



PHOENIX EMPIRE

PROPERTIES



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P R E S E N T S

Magnolia Tower, JVT Dubai

A PREMIUM RESIDENTIAL CONDOS / FLATS.



ABOUT SITE

JUMEIRAH VILLAGE TRIANGLE (JVT)



- Starting as a ghost town to being one of the most densely populated areas in Dubai, Jumeirah Village Triangle (JVT) has emerged as one of the most ambitious projects with brilliantly developed plans.
- Keeping all the demographic challenges into consideration, this freehold, gated community nestles on the northern side of Dubai, towards the coastal areas such as Dubai Marina and JBR.
- The area is strategically developed between Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), two of the major highways in the UAE, allowing an easier commute to other central locations of the emirate.
- Jumeirah Village Triangle is another master project of Nakheel Properties after the successful establishment of Jumeirah Village Circle. It features a village-like infrastructure with several plantations along the streets to promote a healthy environment.
- The residential part of the community is divided into nine districts, featuring more than 13,000 residential options, including villas, townhouses and apartments. Strengthening the reputation of Dubai's real estate market with its glitzy residential buildings and villas that reflect the modern architecture,
- this residential development is complemented with premium lifestyle amenities. It offers a comfortable and secure lifestyle for residents.
- Jumeirah Village Triangle also features a community centre that includes many retail outlets, supermarkets, eateries and entertainment zones where residents can enjoy a thrilling day without having to drive farther away from their homes. Therefore, it is regarded as one of the most family-centric areas in Dubai.

IN A NUTSHELL

- It is a pet-friendly neighbourhood
- variety of outdoor recreational activities
- A gated area offering a safe and peaceful environment Situated towards the northern side near Dubai Marina.
- One of the freehold areas in Dubai, with options for renters too.
- Home to reputed schools, supermarkets, malls, gyms and salons.
- Over 9 community parks, 5 tennis courts and a few basketball courts.
- Home to over 13,000 residential properties with a myriad of amenities.
- Next to popular areas; Production City, JVC, Springs and Jumeirah Park.
- Direct access to Al Khail Road (E44) and Sheikh Mohammed Bin Zayed Road (E311) Although predominantly sought-out for villas and townhouses, it offers apartment as well.



AMENITIES & SITE SURROUNDING

JUMEIRAH VILLAGE TRIANGLE (JVT)



AMENITIES

- Jumeirah Village Triangle has schools, nurseries and daycare centres within the vicinity. i.e. Jumeirah International Nursery, located right within the community. It is regarded as one of the best British nurseries in the emirate.
- Kids Kingdom Nursery School is another great option, which is located just a few minutes' drive off Sheikh Mohammed Bin Zayed Road (E311).
- Some other pre-schools and nurseries within the 10-minute driving radius are- Raffles Nursery Town Centre and Amity Pre School in The Springs.
- Kids World Nursery and Stepping Stones Play School are also two options available in the neighbouring area of JVC.
- There are two schools in JVT, both follow the British curriculum. Located in District 5 is Sunmarke School, which offers schooling from FS1 to Year 13. It also offers the option of IB curriculum with an extended option of IB Diploma Programme to higher-level students.
- Residents will find many other reputable options in the neighbouring communities.
- Dubai British School in Emirates Hills is one of the top British Curriculum Schools in Dubai.
- Although JVC does not house any university but there are many options in the neighbourhood. The closest options include Keystrokes University in Jumeirah Park, 9-minutes away and Concordia in Dubai Production City at a 12-minute drive. Knowledge Park, at a 15 to 18-minute distance, is home to some popular universities including American University in Dubai and Middlesex University Dubai.

Many investors see long-term value in purchasing JVT villas. While most of the homes in the area are villas and townhouses, there are a few condominium developments as well. These are ideal for those who want smaller residences while still reaping the benefits of being able to live in this lovely neighbourhood in Dubai.

AMENITIES

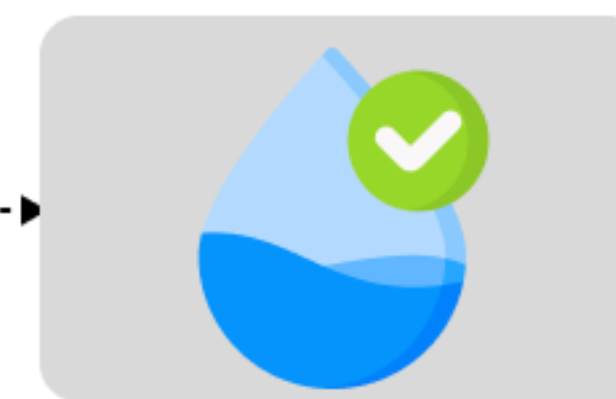
- | | |
|--|---|
| 1. ready possession building | 4. modern and elegant building planning and elevation |
| 2. quick possession after agreement done | 5. high security with swimming pool and club house ,gym |
| 3. great fully developed neighbourhood | , society office , security room |



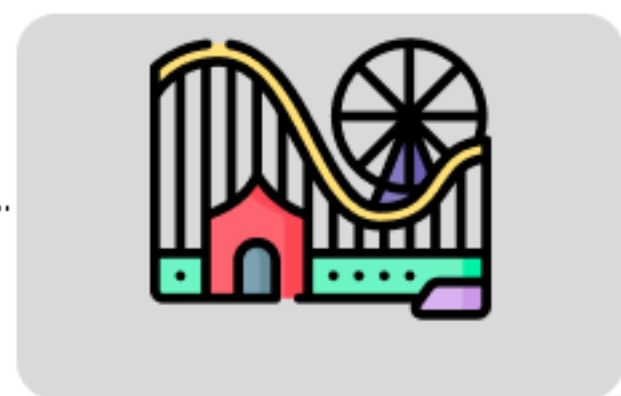
Roads



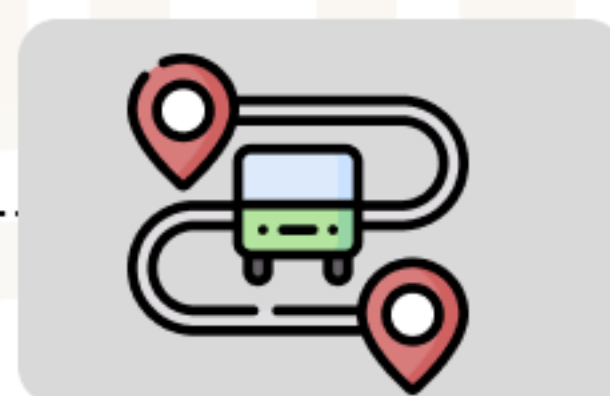
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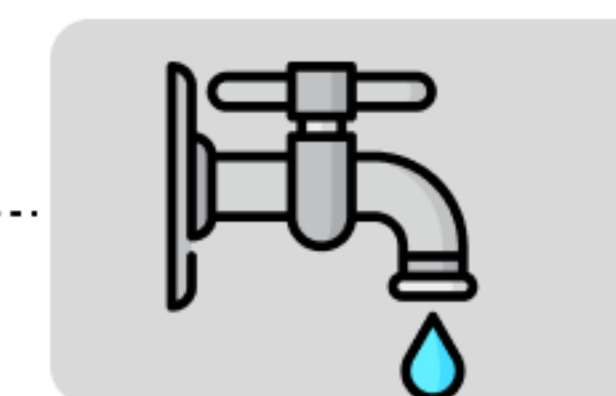
Water



