



SERENITY LAKES

AL KHAİL AVENUE

Al Khail Avenue at Jumeirah Village Triangle, located alongside Dubai's Al Khail Road, is a 3.6 million square foot retail, dining and entertainment hub with 350 shops, a multi-screen cinema and a diverse range of cafes and restaurants – some with outdoor dining areas. There will also be a multi-storey car park with 4,400 spaces. Due to open in 2018, Al Khail Avenue will provide convenient, on-the-doorstep shopping and entertainment for people in Jumeirah Village, Jumeirah Park and other nearby communities, and a new destination for the residents and tourists across Dubai and the other emirates.



THE CIRCLE MALL

The Circle Mall at Jumeirah Village Circle, covering one million sq ft, will have 200 shops, an anchor supermarket, two department stores, a multi-screen cinema and a variety of dining outlets including a food court. Strategically located between Sheikh Mohammed Bin Zayed Road, Al Khail Road and Hessa Street, The Circle Mall will serve hundreds of thousands of people living in Jumeirah Village and surrounding areas, and act as a new leisure destination for residents and tourists across the rest of Dubai. The mall is due to open in 2017.





IN THE CENTRE OF NEW DUBAI

Located in one of the most accessible areas of Dubai, with its own distinctive architecture and host of facilities, Jumeirah Village provides a beautiful, self-contained environment for residents. In addition, in terms of its design, Jumeirah Village sets out to capture a sense of symmetry through a radial pattern with streets that end at a central community center.

Within only 15 minutes by car to Dubai Marina, Burj Al Arab, Palm Jumeirah and Mall of the Emirates, Jumeirah Village truly is a central location. Add 5 minutes and you will find yourself in Downtown and close to Dubai International Airport. Dubai South is just 10 minutes away, with another 10 minutes bringing residents to Al Maktoum Airport.

WHY INVEST IN JUMEIRAH VILLAGE?

Jumeirah Village Circle is generally booming for renters and buyers thanks to its reasonable prices, variety of options, good location, family-friendly environment, sense of community, high-quality properties, investment potential, great amenities, simple access to outdoor activities, and new construction. JVC is a place to think about whether you're searching for a studio apartment or a bigger Mansion



2ND

in 2016 for best rental returns among affordable housing developments in Dubai*



58 %

increase in sales compared to last year was registered in Dubai, with JVC experiencing the highest demand for sales in November



900 HECTARE

community



20

parks and an abundance of community facilities and amenities including schools, malls, clinics, hotels and public transportation



