

LIVEL

Live Well

RESIDENZA

The first Italian developer in Dubai



LIVEL RESIDENZA

Breathtaking Skyscraper at the heart of Dubai



LIVEL RESIDENZA, DUBAI

Breathtaking design. An icon on the skyline.
The finest residential homes in the city.

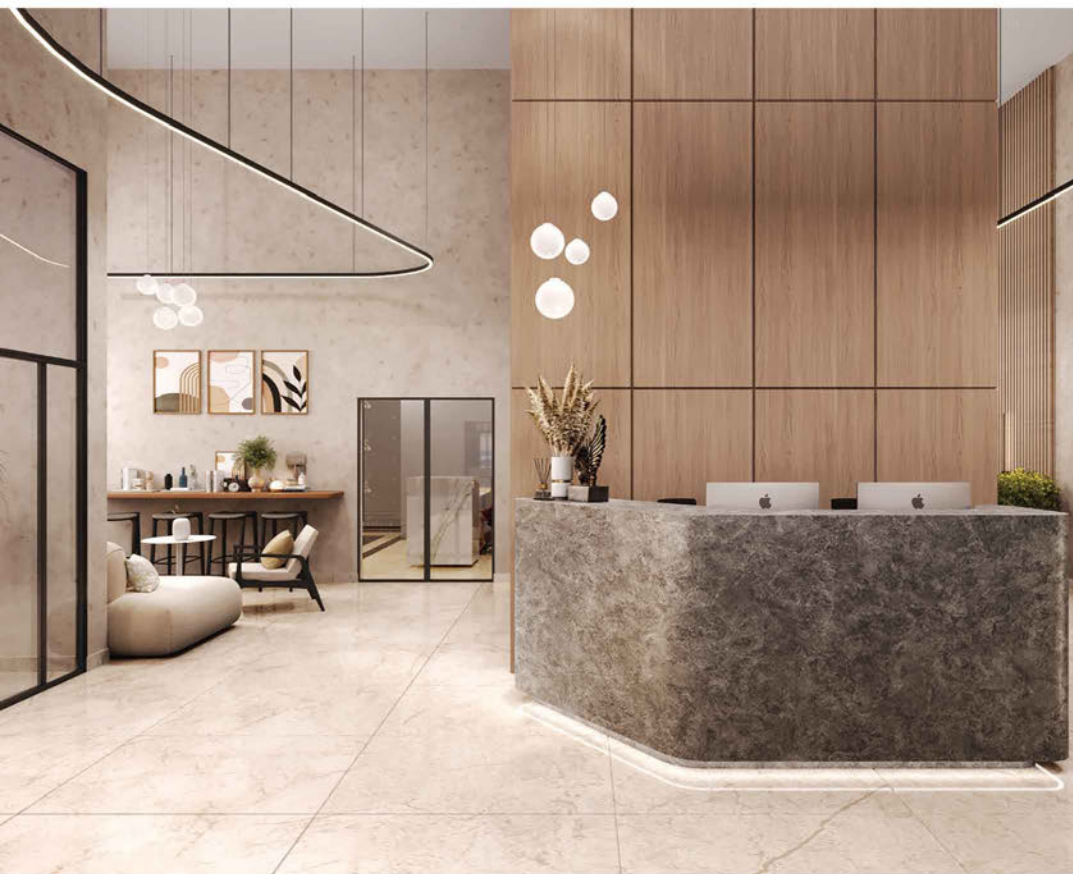
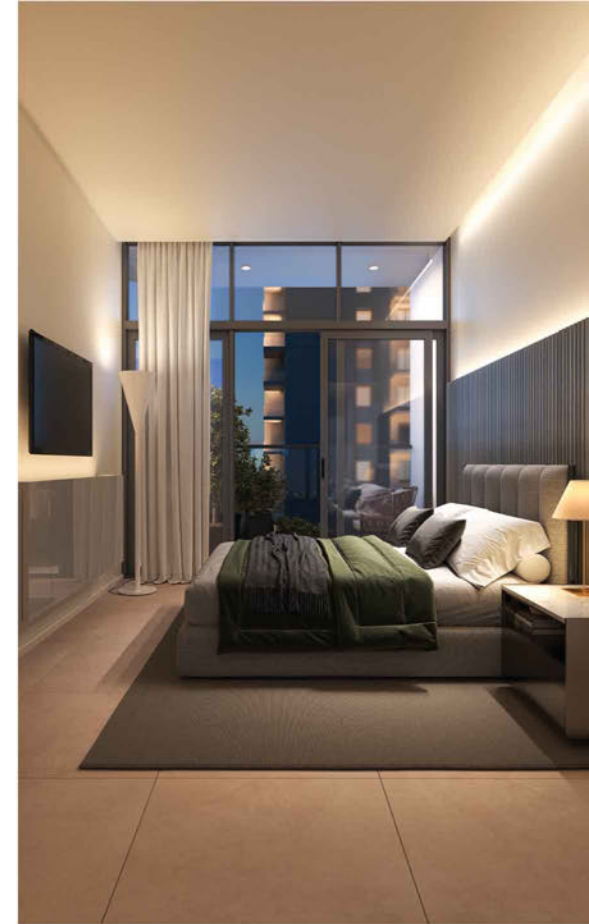
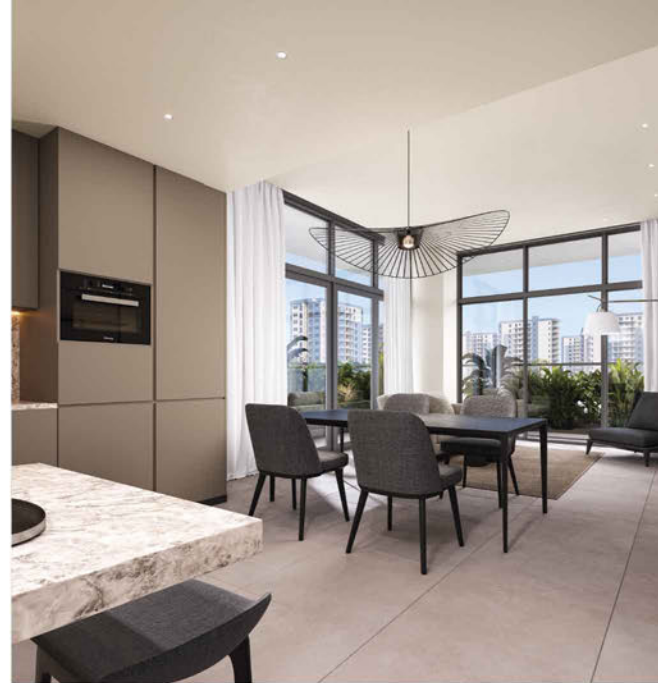
LIVEL Residenza is the first project designed and executed by an Italian developer in the UAE. It is located in JVC, one of the city's most distinctive neighborhoods. JVC retains the first spot in both investors and end-user buyers within Dubai.

Inside are living spaces that raise the benchmark for quality in Dubai. Subtle design and elegant finishes merge to create premium, contemporary homes.

Impressive communal facilities include immediate access to the Italian garden, equipped with a cinema and a paw park within the building.

LIVEL Residenza, Dubai,
is quintessential city
centre living.





LIVEL Residenza is Vittoria Groups, flagship project in Dubai.

Vantage Properties is the only property developer in Dubai to partner with an Italian developer like Vittoria Group Costruzioni, which boasts of a 40-year legacy in Italy's luxury project market.

A strategic partnership—which draws upon the expertise of both parties—has already helped deliver iconic new towers in Dubai and investments of unrivaled quality.



"This strong relationship between Vantage Properties and Vittoria has enabled us to offer our clients exclusive access to some of the finest property investments that have launched in Dubai in recent years.

