

The background features a dark, almost black, field with intricate, flowing patterns of thin, golden-yellow lines. These lines form a series of overlapping, curved shapes that resemble stylized waves or the trails of a comet, creating a sense of dynamic movement and depth. The lines are most concentrated in the upper left and center, fading towards the right.

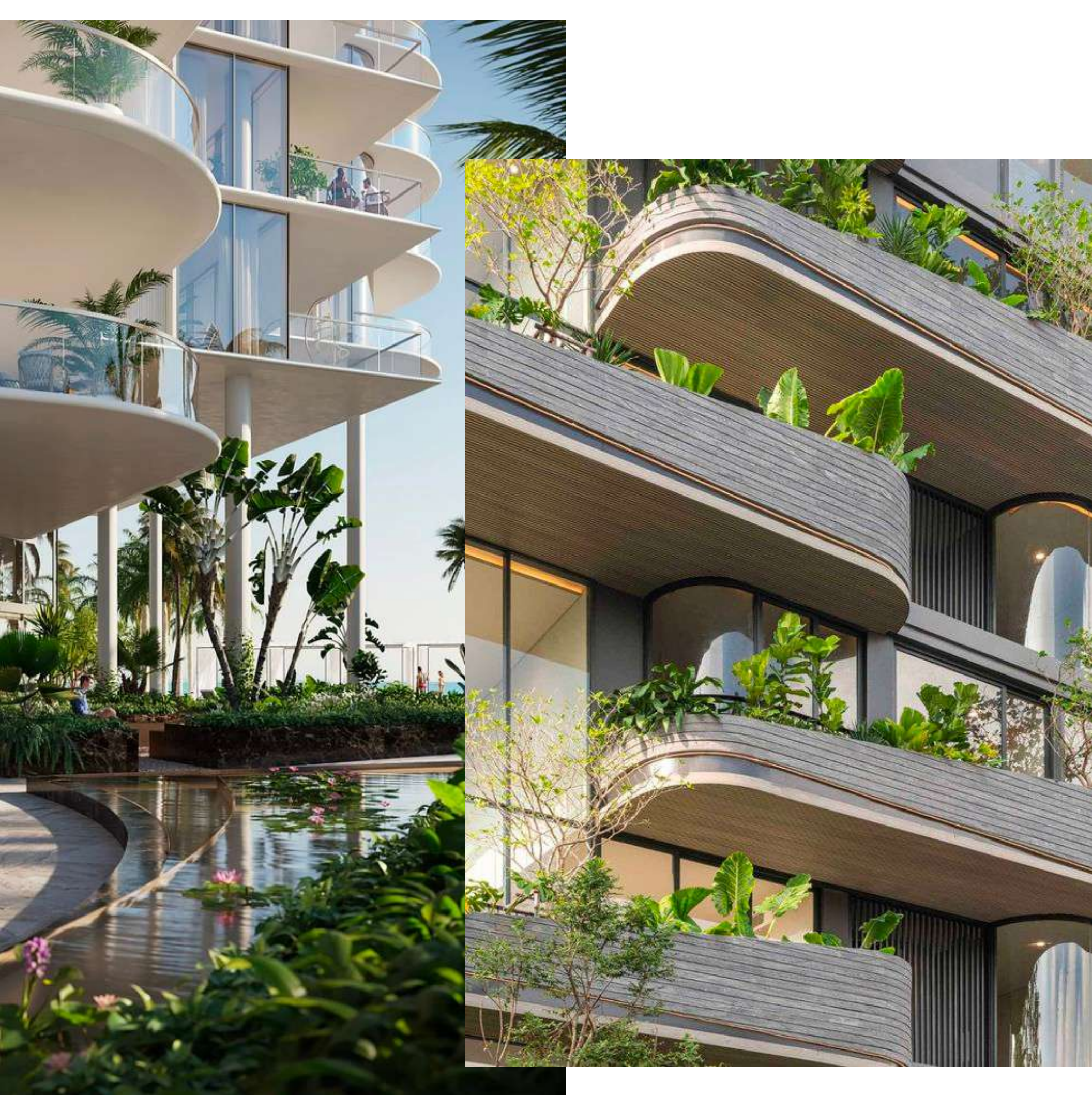
METEORA

DEVELOPERS



Park Boulevard

by
METEORA



Park Boulevard

WELCOME TO THE FAMILY

Discover your dream home in this sustainable, modern, and green oasis. Our eco-friendly property seamlessly combines cutting-edge design with a commitment to the environment. Enjoy energy-efficient features, lush green spaces, and innovative technologies that make living here a true harmony between luxury and sustainability.