Parks



Transport



Sanitation



Markets



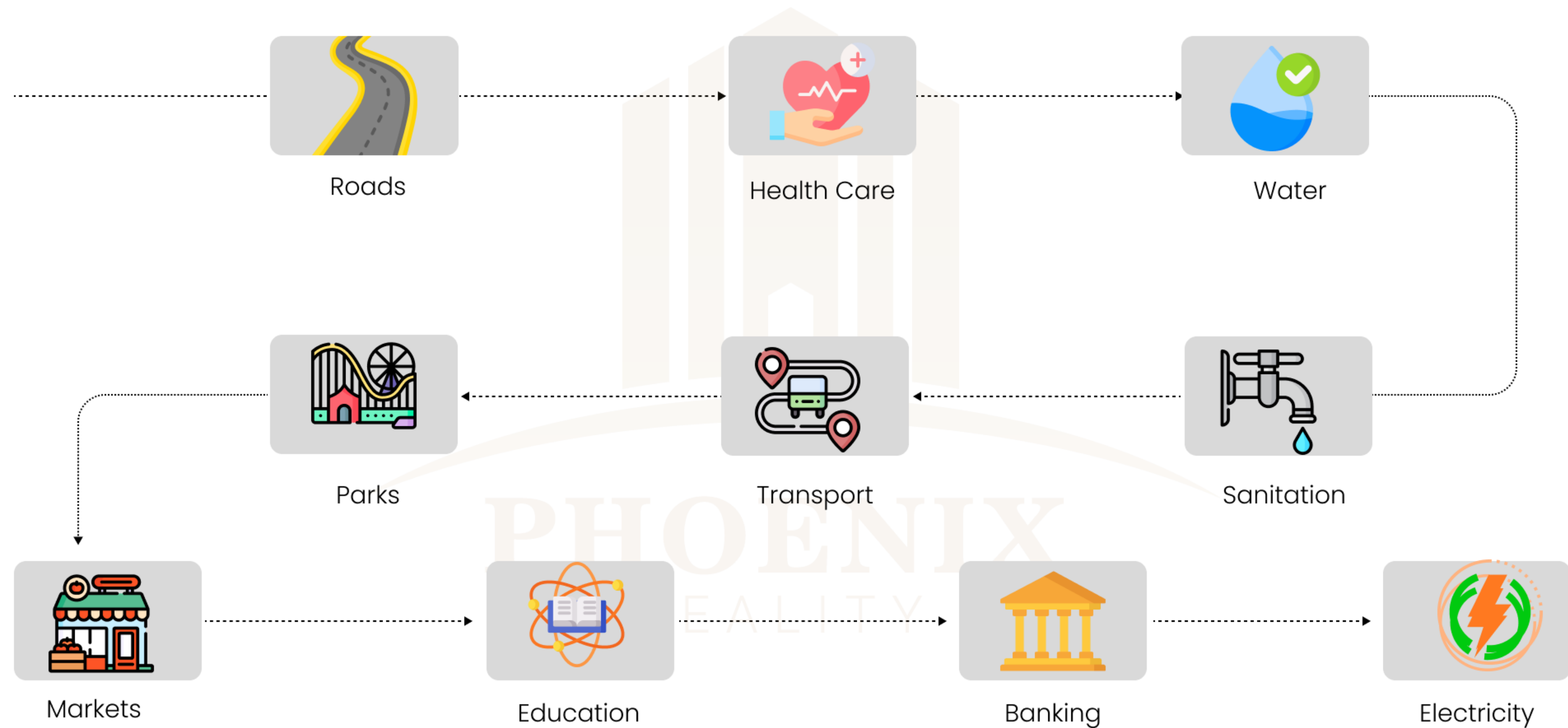
Education



Banking



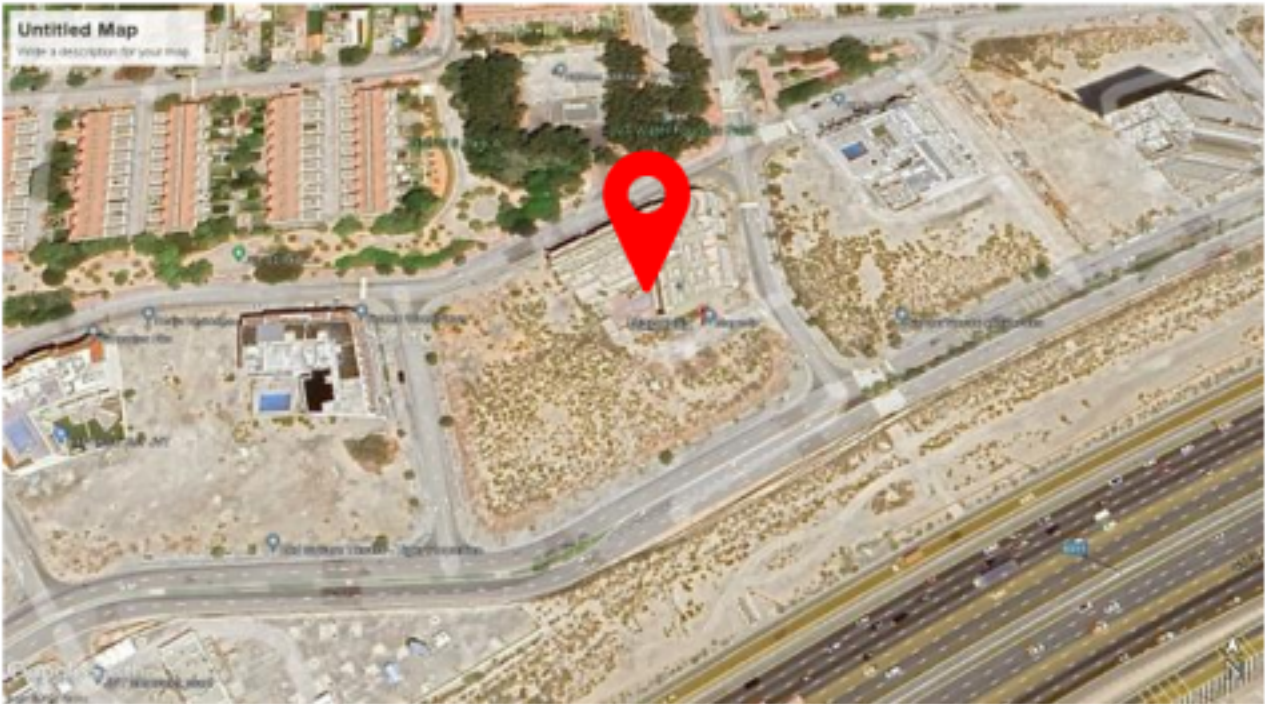
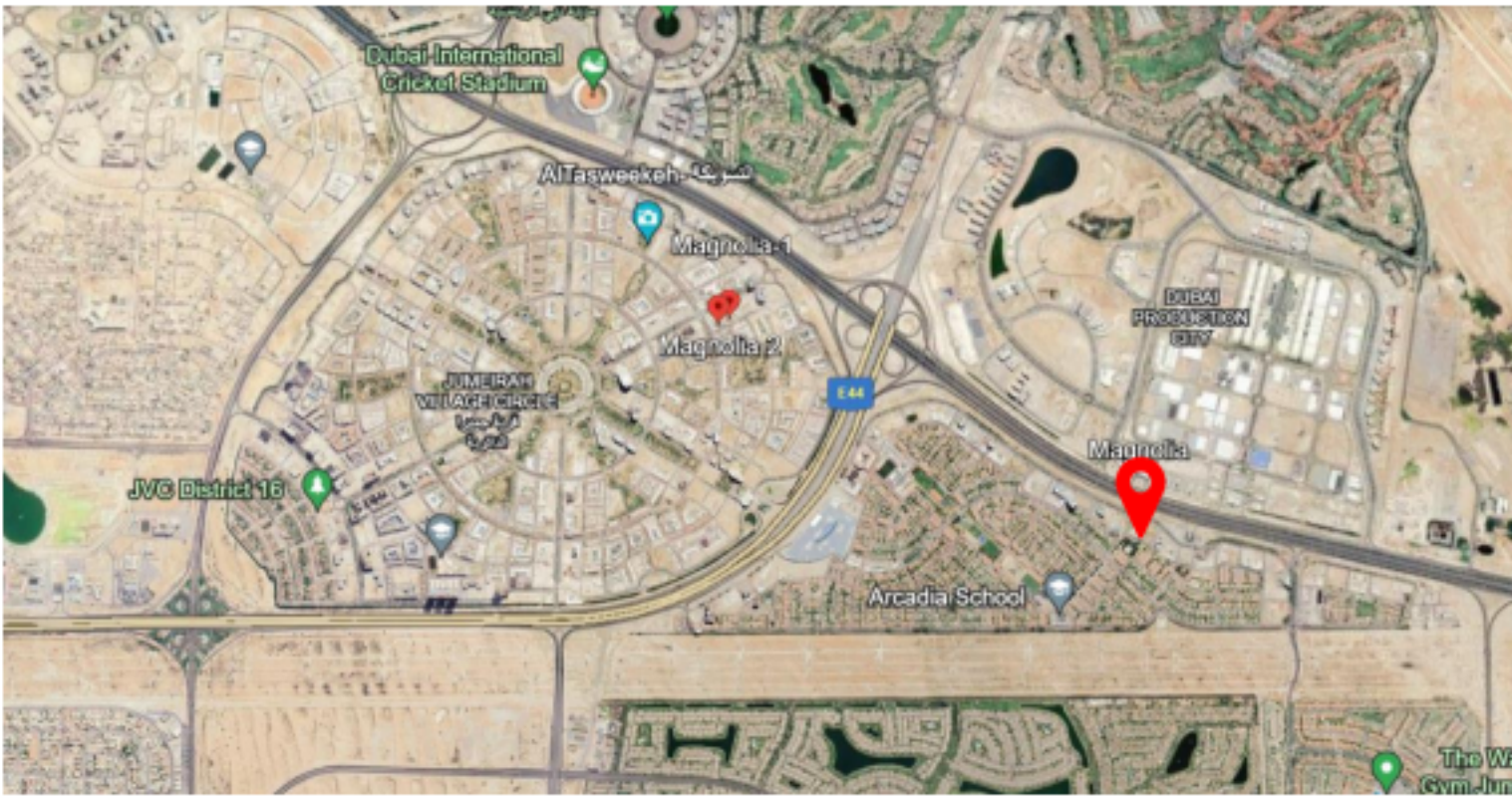
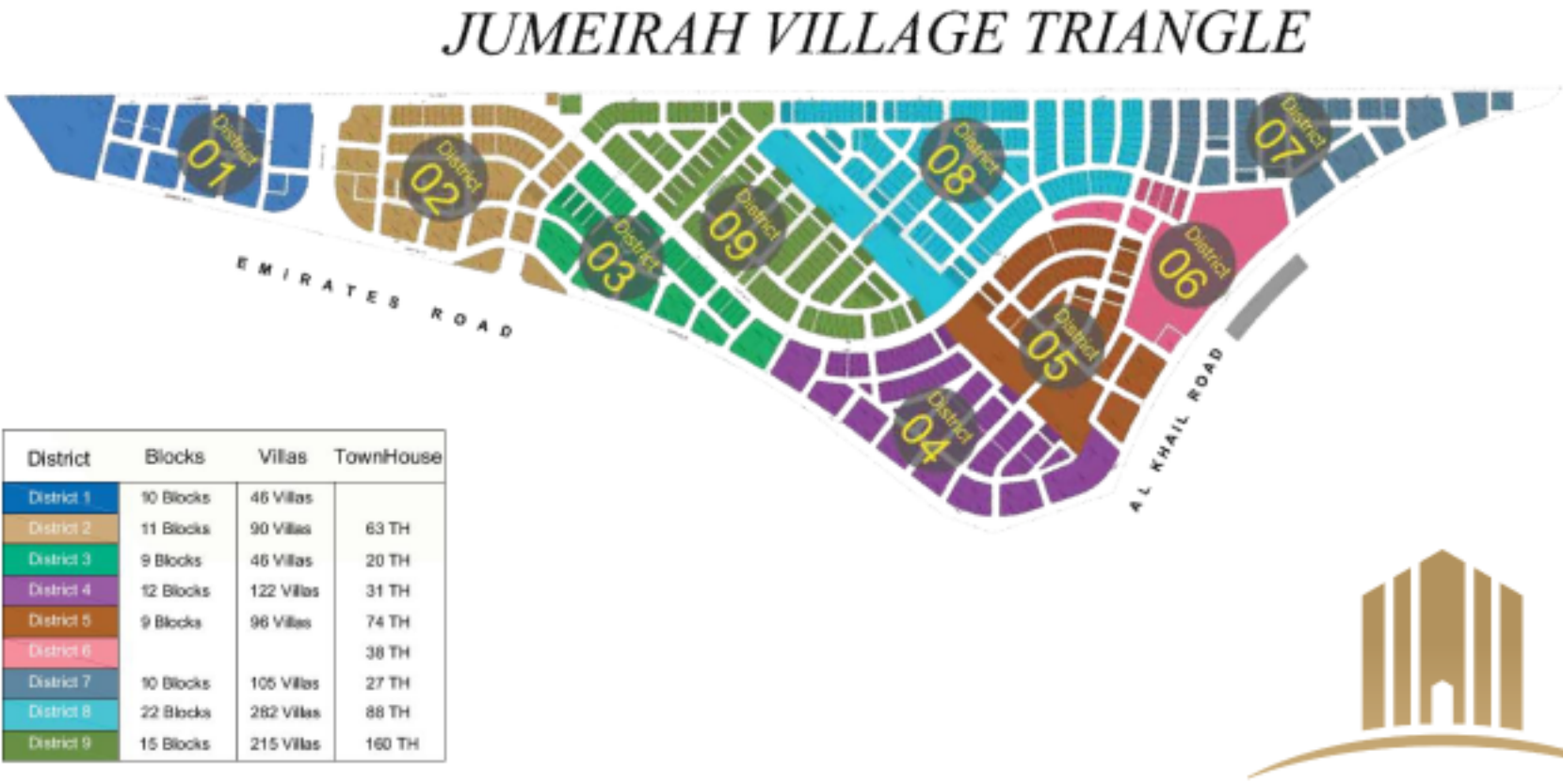
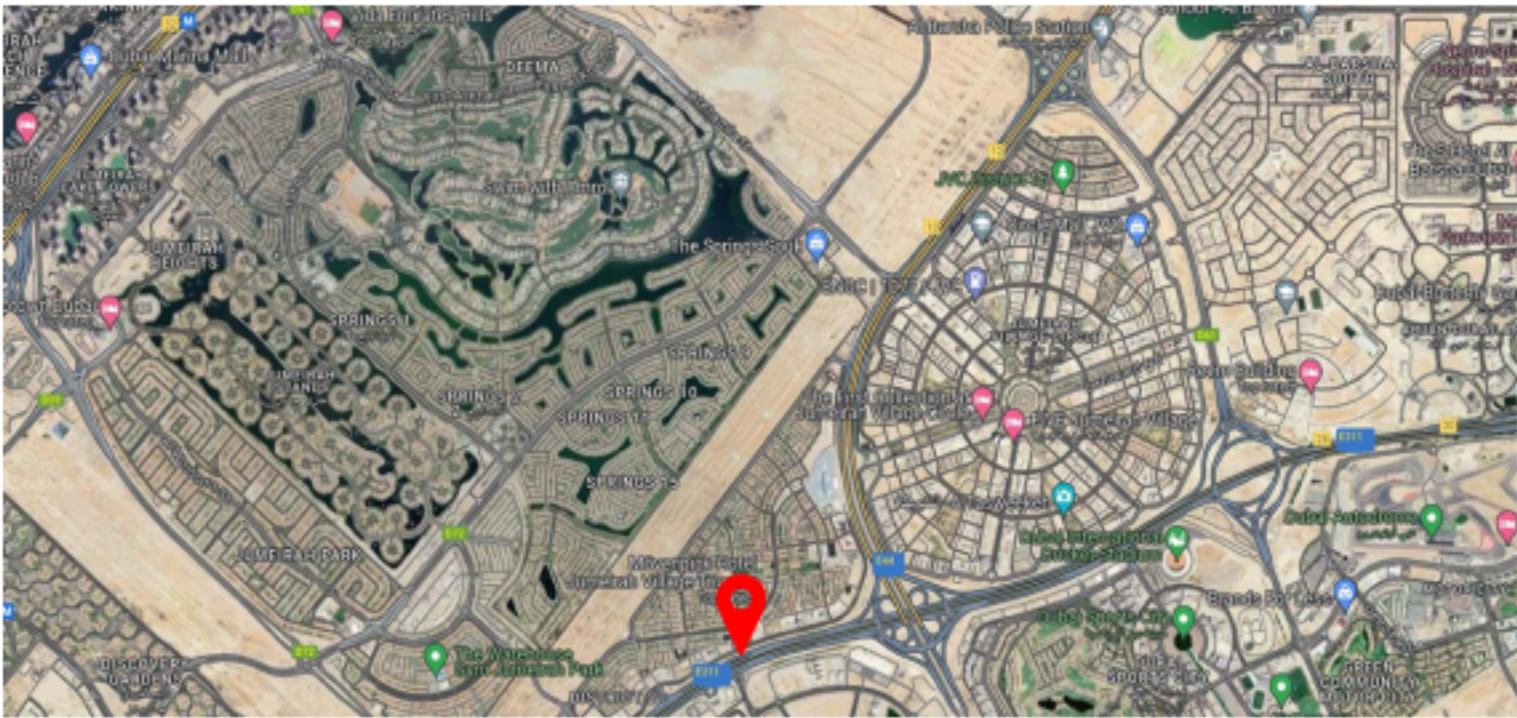
Electricity



ABOUT SITE

Jumeirah Village Triangle JVT is a remarkable place in the United Arab Emirates, known for its exceptional architecture and unique natural sceneries. With the most fascinating surrounding scenes, this area gives its residents a distinct way of life in Dubai. JVT offers a wide variety of amenities to meet the needs of every individual, such as sports fields, parks, and playgrounds.

Jumeirah Village Triangle, with its harmonious blend of modern living and green spaces, represents a prime choice for those seeking a family-oriented, comfortable, and eco-friendly lifestyle in Dubai.



VIEWS

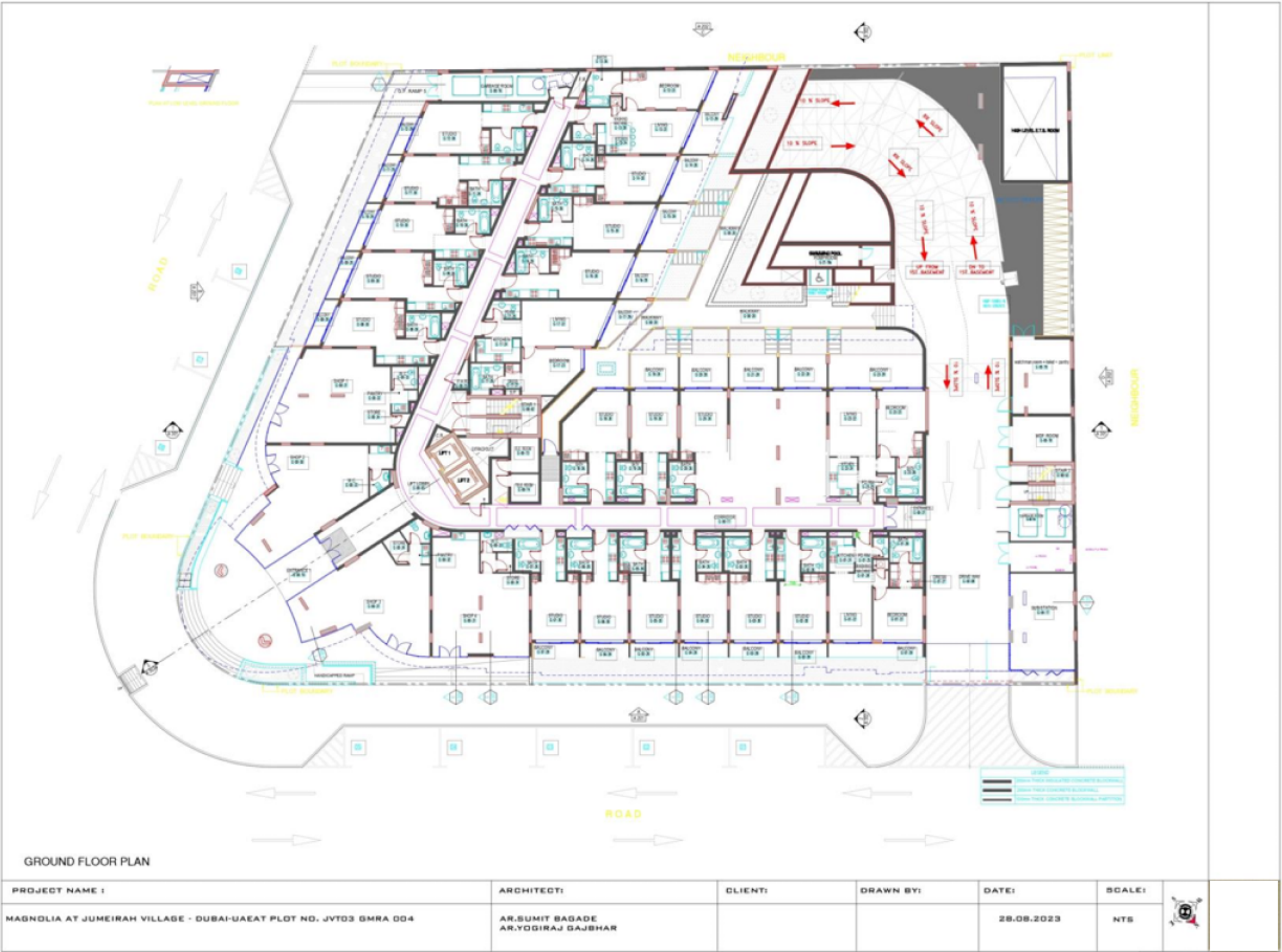


PHOENIX EMPIRE
PROPERTIES

GROUND FLOOR PLAN

GROUND FLOOR					
SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.M)	TOTAL AREA (SQ.FT)	SALEABLE AREA
1	G-1	STUDIO FLAT	40.02	430.78	430.78
2	G-2	STUDIO FLAT	40.02	430.78	430.78
3	G-3	STUDIO FLAT	40.02	430.78	430.78
4	G-4	STUDIO FLAT	41.10	442.40	442.40
5	G-5	STUDIO FLAT	40.6	437.02	437.02
6	G-6	STUDIO FLAT	40.84	439.60	439.60
7	G-7	ONE BEDROOM FLAT	79.4	854.66	854.66
8	G-8	ONE BEDROOM FLAT	90.44	973.50	973.50
9	G-8A	ONE BEDROOM FLAT	91.38	983.61	983.61
10	G-11	STUDIO FLAT	48.15	518.29	518.29
11	G-12	STUDIO FLAT	45.23	486.86	486.86
12	G-13	STUDIO FLAT	36.58	393.75	393.75
13	G-14	ONE BEDROOM FLAT	66.14	711.93	711.93
14	G-15	STUDIO FLAT	50.84	547.24	547.24
15	G-16	STUDIO FLAT	50.83	547.13	547.13
16	G-17	STUDIO FLAT	47.85	515.06	515.06
17	G-18	ONE BEDROOM FLAT	71.83	773.18	773.18
18	G-19	STUDIO FLAT	43.18	464.79	464.79
19	G-20	STUDIO FLAT	43.76	471.03	471.03
20	G-21	STUDIO FLAT	43.06	463.50	463.50
21	G-22	STUDIO FLAT	43.81	471.57	471.57
22	G-23	STUDIO FLAT	44.29	476.74	476.74

GROUND FLOOR (RETAIL SHOP)					
SR. NO.	SHOP NO.	UNIT TYPE	TOTAL AREA	TOTAL AREA	SALEABLE AREA
1	1	RETAIL SHOP	63.35	681.90	681.90
2	2	RETAIL SHOP	60	645.84	645.84
3	3	RETAIL SHOP	63	678.13	678.13
4	4	RETAIL SHOP	62.3	670.60	670.60



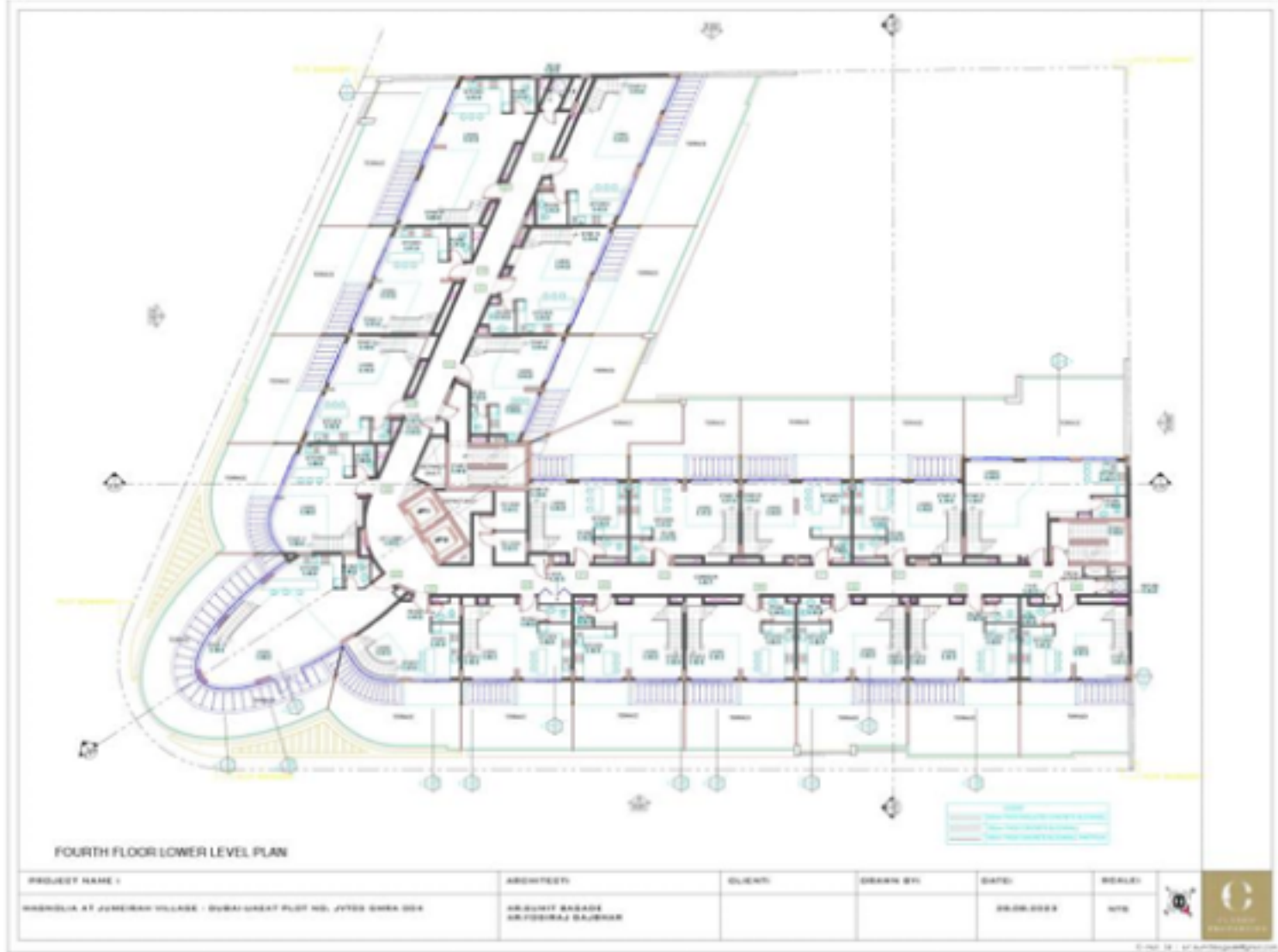
TYPICAL FLOOR PLAN (1ST,2ND,3RD)

SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.FT)	TOTAL AREA (SQ.M)	SALEABLE AREA
1	101/201/301	TWO BEDROOM FLAT	123.93	1333.98	1333.98
2	102/202/302	STUDIO FLAT	40.5	435.94	435.94
3	102A/202A/302A	TWO BEDROOM FLAT	103.54	1114.50	1114.50
4	106/206/306	STUDIO FLAT	37.52	403.87	403.87
5	107/207/307	STUDIO FLAT	37.52	403.87	403.87
6	108/208/308	STUDIO FLAT	38.22	411.40	411.40
7	109/209/309	STUDIO FLAT	37.72	406.02	406.02
8	110/210/310	STUDIO FLAT	37.3	401.50	401.50
9	111/211/311	ONE BED ROOM FLAT	70.99	764.14	764.14
10	111A/211A/311A	STUDIO FLAT	39.81	428.51	428.51
11	111B/211B/311B	ONE BED ROOM FLAT	71.04	764.67	764.67
12	113/213/313	ONE BED ROOM FLAT	70.83	762.41	762.41
13	114/214/314	STUDIO FLAT	39.59	426.15	426.15
14	114A/214A/314A	ONE BED ROOM FLAT	76.9	827.75	827.75
15	114B/214B/314B	ONE BED ROOM FLAT	76.98	828.61	828.61
16	119/219/319	STUDIO FLAT	40.95	440.79	440.79
17	120/220/320	STUDIO FLAT	36.05	388.04	388.04
18	121/221/321	STUDIO FLAT	47.62	512.58	512.58
19	122/222/322	ONE BED ROOM FLAT	71.93	774.25	774.25
20	123/223/323	STUDIO FLAT	41.96	451.66	451.66
21	124/224/324	STUDIO FLAT	42.3	455.32	455.32
22	125/225/325	STUDIO FLAT	40.81	439.28	439.28
23	126/226/326	ONE BED ROOM FLAT	70.33	757.03	757.03
24	127/227/327	ONE BED ROOM FLAT	68.02	732.17	732.17
25	127A/227A/327A	STUDIO FLAT	39.64	426.68	426.68
26	127B/227B/327B	STUDIO FLAT	40.35	434.33	434.33
27	127C/227C/327C	ONE BED ROOM FLAT	75.83	816.23	816.23
28	131/231/331	STUDIO FLAT	39.35	423.56	423.56
29	132/232/332	STUDIO FLAT	36.62	394.18	394.18



