

ELEGANCE

BY CHAIMAA

THE SHAPE OF EXCLUSIVITY

WWW.ELEGANCE-LEGGIERO.COM





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CHAPTER 1



ELEGANCE
BY CHAIMAA

SCULPTED BY NATURE. DELIVERED BY CHAIMAA.



RESIDING IN THE
PICTURESQUE
SURROUNDINGS OF
LEAFY CANOPIES,
LUXURIANT COPSES
AND VERDANT FOLIAGE,
ELEGANCE BY CHAIMAA IS
CONVENIENTLY TUCKED
IN DUBAI’S SOUGHT-AFTER
ENCLAVE OF JUMEIRAH
VILLAGE CIRCLE.

The distinctive sinuous nature-inspired architecture with contrasting geometric facades creates an ode to poetic beauty. Greenery is rarely out of sight in this urban sanctuary as the decadently-finished studios, 1- and 2-bedroom residences with private sun-kissed terraces are fringed by ornamental flower plants and resplendent topiaries.





The brilliantly thought-out floorplans and immaculately-appointed interiors are meticulously curated with timeless materials and unmatched finishes. The transcendental aesthetics and perfect spatial harmony enhance the well-being of its residents. Equipped with unparalleled amenities ideal for discerning residents,

Elegance by Chaimaa is a breathing sensation beckoning all to experience life's simple pleasures. Life in this vertical odyssey is at its finest, with tranquil locale, a magnificent backdrop, all the right connections, elevated levels of the neighbourhood, and building amenities.





CHAPTER 2

الفصل 2



ARCHITECTURE & VIEWS



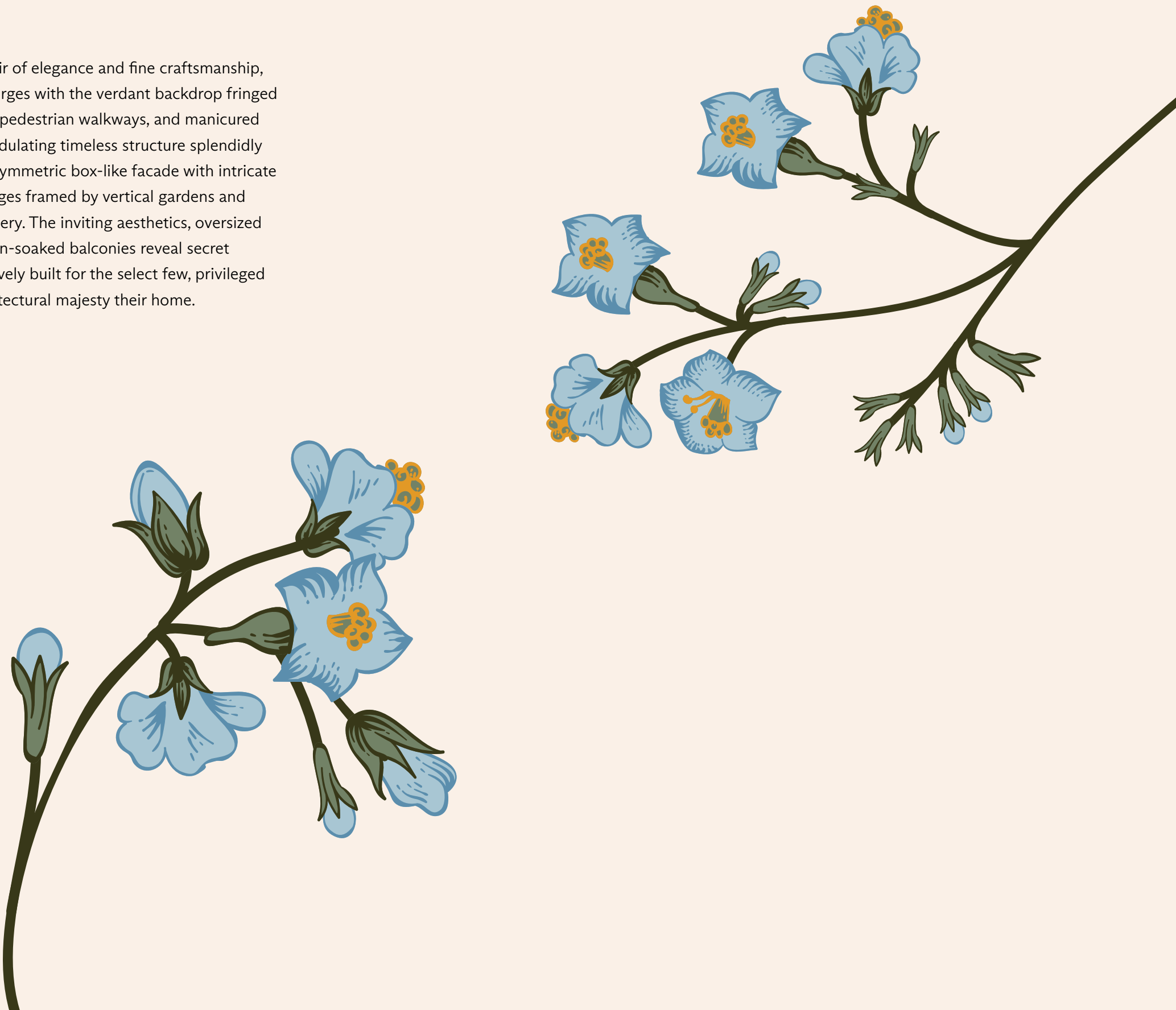
A RARITY IN
ARCHITECTURE,
ARTFULLY
WOVEN.





THE CURVACEOUS BEAUTY OF THE EXQUISITELY CRAFTED ARCHITECTURE CREATES A SENSE OF DEPTH WITH FLAWLESS MELODY.