HANDOVER Q4 2025

METEORA
DEVELOPERS

AESTHETIC & MODERN INTERIOR



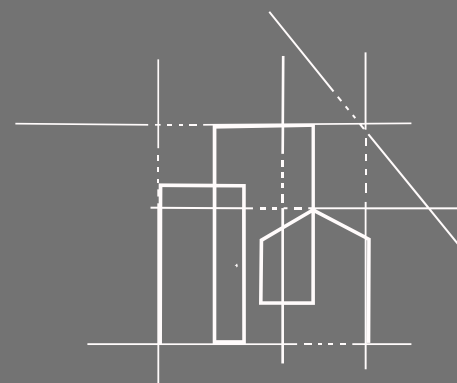
SPECIFICATIONS

LOCATION



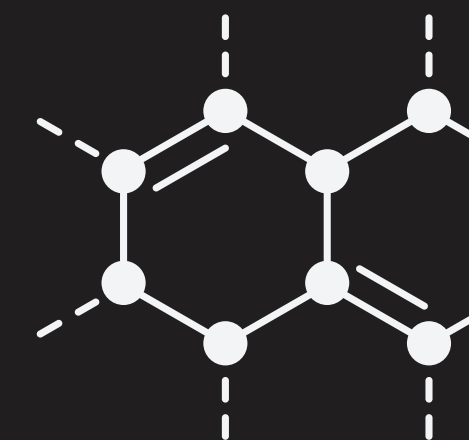
District 17
Jumeirah Village Circle

TYPE



STUDIO
1 BEDROOM
2 BEDROOM

STRUCTURE



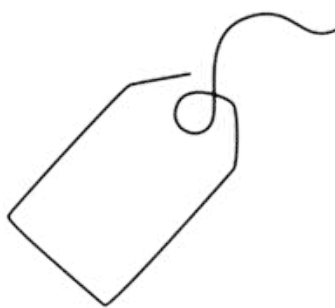
G + 4 PODIUM +14

AMENITIES

