE HOTEL

— 3 minutes by car



A woman with long brown hair and glasses is lying back on a dark grey sofa, her hands clasped behind her head. She is wearing a light blue ribbed turtleneck sweater and dark blue jeans. The sofa is positioned in front of a large, multi-paned window that lets in bright, natural light. To the left of the sofa, a potted plant with long, thin leaves is visible. The overall atmosphere is calm and relaxed.

JUST RELAX WITH
Q GARDENS ALIYA

A modern bedroom interior featuring a large bed with a tufted headboard, a bench, and a rug. The room is dimly lit, with a warm glow from a lamp on the bedside table. The text "YOUR HOME SHOULD TELL THE STORY OF WHO YOU ARE, AND BE A COLLECTION OF WHAT YOU LOVE." is overlaid on the image.

YOUR HOME SHOULD TELL THE STORY OF WHO YOU ARE,
AND BE A COLLECTION OF WHAT YOU LOVE.









AMENITIES

FLOOR TO CEILING
PANORAMIC WINDOWS



AMENITIES

- Q GARDENS SIGNATURE LOBBY
- 24 HOURS CONCIERGE

"THERE IS NOTHING LIKE STAYING
AT HOME, FOR REAL COMFORT."

Q GARDENS ALIYA





EXQUISITE LIVING:

EXQUISITE LIVING

- Furnished Kitchens (Italy)
- High Ceiling
- Bertolotto Porte Doors (Italy)
- Floor-to-Ceiling Panoramic Windows
- Backsplash & Countertop by Michelangelo (Italy)
- Schneider Switches & Sockets
- Villeroy & Boch / Grohe Sanitaryware
- Siemens Electric Appliances



ENTERTAINMENT FACILITIES

- Entertainment Arcade Game Room
(Billiards, Table Tennis, Golf Simulator)
- Rooftop Sky Garden Lounge Area
- Business Lounge/Co-working Spaces
with Conference Room, Espresso Bar &
Panoramic City View
- Cycling Studio