I am incredibly excited about the launch of LIVEL Residenza in Dubai. It will rightfully become one of the standout skyscrapers on the city's skyline.

At a time when Dubai property is one of the best long-term investments you can make globally, it's a project that should excite all of our investors, too."

Kabir Joshi
CEO

Vantage Capital & Vantage Properties



Bringing Italian Expertise To Dubai



"Vittoria Group Costruzioni is thrilled to partner with Vantage Properties as they share our values, commitment to quality, and are driven by a long-term vision.

We are excited to extend our Italian legacy in the UAE with Vantage Properties. We are as passionate as Vantage Properties for our flagship project – LIVEL Residenza"

Giuseppe Gandolfi
CHAIRMAN
Vittoria Group Costruzioni

Flagship Project by Vittoria Group Making History

ABOUT THE DEVELOPER

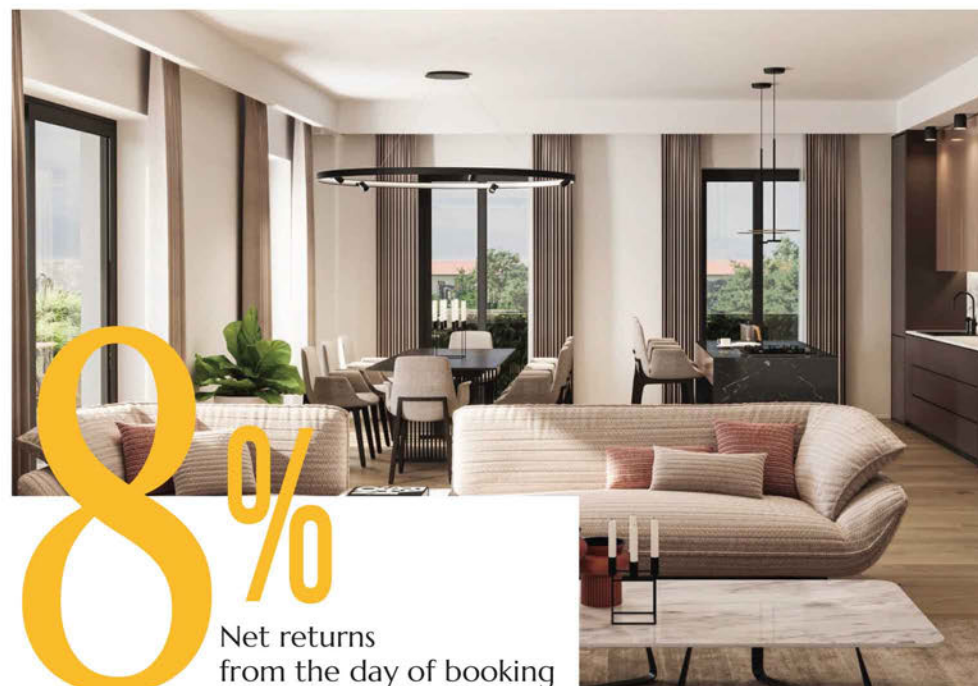
One of the leading developers in Italy, Vittoria Group Costruzioni is an influential name in Italy's architectural sector.

The developer has a proven track record in design, build, and delivery of aspirational large-scale luxury residential projects.

Since 1946, Vittoria has delivered 80 luxury projects in Italy, all designed in line with Vittoria's dynamic and forward-thinking approach to delivering sustainable new communities with increased levels of efficiency.

In partnership with Vantage Properties, Vittoria aims to transform urban landscapes and unlock their full potential, delivering investments that meet not just the needs of today but the demands of tomorrow.

VITTORIA
COSTRUZIONI group



Why invest with us?

Our projects are proven to grow your returns in Dubai's most lucrative property sectors.

With strong international partnerships, we have been developing the finest property investments in Dubai, the world's strongest investment city.

At Vantage Properties, we create investments shaped by your needs and wants above all else. We provide the highest levels of service as standard, which is why investors from around the world choose Vantage Properties time and time again.

Our relationships are built on trust and purchasing a property is just the beginning. Our global team of experts will guide you through every step of your investment—from initial purchase and property management to exit and beyond.

Based in Dubai with a global team, we're never far away. Our talented worldwide investment teams offer a truly bespoke service, no matter where you are.



A Masterpiece of Stunning Craftsmanship and Design.

An integral development within Dubai's exquisite luxury residential district, Jumeirah Village Circle (JVC), LIVEL Residenza is your next opportunity to invest in the most in-demand new neighborhood in the city.

It is ideally located within District 17, JVC, with the Marriott just 1 minute away, Circle Mall 4 minutes away with the largest gym in the UAE, 5 international schools, 15 minutes to the Mall of the Emirates, and the beach just a 20-minute drive away.

The project features an Italian garden as well as the first paw park within a residential building, all of which will become significant features in Dubai's residential market. It's one of the city's most attractive neighborhoods, combining residential, retail, and leisure developments.

LIVEL
Live Well
RESIDENZA

We are Green Certified

LIVEL Residenza is a landmark residential building that exemplifies our commitment to sustainability and innovative design.

Through a series of environmental and social-economic initiatives, we ensure that LIVEL Residenza not only meets but surpasses green building standards.



GREEN BUILDING

Environmental Initiatives



Water Usage Reduction: LIVEL Residenza achieves a 40% reduction in water usage through the installation of efficient fixtures.



Energy Efficiency: The building is designed to save over 24.56% in annual energy consumption with high-performance envelopes and systems.



Eco-Friendly Materials: We use eco-friendly, low-emission materials to enhance indoor air quality and reduce the building's environmental footprint.



Heat Island Reduction: High Albedo roofing and efficient facades are utilized to minimize the heat island effect.



Sustainable Waste Management: LIVEL Residenza integrates waste segregation systems to promote responsible waste management.

Social and Economic Initiatives



Sustainable Transportation: LIVEL Residenza offers preferred parking for low-emission vehicles and shaded bicycle facilities to support sustainable commuting.



Local Sourcing: Over 10% of the materials used in construction are sourced locally, boosting regional economies and reducing environmental impact.



Occupant Comfort: The building ensures occupant comfort with energy-efficient systems and a fresh air supply in all spaces.



Green Certification: LIVEL Residenza is Green Building certified by Trakhees, ensuring compliance with the highest sustainability standards from the early design stages.

LIVEL
Live Well
RESIDENZA

Development Overview

The finest living spaces. Premium amenities. An address that will become one of the most desirable in the city. LIVEL Residenza is bringing a range of first-time-ever amenities to a residential building.

- 20 storeys, with spectacular views across the city
- 132 premium studios, 1BHK and 2BHK and 2BHK + Maid
- Contemporary, state-of-the-art gymnasium
- Modern yoga studio
- Sauna/steam room
- 24/7 Concierge
- Italian Garden with Cinema
- Podcast Studio
- Paw Park within the tower
- Swimming Pool with Jacuzzi
- 24/7 Coffee Shop
- Ground level retail space

Partners

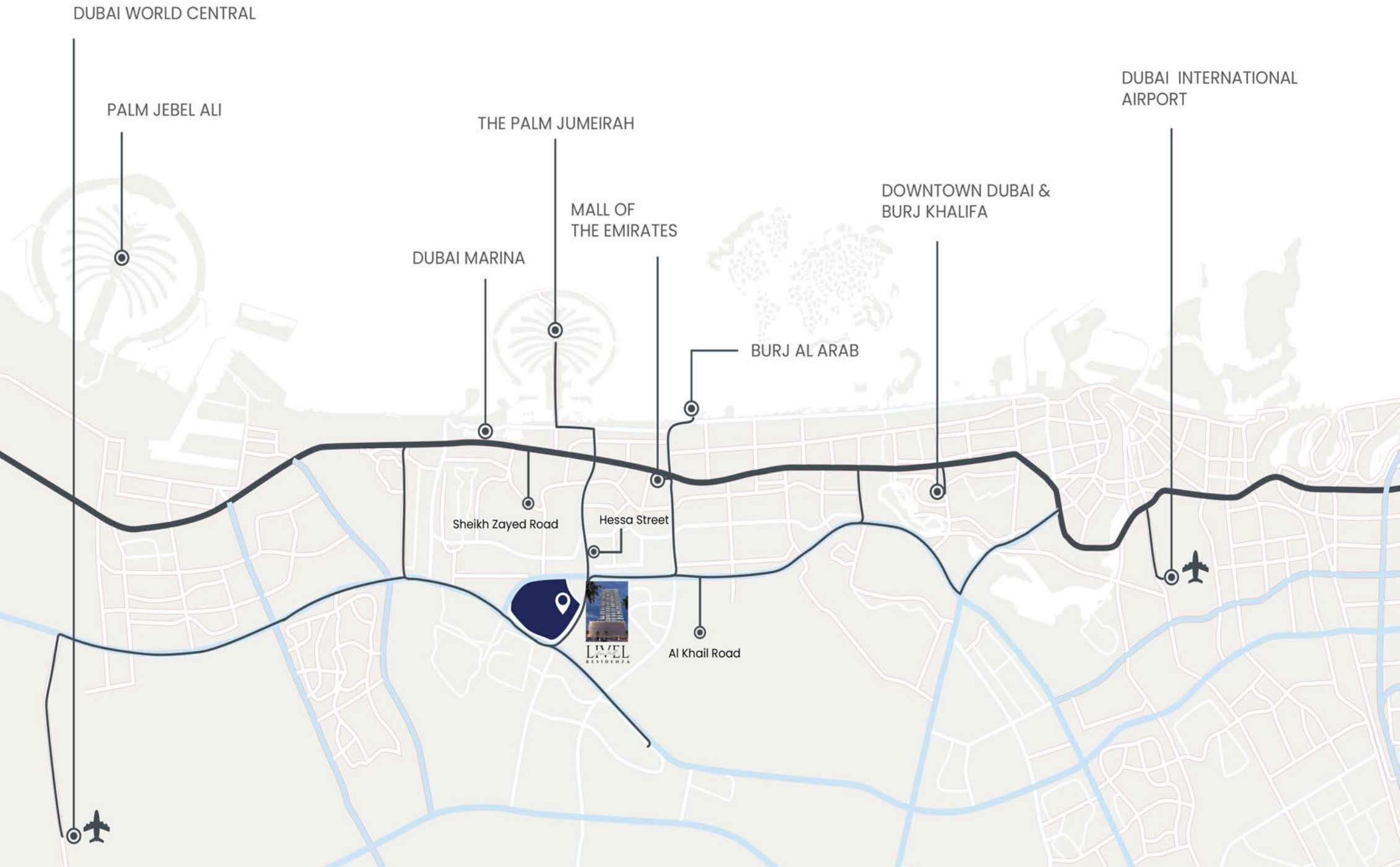
GANDOLFI
MURA ARCHITETTI ASSOCIATI

Architecture

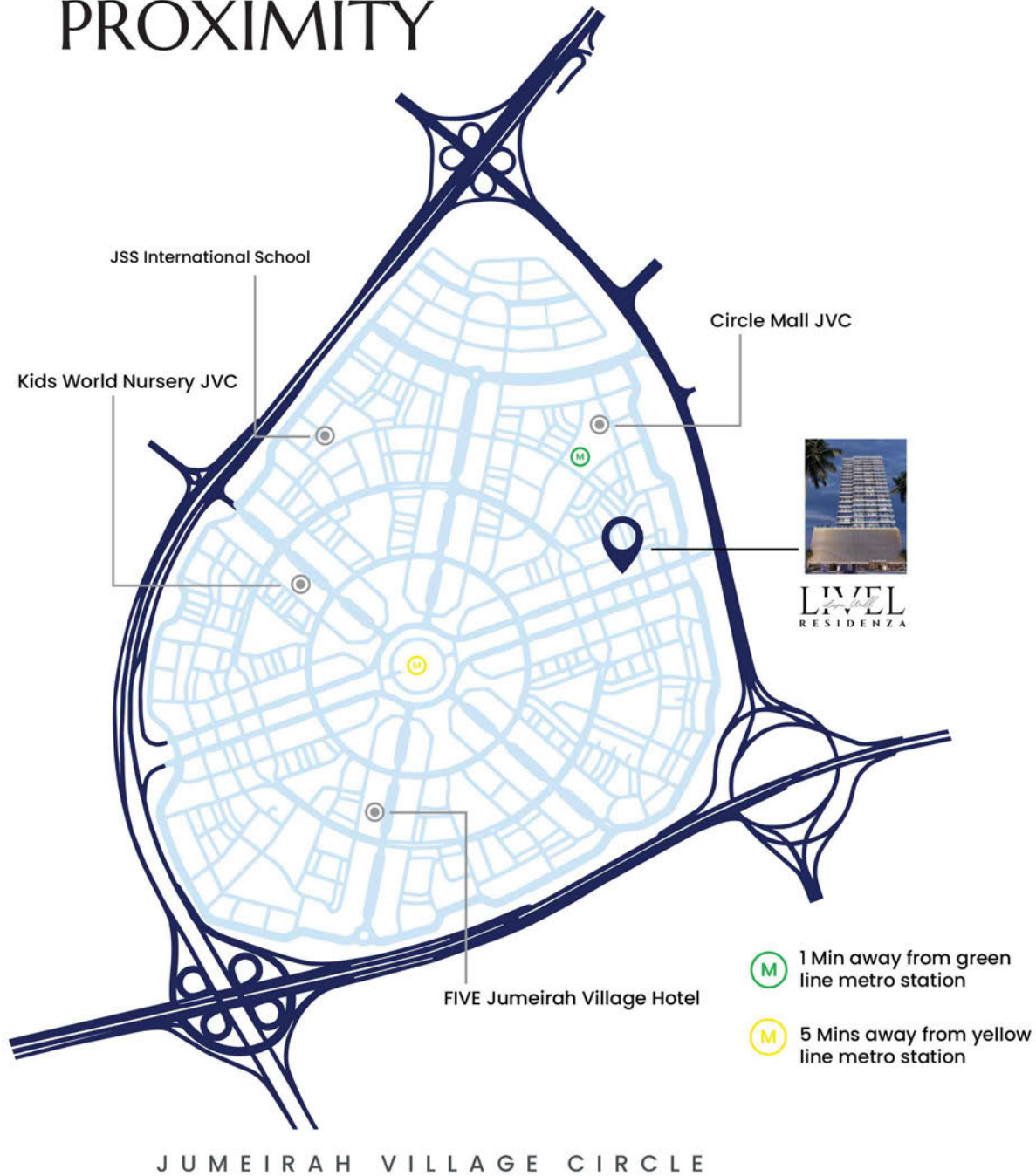
EST 1976
ENGINEERING
CONTRACTING
COMPANY **ECC**

Main Contractor

LIVE IN THE HEART OF DUBAI



LOCATION PROXIMITY



Step Into Dubai's World of Luxury

Jumeirah Village Circle, The no. 1 selling community accross dubai since January 2023 renowned as one of Dubai's most desirable residential areas, seamlessly blends modern luxury with peaceful surroundings. Ideally situated in the heart of Dubai, JVC offers effortless access to major highways, connecting you to the city's key destinations. With a selection of high-end retail stores, supermarkets, and dining options just steps away, convenience is always at hand. Whether you're seeking a relaxing retreat or a lively urban experience, JVC provides the perfect mix of contemporary comfort and vibrant community, making it an ideal choice for both families and individuals.

