



OAK YARD

First recharge tower in Dubai





Recharge your life.
Recharge your investment.

DUBAI IS A CITY OF OPPORTUNITIES AND
CONSTANT MOVEMENT FORWARD
LOCAL RESIDENTS ESPECIALLY NEED
A RECHARGE AND QUALITY REST

YARD

The first real estate developer in Dubai who creates recharge real estate. Places where you can recover your strength and get a boost of energy.

As Dubai lacks green spaces, Yard's philosophy is to merge nature with the urban environment. The developer's name is not only associated with a garden, but also means a unit of space measurement.

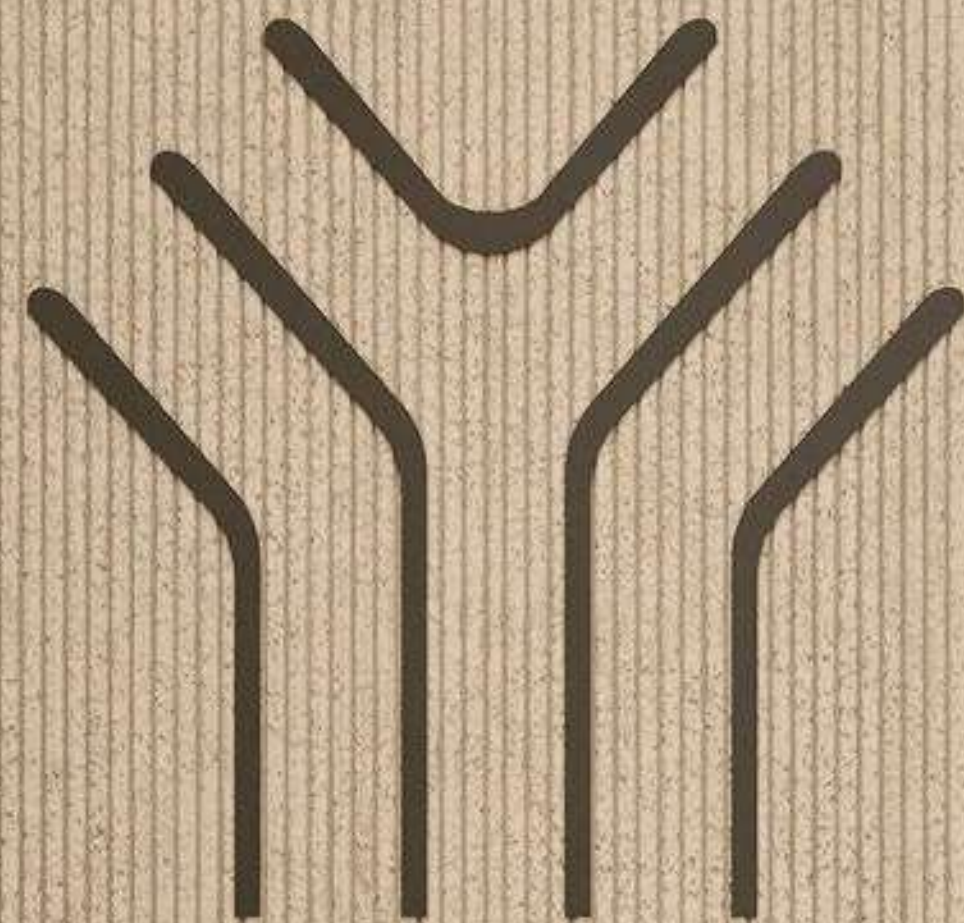
We create biohacking* apartments and help residents regenerate resources in the big city.

*Biohacking is the way of improving the quality of human life and increasing its duration.



PROJECT PHILOSOPHY

Oak Yard



OAK — SYMBOL OF STABILITY AND DURABILITY

In our philosophy, every project is a unique garden, its own Yard in Dubai. For our first project, we chose the symbol of an oak tree as it represents stability and resilience.

STABLE INVESTMENT RETURN

Creating serviced apartments that will generate a constant passive rental income, above the market average, thanks to the unique concept.



DURABLE MATERIALS

Oak finishes in interiors





IN THE CONCEPT OF THE PROJECT IS THE IDEA OF "RECHARGE"



RECHARGE

Clean air, neuromusic and natural scents



BIOHACKING APARTMENTS

Smart home, memory foam mattresses and pillows, air purification and humidification



BALANCE

Quick access to urban amenities and privacy from the natural environment



NATURAL DESIGN

In Dubai, there is a lack of natural finishing materials and plants in the design



EXPANDED INFRASTRUCTURE

Entertainment, recreation and sports are on the territory of the project



SERVICE

Yard Comfort concept helps you save time on routine property management tasks





THE MAIN THINGS ABOUT OAK YARD

#1 IN PRICE

among new projects in JVC

100%

of apartments with terraces

11

apartments per floor

19

floors

17

studios

190

apartments

131

1-bedroom apartments

40

2-bedroom apartments

2

two-storey penthouses

280 M²

of commercial space

Q2 2026

completion

100%

are ready to move in

3

floors of parking

20+

services for residents

THE FIRST PROJECT IN DUBAI WITH THE RECHARGE CONCEPT

#1 IN JVC

for the ratio of infrastructure per resident

BIOLIVING AESTHETICS

Nature inspires architects and interior designers

SPORTS

Five fitness zones inside the project: cardio, strength, pilates, TRX, and outdoor yoga

GREEN CO-WORKING

Zoom-rooms, meeting rooms, lecture hall

HEALTHY-CAFE

Eco-products, healthy menu and breakfast delivery to your apartment

+8 YEARS OF LIFE ON AVERAGE ADDED BY THE "RECHARGE" CONCEPT

99.9% CLEAN AIR

thanks to photocatalytic purification system

AROMA AND AUDIO SYSTEMS

in all common areas

TERRACES OF UP TO 117 M²

in each apartment



JVC - BALANCE LOCATION

Location recharge

Location Recharge

Jumeirah Village Circle (JVC) means living in a peaceful location without the crowds and walking distance to the main points of the city. The neighborhood is 20 minutes from Dubai Marina and Palm Jumeirah, close to the sea and the business center of the city.

#1 NEIGHBORHOOD BY NUMBER OF TRANSACTIONS

~8% Average rental
profitability in JVC

~7% Annual increase to the value of
real estate

① Palm Jumeirah (15 minutes)

② Blue Waters (20 minutes)

③ Dubai International Airport (30 minutes)

④ Burj Al Arab (22 minutes)



INVESTMENT POTENTIAL OF THE LOCATION



AFFORDABILITY

Ideal combination of price and quality



LOCATION

JVC is close to the EXPO 2020 venue and Al Maktoum International Airport



TRANSPORTATION

Major highways nearby include Al Khail, Hessa and MBZ. JVC will be served by the blue metro line in 2026



PRICE GROWTH

By 2030, the area will be fully developed and it will increase the average price per square meter



PROFITABILITY



Rental profit of more than 8% is the highest in Dubai



DEVELOPED INFRASTRUCTURE

Parks, sports areas, playgrounds, schools, hospitals and a large shopping center



 LOCATION	 BY FOOT	 BY CAR
Remram Community Park	7 minutes	2 minutes
Viva Supermarket	12 minutes	4 minutes
Schools		
JSS International School	12 minutes	4 minutes
International school Nord Angli	20 minutes	7 minutes
GEMS World Academy	20 minutes	7 minutes
Kids World Kindergarten	10 minutes	3 minutes
Stepping Stones Kindergarten	3 minutes	7 minutes
Hotels		
The First Collection at JVC	15 minutes	4 minutes
FIVE JVC	25 minutes	8 minutes
Medicine		
Aster Clinic	17 minutes	5 minutes
Right Health Karama Medical Center	17 minutes	5 minutes
LIFE Medical Center	17 minutes	5 minutes
Apex Dental	21 minutes	8 minutes
Malls		
Al Khalil Avenue	18 minutes	5 minutes
Circle Mall	16 minutes	6 minutes
Springs Souk	45 minutes	14 minutes
Dubai Marina Mall		23 minutes



