



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	No of Floors	Unit Types
46	B + G + 5 + R	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%	10%	30%	50%
On Booking	On 1 <sup>st</sup> Instalment	During Construction	On Handover

## Other Details:

Project Number	Ownership	Escrow Account	Estimated Service Charge	Estimated Completion
3599	Freehold	Active	AED 15 / SQ. FT.	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  
Managment



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



# ELTON

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