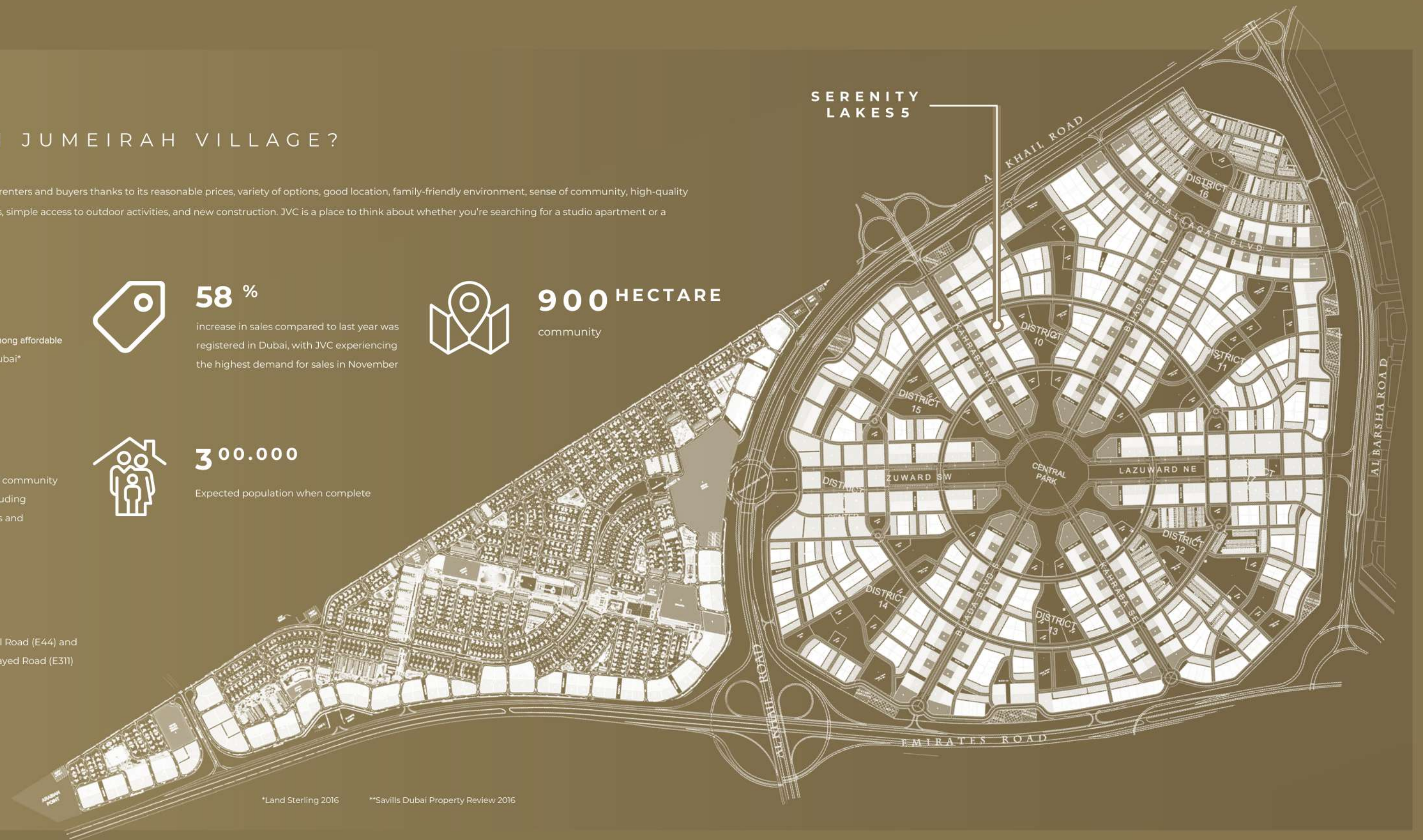
300.000

Expected population when complete



E311 E44

Well-connected to Al Khail Road (E44) and Sheikh Mohammad bin Zayed Road (E311)



*Land Sterling 2016

**Savills Dubai Property Review 2016

SERENITY LAKES 5



YOUR DREAM COMING TRUE

Serenity Lakes offers studio, one and two bedroom residential apartments, as well as stunning three bedroom duplexes. The modern design relies on open spaces and clear views which is reflected in the generous windows sizes which can be seen in all elevations. This allows the natural light to pass into all spaces without compromising privacy, as the louvers are designed to contrast the modern elements through the traditional touch.

The wood, aluminum, glazing, marble, porcelain, and ceramic tiles are creatively blended to work in harmony in order to provide the inner spaces with a unique sense of warmth while meeting the durability and quality requirements.



