



# CUBIX RESIDENCES

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## CUBIX RESIDENCES

## CUBIX RESIDENCES

Qube Developments doesn't just create trailblazing building solutions, we craft homes in which life can truly be lived. Creatively engineered to elicit the utmost in alluring style, comfort and quality of living, our properties take a holistic view in exceeding everyday expectations.

This means going above and beyond not just in imbuing each home with our core values - of groundbreaking sustainable architecture, stunning design and next-level amenities - but in creating thriving communities in the heart of Dubai. With bespoke offerings including high-tech systems implemented as standard, we've elevated the concept of home to whole new heights.

Within the commercial and residential hub of Jumeirah Village Circle, Cubix Residences provides interconnectivity matched by serenity, convenience and a family-friendly focus. Discover a premium lifestyle imbued with unleashed possibility.

**Discover Cubix Residences.**

The background of the entire image is a close-up, high-resolution photograph of a teal-colored feather. The feather's structure is highly detailed, showing a central rachis and numerous fine, radiating barbs that create a complex, organic pattern. The color is a rich, slightly dark teal, with subtle variations in tone and texture across the surface.

INNOVATIVE  
LIVING IN THE

BEATING HEART  
OF DUBAI

## LOCATED AT JUMEIRAH VILLAGE CIRCLE

Vibrant, inclusive, stylish and beautifully appointed, Jumeirah Village Circle is renowned as among Dubai's most desirable neighbourhoods. Matching a family-friendly community with peerless accessibility to Dubai's multitude of attractions, Jumeirah Village Circle offers an idyllic blend of serenity, safety and all the amenities needed for a life well lived.



10 Minutes  
Dubai Autodrome



15 Minutes  
Mall of the Emirates



18 Minutes  
Palm Jumeirah



20 Minutes  
Jumeirah Beach



20 Minutes  
Dubai Marina



20 Minutes  
Downtown Dubai & Burj Khalifa



28 Minutes  
Dubai World Central



30 Minutes  
Dubai International Airport



## WHERE FAMILY COMES FIRST



## DISCOVER A SENSE OF BELONGING

At Cubix Residences, family living runs through each and every design choice. From our spacious and integrated interiors to our tranquil open spaces, access to nature and homes optimised for work-life balance, our properties are places to put down roots, revel in childhood and bring loved ones closer.

# ELEGANTLY DESIGNED

Cubix Residences has been elegantly designed as an L-shaped building, built to maximise natural light and ensure comfort, convenience and the best that Jumeirah Circle Village living can offer.

Spread over five spacious levels and boasting 64 luxurious units (including studio apartments, 1-bedroom and 2-bedroom apartments, 2-bedroom and 3-bedroom duplexes and penthouses).



# LIVE INNOVATIVELY

From innovative design grows convenient, interconnected and bespoke living. At Cubix Residences, we've pushed the boundaries of possibility to unveil a host of ultra-modern design concepts, bringing a new generation of building development to light in a truly remarkable setting.



# CUBIX RESIDENCES BUILDING CONFIGURATION

Cubix Residences is an L shaped, modern  
and high tech residential building



G + P + 5 Floors



64  
Units

15

STUDIOS

32

1 BEDROOM

7

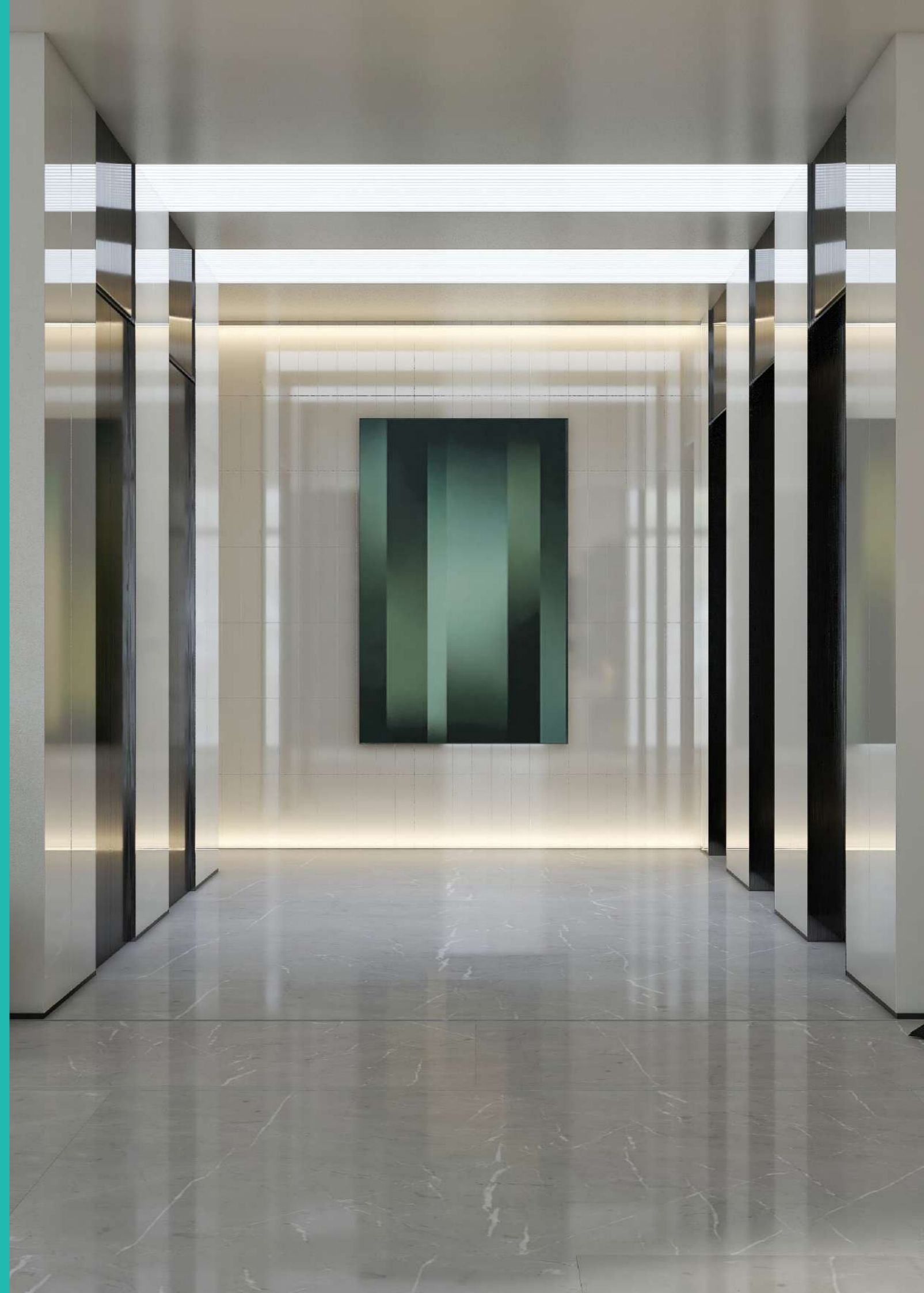
2 BEDROOM

4

2 BEDROOM  
DUPLEX

6

3 BEDROOM  
DUPLEX





# AN ARRAY OF AMENITIES



### SWIMMING POOL

Start your day with a splash or unwind with a leisurely swim - with a beautiful community swimming pool at your doorstep, the choice is entirely yours.



### SHOWER ROOMS

Whether you're heading home from a commute, hitting the gym or spending some time in your community pool, our shower rooms and lockers provide convenience, comfort and security combined.



### INDOOR GYM

Designed with a health-conscious lifestyle in mind, our indoor gym ensures you're never far from a place in which to reach your potential. Discover everything you need to hit your stride.



### JOGGING TRACK

Meandering through the stylish environs, our jogging track is a simple yet effective addition to promote healthy living, while maximising the benefits of an indoor-outdoor lifestyle.



### 24/7 SECURITY

Our security service ensure safe living and maintain the private atmosphere of the community



### SAUNA & STEAM ROOM

Known as the heat therapy. The sauna and steam room provides a wide range of health benefits especially after exercising

You'll find everything you need for a lifestyle built around health and happiness.

# HIGH TECH FACILITIES



## HOME AUTOMATION

With a full suite of home automation amenities, we're putting convenience at the forefront of daily life.



## CAR RECOGNITION

With our AI-optimised car plate recognition systems, accessibility has simply never run more smoothly.



## SECURITY SPEAKERS

Our security systems are fully integrated to ensure your peace of mind, comfort and day-to-day safety.



## CAMERAS

Our residents benefit from integrated systems and security personnel with the vigilance to ensure living with limits.



## EFFICIENT LIFTS

Our purpose-built lifts ensure getting to or from your home is always as simple, relaxing and efficient as can be.



## ELECTRIC CHARGING

Our green parking spaces match safety and security with convenience and eco-consciousness.



## SOLAR PANELS

As part of our sustainable promise and eco-conscious values, our homes are built with solar energy systems as standard.



## INNOVATION HUB

Built to meet the needs of today's fast-paced world, our Innovation Hub ensures you're never far from a workspace that works for you.



## FACE RECOGNITION

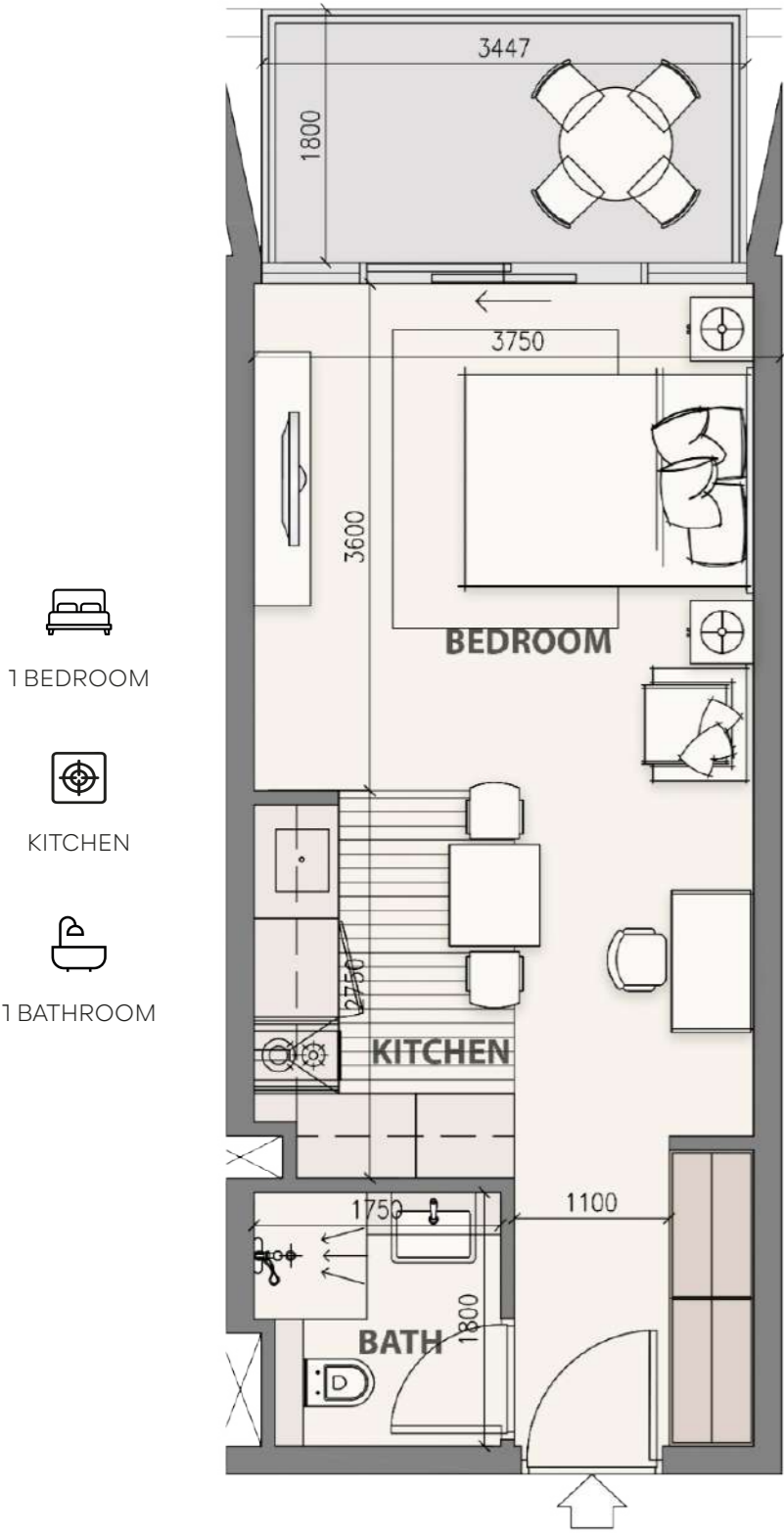
With facial recognition offering a personalised level of home and community security, your peace of mind is guaranteed.