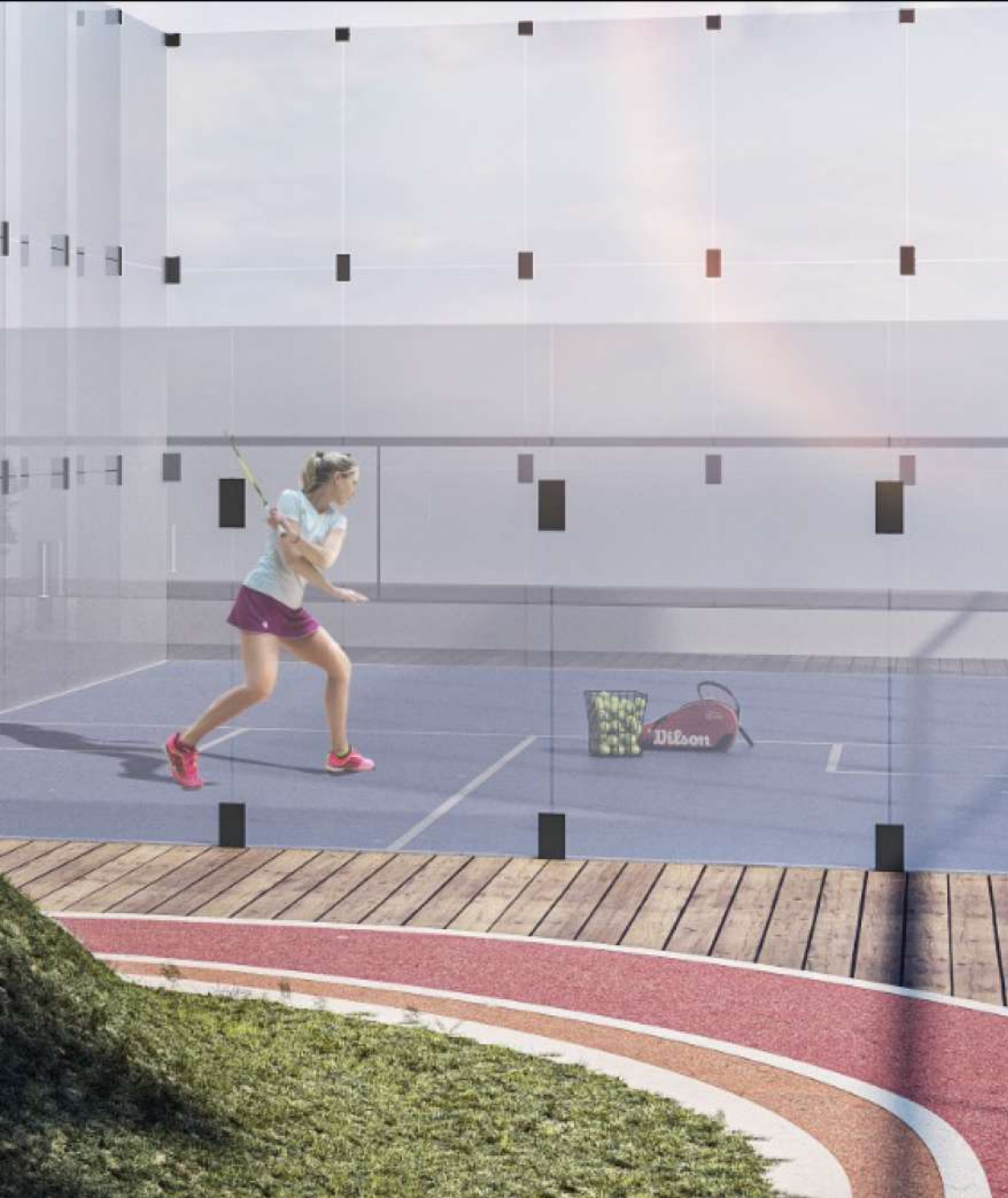
AMENITIES

- INFINITY HEATED POOL
- ROCK WATERFALL



A modern, dimly lit cinema room for residents. The room features several rows of dark leather armchairs with integrated side tables. Each chair has a small red and white striped popcorn bucket on its side table. The walls are covered in dark, vertical wood paneling. The floor is a light-colored, textured material. The overall atmosphere is sophisticated and comfortable.

CINEMA ROOM FOR RESIDENTS



AMENITIES

- . JOGGING TRACK
- . SQUASH COURT

A modern gym interior with a row of treadmills on the left and a wooden wall in the background. A neon sign on the wall reads "NO EXCUSES". The word "GYM" is overlaid in large white letters. Sunlight streams in from large windows on the left, casting long shadows on the floor. Various gym equipment, including a bench and other machines, are visible in the background.

NO
EXCUSES

GYM

A modern, minimalist gym washroom interior. The space features three identical vanity stations arranged in a row. Each station consists of a white rectangular pedestal sink with a black countertop. On the countertop, there are two amber-colored bottles of soap and a white bar of soap. A white towel with a grey stripe is hanging from a black towel rack on the front of each sink. Above each sink is a large, arched mirror with a thin gold-colored frame. The background wall is a dark, textured grey. The floor is a light grey. The overall lighting is soft and warm, creating a clean and sophisticated atmosphere.

GYM WASHROOM

AMENITIES

"CYCLING STUDIO"







FLOOR PLANS

AT LEAST 50% OF THE HARDCAPE
WILL BE PAVED WITH CONSTRUCTION
MATERIALS HAVING MINIMUM
SRI OF 33

43

General Notes

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1	PD SUBMISSION	28-03-24
No.	Issue/Submission	Date
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No.	Revision	Date

Stage **PD** Preliminary Design

Location	
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Plot No. JVC12COHR3008

Project Title
B+G+5P+27+R RESIDENTIAL BUILDING
W/ SHOWROOM AT GROUND

AL MRKAZ MARBLE LLC

Consultant

 CVTBC Consulting Engineers
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Developer