0-5

MINUTES

Dubai Sports City
Dubai International Cricket Stadium
Dubai Auto Drone
Jumeirah Village Triangle
Arjan
Emirates Hills
Jumeirah Golf Estates Golf & Country Club

10-15

MINUTES

Burj Al Arab
Palm Jumeirah
Production City
Motor City
Al Barsha
Dubai Studio City
Al Furjan

15-25

MINUTES

Downtown / Burj Khalifa
Business Bay
Dubai Investments Park
Al Maktoum International Airport
IMG Worlds of Adventure
Global Village
Expo 2020

MALLS

Circle Mall JVC
City Centre Me'aisem
Dubai Hills Mall
Al Barsha Mall
Mall of the Emirates
Cityland Mall

SCHOOLS

JSS International School
Sunmarke School
GEMS Founders School
Dwight School Dubai
GEMS Metropole School
King's School Al Barsha

HOSPITALS

Saudi German Hospital
Emirates Hospital Day Surgery
Mediclinic Parkview Hospital
NMC Royal Hospital
King's College Hospital London

Amenities

State-of-the-Art Amenities

Step into a realm of unmatched luxury. Welcome home to holistic well-being in our exceptional residential community, where top-notch wellness amenities cater to every need.



Podcast Studio



Dedicated Concierge



Co-working Space



Coffee Shop



Italian Garden



Paw Park



Bbq Area & Pool with Jacuzzi



Kids Aqua Zone



Outdoor Gym



Indoor Gym



Yoga Room



Steam & Sauna Room



Padel Tennis



EV Stations



Outdoor Cinema





New Property Priorities

A Savills survey found:

88%

of global HNWIs view access to parks and greenery as an essential 'must have' when considering property options in the city.



As the UAE becomes more sought-after as a global hub for luxury living, affluent buyers are increasingly seeking properties with exclusive amenities, prime locations, and high-end features.



Aligning with global trends, property owners and tenants are increasingly emphasizing sustainable building practices, energy-efficient designs, and green certifications.

“

As the demand for larger living spaces continues to soar, prime areas like Palm Jumeirah and JBR are seeing prices escalate beyond the reach of many buyers. As these prestigious locations become increasingly unaffordable, there is a growing appetite for properties that offer a blend of luxury and affordability in well-connected communities. This is where the demand for communities like JVC increases.

Kabir Joshi
CEO

Vantage Capital & Vantage Properties

Why Dubai property will work for you

Here's why Dubai property – among the world's most trusted and mature real estate markets – is one of the strongest investments you can make

Politically Stable

The UAE is one of the most politically stable countries globally, ranked 6th in the World Bank's Political Stability Index.

History of Growth

Since the UAE opened its freehold real estate segment in 2001, it has experienced unparalleled growth, attracting people from around the world. Today, the UAE is home to residents from over 200 nationalities.

Protective Legal Framework

Dubai law provides a clear and comprehensive framework that offers a greater level of protection. The UAE's Real Estate Regulatory Agency (RERA) has a robust legal framework that protects buyers' and investors rights and interests.

Performance Determined by Supply and Demand

The UAE, currently having a population of 3.5 million, is forecasted to double its population by 2030. This continued growth in demand will fuel the real estate market.

A rental market that continues to expand

Jumeirah Village Circle is the most popular area to rent mid-tier luxury apartments in Dubai.

Rental flats in JVC saw an increase of 15% for studio flats, 19.3% for 1-bed apartments, and 17.2% for 2-bed apartments in 2023.

The rent history for apartments in JVC revealed that the average rental transaction value stood at AED 54.2k, reflecting a 14% increase.

On average, tenants paid around AED 45k for studios, AED 67k for 1-bedroom apartments, and AED 94k for 2-bedroom apartments.

DUBAI

A High Growth, High Demand Investment Location

A city that's attracting investment from across the world with 138 UK, European, and US-based global investment funds relocating their operations to DIFC. Take just one look at Dubai's changing skyline which is proof to how fast this city is growing.

A city with a diverse, expanding population. A city with first-class infrastructure, home to some of the UAE's biggest companies and the world's largest multinationals. A city with big plans for the future.

This is just the start of the growth cycle. With projections forecasting Dubai to drive the UAE's price growth in the next five years and beyond, everything is in place for the city to remain one of the strongest places to buy property in the Gulf.

All that is missing is you.



Fast Facts:

DUBAI

REGION:
Middle East

POPULATION:
3.05 million (Dubai Metro Area)
Expected to double by 2030

NATIONALITIES IN DUBAI:
200

International Airport:

Dubai International Airport is the world's second busiest airport, carrying over 87 million passengers per year, with 96 airlines flying direct to over 264 destinations worldwide.

Al Maktoum Airport, currently under construction, is set to become the world's largest airport.



Dubai's Private Rented Sector

It's one of the UAE's fastest growing property sectors.

And there's nowhere in the world quite like Dubai when it comes to the growth in the number of tenants demanding homes in the private rented sector.

Nearly 3.05 million people now live in Dubai city centre – and most rent their apartments.

But the supply of rental properties cannot keep up. Recent data from The Economy, Middle East suggests that there is now a significant undersupply of rental property in the city, with a ratio of demand to supply of 5:1

For investors, the opportunity to capitalise from this growth sector has never been more urgent.

Top 5 performing areas in Dubai 2024 Q2



Demand Driven by Dubai's Thriving Market

- UAE economy is set to grow by 4.5% in 2024, boosting real estate demand.
- Dubai attracts HNWIs with 0% personal income tax and no annual property taxes, with around 60,000 millionaires currently residing in the city.
- High quality of life, including safety and the Urban Master Plan 2040, enhances appeal.
- Tourism surge, with a 20% rise in visitors in H1 2023 and a target of 40 million tourists by 2030, fuels demand for new properties.
- Despite global shifts, Dubai's real estate prices are projected to rise by 5% in 2024, reflecting strong market confidence.

A Prudent Investment in Times of Wider Uncertainty

The investment strengths of real estate have never been as important as they are right now.

Dubai property has a long, credible record of resilience and stability in times of wider economic upheaval.

While other markets fluctuate, Dubai real estate continues to deliver growth to its investors.

Dubai's Real Estate Surge

Dubai's property prices and rents are set to rise 5-7% annually through 2025, outpacing global markets.

Recent floods had minimal impact, with Dubai leading in high-value property sales.

The city needs about 54,440 new homes annually to match population growth, creating an acute housing shortage.

Upcoming mega projects aim to address this demand, but current development rates are insufficient, driving up rental prices.

4 Core Strengths of Investing in Property



Regular income, in the form of yields



Performance underpinned by supply and demand



A physical asset you own



Long-term growth

Property Market Overview

179.3B Sales value (AED)
↑ 42% YoY change

63.7K Sales Transactions (Volume)
↑ 44% YoY change

1.6K Price per sqft (AED)
↑ 15% YoY change

Source: DXB Interact DLD

Dubai Government Makes Real Estate a Priority

Dubai Government Prioritizes Real Estate Development

Dubai's real estate sector is set for significant growth as part of the new strategic vision.

The Dubai Land Department (DLD) has unveiled its strategic plan for 2026, aligning with UAE leadership's goals for economic and development excellence.

The plan focuses on creating a pioneering real estate model, fostering innovation, and enhancing sector data and governance.

Key initiatives include a strong emphasis on sustainability, a shift to a digital ecosystem, and a commitment to exceptional service and governance.



Source: Statistica

Strong 5-Year Property Price Growth Projections

With Dubai's real estate market already outperforming global hotspots, the new strategy aims to maintain this momentum and address housing shortages through advanced development projects.

	2023	2024	2025	2026	2027
Revenue (USD Billion)	4.09	4.41	4.78	5.19	5.64
Number of Transaction (000s)	32	34	36	37	39
Price per Property (USD Million)	1.27	1.29	1.33	1.35	1.37

Build-to-Rent Apartments (BTR) to Increase in Demand?