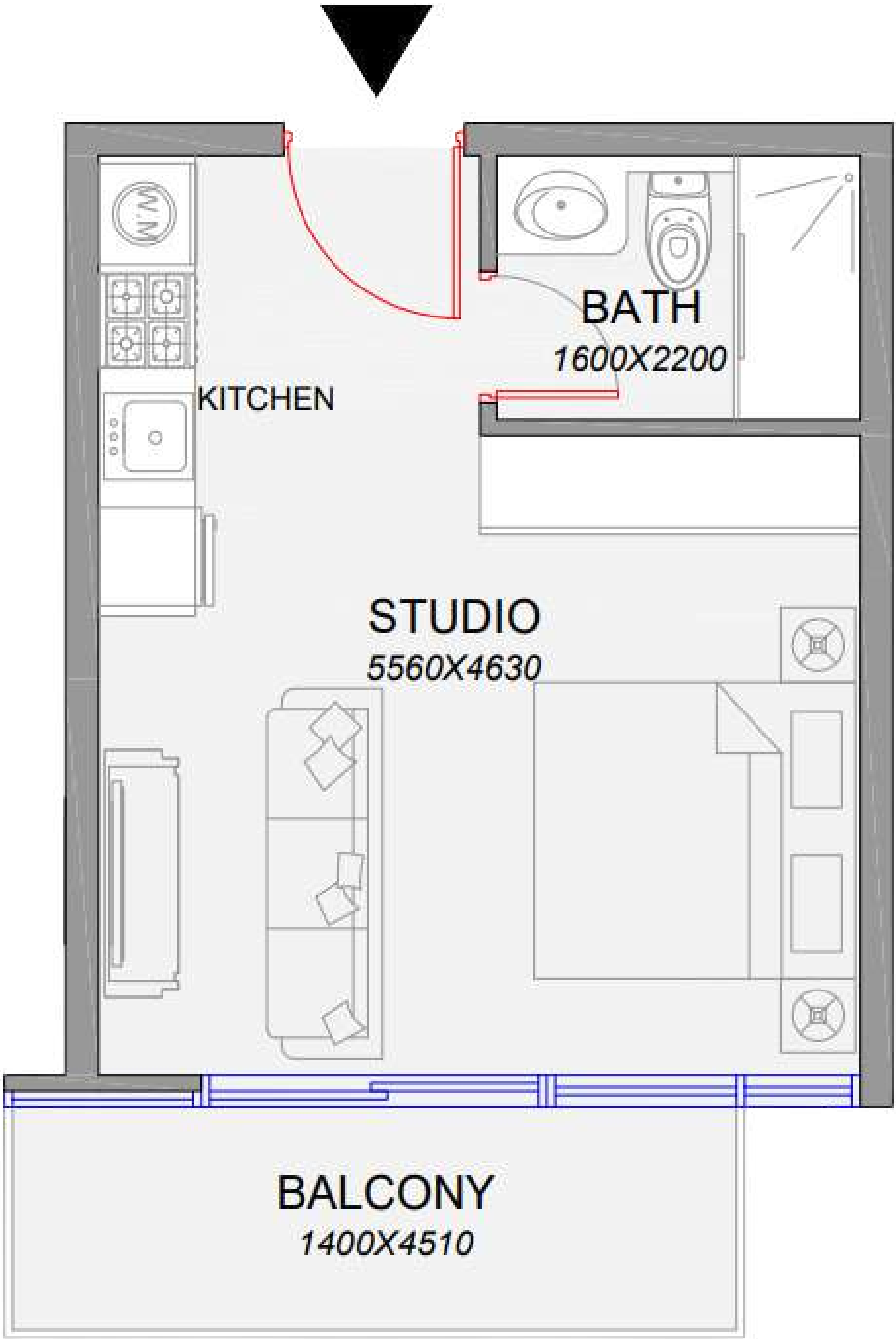
TYPICAL FLOOR
PLAN

STUDIO

Average size 390 Sq.ft
Internal area 303 Sq.ft
Balcony 70 - 85 Sq.ft



Starting at AED 680K
EOI: AED 25K



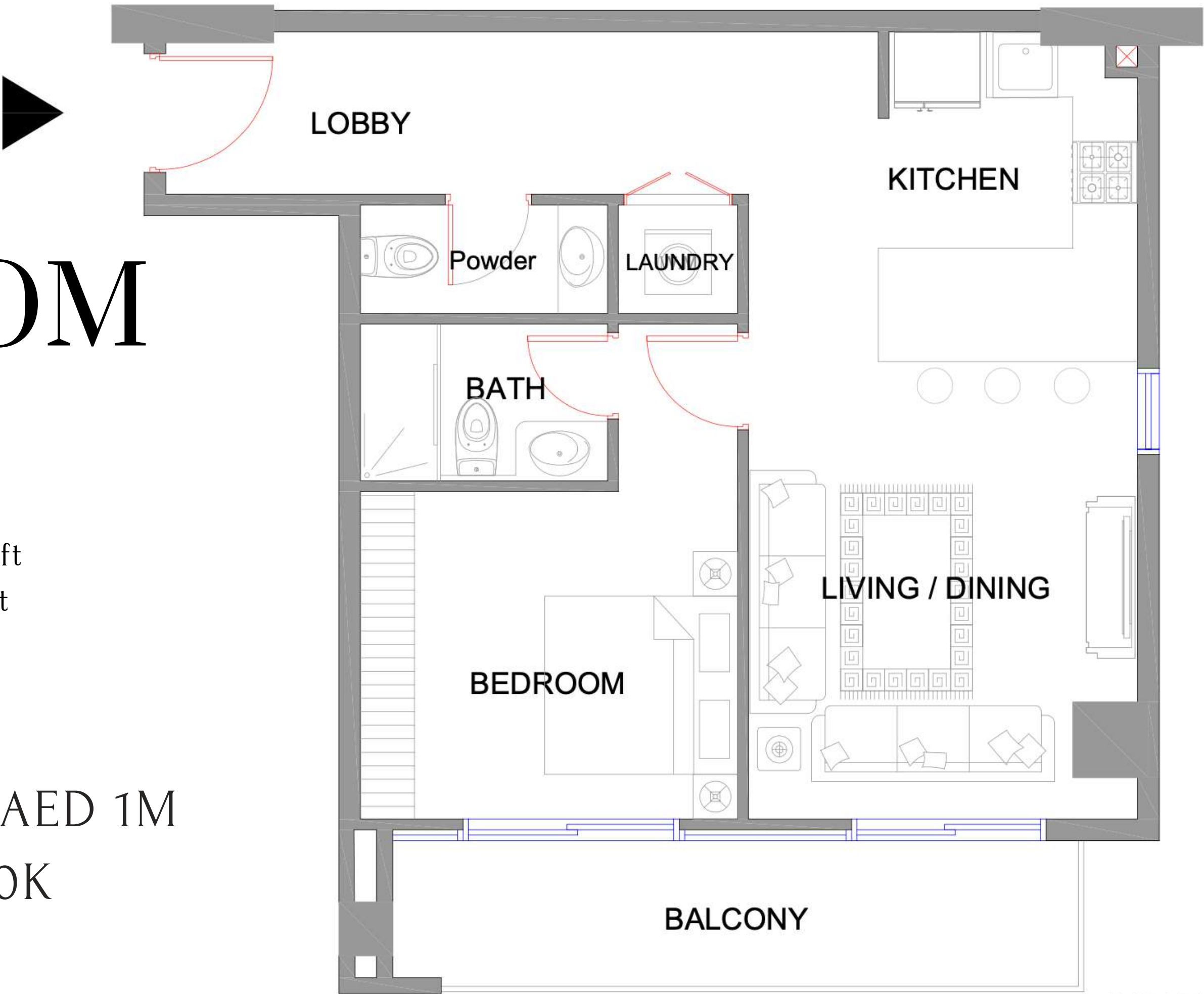
TYPICAL FLOOR
PLAN

1 BEDROOM

A

Average size 730 - 785 Sq.ft
Internal area 623 - 625 Sq.ft
Balcony 106 - 159 Sq.ft