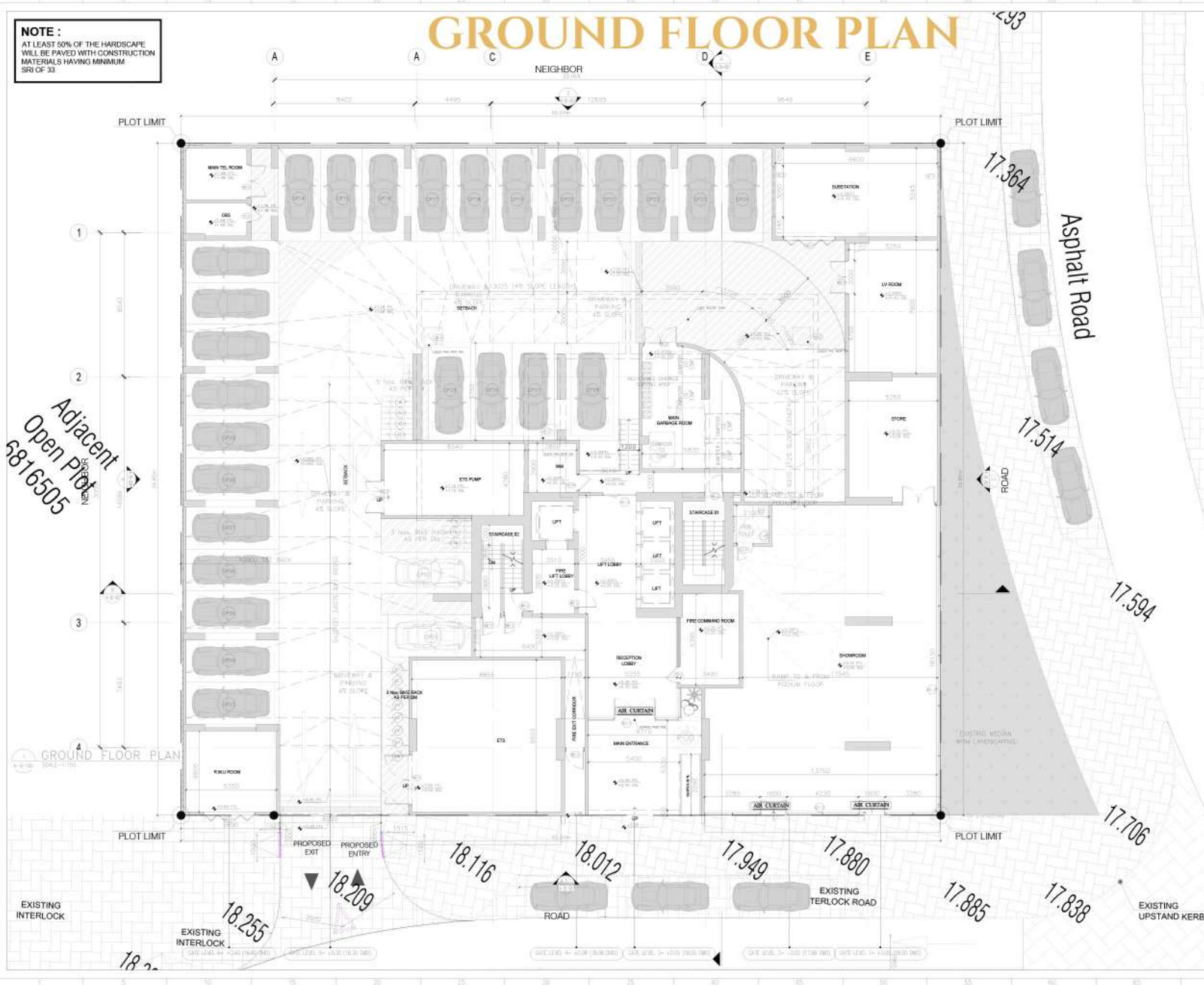
Contractor

Drawing Title

GROUND FLOOR PLAN

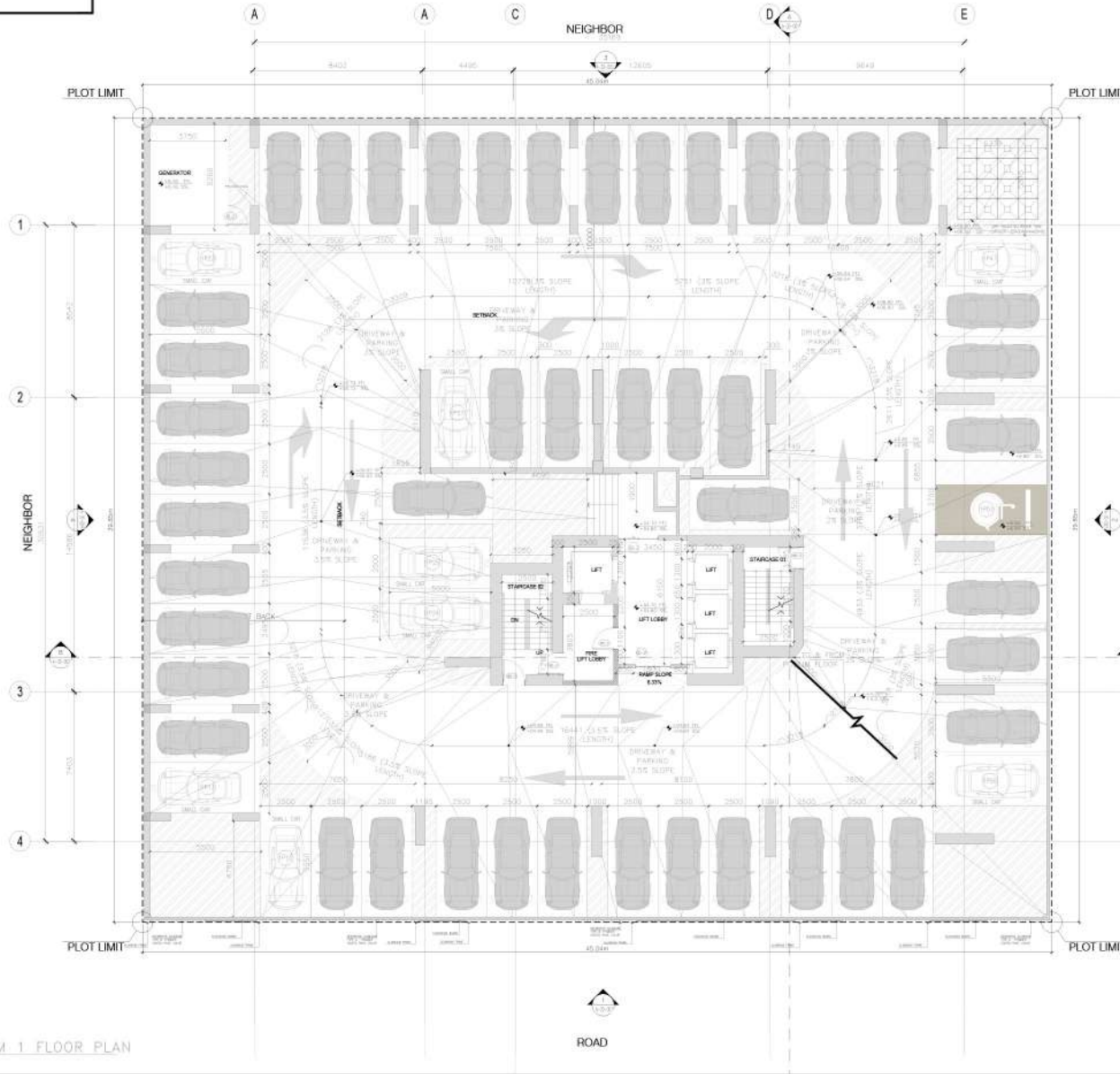
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Job No.				Revised
23011	A-13-102			0

THE JOURNAL OF POST KEYNESIAN ECONOMICS ANALYSIS



NOTE :
AT LEAST 50% OF THE HARDSCAPE
WILL BE PAVED WITH CONSTRUCTION
MATERIALS HAVING MINIMUM
SRI OF 33

PODIUM 1 FLOOR PLAN



General Notes

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- Drawings not to be scaled.