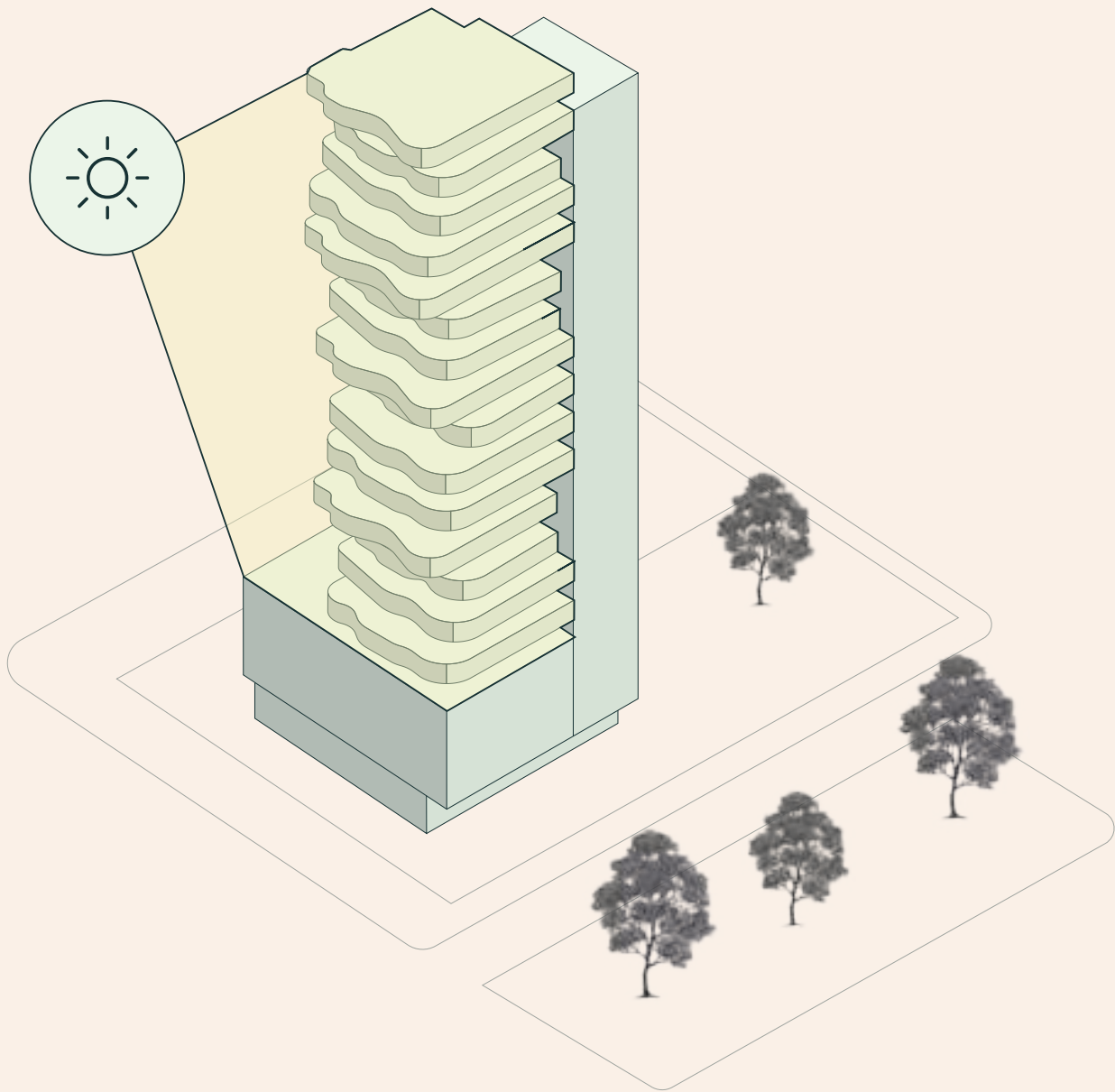
By exuding an air of elegance and fine craftsmanship, it beautifully merges with the verdant backdrop fringed by idyllic paths, pedestrian walkways, and manicured gardens. The undulating timeless structure splendidly juxtaposes the symmetric box-like facade with intricate connecting bridges framed by vertical gardens and cascading greenery. The inviting aesthetics, oversized windows and sun-soaked balconies reveal secret enclaves exclusively built for the select few, privileged to call this architectural majesty their home.



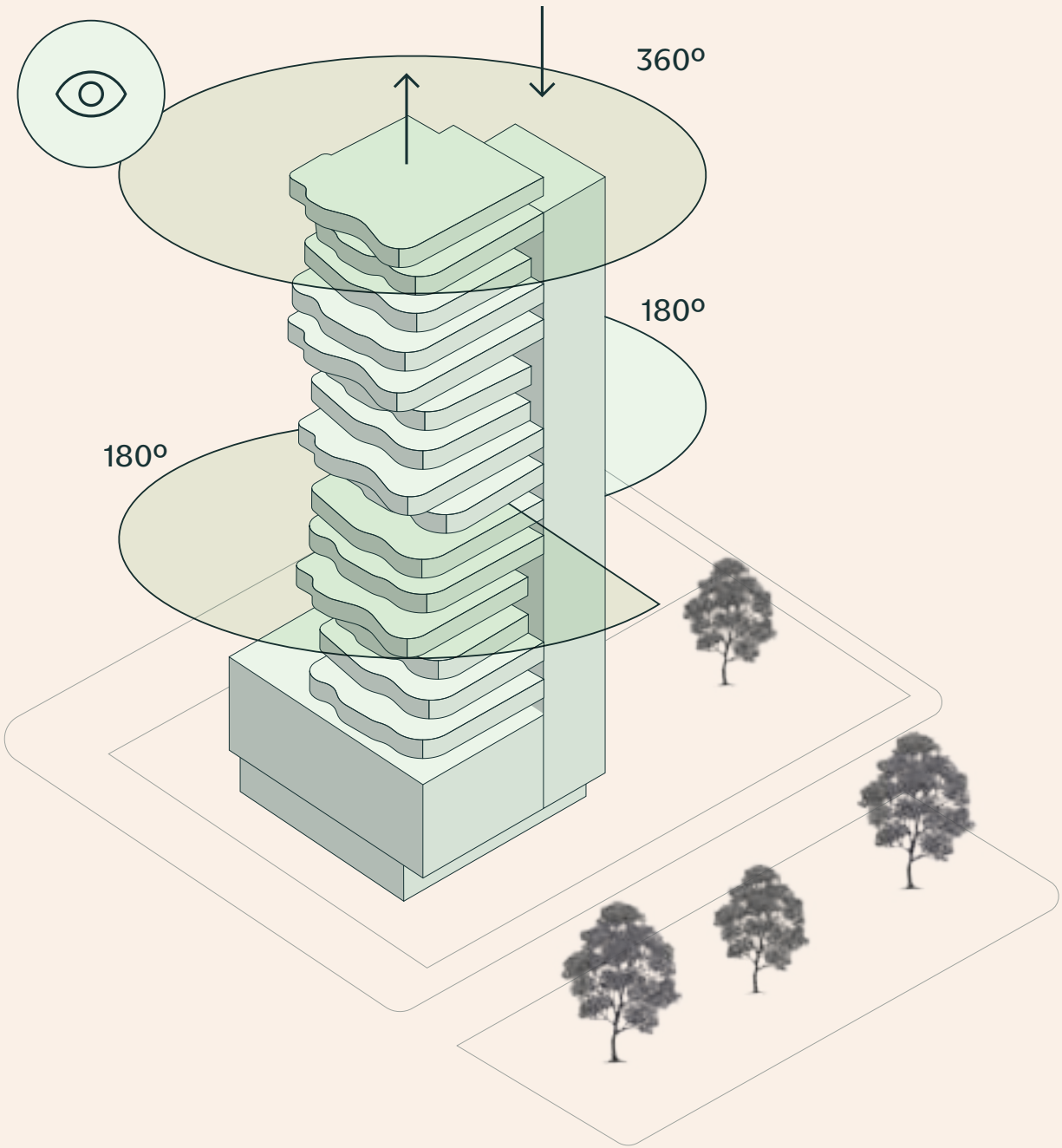
REMINISCENT OF THE
INTRIGUING PRECINCT OF
JUMEIRAH VILLAGE CIRCLE, THE
AWE-INSPIRING ARCHITECTURE
SUBTLY INTERWEAVES WITH
NATURE AND RESPECTS THE
SURROUNDING AREAS.



