

LaVIE

Live by the beach

BY DUBAI PROPERTIES

PROINVEST
LA VIE

LOCATION: JBR COMPLETED: Q1 2023

La Vie sits on the very popular district of JBR along the the famous JBR beach. The development includes 1-4 bedroom apartments, as well as 4-bedroom penthouses on the top floors. The Miami art deco style complex has distinctive smooth forms and bright colours which are used throughout. The units in the La Vie complex are extremely spacious compared to similar developments in the same area. All apartments come with at least one balcony and have panoramic views of the Arabian Gulf, Ain Dubai and Palm Jumeirah

FACILITIES



SIZES & PRICES AT 2021 LAUNCH / CHECK

1 BR – 850 SQFT TO 920 SQFT	FROM AED 1,380,000
2 BR – 1,313 SQFT TO 1,514 SQFT	FROM AED 2,260,000
3 BR – 1,939 SQFT TO 2,068 SQFT	FROM AED 4,620,000
4 BR – FROM 3,051 SQFT	FROM AED 7,800,000
4 BR PENTHOUSE – FROM 4,453 SQFT	FROM AED 7,800,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Al Maya Sadaf Supermarket, Beach City Supermarket, Fresh Deals Supermarket, Carrefour City

PUBLIC TRANSPORT: TRAM – Jumeirah Beach Residences 1, BUS – Jumeirah Beach Residences 1 - Seaside

SCHOOLS/NURSERIES: Emirates International School – Meadows, Blossom Marina Nursery Dubai, British Orchard Nursery JBR

MEDICAL FACILITIES: Medcare Medical Center JBR, American Medical Center, Kings Marina Medical Centre, Marina Medical Center

RETAIL/F&B: JBR Walk, Dubai Marina Mall, JLT, Dubai Harbour

PETROL STATION: Dubai Harbour

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah

LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT ON-SITE AND IN JBR
- JBR IS A POPULAR TOURIST DESTINATION CLOSE TO DUBAI HARBOUR
- EASY ACCESS TO THE SZR
- ONE OF THE BEST SOCIAL INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE MARINA, PALM JUMEIRAH, AIN DUBAI AND THE SEA
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI



+7 969 179 97 79



Inspired by modern Miami architecture, La Vie features delightful aesthetic elements. With an emphasis on floor-to-ceiling windows and doors, the elegant interior and exterior spaces will inspire owners to bring the outside in. Each residence has a contemporary design with exquisite interiors. While the living rooms offer gorgeous panoramic views of the sea, designer fittings, spacious bedrooms with en-suite bathrooms and wide sun decks that take luxury to a different level.

PITCH POINTS / WHY BUY?

- JBR IS ONE THE MOST IN-DEMAND AREAS FOR REAL ESTATE IN DUBAI
- EXCELLENT ROI POTENTIAL
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- VERY POPULAR HOLIDAY DESTINATION AND TOURIST HOTSPOT
- AMENITIES AND FACILITIES ALL WITHIN WALKING DISTANCE
- SET AMONGST 5-STAR HOTELS AND OTHER PREMIUM RESIDENTIAL TOWERS
- GREAT TRANSPORT AND ROAD CONNECTIVITY
- GREAT FOR SHORT-TERM AND LONG-TERM LEASING, AS WELL AS HOLIDAY RENTALS
- DIRECT ACCESS TO THE BEACH
- INCREDIBLE VIEWS OF THE PALM, JBR AND AIN DUBAI

IN CLOSE PROXIMITY

- 650m AL MAYA SADAF SUPERMARKET
- 650m MEDCARE MEDICAL CENTER JBR
- 1km BLOSSOM MARINA NURSERY
- 1.1km TRAM – JBR 1 & MINA SEYAHI
- 1.8km SHEIKH ZAYED RD
- 3.2km DUBAI MARINA MALL
- 3.6km PETROL STATION



KEY FEATURES

- OPEN-PLAN
- FLOOR-TO-CEILING WINDOWS AND DOORS
- ALL UNITS COME WITH A UTILITY ROOM, BUILT IN CLOSETS AND AT LEAST ONE BALCONY OR TERRACE
- 2-4BR RESIDENCES INCLUDE A DRESSING AREA IN MASTER BEDROOMS AND A POWDER ROOM
- SOME 2BR UNITS AND ALL 3 & 4BR UNITS COME WITH A MAID'S ROOM AND EN-SUITE BATHROOM
- ALL BEDROOMS COME WITH A BATHROOM

PROMOTION: 2% DLD fee waiver

PAYMENT PLAN: 40/60

ROI: 4-6.4%

DEVELOPER OVERVIEW

DUBAI PROPERTIES WAS FOUNDED IN 2002 AND BECAME PART OF THE NATIONAL COMPANY, DUBAI HOLDINGS IN 2002. THE DEVELOPMENT COMPANY OPERATES IN 13 COUNTRIES, ACROSS 10 DIFFERENT SECTORS AND IS MOST WELL KNOWN FOR ITS FIRST PROJECT – JBR; THE WORLDS LARGEST SINGLE-PHASE RESIDENTIAL PROJECT.

THINGS TO KNOW

SERVICE CHARGE:	APPROX. AED 23 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME