

# VELOS

PACE WITH PURPOSE

## SALES PRESENTATION





## NAME ORIGIN

“Velos”, inspired by “velocity,” captures the dynamic energy and sophistication of Dubai’s Motor City. The name reflects the streamlined, aerodynamic design of the tower, evoking a sense of forward motion and elevated lifestyle. It appeals to residents seeking a refined, effortlessly modern living experience.

## THE STORY BEHIND VELOS

Velos pays tribute to the dynamic energy of Dubai's Motor City, home to the iconic Dubai Autodrome. Just like the racetrack it overlooks, Velos is built for those who thrive on momentum and purpose. Its sleek, aerodynamic design mirrors the curves and motion of high-speed performance, offering residents a lifestyle that's both fast-paced and thoughtfully elevated.

**MOBILITY:** BUILT IN A CITY THAT MOVES

**DESIGN:** MODERN, EFFICIENT, STYLISH

**BALANCE:** URBAN PACE & BALANCED SPACES

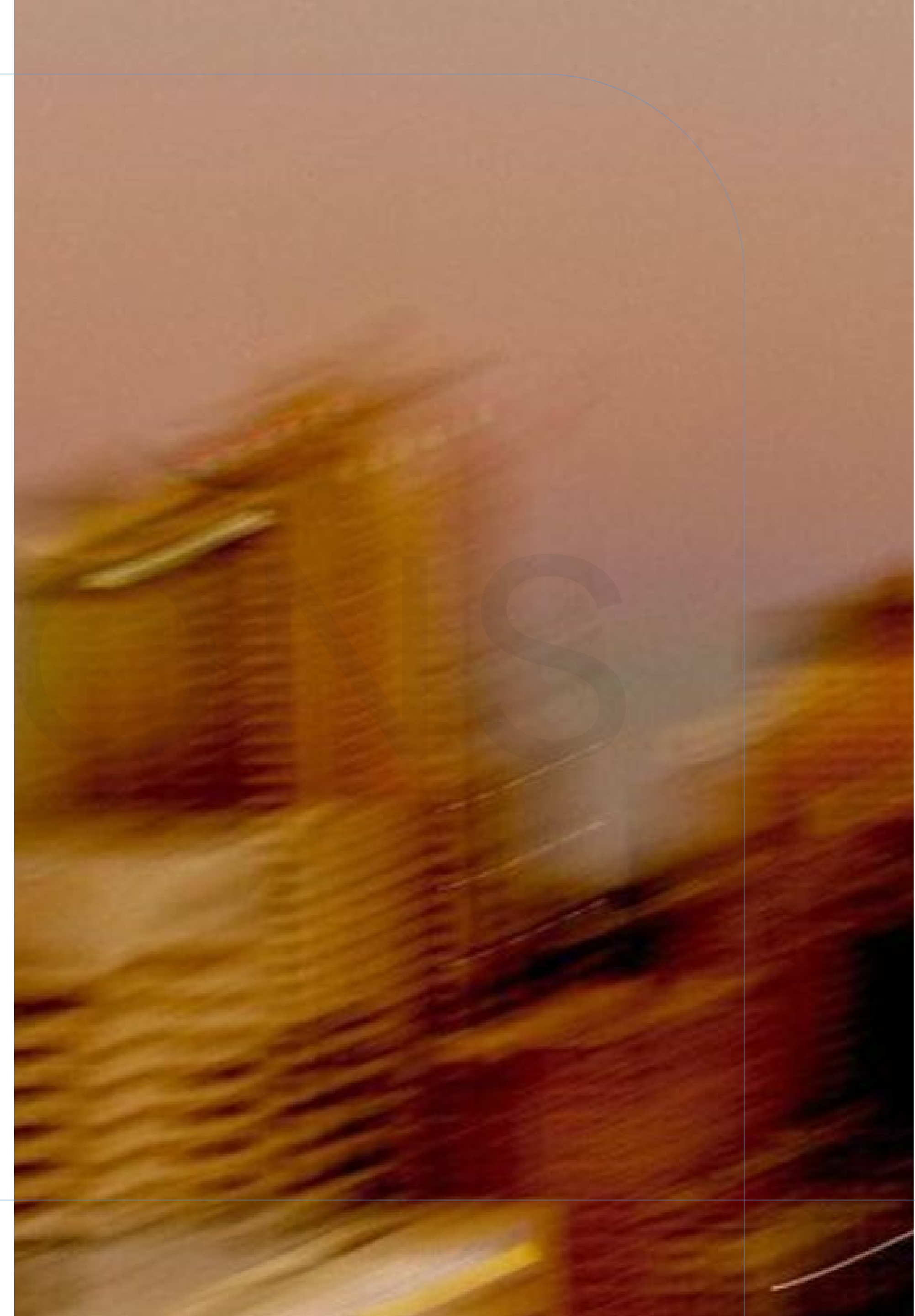
**COMMUNITY:** BUILT FOR CONNECTION

## LIFESTYLE AT VELOS

Velos is for people who enjoy living life with purpose and pace. A dynamic destination, it draws inspiration and energy from its location in the heart of Dubai's Motor City.

It's a different way to live life well - moving to your rhythm, allowing you to set the pace, and rewarding you with a compelling, vibrant lifestyle.

EVOLUTI





## WHO INVESTS AT VELOS?

- **Urban professionals** who thrive in fast-paced, energetic environments.
- **Motorsport and racing enthusiasts** drawn to Motor City's dynamic lifestyle and proximity to Dubai Autodrome.
- **Young couples and singles** seeking stylish residences with modern amenities.
- **Remote workers** who value co-working spaces and wellness features.
- **Investors** looking for high-demand, high-return properties in a vibrant Dubai district.
- **Families** looking for a vibrant yet safe community with unmatched amenities.



# VELOS

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## KEY FACTS





# PROJECT KEY FACTS

- **Building Configuration:** G + 2P + 2 Amenities Floors + 28 Residential Floors + Roof Amenities Floor
- **Project Name:** VELOS
- **Residential Unit Mix:** Studio, 1 & 2 bedroom apartments & retail
- **Total Units:** 408 Apartments & 4 Retails
  - Fully furnished studios, fully-fitted 1 & 2 bedroom apartments
- **Handover:** March 2028
- **Expected Service Charge:** AEDXX/Sqft
- **Payment Plan:**
  - **Studios & 1-Beds:** 40/60
  - **2-Beds:** 35/65
- **Developer:** CityView Developments

FLOOR LEVEL	FLOOR USE
GROUND	LOBBY + RETAILS+ PARKING
P1 & P2	PARKING
1 <sup>ST</sup> FLOOR AMENITIES	AMENITIES
2 <sup>ND</sup> -20 <sup>TH</sup> FLOOR	RESIDENTIAL UNITS
21 <sup>ST</sup> FLOOR	AMENITIES
22 <sup>ND</sup> TO 30 <sup>TH</sup>	RESIDENTIAL UNITS
31 <sup>ST</sup> FLOOR	MECHANICAL FLOOR
ROOF	AMENITIES



# UNIT MIX

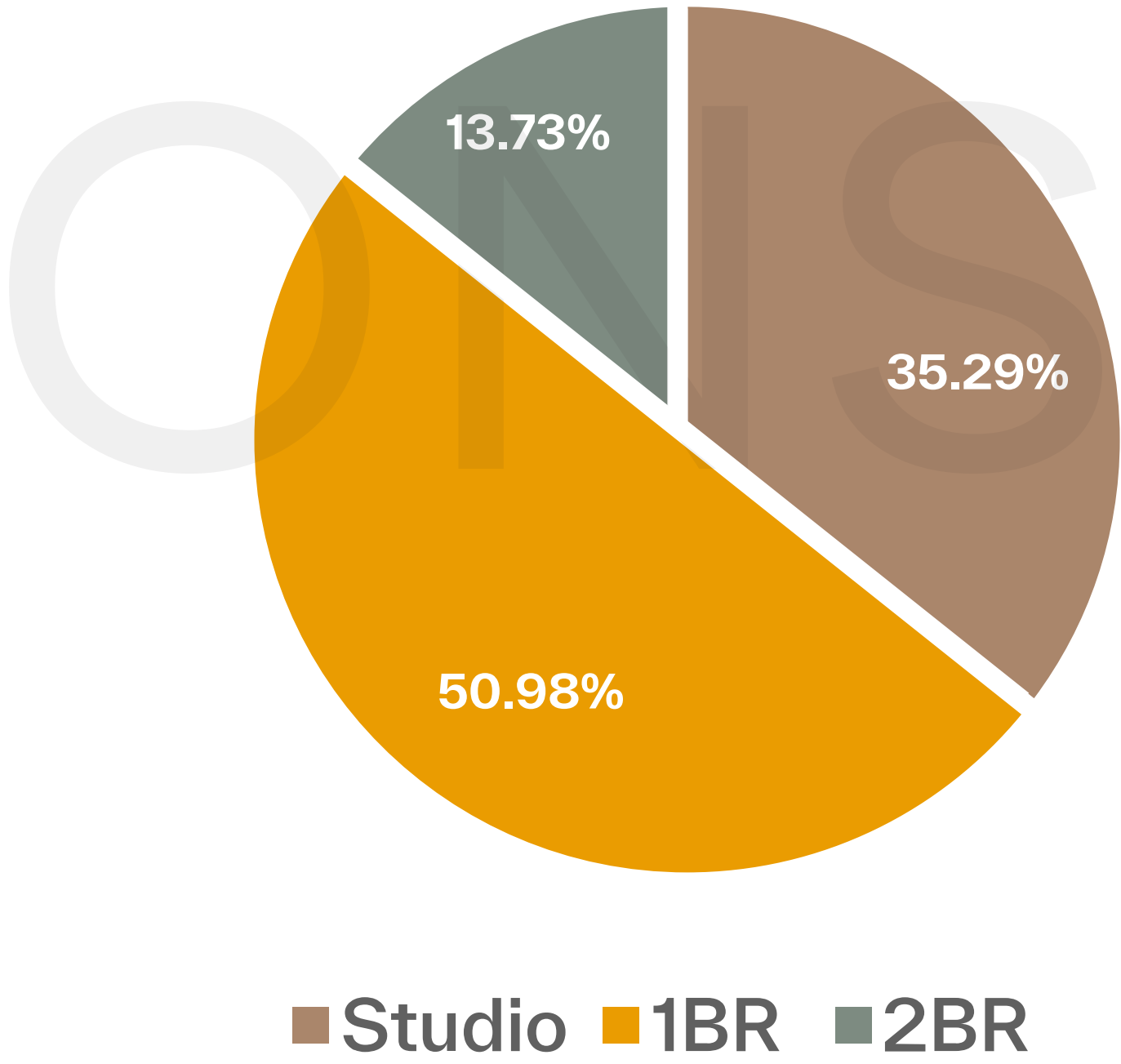
## RESIDENTIAL

UNIT TYPE	# OF UNITS	% OF UNITS
STUDIO	144	35.29%
1 BEDROOM	208	50.98%
2 BEDROOM	56	13.73%
GRAND TOTAL	408	100.00%

## COMMERCIAL

UNIT TYPE	# OF UNITS	% OF UNITS
RETAILS	4	100%

Unit Mix (%)