PROJECT NAME :	ARCHITECT:	CLIENT:	DRAWN BY:	DATE:	SCALE:	
MAGNOLIA AT JUMEIRAH VILLAGE - DUBAI-UAEAT PLOT NO. JVT03 SMRA 004	AR.SUMIT BAGADE AR.YOGIRAJ GAJBHAR			28.08.2023	NTS	 CLASSIC PROPERTIES

FOURTH FLOOR PLAN

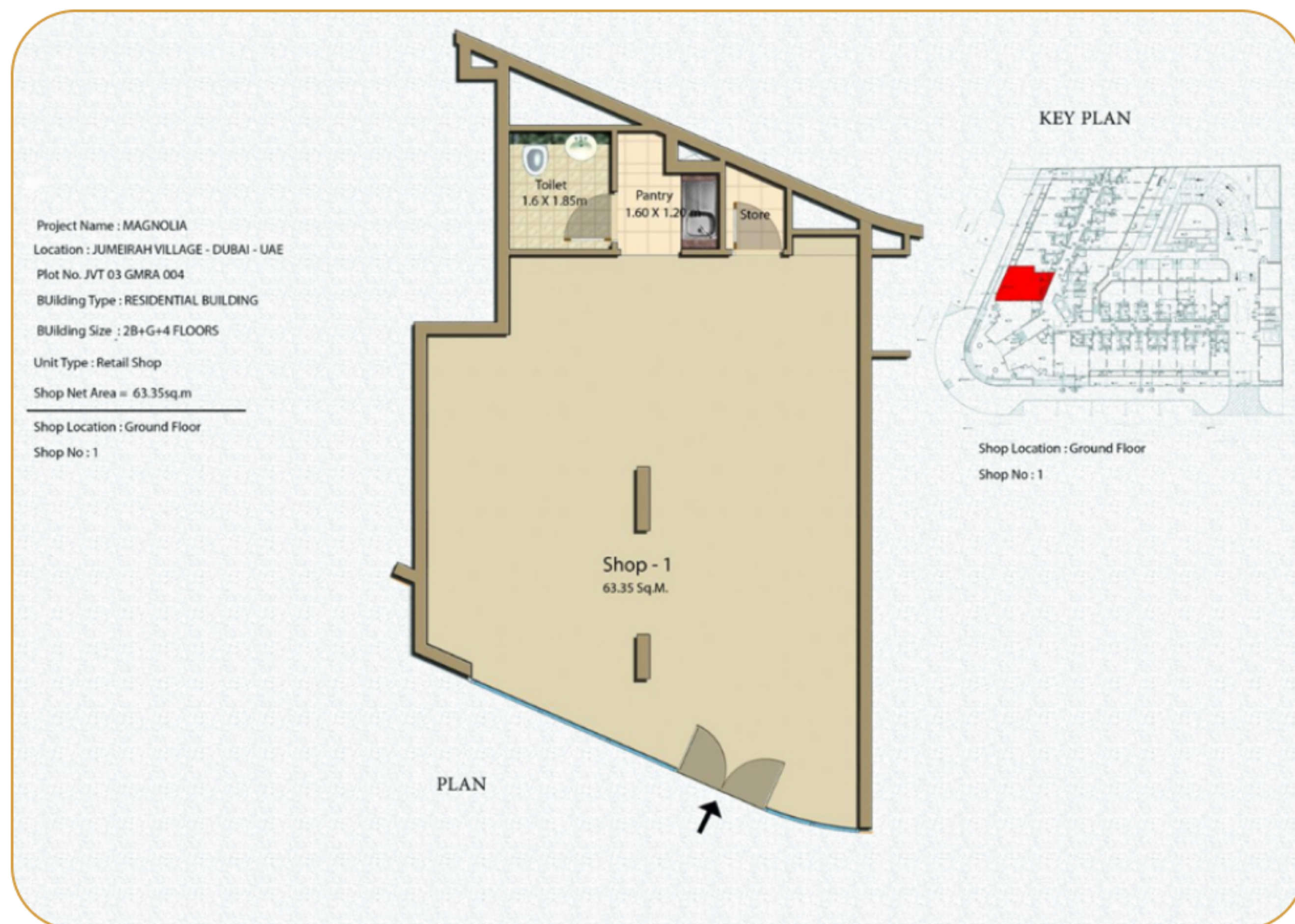


FOURTH FLOOR					
SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.M) (INCLUDING TERRACE AREA, GARDEN & JACUZZI AREA)	TOTAL AREA (SQ.FT) (INCLUDING TERRACE AREA, GARDEN & JACUZZI AREA)	SALEABLE AREA
1	401	ONE BEDROOM FLAT (DUPLEX)	245.99	2647.84	2647.84
2	402	ONE BEDROOM FLAT (DUPLEX)	137.54	1480.48	1480.48
3	403	ONE BEDROOM FLAT (DUPLEX)	148.05	1593.61	1593.61
4	404	ONE BEDROOM FLAT (DUPLEX)	147.88	1591.78	1591.78
5	405	ONE BEDROOM FLAT (DUPLEX)	147.92	1592.21	1592.21
6	406	ONE BEDROOM FLAT (DUPLEX)	148.9	1602.76	1602.76
7	407	ONE BEDROOM FLAT (DUPLEX)	148.75	1601.15	1601.15
8	408	ONE BEDROOM FLAT (DUPLEX)	145.81	1569.50	1569.50
9	409	ONE BEDROOM FLAT (DUPLEX)	207.13	2229.55	2229.55
10	410	ONE BEDROOM FLAT (DUPLEX)	153.43	1651.52	1651.52
11	411	ONE BEDROOM FLAT (DUPLEX)	153.66	1654.00	1654.00
12	412	ONE BEDROOM FLAT (DUPLEX)	143.57	1545.39	1545.39
13	413	ONE BEDROOM FLAT (DUPLEX)	109.14	1174.78	1174.78
14	414	ONE BEDROOM FLAT (DUPLEX)	120.17	1293.51	1293.51
15	415	ONE BEDROOM FLAT (DUPLEX)	161.35	1736.77	1736.77
16	416	ONE BEDROOM FLAT (DUPLEX)	208.89	2248.49	2248.49
17	417	ONE BEDROOM FLAT (DUPLEX)	212.32	2285.41	2285.41
18	418	ONE BEDROOM FLAT (DUPLEX)	155.46	1673.37	1673.37
19	419	ONE BEDROOM FLAT (DUPLEX)	155.98	1678.97	1678.97
20	420	ONE BEDROOM FLAT (DUPLEX)	148.05	1593.61	1593.61



GROUND FLOOR

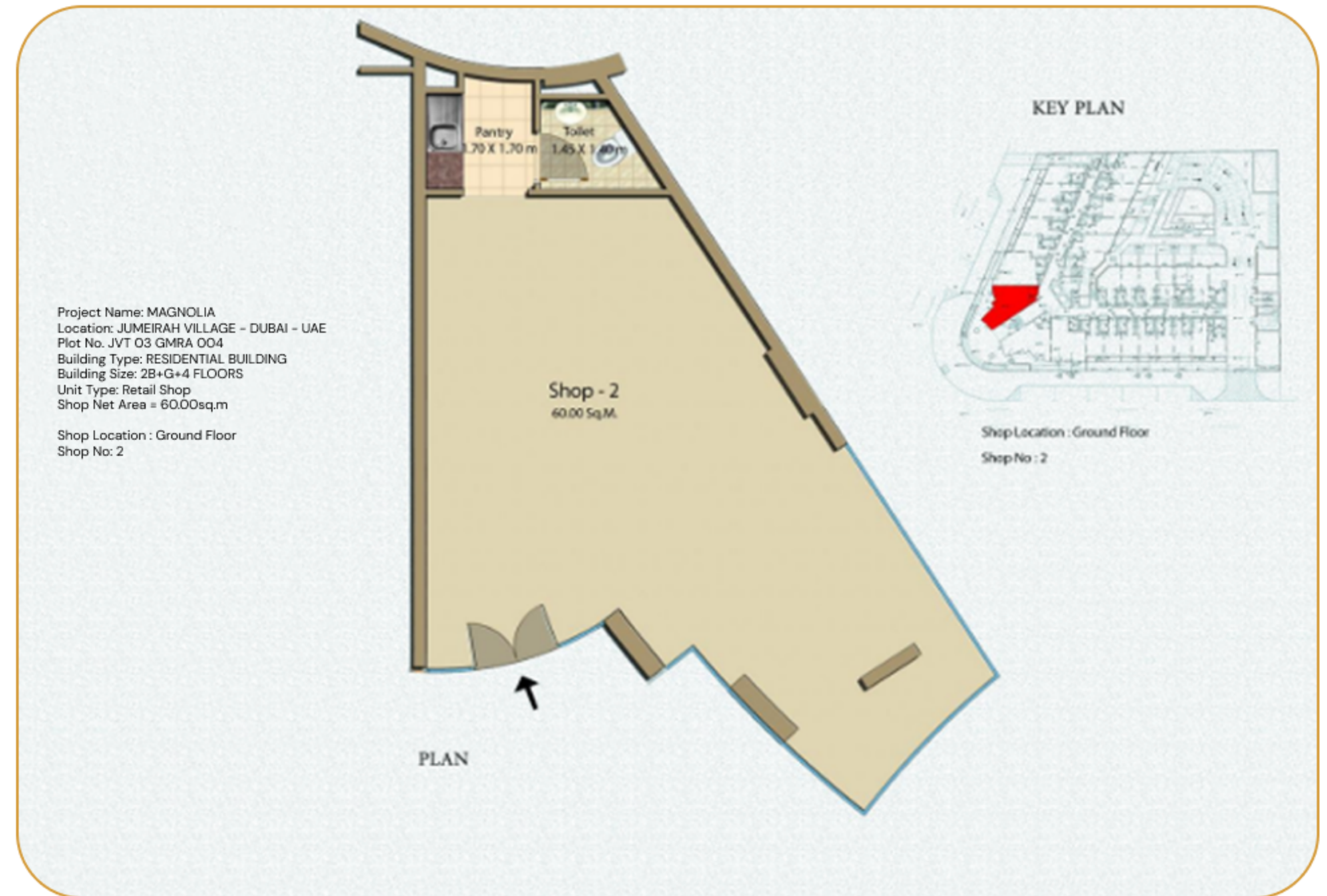
GROUND FLOOR (RETAIL SHOP)					
SR. NO.	SHOP NO.	UNIT TYPE	TOTAL AREA	TOTAL AREA	SALEABLE AREA
1	1	RETAIL SHOP	63.35	681.90	681.90
2	2	RETAIL SHOP	60	645.84	645.84
3	3	RETAIL SHOP	63	678.13	678.13
4	4	RETAIL SHOP	62.3	670.60	670.60





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SR. NO.	SHOP NO.	UNIT TYPE	TOTAL AREA	TOTAL AREA	SALEABLE AREA
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GROUND FLOOR