A. Sunlight Penetration



B. All-Around Views

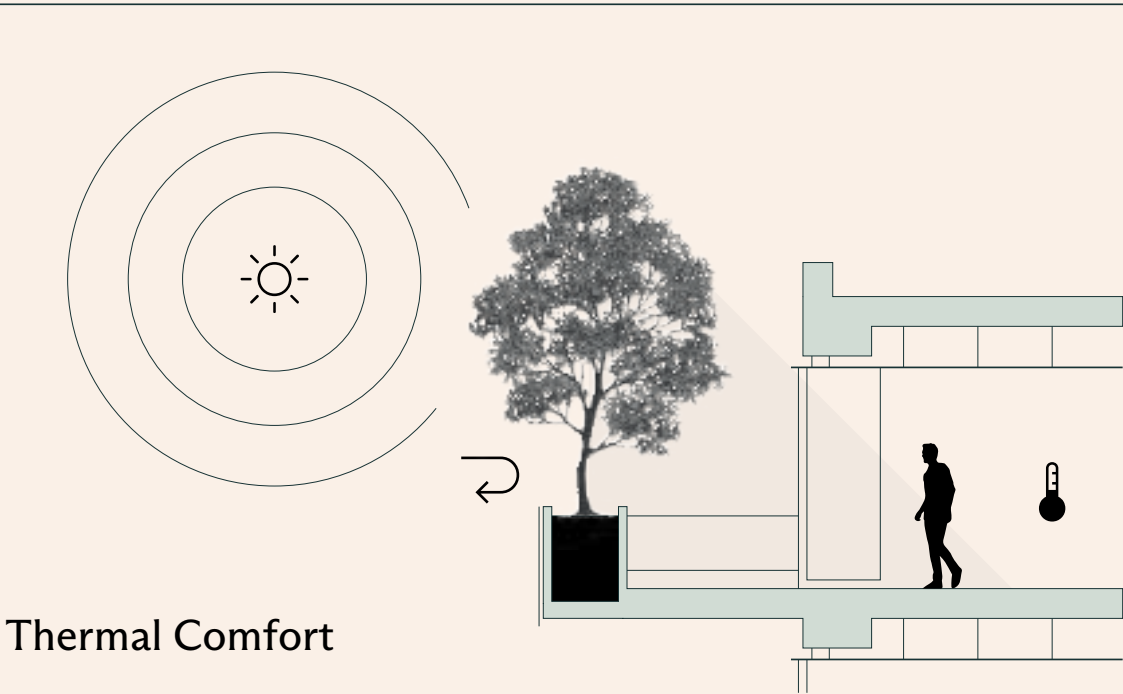


ARCHITECTURAL INFOGRAPHY

Reminiscent of the intriguing precinct of Jumeirah Village Circle, the awe-inspiring architecture subtly interweaves with nature and respects the surrounding areas. The crawling vegetation on the sumptuous edifice gives a strikingly unique look, which softens the facade and brings the textures to life. Nature sculpts the architecture in ways unimagined. Designed to defy all expectations, the distinct structure and geometry form an urban dialogue with the street, sky and the city. The majestic architecture captures the spirit of its precincts and harmoniously blends exquisite elements with sustainable façade solutions, such as noise absorption, privacy, thermal comfort, improved air quality and a biophilic design solution.

THERMAL COMFORT

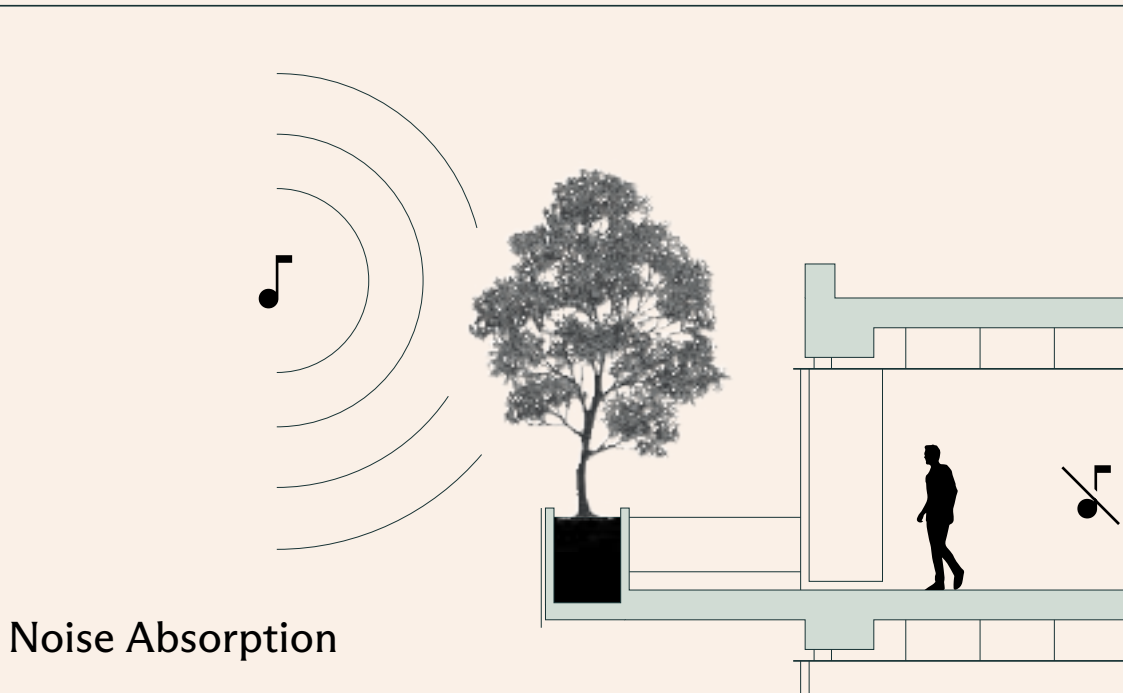
Boasting stunning façade fronts that incorporate sustainable elements, which house immaculately-appointed interiors that evoke premium quality living. The expertly crafted and carefully planted greenery creates an optimal thermal environment and help regulate atmospheric temperatures.



Thermal Comfort

NOISE ABSORPTION

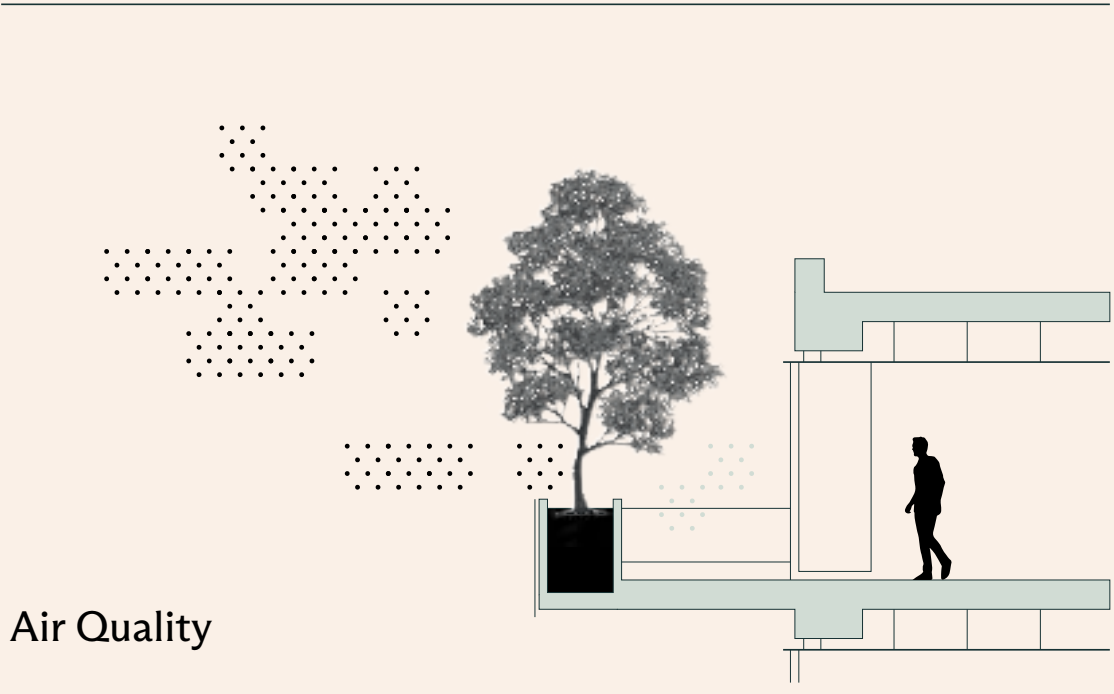
Boasting stunning façade fronts that incorporate sustainable elements, which house immaculately-appointed interiors that evoke premium quality living. The expertly crafted and carefully planted greenery creates an optimal thermal environment and help regulate atmospheric temperatures.



