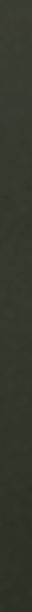




SILVA PARK



**Object 1**



# JVT: Serene Community

Jumeirah Village Triangle (JVT) is a sustainable green freehold development offering a serene atmosphere. This peaceful suburban community is considered as one of the top family-friendly neighbourhoods in Dubai is situated on the northern side of Dubai. It is a city on its own, offering its residents a thriving community filled with parks, schools and mosques.

The neighborhood is an ideal choice for property investors eyeing lucrative returns as well as residents seeking a tranquil living experience. This community is preferred mostly by families and individuals who are seeking a premium and exceptional lifestyle.





# Connected To The City

Jumeirah Village Triangle (JVT) located at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), conveniently located near the coastal areas to Jumeirah Island, Palm Jumeirah, and Palm Jebel Ali. It Offers easy access to central locations within the emirate.

 Attractions	 Golf clubs	 Kids	 Malls	 Hotels
<b>9</b> MINUTES - Dubai Miracle Garden	<b>15</b> MINUTES - Jumeirah Golf Estates Golf Course	<b>2</b> MINUTES - Sunmarke School	<b>11</b> MINUTES - City Centre Meaisem	<b>2</b> MINUTES - Novotel JVT
<b>20</b> MINUTES - The Walk JBR	<b>17</b> MINUTES - Montgomerie Golf Course	<b>5</b> MINUTES - Arcadia School	<b>15</b> MINUTES - Circle Mall	<b>2</b> MINUTES - Mövenpick Hotel JVT
<b>22</b> MINUTES - Palm Jumeirah		<b>12</b> MINUTES - JSS International School	<b>15</b> MINUTES - Mall of the Emirates	<b>15</b> MINUTES - Aloft Me'aisam
<b>25</b> MINUTES - Motiongate Theme Park		<b>18</b> MINUTES - GEMS Founders School	<b>17</b> MINUTES - Dubai Hills Mall	<b>15</b> MINUTES - FIVE Jumeirah Village Hotel
<b>27</b> MINUTES - Legoland Dubai				







# SILVA PARK

District 2, Jumeirah Village Triangle

Inspired by *Silva* — *forest* — **S1LVA PARK LIVING** brings the spirit of nature into the heart of Jumeirah Village Triangle. The name evokes a lush, green sanctuary, where every element is designed to offer peace, clarity, anda deep connection to the natural world. Whether it’s a morning walk, an evening wind-down, or a quiet moment on your balcony, this is a place where you can breathe, recharge, and truly feel at home.



**Building Description** B+G+P+5+R  
RETAIL 1-2

**Anticipated Handover** Q1 2027

**Anticipated Service Charge** AED 15/Sq.Ft.

STUDIO	1 BEDROOM	1.5 BEDROOM	2 BEDROOM	2.5 BEDROOM	TOTAL
10	40	2	6	6	64





SILVA PARK

This is S1LVA PARK LIVING  
This is where life flourishes





# Premium Views



SILVA PARK





# Premium Views





# Amenities



LOBBY



POOL



POOL DECK WITH  
SUN LOUNGERS



KIDS POOL



KIDS PLAY ROOM



CLUBHOUSE



GYM



OUTDOOR CROSSFIT







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Lobby





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Pool







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Kids Pool





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Kids Play  
Room







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Outdoor  
Kids Play





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Outdoor  
Crossfit







SILVA PARK



Gym





SILVA PARK

Clubhouse





# Smart Home System



SILVA PARK

With the growth of digital technology, our daily lives are constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

## SMART LOCK

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.



## HOME AUTOMATION CONTROLS

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.



**legrand**





SILVA PARK



## Ground Floor Plan

- 1 LOBBY
- 2 DISABLED PARKING
- 3 BICYCLE PARKING





SILVA PARK



## Podium 1st Floor

- 4 KIDS PLAY AREA
- 5 OUTDOOR KIDS PLAY
- 6 POOL DECK WITH SUN LOUNGERS
- 7 GYM
- 8 OUTDOOR CROSSFIT
- 9 SWIMMING POOL
- 10 KIDS POOL
- 11 CLUBHOUSE



# Why Dubai



SILVA PARK

## EXCHANGE RATE

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED

## RESIDENT VISA

When buying real estate for an amount of \$205,000 in Dubai you can get a resident visa for all family members

## SAFETY

Dubai is ranked 11th in the world for safety according to Numbeo, requiring crime rates and a high level of living environment

## EDUCATION

School education in the UAE is one of the most progressive in the world

## HEALTHCARE

An excellent healthcare system with hundreds of hospitals with expensive equipment and excellent specialists

## DEVELOPMENT

According to the Urban Master Plan, by 2040 Dubai should become the best place to live

## REMOTE BOOKING

Remote booking of transactions, official payment in cryptocurrency





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# Golden Visa

Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Ability to apply for a Schengen visa and a U.S. visa

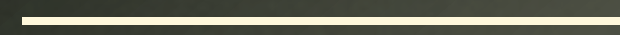


Obtaining a local driving license, which is an international license





SILVA PARK



**Object 1**

[www.object-1.com](http://www.object-1.com)