NATURAL AESTHETICS OF ARCHITECTURE

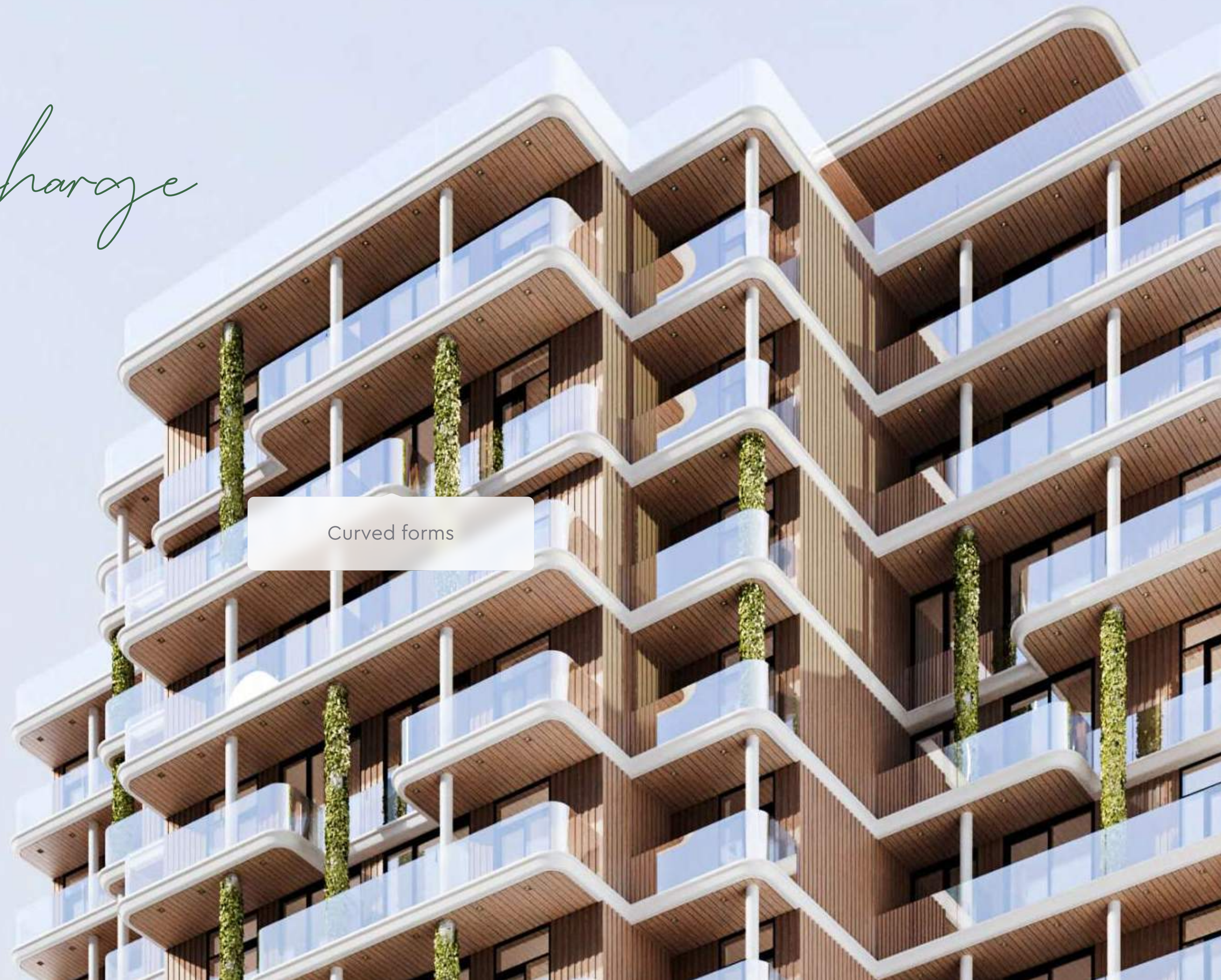
Aesthetics Recharge



Aesthetics Recharge

The architecture of the building is based on the principles of bio-architecture

Curved forms





Aesthetics Recharge

Asymmetrical terraces



Aesthetics Recharge

Decorated columns and
vertical gardens



NATURAL AESTHETICS OF INTERIORS

Aesthetics Recharge



NATURAL AESTHETIC

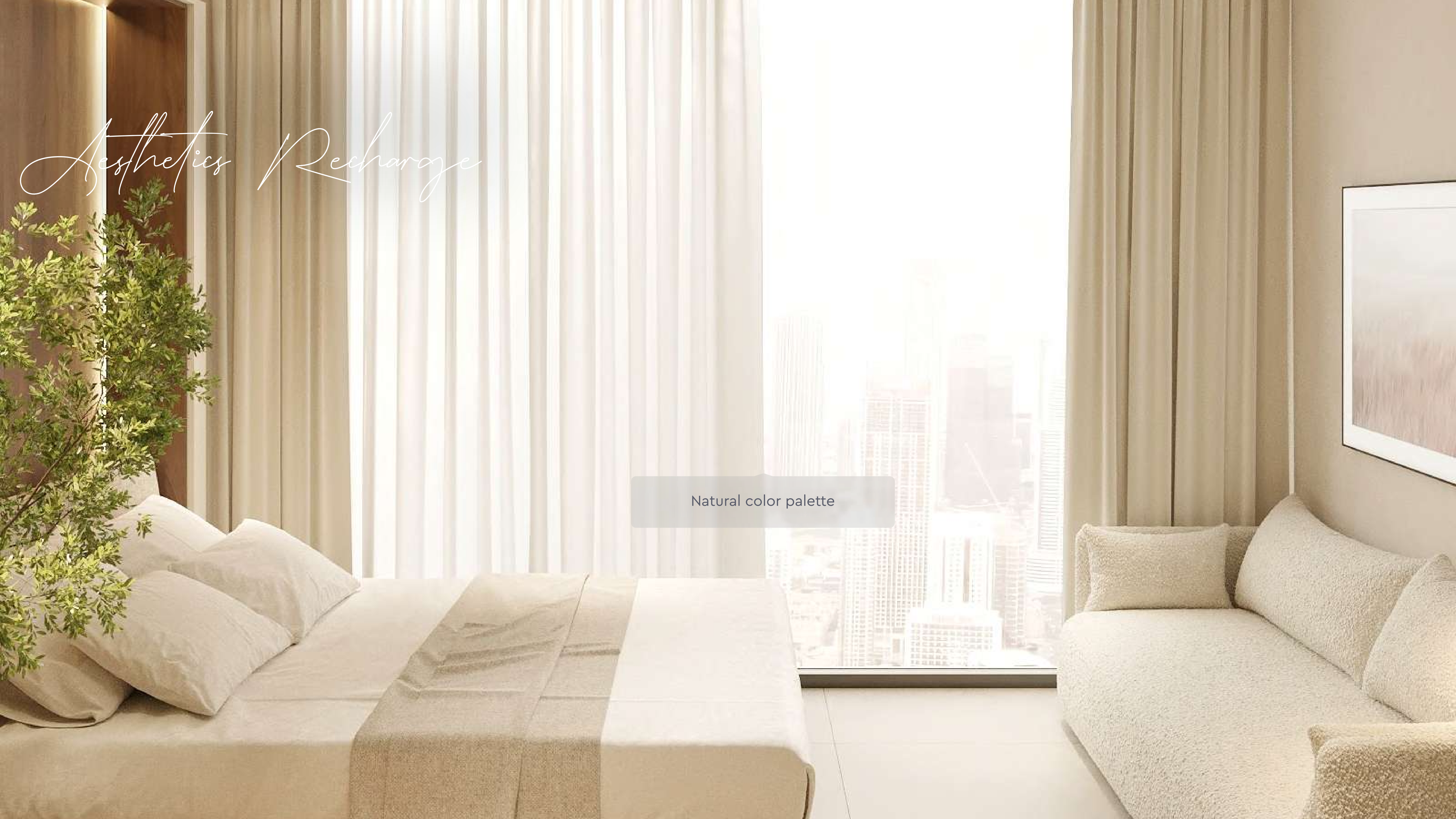
Aesthetics Recharge

Natural materials in the interior give it warmth and aesthetics

Nature-inspired texture

Plant decor





Aesthetics Recharge

Natural color palette



Aesthetics Recharge

Natural lightening

Natural materials

EXPANDED INFRASTRUCTURE

Amenities Recharge

#1 HOME IN JVC
IN TERMS OF
INFRASTRUCTURE
PER RESIDENT

LOBBY AREA

with fountain and natural tree

5 FITNESS ZONES

cardio, strength, yoga, TRX and outdoor yoga

STORAGE OF BELONGINGS

at any time you can leave your belongings in the storage room

ZOOM-ROOMS

in the multifunctional coworking center at +100 m²

HEALTHY-CAFE

eco products and breakfast delivery to your room

+1,000 M²

pool area with BBQ, sun loungers and cabanas

27 METERS

long pool with cabanas and sun beds

CHILDREN'S ROOM

with bio-living room concept

