



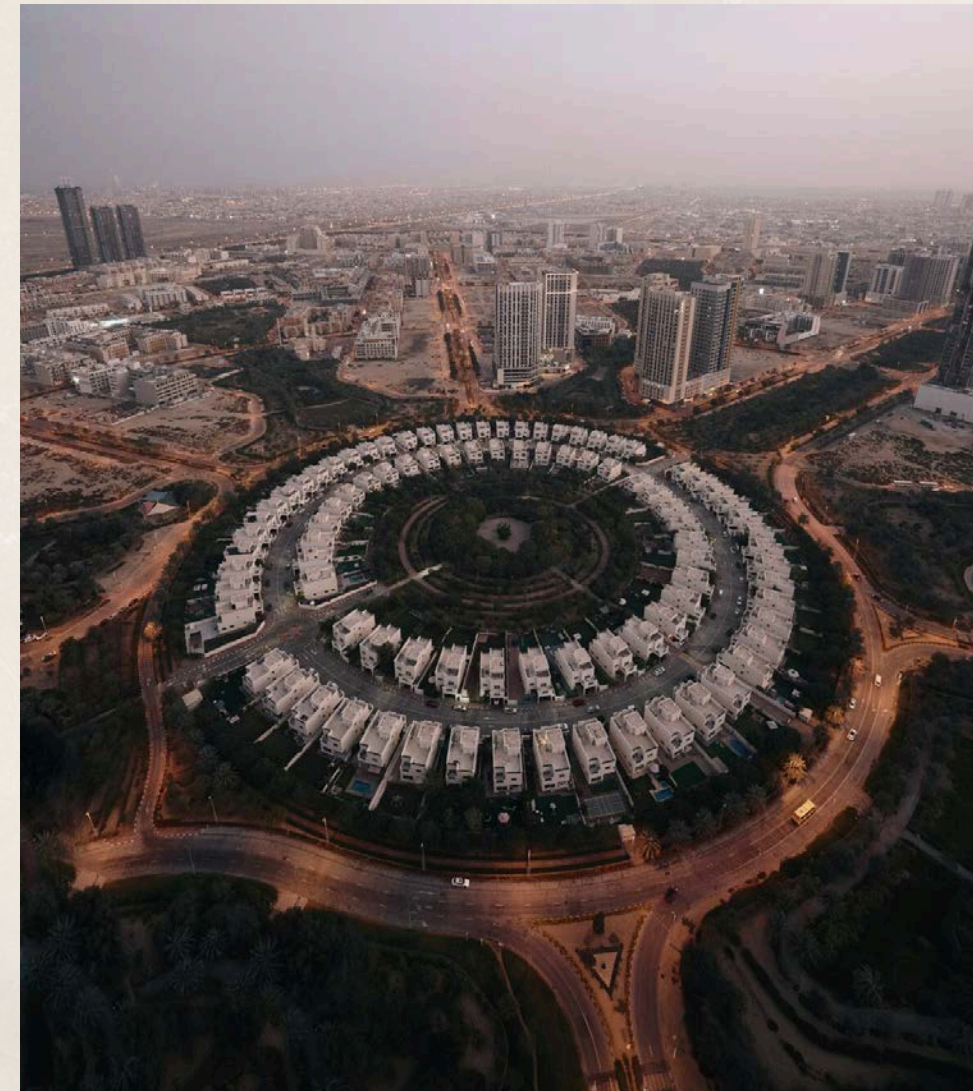
Q GARDENS

LOFTS 2



A MASTERPIECE OF URBAN ARCHITECTURE

Located in the heart of Jumeirah Village Circle, The Q Gardens Lofts 2 offers beautifully designed apartments loaded with natural light and crafted from the finest international materials. Whether you're drawn to lush exterior gardens, spacious interiors, or the sleek, modern design of each room, AYS Developers' newest property transforms daily living into a luxurious experience amidst Dubai's evolving cityscape.



JUMEIRAH VILLAGE CIRCLE

Jumeirah Village Circle (JVC) is one of the best places to invest in properties in Dubai due to its strategic location, offering easy access to major highways and key destinations like Dubai Marina and Downtown Dubai. The area features a mix of affordable and luxurious properties, appealing to a wide range of investors. With ongoing development, JVC promises high rental yields and strong capital appreciation. Its family-friendly environment, abundance of parks, schools, and retail options further enhance its attractiveness, making it a sought-after destination for both residents and investors.

YOUR NATURE INSPIRED
SANCTUARY **AWAITS.**



POLISHED. TO THE VERY END.

For those who seek quality and taste above everything else, we introduce to you Q Gardens – Lofts, a masterpiece of modern architecture, a testimony to elegant exteriors and tasteful interiors, and a place you would be proud to call home. Designed with the highest standards of modern living in mind, where minimal chic designs meet luxurious amenities, it overwhelms residents with a feeling of high quality of living.





IMPECCABLE FINISHING

Bathrooms boast floor-to-ceiling porcelain tiles, rainfall showerheads, and LED-backlit mirrors. Each unit offers floor-to-ceiling windows for stunning views, private balconies, and smart home integration. The building exterior combines natural stone, glass, and high-quality cladding, with amenities including a fitness center, rooftop garden, swimming pool, and 24/7 security. Experience the epitome of luxury living at Q Garden Lofts 2.



INTERIORS

A WELCOMING START

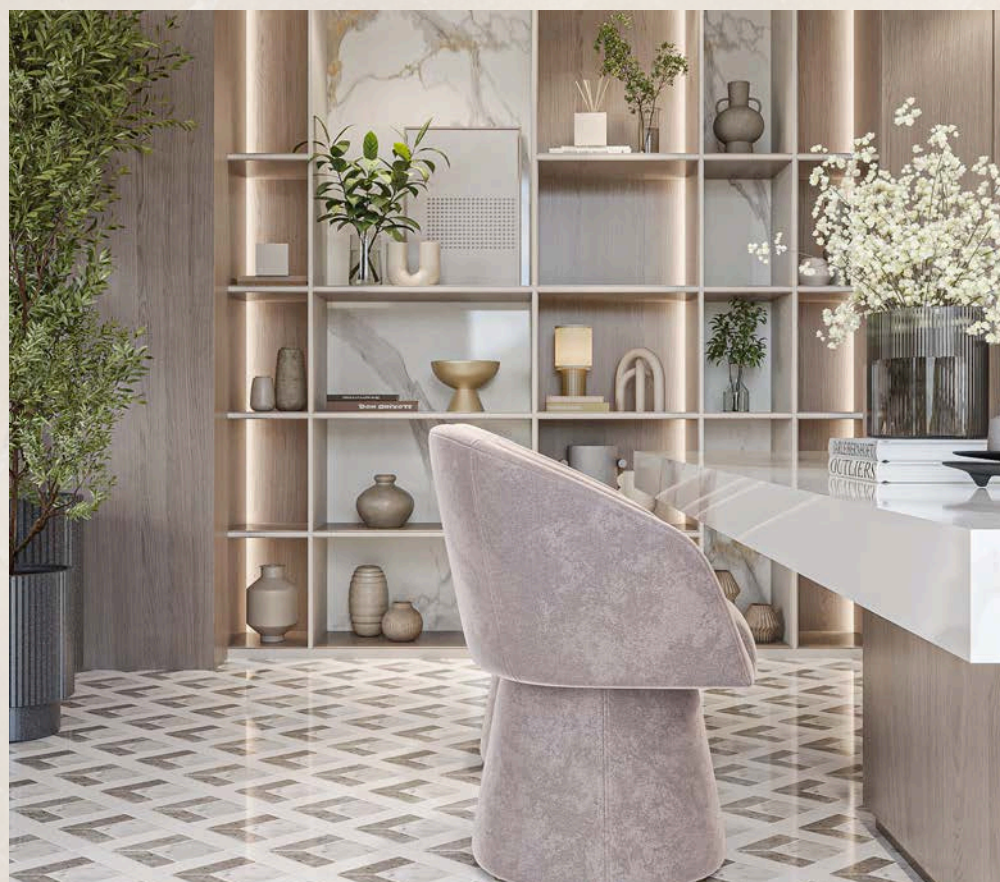
A stunning blend of luxury and modern design, creating an inviting atmosphere for residents and visitors alike. With its sleek marble flooring, contemporary art pieces, and plush seating, the lobby offers a warm and sophisticated welcome.

High ceilings and stylish lighting fixtures add to the sense of spaciousness, while a dedicated concierge service ensures convenience and comfort. This impressive entryway reflects the high standards and refined lifestyle of Q Garden Lofts 2.

INTERIORS

DESIGNED TO **IMPRESS**

These beautiful interiors and unique homes are built with the latest ideas and meet the best standards in the world. They offer a luxurious and modern lifestyle, with lots of natural light and amenities that only a few places have.





LIVING AREA

- Flooring: High-quality engineered hardwood flooring for a warm and elegant look.
- Walls: Smooth finish with premium, washable paint in neutral tones to suit any decor style.
- Ceilings: Smooth finish with recessed lighting and stylish crown molding for a refined touch.

BATHROOM AREA

- Flooring: Plush, high-density carpeting for added comfort and warmth.
- Closets: Custom-built walk-in closets with ample storage, featuring adjustable shelving and soft-close drawers.
- Lighting: Designer pendant lights and integrated LED lighting for a cozy ambiance.





KITCHEN AREA

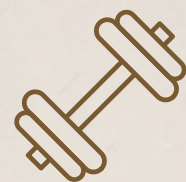
- Cabinetry: Custom European-style cabinets with soft-close mechanisms, finished in high-gloss lacquer or matte wood veneer.
- Countertops: Luxurious quartz countertops with a waterfall edge for a sleek, modern look.
- Backsplash: Designer tile backsplash, combining aesthetics and easy maintenance.
- Sink: Undermount stainless steel sink with a high-arc faucet and pull-down sprayer.

BUILD FOR FAMILY BLISS

Perfect for families due to its spacious and thoughtfully designed units that cater to the needs of family living. The development offers a variety of family-friendly amenities, including a state-of-the-art fitness center, swimming pool, and rooftop garden, providing ample recreational opportunities for all ages.



