

NORTH 43

SERVICED RESIDENCES



NORTH 43

LOCATION: JVC COMPLETED: Q1 2024

North 43 is a 20-storey apart-hotel building that will be managed by Valor Hospitality in JVC. The development will house 229 fully furnished and serviced apartments that include studios and 1-3BR apartments that all come with balconies. Buyers can invest in property in North 43 as part of a rental pool with great ROI potential. There will be excellent amenities and facilities on-site, and the JVC area is well-known for having a well-developed infrastructure, with almost everything within walking distance from the development.

FACILITIES



SIZES & PRICES

STUDIO - 334 SQFT	APPROX FROM AED 550,000
1 BR - 558 SQFT	APPROX FROM AED 800,000
2 BR - 779 SQFT	APPROX FROM AED 1,100,000
3 BR - 1,265 SQFT	APPROX FROM AED 1,700,000

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: On-site, 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

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



The fully furnished and serviced residences in North 43 will include Italian furniture, oak floors and finishes, Spanish porcelain tiles and German designed kitchens. There will also be light/grey marble flooring throughout the living spaces and the interiors and colour palette will be neutral and hues of grey.

PITCH POINTS / WHY BUY?

- FREEHOLD AREA, SO ANY NATIONALITY CAN PURCHASE A UNIT HERE
- SELF-CONTAINED COMMUNITY DISTRICT 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 GLOBAL DEVELOPER
- EXCELLENT ROI POTENTIAL AND RENTAL POOL
- BUILDING WILL BE MANAGED BY VALOR HOSPITALITY – USA BASED HOTEL MANAGEMENT COMPANY
- VERY POPULAR AREA FOR SINGLE PROFESSIONALS
- EXCELLENT OPTION FOR SHORT-TERM AND LONG-TERM RENTALS

PAYMENT PLAN: 60/40 cash or 70/30 2yr (10% reservation fee)

ROI: 7.34% - 1st year, 9% - 4th year

DEVELOPER OVERVIEW

North 43 is the property development arm of Naseeb Group, which is a family-owned business that has been operating since 1982. Naseeb Group operates across a range of industries including trading, agriculture, F&B, and fashion. The company is inspired by Toronto in Canada and has been building villas and townhouses in Canada since 2001. Previous projects of North 43 includes Platinum Residences in JVC.

THINGS TO KNOW

SERVICE CHARGE:	AED 18 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

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

- ALL UNITS COME WITH AT LEAST ONE BALCONY
- SELECT UNITS WILL ALSO INCLUDE A JACUZZI ON THE BALCONY
- OPEN-PLAN LIVING/DINING ROOM AND KITCHEN
- EXCELLENT AMENITIES ON-SITE
- PANORAMIC/FLOOR-TO-CEILING WINDOWS