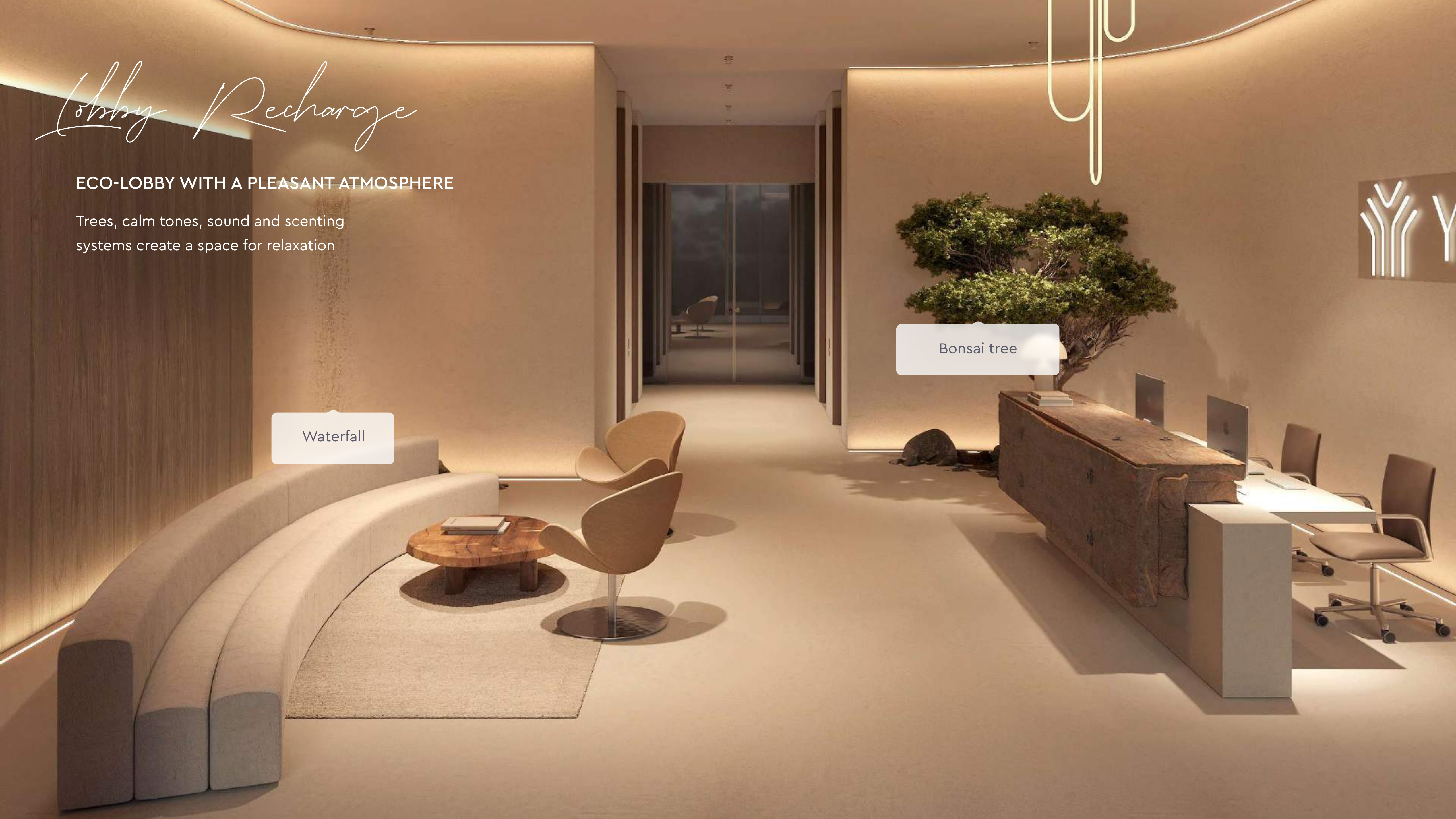
Lobby Recharge

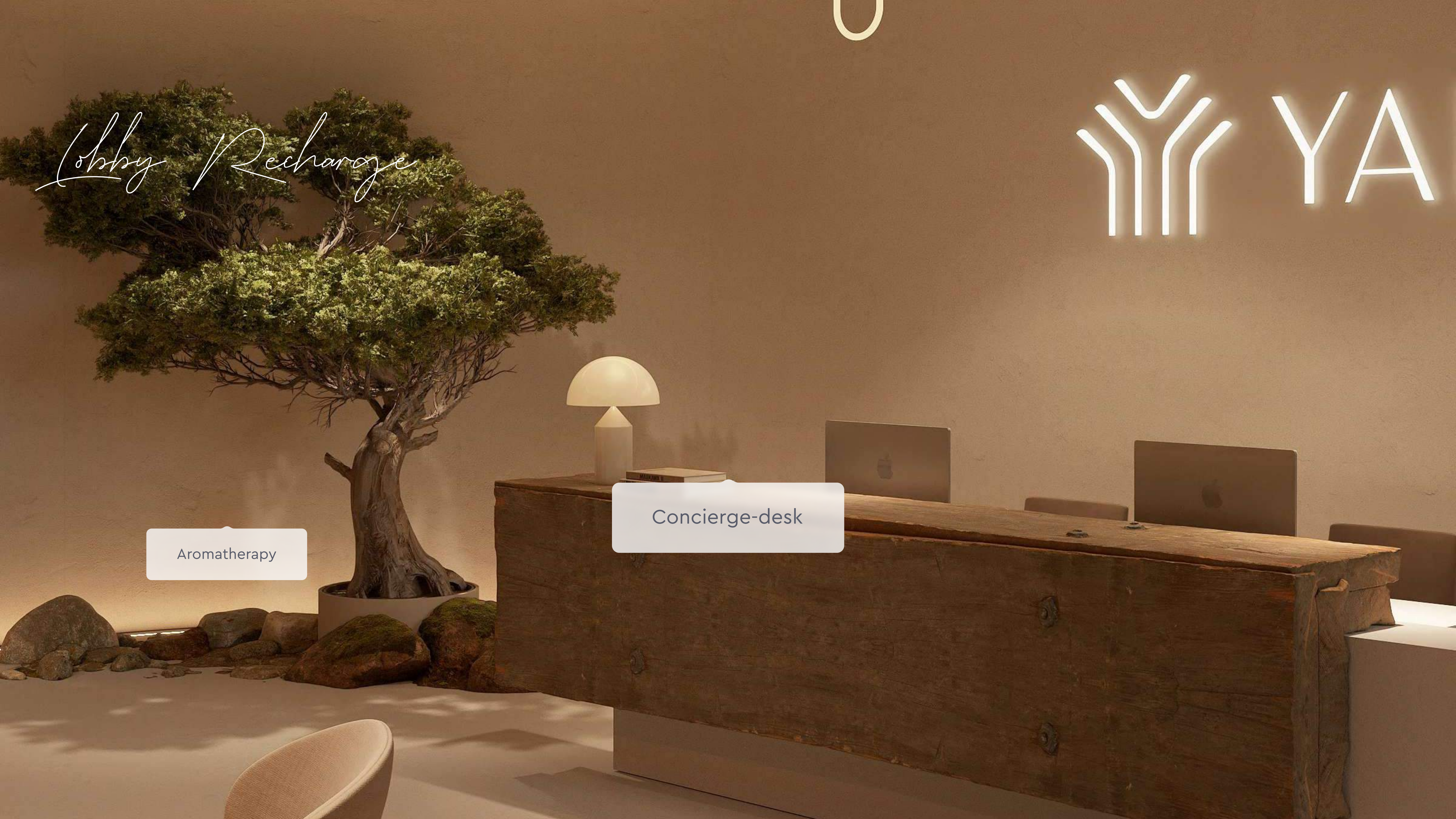
ECO-LOBBY WITH A PLEASANT ATMOSPHERE

Trees, calm tones, sound and scenting systems create a space for relaxation

Waterfall

Bonsai tree





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Y A

Lobby Recharge

Aromatherapy

Concierge-desk

ECO-LOBBY WITH A NICE ATMOSPHERE

Lobby Recharge

Y Y Y YARD

Background music

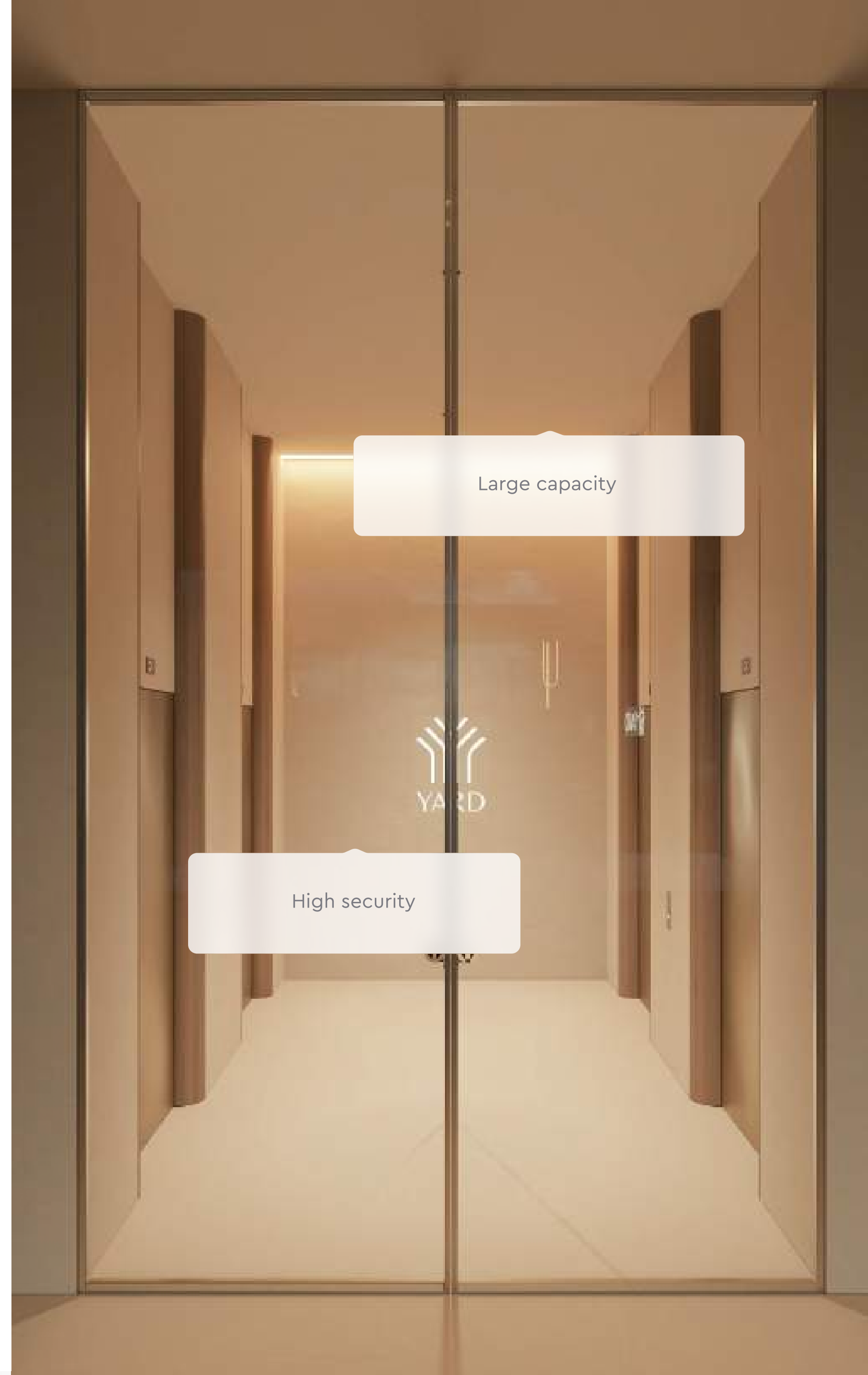
Natural oak



4

ELEVATORS FOR 11 APARTMENTS

(on the floor)



#1 MOST SPACIOUS GYM IN THE JVC

Fitness Recharge

CARDIO AREA

Development of the cardiovascular system and endurance

POWER AREA WITH WEIGHTS

Improvement of muscle tone

YOGA AND PILATES

Elasticity, strength and balance

TRX

Coordination and balance development

OUTDOOR YOGA AREA

Oxygenation and reduction of stress levels in the body



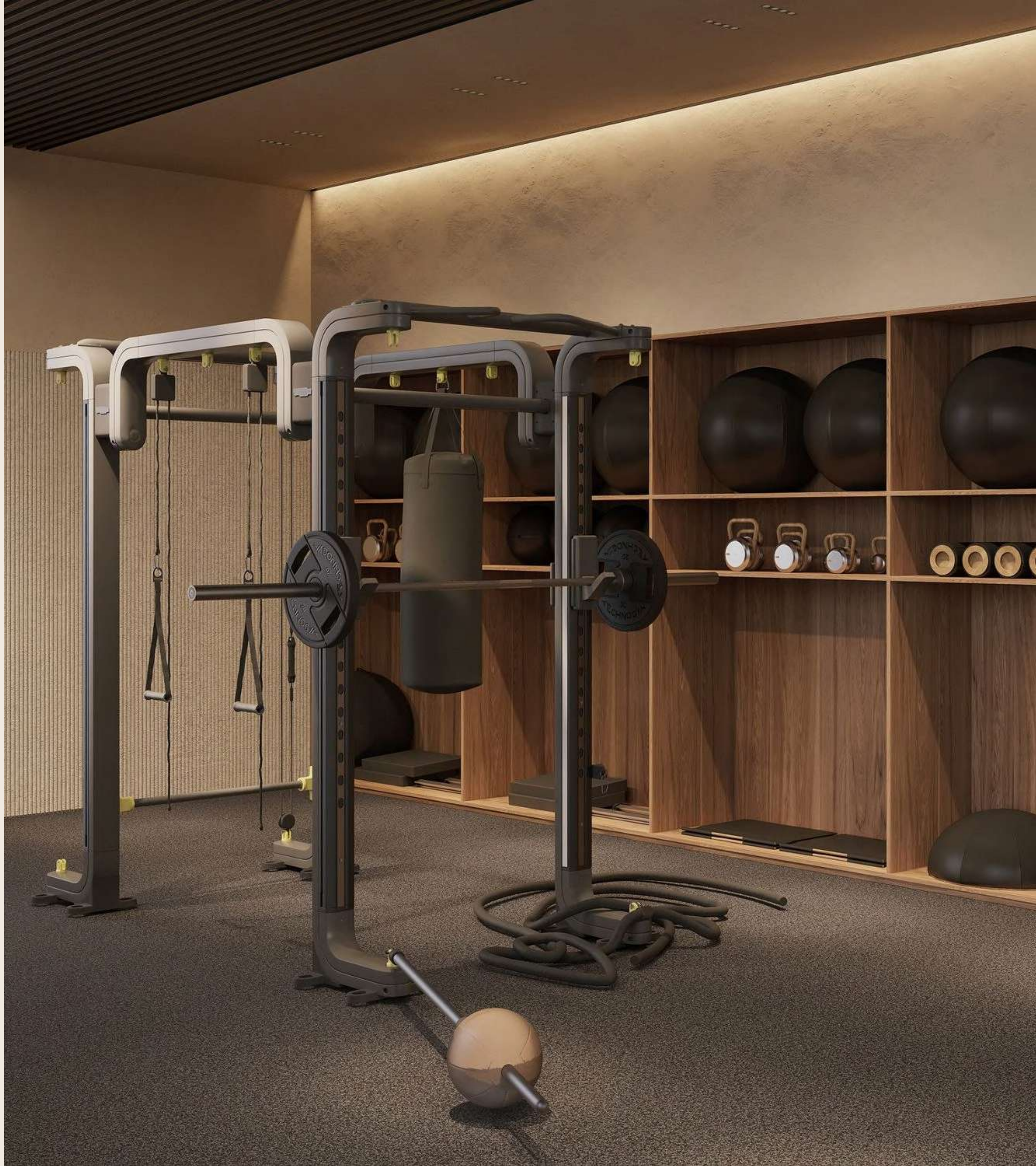
Fitness Recharge

The gym has an area of 200 m²

It's four times larger than gyms in similar residential projects in JVC



Fitness Recharge



PERFECT PLACE TO WORK

Work Recharge

Our coworking center is an excellent place to work and study. The space consists of functional areas for all business tasks