# UNIT SIZES (SQFT)

UNIT TYPE	MIN TOTAL AREA (SQFT)	AVG. TOTAL AREA (SQFT)	MAX TOTAL AREA (SQFT)
STUDIO	341.32	371.16	489.44
1 BEDROOM	668.98	707.93	897.60
2 BEDROOM	989.53	1,042.20	1,234.73
RETAIL	1,470.24	2,101.65	3,224.98

# TICKET PRICES

UNIT TYPE	MIN TICKET PRICE (AED)	AVG. TICKET PRICE (AED)	MAX TICKET PRICE- TERRACED UNITS (AED)
STUDIO	795,777	835,777	916,777
1 BEDROOM	1,208,777	1,320,777	1,443,777
2 BEDROOM	1,923,777	2,060,777	2,262,777



# PROJECT LOCATION

**Google Maps:** <https://maps.app.goo.gl/ThXfnZRpSqvjTnYU6>

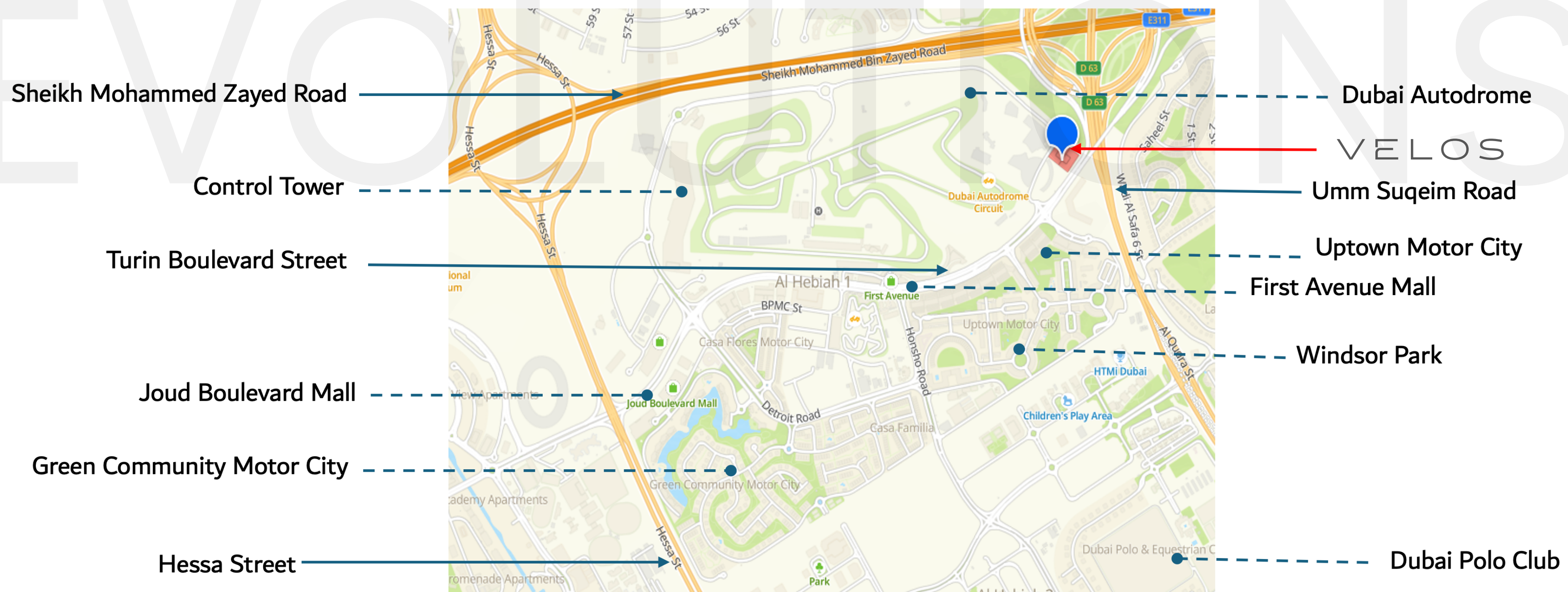
The subject site is situated in **Motor City**, less than a **5-minute drive** from Dubai Autodrome and Gems Metropole School.

## Proximity to nearby destinations



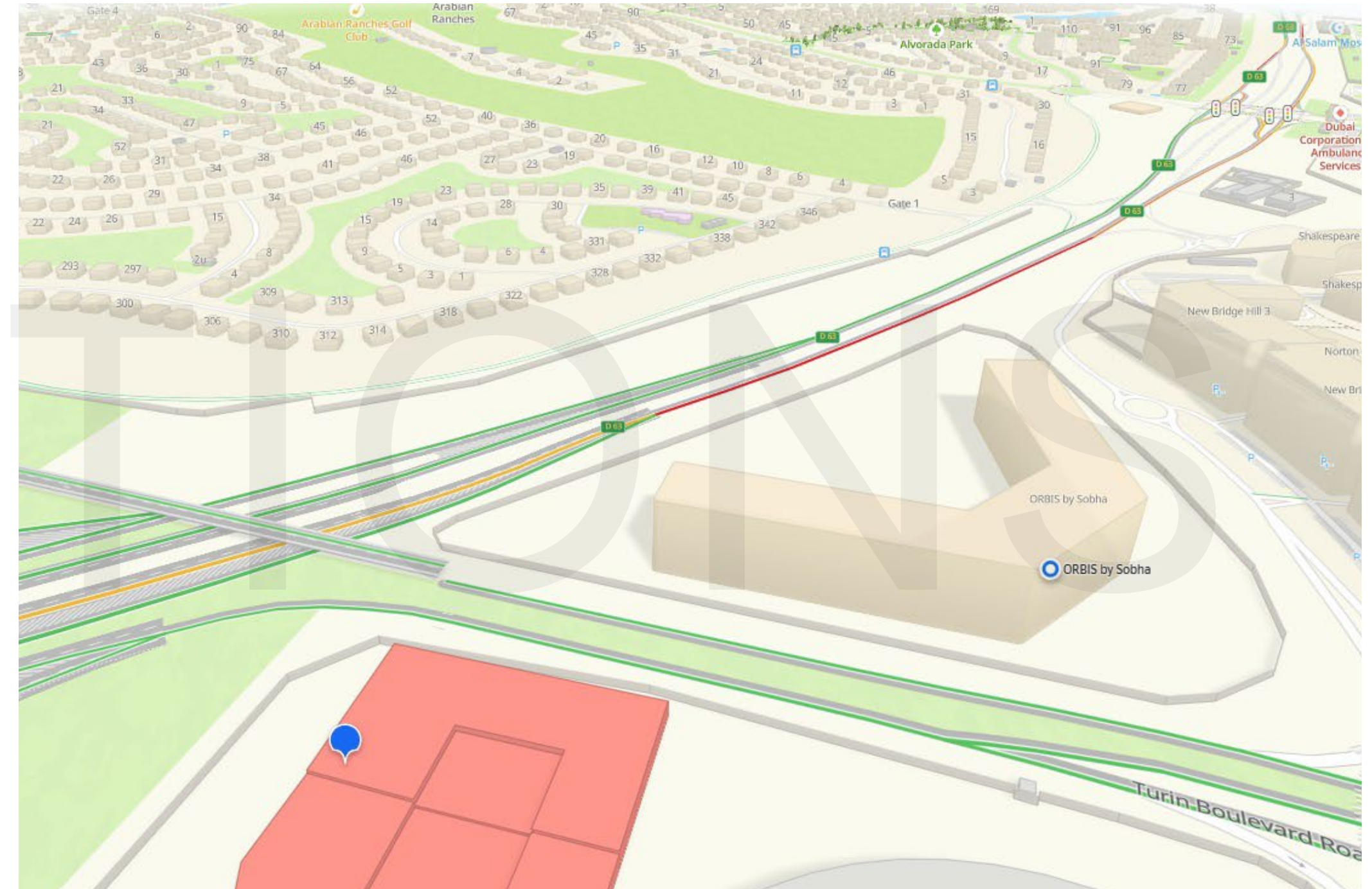
# PROJECT LOCATION & ACCESSIBILITY

- Can be accessed from **Sheikh Mohamad bin Zayed Road & Umm Suqeim Road within 2 minutes.**
- Recreational areas like Windsor Park, Joud Mall & First Avenue Mall are within **20 minutes of walking distance, with Miracle Garden and Butterfly Garden within an 8-minute drive.**
- With office spaces in Control Tower and well-established surrounding residential communities, Motor City represents a mature and developed real estate market.