Starting at AED 1M
EOI: AED 50K



TYPICAL FLOOR
PLAN

1 BEDROOM B

Average size 713 - 775 Sq.ft
Internal area 631 - 700 Sq.ft
Balcony 75 - 81 Sq.ft

Starting at AED 950k
EOI: AED 50K



TYPICAL FLOOR PLAN

2 BEDROOM

Average size 801 - 873 Sq.ft

Internal area 696 - 712 Sq.ft

Balcony 104 - 160 Sq.ft

Starting at AED 1.2M
EOI: AED 60K



TYPICAL FLOOR
PLAN

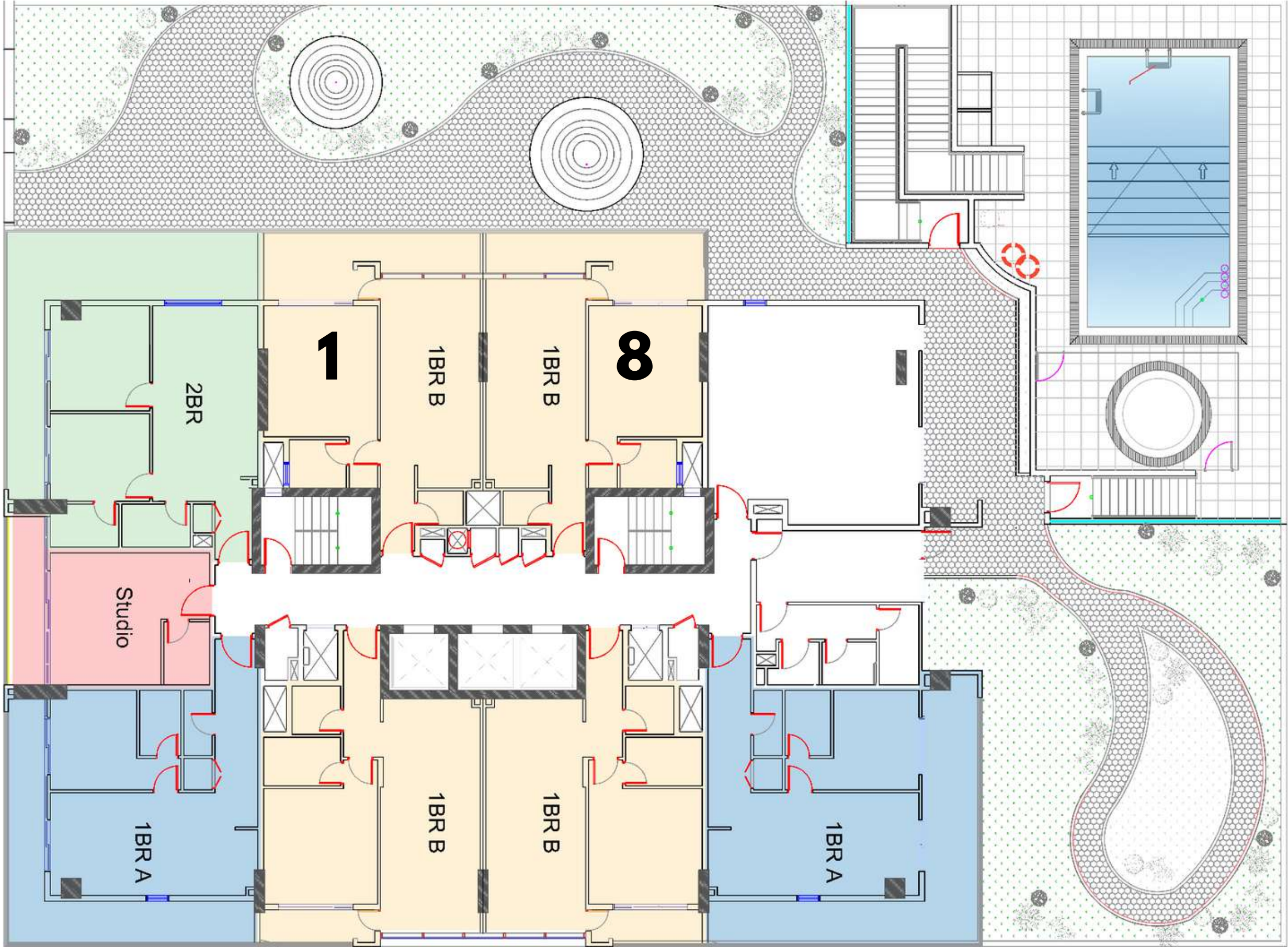
1ST FLOOR



2

3

4



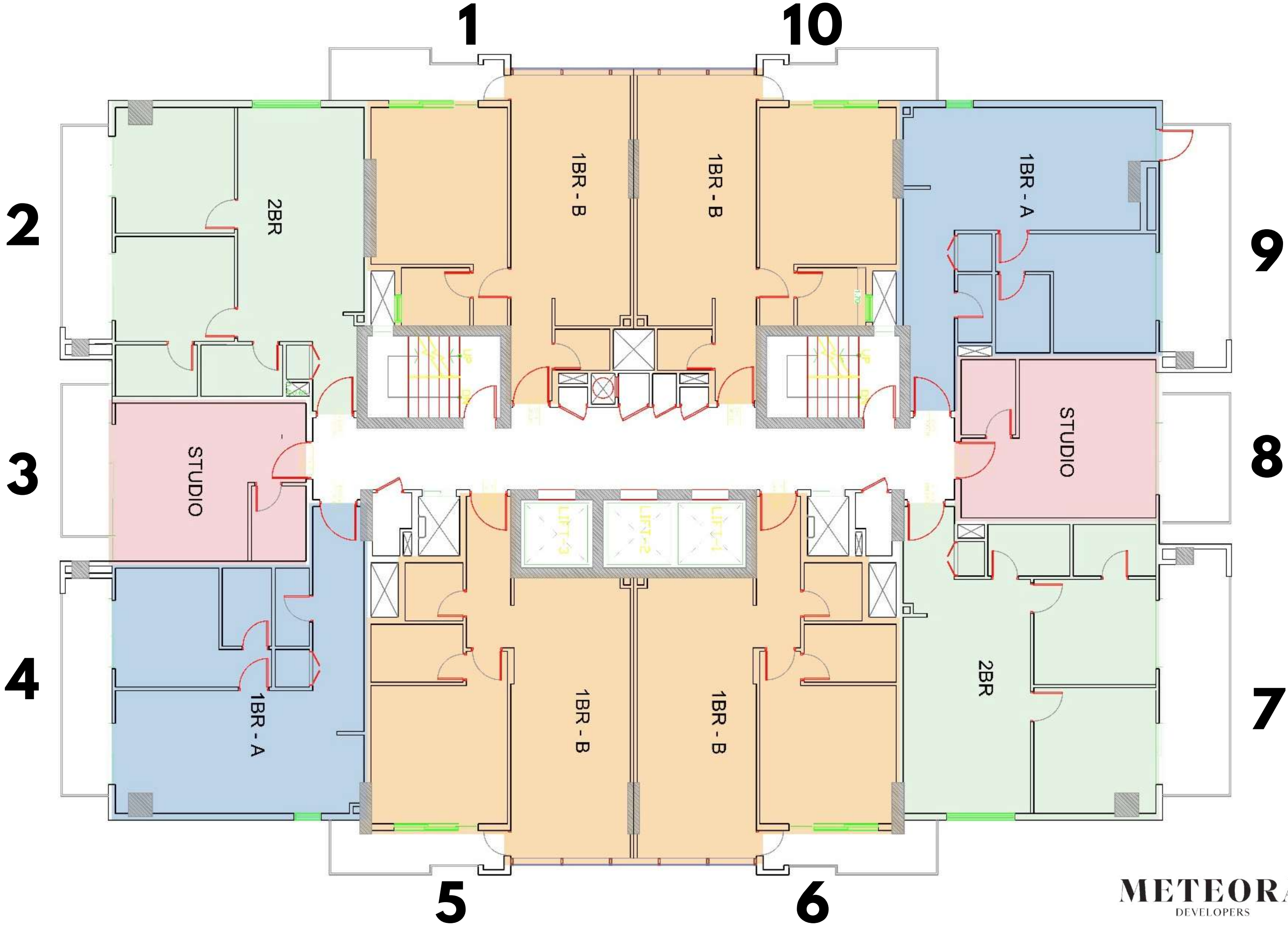
5

6

7

TYPICAL FLOOR
PLAN

2ND - 14TH
FLOOR



BREAKDOWN

1st Floor

8 UNITS EACH FLOOR

STUDIO x 1

1BR x 6

2BR x 1

2 - 14th Floor

10 UNITS EACH FLOOR

STUDIO x 2

1BR x 6

2BR x 2

138 UNITS

27 x Studio Apts

93 x 1 Bedroom Apts