QUALITY LIVING



CREATE YOUR OWN SPACE

EXCLUSIVE SWIMMING POOL FACILITIES

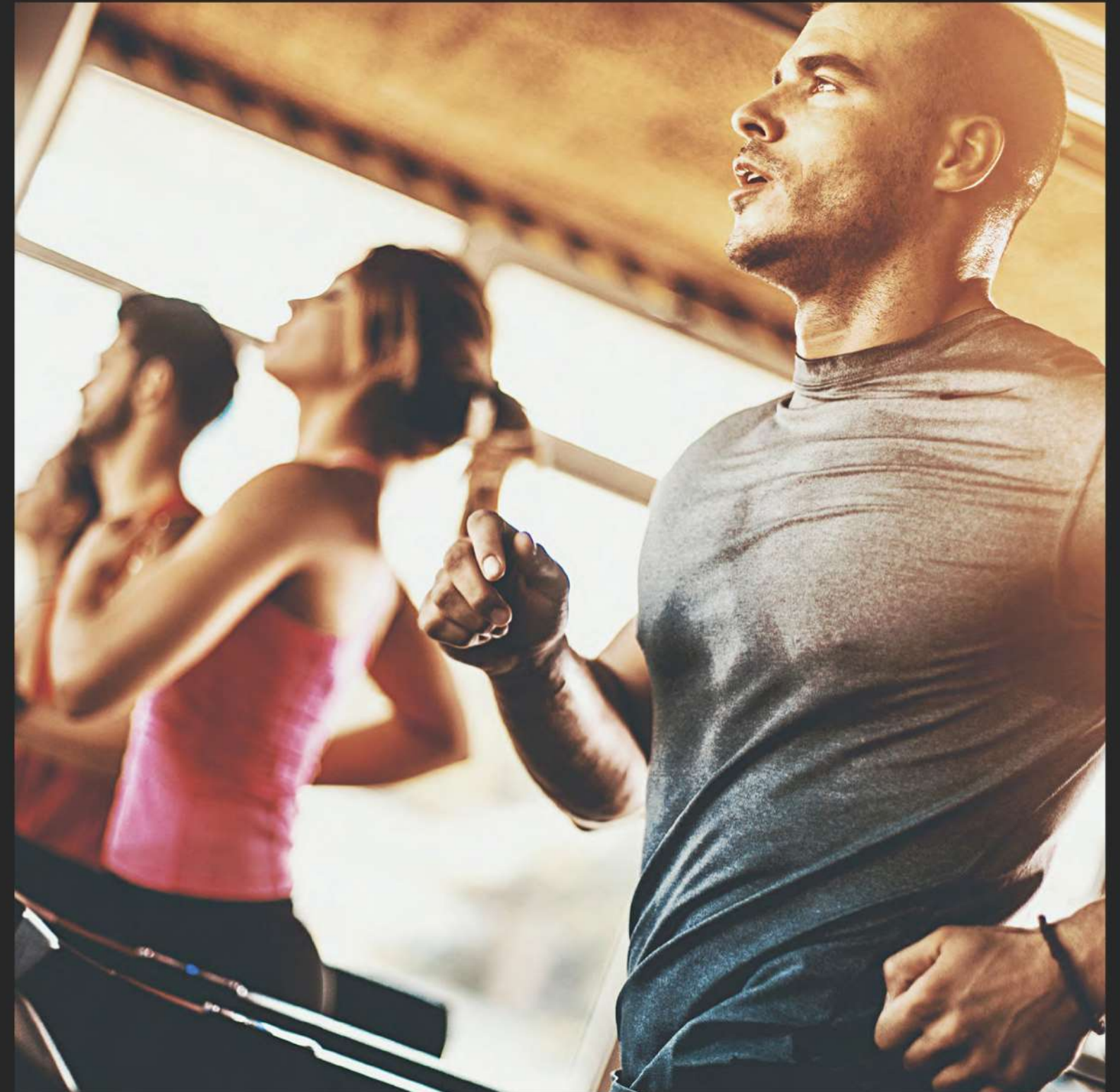
Whether you're enjoying the view of the pool from your balcony, or your balcony from the pool, Serenity Lakes offers residents a recreational experience that will make you think you are away from home.



HEALTHY BODY, HEALTHY MIND

Our lifestyle amenities provide a well-rounded environment to enjoy during the Summer months, from a workout in the fitness center to an outdoor swimming pool to cool-off in. Residents of Serenity Lakes don't have to leave their building in order to enjoy recreation and entertainment. Covered parking also provides further protection from the elements.

The project features boutique retail spaces making the building more family-oriented, along with striking landscaping throughout.