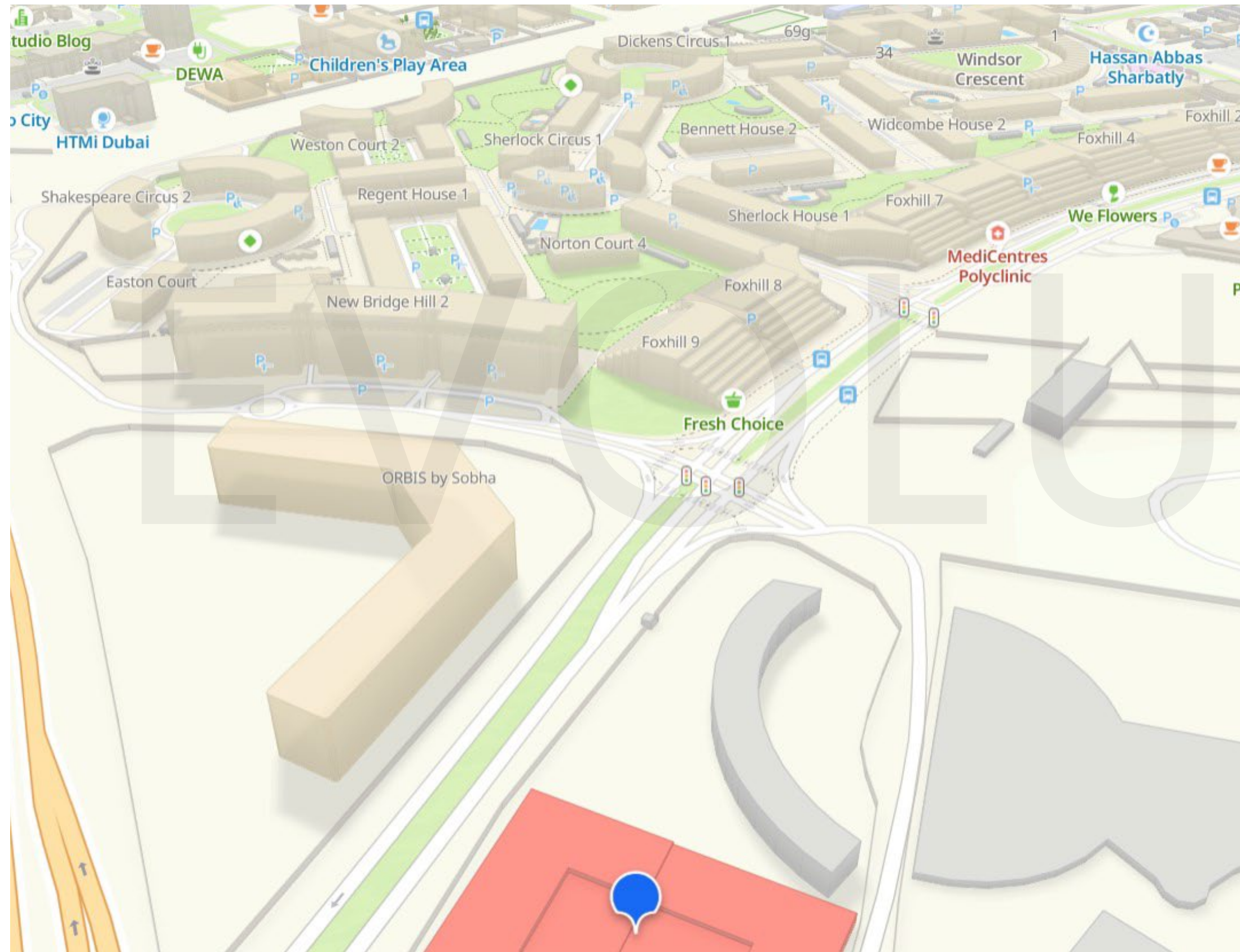
# PROJECT VIEWS



**VIEWS OF ARABIAN RANCHES, MIRACLE GARDEN AND THE OPEN DUBAI SKYLINE**



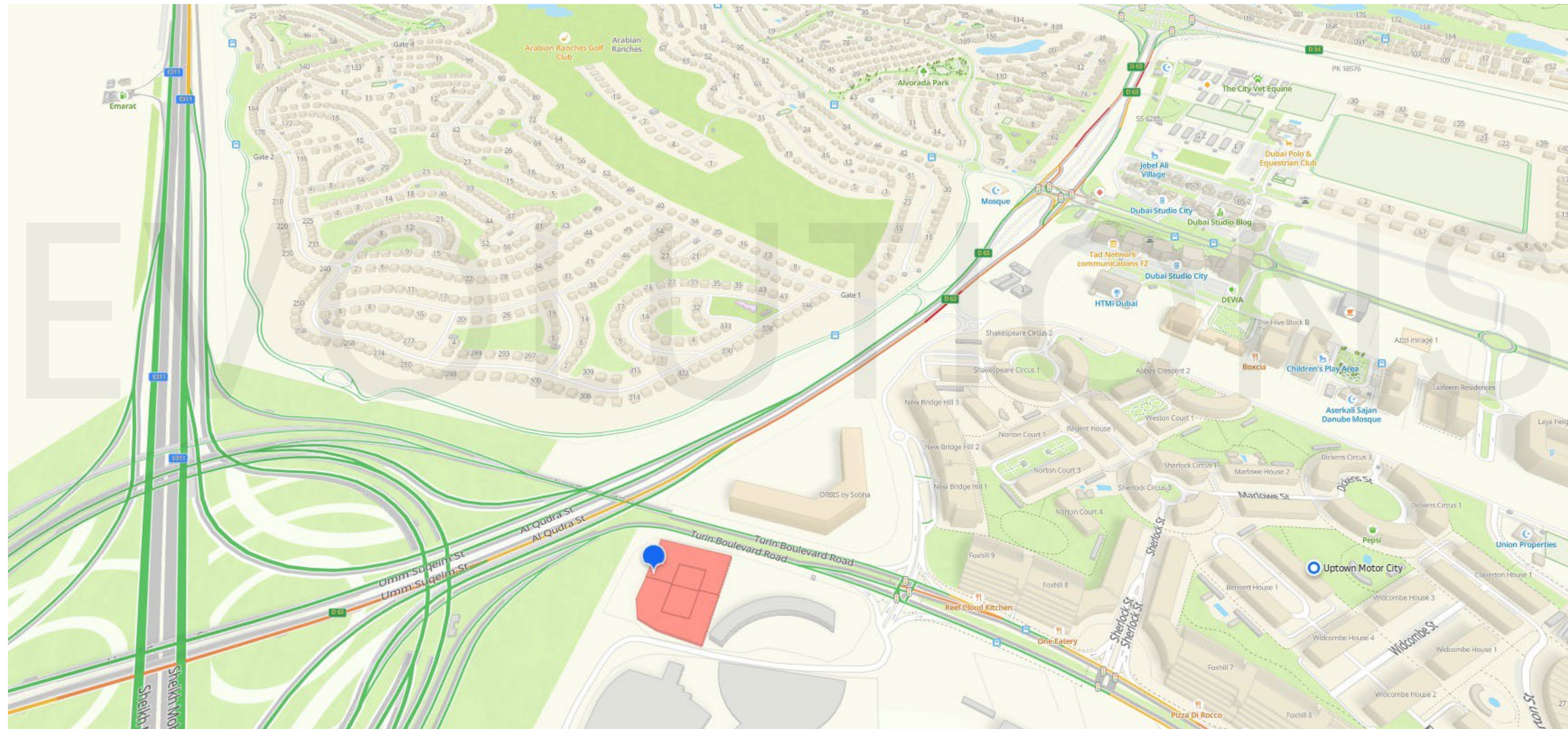
# PROJECT VIEWS



VIEWS OF DUBAI AUTODROME, UPTOWN MOTOR CITY, AND THE OPEN MOTOR CITY COMMUNITY



# PROJECT TOP VIEWS



VIEWS OF ARABIAN RANCHES AND UPTOWN MOTOR CITY



## VIEWS OF MOTOR CITY & DUBAI AUTODROME

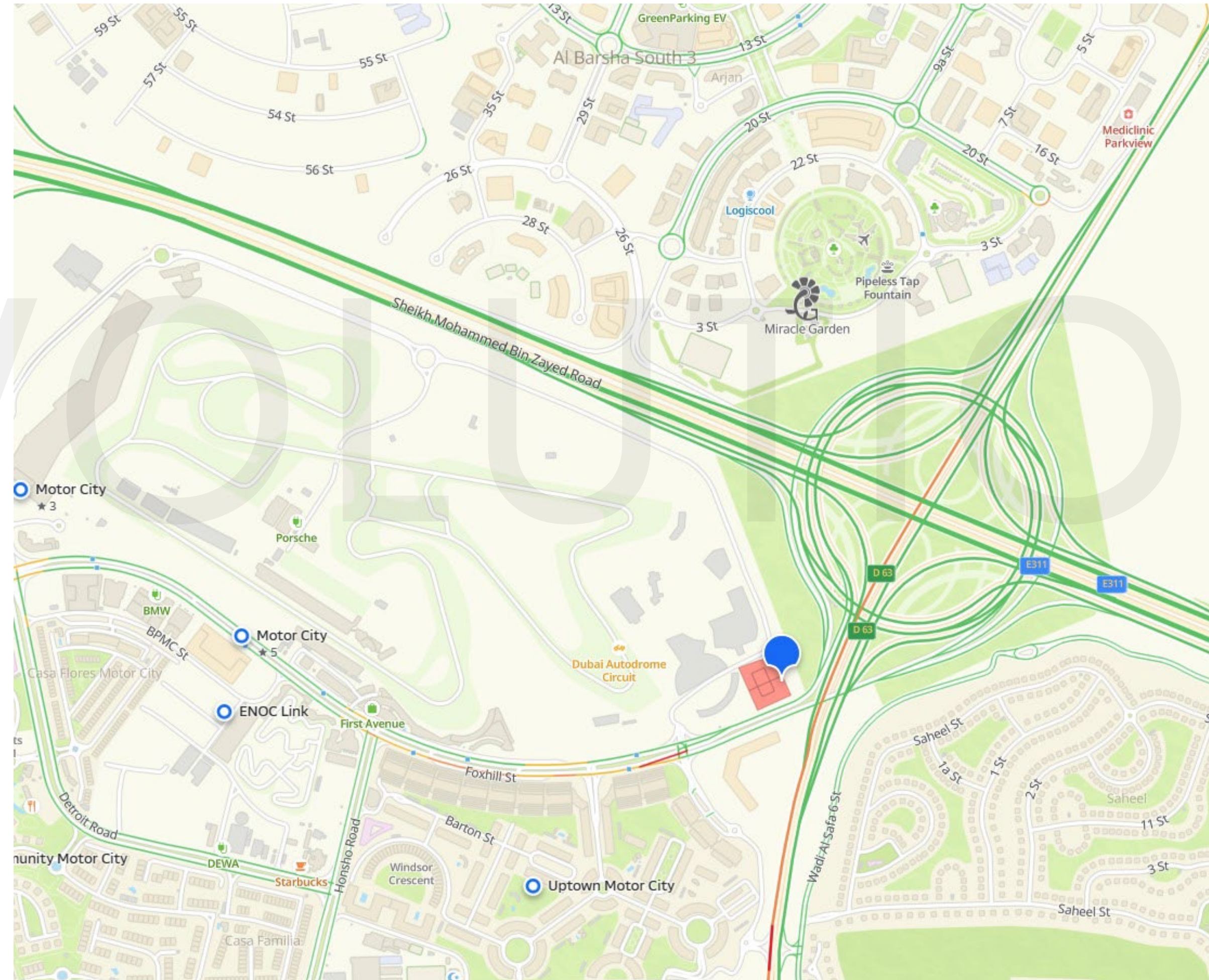


# PROJECT TOP VIEWS



VIEWS OF ARJAN & MIRACLE GARDEN





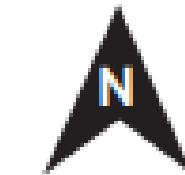
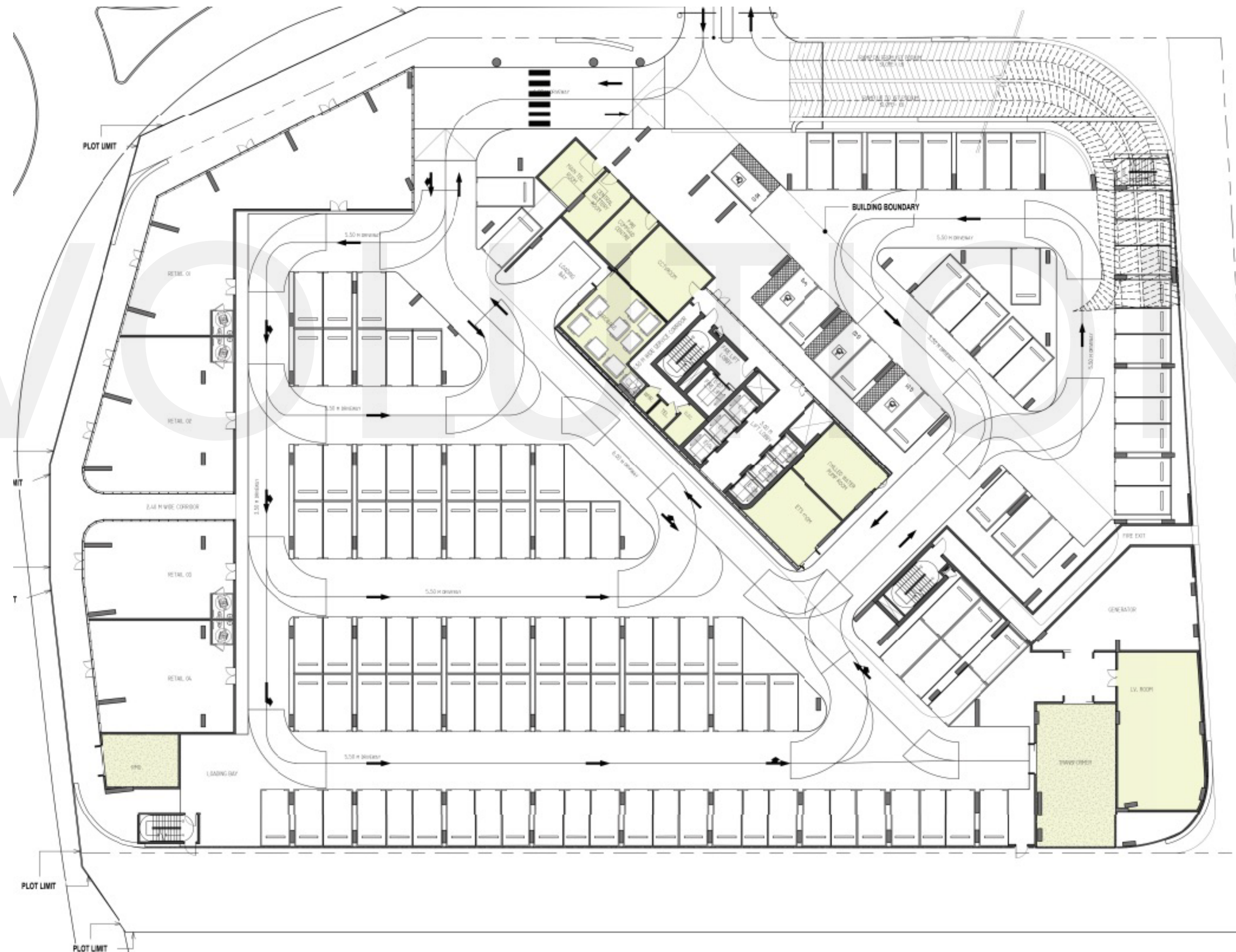