STATE OF THE ART
AMENITIES



GYM



PRIVATE CINEMA



PLAY AREA



SAUNA



JACUZZI



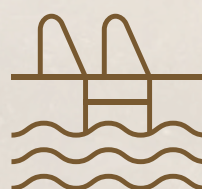
SKY GARDEN



BBQ AREA



FURNISHED KITCHENS



SALT WATER POOL



CYCLING STUDIO



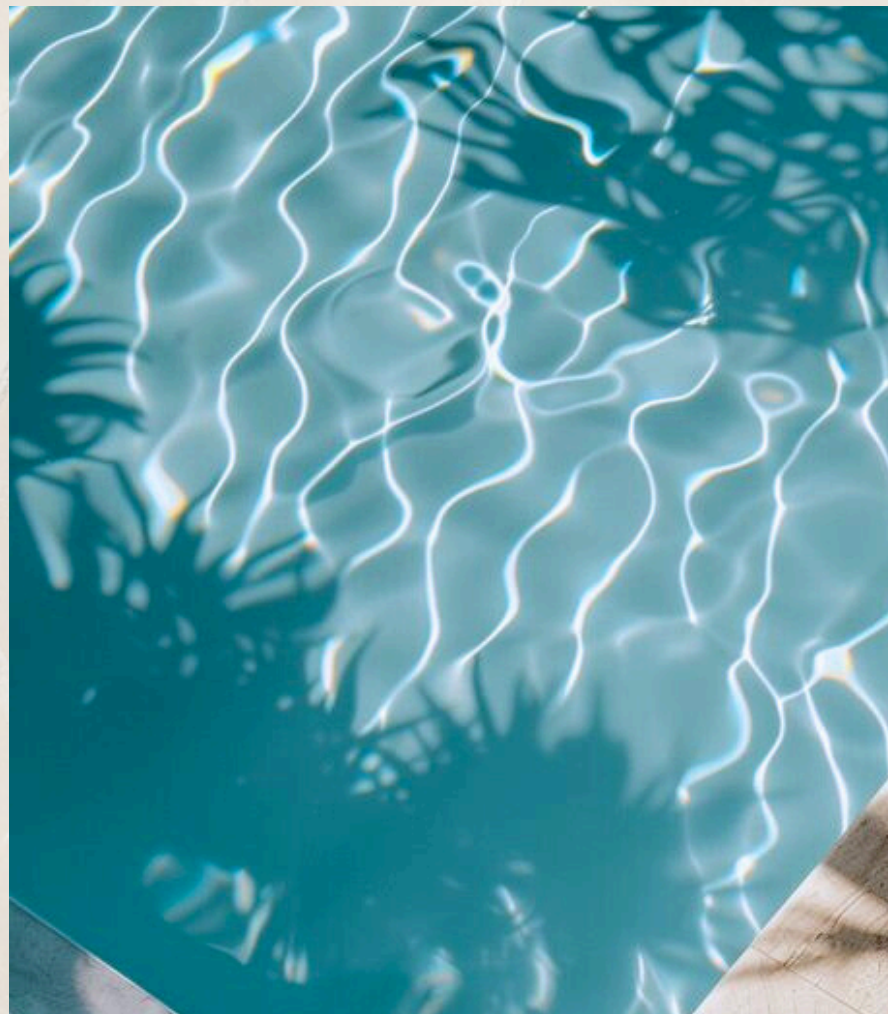
YOGA SPACE



GYM

The state-of-the-art fitness center at Q Gardens Lofts 2 is equipped with the latest exercise machines and free weights, providing a comprehensive workout experience.