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P  
L  
A  
N  
S



STUDIO

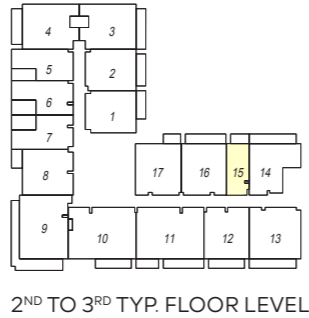


- 1 BEDROOM
- KITCHEN
- 1 BATHROOM

Suite Area:  
336.48 sq ft

Balcony Area:  
63.83 sq ft

Total Sellable Area:  
400.31 sq ft



1 BEDROOM ST1

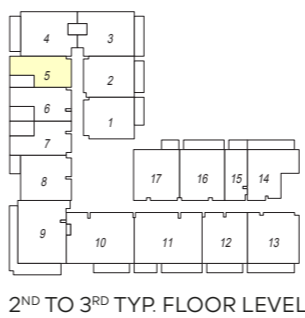


- LIVING ROOM
- 1 BEDROOM
- KITCHEN
- DINING ROOM
- 1 BATHROOM

Suite Area:  
476.63 sq ft

Balcony Area:  
86 sq ft

Total Sellable Area:  
562.63 sq ft



1 BEDROOM ST2

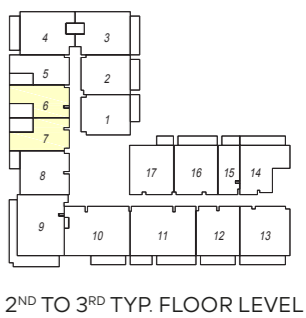


- LIVING ROOM
- 1 BEDROOM
- KITCHEN
- DINING ROOM
- 1 BATHROOM

Suite Area:  
503.97 sq ft

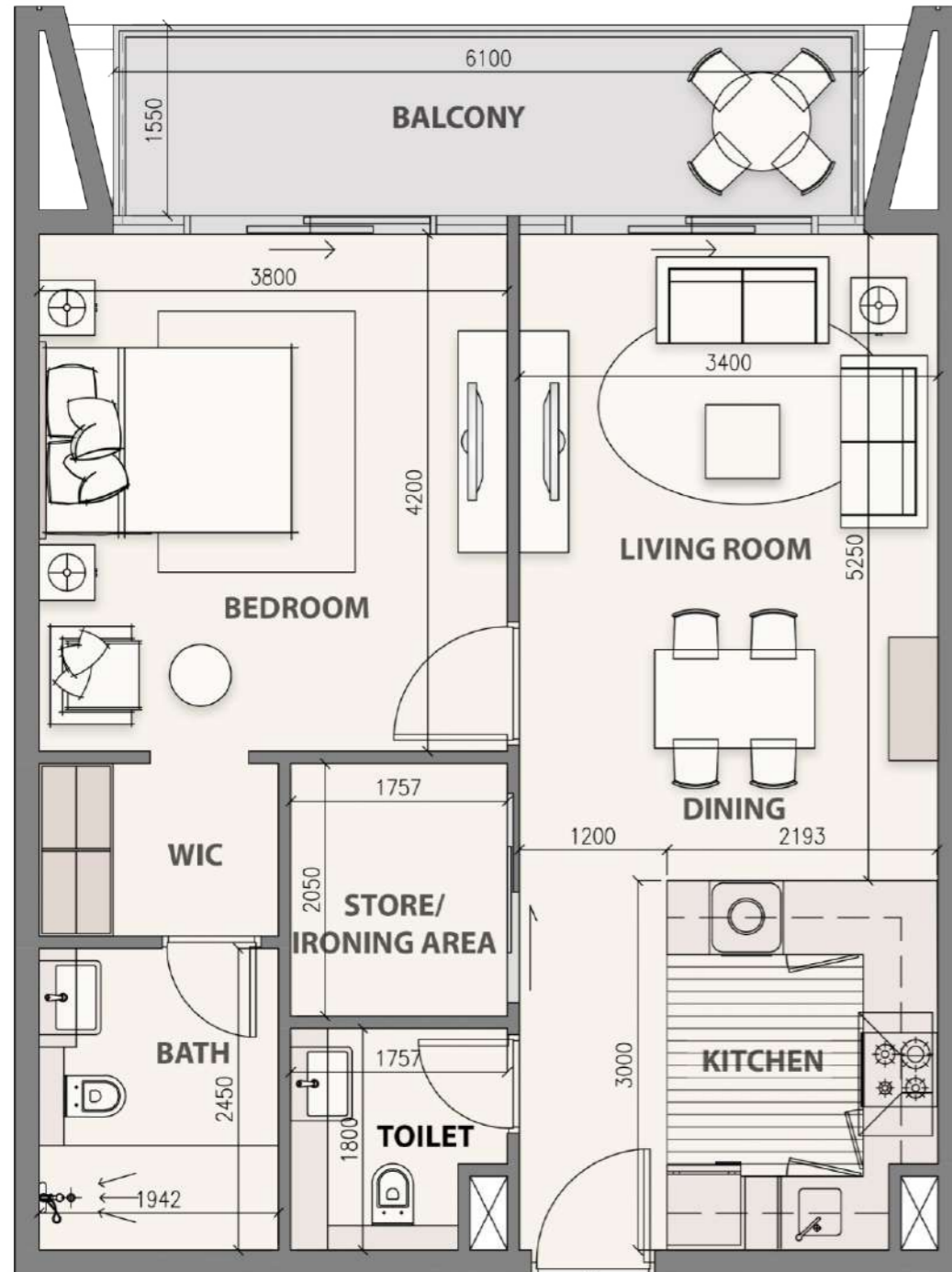
Balcony Area:  
81.05 sq ft

Total Sellable Area:  
585.02 sq ft

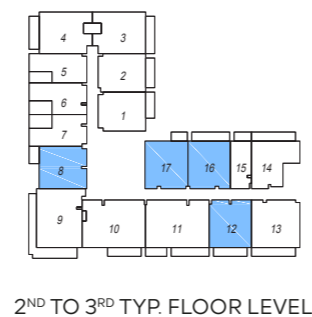


# 1 BEDROOM T1

 LIVING ROOM
  1 BEDROOM
  KITCHEN
  DINING ROOM
  2 BATHROOMS
  STORE ROOM

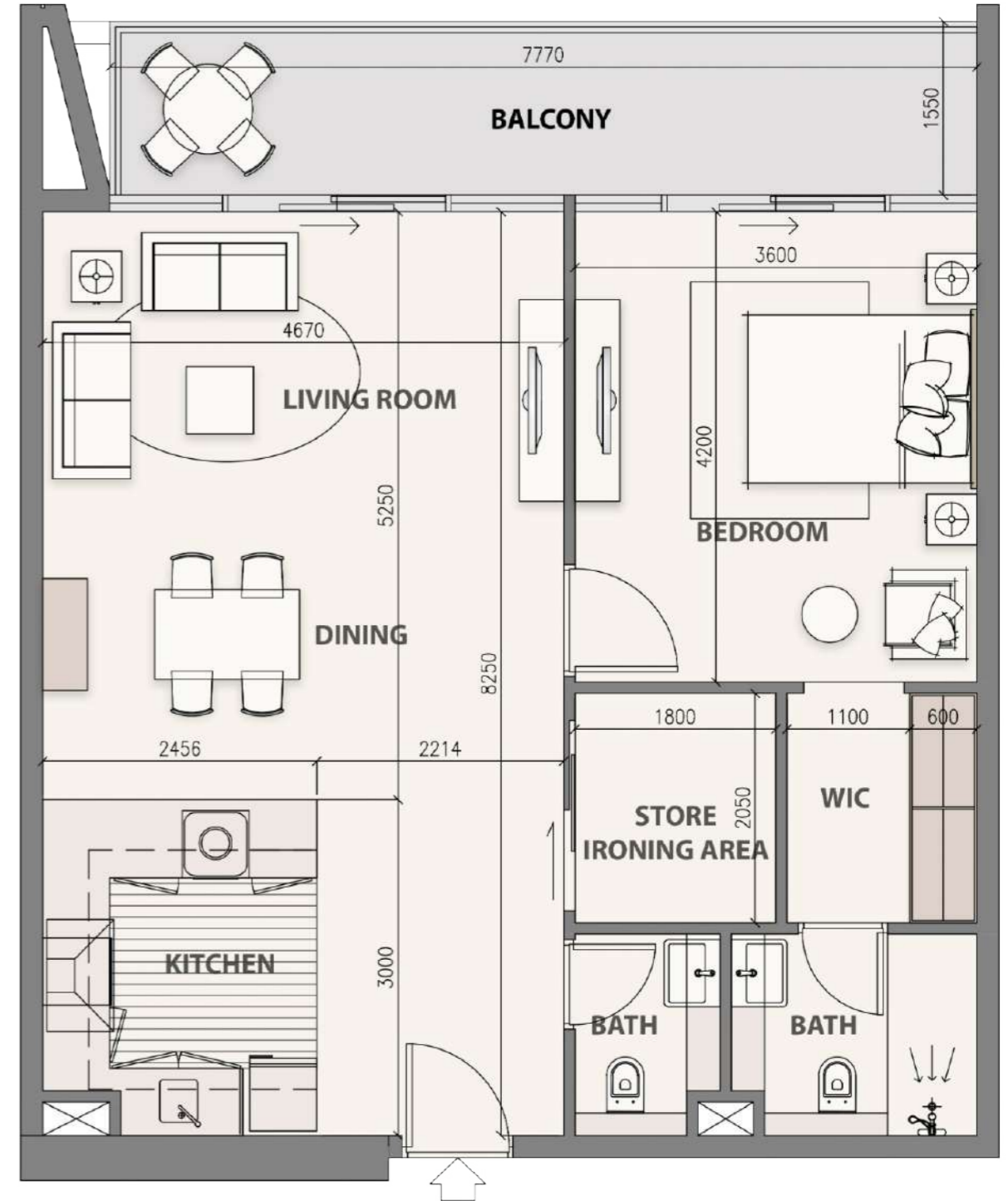


Suite Area: 673.17 sq ft  
 Balcony Area: 99.24 sq ft  
 Total Sellable Area: 772.41 sq ft



# 1 BEDROOM T2

 LIVING ROOM
  1 BEDROOM
  KITCHEN
  DINING ROOM
  2 BATHROOMS
  STORE ROOM

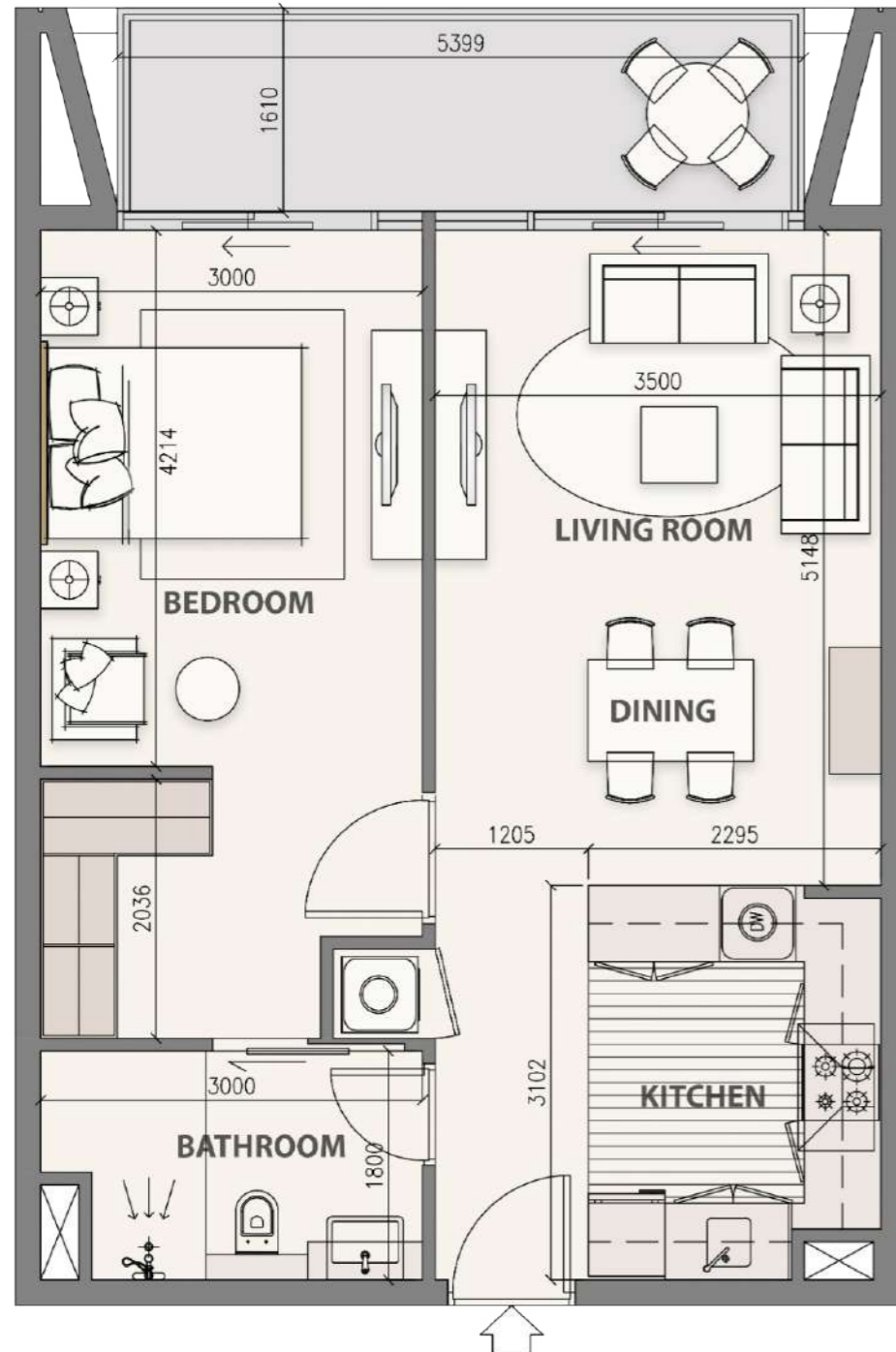


Suite Area: 772.09 sq ft  
 Balcony Area: 130.03 sq ft  
 Total Sellable Area: 902.12 sq ft