# VELOS

PACE WITH PURPOSE

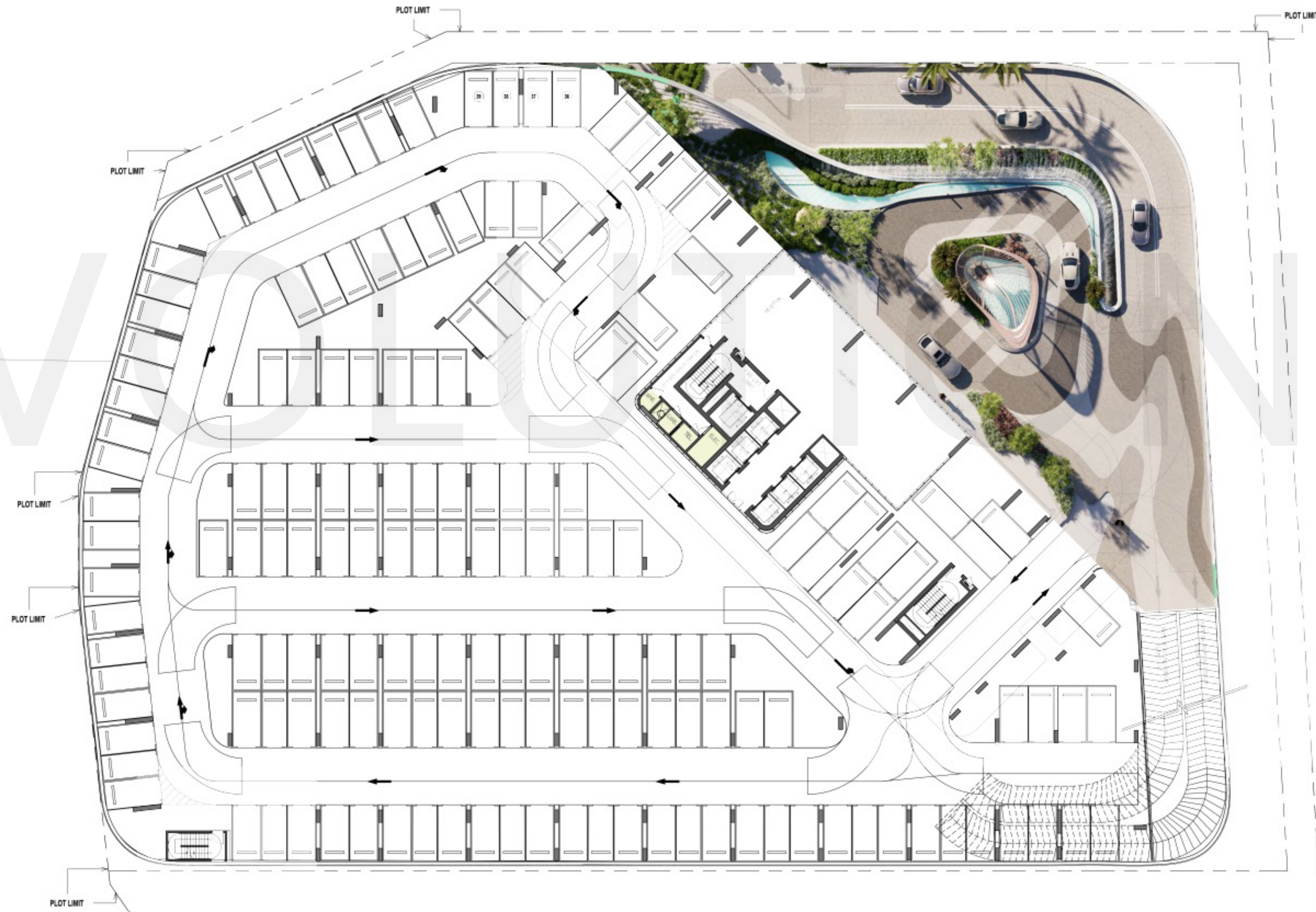
## FLOOR PLANS

# FLOOR PLAN | GROUND FLOOR





# FLOOR PLAN | PODIUM FLOOR





# FLOOR PLAN | FIRST FLOOR

## 1<sup>ST</sup> AMENITIES FLOOR





# FLOOR PLAN | 21<sup>ST</sup> FLOOR

## 2<sup>ND</sup> AMENITIES FLOOR





# FLOOR PLAN | RESIDENTIAL FLOORS

## 2<sup>ND</sup> TO 26<sup>TH</sup> FLOOR



The above illustrates a representative floor plan highlighting the typical structural core, with floor variations captured in changes in the balcony sizes. This will be reflected in the individual unit layouts