Noise Absorption

IMPROVED AIR QUALITY

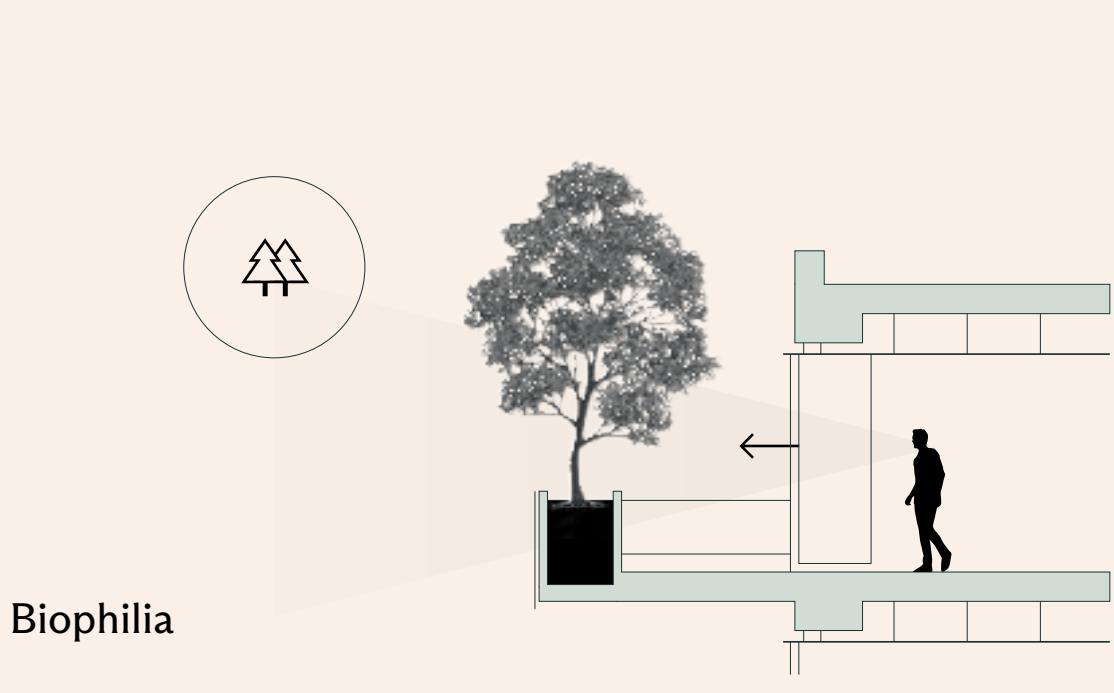
Life is made effortless with beautifully-lined shrubs in balcony planters, as they're optimum for improving air quality. These plants impersonate an air-purifying layer, enhancing well-being and conveying a beautiful sense of space and depth.



Air Quality

BIOPHILIC DESIGN SOLUTIONS

The biophilic design satisfies one's fundamental need to be surrounded by nature, which is achieved by incorporating plants and other natural elements in living spaces. To foster a stress-free environment and evoke a Zen-inspired vibe, every design aspect includes biophilia.



Biophilia



A POETRY IN MOTION. SPELLBINDING VIEWS.

An incomparable luxury lifestyle awaits with spectacular panoramic Emirates Living views from the front and verdant park views on the side and rear. One can experience the height of gracious living with perfect summer breezes, a star-speckled skyline and soul-stirring views from every angle.

The rooftop is the ideal blank canvas for viewing magical sunsets and soaking up the ever-changing scenery from their oversized windows or undulating balconies.

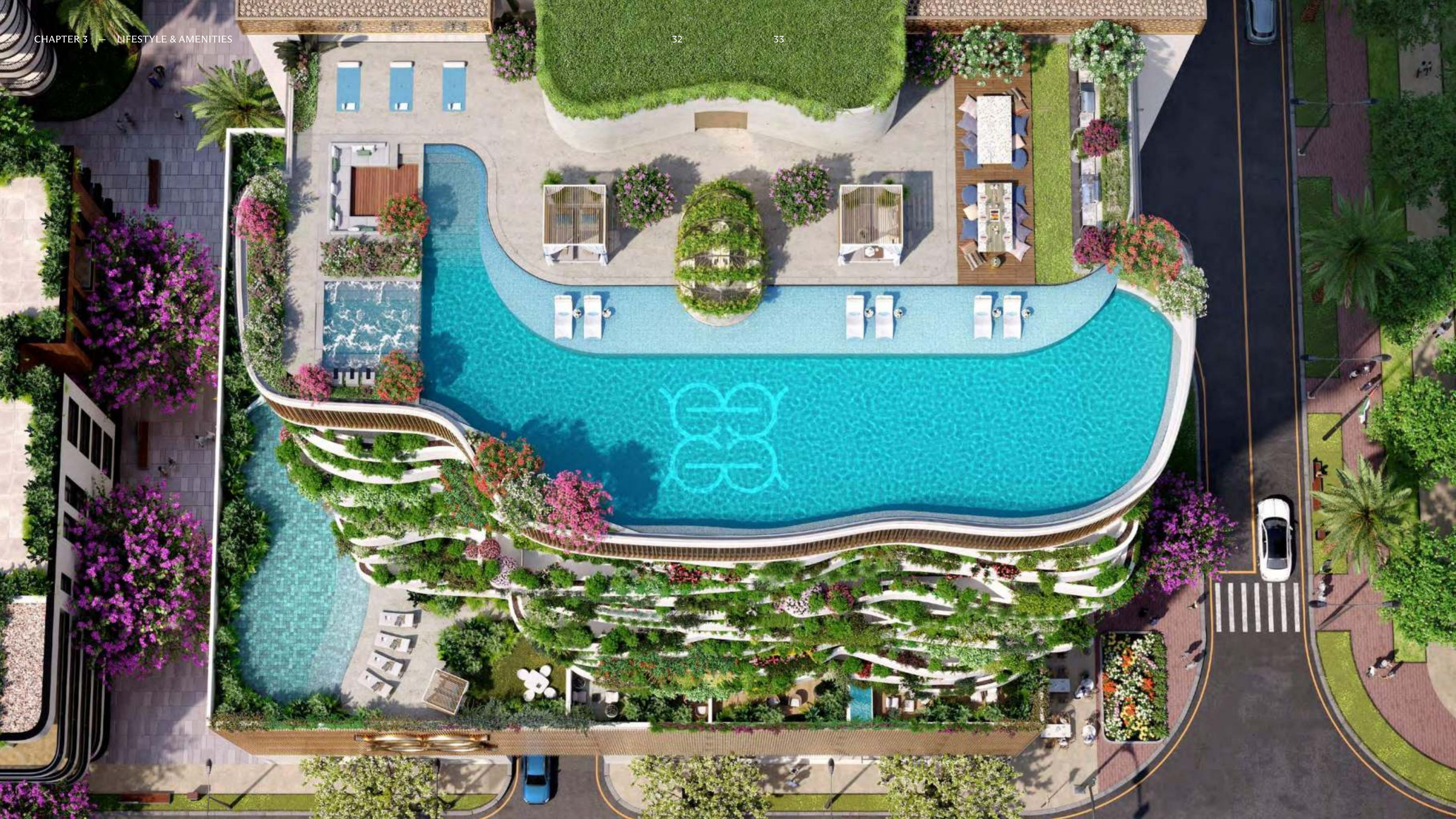




CHAPTER 3



AMENITIES & LIFESTYLE



TIME TO
PAUSE.
TIME TO
FLOURISH.

The diverse and unparalleled amenities offer a rare opportunity to stop and recalibrate amid the hustle and bustle of life.

Divided into three distinct zones, these amenities provide a one-of-a-kind lifestyle. They include family amenities on the podium, distinctive terraces across the tower and social amenities on ground floor and roof top. In addition, they bestow an immersive residents-only living experience.