## 1 BEDROOM T3

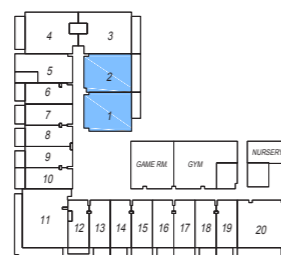
 LIVING ROOM
  1 BEDROOM
  KITCHEN
  DINING ROOM
  1 BATHROOMS



Suite Area: 608.59 sq ft

Balcony Area: 90.31 sq ft

Total Sellable Area: 698.90 sq ft



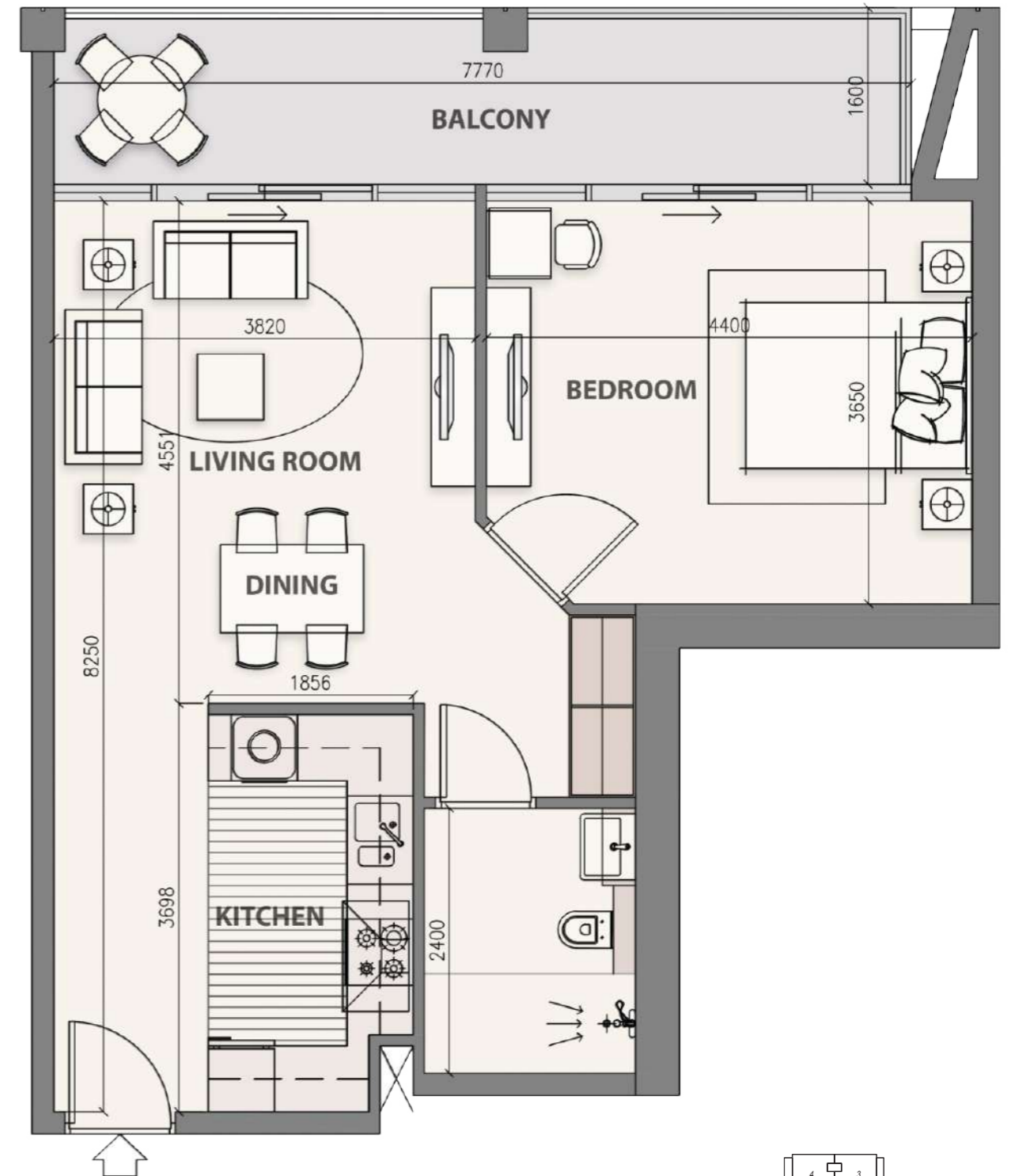
1<sup>ST</sup> FLOOR LEVEL



2<sup>ND</sup> TO 3<sup>RD</sup> TYP. FLOOR LEVEL

## 1 BEDROOM T4

 LIVING ROOM
  1 BEDROOM
  KITCHEN
  DINING ROOM
  1 BATHROOMS



Suite Area: 620.43 sq ft

Balcony Area: 134.23 sq ft

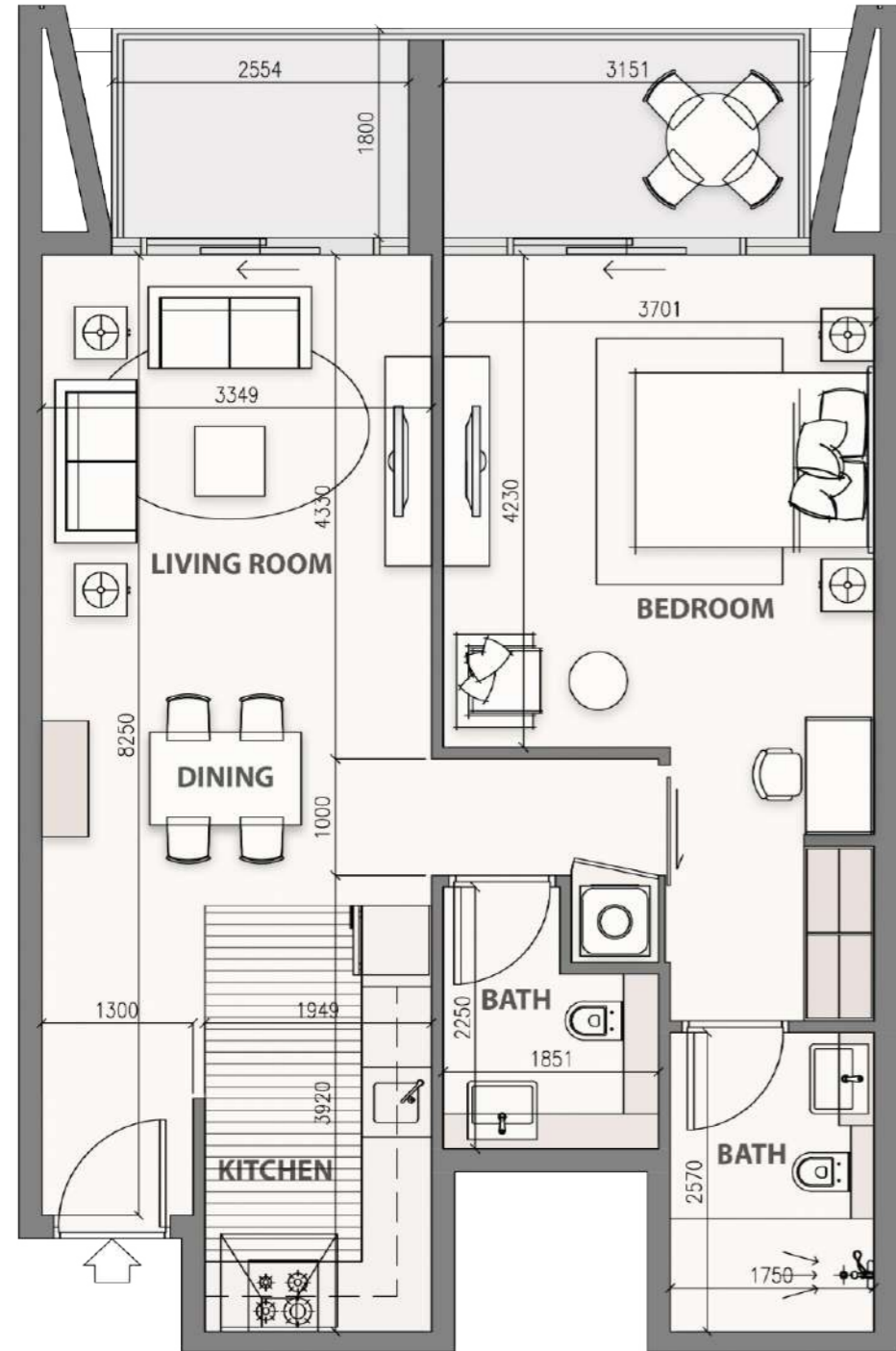
Total Sellable Area: 754.66 sq ft



2<sup>ND</sup> TO 3<sup>RD</sup> TYP. FLOOR LEVEL

# 1 BEDROOM T5

 LIVING ROOM  
  1 BEDROOM  
  KITCHEN  
  DINING ROOM  
  2 BATHROOM

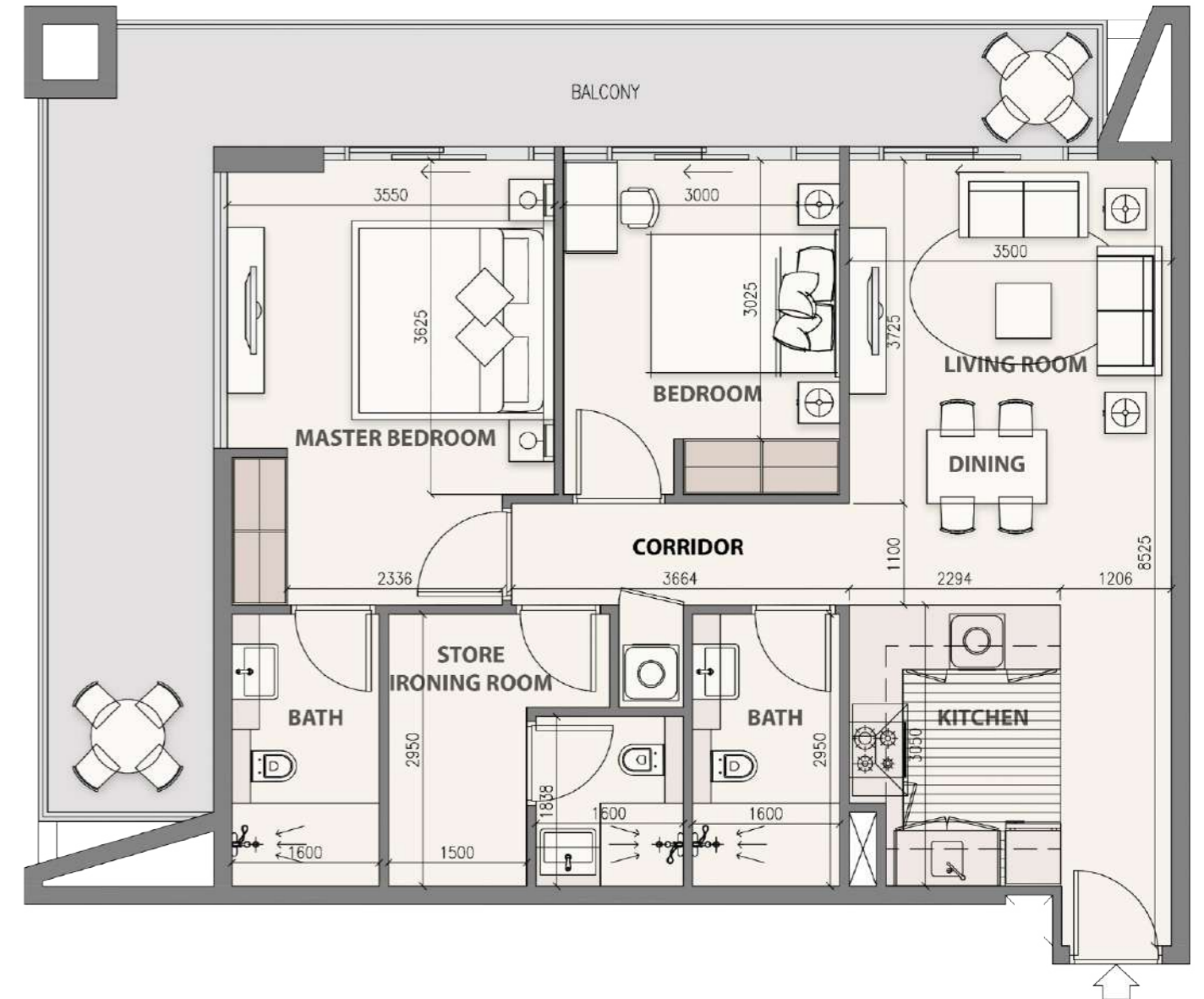


Suite Area: 701.81 sq ft  
 Balcony Area: 113.34 sq ft  
 Total Sellable Area: 815.15 sq ft