In 2024, Dubai's real estate market is witnessing a surge in demand for build-to-rent (BTR) apartments.

The city's growing population and expanding economy drive a strong need for rental properties.

Recent government initiatives support increased rental housing, highlighting the importance of BTR developments.

Dubai's high rental yields attract investors to the BTR sector, promising lucrative returns.

As urbanization continues, modern, purpose-built rental homes are becoming increasingly popular.

The trend towards BTR apartments is set to grow, meeting the rising demand for high-quality rental options in Dubai.

INDOOR GYM

LIVE WELL

LIVEL
Live Well
RESIDENZA

YOGA ROOM

LIVEL
Live Well
RESIDENZA

PODCAST STUDIO

Chase your dreams



LELL
RESIDENZA

PADEL TENNIS



LIVEL
Live Well
RESIDENZA

BBQ AREA & ADULT POOL



LIVEL
Live Well
RESIDENZA

KIDS AQUA ZONE



LIVEL
Lives Well
RESIDENZA

EV STATIONS



LIVEL
Life Well
RESIDENZA

OUTDOOR GYM



LIVEL
Lifestyle
RESIDENZA

A photograph of two golden retrievers running happily in a grassy field. The dog on the right is in the foreground, looking towards the camera with its mouth open. The dog on the left is slightly behind and to the side. A person's leg and foot are visible on the far left, holding a leash. The background is a soft-focus green field.

PAW PARK

LIVEL
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RESIDENZA

ITALIAN GARDEN



DEDICATED CONCIERGE



LIVEL
Live Well
RESIDENZA

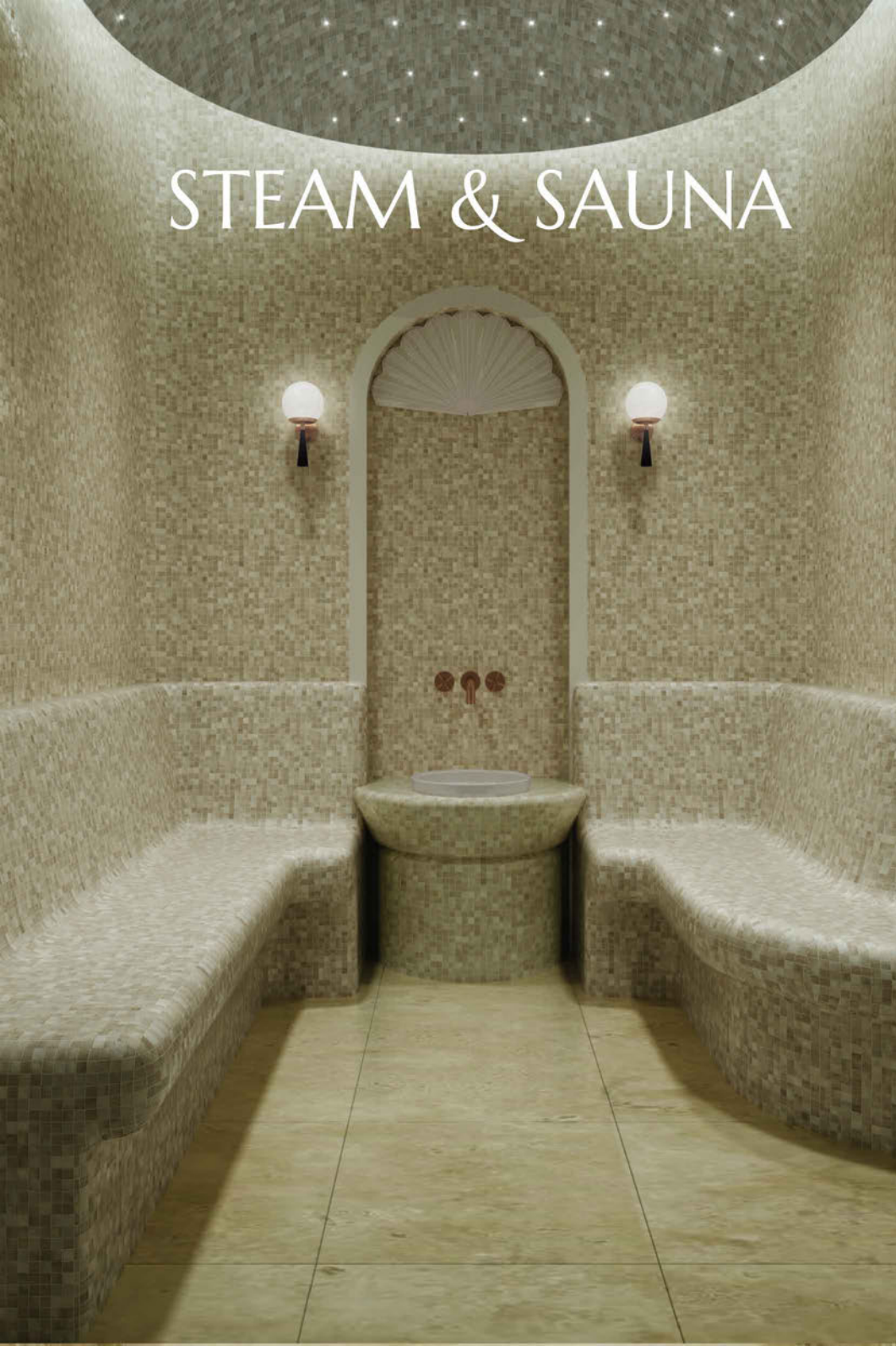
CO-WORKING SPACE



24/7 COFFEE SHOP



STEAM & SAUNA



LIVEL
Live Well
RESIDENZA



VENICE STUDIO

Apartment Area:

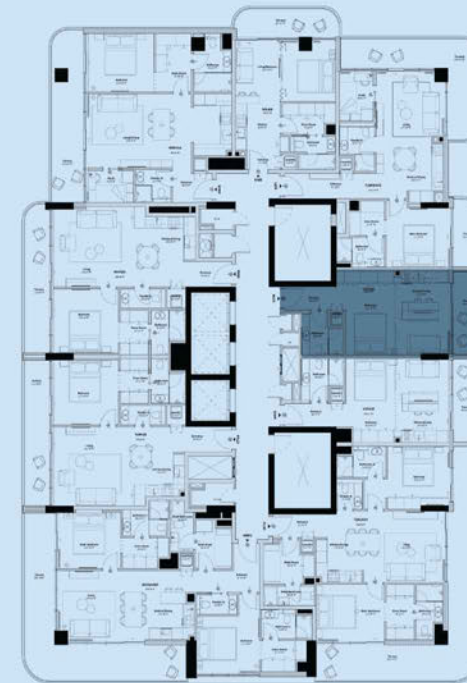
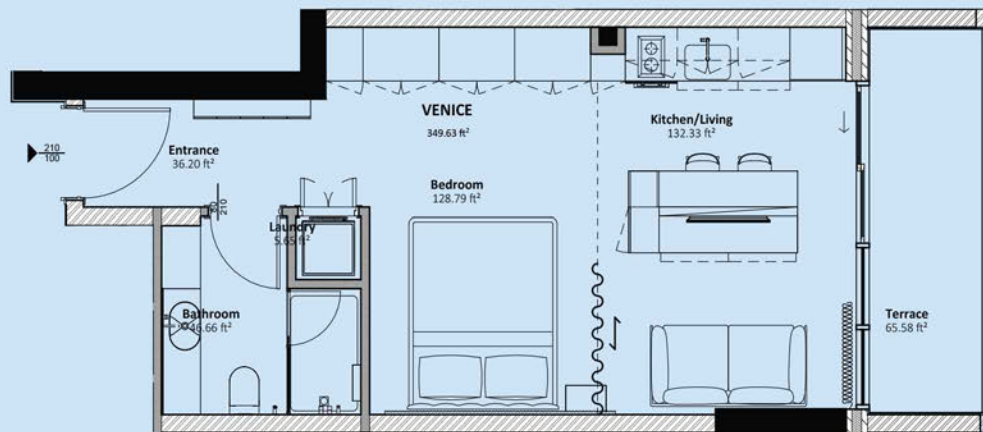
399.50 ft²

Terrace Area:

70.25 ft²

Total Area:

469.75 ft²



Disclaimer: 1. All room 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 and drawings are approximate. Information is subject to change without notice. 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 as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.