RETAIL STORES

The ground-floor retail redefines convenience and ease as one may never have to take the car out for daily grocery and dining needs. Everyday moments are enriched as Elegance by Chaimaa gives immediate access to urban conveniences.



MODERN LOBBY

The unrelenting attention to detail with an intimate lobby creates a marvellous utopia from arrival. The interior styling create a sense of calm with warm palette finishes that exude a sense of brilliance, inviting the visitor in every aspect.



FITNESS CENTRE

The state-of-the-art fitness centre is packed with possibilities and is a sanctuary for the mind, body, and soul. One can work out, reach their fitness goals and push their bodies using the ergonomic equipment while enjoying the stunning backdrop.

STEAM AND SAUNA ROOM

The blend of condensed steam with fragrant natural wood is known to have therapeutic benefits for the body. Indulge in these luxury spaces to have a spirit-lifting experience.



FAMILY SWIMMING POOL

Juxtaposed against the stunning backdrop with marvellous views and vegetation, the family swimming pool creates an ambience that calms the human spirit and brings residents together.



CHILDREN’S POOL AND WATER PLAY AREA

Beautifully contrasted against forest green plants, the children’s pool allows kids to immerse themselves in playful experiences enjoying the magic of childhood.



CHILDREN'S INDOOR AND OUTDOOR PLAY AREA

A dedicated and generous indoor and outdoor play area gives way to an exciting adventure. This recreational wonderland allows time for entertaining activities that are hard to miss.

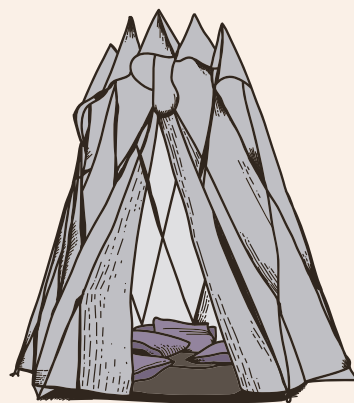
A detailed botanical illustration serves as the background for the entire page. It features a variety of plants and flowers, including blue cornflowers, red columbines, white dandelions, and small white umbellifers. Some of the plants are labeled with numbers: '48' and '49' are visible near the top center. The illustration is rendered in a classic, detailed style with fine lines and a limited color palette of blues, reds, greens, and whites.

TERRACES BEFITTING THE CONNOISSEURS OF LIFE.

THE TIMELESSLY ELEGANT AND
UTTERLY SUBLIME MIX OF
BESPOKE EXPERIENTIAL
TERRACES AT ELEGANCE BY
CHAIMAA CATERS TO AN
EFFORTLESS LIFESTYLE THAT
CREATES A REAL
SENSE OF WONDER.

SECRET TERRACE

AT ELEGANCE



LEVEL 3

The secret terrace provides a quintessential city-living experience where one can marvel at the turquoise horizons and the stunning backdrop of the park. Designed to be exemplary, it allows residents to enjoy in ultimate comfort.



MOROCCAN
TERRACE
AT ELEGANCE



LEVEL 5

Adorned to evoke the Andalusian spirit, the Moroccan Terrace reflects the styles of its members. The intricate details and decorative furniture provide a charming setting for social celebrations. It is the perfect venue for social fêtes or small banquets. One can experience the best of both worlds at the Moroccan Patio’s contemporary grandeur.



ZEN OASIS

AT ELEGANCE



LEVEL 7

The Zen Oasis is charm personified. One can relish the joys of stillness in the jade-green foliage and waterfall framing the park views. This tranquil space provides holistic well-being and makes one surrender to deep relaxation and unwind.



TEA TERRACE

AT ELEGANCE

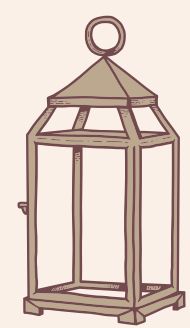


LEVEL 9

Crafted for intimate gatherings, the Tea Terrace is a slice of paradise that never loses appeal. One can savour this quintessentially tradition with a decadent afternoon indulging in fragrant tea, delectable treats and heartier dishes. Whether it's a classic morning tea congregation for devoted mothers or a luxurious high tea gathering for working ladies, these moments will surely be unforgettable.



TERRACE OF
LIGHTS
AT ELEGANCE



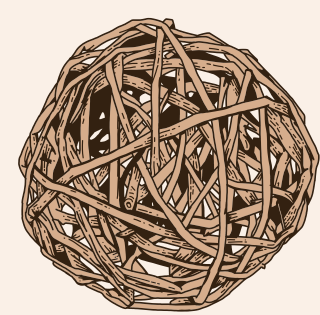
LEVEL 11

The Terrace of Lights has particular resonance among the enchanting terraces. This regal affair has reflective surfaces, silvered mirrors and a string of lights that will dazzle partons and immediately provide escapism . from daily life



SPORTS LOUNGE

AT ELEGANCE



LEVEL 13

The Sports Lounge is Elegance by Chaimaa’s best-kept secret with its energetic vibes. An open cinema during the day and a socialising hub in the evenings, this go-to evening spot sets the tone for a perfect congregation with friends whilst catching up on your favourite sports with oversized screen, foosball and billiard tables.



ROOFTOP AMENITIES

UNRIVALLED
RESORT-STYLE
AMENITIES.

Designed to maximize your personal and social life, these tailor-made facilities offer bespoke wellness yet are ideally suited for an unrivalled lifestyle.



INFINITY POOL AND JACUZZI

Beautifully contrasted against forest green plants, the children’s pool allows kids to immerse themselves in playful experiences. The expansive infinity pool and jacuzzi offers sheer joy, whether enjoying morning swims or afternoons dips. With the scintillating views of the city’s skyline, the space allows residents to enjoy this private retreat in the perfect fashion, enjoying the magic of childhood.

CABANAS AND JUICE BAR

The sun-drenched private rooftop seating and cabanas provide moments of gentle musing with refreshing beverages. One can escape the pressures of the day in the serene cabanas or devour a bestselling book in the sunken seating area.



RESIDENTS LOUNGE AND BBQ AREAS

The resident's lounge strikes a splendid note with its tailored spaces, it serves as a retreat where the heart beats. Equally exuberant and exciting, the barbecue areas offer indulgent living where entertainment and socialising go hand in hand.

ردهة المقيمين ومناطق الشواء

ردهة المقيمين هي المكان الأكثر حيوية، حيث يجتمع المقيمون والأصدقاء والعائلات لعيش أكثر اللحظات دفئاً ومودة، كما تعتبر الردهة المكان المثالي لتناول الطعام، فهي تم تخصيص منطقة واسعة للشواء تضمن للمقيمين المتعة والترفيه والتواصل.



YOGA PAVILLION

The open-air yoga pavillion resonates with a sense of calm and is an idyllic luxury escape. One can toast the sunrise with their neighbours and connect with their inner self while meditating and practising yoga.

صالة اليوغا

توفر صالة اليوغا الخارجية فرصة رائعة للهدوء والاسترخاء والتواصل مع الذات بعيداً عن الضوضاء وفوضى الأفكار. يمكنكم الاستمتاع بشروق الشمس مع جيرانكم والتواصل مع ذواتكم في جلسات التأمل.





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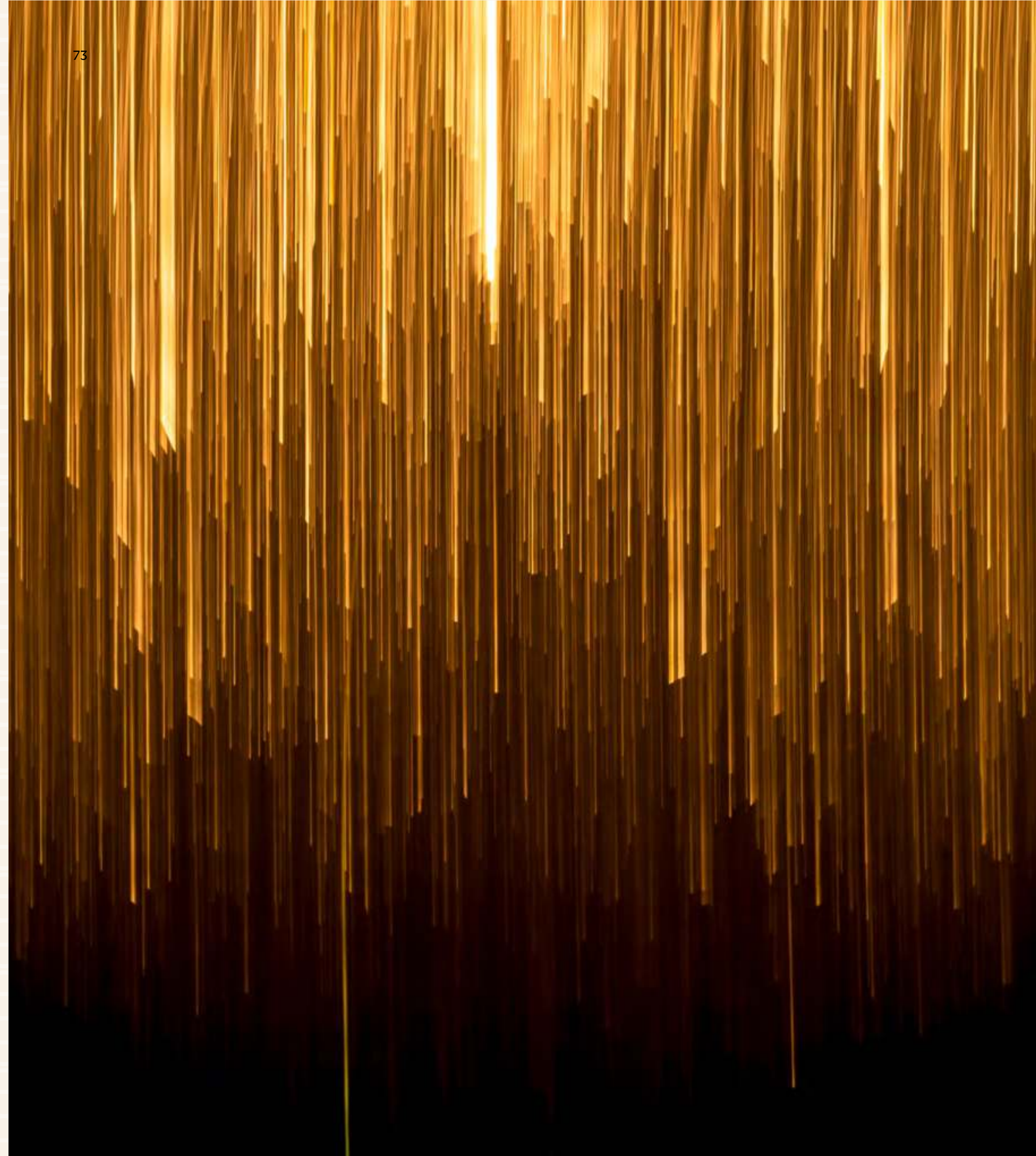
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CHAPTER 4



RESIDENCES

EVERY
APPOINTMENT
IN THE
IMMACULATELY
DESIGNED
RESIDENCES
SPEAK OF
DISTINCTION
AND LUXURY.





THE EFFICIENT LAYOUTS
AND CONNECTED SPACES
ARE CAREFULLY CRAFTED
TO MATCH THE RESIDENTS’
REQUIREMENTS, FROM
PURE AESTHETICS TO
OPULENT FINISHES TO
THE TEXTURALLY-RICH
INTERIORS.



The carefully balanced details manifest a subtle trace of fine craftsmanship, from intimate living rooms to intuitively designed kitchens to rejuvenating bathrooms and elegant ensuite bedrooms opening to sprawling sun-kissed balconies. Designed with masterful precision and steeped in quality, two premium residential units are equipped with private Jacuzzis.



LIVING ROOMS

The boundless sense of space can be felt the moment one steps into the well-ventilated living room. It exudes a warm and inviting atmosphere, amplified by generous sun-lit expansive spaces with oversized windows opening to breathtaking park and city views.



Designed with masterful precision and steeped in quality, two premium residential units are equipped with private Jacuzzis.







KITCHENS

Designed as the heart-of-the-home, the functional and intelligently-designed kitchens are eminently practical in every regard. With quality fitted appliances, tastefully appointed cabinetry and rich materials, one can experience sumptuous comfort as they foster a heightened sense of luxury.

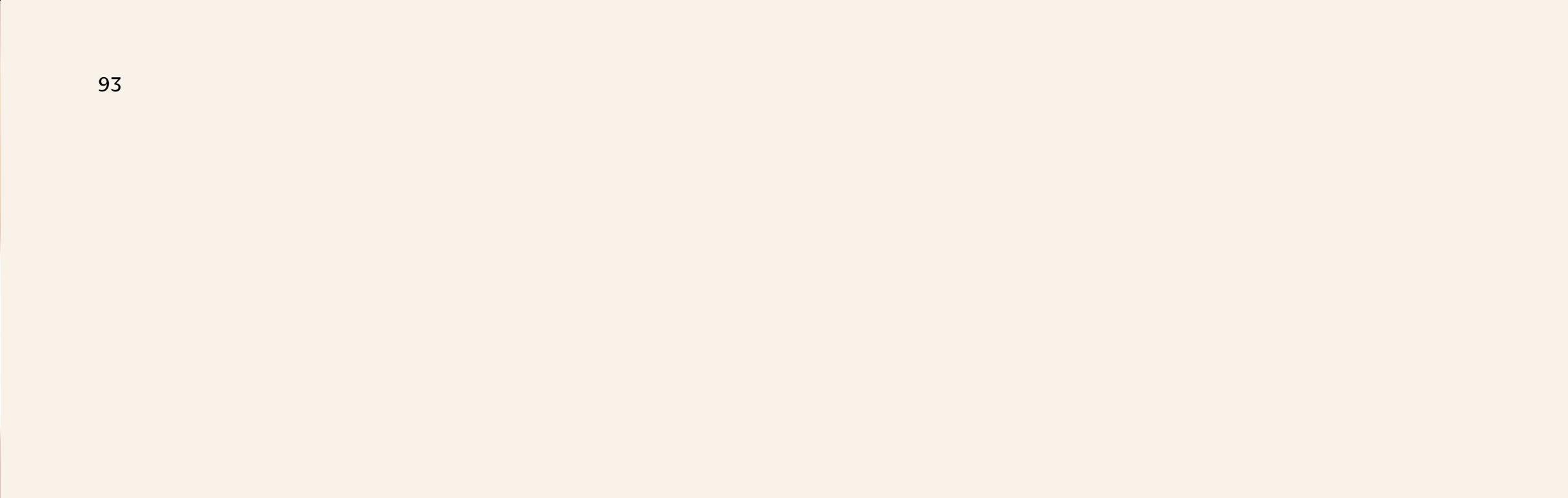




BEDROOMS

The refreshingly spacious bedrooms are a bold expression of elegance and allure. The light-filled open-plan spaces are carefully oriented to evoke warmth with free-form balconies that are hemmed by ornamental plants speckled with scented and seasonal flowers.





BATHROOMS

The amply sized bathrooms subtly exude class and character with custom vanity, elegant flooring, neutral tones and warm aesthetics. In addition, the level of luxury and high-quality fittings rejuvenates the mind in every aspect.