# 2 BEDROOM T1

 LIVING ROOM  
  2 BEDROOMS  
  KITCHEN  
  DINING ROOM  
  3 BATHROOMS  
  STORE ROOM

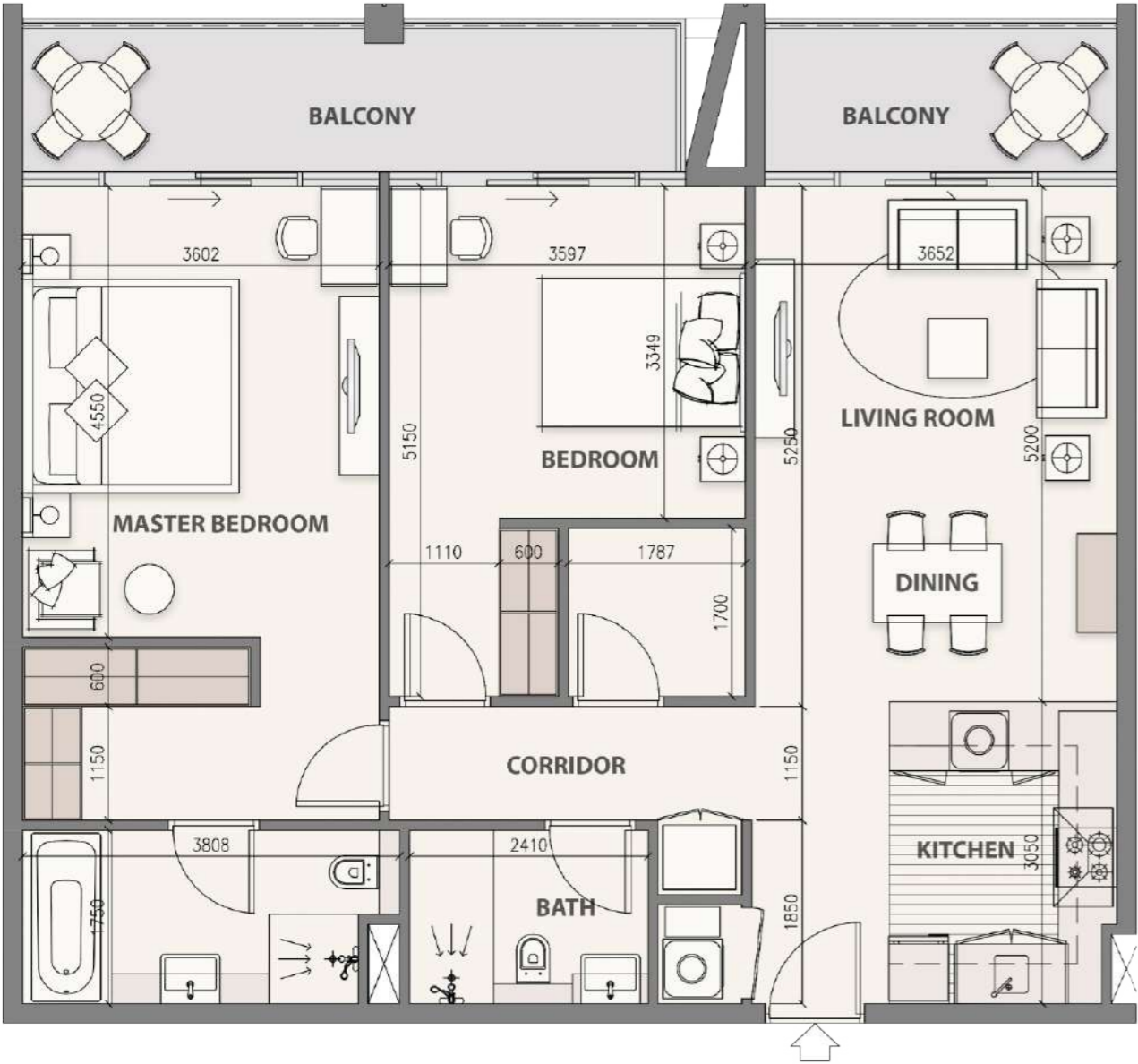


Suite Area: 908.26 sq ft  
 Balcony Area: 311.29 sq ft  
 Total Sellable Area: 1219.55 sq ft



# 2 BEDROOM T2

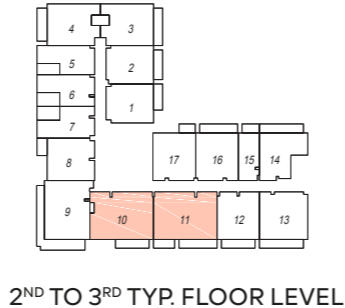
-  LIVING ROOM
-  2 BEDROOM
-  KITCHEN
-  DINING ROOM
-  2 BATHROOMS
-  STORE ROOM



Suite Area: 1014.28 sq ft

Balcony Area: 174.81 sq ft

Total Sellable Area: 1189.09 sq ft



# 2 BEDROOM DUPLEX T1

-   
LIVING ROOM
-   
2 BEDROOMS
-   
KITCHEN
-   
DINING ROOM
-   
3 BATHROOMS
-   
STORE ROOM
-   
PRIVATE SWIMMING POOL
-   
TERRACE



**FOURTH FLOOR**  
Suite Area: 711.82 sq ft  
Balcony Area: 316.46 sq ft  
Total Sellable Area: 1028.28 sq ft



**FIFTH FLOOR**  
Suite Area: 733.67 sq ft  
Balcony Area: 79.01 sq ft  
Total Sellable Area: 812.68 sq ft



# 2 BEDROOM DUPLEX T2

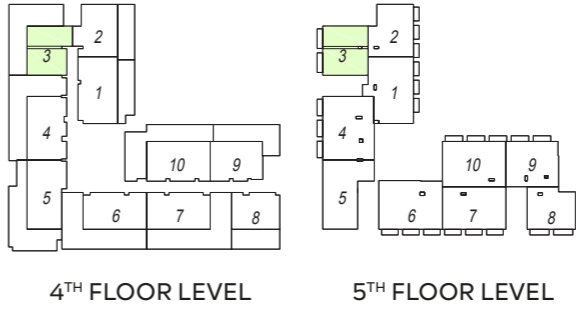
-   
LIVING ROOM
-   
2 BEDROOM
-   
KITCHEN
-   
DINING ROOM
-   
4 BATHROOMS
-   
STORE ROOM
-   
PRIVATE SWIMMING POOL
-   
TERRACE



FOURTH FLOOR  
Suite Area: 691.90 sq ft  
Balcony Area: 699.87 sq ft  
Total Sellable Area: 1391.77 sq ft

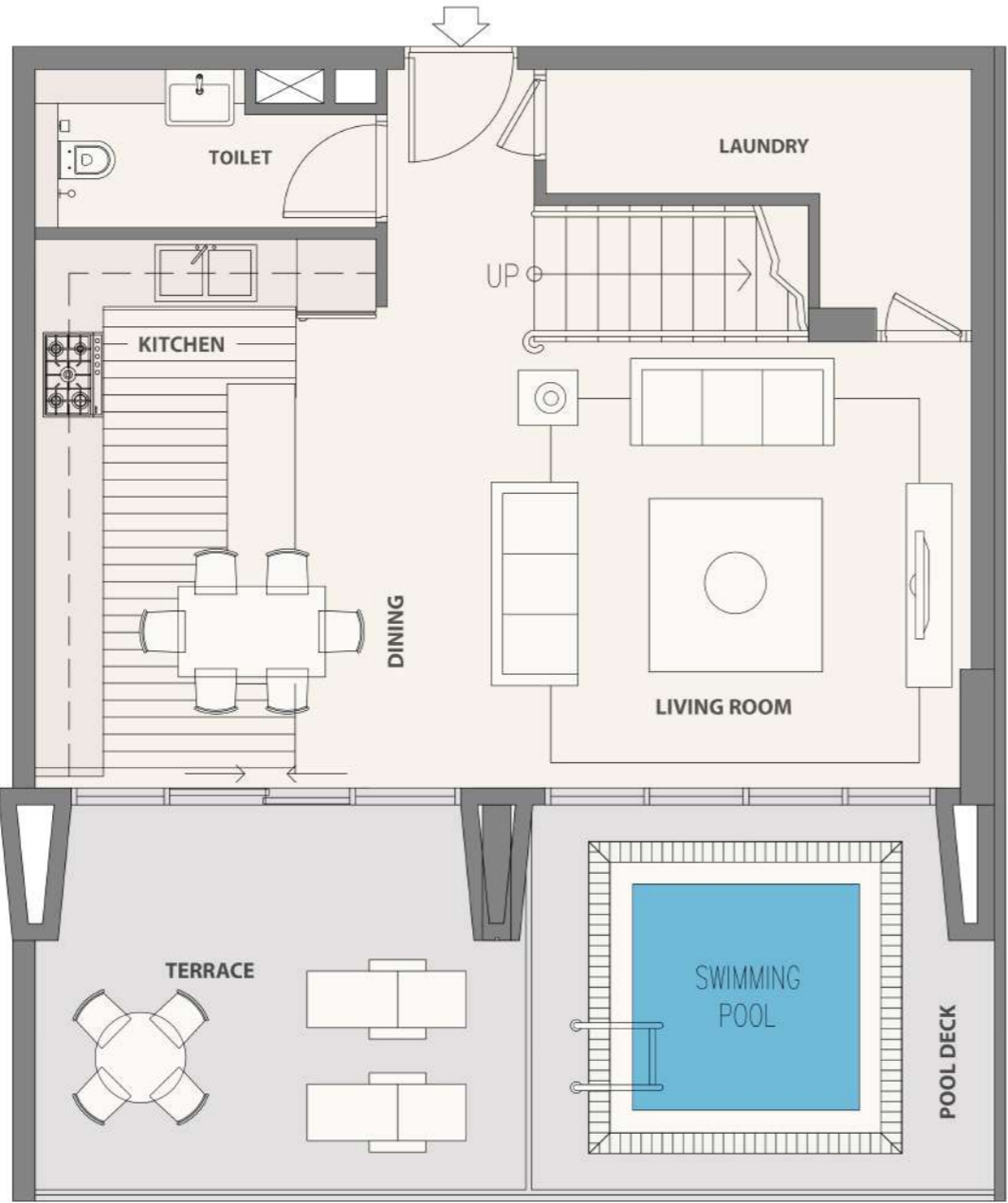


FIFTH FLOOR  
Suite Area: 748.84 sq ft  
Balcony Area: 74.59 sq ft  
Total Sellable Area: 823.43 sq ft



# 2 BEDROOM DUPLEX T3

-   
LIVING ROOM
-   
2 BEDROOMS
-   
KITCHEN
-   
DINING ROOM
-   
3 BATHROOMS
-   
3 STORE ROOM
-   
PRIVATE SWIMMING POOL
-   
TERRACE