LECTURE ROOM

for joint events

ZOOM ROOMS

soundproof zoom rooms

CONFERENCE ROOMS

for different meetings

SOFT AREA

for reading books and relaxation

WORKPLACES

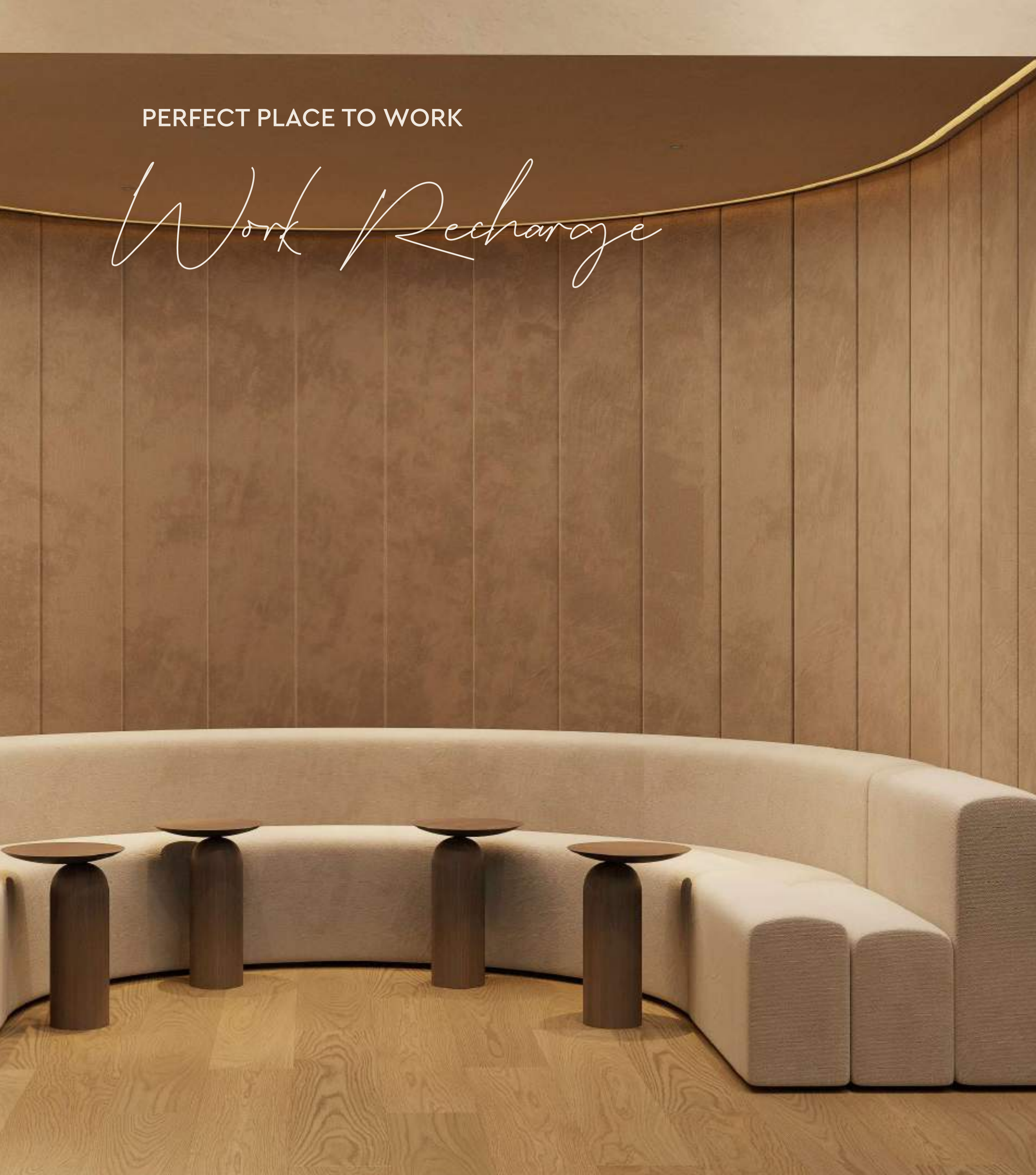
for focused work

HEALTHY-BAR

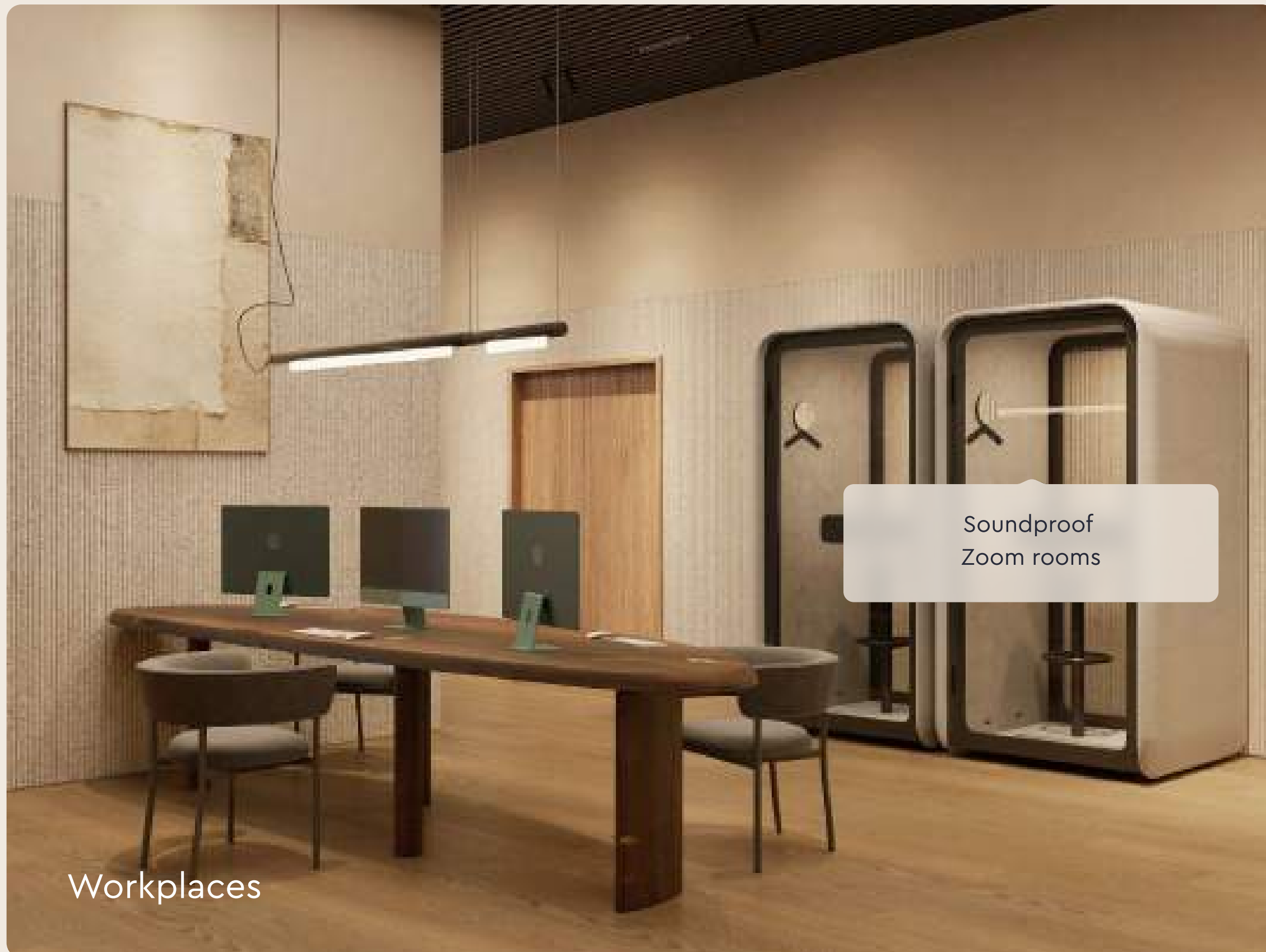
for snacking during work

PERFECT PLACE TO WORK

Work Recharge



Work Recharge



PERFECT PLACE TO WORK

Work Recharge

Soft area for reading books and relaxation



BIOLIVING SPACE FOR KIDS

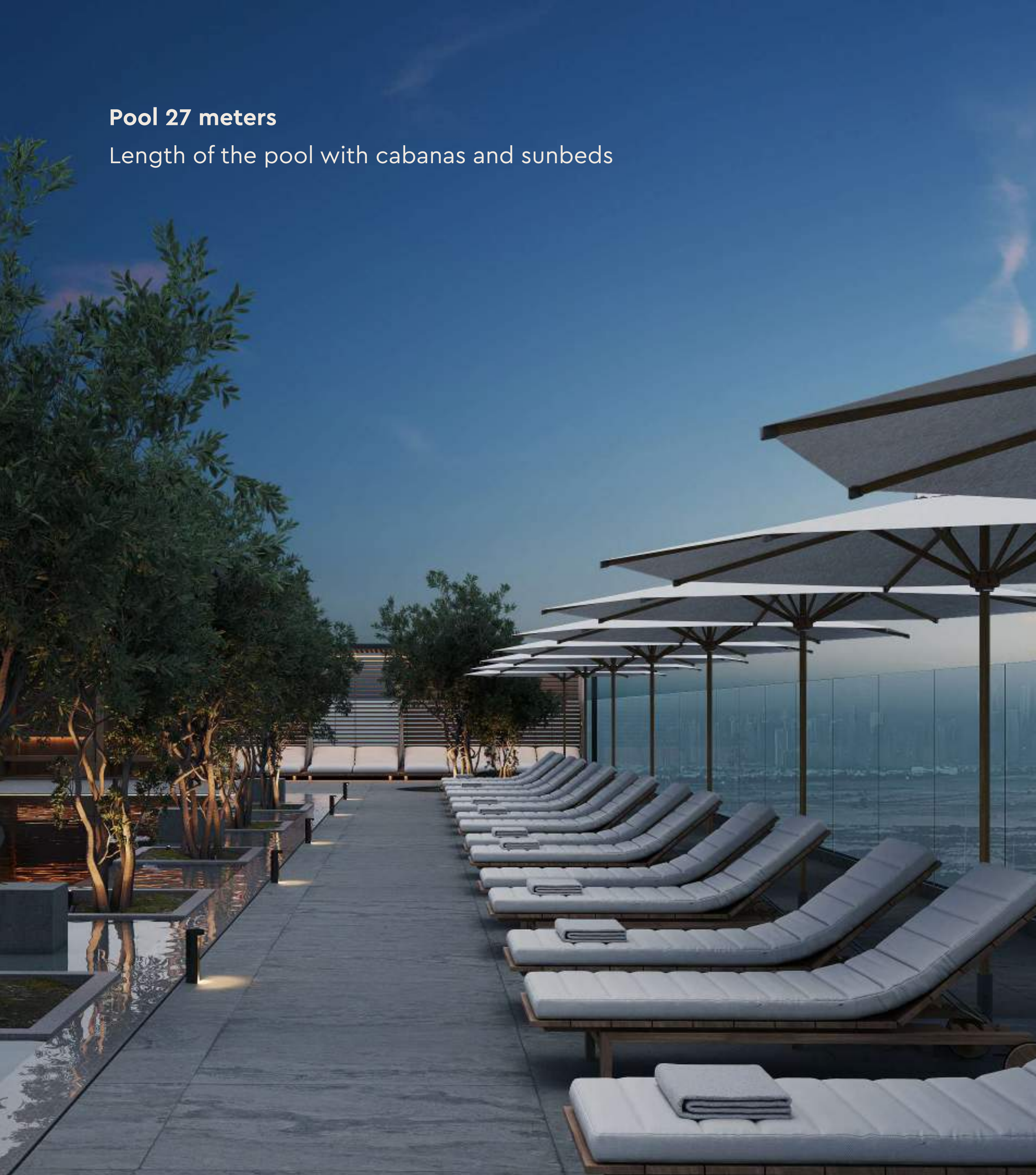
Kids Recharge

Biophilic design develops children's creativity and promotes a love of the eco-environment from a young age



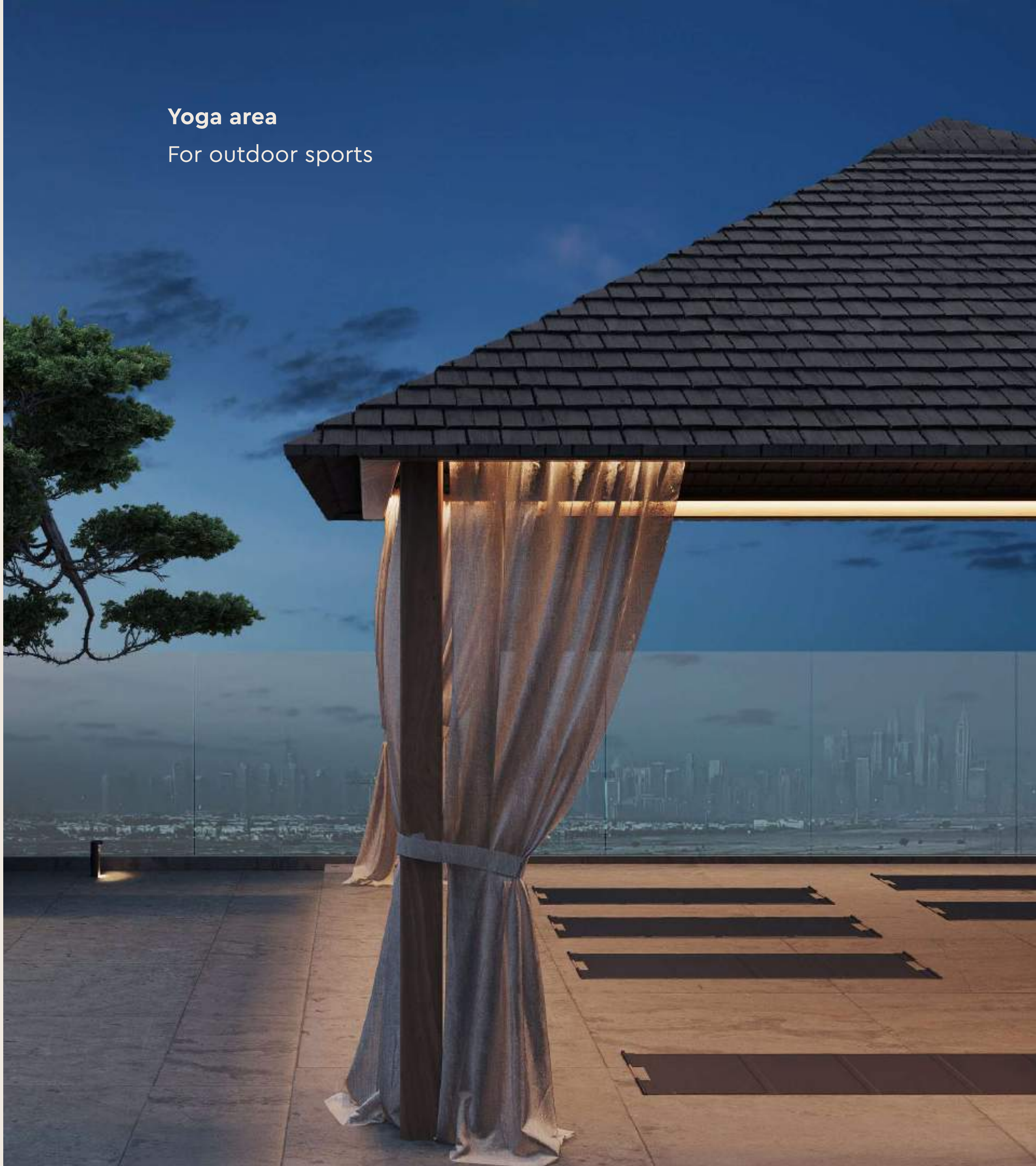
Pool 27 meters