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1	PD SUBMISSION	28-03-24
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No.	Revision	Date

Stage **PD** Preliminary Design

Location AL BARSHA SOUTH FOURTH - 681 North

Plot No. JVC12COHR3008

Project Title B+G+5P+27+R RESIDENTIAL BUILDING W/ SHOWROOM AT GROUND

Client AL MRKAZ MARBLE LLC

Consultant CIVTC Consulting Engineers, Owners' Representative, Podium 1, Office 03, P.O. Box 30008, Dubai, UAE. Tel: +971 4 402 5474 Fax: +971 4 402 5475

Developer

Contractor

Drawing Title PODIUM 1 FLOOR PLAN

Scale 1:100 Drawn GK Checked GK Authorised A1 Job No. 23011 Revision 0

FIRST FLOOR PLAN



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No.	Revision	Date

Stage **PD** Preliminary Design

Location **AL BARSHA SOUTH FOURTH - 6S1** North

Plot No. **JVC12COHR3008**

Project Title **B+G+5P+27+R RESIDENTIAL BUILDING W/ SHOWROOM AT GROUND**

Client **AL MRKAZ MARBLE LLC**

Consultant **CVTCC Consulting Engineers**
 Owners: Tower, Systems, P&E, Platform 1, Office 03
 P.O. Box 30008, Dubai, UAE
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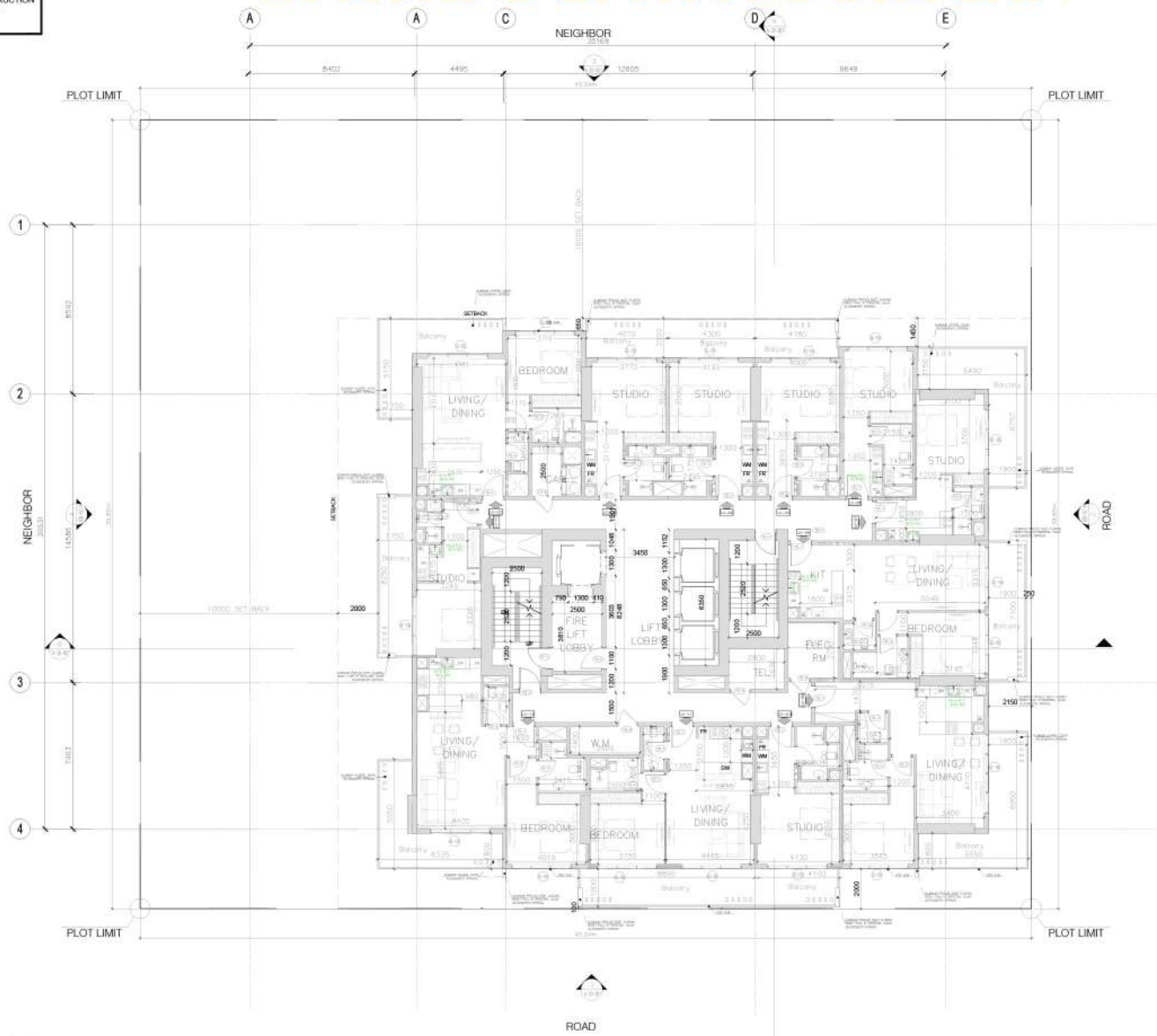
Developer