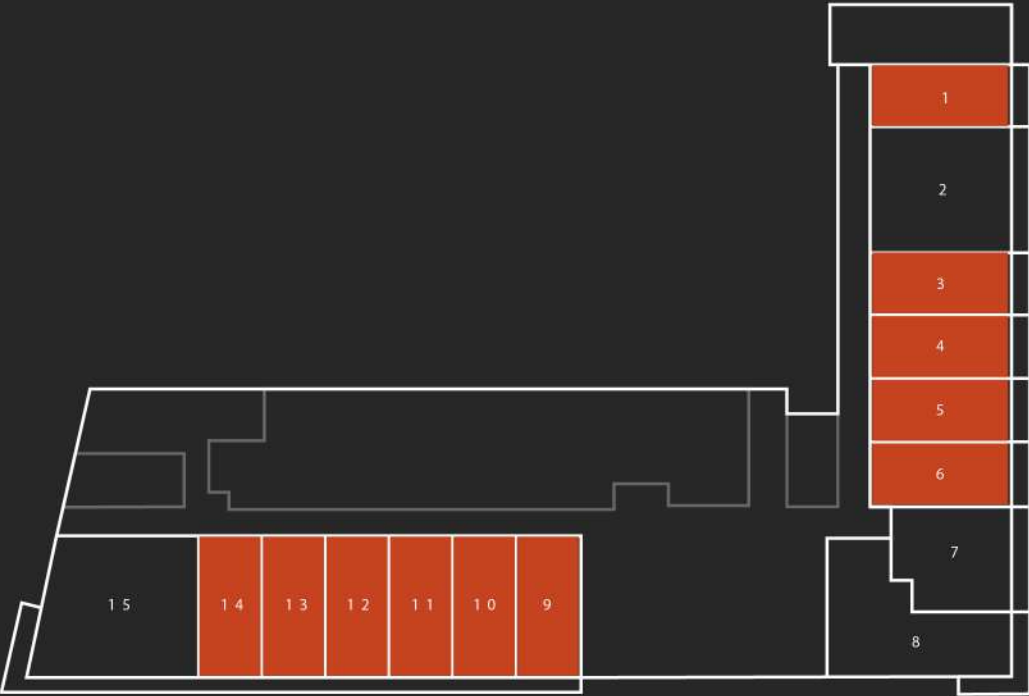


STUDIO



SERENITY LAKES 5

GROUND FLOOR



Disclaimer

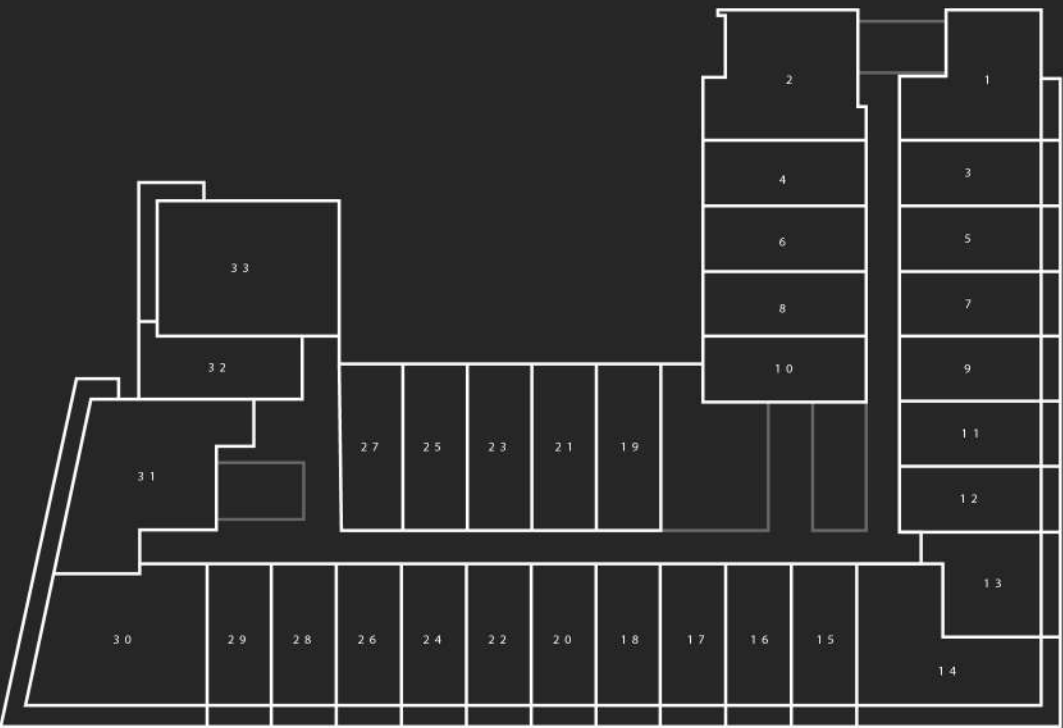
1. All rooms dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured in accordance with RERA regulations. 6. Calculation of balcony area is measured in accordance with RERA regulations. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. The furniture present in the preview is only for illustration purposes. The apartment delivered won't contain any furniture.