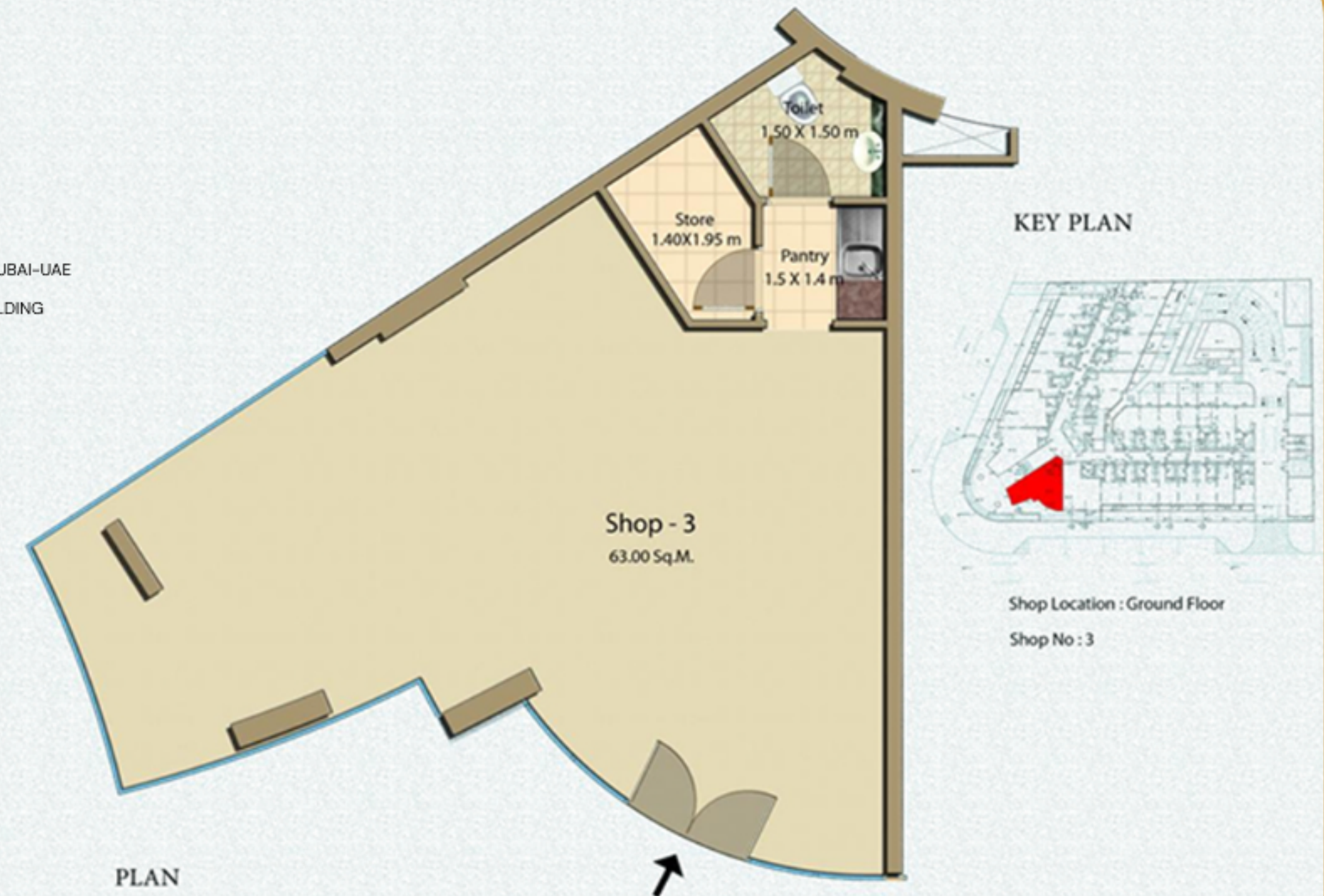
GROUND FLOOR

GROUND FLOOR (RETAIL SHOP)

SR. NO.	SHOP NO.	UNIT TYPE	TOTAL AREA	TOTAL AREA	SALEABLE AREA	PRICE (AED) 1200/SQ. FT
1	1	RETAIL SHOP	63.35	681.90	681.90	818279
2	2	RETAIL SHOP	60	645.84	645.84	775008
3	3	RETAIL SHOP	63	678.13	678.13	813758
4	4	RETAIL SHOP	62.3	670.60	670.60	804717

Project Name: MAGNOLIA
Location: JUMEIRAH VILLAGE DUBAI-UAE
Plot No. JVT 03 GMRA 004
Building Type: RESIDENTIAL BUILDING
Building Size: 28+G+4 FLOORS
Unit Type: Retail Shop
Shop Net Area= 63.00sq.m

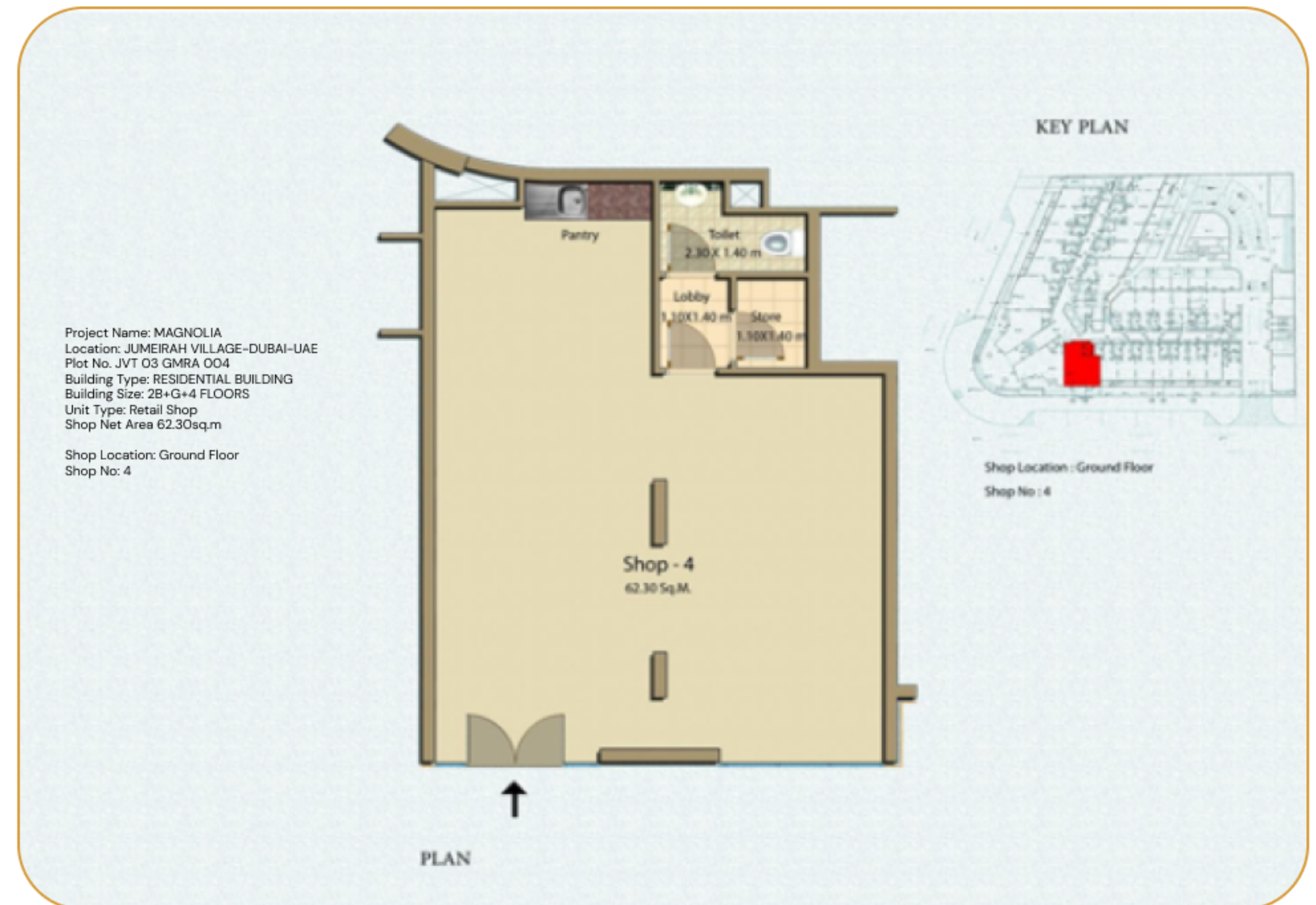
Shop Location: Ground Floor
Shop No: 3





GROUND FLOOR (RETAIL SHOP)					
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GROUND FLOOR



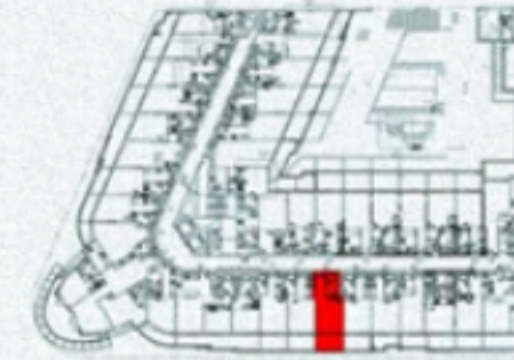
TYPICAL FLOOR

Project Name : MAGNOLIA
 Location : JUMEIRAH VILLAGE - DUBAI - UAE
 Plot No. JVT 03 GMRA 004
 Building Type : RESIDENTIAL BUILDING
 Building Size : 2B+G+4 FLOORS
 Flat Type : Studio Flat
 Flat Net Area = 30.30sq.m Balcony Area = 7.92sq.m
 Flat Location : First Floor
 Flat No : 108
 OR
 Flat Location : Second Floor
 Flat No : 208
 OR
 Flat Location : Third Floor
 Flat No : 308



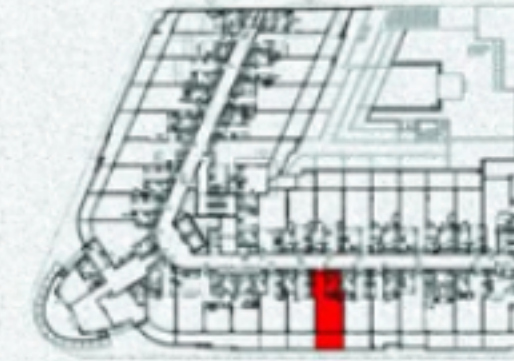
PLAN

KEY PLAN



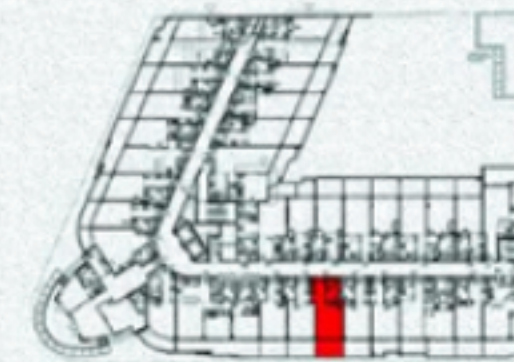
Flat Location : First Floor

Flat No : 108



Flat Location : Second Floor

Flat No : 208



Flat Location : Third Floor

Flat No : 308

TYPICAL FLOOR (1ST,2ND, 3RD)

SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.FT)	TOTAL AREA (SQ.M)	SALEABLE AREA
1	101/201/3 01	TWO BEDROOM FLAT	123.93	1333.98	1333.98
2	102/202/3 02	STUDIO FLAT	40.5	435.94	435.94
3	102A/202A /302A	TWO BEDROOM FLAT	103.54	1114.50	1114.50
4	106/206/3 06	STUDIO FLAT	37.52	403.87	403.87
5	107/207/3 07	STUDIO FLAT	37.52	403.87	403.87
6	108/208/3 08	STUDIO FLAT	38.22	411.40	411.40
7	109/209/3 09	STUDIO FLAT	37.72	406.02	406.02
8	110/210/3 10	STUDIO FLAT	37.3	401.50	401.50
9	111/211/3 11	ONE BED ROOM FLAT	70.99	764.14	764.14
10	111A/211A /311A	STUDIO FLAT	39.81	428.51	428.51
11	111B/211B /311B	ONE BED ROOM FLAT	71.04	764.67	764.67
12	113/213/3 13	ONE BED ROOM FLAT	70.83	762.41	762.41
13	114/214/3 14	STUDIO FLAT	39.59	426.15	426.15
14	114A/214A /314A	ONE BED ROOM FLAT	76.9	827.75	827.75
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16	119/219/3 19	STUDIO FLAT	40.95	440.79	440.79
17	120/220/3 20	STUDIO FLAT	36.05	388.04	388.04
18	121/221/3 21	STUDIO FLAT	47.62	512.58	512.58
19	122/222/3 22	ONE BED ROOM FLAT	71.93	774.25	774.25
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28	131/231/3 31	STUDIO FLAT	39.35	423.56	423.56
29	132/232/3 32	STUDIO FLAT	36.62	394.18	394.18
30	133/233/3 33	ONE BED ROOM FLAT	40.1	431.64	431.64