## FOURTH FLOOR

Suite Area: 592.88 sq ft

Balcony Area: 322.81 sq ft

Total Sellable Area: 915.69 sq ft

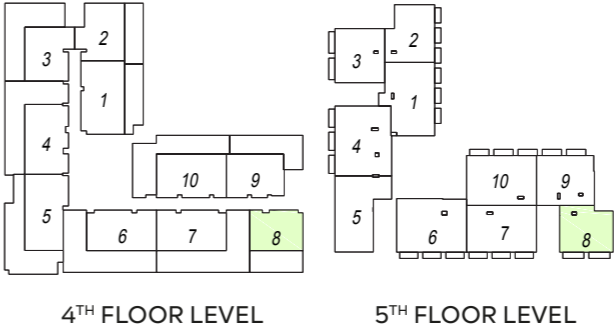


## FIFTH FLOOR

Suite Area: 660.90 sq ft

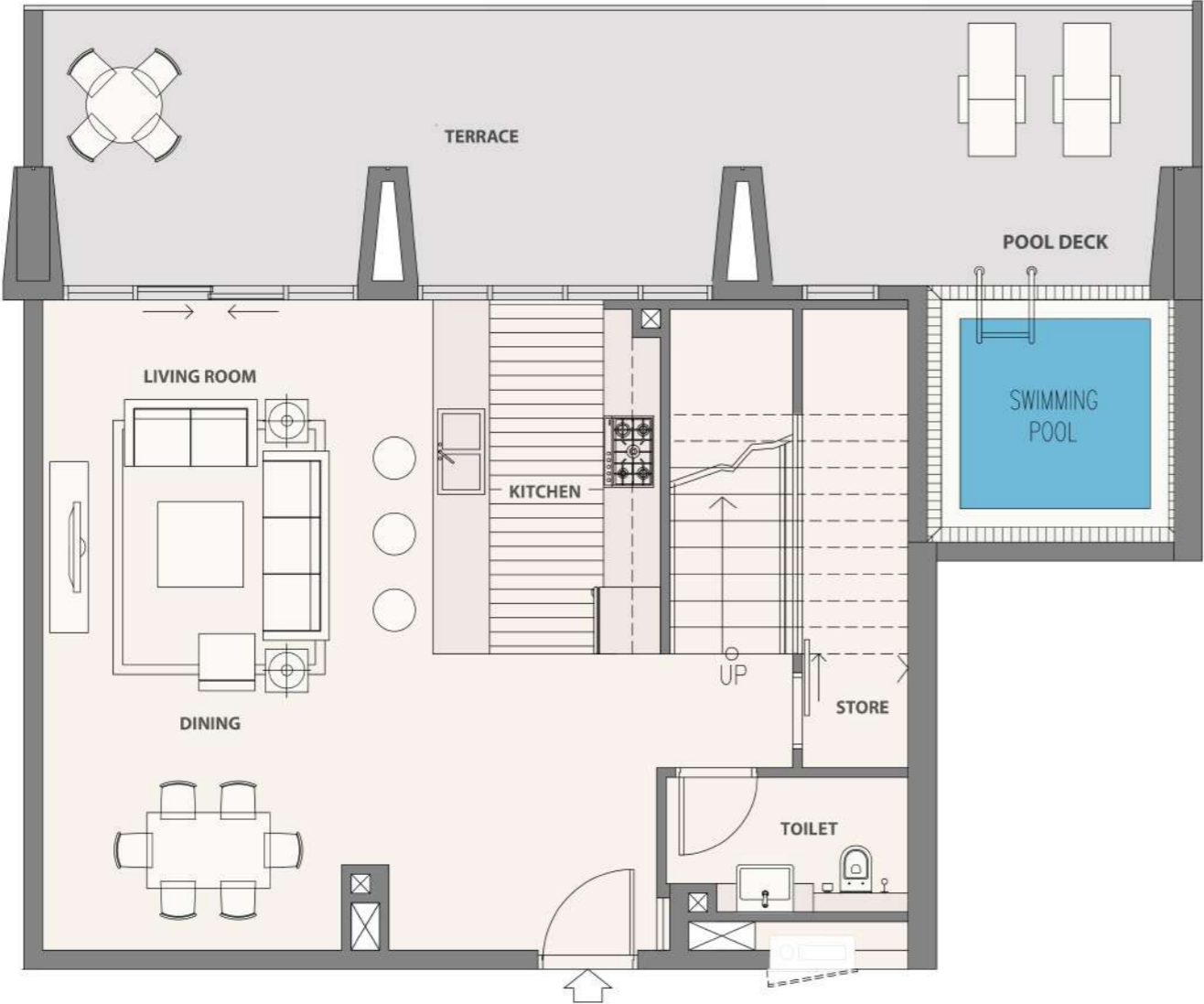
Balcony Area: 65.55 sq ft

Total Sellable Area: 726.45 sq ft

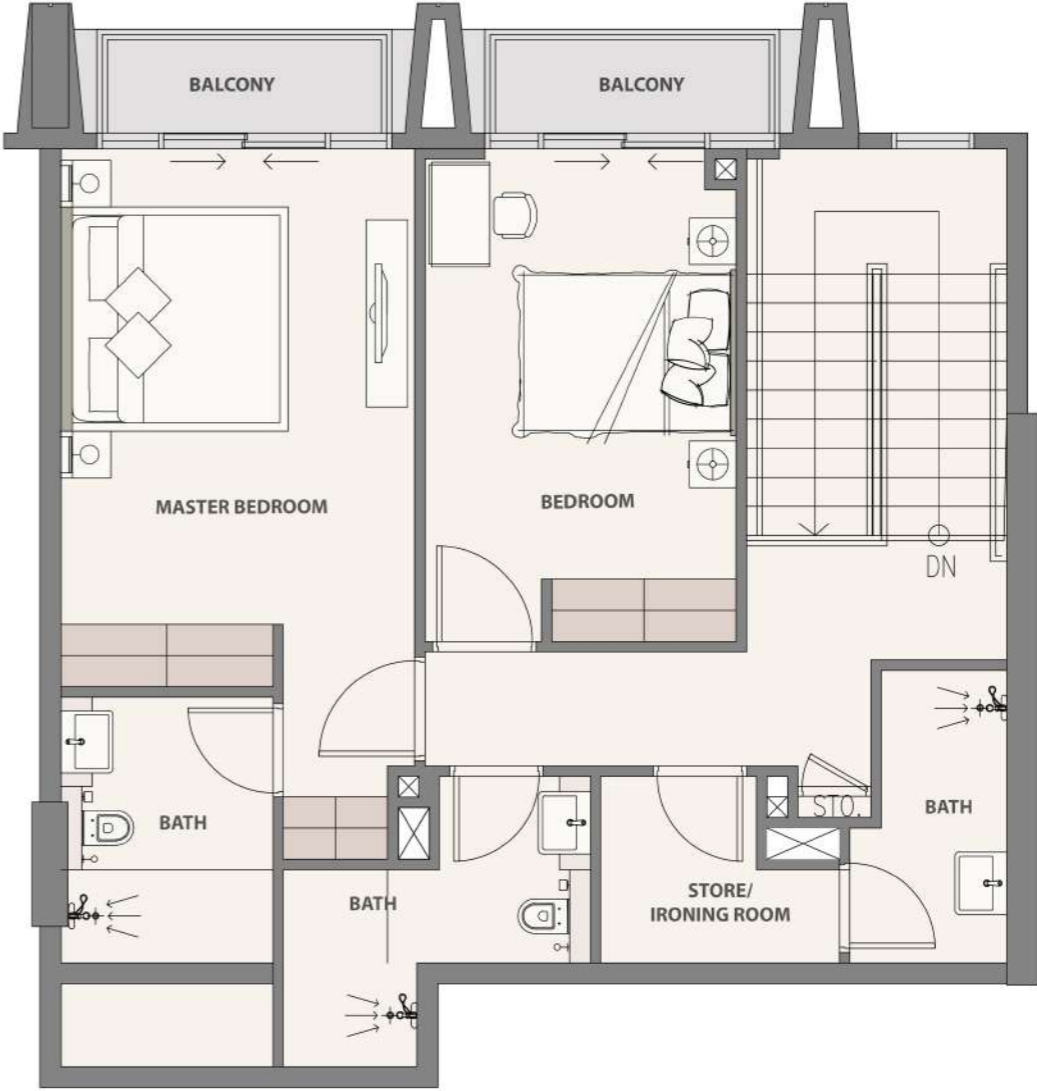


# 2 BEDROOM DUPLEX T4

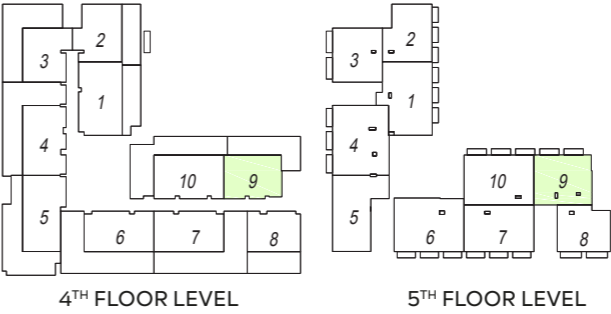
-   
LIVING ROOM
-   
2 BEDROOMS
-   
KITCHEN
-   
DINING ROOM
-   
4 BATHROOMS
-   
4 STORE ROOM
-   
PRIVATE SWIMMING POOL
-   
TERRACE



FOURTH FLOOR  
Suite Area: 689 sq ft  
Balcony Area: 464.79 sq ft  
Total Sellable Area: 1153.79 sq ft



FIFTH FLOOR  
Suite Area: 795.88 sq ft  
Balcony Area: 66.95 sq ft  
Total Sellable Area: 862.83 sq ft



# 3 BEDROOM DUPLEX T1

-   
LIVING ROOM
-   
3 BEDROOMS
-   
KITCHEN
-   
DINING ROOM
-   
4 BATHROOMS
-   
3 STORE ROOM
-   
PRIVATE SWIMMING POOL
-   
TERRACE

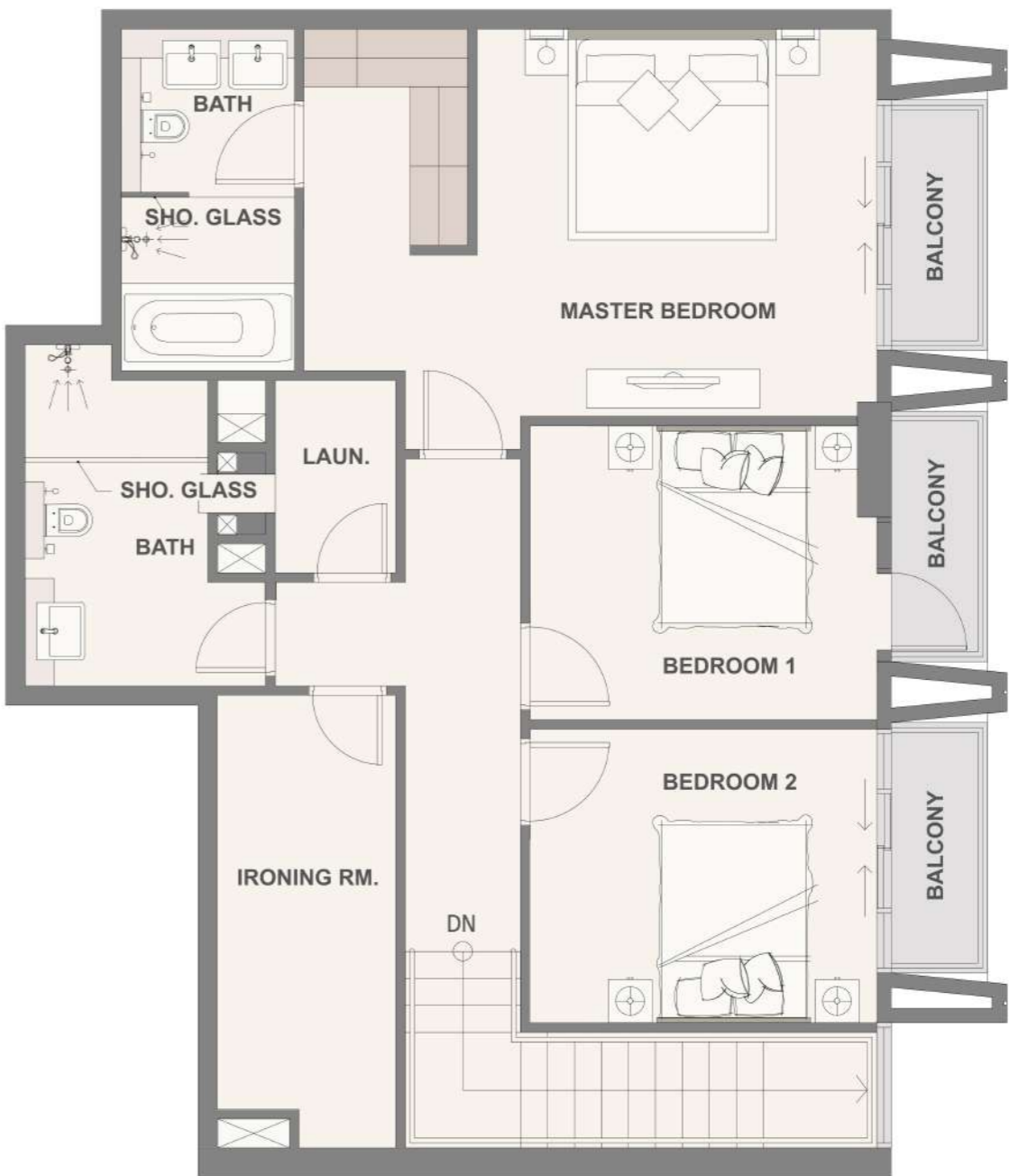


FOURTH FLOOR

Suite Area: 885.55 sq ft

Balcony Area: 339.49 sq ft

Total Sellable Area: 1225.04 sq ft

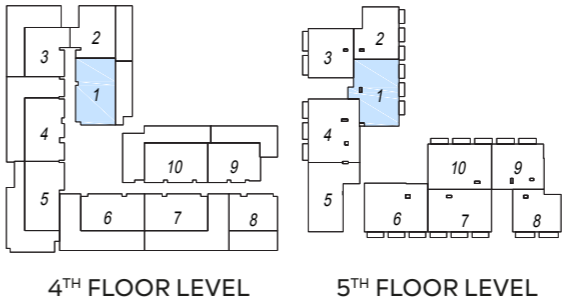


FIFTH FLOOR

Suite Area: 982.96 sq ft

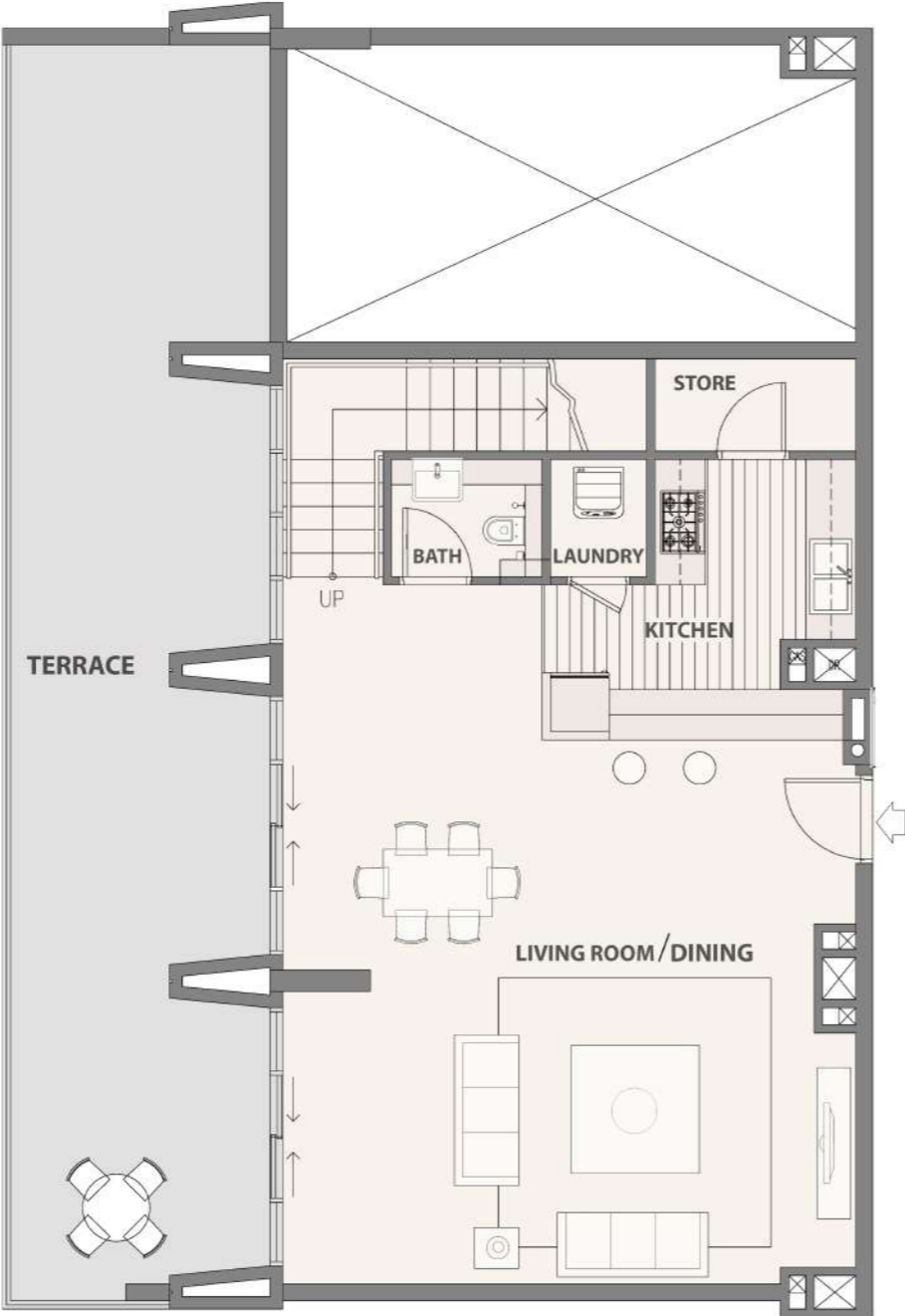
Balcony Area: 79.01 sq ft

Total Sellable Area: 1061.97 sq ft



# 3 BEDROOM DUPLEX T2

-   
LIVING ROOM
-   
3 BEDROOMS
-   
KITCHEN
-   
DINING ROOM
-   
4 BATHROOMS
-   
2 STORE ROOM
-   
PRIVATE SWIMMING POOL
-   
TERRACE