Whether you prefer cardio, strength training, or functional fitness, the gym meets all your fitness needs in a modern and motivating environment.



Dive into the refreshing saltwater swimming pool, offering a gentler and more natural swimming experience.

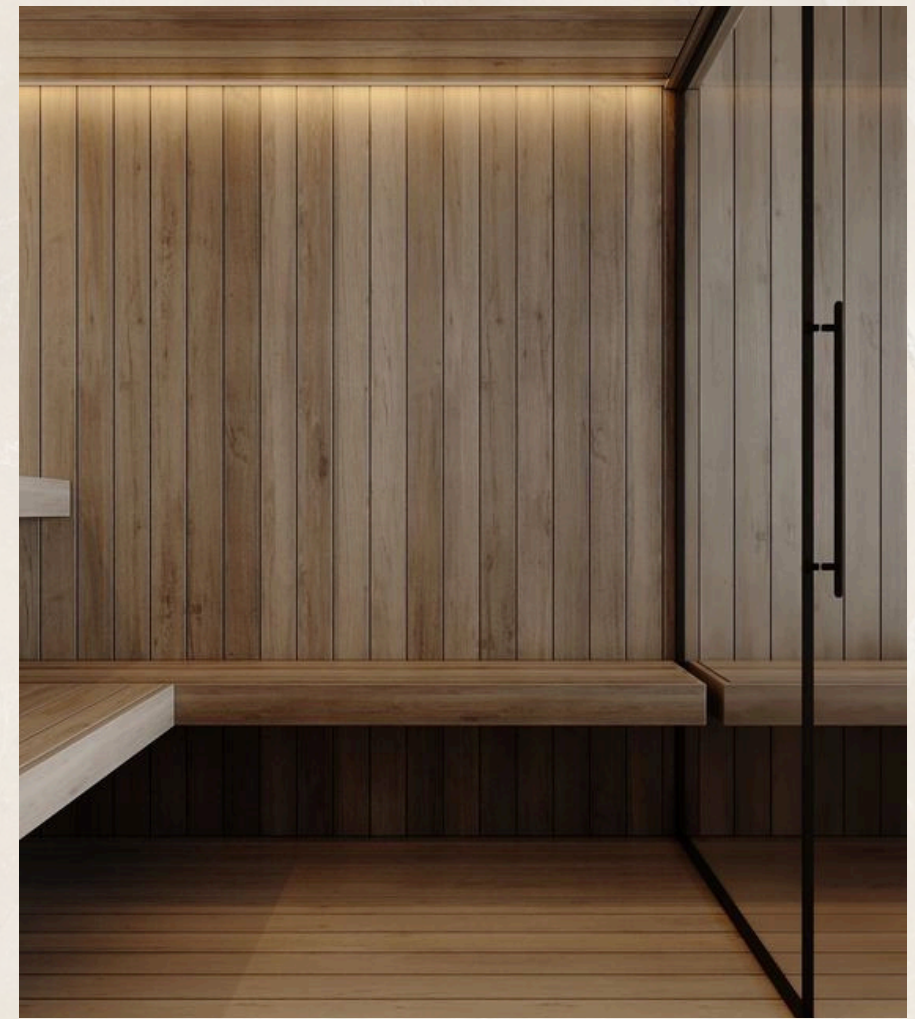
The pool's saltwater system is kinder to the skin and eyes, making it ideal for leisurely swims and aquatic exercise.



