CAVARA

CIRCLE

A CIRCLE WITHIN JUMEIRAH VILLAGE CIRCLE

PARK-SIDE. LOW-RISE. NEAR HANDOVER



CAVARA DEVELOPMENT × BRDG HOUSE

A STRATEGIC DEVELOPMENT PARTNERSHIP

Cavara Development is backed by a diversified business group with established interests across real estate and pharmaceuticals, bringing financial strength, operational discipline and a long-term perspective to its developments.

Cavara has partnered with BRDG House to bring an additional layer of strategic and market perspective to its development journey.

Led by Paula Gambrell and Wissam Breidy, BRDG House is a UAE-based Strategic Development Partner built on recognized experience and a deep understanding of the Dubai real estate market.

Together, Cavara Development and BRDG House share one vision to create considered projects that respond to the market, deliver lasting value and stand with confidence.

CAVARA
DEVELOPMENT

Building What Matters

BRDG
HOUSE

We Build Value Before We Build Projects



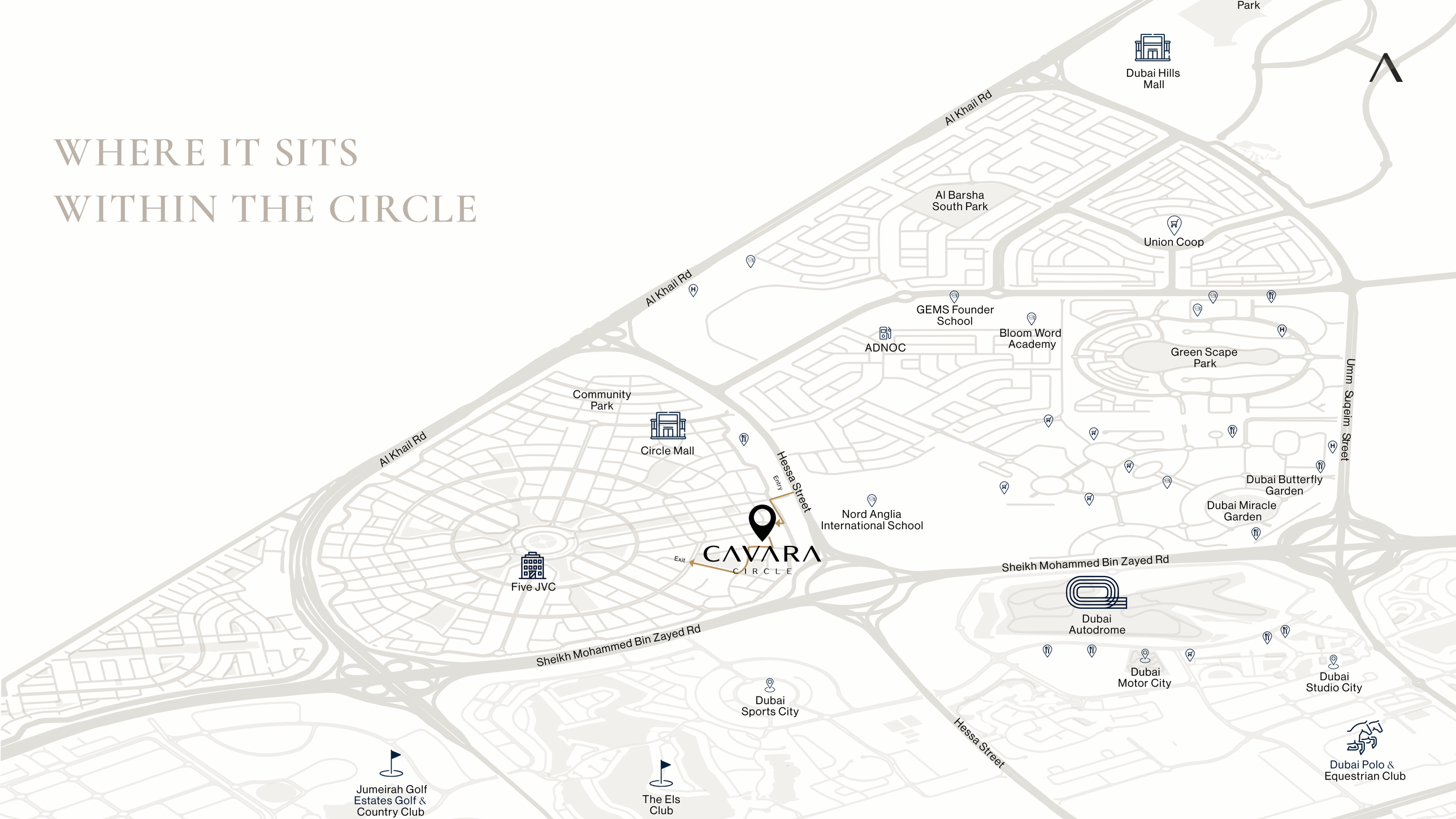
JUMEIRAH VILLAGE CIRCLE

CONNECTED TO THE ACTIVITY, PROTECTED FROM THE INTENSITY.