FOURTH FLOOR

Suite Area: 833.23 sq ft

Balcony Area: 795.78 sq ft

Total Sellable Area: 1629.01 sq ft

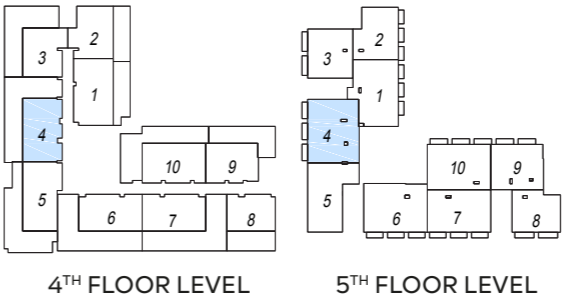


FIFTH FLOOR

Suite Area: 1088.88 sq ft

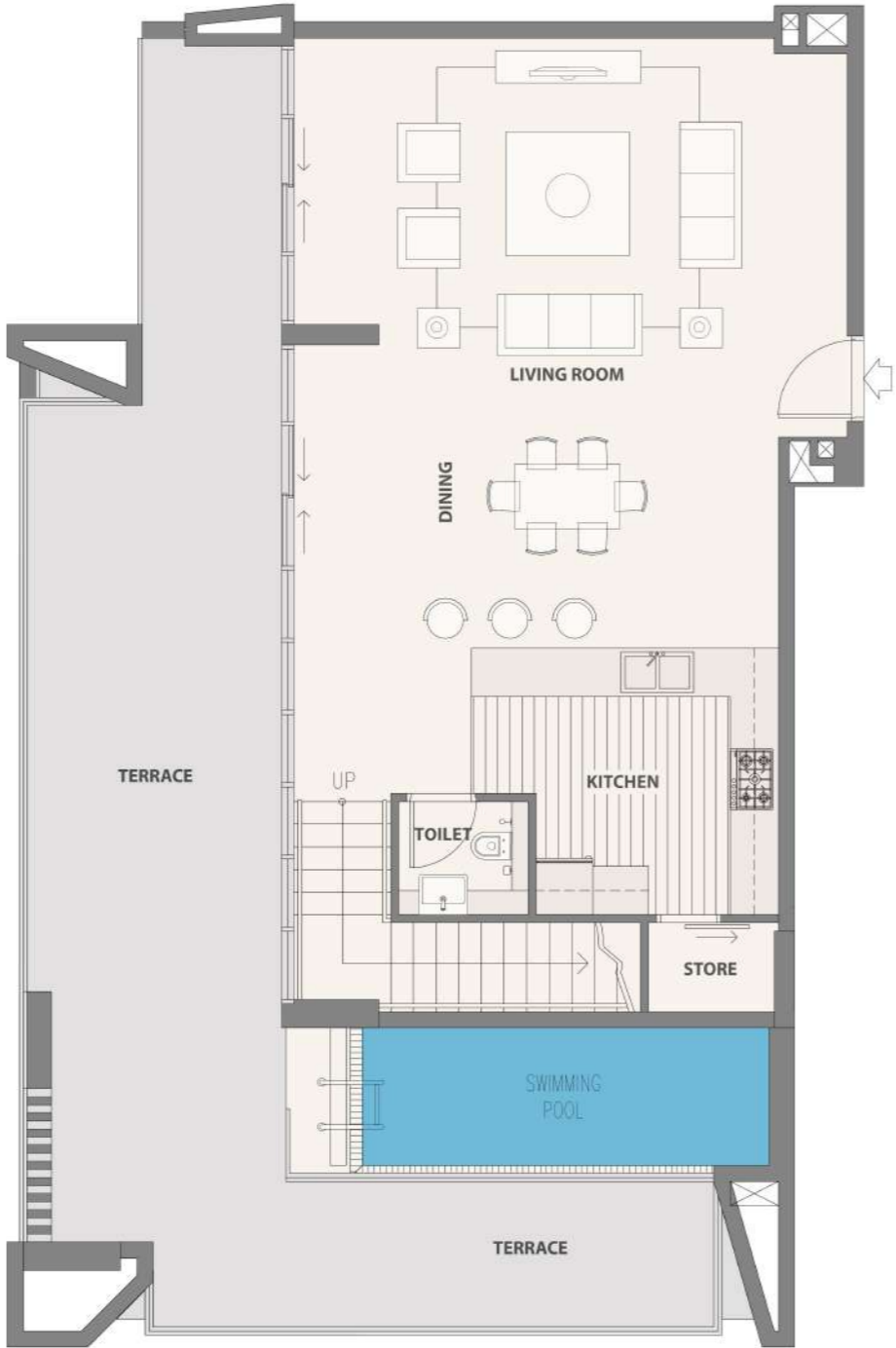
Balcony Area: 94.61 sq ft

Total Sellable Area: 1183.49 sq ft



# 3 BEDROOM DUPLEX T3

-  LIVING ROOM
-  3 BEDROOMS
-  KITCHEN
-  DINING ROOM
-  4 BATHROOMS
-  2 STORE ROOMS
-  PRIVATE SWIMMING POOL
-  TERRACE



## FOURTH FLOOR

Suite Area: 858.31 sq ft

Balcony Area: 722.58 sq ft

Total Sellable Area: 1580.89 sq ft

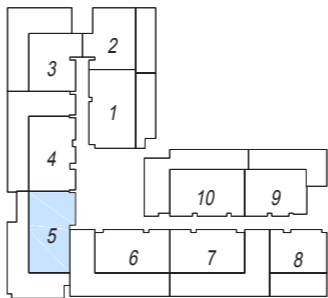


## FIFTH FLOOR

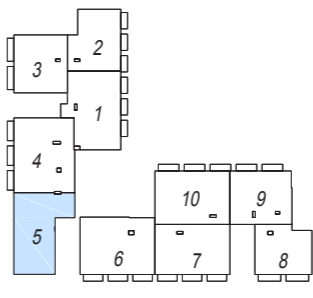
Suite Area: 931.08 sq ft

Balcony Area: 36.81 sq ft

Total Sellable Area: 967.89 sq ft



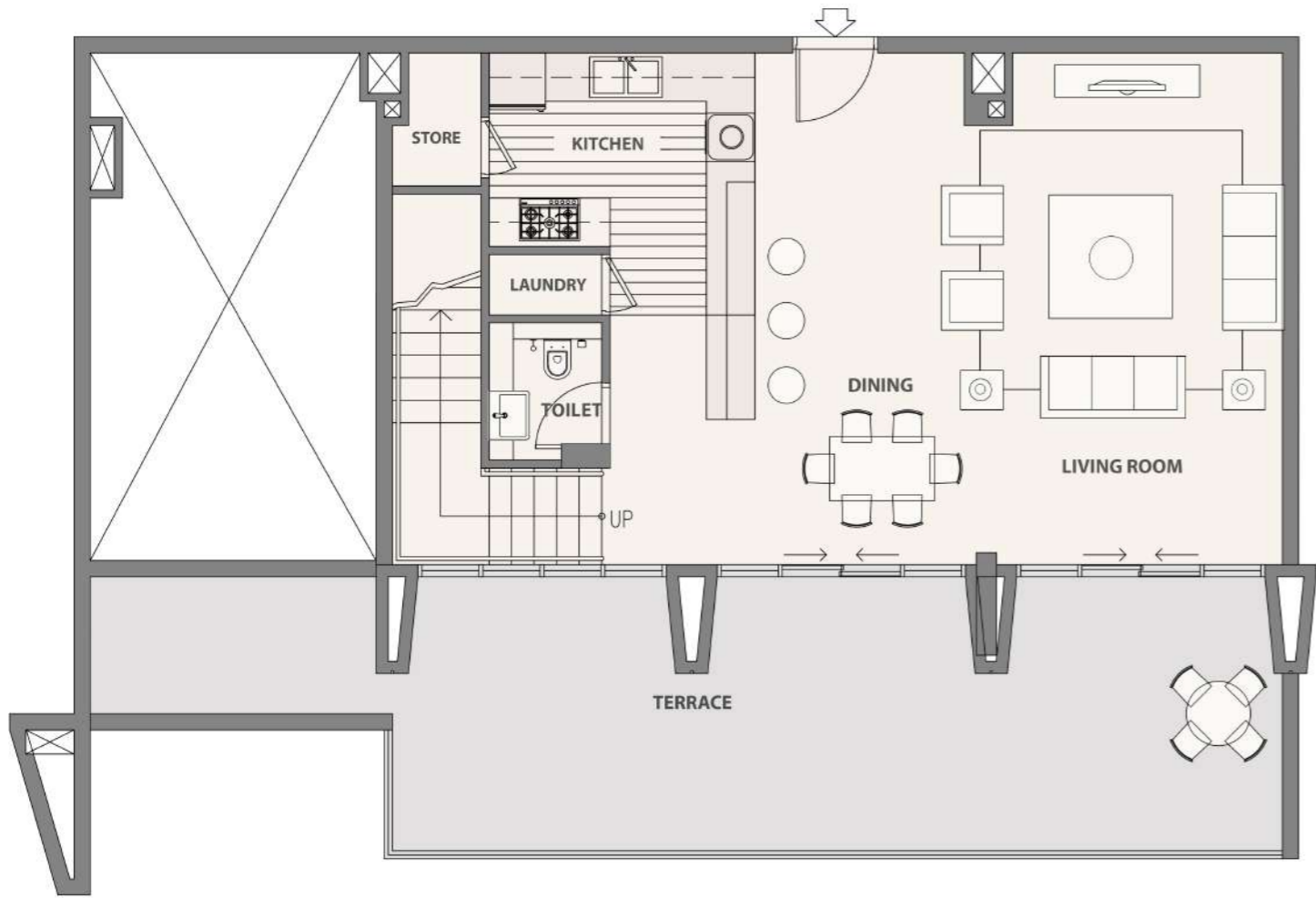
4<sup>TH</sup> FLOOR LEVEL



5<sup>TH</sup> FLOOR LEVEL

3 BEDROOM DUPLEX T4

-   
LIVING ROOM
-   
3 BEDROOMS
-   
KITCHEN
-   
DINING ROOM
-   
4 BATHROOMS
-   
2 STORE ROOM
-   
PRIVATE SWIMMING POOL
-   
TERRACE