TYPICAL FLOOR

Project Name : MAGNOLIA
Location : JUMEIRAH VILLAGE - DUBAI - UAE
Plot No. JVT 03 GMRA 004
Building Type : RESIDENTIAL BUILDING
Building Size : 2B+G+4 FLOORS
Flat Type : Studio Flat
Flat Net Area = 29.80sq.m Balcony Area = 7.92sq.m

Flat Location : First Floor

Flat No : 109

OR

Flat Location : Second Floor

Flat No : 209

OR

Flat Location : Third Floor

Flat No : 309



PLAN

KEY PLAN



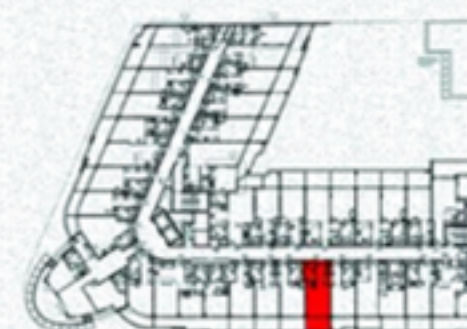
Flat Location : First Floor

Flat No : 109



Flat Location : Second Floor

Flat No : 209



Flat Location : Third Floor

Flat No : 309

TYPICAL FLOOR (1ST,2ND, 3RD)

SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.FT)	TOTAL AREA (SQ.M)	SALEABLE AREA
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9	111/211/3 11	ONE BED ROOM FLAT	70.99	764.14	764.14
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23	126/226/3 26	ONE BED ROOM FLAT	70.33	757.03	757.03
24	127/227/3 27	ONE BED ROOM FLAT	68.02	732.17	732.17
25	127A/227A /327A	STUDIO FLAT	39.64	426.68	426.68
26	127B/227B /327B	STUDIO FLAT	40.35	434.33	434.33
27	127C/227C /327C	ONE BED ROOM FLAT	75.83	816.23	816.23
28	131/231/3 31	STUDIO FLAT	39.35	423.56	423.56
29	132/232/3 32	STUDIO FLAT	36.62	394.18	394.18
30	133/233/3 33	ONE BED ROOM FLAT	40.1	431.64	431.64

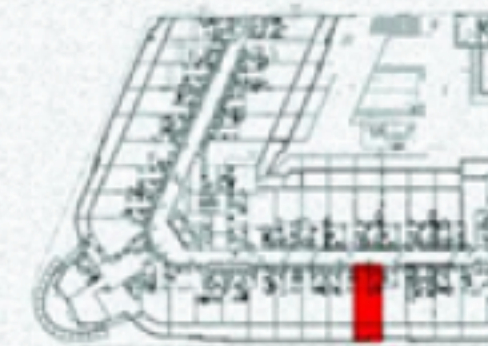
TYPICAL FLOOR

Project Name : MAGNOLIA
 Location : JUMEIRAH VILLAGE - DUBAI - UAE
 Plot No. JVT 03 GMRA 004
 Building Type : RESIDENTIAL BUILDING
 Building Size : 2B+G+4 FLOORS
 Flat Type : Studio Flat
 Flat Net Area = 30.04sq.m Balcony Area = 6.90sq.m
 Flat Location : First Floor
 Flat No : 110
 OR
 Flat Location : Second Floor
 Flat No : 210
 OR
 Flat Location : Third Floor
 Flat No : 310

PLAN

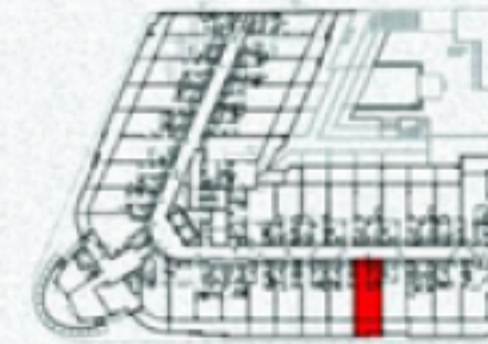


KEY PLAN



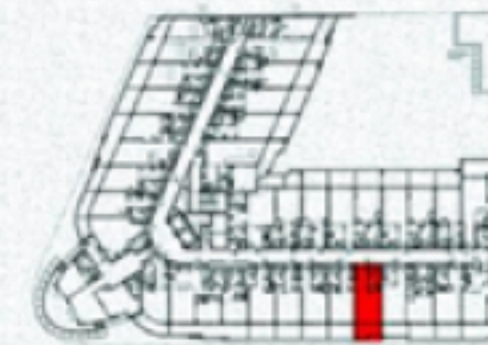
Flat Location : First Floor

Flat No : 110



Flat Location : Second Floor

Flat No : 210



Flat Location : Third Floor

Flat No : 310

TYPICAL FLOOR (1ST,2ND, 3RD)

SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.FT)	TOTAL AREA (SQ.M)	SALEABLE AREA
1	101/201/3 01	TWO BEDROOM FLAT	123.93	1333.98	1333.98
2	102/202/3 02	STUDIO FLAT	40.5	435.94	435.94
3	102A/202A /302A	TWO BEDROOM FLAT	103.54	1114.50	1114.50
4	106/206/3 06	STUDIO FLAT	37.52	403.87	403.87
5	107/207/3 07	STUDIO FLAT	37.52	403.87	403.87
6	108/208/3 08	STUDIO FLAT	38.22	411.40	411.40
7	109/209/3 09	STUDIO FLAT	37.72	406.02	406.02
8	110/210/3 10	STUDIO FLAT	37.3	401.50	401.50
9	111/211/3 11	ONE BED ROOM FLAT	70.99	764.14	764.14
10	111A/211A /311A	STUDIO FLAT	39.81	428.51	428.51
11	111B/211B /311B	ONE BED ROOM FLAT	71.04	764.67	764.67
12	113/213/3 13	ONE BED ROOM FLAT	70.83	762.41	762.41
13	114/214/3 14	STUDIO FLAT	39.59	426.15	426.15
14	114A/214A /314A	ONE BED ROOM FLAT	76.9	827.75	827.75
15	114B/214B /314B	ONE BED ROOM FLAT	76.98	828.61	828.61
16	119/219/3 19	STUDIO FLAT	40.95	440.79	440.79
17	120/220/3 20	STUDIO FLAT	36.05	388.04	388.04
18	121/221/3 21	STUDIO FLAT	47.62	512.58	512.58
19	122/222/3 22	ONE BED ROOM FLAT	71.93	774.25	774.25
20	123/223/3 23	STUDIO FLAT	41.96	451.66	451.66
21	124/224/3 24	STUDIO FLAT	42.3	455.32	455.32
22	125/225/3 25	STUDIO FLAT	40.81	439.28	439.28
23	126/226/3 26	ONE BED ROOM FLAT	70.33	757.03	757.03
24	127/227/3 27	ONE BED ROOM FLAT	68.02	732.17	732.17
25	127A/227A /327A	STUDIO FLAT	39.64	426.68	426.68
26	127B/227B /327B	STUDIO FLAT	40.35	434.33	434.33
27	127C/227C /327C	ONE BED ROOM FLAT	75.83	816.23	816.23
28	131/231/3 31	STUDIO FLAT	39.35	423.56	423.56
29	132/232/3 32	STUDIO FLAT	36.62	394.18	394.18
30	133/233/3 33	ONE BED ROOM FLAT	40.1	431.64	431.64

TYPICAL FLOOR

Project Name : MAGNOLIA
Location : JUMEIRAH VILLAGE - DUBAI - UAE
Plot No. JVT 03 GMRA 004
Building Type : RESIDENTIAL BUILDING
Building Size : 2B+G+4 FLOORS
Flat Type : One Bed Room Flat
Flat Net Area = 55.43sq.m Balcony Area = 14.90sq.m

Flat Location : First Floor

Flat No : 126

Flat Location : Second Floor

Flat No : 226

Flat Location : Third Floor

Flat No : 326

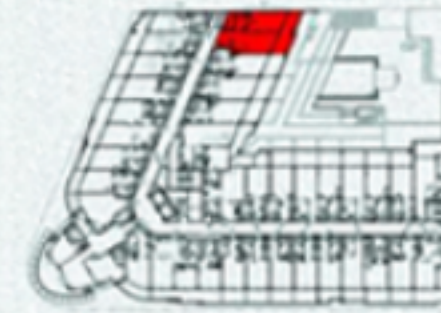


KEY PLAN



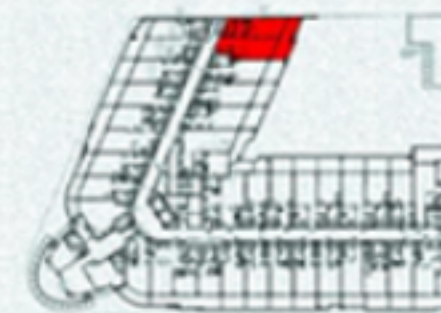
Flat Location : First Floor

Flat No : 126



Flat Location : Second Floor

Flat No : 226



Flat Location : Third Floor

Flat No : 326

TYPICAL FLOOR (1ST,2ND, 3RD)

SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.FT)	TOTAL AREA (SQ.M)	SALEABLE AREA
1	101/201/3 01	TWO BEDROOM FLAT	123.93	1333.98	1333.98
2	102/202/3 02	STUDIO FLAT	40.5	435.94	435.94
3	102A/202A /302A	TWO BEDROOM FLAT	103.54	1114.50	1114.50
4	106/206/3 06	STUDIO FLAT	37.52	403.87	403.87
5	107/207/3 07	STUDIO FLAT	37.52	403.87	403.87
6	108/208/3 08	STUDIO FLAT	38.22	411.40	411.40
7	109/209/3 09	STUDIO FLAT	37.72	406.02	406.02
8	110/210/3 10	STUDIO FLAT	37.3	401.50	401.50
9	111/211/3 11	ONE BED ROOM FLAT	70.99	764.14	764.14
10	111A/211A /311A	STUDIO FLAT	39.81	428.51	428.51
11	111B/211B /311B	ONE BED ROOM FLAT	71.04	764.67	764.67
12	113/213/3 13	ONE BED ROOM FLAT	70.83	762.41	762.41
13	114/214/3 14	STUDIO FLAT	39.59	426.15	426.15
14	114A/214A /314A	ONE BED ROOM FLAT	76.9	827.75	827.75
15	114B/214B /314B	ONE BED ROOM FLAT	76.98	828.61	828.61
16	119/219/3 19	STUDIO FLAT	40.95	440.79	440.79
17	120/220/3 20	STUDIO FLAT	36.05	388.04	388.04
18	121/221/3 21	STUDIO FLAT	47.62	512.58	512.58
19	122/222/3 22	ONE BED ROOM FLAT	71.93	774.25	774.25
20	123/223/3 23	STUDIO FLAT	41.96	451.66	451.66
21	124/224/3 24	STUDIO FLAT	42.3	455.32	455.32
22	125/225/3 25	STUDIO FLAT	40.81	439.28	439.28
23	126/226/3 26	ONE BED ROOM FLAT	70.33	757.03	757.03
24	127/227/3 27	ONE BED ROOM FLAT	68.02	732.17	732.17
25	127A/227A /327A	STUDIO FLAT	39.64	426.68	426.68
26	127B/227B /327B	STUDIO FLAT	40.35	434.33	434.33
27	127C/227C /327C	ONE BED ROOM FLAT	75.83	816.23	816.23
28	131/231/3 31	STUDIO FLAT	39.35	423.56	423.56
29	132/232/3 32	STUDIO FLAT	36.62	394.18	394.18
30	133/233/3 33	ONE BED ROOM FLAT	40.1	431.64	431.64

TYPICAL FLOOR

Project Name: MAGNOLIA
Location: JUMEIRAH VILLAGE DUBAI-
UAE
Plot No. JVT O3 GMRA 004
Building Type: RESIDENTIAL BUILDING
Building Size: 28+G+4 FLOORS
Flat Type: One Bed Room Flat
Flat Net Area 55:53sqm Balconry Area
15.30sqm
Flat Location: First Floor
Flat No: 113
Flat Location: Second Floor
Flat No: 213
Flat Location: Third Floor
Flat No: 313