# FLOOR PLAN | RESIDENTIAL FLOORS

## 27<sup>TH</sup> TO 30<sup>TH</sup> FLOOR

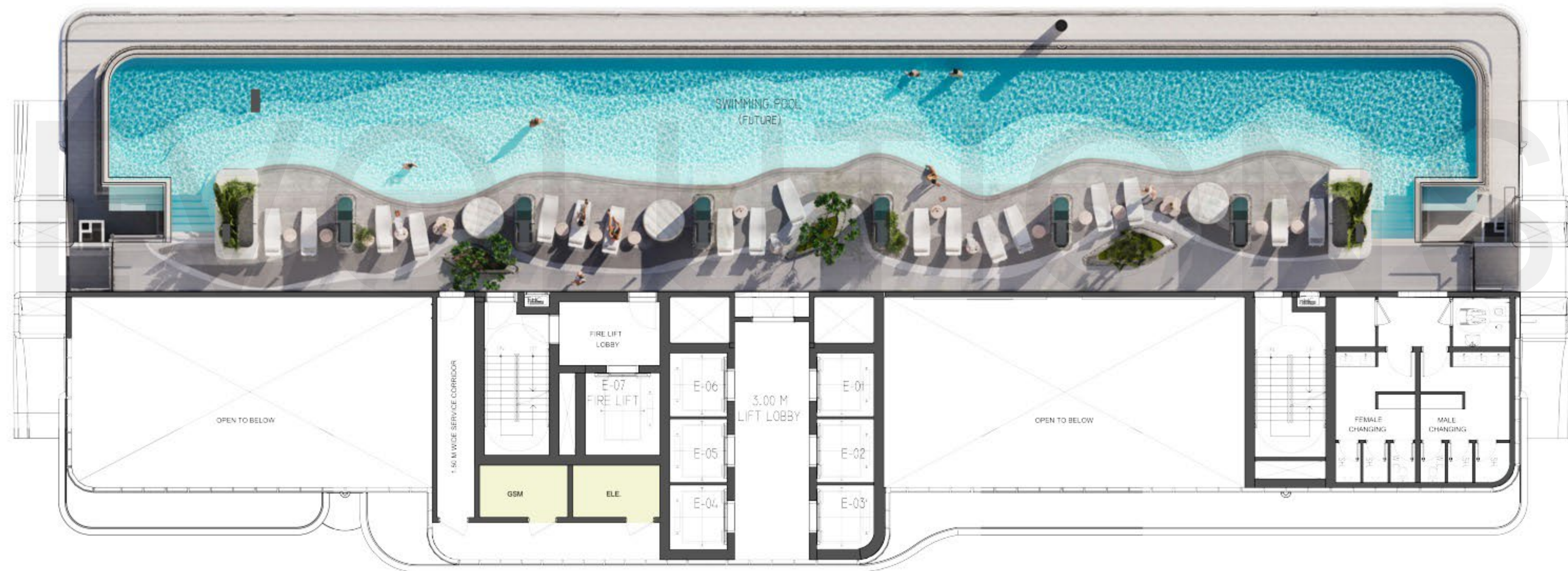


The above illustrates a representative floor plan highlighting the typical structural core, with floor variations captured in changes in the balcony sizes. This will be reflected in the individual unit layouts



# FLOOR PLAN | ROOF

## 3<sup>RD</sup> AMENITIES FLOOR





# VELOS

PACE WITH PURPOSE

## VELOS USPS



# 1. SITE LOCATION & ACCESSIBILITY

The prime Corner Plot is part of a well-connected community, providing residents with **exceptional and seamless connectivity and accessibility**.

## ● ACCESS TO MAJOR ROADS:

- Situated with direct access to arterial roads: Umm Suqeim Road.
- In very close proximity to Sheikh Mohammed Bin Zayed Road (3 minutes) and Hessa Street (5 minutes).

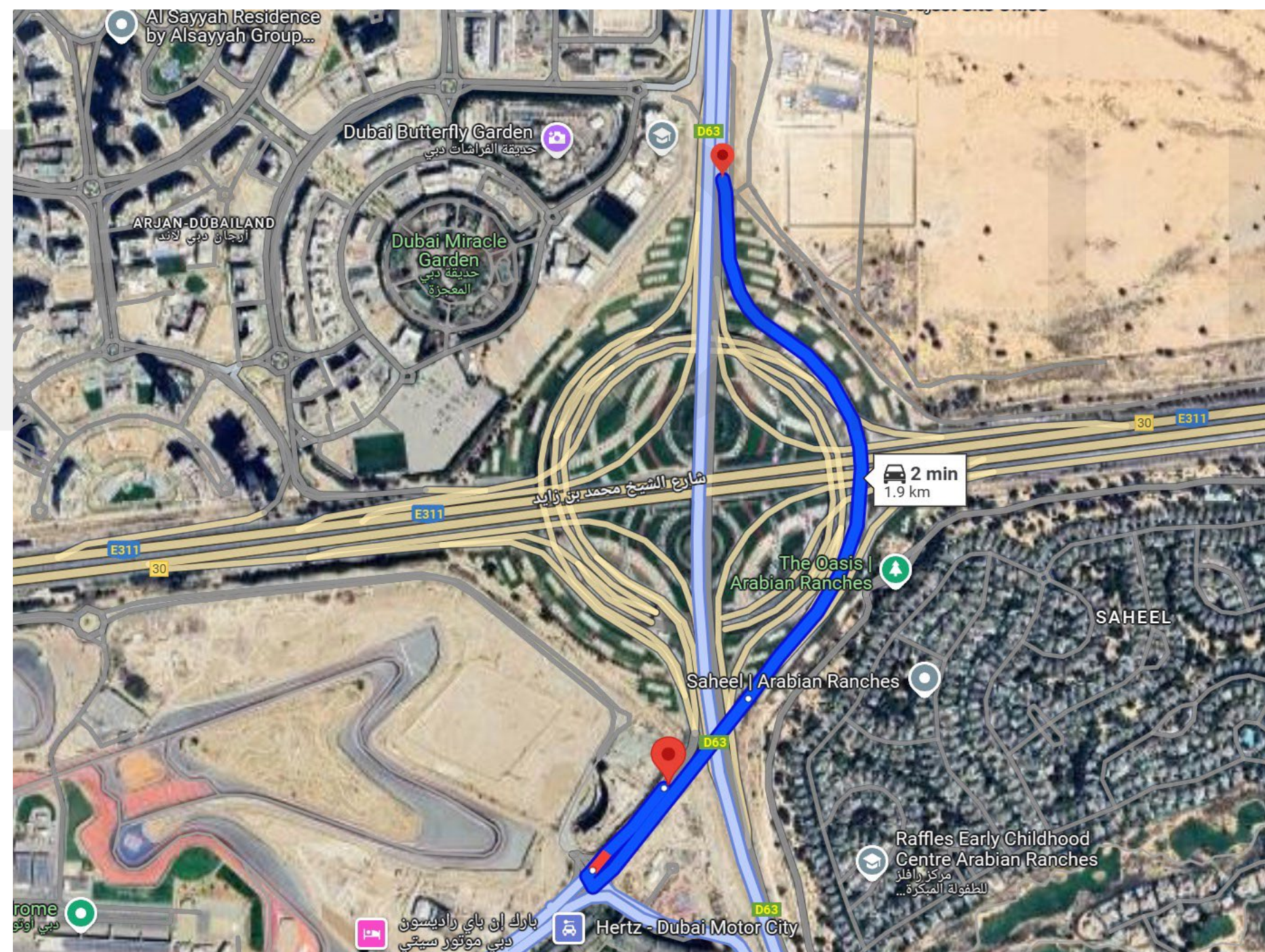
## ● PROXIMITY TO CORE CITY DESTINATIONS:

- Offering **direct reach to lifestyle, retail, business, and hospitality hubs** making it ideal for both residents and investors seeking convenience.
- Less than a **20-minute drive** to prominent destinations such as Dubai Marina, Downtown Dubai, DIFC, and City Walk.