CHAPTER 5



LOCATION

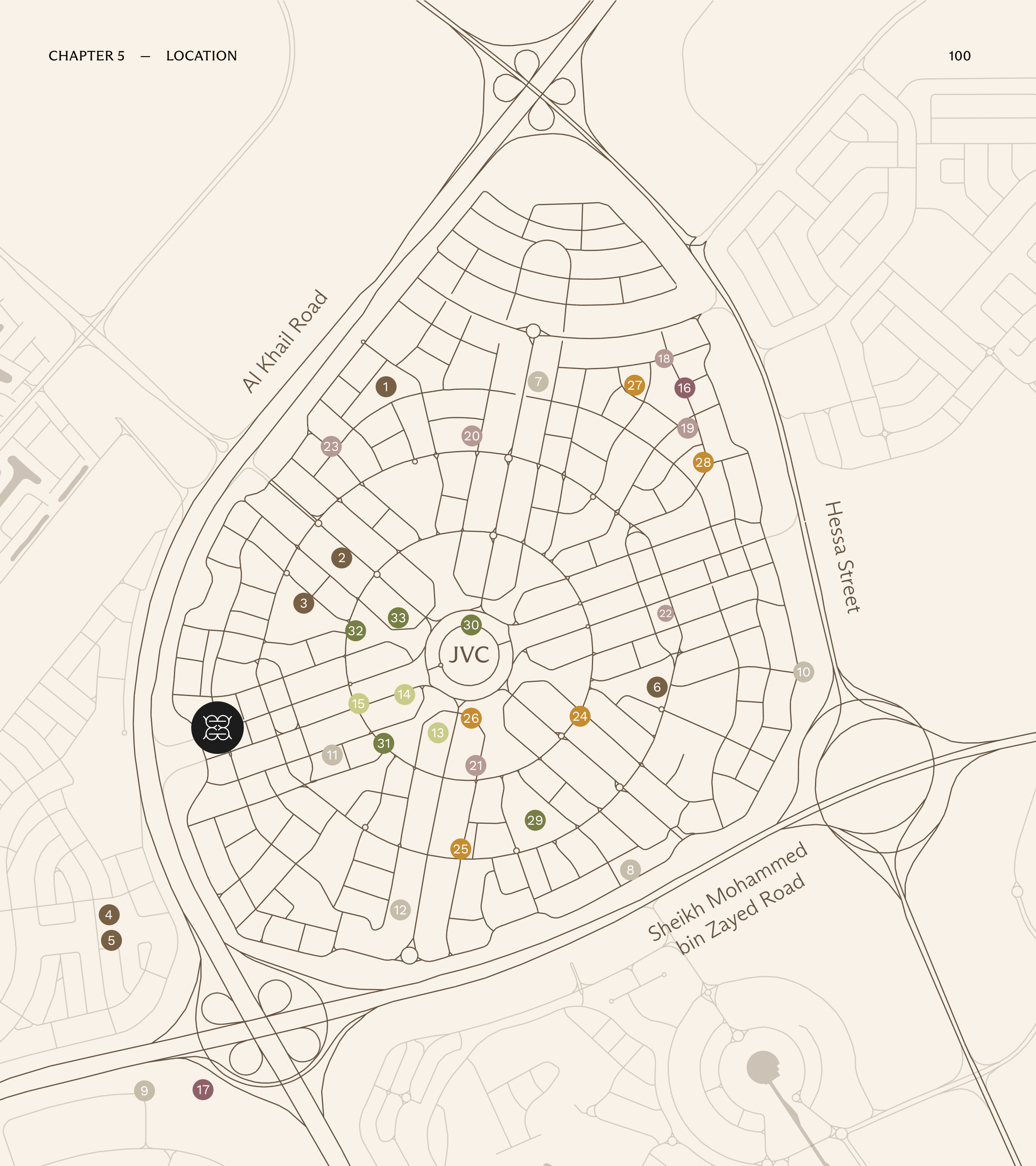
A COVETED
ADDRESS.
ALIGNED
WITH LIFE.



JUMEIRAH VILLAGE CIRCLE IS A MASTER-PLANNED COMMUNITY ENCAPSULATING COSMOPOLITAN URBAN LIFE’S ESSENCE. THE VIBRANT MIX OF EATERIES, ECLECTIC RETAIL AND COMMUNAL PARKS ARE JUST SOME OF THE SMALL WONDERS IN THE CULTURALLY-ENRICHED PRECINCT.

This inner-urban charm with a strong community spirit is only a heartbeat away from all the vicinity attractions, from renowned educational institutions to world-class hotels, from commercial hubs to international hospitals. The attractions are seamlessly satisfying as they epitomise an aspirational contemporary lifestyle.





NEIGHBOURHOOD MAP



● Education 1. JSS International School 2. Kids World Nursery JVC 3. UEG School 4. Sunmarke School 5. Jumeirah International Nursery 6. Ladybird Early Learning Centre	● Hospitality 13. FIVE JVC 14. The One Hotel JVC 15. The First Collection JVC ● Leisure 16. Circle Mall JVC 17. City Centre Meaisem	● F&B 24. The Coffee Mug 25. Pide Keyfi (Turkish Bite) 26. Trattoria by Cinque (Italian) 27. Il Forno Restaurant 28. Loui Restauran & Cafe
● Clinics 7. Karama Medical Centre 8. Oasis Dental Care Dubai 9. Mediclinic Meaisem 10. HealthHub 11. Magnum Clinic 12. Express Veterinary Clinic	● Commercials 18. Spinneys 19. Nesto Hypermarket 20. All Day MiniMart 21. West Zone SuperMarket 22. Aswaq Mart 23. Viva Supermarket	● Parks 29. Community Park 30. Le Gardin 31. JVC Castle Park 32. Samer Park JVC 33. Gardens at JVC

● المطاعم والمقاهي 24. قـدح القهـوة 25. بيد كيـفي (مطعم تركي) 26. تراتوريا من سينك (ايطالي) 27. مطعم إل فورنو 28. مطعم وكافيه لوي	● الفنادق 13. فايف قرية جميرا الدائرية 14. فندق ذا ون قرية جميرا الدائرية 15. فندق فيرست كولكشن قرية جميرا الدائرية ● المرافق الترفيهية 16. سيركل مول قرية جميرا الدائرية 17. معيصم سيتي سنتر	● المدارس والجامعات 1. مدرسة جيه إس إس الدولية 2. حضانة كيدز وورلد قرية جميرا الدائرية 3. مدرسة يو اي جي 4. مدرسة صن مارك 5. حضانة جميرا الدولية 6. مركز ليدي بيرد للتعليم المبكر
● الحدائق 29. حديقة المجتمع 30. لو جاردين 31. حديقة كاسل بارك قرية جميرا الدائرية 32. سامر بارك قرية جميرا الدائرية 33. حدائق قرية جميرا الدائرية	● المرافق التجارية 18. سبينيس 19. نستو هايبر ماركت 20. ميني مارت طوال اليوم 21. سوپر ماركت ويست زون 22. أسواق مارت 23. فيفا سوپر ماركت	● المراكز الطبية 7. مركز الكرامة الطبي 8. واحة للعناية بالأسنان دبي 9. ميديكلينيك معيصم 10. هيلث هب 11. عيادة ماغنوم 12. عيادة اكسپرس البيطرية