Length of the pool with cabanas and sunbeds



Yoga area

For outdoor sports



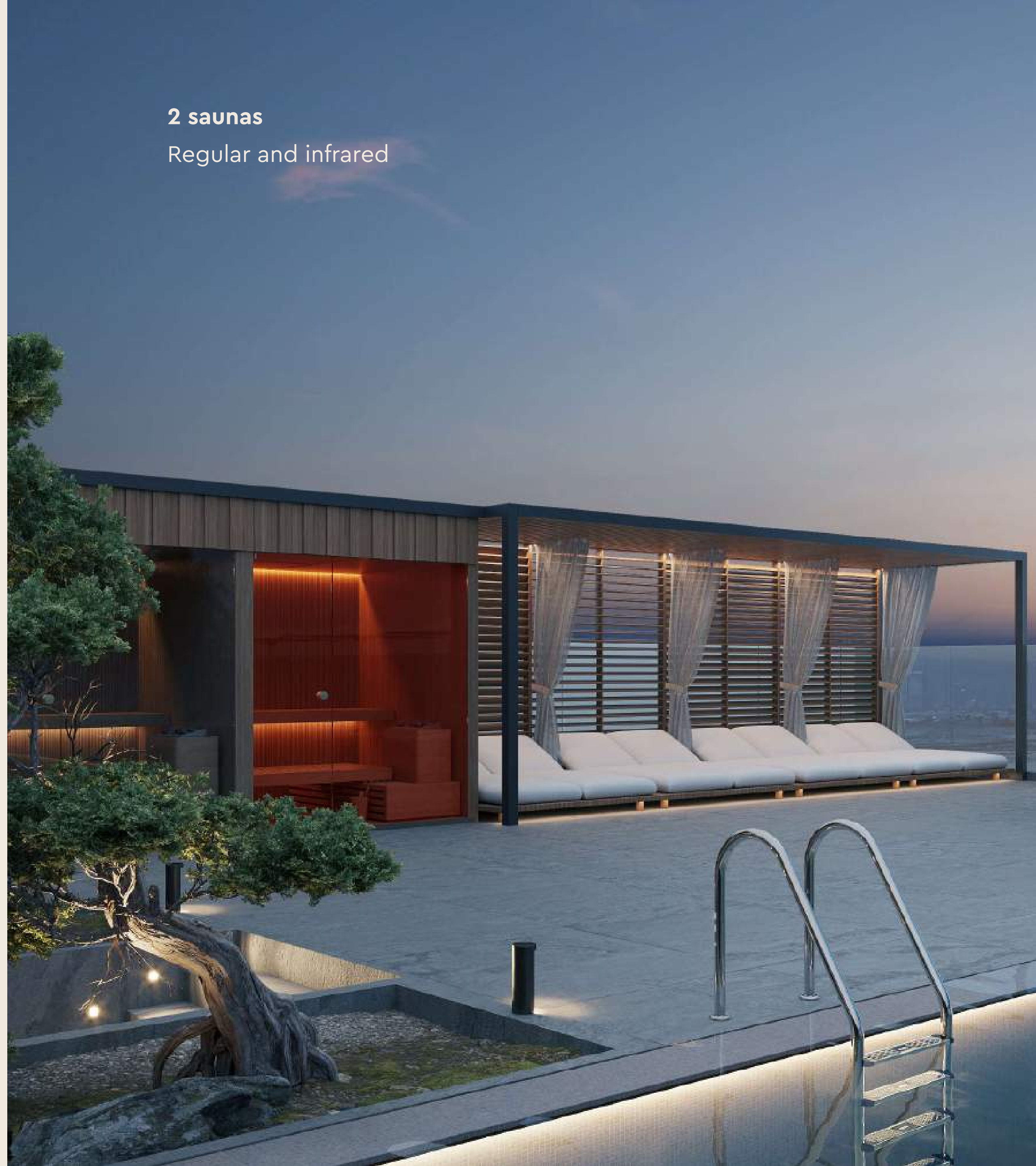
BBQ area

Private areas with grill



2 saunas

Regular and infrared





STORAGE SPACE

Storage Recharge

- Storage of personal belongings during departure, business trips, renting out your apartments
- 24/7 monitoring and security
- Protecting stuff from moisture, dust and other external influences



Parking Recharge

- Storage cellers
- Carts for heavy loads
- Infrastructure for electric cars
- Access control by BLE locks



3 floors of parking



HEALTHY FOOD AT HOME

Food Recharge

A various menu of organic products and delivery of food to the apartments.