THE COMMUNITY



WHERE IT SITS
WITHIN THE CIRCLE



DRIVING DISTANCES

~1 min
Community Park

~2 mins
Hessa Street

~5 mins
Circle Mall

~5 mins
Dubai Metro Gold Line

~8 mins
Dubai Motor City

~8 mins
Els Golf Club

~10 mins
American Hospital
Dubai Science Park

~10 mins
Dubai Miracle
Garden

~11 mins
GEMS Founders
School

~13 mins
Dubai Hills Mall

~25 mins
Dubai Int’l Airport

~25 mins
Dubai World Central

THE CONVENIENCE OF HESSA STREET WITHOUT LIVING DIRECTLY ON IT.



2 MINS

Hessa Street

4 MINS

Al Khail Road

5 MINS

E311

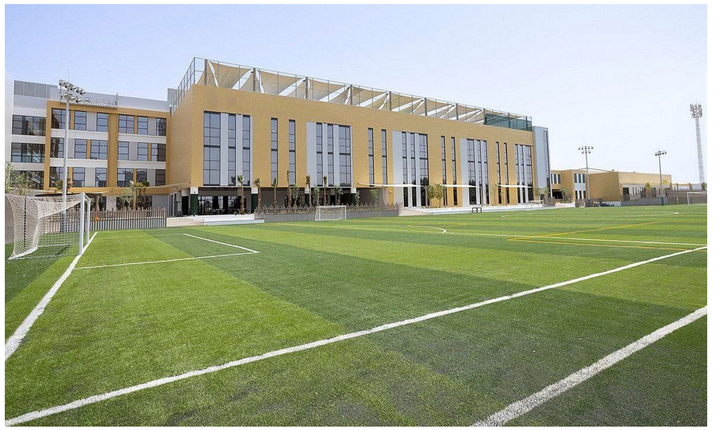
EVERYTHING YOU NEED IS WITHIN YOUR WIDER CIRCLE.



PARKS

6 parks with outdoor kids play, bicycle and running tracks

Street 3 Community Park - 1 min
District 12 Community Parks - 2 mins
Henna Park JVC - 3 mins
Circle 90 Parks - 3 mins



SCHOOLS

25 schools total within 5 km, across different curriculam

North Anglia International School - 5 mins
Australian International School Dubai - 5 mins
Renaissance School - 5 mins
Sunmarke School - 7 mins
Gems World Academy - 10 mins



RETAIL

Convenient access to community retail and major shopping destinations

Circle Mall - 5 mins
Dubai Hills Mall - 13 mins
Mall of the Emirates - 15 mins

EVERY DECISION, CONSIDERED.



Access	Minutes from major highways
Greenery	33 landscaped parks across more than 44M sq. ft. of green space
Calm	A deliberate low-rise configuration
Intimacy	A limited collection of only 71 residences
Certainty	Structure complete, with handover scheduled for Q2 2027



THE DEVELOPMENT

LOW-RISE BY CHOICE, NOT BY LIMITATION.

B+G+4 LOW-RISE ARCHITECTURE



THE PROJECT IN NUMBERS



71
private residences

AED 18–20
anticipated service charge per sq. ft.

Q2 2027
anticipated completion

02
elevators

01
parking space per residence

3.2M
ceilings in living rooms and bedrooms





THE AMENITIES

THE EXPERIENCE CONTINUES BEYOND YOUR FRONT DOOR

MOVE. UNWIND. PLAY. GATHER.



Wellbeing

Fitness studio. Outdoor fitness area. Adults pool



Family

Children’s pool. Kids play area



Leisure

Cabanas. Sun loungers.



Social

Lobby and lounge. BBQ and dining area. Outdoor seating areas.