KEY PLAN



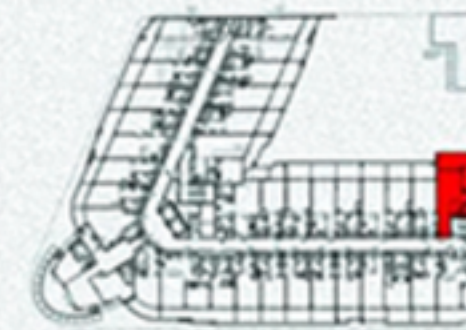
Flat Location : First Floor

Flat No : 113



Flat Location : Second Floor

Flat No : 213



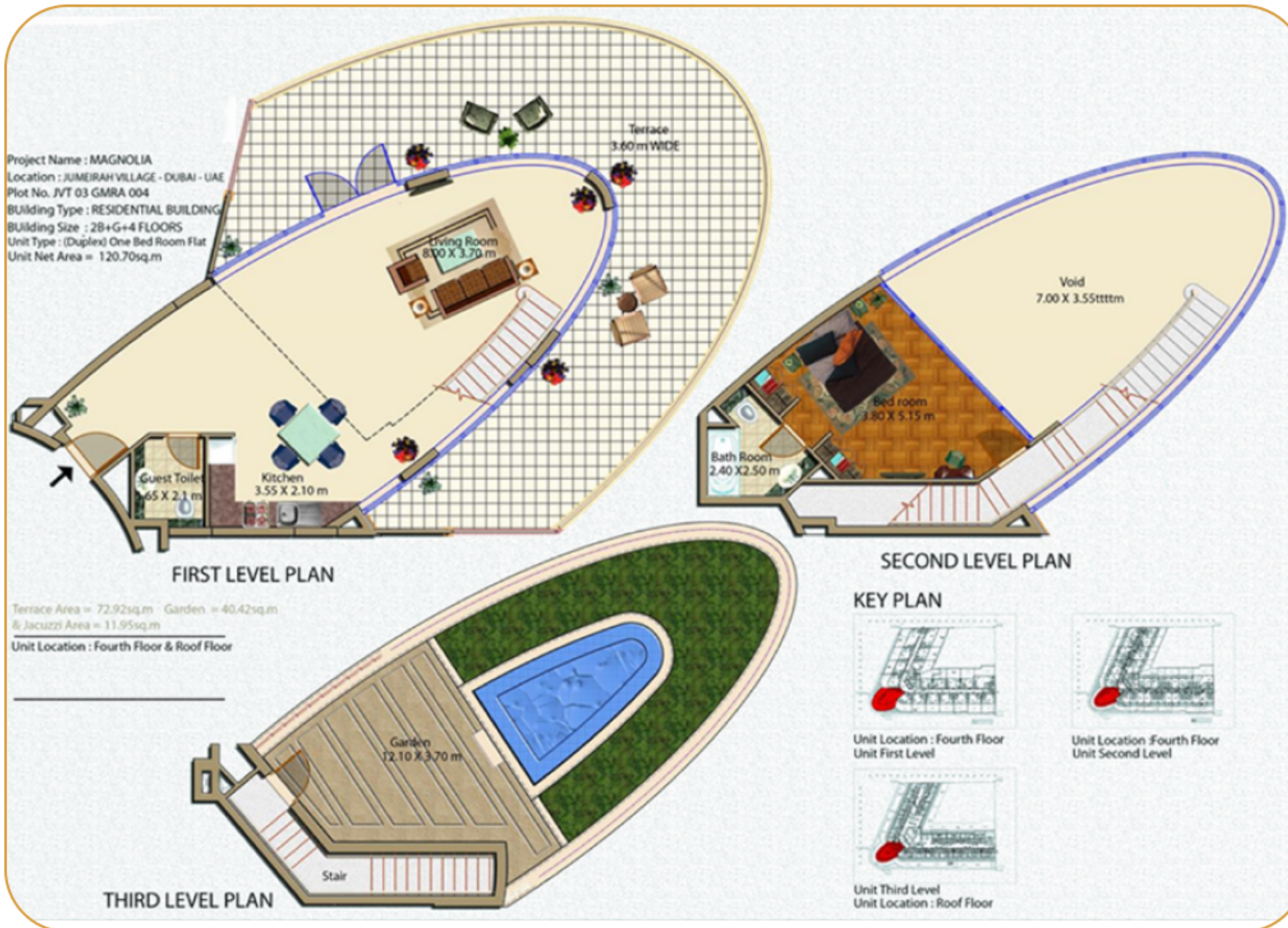
Flat Location : Third Floor

Flat No : 313

TYPICAL FLOOR (1ST, 2ND, 3RD)

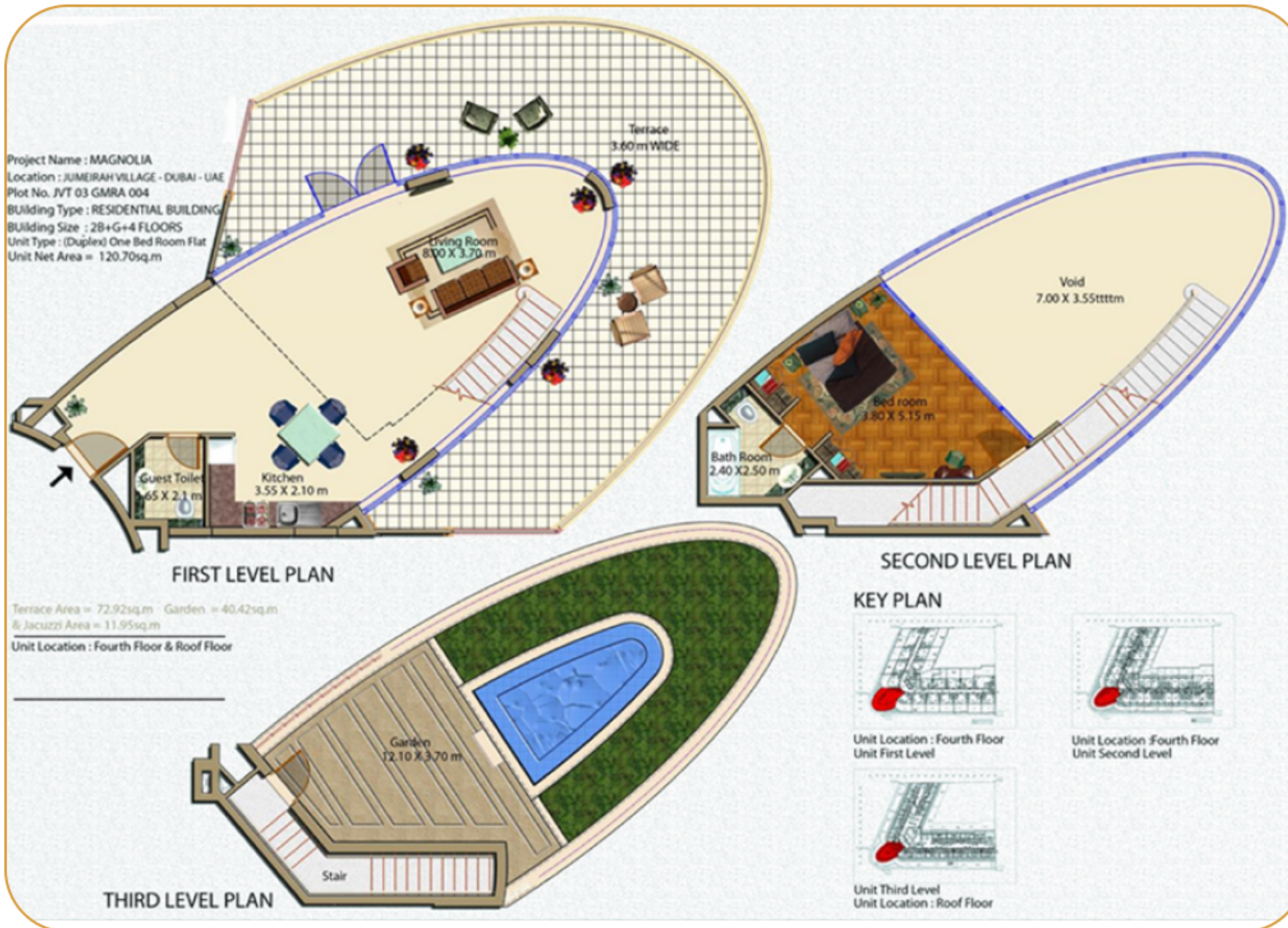
SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.FT)	TOTAL AREA (SQ.M)	SALEABLE AREA
1	101/201/3 01	TWO BEDROOM FLAT	123.93	1333.98	1333.98
2	102/202/3 02	STUDIO FLAT	40.5	435.94	435.94
3	102A/202A /302A	TWO BEDROOM FLAT	103.54	1114.50	1114.50
4	106/206/3 06	STUDIO FLAT	37.52	403.87	403.87
5	107/207/3 07	STUDIO FLAT	37.52	403.87	403.87
6	108/208/3 08	STUDIO FLAT	38.22	411.40	411.40
7	109/209/3 09	STUDIO FLAT	37.72	406.02	406.02
8	110/210/3 10	STUDIO FLAT	37.3	401.50	401.50
9	111/211/3 11	ONE BED ROOM FLAT	70.99	764.14	764.14
10	111A/211A /311A	STUDIO FLAT	39.81	428.51	428.51
11	111B/211B /311B	ONE BED ROOM FLAT	71.04	764.67	764.67
12	113/213/3 13	ONE BED ROOM FLAT	70.83	762.41	762.41
13	114/214/3 14	STUDIO FLAT	39.59	426.15	426.15
14	114A/214A /314A	ONE BED ROOM FLAT	76.9	827.75	827.75
15	114B/214B /314B	ONE BED ROOM FLAT	76.98	828.61	828.61
16	119/219/3 19	STUDIO FLAT	40.95	440.79	440.79
17	120/220/3 20	STUDIO FLAT	36.05	388.04	388.04
18	121/221/3 21	STUDIO FLAT	47.62	512.58	512.58
19	122/222/3 22	ONE BED ROOM FLAT	71.93	774.25	774.25
20	123/223/3 23	STUDIO FLAT	41.96	451.66	451.66
21	124/224/3 24	STUDIO FLAT	42.3	455.32	455.32
22	125/225/3 25	STUDIO FLAT	40.81	439.28	439.28
23	126/226/3 26	ONE BED ROOM FLAT	70.33	757.03	757.03
24	127/227/3 27	ONE BED ROOM FLAT	68.02	732.17	732.17
25	127A/227A /327A	STUDIO FLAT	39.64	426.68	426.68
26	127B/227B /327B	STUDIO FLAT	40.35	434.33	434.33
27	127C/227C /327C	ONE BED ROOM FLAT	75.83	816.23	816.23
28	131/231/3 31	STUDIO FLAT	39.35	423.56	423.56
29	132/232/3 32	STUDIO FLAT	36.62	394.18	394.18
30	133/233/3 33	ONE BED ROOM FLAT	40.1	431.64	431.64

ONE BEDROOM FLAT (DUPLEX) FOURTH FLOOR



FOURTH FLOOR					
SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.M) (INCLUDING TERRACE AREA, GARDEN & JACUZZI AREA)	TOTAL AREA (SQ.FT) (INCLUDING TERRACE AREA, GARDEN & JACUZZI AREA)	SALEABLE AREA
1	401	ONE BEDROOM FLAT (DUPLEX)	245.99	2647.84	2647.84
2	402	ONE BEDROOM FLAT (DUPLEX)	137.54	1480.48	1480.48
3	403	ONE BEDROOM FLAT (DUPLEX)	148.05	1593.61	1593.61
4	404	ONE BEDROOM FLAT (DUPLEX)	147.88	1591.78	1591.78
5	405	ONE BEDROOM FLAT (DUPLEX)	147.92	1592.21	1592.21
6	406	ONE BEDROOM FLAT (DUPLEX)	148.9	1602.76	1602.76
7	407	ONE BEDROOM FLAT (DUPLEX)	148.75	1601.15	1601.15
8	408	ONE BEDROOM FLAT (DUPLEX)	145.81	1569.50	1569.50
9	409	ONE BEDROOM FLAT (DUPLEX)	207.13	2229.55	2229.55
10	410	ONE BEDROOM FLAT (DUPLEX)	153.43	1651.52	1651.52
11	411	ONE BEDROOM FLAT (DUPLEX)	153.66	1654.00	1654.00
12	412	ONE BEDROOM FLAT (DUPLEX)	143.57	1545.39	1545.39
13	413	ONE BEDROOM FLAT (DUPLEX)	109.14	1174.78	1174.78
14	414	ONE BEDROOM FLAT (DUPLEX)	120.17	1293.51	1293.51
15	415	ONE BEDROOM FLAT (DUPLEX)	161.35	1736.77	1736.77
16	416	ONE BEDROOM FLAT (DUPLEX)	208.89	2248.49	2248.49
17	417	ONE BEDROOM FLAT (DUPLEX)	212.32	2285.41	2285.41
18	418	ONE BEDROOM FLAT (DUPLEX)	155.46	1673.37	1673.37
19	419	ONE BEDROOM FLAT (DUPLEX)	155.98	1678.97	1678.97
20	420	ONE BEDROOM FLAT (DUPLEX)	148.05	1593.61	1593.61