Contractor

Drawing Title					
1ST FLOOR PLAN					
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Job No.				Revision	
23011	A-13-109				0

NOTE :
AT LEAST 50% OF THE HARDSCAPE
WILL BE PAVED WITH CONSTRUCTION
MATERIALS HAVING MINIMUM
SRI OF 33

26TH AND 27TH FLOOR PLAN



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No.	Revision	Date

Stage
PD Preliminary Design

Location
AL BARSHA SOUTH FOURTH - 681

Plot No.
JVC12COHR3008

Project Title
B+G+5P+27+R RESIDENTIAL BUILDING
W/ SHOWROOM AT GROUND

Client
AL MRKAZ MARBLE LLC

Consultant
CVTDC Consulting Engineers
Oman's Tower, Bldg. 3008, P.O. Box 11, Office 11
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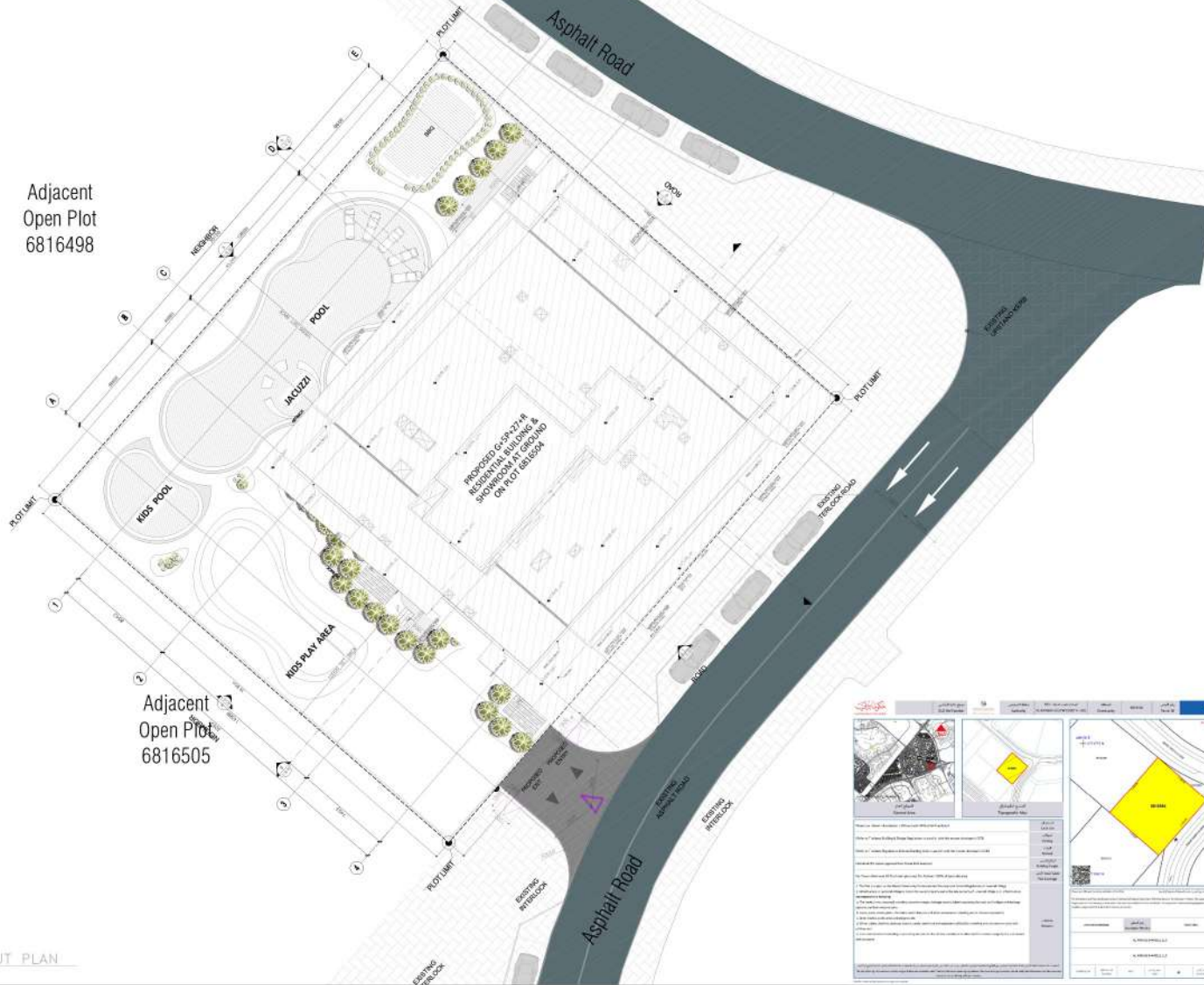
Developer