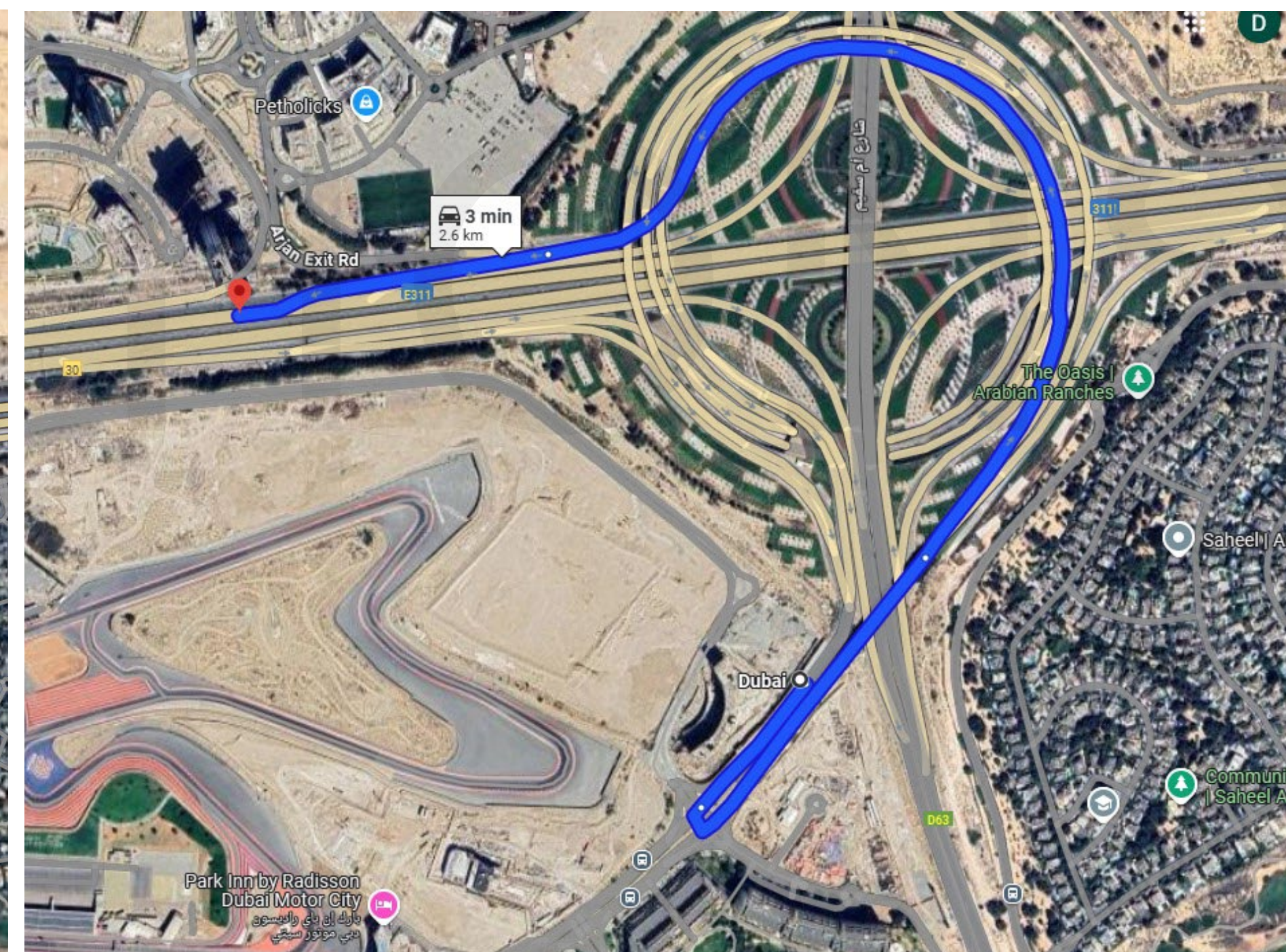


## 2. SITE CONNECTIVITY

Strategic location with seamless accessibility, less than 3 minutes to Umm Suqeim Road and Sheikh Mohammed bin Zayed Road.



ACCESS TO UMM SUQEIM ROAD



ACCESS TO SHEIKH MOHAMMED BIN ZAYED ROAD



# AT THE HEART OF ACTION – WHERE HIGH-SPEED THRILLS MEET HIGH-VALUE

Situated next to the iconic Dubai Autodrome, Velos offers a rare **blend of lifestyle and adrenaline**. Its unique setting delivers unmatched views and year-round energy, setting it apart in the Motor City market. VELOS presents:

- **Front-row Views of the Dubai Autodrome:** Overlooks Dubai's most iconic racing circuit – a thrilling, dynamic backdrop to Motor City.
- **Live the Motorsport Lifestyle:** With over 300 racing events per year, Dubai Autodrome is a global hub for motorsport fans and professionals – Velos offers a place in the heart of the action.
- **High-Energy Appeal for Tenants and Buyers:** Perfect for motorsport enthusiasts, young professionals, and investors looking for lifestyle-driven real estate with strong rental demand.
- **Future-Proof Value:** Proximity to a world-renowned venue enhances **long-term capital appreciation** and positions the development as a truly unique offering in Dubai.



- 🌐 Global Events
- 🏆 Motorsport Hub
- 🏁 FIA Certified
- 🏠 Year-Round Action

- 🚩 Grand Prix Circuit- 5.39 KM
- 🔄 17 Challenging Turns
- 🎓 Racing Academy
- 🏎️ Karting Facility

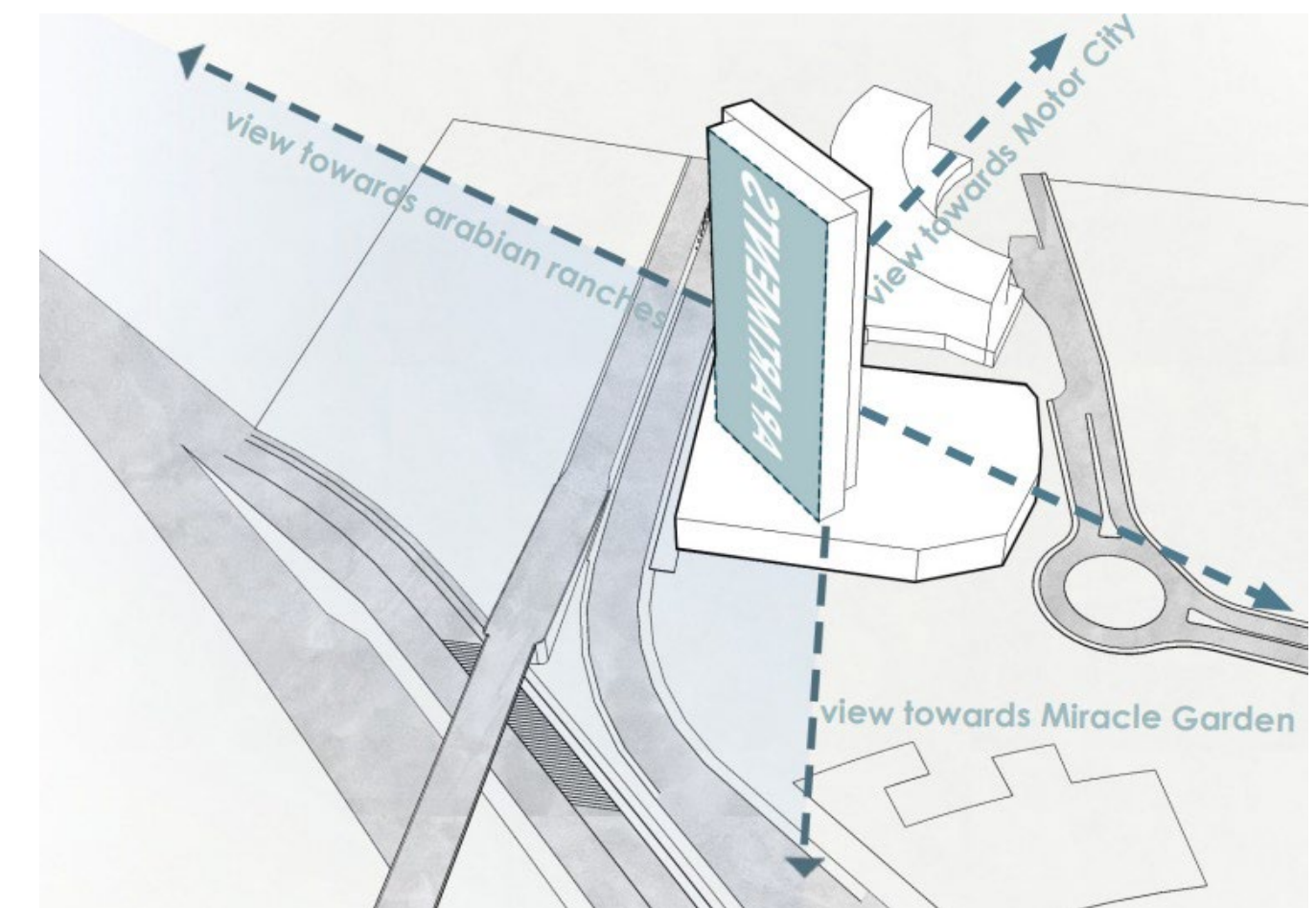
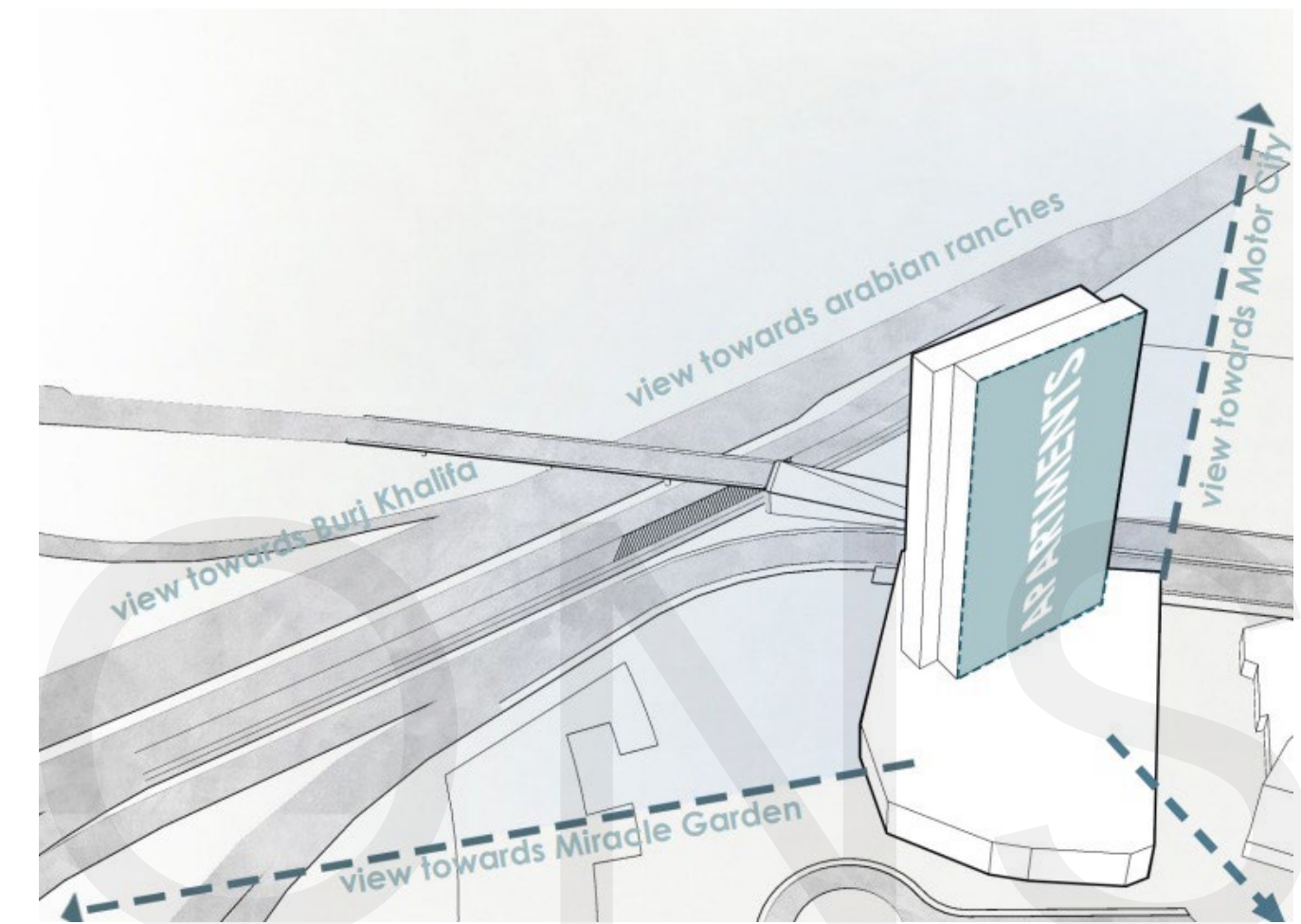