ONE BEDROOM FLAT (DUPLEX) FOURTH FLOOR



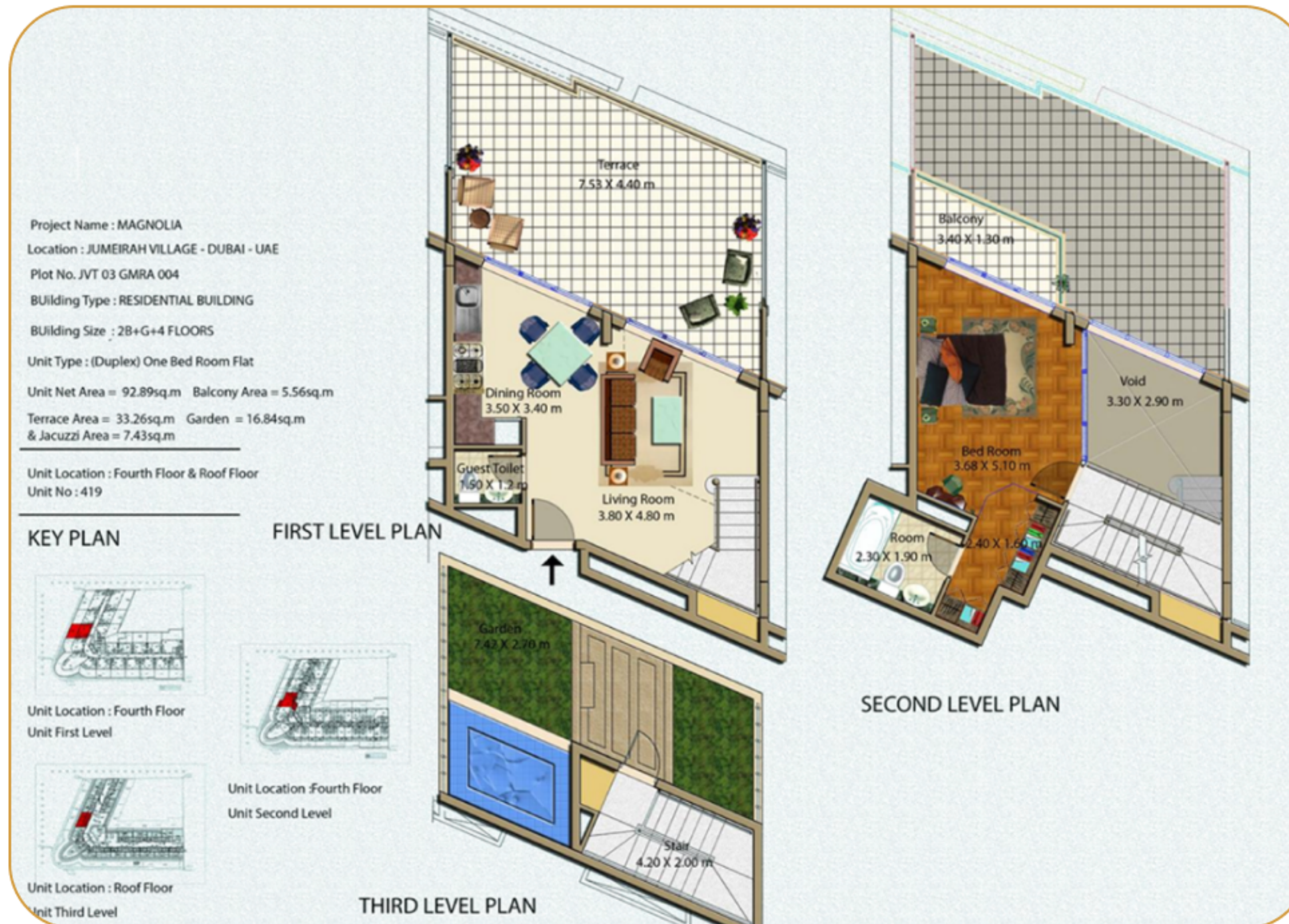
FOURTH FLOOR					
SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.M) (INCLUDING TERRACE AREA, GARDEN & JACUZZI AREA)	TOTAL AREA (SQ.FT) (INCLUDING TERRACE AREA, GARDEN & JACUZZI AREA)	SALEABLE AREA
1	401	ONE BEDROOM FLAT (DUPLEX)	245.99	2647.84	2647.84
2	402	ONE BEDROOM FLAT (DUPLEX)	137.54	1480.48	1480.48
3	403	ONE BEDROOM FLAT (DUPLEX)	148.05	1593.61	1593.61
4	404	ONE BEDROOM FLAT (DUPLEX)	147.88	1591.78	1591.78
5	405	ONE BEDROOM FLAT (DUPLEX)	147.92	1592.21	1592.21
6	406	ONE BEDROOM FLAT (DUPLEX)	148.9	1602.76	1602.76
7	407	ONE BEDROOM FLAT (DUPLEX)	148.75	1601.15	1601.15
8	408	ONE BEDROOM FLAT (DUPLEX)	145.81	1569.50	1569.50
9	409	ONE BEDROOM FLAT (DUPLEX)	207.13	2229.55	2229.55
10	410	ONE BEDROOM FLAT (DUPLEX)	153.43	1651.52	1651.52
11	411	ONE BEDROOM FLAT (DUPLEX)	153.66	1654.00	1654.00
12	412	ONE BEDROOM FLAT (DUPLEX)	143.57	1545.39	1545.39
13	413	ONE BEDROOM FLAT (DUPLEX)	109.14	1174.78	1174.78
14	414	ONE BEDROOM FLAT (DUPLEX)	120.17	1293.51	1293.51
15	415	ONE BEDROOM FLAT (DUPLEX)	161.35	1736.77	1736.77
16	416	ONE BEDROOM FLAT (DUPLEX)	208.89	2248.49	2248.49
17	417	ONE BEDROOM FLAT (DUPLEX)	212.32	2285.41	2285.41
18	418	ONE BEDROOM FLAT (DUPLEX)	155.46	1673.37	1673.37
19	419	ONE BEDROOM FLAT (DUPLEX)	155.98	1678.97	1678.97
20	420	ONE BEDROOM FLAT (DUPLEX)	148.05	1593.61	1593.61

ONE BEDROOM FLAT (DUPLEX) FOURTH FLOOR



TYPICAL FLOOR (1ST,2ND, 3RD)					
SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.FT)	TOTAL AREA (SQ.M)	SALEABLE AREA
1	101/201/3 01	TWO BEDROOM FLAT	123.93	1333.98	1333.98
2	102/202/3 02	STUDIO FLAT	40.5	435.94	435.94
3	102A/202A /302A	TWO BEDROOM FLAT	103.54	1114.50	1114.50
4	106/206/3 06	STUDIO FLAT	37.52	403.87	403.87
5	107/207/3 07	STUDIO FLAT	37.52	403.87	403.87
6	108/208/3 08	STUDIO FLAT	38.22	411.40	411.40
7	109/209/3 09	STUDIO FLAT	37.72	406.02	406.02
8	110/210/3 10	STUDIO FLAT	37.3	401.50	401.50
9	111/211/3 11	ONE BED ROOM FLAT	70.99	764.14	764.14
10	111A/211A /311A	STUDIO FLAT	39.81	428.51	428.51
11	111B/211B /311B	ONE BED ROOM FLAT	71.04	764.67	764.67
12	113/213/3 13	ONE BED ROOM FLAT	70.83	762.41	762.41
13	114/214/3 14	STUDIO FLAT	39.59	426.15	426.15
14	114A/214A /314A	ONE BED ROOM FLAT	76.9	827.75	827.75
15	114B/214B /314B	ONE BED ROOM FLAT	76.98	828.61	828.61
16	119/219/3 19	STUDIO FLAT	40.95	440.79	440.79
17	120/220/3 20	STUDIO FLAT	36.05	388.04	388.04
18	121/221/3 21	STUDIO FLAT	47.62	512.58	512.58
19	122/222/3 22	ONE BED ROOM FLAT	71.93	774.25	774.25
20	123/223/3 23	STUDIO FLAT	41.96	451.66	451.66
21	124/224/3 24	STUDIO FLAT	42.3	455.32	455.32
22	125/225/3 25	STUDIO FLAT	40.81	439.28	439.28
23	126/226/3 26	ONE BED ROOM FLAT	70.33	757.03	757.03
24	127/227/3 27	ONE BED ROOM FLAT	68.02	732.17	732.17
25	127A/227A /327A	STUDIO FLAT	39.64	426.68	426.68
26	127B/227B /327B	STUDIO FLAT	40.35	434.33	434.33
27	127C/227C /327C	ONE BED ROOM FLAT	75.83	816.23	816.23
28	131/231/3 31	STUDIO FLAT	39.35	423.56	423.56
29	132/232/3 32	STUDIO FLAT	36.62	394.18	394.18
30	133/233/3 33	ONE BED ROOM FLAT	40.1	431.64	431.64

ONE BEDROOM FLAT (DUPLEX) FOURTH FLOOR



FOURTH FLOOR					
SR. NO.	FLAT NO.	UNIT TYPE	TOTAL AREA (SQ.M) (INCLUDING TERRACE AREA, GARDEN & JACUZZI AREA)	TOTAL AREA (SQ.FT) (INCLUDING TERRACE AREA, GARDEN & JACUZZI AREA)	SALEABLE AREA
1	401	ONE BEDROOM FLAT (DUPLEX)	245.99	2647.84	2647.84
2	402	ONE BEDROOM FLAT (DUPLEX)	137.54	1480.48	1480.48
3	403	ONE BEDROOM FLAT (DUPLEX)	148.05	1593.61	1593.61
4	404	ONE BEDROOM FLAT (DUPLEX)	147.88	1591.78	1591.78
5	405	ONE BEDROOM FLAT (DUPLEX)	147.92	1592.21	1592.21
6	406	ONE BEDROOM FLAT (DUPLEX)	148.9	1602.76	1602.76
7	407	ONE BEDROOM FLAT (DUPLEX)	148.75	1601.15	1601.15
8	408	ONE BEDROOM FLAT (DUPLEX)	145.81	1569.50	1569.50
9	409	ONE BEDROOM FLAT (DUPLEX)	207.13	2229.55	2229.55
10	410	ONE BEDROOM FLAT (DUPLEX)	153.43	1651.52	1651.52
11	411	ONE BEDROOM FLAT (DUPLEX)	153.66	1654.00	1654.00
12	412	ONE BEDROOM FLAT (DUPLEX)	143.57	1545.39	1545.39
13	413	ONE BEDROOM FLAT (DUPLEX)	109.14	1174.78	1174.78
14	414	ONE BEDROOM FLAT (DUPLEX)	120.17	1293.51	1293.51
15	415	ONE BEDROOM FLAT (DUPLEX)	161.35	1736.77	1736.77
16	416	ONE BEDROOM FLAT (DUPLEX)	208.89	2248.49	2248.49
17	417	ONE BEDROOM FLAT (DUPLEX)	212.32	2285.41	2285.41
18	418	ONE BEDROOM FLAT (DUPLEX)	155.46	1673.37	1673.37
19	419	ONE BEDROOM FLAT (DUPLEX)	155.98	1678.97	1678.97
20	420	ONE BEDROOM FLAT (DUPLEX)	148.05	1593.61	1593.61

Thank
you!