- Leisure

1. Global Village

2. Mall of the Emirates

3. Dubai Autodrome

4. IMG Worlds of Adventure

5. Dubai International Cricket Stadium

6. Circle Mall

7. Cityland Mall

8. Skydive Dubai

9. Dubai Hills Mall

10. Meydan Grand Stand
- Healthcare

11. Emirates Hospital Day Surgery

12. Karama Medical Centre

13. Saudi German Hospital

14. Mediclinic Meaisem

15. NMC Royal Hospital

● Hospitality

16. FIVE JVC

17. Park Inn by Radisson Dubai

18. Movenpick Hotel JVT

19. Address Montgomerie

20. Ghaya Grand Hotel

21. The S Hotel

● Education

22. GEMS World Academy

23. JSS International School

24. American University in Dubai

25. Hurt International Business School

26. Renaissance International School

27. The International School of Choueifat

● Parks

28. Dubai Miracle Garden

29. Dubai Butterfly Garden

30. Eastlands Park Motorcity

31. Al Barsha Pond Parks

● Equestrian Clubs

32. Jebel Ali Racecourse

33. Plantation Equestrian and Polo Club

34. Dubai Polo and Equestrian Club

● Golf Courses

35. Arabian Ranches Golf Club

36. Trump International Golf Course

37. Taylor’s Golf House

38. Jumeirah Golf Estate Clubhouse

● Airports

39. Dubai International Airport

40. Al Maktoum International Airport

● نوادي الفروسية

32. مضمار جبل علي

33. نادي بلانتيتشين للفروسية والبولو

34. نادي دبي للبولو والفروسية

● ملاعب الجولف

35. نادي المربع العربية للجولف

36. ملعب ترامب الدولي للجولف

37. تايلور جولف هاوس

38. نادي جميرا جولف إستيت

● المطارات

39. مطار دبي الدولي

40. مطار آل مكتوم الدولي

● المدارس والجامعات

22. أكاديمية جيمس العالمية

23. مدرسة جيه إس إس الدولية

24. الجامعة الأمريكية بدبي

25. مدرسة هيرت الدولية للأعمال

26. مدرسة النهضة الدولية

27. مدرسة الشويفات الدولية

● الفنادق

16. فندق فايف قرية جميرا الدائرية

17. بارك إن من راديسون دبي

18. فندق موفنبيك مثلث قرية الجميرا

19. العنوان مونتجمري

20. فندق غاية جراند

21. فندق إس

● المراكز الطبية والمستشفيات

11. مستشفى الإمارات لجراحة اليوم الواحد

12. مركز الكرامة الطبي

13. المستشفى السعودي الألماني

14. ميديكلينيك معيصم

15. مستشفى إن إم سي الملكي

● المرافق الترفيهية

1. القرية العالمية

2. مول الإمارات

3. دبي أوتودروم

4. آي إم جي عالم من المغامرات

5. استاد دبي الدولي للكريكيت

6. سيركل مول

7. سيتي لاند مول

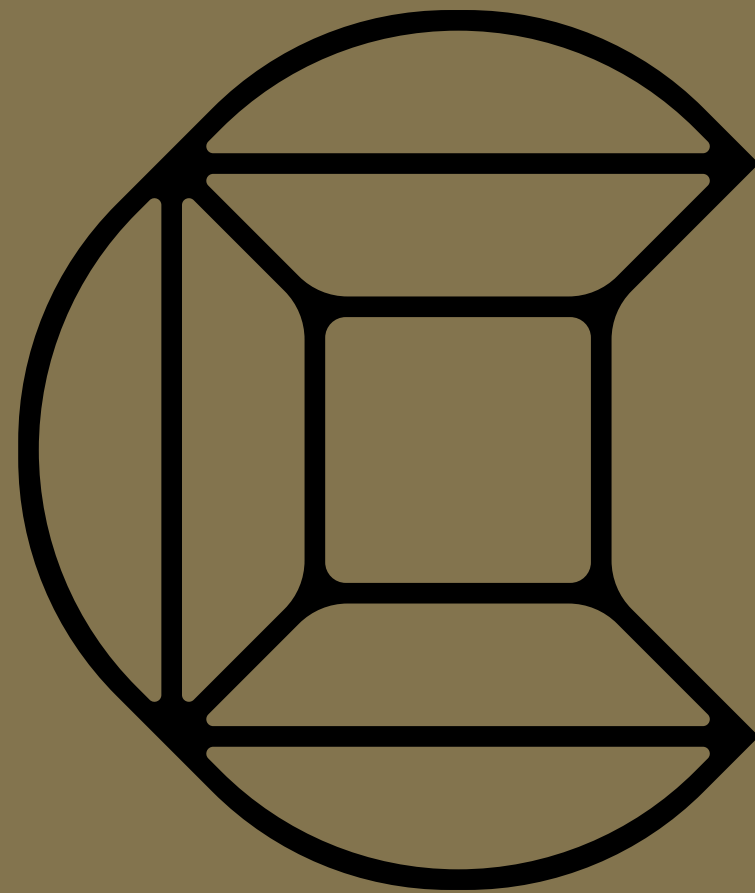
8. سكاي دايف دبي

9. دبي هيلز مول

10. منصة ميدان الكرى

CONNECTIVITY MAP

CHAPTER 6



CHAIMAA HOLDING

RIVER PALM, MARRAKECH



CHAIMAA HOLDING IS ONE OF MOROCCO'S DYNAMIC AND INNOVATIVE GLOBAL INVESTMENT GROUPS WITH A DIVERSE AND IMPRESSIVE PORTFOLIO COMPRISING PROPERTY DEVELOPMENT, CONSTRUCTION, EDUCATION, BUILDING MATERIALS, MANUFACTURING, TOURISM AND HEALTHCARE.



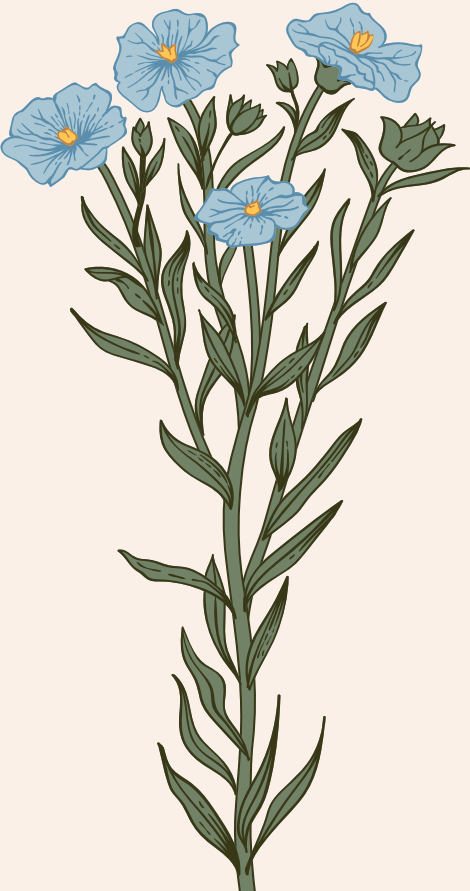
With developments spanning over 10+ cities, the real estate division is widely known to make timely delivery of more than 66,000 units over the last 40 years. In Dubai, the successful delivery of Chaimaa Premiere, Chaimaa Avenue I and Chaimaa Avenue II has led to the conceptualisation of Elegance by Chaimaa.

CHAIMAA AVENUE I & II



The vision of curated living has come quickly to life with Chaimaa Avenue I and II. The contemporary architecture, marvellous scaled residences and unparalleled amenities of Chaimaa Avenue led to remarkable success with the launch, handover, and move-in.

Today Chaimaa Avenue is one-of-the most coveted addresses in JVC.



CHAIMAA PREMIERE

Chaimaa Premiere is an exemplar residential building that gained its inspiration from the Andalusian elegance’s sheer purity. The architectural components and flawless interiors of this completed project in JVC are indeed a visual intrigue that profoundly blends antique elements with contemporary design.



CONNECT



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CHAIMA
HOLDING