



FACT SHEET

VÉDAIRE
RESIDENCES

BY ELTON 

Project Overview

Name:

Védaire Residences

Location:

Meydan Avenue A

Developer:

ELTON

Project type:

Residential

About Védaire Residences

Védaire Residences by Elton stands as a rare expression of modern grandeur in the heart of Meydan. Crafted with finesse, its homes are defined by elegant interiors, intuitive design, and sweeping views. In this community, nature and architecture coexist harmoniously, seamlessly integrating wellness, leisure, and luxury into daily life. Védaire Residences is a refined way of life shaped for those who seek beauty, meaning, and enduring value and wish to taste the finer things in life.



Why Védaire Residences?

- ▲ **Autograph Corner Plot with Park Views:** A rare opportunity to reside on a prized corner plot across central park and adjoining landscape park.
- ▲ **Next-Door Landmarks:** Residents are just steps away from the iconic Burj Khalifa, Meydan Grandstand, Central Park views, and the Avenue Villa views.
- ▲ **Prime Address:** Védaire Residences is set in Meydan's most distinguished neighbourhood, providing direct access to iconic venues and lush green surroundings.
- ▲ **Seamless Access:** The community is well connected to Downtown Dubai, major highways, and the airport, ensuring convenience at every turn.
- ▲ **Modern by Design:** Homes are thoughtfully crafted with smart technology, sustainable features, and a refined balance of space, light, and quiet luxury.
- ▲ **Everyday Privilege:** A curated selection of amenities blends wellness and leisure with a lifestyle defined by understated sophistication.



A lifestyle built around ease and elegance



Beach
Pool



Entrance
Lobby



Steam and
Sauna Room



Smart
Door Lock



Fitness
Centre



Library
Lounge



Kids Play
Area



Barbeque
Area



Fire
Place



Changing
Room



Outdoor
Cinema



Coffee
Bar



Pet
Zone



Lounge
Area



Zen
Garden



Rooftop
Yoga Zone



Home
Automation



Business
Centre

No of Units

46

No of Floors

B + G + 5 + R

Unit Types

3 Showrooms & 43 Apartments

Units Breakdown and Pricing:

1 Bedroom

634 SQ. FT. – 734 SQ. FT.

AED 1.35 MN onwards

1 Bedroom + Study

829 SQ. FT. – 871 SQ. FT.

AED 1.77 MN onwards

2 Bedroom

1,016 SQ. FT. – 1,210 SQ. FT.

AED 2.16 MN onwards

2 Bedroom + Terrace

1,662 SQ. FT. – 1,778 SQ. FT.

AED 3.54 MN onwards

Payment Plan:**10%**

On Booking

10%On 1st Instalment**30%**

During Construction

50%

On Handover

Other Details:**Project Number**

3599

Ownership

Freehold

Escrow Account

Active

Estimated Service Charge

AED 15 / SQ. FT.

Estimated Completion

Q3 2027

Parkings:

Showroom	1 Per Unit
1 Bedroom	1 Per Unit
1 Bedroom + Study	1 Per Unit

2 Bedroom	1 Per Unit
2 Bedroom + Terrace	1 Per Unit

POD Parking Space Available

A curated **Material Board** of the best brands below has been placed in the **Sales Lounge**.



IWW, Spain
**Tap and
Shower Fitting
Bathroom Fittings**



Teka, Germany
Appliances



Dianamite, Italy
Lights Fittings



Technogym, Italy
**Gym
Equipment**



Legrand, Europe
**Switches
and Sockets**



Bianca & Bianco,
Dubai
Tiles



Architrone, USA
**Home Automation,
Alexa Supported**



Pantarei, Italy
**Wardrobes &
Kitchen Unit**

Disclaimer: The brands, materials, and finishes displayed above are indicative and subject to change without prior notice. Final selection will be based on availability at the time of execution and will be solely at the discretion of the Developer, without notice and without any liability whatsoever.

Soft Amenities



CCTV



Facilities Management



POD Parking



Branded Appliances



Concierge Desk



Serene Waterscapes

Timeless design, naturally inspired





Booking Process

Reservation / Application Form

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

Payment of Reservation Deposit

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

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.

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.

Subsequent Payments

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

Required Documents

Private Individual

National / UAE Resident:

Passport Copy
Passport Copy Signature Page
Visa Page
Emirates ID
Contact Details
Address Details

Non-UAE Resident:

Passport Copy
Passport Copy Signature Page
National ID Card
Contact Details
Address Details
10% Reservation Deposit of Unit Value in AED through Credit Card or Cheque

Mainland Company

Resolution of Board
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 or Certificate of Incumbency

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