28 x 2 Bedroom Apts



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AMENITIES

OUTDOOR MOVIE THEATRE

SUPERMARKETS

PHARMACY

PETS AREA

CHILDREN'S PLAY AREA

KIDS + ADULTS SWIMMING POOLS

DOCTOR ON CALL

CONCIERGE SERVICE

EV CHARGING

CAFE

AIR PURIFIED BUILDING

GYM

ADDED FEATURES

SMART HOME

Fingerprint entry system.
Ability to remotely lock, move, and switch lights in your flat
(air conditioner can be accessed via phone or console.

FITTED KITCHEN WITH APPLIANCES

RETURN OF INVESTMENT

ROI is calculated on the basis of Equity & Average Rents in JVC

Equity in Year 1 : 72%

Equity in Year 2 : 84%

Equity in Year 3 : 96%

TYPE	YEAR 1	YEAR 2	YEAR 3
STUDIO	11 %	9 %	8 %
1 BEDROOM	12.5 %	10 %	9 %
2 BEDROOM	12 %	11 %	10 %

WAYS OF BOOKING

Cash

Card Machine

Card Payment Link

Corporate Bank Account

PAYMENT CAN BE MADE AT

Head office



Sales center

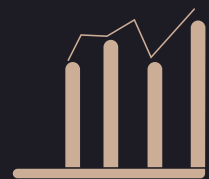




PARK BOULEVARD



WHY INVEST IN JVC



RENTAL DEMAND

The affordability, amenities, and location make it a popular choice for individuals seeking rental properties, the presence of mix nationalities.



INFRASTRUCTURE

Known for its well-planned infrastructure and amenities, offering a mix of residential properties, including villas, townhouses, and apartments.



LOCATION

Located in the heart of Dubai, a sought-after location for both buyers and tenants.



