

vyb

A T B U S I N E S S B A Y



GINCO PROPERTIES

LOOK FORWARD TO LIFE



WELCOME TO

vyb

A T B U S I N E S S B A Y

Vyb is an invitation to rewrite the  
rules, embrace the unexpected,  
and unleash your truest self.





Step into a world where  
boundaries are shattered,  
imagination runs wild, and  
every corner whispers with  
untapped potential.

Here, extraordinary is the  
new norm, and every  
moment becomes a  
catalyst for something  
remarkable.







# BUSINESS BAY

Experience the city's kaleidoscope and dive into unforgettable adventures.



# DRIVING DISTANCES

## 02 MINUTES

Business Bay Marina

## 12 MINUTES

Meydan Golf Course

## 05 MINUTES

Business Bay  
Metro Station

## 14 MINUTES

Dubai International  
Financial Centre

## 05 MINUTES

Dubai Mall / Burj Khalifa

## 14 MINUTES

Dubai International Airport

## 08 MINUTES

Dubai Opera

## 15 MINUTES

Mall of the Emirates

## 08 MINUTES

City Walk

## 17 MINUTES

La Mer Beach

## 09 MINUTES

Dubai Design District

## 19 MINUTES

Dubai Creek Golf & Yacht Club

## 10 MINUTES

Museum of the Future

## 20 MINUTES

Palm Jumeirah





# PROJECT DETAILS





LOBBY RECEPTION





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AT BUSINESS HUB

LOBBY LOUNGE



## BUILDING CONFIGURATION

Ground floor

3 Podium floors

17 Residential floors

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## UNIT TYPES

1 Bedroom

2 Bedroom

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## ELEVATORS

3 Passenger elevators

1 Service elevator

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## ANTICIPATED COMPLETION DATE

May 2025





## SIZE RANGE PER UNIT TYPE

### 1-BEDROOM

From 648 sq. ft to 840 sq. ft

### 2-BEDROOM

From 915 sq. ft to 1032 sq. ft

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1 Bedroom = 134 units

2 Bedroom = 34 units

Total = 168 units

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## PRICE RANGE PER UNIT TYPE

### 1-BEDROOM

Starting price AED 1,229,000

### 2-BEDROOM

Starting price AED 1,670,000



# AMENITIES PLAN



# FIRST FLOOR

- ① Main access to podium
- ② Entry courtyard with feature wall
- ③ Sunken garden with shade
- ④ Outdoor BBQ lounge
- ⑤ Multi-function lounge area
- ⑥ Relaxation lawn (artificial turf)
- ⑦ Semi-private garden
- ⑧ Family area deck
- ⑨ Outdoor gym
- ⑩ Kids play area
- ⑪ Play lawn (artificial turf)
- ⑫ Courtyard
- ⑬ Kid's pool
- ⑭ Outdoor shower
- ⑮ Infinity edge pool
- ⑯ Pool deck lounge
- ⑰ Access stairs
- ⑱ Park







POOL DECK





GYM





GYM







# APARTMENTS





LIVING ROOM





LIVING ROOM





KITCHEN & DINING





BEDROOM





BATHROOM



## PAYMENT PLAN

**10%** at the time of booking

**10%** | 30 days  
from booking

**05%** | 15th December,  
2023

**05%** | 15th April,  
2024

**05%** | 15th August,  
2024

**05%** | 15th December,  
2024

**60%** | on  
Handover



## DOCUMENTS REQUIRED

### INDIVIDUAL

- Passport copy
- Passport copy signature page
- National Id card (UAE national)
- Visa page (UAE residents)
- Emirates Id
- Contact details
- Address details

### COMPANY

- Board of resolution
- Certificate of good standing
- Trade license / certificate of incorporation
- Memorandum of association - memorandum of articles - English and arabic translation
- NOC owning properties
- Recent certificate of incumbency / share certificate

### OFFSHORE COMPANY

- Owner's passport copy
- Board of resolution / POA
- Certificate of good standing
- Copy of trade license / certificate of incorporation
- Incumbency certificate
- MOA - English and arabic translation
- NOC - owning a property in Dubai
- Share certificate

### DMCC COMPANY

- Share certificate
- MOA - English and arabic translation
- Certificate of good standing
- Owner's passport copy
- Board of resolution / POA
- Certificate of registration / certificate of incumbency



## BOOKING STEPS

### RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

### ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

### SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

### PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

### SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

### LEGEND

SPA: Sales & purchase agreement  
 DLD: Dubai land department  
 RERA: Real estate regulatory agency  
 DED: Department of economy & tourism  
 DMCC: Dubai multi commodities centre  
 MOA: Memorandum of association  
 NOC: No objection certificate  
 POA: Power of attorney





GINCO PROPERTIES

## THE DEVELOPER

For over 45 years, GINCO Properties, a member of GINCO Group, has left an indelible mark on the evolving skyline of the region.

Guided by visionary leadership and fortified by unwavering partnerships, GINCO Properties has played a pivotal role in crafting numerous tales of triumph.

Established in 1975 by Chairman Mr. Gheyath Mohammad Gheyath, the group has been on an unwavering journey of success steered by a team of world-class experts, specialists, and seasoned professionals who have delivered iconic projects across the world.





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A T B U S I N E S S B A Y

DEVELOPED BY



GINCO PROPERTIES

+971 58 630 2800

EXCLUSIVE SALES PARTNER  
**ONE BROKER GROUP**

DEVELOPMENT MANAGEMENT  
**URBAN PROPERTIES**