

OAKLEY

SQUARE RESIDENCES



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LOCATION: JVC COMPLETED: Q2 2024

Oakley Square Residences is a 4-storey building comprising of 269 residential units with modern studios and 1 & 2 bedroom apartments. There are plenty of residential amenities located on the first floor of the complex and all units come with a balcony and an allocated parking space. The development is situated in District 11 in JVC. Oakley Square Residences is being developed by Ellington Properties and SOL Properties.

FACILITIES

-  SWIMMING POOL
-  CHANGING ROOMS
-  CABANAS
-  KID'S PLAY AREA
-  EV CHARGING BAY
-  SHADED KID'S POOL
-  PADEL TENNIS COURT
-  CINEMA
-  INDOOR & OUTDOOR FITNESS AREA
-  BBQ AREAS

SIZES & PRICES

STUDIO - 414 SQFT TO 538 SQFT	FROM AED 634,000
1 BR - 616 SQFT TO 1,141 SQFT	FROM AED 902,000
2 BR - 1,016 SQFT TO 1,518 SQFT	FROM AED 1,740,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: All Day, Choithrams Manhattan Tower, Eight Supermarket, All Day Minimarket, Sharooq Al Madina, Express Cart

PUBLIC TRANSPORT: METRO- Al Furjan, BUS - Shoba Daffodil Apartments

SCHOOLS/NURSERIES: JSS International School, Sunmarke School, Kids World Nursery JVC, Stepping Stones Playschool, Nord Anglia School

MEDICAL FACILITIES: Mediclinic Parkview Hospital, Right Health Karama Medical Center, La Familia Medical Center, HMC Medical Center

RETAIL/F&B: City Centre Me'aisiem, Circle Mall, Mall of the Emirates

PETROL STATION: ENOC - 1055, JVC Petrol Station

LANDMARKS: Expo 2020 site, Dubai Butterfly Garden, Sports City, JVC Garden

LOCATION FACTORS

- LOCATED IN DISTRICT 11 OF JVC
- EXCELLENT ROAD CONNECTIVITY
- 15 MINUTES FROM THE EXPO 2020 SITE
- SELF-CONTAINED COMMUNITY WITH ALL AMENITIES WITHIN THE JVC COMMUNITY
- SCHOOLS ARE VERY CLOSE TO THE COMMUNITY
- MINUTES FROM SHEIKH MOHAMMED BIN ZAYED ROAD AND CLOSE TO AL KHAIL ROAD
- 7 MINUTES AWAY FROM SHEIKH ZAYED ROAD
- 10 MINUTES TO JBR
- 20 MINUTES FROM AL MAKTOUM INTERNATIONAL AIRPORT
- 25 MINUTES FROM DUBAI INTERNATIONAL AIRPORT



+7 969 179 97 79



A modern and welcoming space, the living areas at Oakley Square Residences are designed with an open-plan floor layout that elegantly combines both dining and the kitchen into a functional and comfortable space. Common areas in all residences have full-height windows which allows plenty of natural light, complemented by neutral-tone finishes and texture-rich accents.

PITCH POINTS / WHY BUY?

- FREEHOLD AREA, SO ANY NATIONALITY CAN PURCHASE A UNIT HERE
- SELF-CONTAINED COMMUNITY WITH RETAIL, F&B AND SUPERMARKETS
- THIS IS AN ALREADY ESTABLISHED RESIDENTIAL AREA
- CLOSE TO ALL PARTS OF THE CITY
- EXCELLENT PAYMENT PLAN OPTION
- GREAT ROAD CONNECTIVITY
- WELL ESTABLISHED REGIONAL DEVELOPER
- EXCELLENT ROI POTENTIAL – ONE OF THE HIGHEST ROI RATES IN THE CITY

PAYMENT PLAN: 70/30 (20% booking fee)

ROI: 7% for 1BR units

DEVELOPER OVERVIEW

Founded in 2014, Ellington Properties is one of Dubai's leading design-led real estate developers. The company has developed beautiful residences in Dubai that are designed by artistry and impeccable architecture. Every property is built on Ellington's four key pillars which are: change mindsets, establish credibility, evoke emotions and differentiation. Some of Ellington's most prestigious projects include the Belgravia I, II & III, as well as Somerset Mews and DT 1.

THINGS TO KNOW

SERVICE CHARGE:	AED 14 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 700m ALL DAY SUPERMARKET
- 1km SHEIKH MOHAMMED BIN ZAYED
- RD
- 1.3km BUS – JVC SHOBA DAFFODIL
- APARTMENT STOP
- 3km JVC PETROL STATION
- 3.2km JSS INTERNATIONAL SCHOOL
- 3.9km RIGHT HEALTH KARAMA
- MEDICAL CENTER
- 4.9km CIRCLE MALL



KEY FEATURES

- FIRST FLOOR RESIDENTIAL AMENITIES
- ALL UNITS INCLUDE A BALCONY AND A POWDER ROOM
- SELECT 1&2BR RESIDENCES HAVE A STUDY ROOM AS WELL
- ALL UNITS HAVE 1 ALLOCATED PARKING SPACE ON THE BASEMENT FLOOR
- TWO-BEDROOM UNITS ARE VERY GENEROUSLY SIZED