SALTWATER POOL



SAUNA



Unwind in the relaxing sauna, designed to promote wellness and detoxification. The soothing heat relieves muscle tension, improves circulation, and offers a serene escape from the hustle and bustle of daily life.



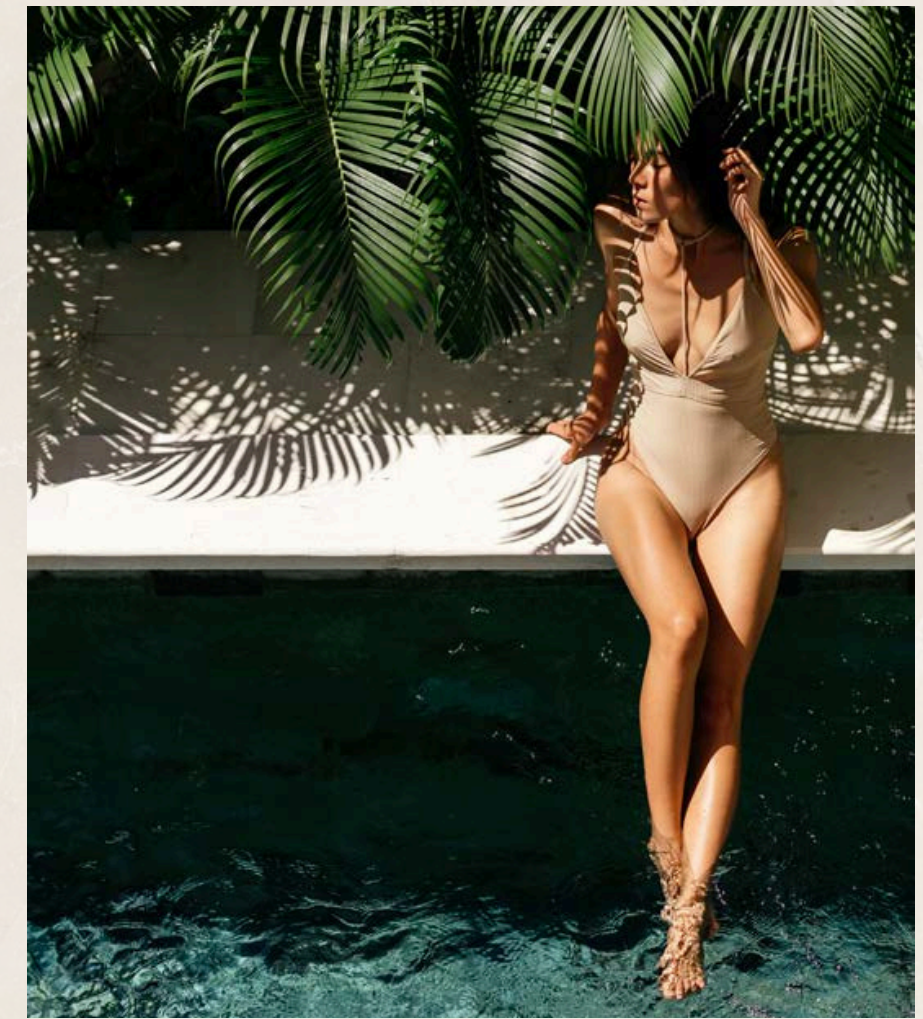
Find tranquility and balance in the dedicated yoga space, thoughtfully designed for practicing yoga, meditation, and mindfulness. The serene environment, featuring soft lighting and calming decor, provides the perfect setting to enhance your physical and mental well-being.