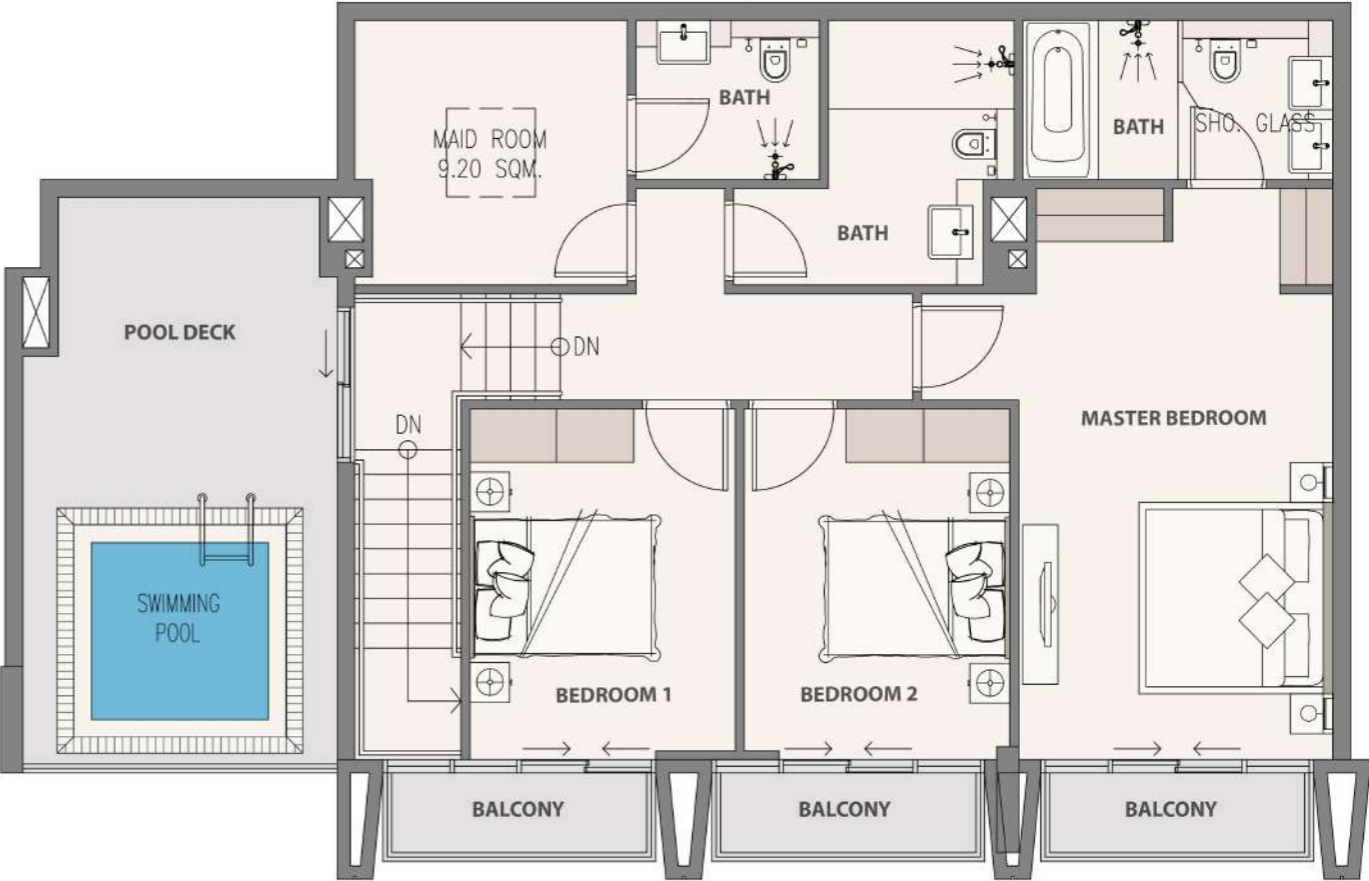


FOURTH FLOOR

Suite Area: 780.17 sq ft

Balcony Area: 813.64 sq ft

Total Sellable Area: 1593.81 sq ft

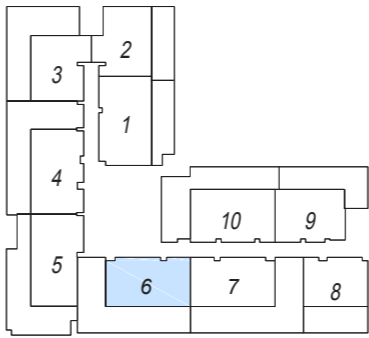


FIFTH FLOOR

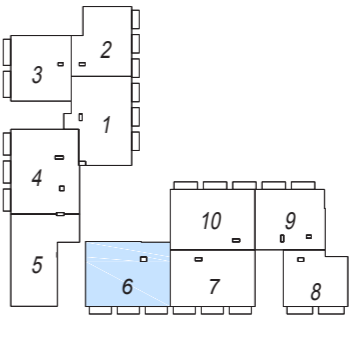
Suite Area: 1035.06 sq ft

Balcony Area: 94.61 sq ft

Total Sellable Area: 1129.67 sq ft



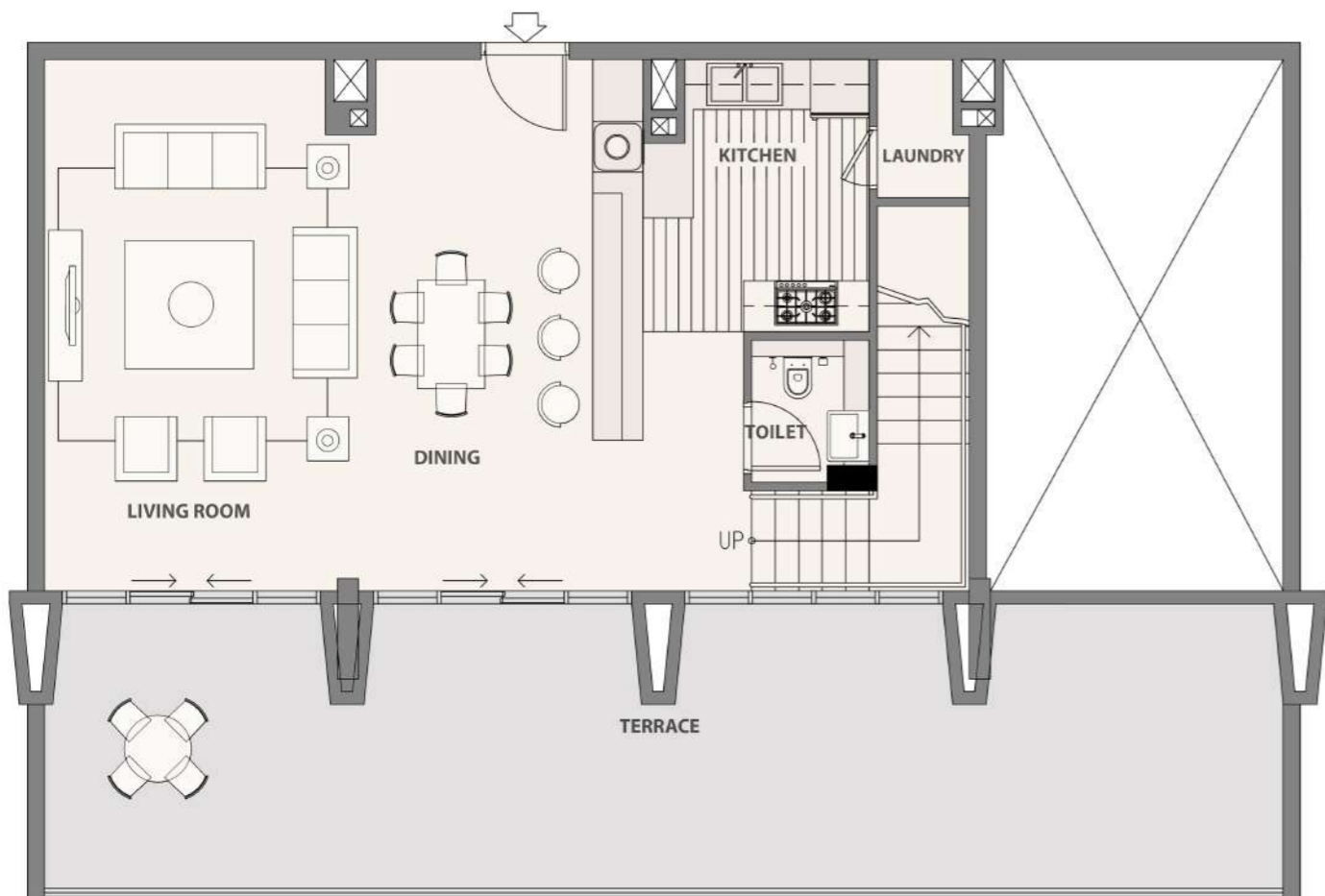
4<sup>TH</sup> FLOOR LEVEL



5<sup>TH</sup> FLOOR LEVEL

# 3 BEDROOM DUPLEX T5

-   
LIVING ROOM
-   
3 BEDROOMS
-   
KITCHEN
-   
DINING ROOM
-   
4 BATHROOMS
-   
3 STORE ROOM
-   
PRIVATE SWIMMING POOL
-   
TERRACE

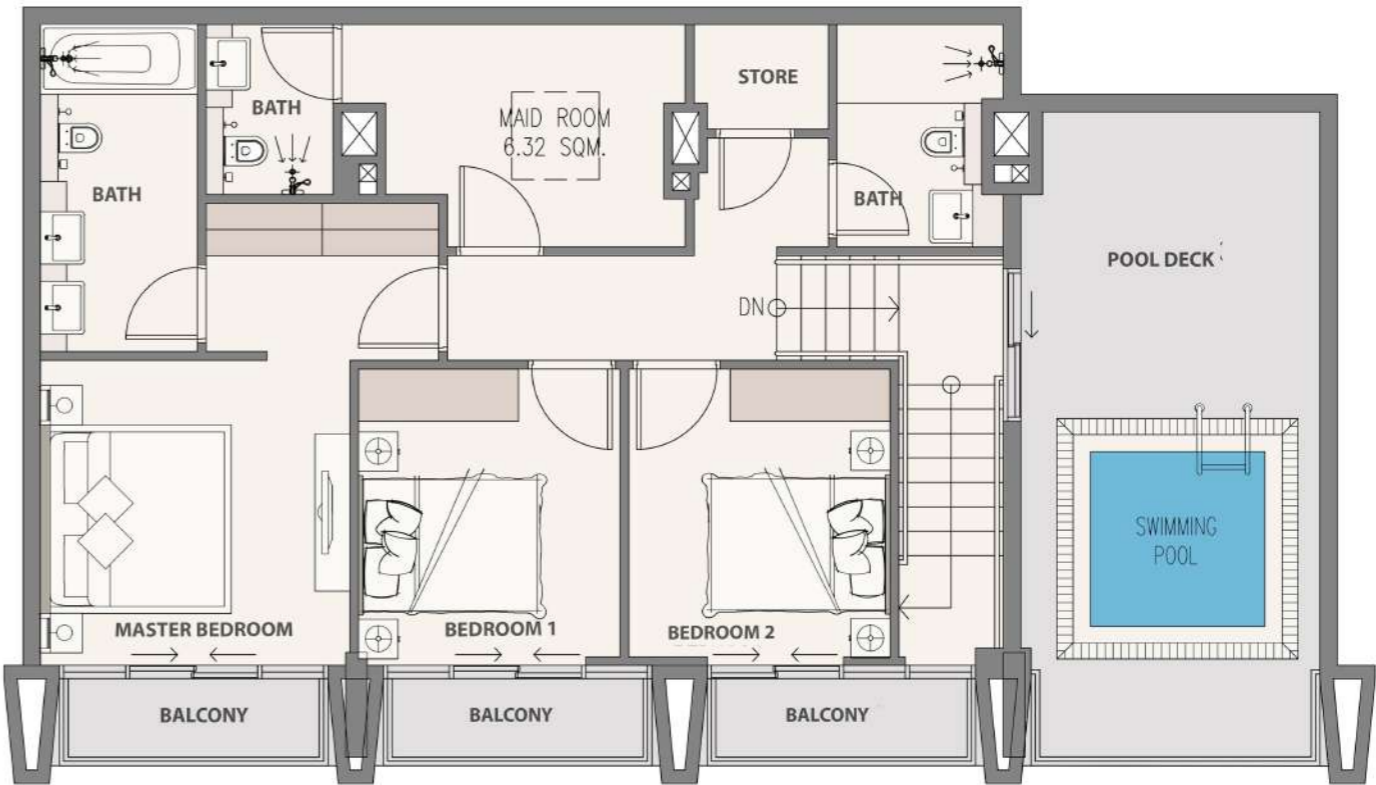


## FOURTH FLOOR

Suite Area: 780.17 sq ft

Balcony Area: 828.39 sq ft

Total Sellable Area: 1608.56 sq ft

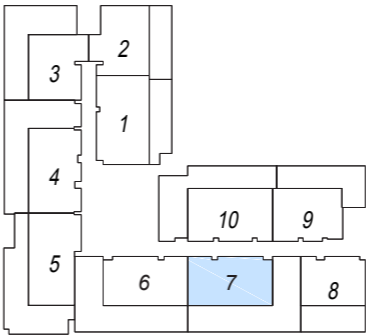


## FIFTH FLOOR

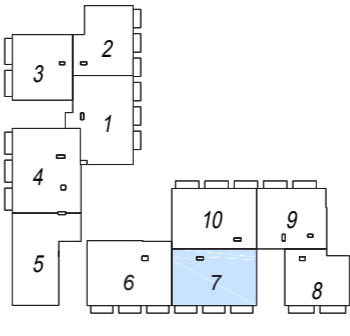
Suite Area: 907.18 sq ft

Balcony Area: 94.61 sq ft

Total Sellable Area: 1001.79 sq ft



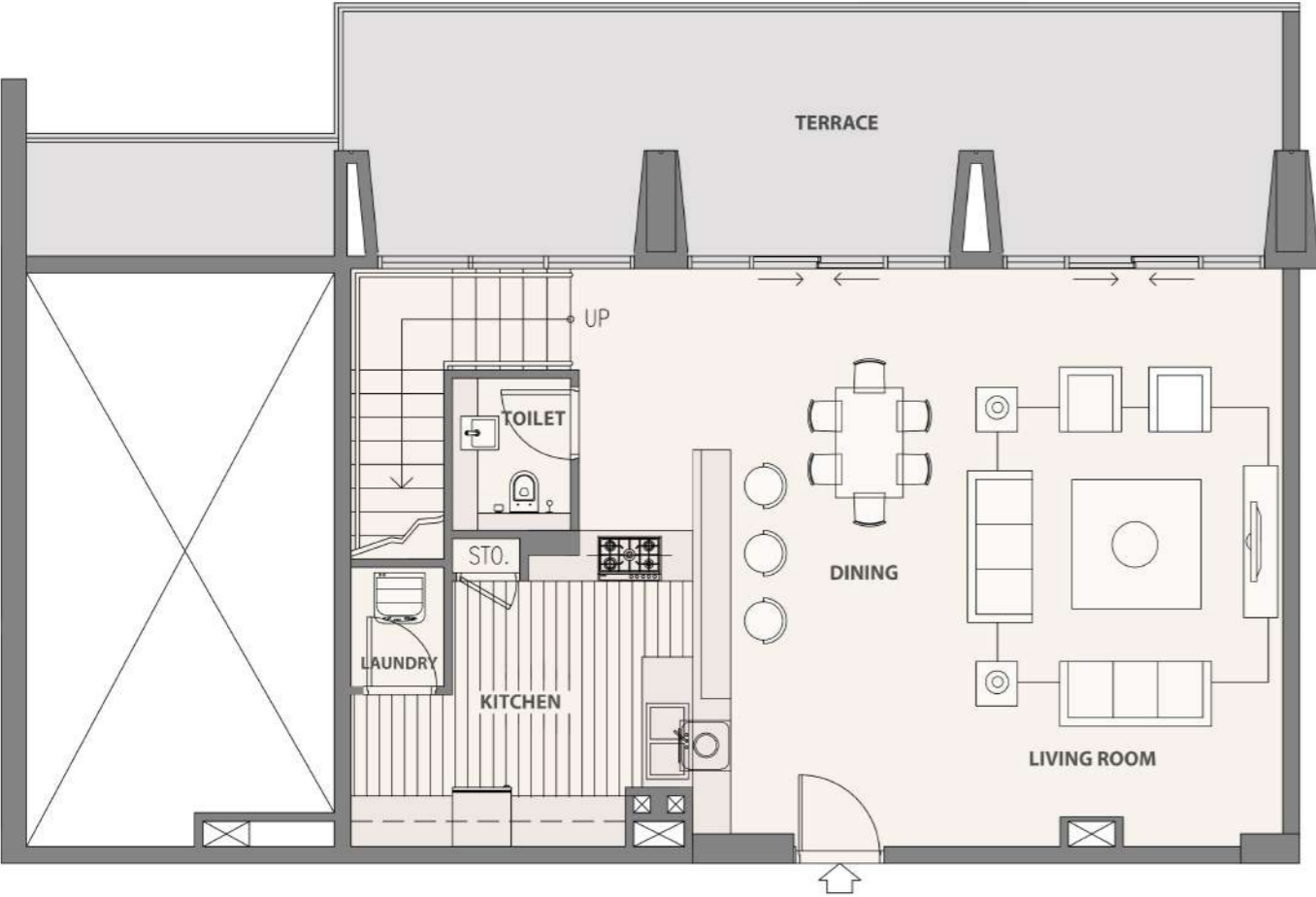
4<sup>TH</sup> FLOOR LEVEL



5<sup>TH</sup> FLOOR LEVEL

# 3 BEDROOM DUPLEX T6

-   
LIVING ROOM
-   
3 BEDROOMS
-   
KITCHEN
-   
DINING ROOM
-   
4 BATHROOMS
-   
2 STORE ROOM
-   
PRIVATE SWIMMING POOL
-   
TERRACE

