



CLOUD TOWERS

LOCATION: JVT COMPLETED: Q1 2025

Cloud Tower consists of two chic 29-storey residential towers by Tiger Properties that offers a collection of luxury, fully furnished studios and 1, 2 and 3 bedroom fully-furnished apartments in Jumeirah Village Triangle (JVT). The development has 2 basement levels, 4 podium levels, 6 offices and 3 retail spaces.

FACILITIES

- SWIMMING POOL
- 250m RUNNING TRACK
- BBO AREA
- KID'S PLAYGROUND
- SPORTS COURTS
- RETAIL
- KID'S POOL
- SAUNA & STEAM ROOM

SIZES & PRICES

1 BR – 549 SQFT TO 848 SQFT	FROM AED 621,000
2 BR – 929 SQFT TO 1,046 SQF	FROM AED 1,026,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Danat Express, Fmart Supermarket, 30 Seven Supermarket & Café, Needs and Fresh Supermarket, Triangle Supermarket

PUBLIC TRANSPORT: METRO-Discovery Gardens 2, BUS – Discovery Gardens 9 & 8

SCHOOLS/NURSERIES: Arbor School, Dubai British School Jumeirah Park, Arcadia School

MEDICAL FACILITIES: Medicentres Al Furjan, Medicentres Jumeirah Park, Medcare Medical Center Discovery Gardens

RETAIL/F&B: City Centre Me'aisiem, Al Furjan Pavilion West, Festival Plaza

PETROL STATION: ENOC 1055 JVT

LANDMARKS: Expo 2020 site, Jebel Ali, Festival Plaza, Jumeirah Park District 7



LOCATION FACTORS

- EXCELLENT ROAD CONNECTIVITY
- 15 MINUTES FROM THE EXPO 2020 SITE
- SELF-CONTAINED COMMUNITY WITH ALL AMENITIES WITHIN THE JVT 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



The interior design concept of each apartment provides a comfortable and convenient lifestyle, with open-plan layouts and a grey and neutral colour palette. Each unit also features a balcony that offers spectacular views of the Palm and the Dubai skyline.

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
- EXCELLENT PAYMENT PLAN OPTION
- GREAT ROAD CONNECTIVITY
- CLOSE TO ALL PARTS OF THE CITY
- WELL ESTABLISHED REGIONAL DEVELOPER

PROMOTION: 5% discount available until end May 2022

PAYMENT PLAN: 7yrs

ROI: 6.6% for 2BR

DEVELOPER OVERVIEW

Tiger Group is a development company based in the emirate of Dubai, which operates in the geographical zones of the Middle East, the Gulf Region and Turkey. The portfolio of the company includes 250 completed projects, and their head office is located in the Samaya Hotel, Riggat Al Buteen, Deira, Dubai. The company has been operating for over 44 years and employees over 6,000 professionals.

THINGS TO KNOW

SERVICE CHARGE: AED 10 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 190m FMART SUPERMARKET
- 100m ENOC PETROL STATION
- 500m SHEIKH MOHAMMED BIN ZAYED RD
- 2.9km MEDICENTRES JUMEIRAH PARK
- 3.2km DUBAI BRITISH SCHOOL JUMEIRAH PARK
- 6km METRO – DISCOVERY GARDENS 2
- 6.7km AL FURJAN PAVILION WEST



KEY FEATURES

- FULLY FURNISHED APARTMENTS
- ALL UNITS ARE OPEN-PLAN AND COME WITH A BALCONY
- APARTMENTS COME IN VARIOUS SIZES AND CONFIGURATIONS
- EXCELLENT RESIDENTIAL AMENITIES
- HIGH-SPEED ELEVATORS
- ROUND THE CLOCK SECURIT