YOGA



OUTDOOR AREA



Enjoy the scenic sky garden, an outdoor oasis offering panoramic views of the city. This beautifully landscaped space is perfect for relaxing, socializing, and connecting with nature, providing a breath of fresh air in an urban setting."



OUTDOOR AREA



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Host gatherings and enjoy outdoor dining in the convenient BBQ area. Outfitted with high-quality grills and comfortable seating, this space is perfect for family cookouts and social events with friends and neighbors.



BBQ SPACE



PRIVATE CINEMA



Experience movie nights like never before in the exclusive private cinema. Featuring comfortable seating, a large screen, and state-of-the-art audio-visual technology, this cinema offers an intimate and luxurious setting for enjoying your favorite films.

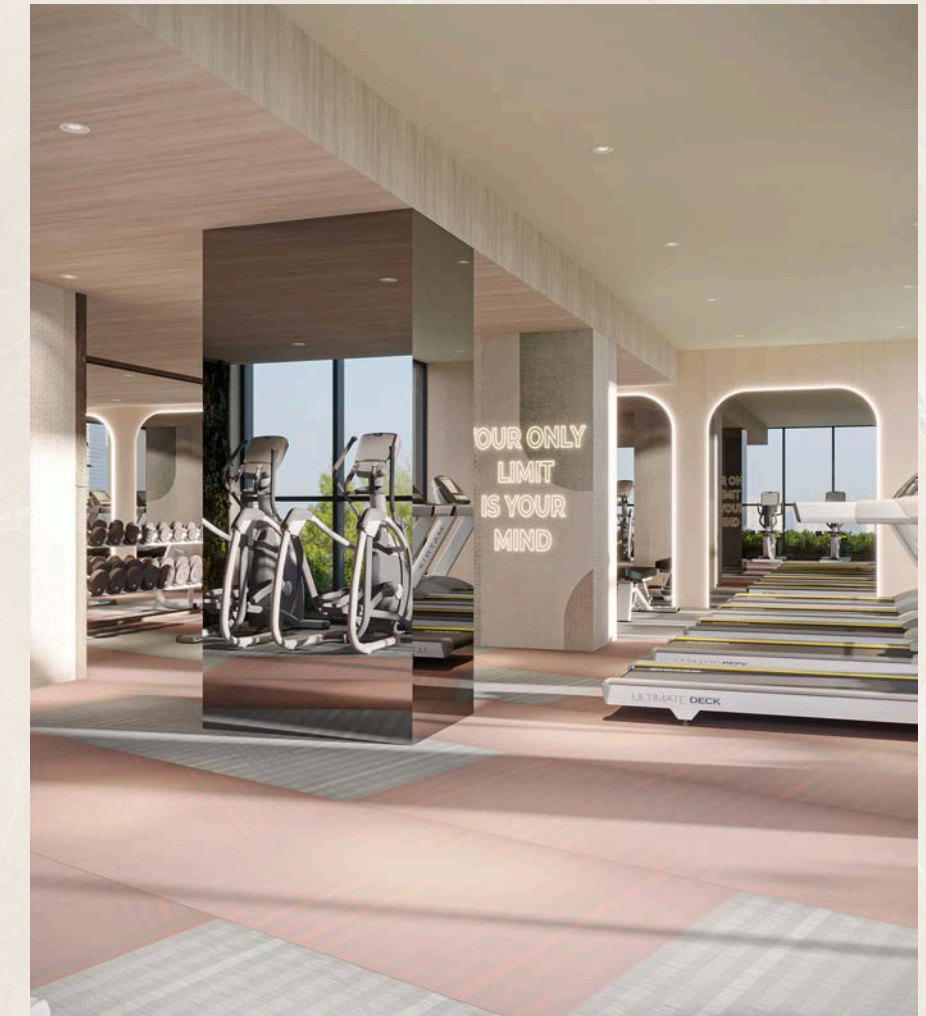


The safe and fun play area for children is designed to keep young residents entertained and active. Featuring a variety of play equipment and soft surfaces, it offers a secure environment for kids to explore, play, and make new friends.





CYCLING STUDIO



The high-energy cycling studio caters to fitness enthusiasts seeking an invigorating workout. With top-of-the-line stationary bikes, dynamic lighting, and advanced sound systems, the studio offers an exciting and motivating atmosphere for both cycling classes and individual sessions.



CALM & COSY SPACES

The studio units at Q Gardens Lofts 2 are designed to offer a perfect blend of style and functionality. Each studio features an open-plan layout that maximizes space and natural light, creating a bright and welcoming living environment. High-quality finishes, including engineered hardwood flooring and premium fixtures, add a touch of elegance to the space.

The kitchen is fully equipped with modern appliances, custom cabinetry, and sleek quartz countertops, making meal preparation a pleasure. The living area is versatile and spacious, allowing for a comfortable setup that easily accommodates both relaxation and entertainment needs. Large floor-to-ceiling windows provide stunning views and enhance the sense of openness.

STUDIO UNIT

SERENITY INSIDE OUT

The one-bedroom units at Q Gardens Lofts 2 are designed to offer a perfect balance of luxury and functionality. These spacious units feature a well-thought-out layout that maximizes space and enhances the flow of natural light, creating a bright and airy living environment.

The bathroom is equally impressive, with floor-to-ceiling porcelain tiles, a modern vanity with ample storage, and a luxurious walk-in shower with premium fixtures. The attention to detail and quality craftsmanship throughout the unit ensure a luxurious living experience.

ONE-BEDROOM UNIT



BESPOKE
SUPPLIERS LIST

BERTOLOTTO[®]
PORTE

SCAVOLINI[™]