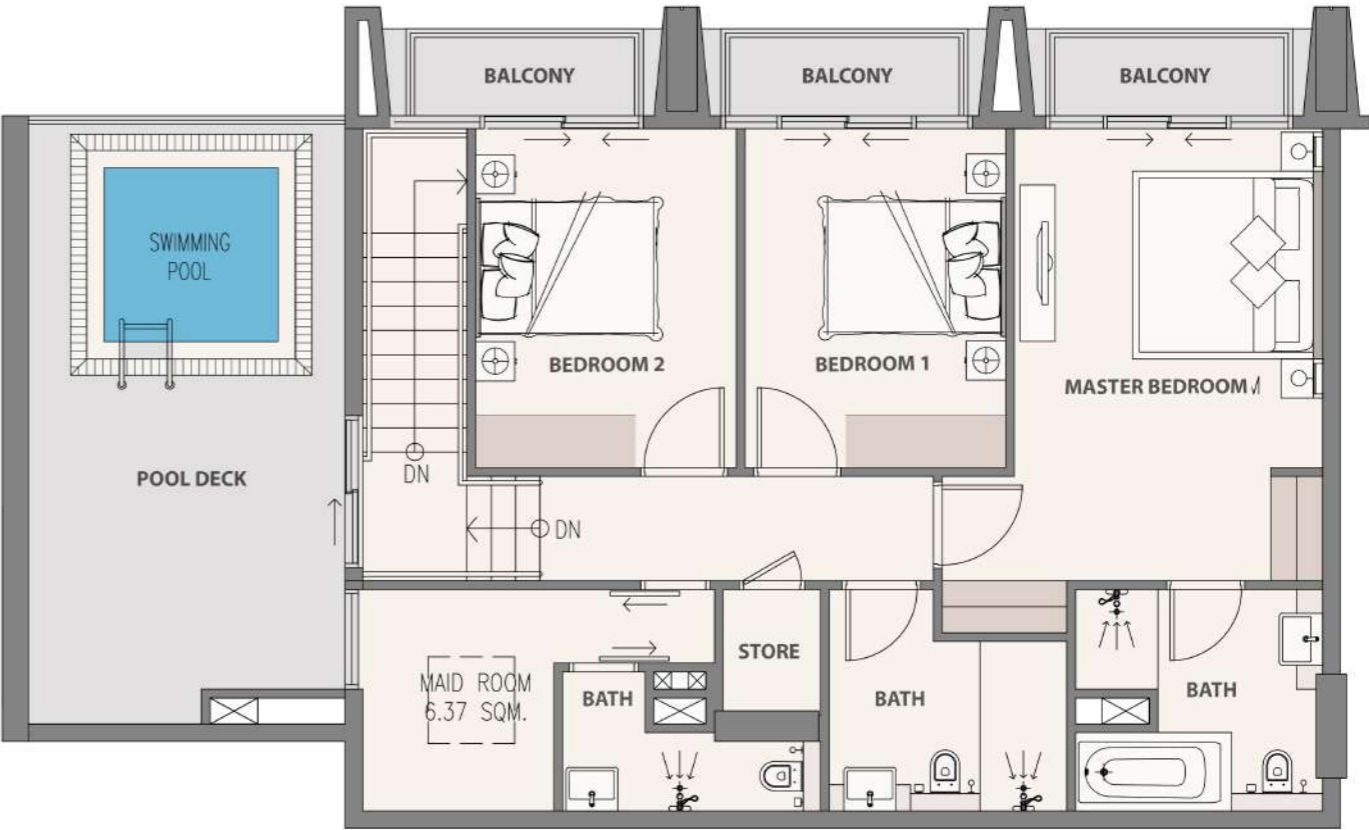


## FOURTH FLOOR

Suite Area: 844.11 sq ft

Balcony Area: 734.10 sq ft

Total Sellable Area: 1578.21 sq ft

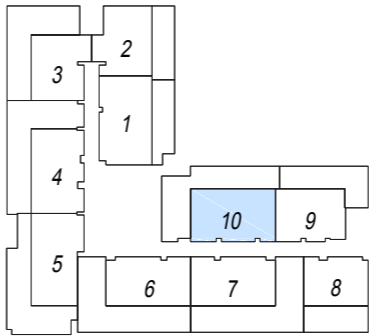


## FIFTH FLOOR

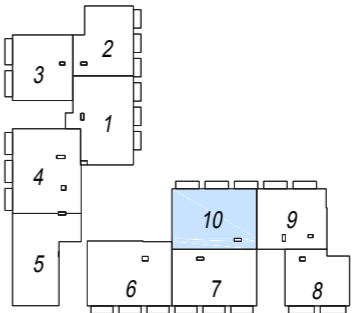
Suite Area: 967.67 sq ft

Balcony Area: 100.43 sq ft

Total Sellable Area: 1068.10 sq ft



4<sup>TH</sup> FLOOR LEVEL



5<sup>TH</sup> FLOOR LEVEL



CUBIX RESIDENCES

MAIN LOBBY



CUBIX RESIDENCES





ELEVATORS



CORRIDORS

I  
N  
N  
O  
V  
A  
T  
I  
O  
N

H  
U  
B







CUBIX RESIDENCES

CUBIX RESIDENCES

contemporary, innovative, sustainable, high-tech  
building designed in a modern high-tech finishes and  
materials. Bright colors with minimalist glass serve as an  
excellent accent a world of fine living, comfort and  
happiness.

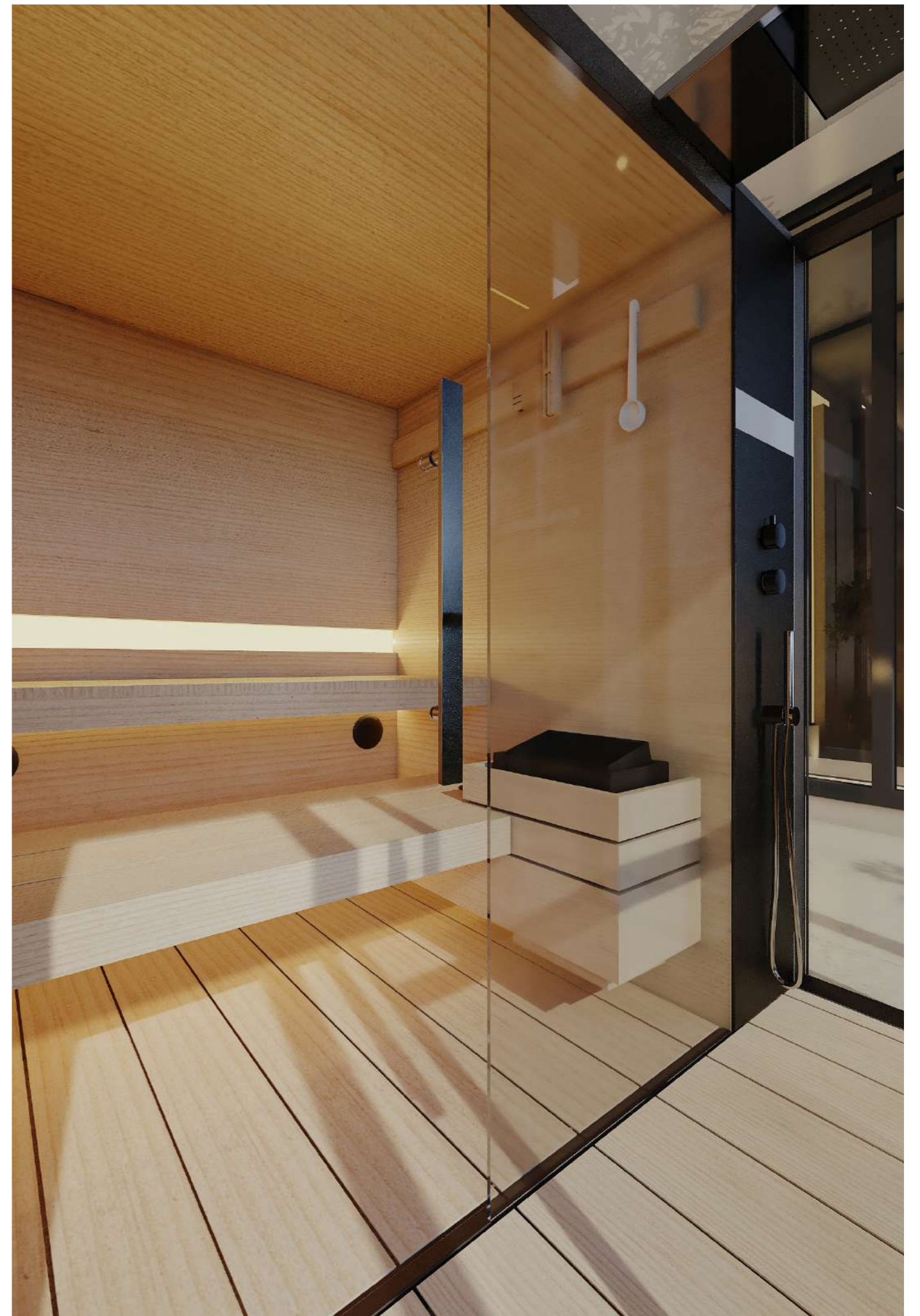
# INDOOR GYM AREA







SAUNA &  
STEAM ROOM



# STUDIO APARTMENTS









1 BEDROOM  
APARTMENTS





# 2 BEDROOM APARTMENTS





LIVING ROOM

DINING AREA



# MASTER BEDROOM





# MASTER BATHROOM



# 2 BEDROOM DUPLEX



LIVING ROOM



DINING AREA





PRIVATE SWIMMING POOL



# 3 BEDROOM DUPLICES



# LIVING ROOM





DINING AREA





MASTER BEDROOM



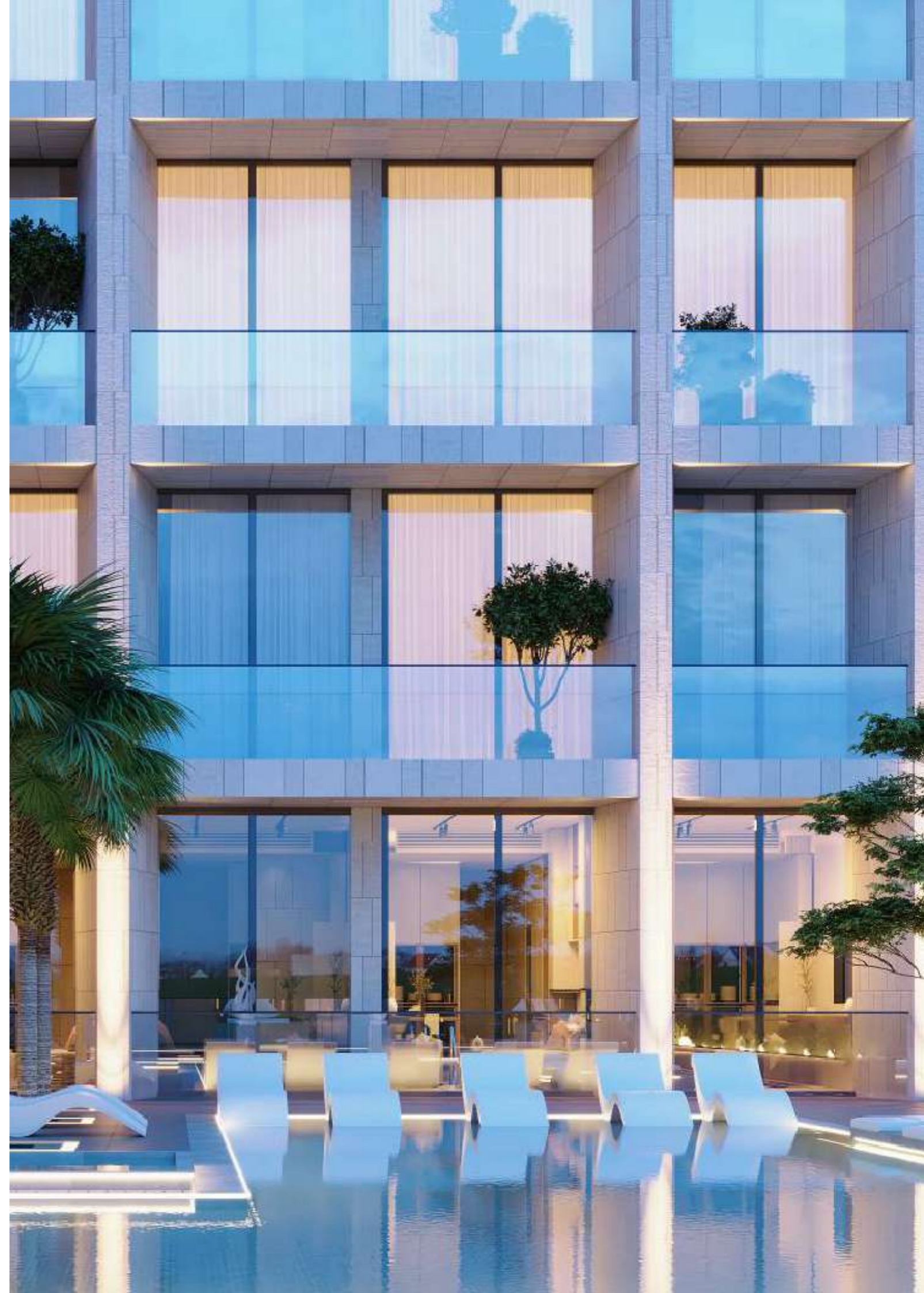
MASTER BEDROOM





LIVING ROOM







# CUBIX RESIDENCES