Contractor

Drawing Title				
26TH FLOOR PLAN				
Scale	Drawn	Checked	Authorised	Site
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Job No.				Revision
23011		A-13-108		0

NOTE :
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MATERIALS HAVING MINIMUM
SRI OF 33

SETTING OUT PLAN



Adjacent
Open Plot
6816498

Adjacent
Open Plot
6816505

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No.	Revision	Date

Stage
PD Preliminary Design

Location
AL BARSHA SOUTH FOURTH - 681

Plot No.
JVC12COHR3008

Project Title
B+G+5P+27+R RESIDENTIAL BUILDING
W/ SHOWROOM AT GROUND

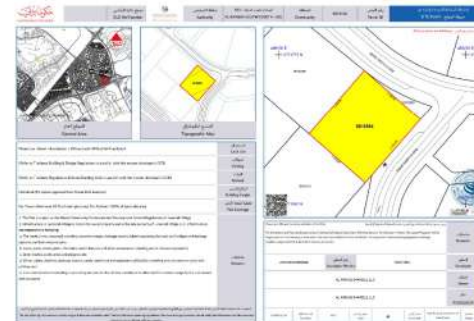
Client
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Consultant
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Developer

Contractor

Drawing Title				
SETTING OUT PLAN				
Scale	Drawn	Checked	Authorised	Site
1:100		GK	GK	A1
JOB No.				Revision
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AT LEAST 50% OF THE HARDSCAPE
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MATERIALS HAVING MINIMUM
SRI OF 33

Architectural site plan showing a building layout with dimensions, setbacks, and plot limits. The plan includes a grid system with horizontal dimensions (A-E) and vertical dimensions (1-4). Key features include setbacks (e.g., 10000' SET BACK, 10000' SET BACK), plot limits, and a road. The building footprint is detailed with internal dimensions and setbacks.

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No.	Revision	Date

Stage	Preliminary
PD	Design

Location	AL BARSHA SOUTH FOURTH - 681	North
Plot No.	JVC12COHR300B	

Project Title
B+G+5P+27+R RESIDENTIAL BUILDING
W/ SHOWROOM AT GROUND

Client: AL MRKAZ MARBLE LLC

Consultant

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Contractor

Drawing Title

Scale	Drawn	Checked	Authorized	Size
1:100		GK	GK	A1
Job No.				Revision
23011		A-13-121		0

TOP ROOF FLOOR PLAN

100



Q GARDENS ALIYA

EXPLORE EXCEPTIONAL LIVING OPPORTUNITIES IN DUBAI.

Q GARDENS ALIYA OFFERS LUXURIOUS APARTMENTS AND
A PRIME LOCATION IN JUMEIRAH VILLAGE CIRCLE.

A young woman with brown hair, wearing a pink t-shirt and blue jeans, is captured mid-jump in a modern, two-story house. She has her arms raised in a 'V' shape, holding a smartphone in her right hand, and her mouth is open in a joyful shout. The house features a dark metal balcony railing with glass panels, a large stone fireplace wall, and a kitchen area with white cabinets and a brick backsplash in the background. The lighting is warm and indoor.

YOUR BEST CHOICE
Q GARDENS ALIYA



Q GARDENS — ALIYA —

MORE THAN A PLACE TO LIVE, IT'S A LIFE