### 3. VIEWS

- Project situated on a **corner plot** and strategically designed to offer the most **prominent and open views in Motor City and over the surrounding premium communities.**

**Elevated position** providing the best views across:

- **Premium Arabian Ranches Villas:** offering a sense of exclusivity and serene luxury.
- **Miracle and Butterfly Garden:** overlook Dubai's iconic family attractions adding seasonal color and charm.
- **Views of the open Dubai Skyline.**
- Scenic views of the **Motor City Autodrome:** blending excitement and movement with residential calm.
- Exquisitely landscaped **Uptown Motor City community views.**
- Villa-lined greenery of the **Motor City Green Community.**





## 4. UNIT MIX

- **Optimized for Efficiency:** Over 85% of the units consist of **studios and one-bedroom apartments**, offering **flexible, functional spaces** ideal for modern city living. **Tailored for young professionals and couples.**
- **Premium Two-Bedroom Corner Units:** Strategically positioned on both corners of the floorplate, **two-bedroom units** enjoy **dual aspect views** and **balconies accessible from every room**, enhancing natural light and airy living environments perfect for young families. **Tailored for end-users and families.**
- **Highly functional, efficiently designed layouts maximizing usable space** with spacious bedrooms and living rooms, modern kitchens, and stylish bathrooms.



## 5. FURNISHED STUDIOS

- Elegantly designed, **move-in-ready fully furnished studios** featuring contemporary layouts and **smart space utilization**.
- Turnkey **convenience** allows residents to move in immediately **without** the need for **additional setup** or purchases.
- **High-quality finishes and premium furniture** ensure a sophisticated and comfortable living environment.
- **Attractive pricing** makes these units especially **appealing to young professionals** and first-time renters.
- **Strong tenant demand** driven by modern design, affordability, and ease of living.
- **Excellent investment potential**, with **high occupancy** rates helping to **maximize return on investment (ROI)**.



## 5. FURNISHED STUDIOS | TICKET PRICE

### High-Value Proposition with Competitive Ticket Prices

- **Attractive entry-level pricing** makes the **furnished studios** highly accessible to a wider target market.
- **Lower barrier to ownership or investment**, positioning these **furnished studios** as a standout opportunity in the market.
- **Efficiently-sized units** offer **attractive and competitive ticket prices** for end users and investors seeking **capital appreciation** and **reliable rental returns**.

**SMALLER UNIT SIZES > ATTRACTIVE TICKET PRICES> FLIPPING OPPORTUNITIES/HIGHER RENTAL YIELDS**



## 6. RENTAL YEILD & CAPITAL APPRECIATION

### Rental Appeal

- **Balanced Appeal for Investors and End-Users:** The smart unit distribution and unit size variations allowing for **strong rental potential** by catering to both **young end-users and families** seeking comfort, functionality, and value.
- **Furnished studios** offering **added convenience** that boosts both demand and **rental appeal** from young tenants.
- With smaller unit prices, highly **competitive entry price** and promising rental returns, it is projected to achieve a high **ROI of up to 8%**.

**SMALL SIZE > COMPETITIVE TICKET PRICE > ATTRACTIVE RENTAL PRICES > HIGH ROI%**

### Investment Opportunity

- With the upcoming completion of key developments like **Sobha Orbis, Solis, Takaya, and Ananda**, the project is well positioned for strong **capital growth**, supported by its location, competitive pricing, high quality and rising demand and rates in Motor City.



## 7. AMENITIES AND FACILITIES

- The amenities have been thoughtfully curated to ensure **young adults can work, socialize, stay active, and enjoy a well-rounded lifestyle** — all within Velos.
- **Outdoor Leisure and Relaxation:** Features include an adult infinity pool with a pool deck and beverage bar, surrounded by lush landscaped zones, all designed to create a **relaxing outdoor retreat**.
- **Fitness and Recreation:** Facilities such as an outdoor gym, jogging track, half basketball court, padel court, and outdoor cinema support an **active and social lifestyle**.
- **Health and Wellness Amenities:** A fully equipped gym, yoga studio, and multipurpose areas **supporting physical wellness** and community activities.
- **Work & Lounge Areas:** Co-working spaces and sitting lounges offering environments suitable for **remote work, study, and informal meetings**.
- **Family-Oriented Spaces:** Indoor and outdoor children's play areas and gaming room providing a safe, and engaging environments for younger residents.
- **Pet-Friendly Facilities:** Dedicated pet area ensures residents have spaces designed for their pets' comfort and activity.



## 7. AMENITIES AND FACILITIES

Unmatched in both quantity, variety, and quality, setting a new benchmark compared to all upcoming developments in Motor City.

### ● Outdoor Podium Amenities:

- Adult Infinity Pool & Deck
- Beverage Bar
- Kid's Play Area
- Outdoor Gym
- Outdoor Cinema
- Half Basketball Court
- Padel Court
- Jogging Track
- Dedicated Pet Area
- Lush Landscaped Zones
  - Japanese Zen Garden
  - Mediterranean Themed Garden
  - Meditating Garden Area





## 7. AMENITIES AND FACILITIES

Unmatched in both quantity, variety, and quality, setting a new benchmark compared to all upcoming developments in Motor City.

### ● Dual Levels Indoor Amenities at 1st and 21st Floors:

- Co-Working Area
- Sitting Lounge
- Gym/Yoga Studio
- Multipurpose Area
- Children Play Area

### ● Roof Amenities

- Adult Infinity Pool
- Pool Deck



## 8. PAYMENT PLAN

### A WIN-WIN PAYMENT PLAN THAT FITS VARIOUS TARGET CUSTOMER NEEDS

#### Studios & 1-Bedrooms: 40/60 Payment Plan

- **40% During Construction**: Distributed over the full construction period, this structured payment plan offers **flexibility with zero-interest financing costs**.
  - Perfect for investors limiting initial investment and benefiting from market appreciation until handover.
  - Perfect for end-users preferring to manage cashflow by paying gradual payments aligned to construction milestones.
- **60% on Handover**: The significant balance is deferred until the project's completion allowing investors to access to a wider pool of potential buyers particularly mortgage buyers.

#### 2-Bedrooms: 35/65 Payment Plan

- Ideal for investors aiming to reduce initial capital outlay while benefiting from market appreciation and potential flip opportunities.
- Ideal for end-users looking to minimize upfront commitment payments during construction and maximize their mortgage-backed payment at handover.