SIEMENS

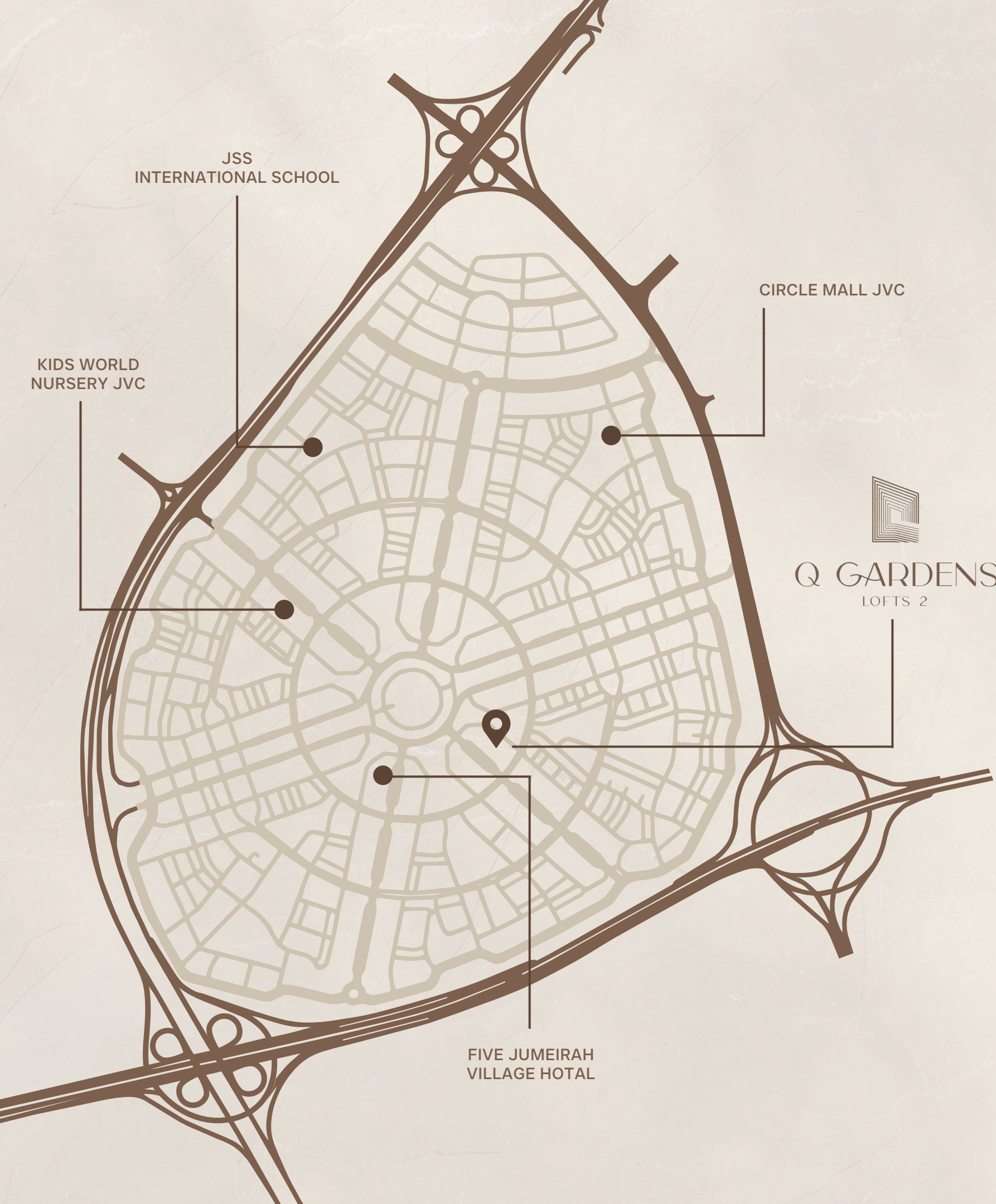

Villeroy & Boch
1748

 **TRUE[®]**

OTIS

 **CERACASA**
C E R A M I C A

Schneider
 **Electric**



7 MINUTES
Dubai Hills Mall



10 MINUTES
Mall of the Emirates



10 MINUTES
Dubai Marina



15 MINUTES
Downtown Dubai
& Burj Khalifa



18 MINUTES
The Palm Jumeirah



20 MINUTES
Jumeirah Beach



28 MINUTES
Dubai World Central



30 MINUTES
Dubai International Airport



15 MINUTES
Burj Al Arab



20 MINUTES
Museum of the Future



DUBAI WORLD CENTRAL

PALM JEBEL ALI

DUBAI MARINA

PALM JUMEIRAH

MALL OF THE EMIRATES

BURJ AL ARAB

DOWNTOWN DUBAI
& BURJ KHALIFA

DUBAI
INTERNATIONAL AIRPORT

WEST

NORTH

SOUTH

EAST

WINTER
SUNSET

SUMMER
SUNSET

WINTER
SUNRISE

SUMMER
SUNRISE





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****Disclaimer:**** All dimensions are in metric, measured to wall finishes. All materials, dimensions, and drawings are approximate. Information is subject to change without notice, at AYS Developers' absolute discretion. Actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. AYS Developers reserve the right to make revisions or alterations, at their absolute discretion, without any liability whatsoever.