1 BEDROOM



SERENITY LAKES 5

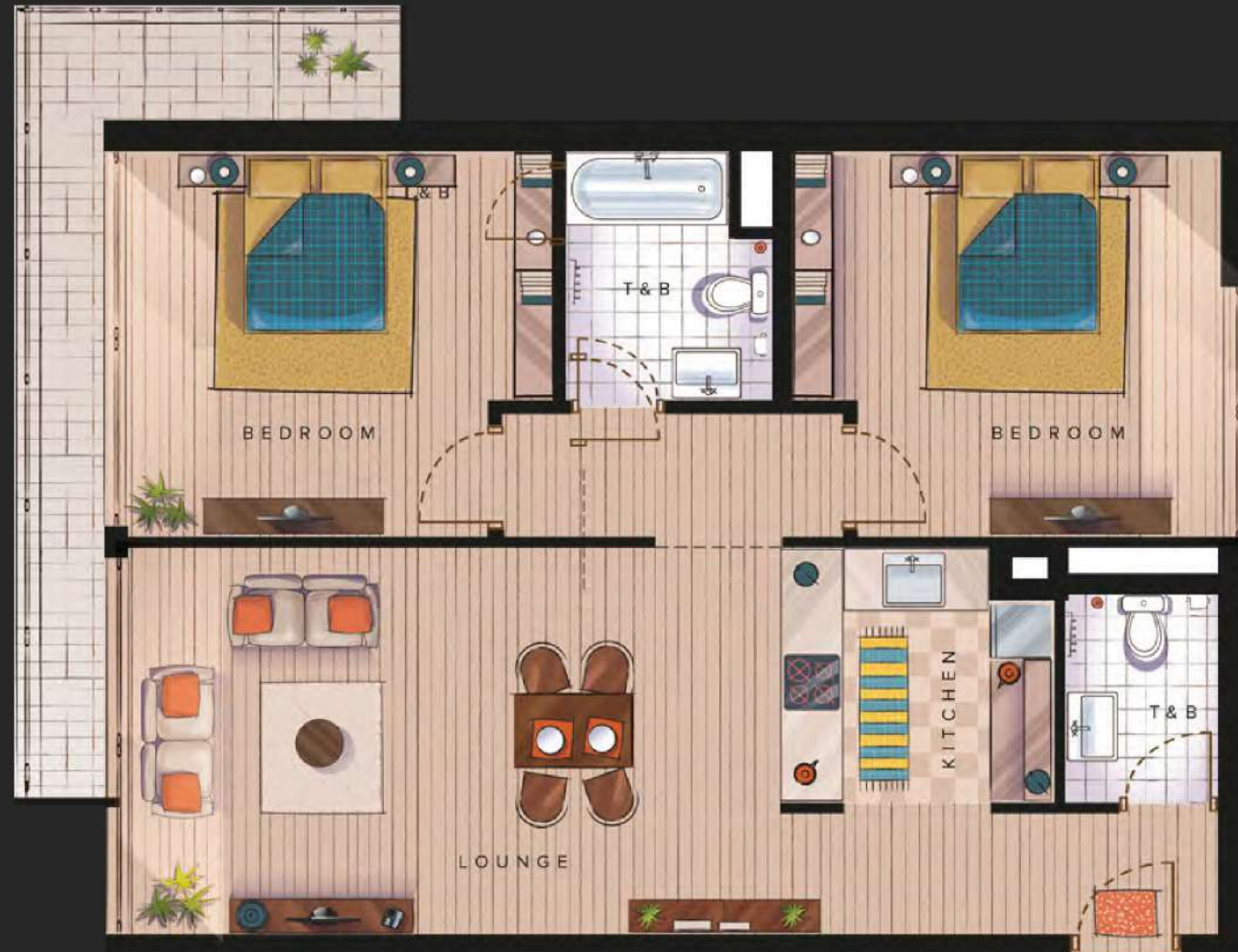
FLOOR 1



Disclaimer

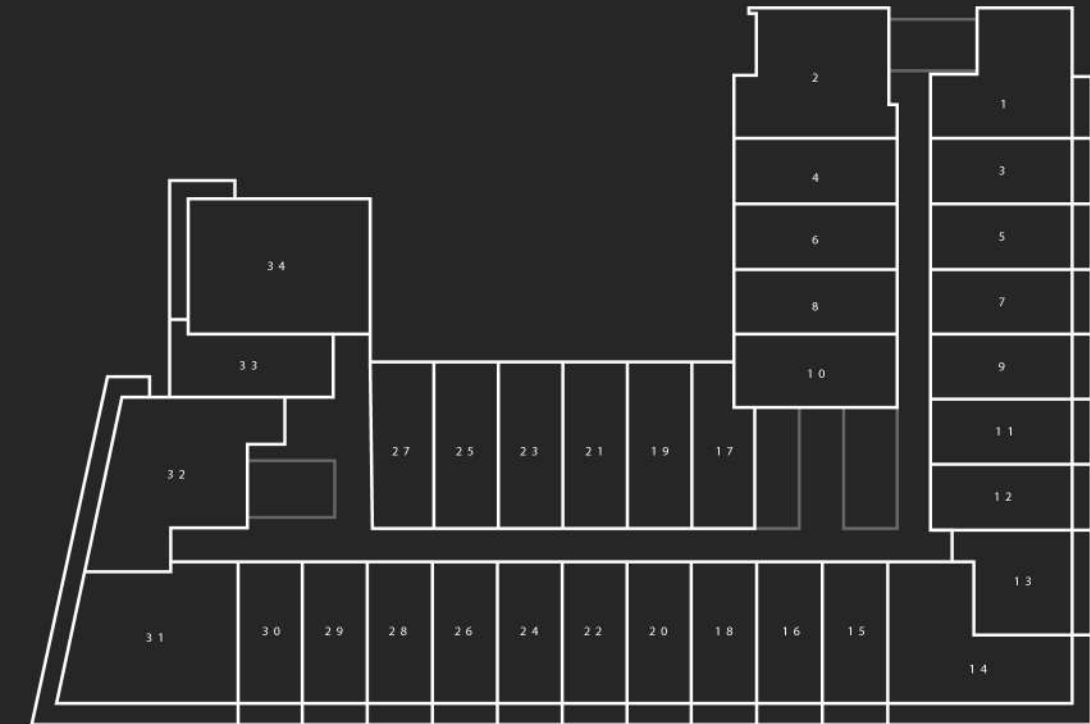
1. All rooms dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured in accordance with RERA regulations. 6. Calculation of balcony area is measured in accordance with RERA regulations. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. The furniture present in the preview is only for illustration purposes. The apartment delivered won't contain any furniture.