METEORA'S PAYMENT PLAN

IDEAL FOR INVESTORS AND END USERS

WE ARE ONE OF THE FEW

WITH A 1%
PAYMENT PLAN

METEORA
DEVELOPERS

PAYMENT PLAN

5%

BOOKING

15%

WITHIN 30 DAYS

10%

WITHIN 120 DAYS

10%

WITHIN 240 DAYS

10%

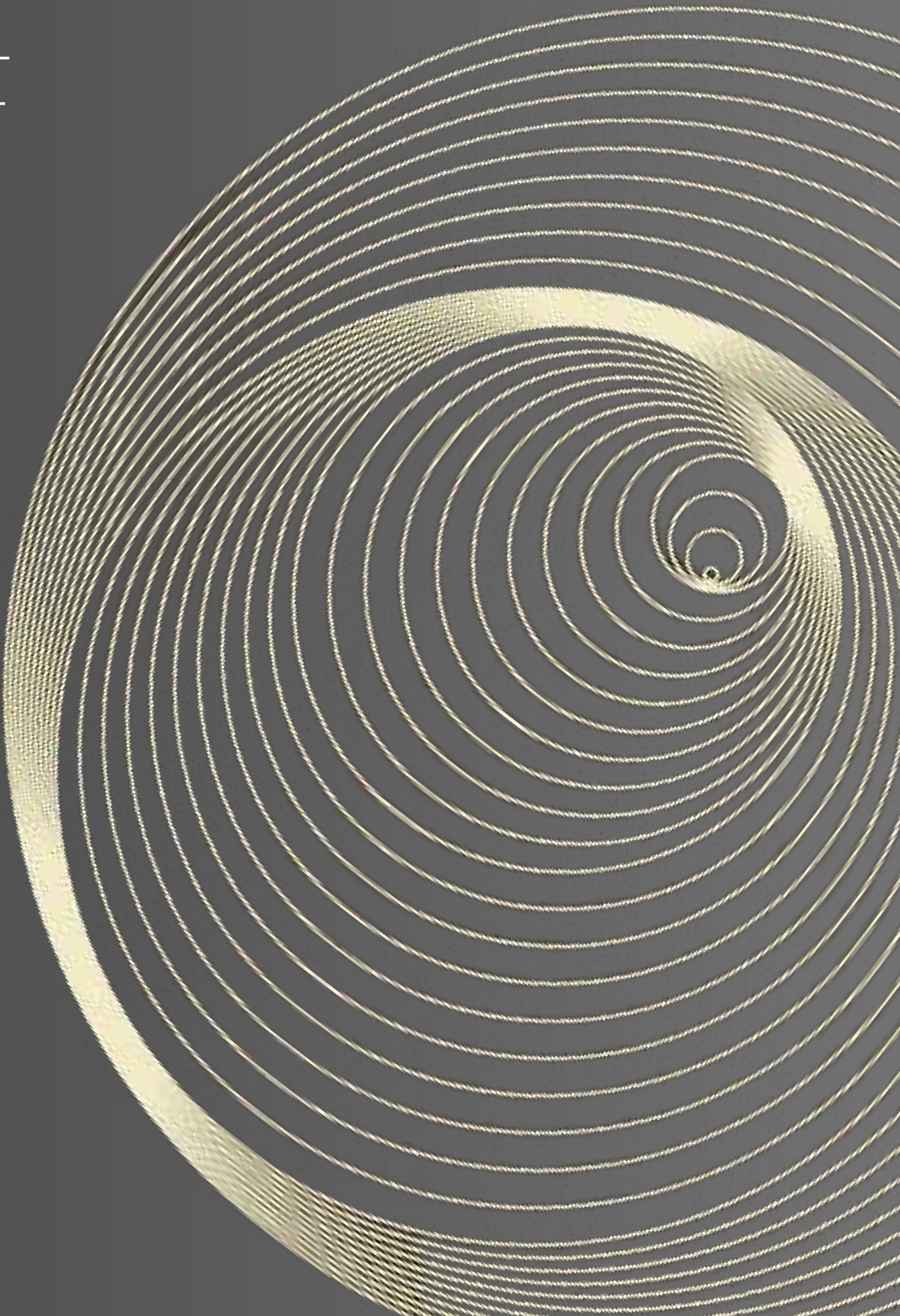

WITHIN 360 DAYS

10%

HANDOVER

40%

40 MONTHS POST HANDOVER - 1% MONTHLY



ALLOCATION OF
UNITS WILL BE
DONE END
OF NOVEMBER
2023

The background features a dark, almost black, field with intricate, flowing golden lines that create a sense of movement and depth. These lines are composed of many thin, parallel strokes that curve and swirl, giving the impression of a dynamic, organic structure. The lighting is soft, highlighting the golden hue of the lines against the dark background.

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