CONCEPT CAFE

DELIVERY

ORGANIC PRODUCTS





DIGITALIZATION

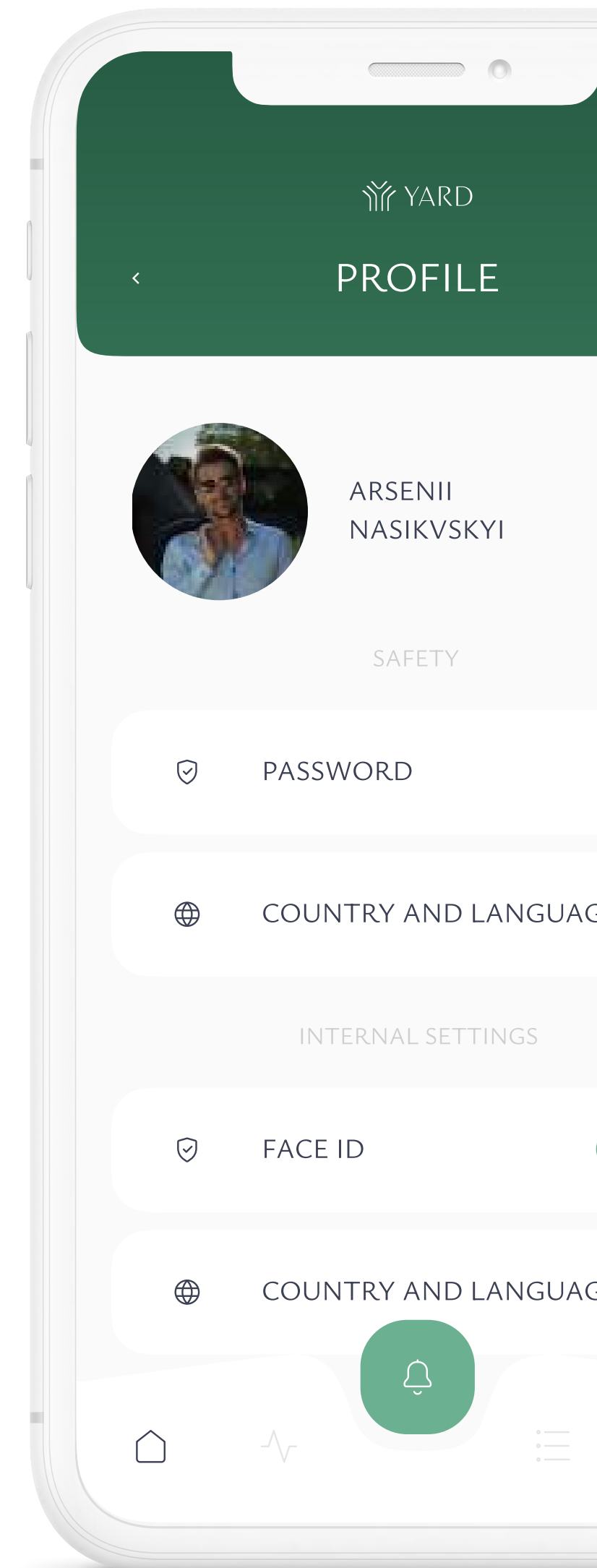
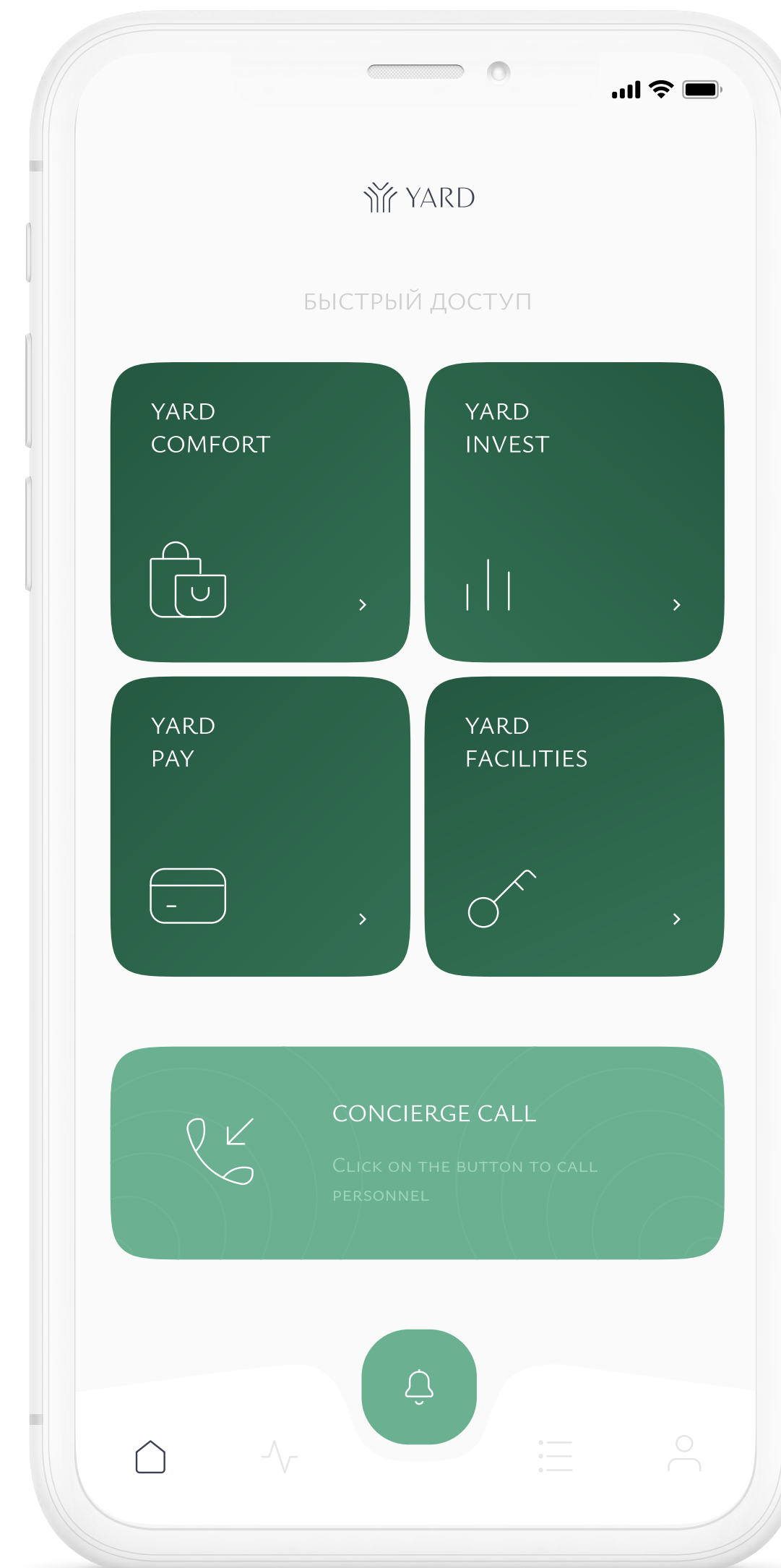
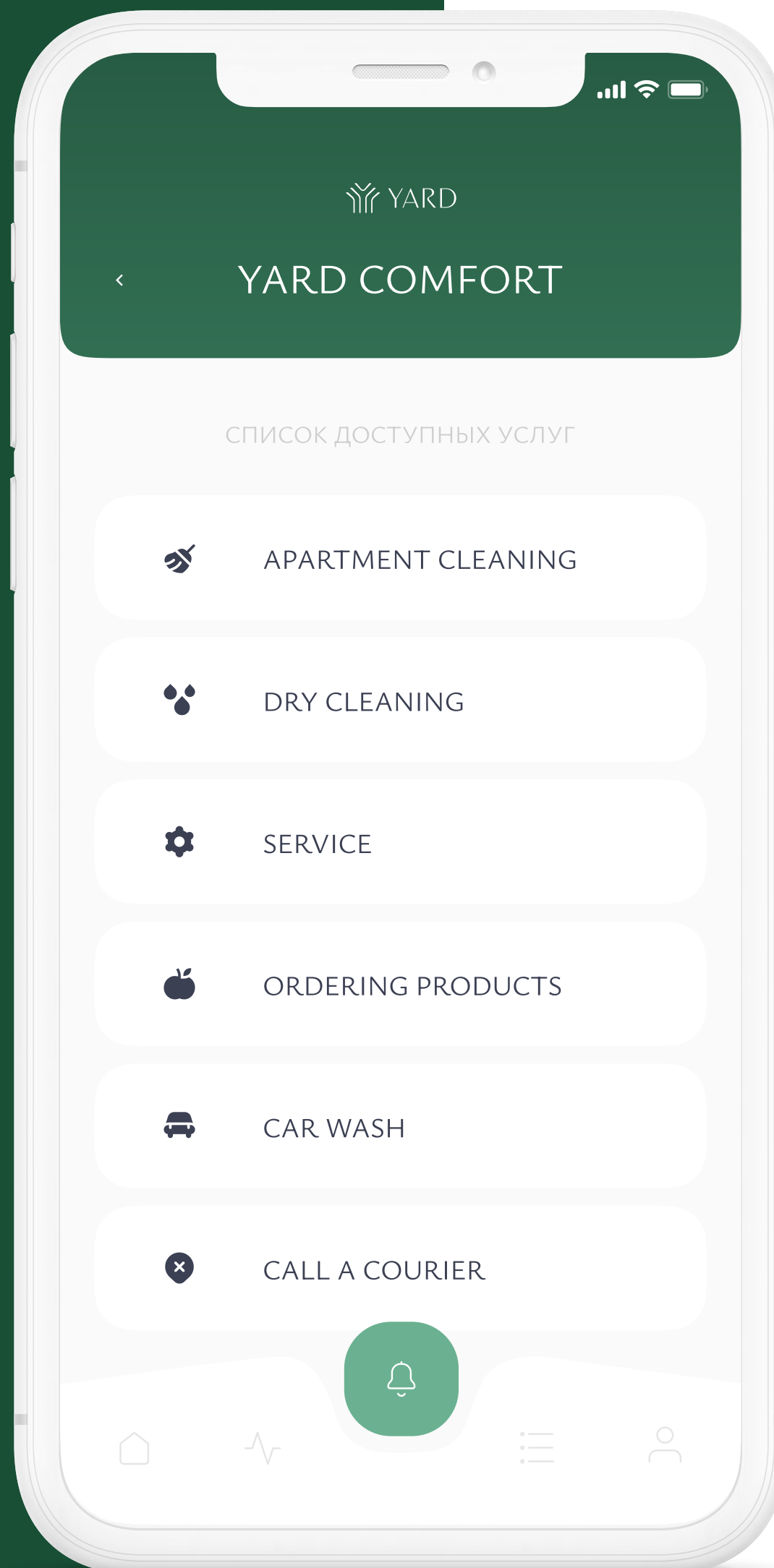
Digital Recharge