2 BEDROOM



SERENITY LAKES 5

FLOOR 2 & 3



Disclaimer

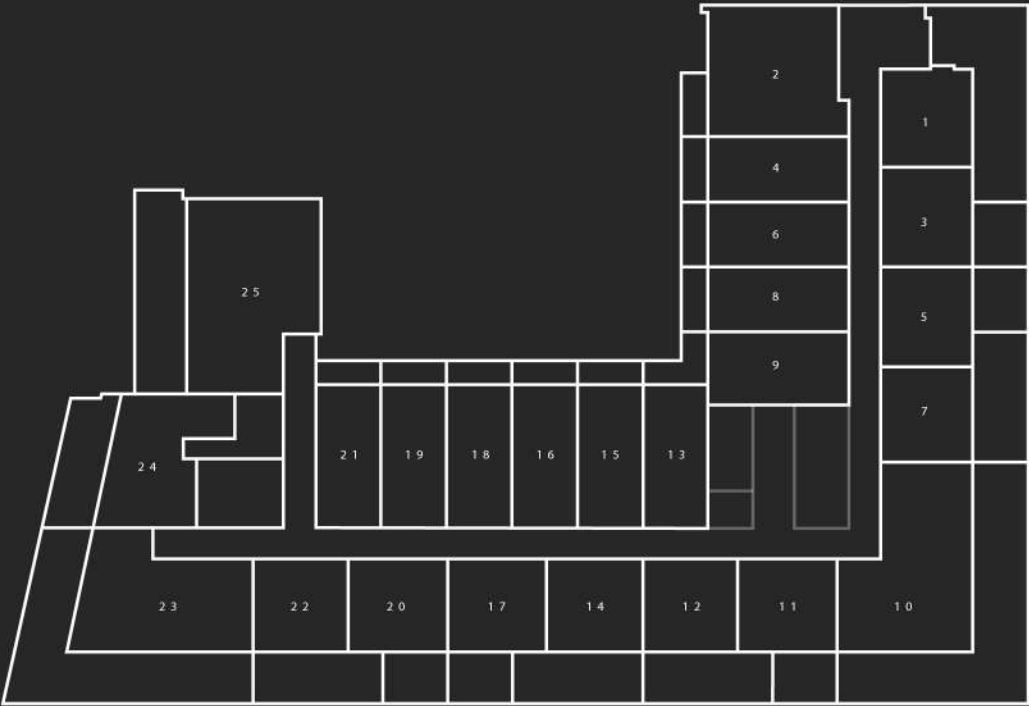
1. All rooms dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured in accordance with RERA regulations. 6. Calculation of balcony area is measured in accordance with RERA regulations. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. The furniture present in the preview is only for illustration purposes. The apartment delivered won't contain any furniture.

STUDIO



SERENITY LAKES 5

FLOOR 4



Disclaimer

1. All rooms dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured in accordance with RERA regulations. 6. Calculation of balcony area is measured in accordance with RERA regulations. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. The furniture present in the preview is only for illustration purposes. The apartment delivered won't contain any furniture.



GULF LAND
PROPERTY DEVELOPERS



The Bayswater Tower, Office 2101
Business Bay, Dubai, UAE



hello@gulflandproperty.com



+971 4 587 3777