IRIDIAN PARK 2 Living

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 firsttime buyers and investors, offering excellent potential for longterm returns and growth.



IRIDIAN PARK 2 LIVING

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.





Connected To The City

Attractions

Dubai Miracle Garden – 9 minutes Motiongate Theme Park – **25 minutes** Legoland Dubai – **27 minutes** The Walk JBR – **20 minutes** Palm Jumeirah – **22 minutes**

Golf clubs

Jumeirah Golf Estates Golf Course -15 minutes Montgomerie Golf Course – 17 minutes

DUBAI MARINA



Sunmarke School – 2 minutes Arcadia School – 5 minutes

MALL OF

THE EMIRATES



IRIDIAN PARK 2 LIVING

Malls

Circle Mall – **15 minutes** City Centre Meaisem – **11 minutes** Dubai Hills Mall – **17 minutes** Mall of the Emirates – **15 minutes**



Hotels

Novotel JVT – 2 minutes Mövenpick Hotel JVT – 2 minutes Aloft Me'aisam – **15 minutes** FIVE Jumeirah Village Hotel – **15 minutes**

JSS International School – **12 minutes** GEMS Founders School – **18 minutes**





IRIDIAN PARK 2 Living

District 13, Jumeirah Village Circle

Welcome to IR1DIAN PARK 2, a residential gem inspired by the brilliance of iridescence—where light and nature come together to create a vibrant and dynamic living experience

Located in the heart of Jumeirah Village Circle (JVC), this residential haven offers a perfect balance of urban convenience and a welcoming neighborhood atmosphere.

BUILDING DESCRIPTION:G+P+5ANTICIPATED COMPLETION:Q2 2027ANTICIPATED SERVICE CHARGE:AED 15/SQ.FT.

STUDIC) 1 BEDROOM	2 BEDROOM
19	56	11
	TOTAL	86







A Shimmering Oasis Of Modern Living

Designed to reflect the ever-changing hues of life, IR1DIAN PARK 2 redefines modern living with functional layouts, natural light-filled interiors, and essential amenities for a well-rounded lifestyle.

Set amidst the green surroundings of JVC, the project provides a well-connected yet peaceful environment, ensuring easy access to key destinations in Dubai while maintaining a sense of comfort and community.











POOL



POOL DECK WITH SUN LOUNGERS



KIDS POOL



IRIDIAN PARK 2 LIVING

Amenities





GYM



BBQ AREA



CLUBHOUSE















IRIDIAN PARK 2 LIVING





BBQ Area | Outdoor Lounge

AL 15. 4







IRIDIAN PARK 2 LIVING











DUBAI SPORFS CIFY



IRIDIAN PARK 2 LIVING

JVC COMMUNIFY

GROUND FLOOR

1 LOBBY

DUBAI SPORFS CIFY

JVC COMMUNIFY PARK







IRIDIAN PARK 2 Living

PODIUM 1st FLOOR

JVC COMMUNITY $\frac{2}{2}$

- 3 POOL DECK WITH SUN LOUNGERS
- 4 KIDS POOL
- 5 CLUBHOUSE
- 6 KIDS PLAY ROOM

SWIMMING POOL

- 7 GYM
- 8 BBQ AREA

IRIDIAN PARK 2 LIVING JVC: A Modern Community With Timeless Appeal

THRIVING RESIDENTIAL HUB

A mix of modern apartments, townhouses, and villas for various lifestyles.

POPULAR WITH YOUNG PROFESSIONALS

Affordable housing options and proximity to business districts attract a growing number of young residents.



FAMILY-FRIENDLY ENVIRONMENT

Close to schools and nurseries, making it ideal for families.

RISING INVESTMENT POTENTIAL

Steady growth in property prices and rental demand offers attractive returns.





Road.



RETAIL & DINING CONVENIENCE

Shops, cafes, and supermarkets within walking distance for daily needs.





COMMUNITY-CENTRIC LAYOUT

Designed with landscaped walkways and green spaces, fostering relaxation and connectivity.

EFFORTLESS CONNECTIVITY

Quick access to major areas via Al Khail Road and Sheikh Mohammed Bin Zayed



RECREATION & LEISURE

Parks, sports fields, gyms, and pools support an active lifestyle.



SUSTAINABLE GROWTH

Focus on green living and ongoing development enhances long-term value.



|R10|ANPAR<2



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



LIVING

INVESTING IN REAL ESTATE OVER \$545,000 YOU AND YOUR FAMILY RECEIVE A 10-YEAR GOLD VISA, WHICH PROVIDES A NUMBER OF STRONG BENEFITS:





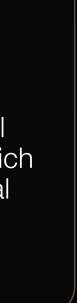
Free to open and conduct business in the UAE



Free to open and conduct business in the UAE



Obtaining a local driving license, which is an international license





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IRIDIAN PARS 2 LIVING

Object 1