MILAN STUDIO

Apartment Area:

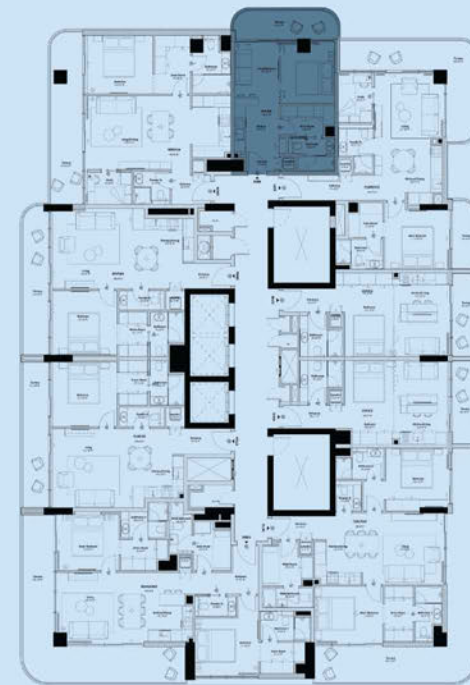
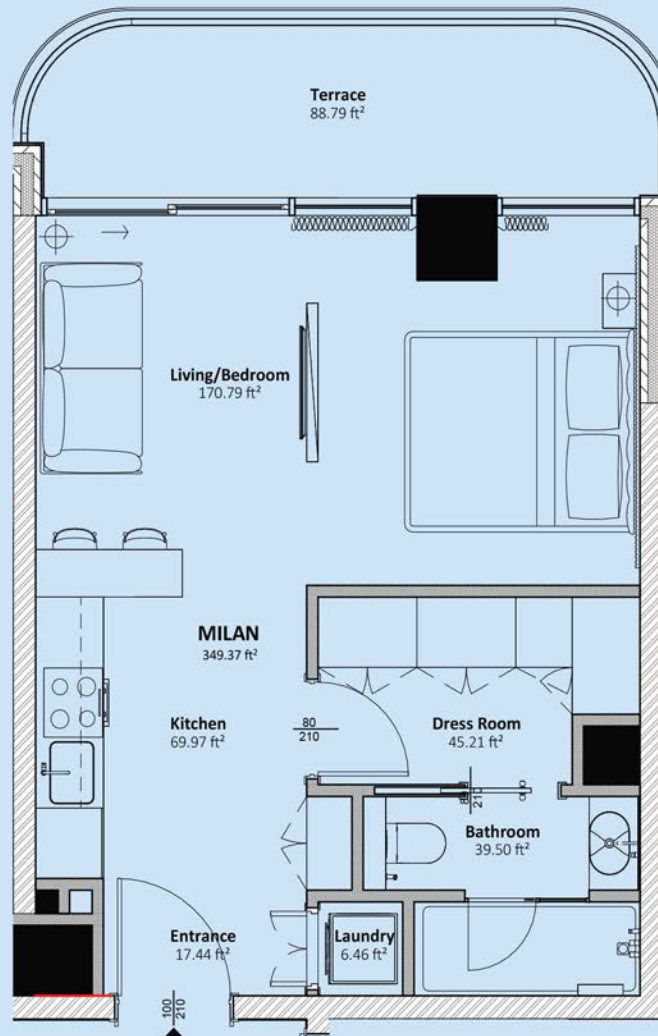
410.27 ft²

Terrace Area:

94.99 ft²

Total Area:

505.26 ft²



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NAPLES 1 BR SUITE

Apartment Area:

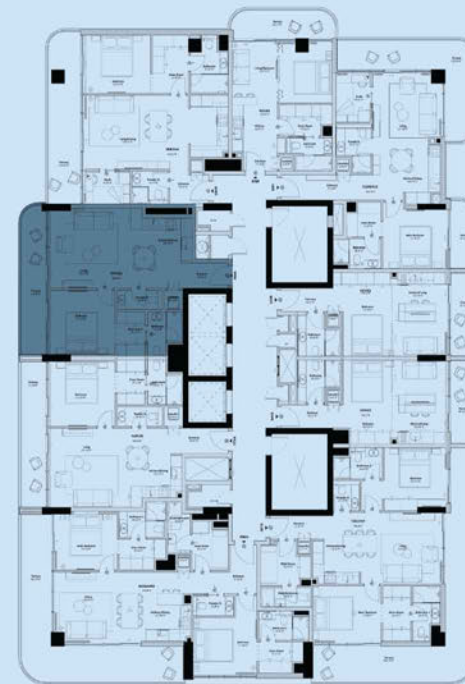
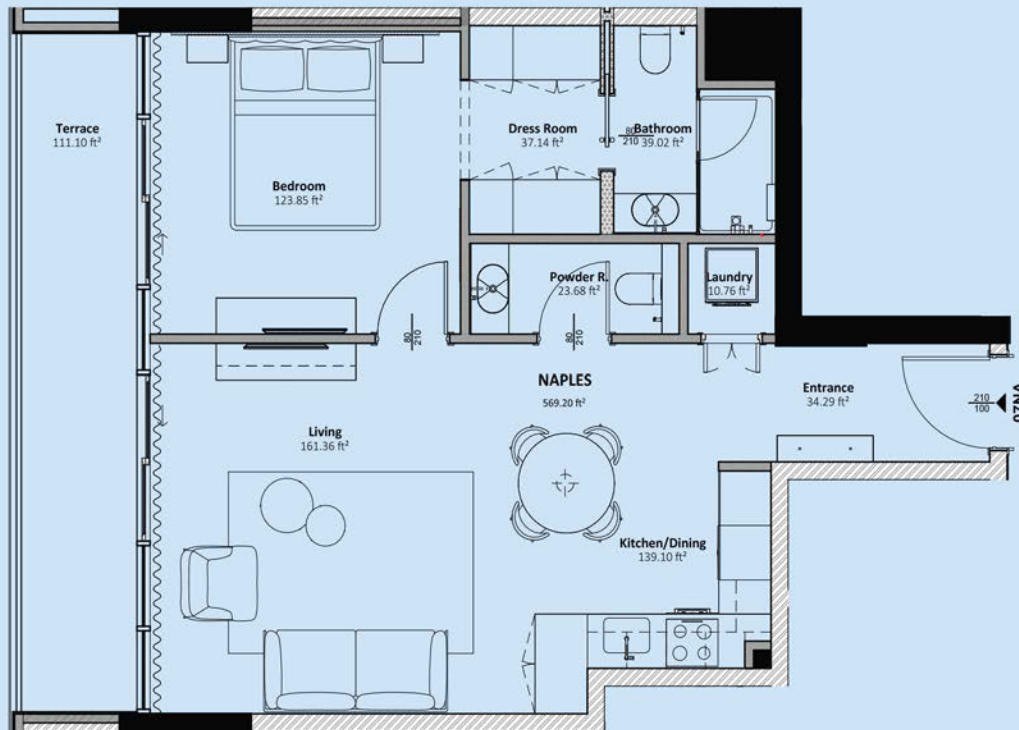
640.61 ft²

Terrace Area:

127.19 ft²

Total Area:

767.80 ft²



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VERONA 2 BR EXECUTIVE SUITE

Apartment Area:

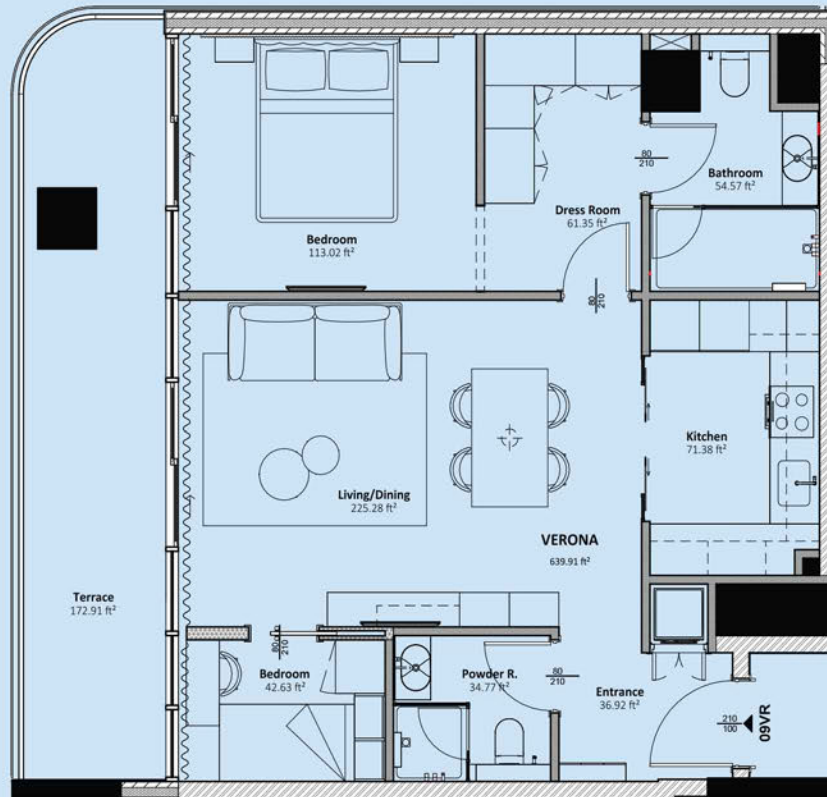
751.79 ft²

Terrace Area:

178.15 ft²

Total Area:

929.94 ft²



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FLORENCE 2 BR EXECUTIVE SUITE

Apartment Area:

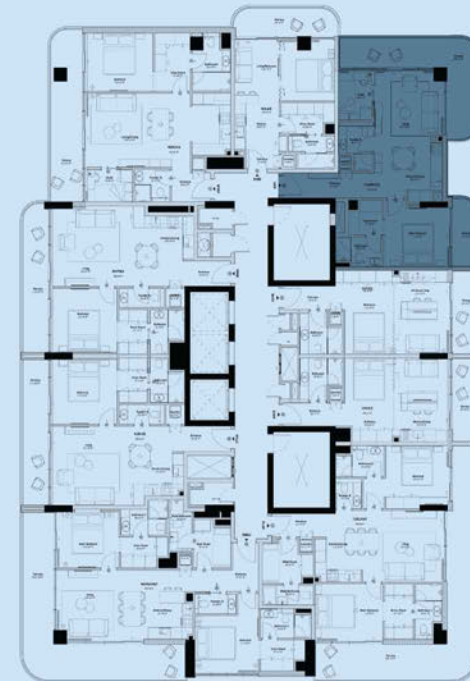
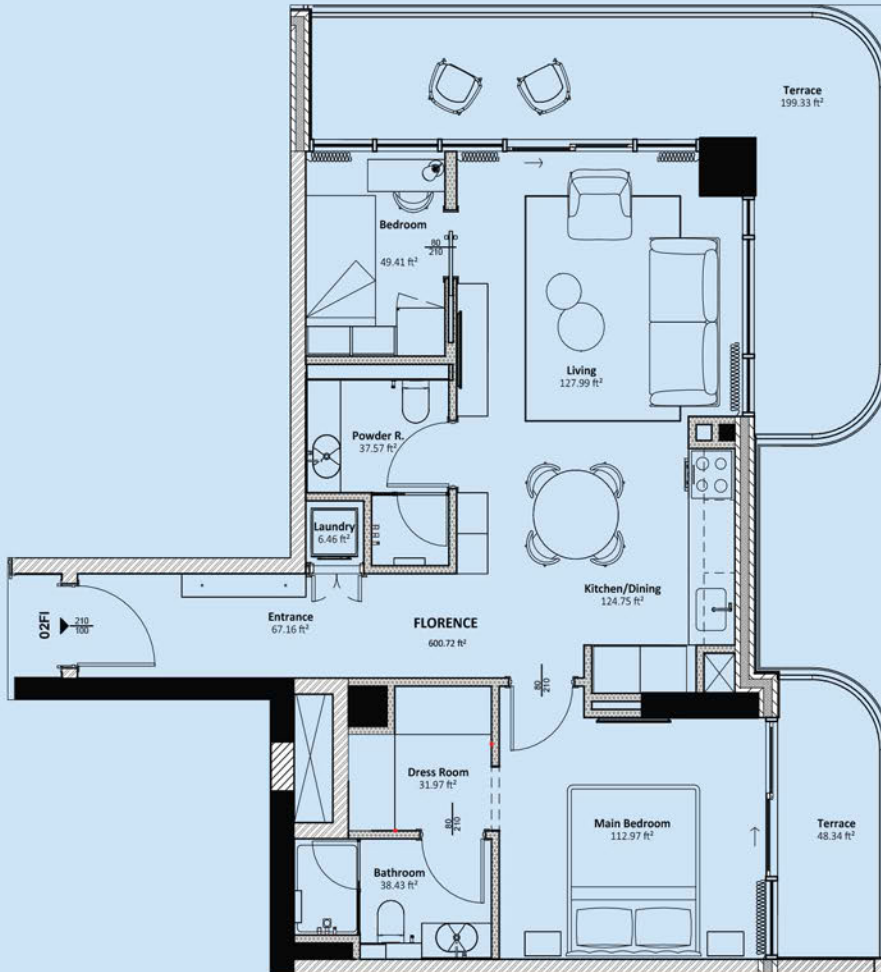
709.49 ft²

Terrace Area:

255.68 ft²

Total Area:

965.16 ft²



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TUSCANY 2 BR+MAID SUITE

Apartment Area:

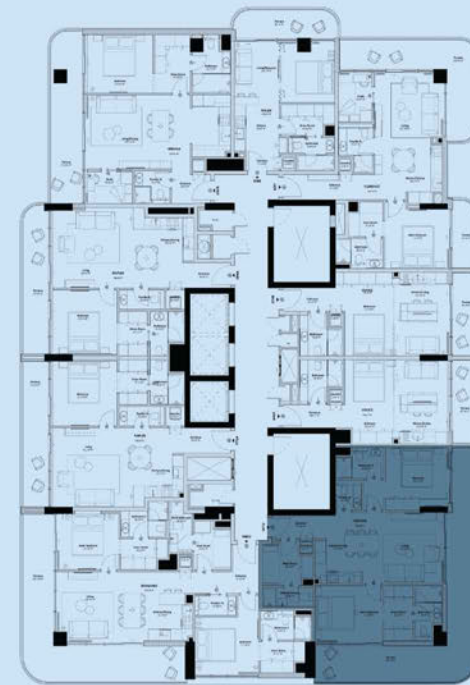
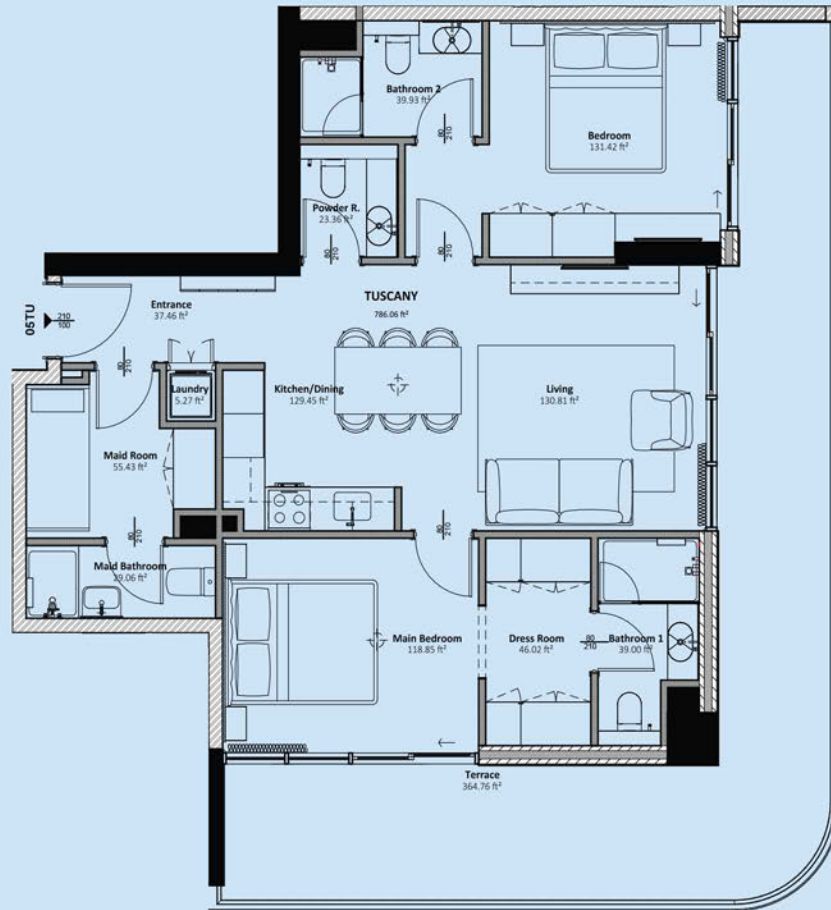
904.80 ft²

Terrace Area:

361.64 ft²

Total Area:

1266.44 ft²



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BERGAMO 2 BR+MAID SUITE

Apartment Area:

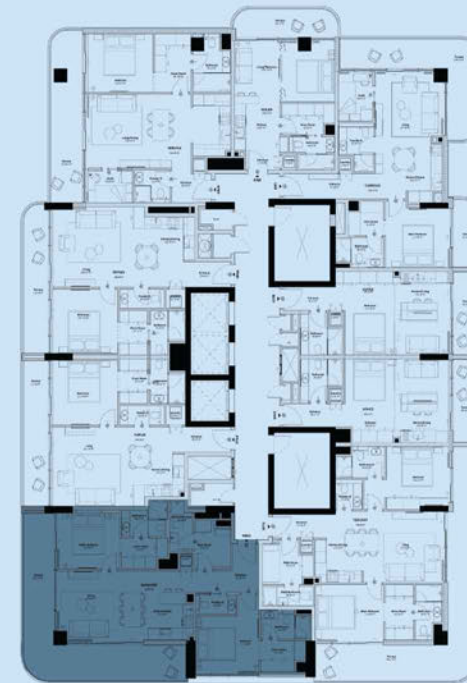
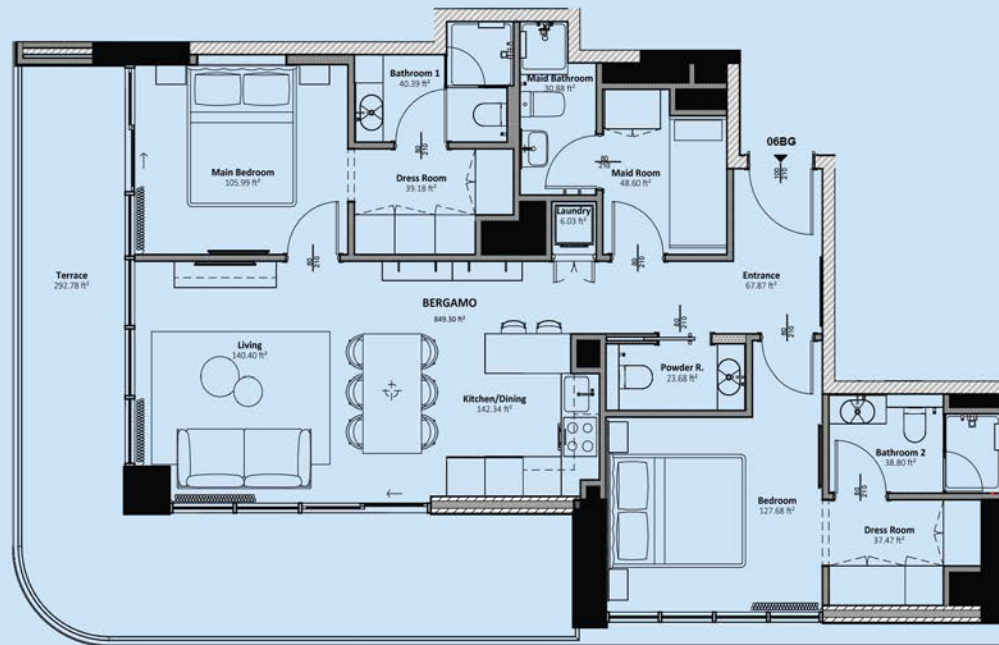
987.18 ft²

Terrace Area:

312.08 ft²

Total Area:

1299.26 ft²



Disclaimer: 1. All room 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 and drawings are approximate. Information is subject to change without notice. 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 as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

Prices and Payment

Prices Start At AED 728,000

STANDARD PLAN

60/40

60%

During Construction

40%

On Handover

INVESTMENT PLAN

70/30

70%

Down Payment

30%

During Construction

8%

Net profit from the
date of booking

MORTGAGE PLAN

50/50

50% mortgage
pre-approved upon booking
through our exclusive
partnership with Huspy

Huspy™

FOR MORE INFORMATION, CONTACT OUR REAL ESTATE EXPERTS

LIVEL Residenza in Comparison

UNIT TYPES	STUDIOS		1 BR		2 BR EXECUTIVE SUITE		2 BR+MAID	
AVERAGE	JVC AVERAGE STUDIOS	LIVEL AVERAGE STUDIOS	JVC AVERAGE 1BR	LIVEL AVERAGE 1BR	JVC AVERAG 2BR EXC.	LIVEL AVERAGE 2BR EXC.	JVC AVERAGE 2BR+MAID	LIVEL AVERAGE 2BR+MAID
AVERAGE MIN SIZE	425	470	657	768	741	930	982	1,266
AVERAGE MAX SIZE	486	505	749	787	858	965	1,094	1,300
AVERAGE INTERNAL AREA	359	397	603	641	637	710	846	905
AVERAGE STARTING PRICE	735,030	728,500	1,575,495	1,190,000	1,613,333	1,441,000	2,285,500	1,962,000
AVERAGE PSF	1,758	1,550	2,408	1,550	2,176	1,550	2,339	1,550
AVERAGE BATHS/APARTMENT	1	1	1/1.5	1.5	1/1.5	2	2.5	3.5

*Compared to 80 leading OFF-PLAN Projects in JVC including major developments by well known developers.

*Areas mentioned have been rounded.



"Italian Architecture.
Thoughtful Design. Immersive Living."

LIVEL *Live Well* RESIDENZA

Vantage Properties
+971 54 244 4181
+971 4 288 6513
sales@vantageproperties.ae
www.vantageproperties.ae