DIGITALIZATION

Digital Recharge

MOBILE APP:

- Ordering concierge services
- Creating service requests and tracking their status
- Paying utility bills
- Viewing key indicators by apartment
- Reporting of rental and profitability indicators



DIGITALIZATION

Digital Recharge

BLE LOCKS

- No need for cards and keys – the doors open with your smartphone
- When you book a room, you receive a link that opens the apartment door
- In case your smartphone runs out of battery, there is a classic lock
- You can remotely manage the accesses and share them with other people



SERVICES

Service Recharge

YARD COMFORT

A service that frees you from routine tasks
and gives you time to recover and relax

 WI-FI THROUGHOUT

 STORAGE OF BELONGINGS DURING DEPARTURE

 COSMETIC REPAIRS EVERY SEASON

 BREAKFAST DELIVERED DIRECTLY TO YOUR ROOM

 DRY CLEANING

 BOTTLED WATER DELIVERY

RENTAL MANAGEMENT

We organize the complete
management of the estate



STORAGE OF STUFF FOR THE TIME OF DEPARTURE

You can rent out your apartment while you are not in Dubai and
earn passive income

The house has a storage room so you don't have to worry about
your stuff while you're away

You can order a cleaning service or cosmetic repairs to make the
apartment look as good as new

SHORT-TERM RENT — FROM 10% PER YEAR

- Maximum profit for the property owner;
- Possibility to stay in the apartment up to 60
calendar days;

LONG-TERM RENT — FROM 8% PER YEAR

- Optimal profit for the property owner;
- Fixed lease terms for 12 calendar months;

COMMUNITY

Community Recharge

YARD CLUB

A place where you will be able to socialize, find new acquaintances and useful networking opportunities

🎓 LECTURES AND SEMINARS

💬 ORGANIZATIONS OF DISCUSSION CLUBS

🤝 MEETINGS AND ACQUAINTANCES OF RESIDENTS

🚗 EXCURSIONS AROUND THE TERRITORY OF THE COMPLEX

🏋️ WORKOUTS WITH PROFESSIONAL COACHES

☕ BUSINESS AND ART BREAKFASTS/LUNCHES



RECHARGING ATMOSPHERE

Senses Recharge

Complete recovery through air purification,
pleasant lighting, calming sounds and aromas