# 9. BUILDING DESIGN

## A New Benchmark of Urban Living- Timeless, Elegant, and Visually Engaging

This high-rise tower redefines modern city living with its **striking aesthetics, refined materials, and elevated amenities.**

### Iconic Architecture

- The tower's dynamic form establishes a **bold visual identity** embodying the **progressive spirit** of urban design. The smooth, flowing design evokes a sense of motion and modernity. The recessed balconies and expansive glass panels enhance architectural rhythm and deliver **panoramic views.**

### Refined Color Palette

- The building's exterior features a **sophisticated palette of light, neutral tones**—providing an elegant foundation. These are complemented by **darker, metallic accents** emphasizing structural lines, **adding both depth and a sense of contemporary luxury.**

### Grand Lobby Experience

- The **entrance lobby** makes an **immediate impression** with its **high ceilings, refined luxury** finishes, and thoughtfully integrated lighting design contributing to a welcoming, exclusive ambiance, underscoring the building's **commitment to elevated living.**

### Lifestyle-Centric Living

- Catering to the aspirations of young, design-conscious individuals, the tower includes three full floors of **curated lifestyle amenities.** These spaces foster community, convenience, and well-being each crafted to support a **vibrant way of living.**





# 10. PROJECT SPECIFICATIONS

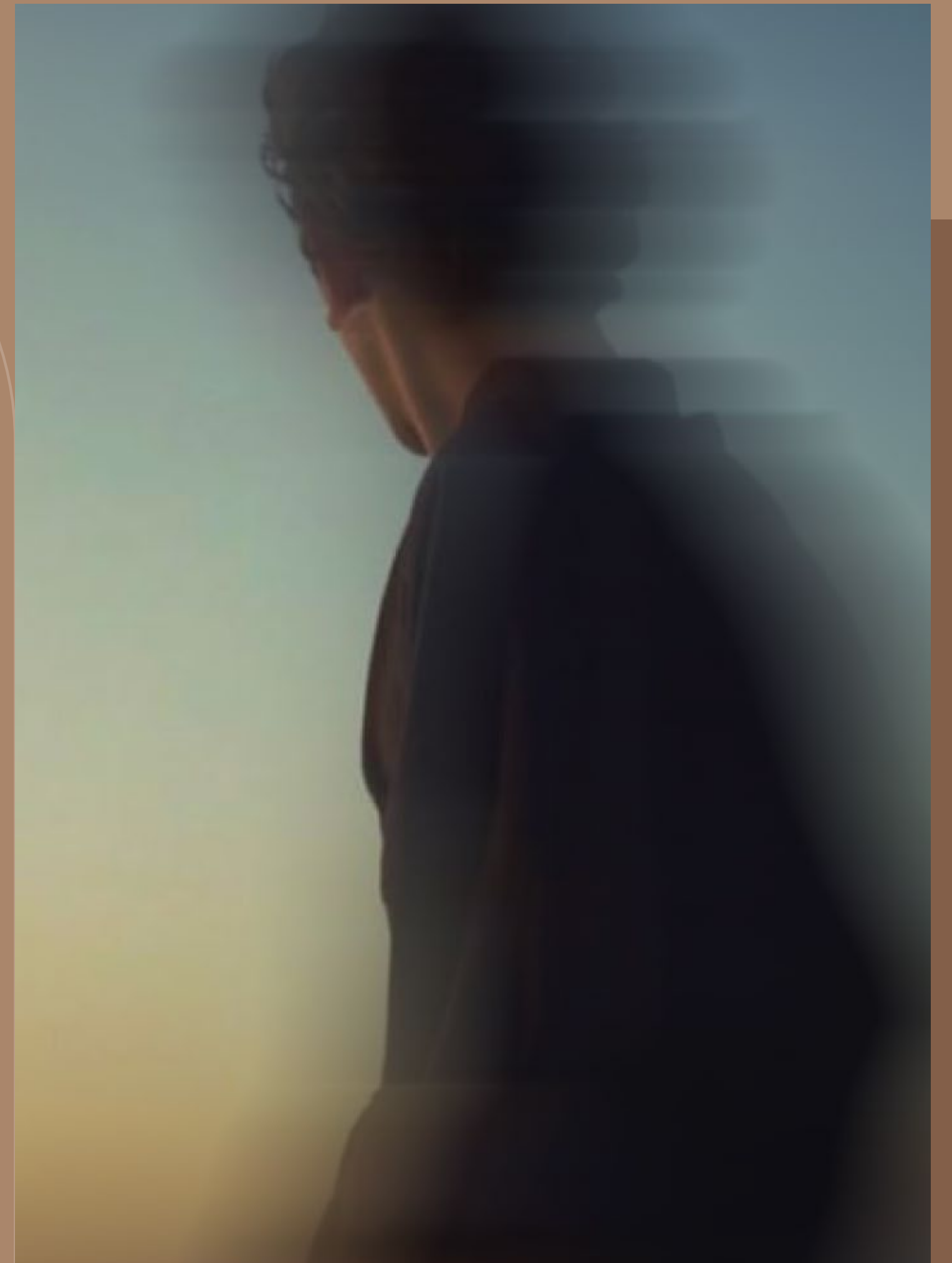
- Height of Ceiling in Apartment: **up to 3.3m**
- Height of Ceiling in Lobby: **up to 6.7 m**
- **Unit Layout:** Well designed unit layouts **maximizing light, space use, and comfort**, offering **high-efficiency** features that ensure a seamless, energy-conscious living experience.
  - Contemporary, **Fully Furnished** studio apartments featuring stylish and modern interiors.
  - Floor to ceiling windows with outdoor views.
  - Porcelain tile with wood-look effect for flooring.
  - Quartz stone top with terrazzo effect on vanity with minimal integrated sink design.
  - Travertine look Porcelain tile on shower wall.
  - Walk-in shower with floor to ceiling glazing with metal frame.
  - Quartz stone with terrazzo finish countertop and backsplash for the Kitchen.
- **Kitchen Appliances:**
  - Fully equipped by **Franke** ( Sink, Pullout Mixer, Gas Hob, Gas Oven, Built-In Hood, Built-In Microwave, Built-In Refrigerator, Built-In Dishwasher) & **Elba** (Washing Machine).



# VELOS

PACE WITH PURPOSE

## MOTOR CITY USPS





# MOTOR CITY | LOCATION

Motor City is a **well-established, family-friendly community** offering a suburban lifestyle with urban conveniences, including **top rated schools, parks, retail, and fitness facilities** – making it an ideal choice for comfortable and connected living. Motor City is ideal for families seeking comfort, convenience, and connectivity in one **well-rounded community**.

## Strategic Location with Excellent Road Connectivity

- Easy connectivity to Sheikh Mohammed Bin Zayed Road (E311), Hessa Street, and Umm Suqeim Street.
- The location provides quick access to key areas like Dubai Marina, JLT, JVC, Arjan, Dubai Hills Estate, and Downtown Dubai, all within less than 20 minutes of travel time.

## Area Development & Growth Potential

- The launch of upcoming high-end projects by **reputable quality developers** – such as Sobha Orbis and Solis, Takaya by UP, Ananda by Tiger, and Cascade 15 by Iman – reflects **growing developer interest and sustained demand**.
- With a large share of older residential stock and limited existing new stock, the demand for newly launched properties is high, making them attractive to both, investors & end users.
- As a well-integrated community with strong retail and educational infrastructure, the area offers residents a **convenient and sustainable lifestyle-supporting long-term rental potential**.
- Significant **capital appreciation** expected as **surrounding districts** continue to **mature and develops**.



# MOTOR CITY | LOCATION

## Public Transport

While not currently connected to the metro network, Motor City is accessible via multiple RTA bus routes, providing links to nearby metro stations and key destinations, including:

- Bus route F37 to Mall of the Emirates.
- Bus route F31 to Dubai Internet City Metro Station.

## Mobility & Walkability

- **Wide Pedestrian Walkways:** The community features spacious and well-maintained pedestrian walkways, and integrated paths with low-speed traffic zones, making it easy to move between residential, retail, and recreational areas.



# MOTOR CITY | LOCATION

**Seamless Accessibility Within and Beyond the Community to key supporting functions including –** retail outlets, educational, healthcare amenities - promoting a balanced and self-sustained community.

## Retail

- With **First Avenue Mall** nestled in the heart of Motor City, the community also features a variety of other retail developments such as **Joud Boulevard** and **The Community**, offering a variety of dining options and daily retail conveniences.
- Proximity to larger shopping destinations such as **City Centre Me'aisem** and **Mall of the Emirates**, both within a **15 minutes** drive.
- Several automotive showrooms such as **Al Tayer Motors**, and **Al Futtaim Auto mall**, adding to the community's commercial appeal.

## Healthcare Access

- Nearby clinics include Fakeeh Medicentres Motor City and Aster Clinic.
- Full-service hospitals such as Saudi German Hospital and Al Zahra Hospital are within 15 minutes of drive time.

## Education

Motor City is well-suited for families, with a strong focus on access to quality education such as:

- GEMS Metropole School
- Building Blocks Nursery
- JSS International School
- Ranches Primary School

## Recreational & Sports Facilities

- Green parks, and family play areas
- Access to premium fitness and sports venues:
  - FitRepublik
  - Fitness First
  - Dubai Autodrome
  - The Els Club



# MOTOR CITY | INVESTMENT OPPORTUNITY

## Established Yet Growing

- Mature community with built-in infrastructure and strong resident base yet still offers room for future growth and value appreciation.

## Reliable Rental Demand

- Family-friendly vibe, top schools, and attractions like Dubai Autodrome drive steady tenant interest and rental income.

## Strong Connectivity & Growth Potential

- Direct access to major highways ensures long-term appeal and supports future capital appreciation.

## Residential & Employment Hub

- Home to **businesses, offices, and commercial spaces**, while also offering easy access to nearby hubs like Dubai Sports City and Studio City, making it **attractive for both living and working**.

## Evolving Demographics Expanding Market Reach

- While existing residences largely cater to families, **new developments focus on smaller unit typologies**
- This **attracts couples and young professionals**, broadening the tenant target market and increasing investment appeal.



# VELOS

PACE WITH PURPOSE

SUMMARY &  
CONCLUSION





# SUMMARY & CONCLUSION

Among all the available and upcoming offerings in Motor City, Velos project offers:

- **Best-priced units** in Motor City compared to similar developments.
- **Most attractive and flexible payment plans** in the area.
- **Fully furnished studios:** premium design, investor-optimized.
- **Top-tier amenities** for young professionals to **work, socialize, stay active.**
- **The top destination for a dynamic urban lifestyle and destination.**
- **High ROI** up to **8%** and up to **9% for the furnished studios.**
- **Most diverse and thoughtfully designed amenities** in the area.
- **Breathtaking open views** of Arabian Ranches, Miracle Garden & Autodrome.
- **Iconic tower** with sleek and **modern façade, internal design, and high-quality finish.**
- **Prime connectivity:** fastest access to key highways and business hubs.



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