- CLEAN AIR
- NATURAL SOUNDS
- NATURAL TACTILITY
- NATURAL AROMAS
- CIRCADIAN LIGHTING



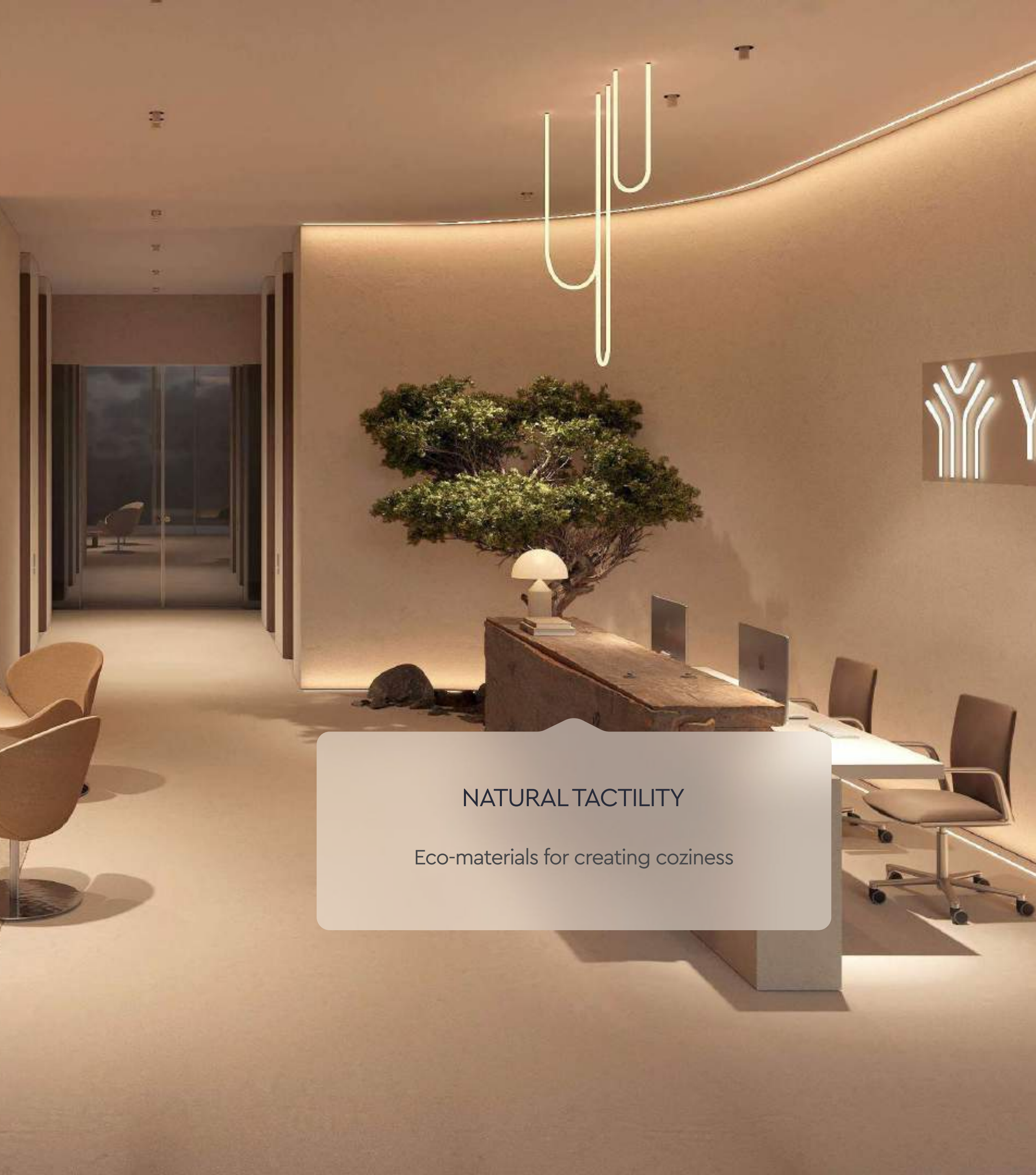


NATURAL SOUNDS

Creating a relaxing atmosphere
for overall body recovery

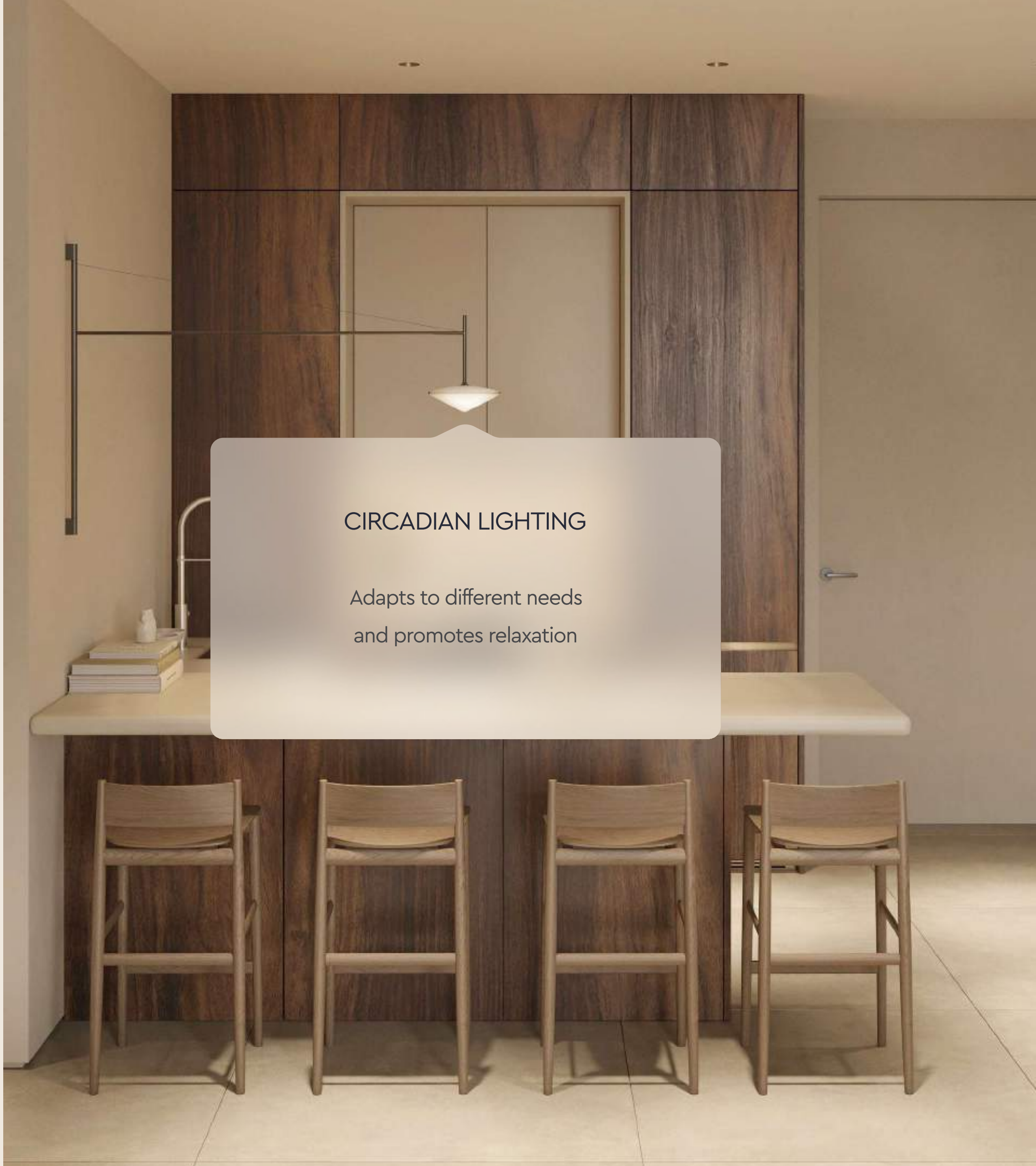
NATURAL AROMAS

Improving mood and creating
a healthy atmosphere



NATURAL TACTILITY

Eco-materials for creating coziness



CIRCADIAN LIGHTING

Adapts to different needs
and promotes relaxation



BLACKOUT CURTAINS

Complete room darkening
for a healthy sleep

MEMORY MATTRESSES

Adapt to the contours of the body
and reduce muscle tension



CLIMATE CONTROL

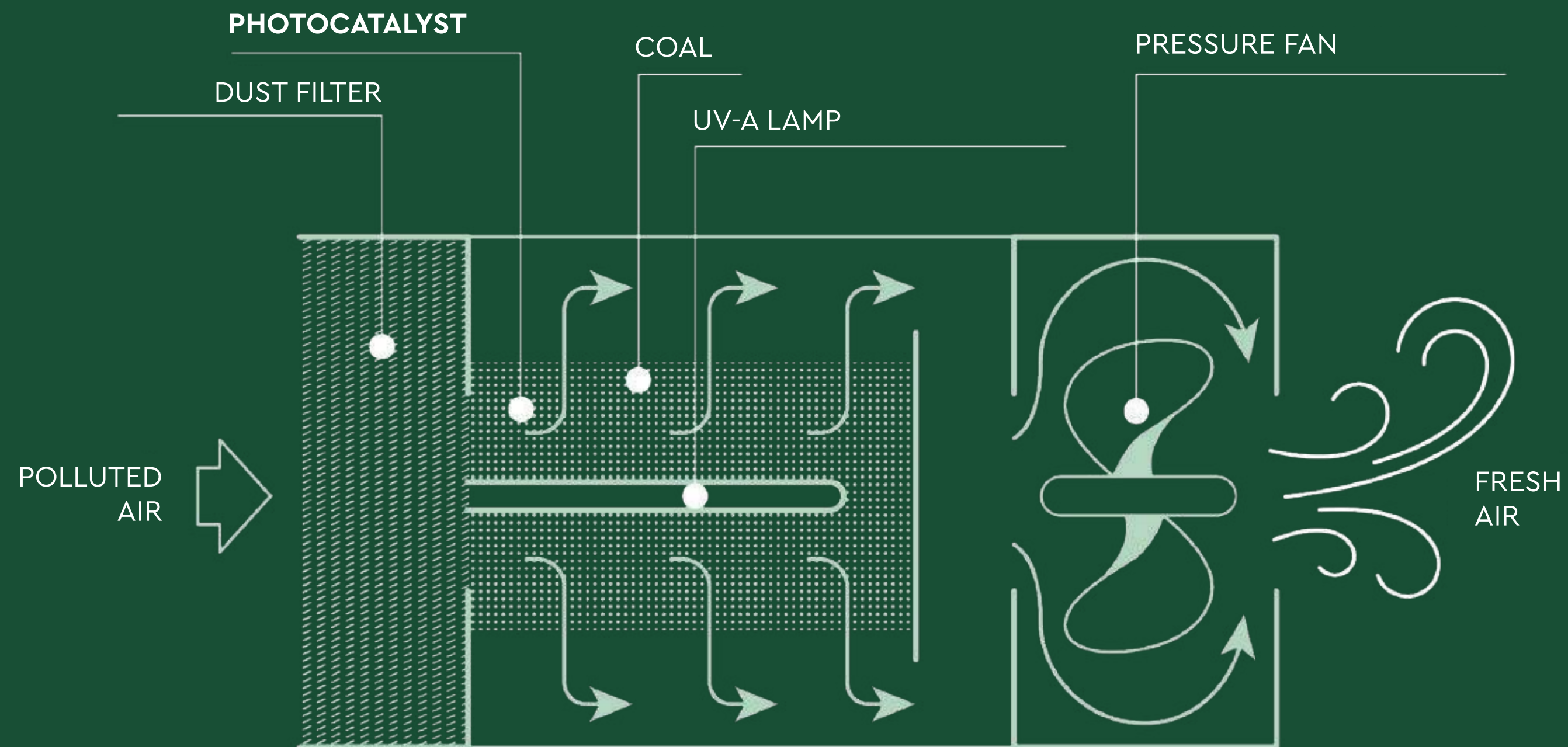
Regulates temperature and
humidity indoors



SMART HOME

Apartment management by
a smartphone

THE CLEANEST AIR IN DUBAI







- The cleanest air in Dubai
- Photocatalytic air filtration system
- Air purification rate up to 99.9%
- Elimination of fine dust less than 1 micron
- Unlike conventional supply ventilation, virus-free air purification
- Elimination of exhaust fumes and unpleasant odors

ERGONOMIC LAYOUTS

Layout Recharge

We have created layouts that are highly marketable and user-friendly

-  COMFORTABLE AND POPULAR LAYOUTS
-  KITCHEN-LIVING ROOM AT MAXIMUM SIZE
-  WALK-IN CLOSET AND BATHROOM IN THE MASTER BEDROOM
-  MINIMAL CORRIDORS AND NO EMPTY SPACE





FURNISHED AND
DECORATED

11

different layouts

43-320 M²

apartment area

100%

of apartments with terraces up
to 116 m² in size

MASTER BEDROOMS

in each apartment

Italian and German built-in furniture

POGGENPOHL

Furniture for bathroom and kitchen

ITALY

Furniture for living room, bedroom and dining area

ITALY

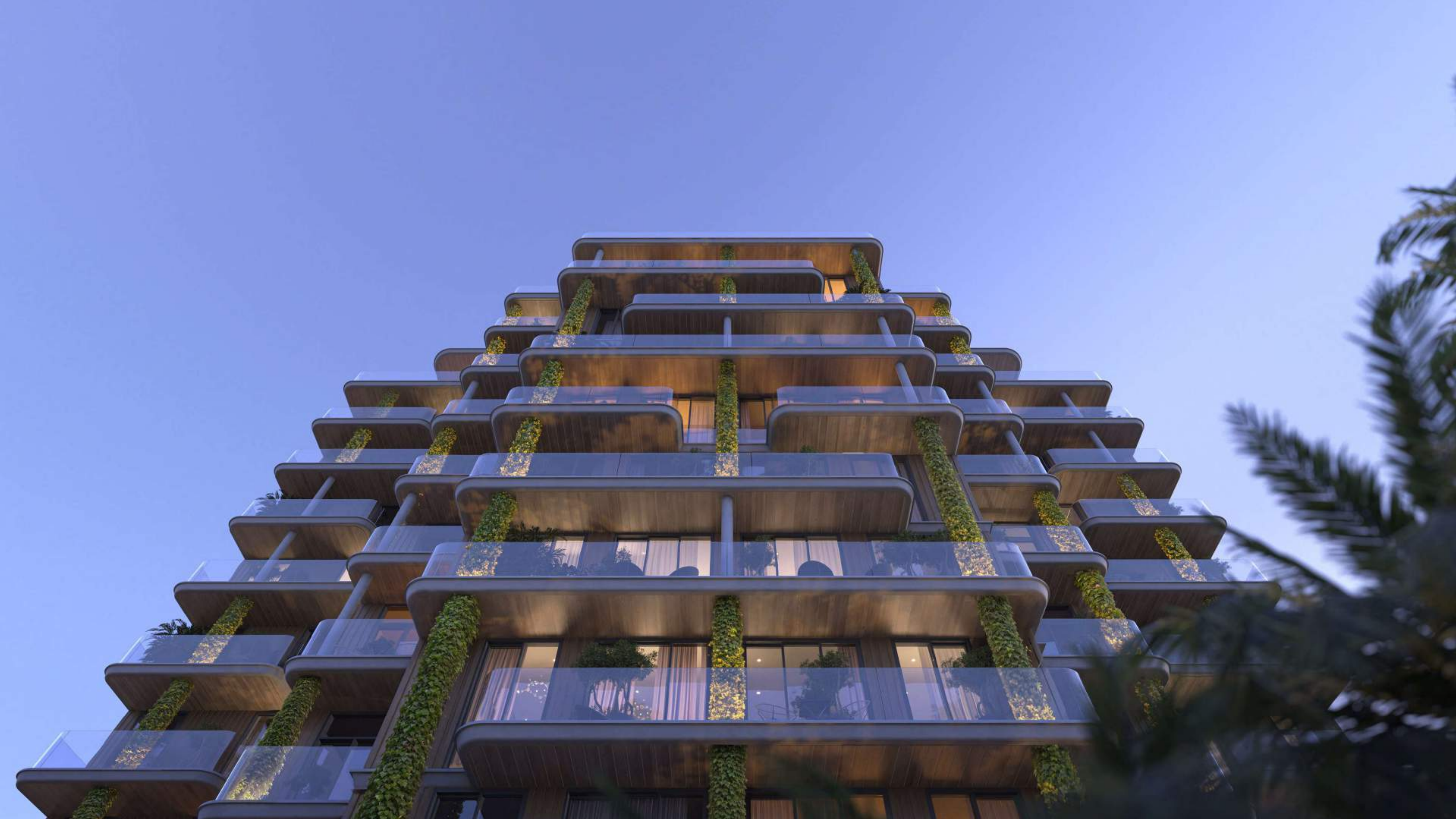
Bedroom furniture



A TERRACE IN EACH APARTMENT

From 5 m² to 116 m²





STUDIO LAYOUT

For living and earn from
short-term rentals

AREA:

43 m²



LAYOUT OF 1-BEDROOM APARTMENTS

For passive income or
small family

AREA:

55-75 m²



LAYOUT OF 2-BEDROOM APARTMENTS

For a big family

AREA:

95-100 m²



PENTHOUSE LAYOUT

For passive income or a
large family

AREA:

68-228 m²





PROJECT TEAM



ILLUMINATION

- The #1 lighting architecture company in the world
- 20 years of experience, 1500 successful projects
- Winners of the award: Lighting Product Design of the Year



DEVELOPMENT CONSULTANT

- An 'A' level licensed consulting firm
- Established in Dubai in 2005
- 200+ completed development projects



INTERIORS

- 10 years of experience in interior design
- 30+ European awards
- Best interior according to Archdaily 2020



ARCHITECTURE

- Have designed more than 9.4 million square meters
- Founded in 2005 by architects Dmitry Vasiliev and Alexander Vasiliev
- 76 awards, being recognized as the best in the country on numerous occasions