GROUND FLOOR
AMENITIES PLAN

01 MAIN ENTRANCE

02 LOBBY ENTRANCE

03 LOBBY RECEPTION

04 LOBBY LOUNGE

05 LIFT LOBBY

TO COMMUNITY PARK



TO HESSA STREET



Lobby Entrance



Lobby Reception



Lobby Lounge



Lift Lobby

FIRST FLOOR
AMENITIES PLAN

01 ADULT'S POOL

02 KID'S POOL

03 CABANAS & SUN LOUNGERS

04 KID'S PLAY AREA

05 OUTDOOR SEATING AREAS

06 OUTDOOR FITNESS AREA

07 BBQ AND DINING AREA

08 FITNESS STUDIO

09 CHANGING ROOMS

TO COMMUNITY PARK



TO HESSA STREET



Pool Area



Fitness studio



Outdoor Fitness Area


Kids Play Area



Outdoor Lounge Area



THE RESIDENCES

INTIMATE IN SCALE. CONSIDERED IN EVERY DETAIL

COLLECTION	UNIT TYPE	NUMBER OF UNITS	SIZES	STARTING PRICES
Essential Collection	Studios	20	443-598	from AED 783,304
Essential Collection	1-bed apartments	33	736-954	from AED 1,130,670
Family Collection	2-bed apartments	6	1,392-1,421	from AED 2,138,593
Townhouse Collection	1-bed townhomes	6	914-1,206	from AED 1,250,094
Townhouse Collection	2-bed townhomes	2	2,018-2,047	from AED 2,867,869
Penthouse Collection	1-bed penthouses	2	1,222-1,224	from AED 1,535,351
Penthouse Collection	2-bed penthouses	2	1,820-2,585	from AED 2,488,223



Studios



Kitchens



Living Area



Living & Dining


Bedrooms



Bathrooms



WHY
CAVARA CIRCLE

CLOSER TO COMPLETION THAN CONCEPTION



Handover is approaching

Progress is already visible on site

A shorter wait to move in or to rent.

FLOOR PLANS

THE LAYOUT IS THE REAL LUXURY

GROUND FLOOR
TYPICAL PLAN

1 BEDROOM TOWNHOUSE

2 BEDROOM TOWNHOUSE



FIRST FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM



2ND & 3RD FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM



4TH FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

1 BEDROOM PENTHOUSE

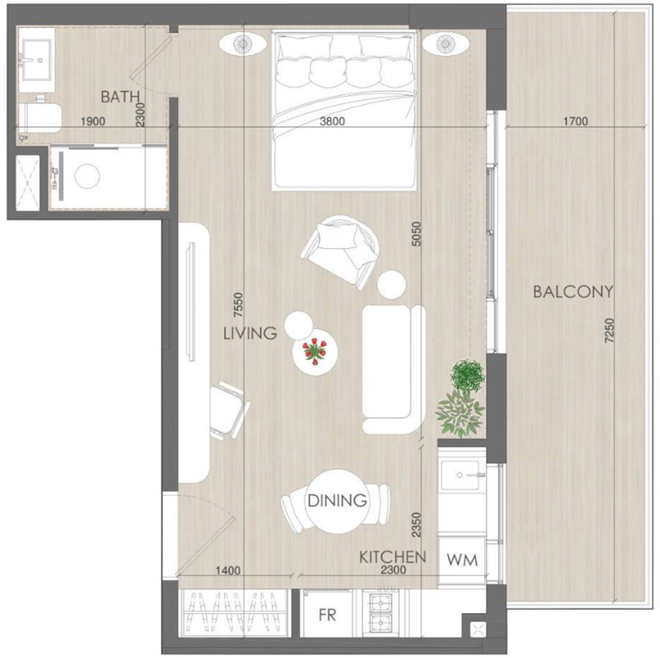
2 BEDROOM PENTHOUSE



STUDIO TYPES

UNIT PLAN

STUDIO



TYPE A

AREA	SQ FT
INTERNAL AREA	386.10
BALCONY AREA	147.03
TOTAL AREA	**533.13**

1ST FLOOR



2ND & 3RD FLOOR



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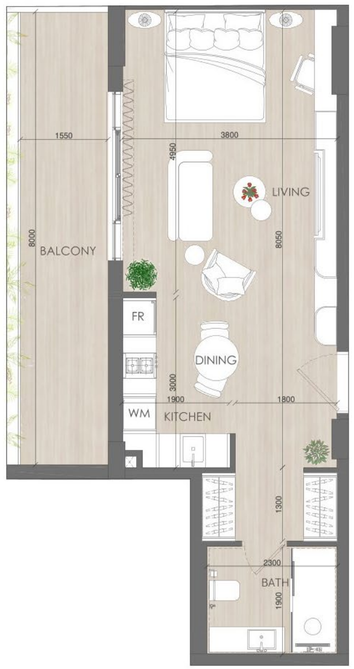
UNIT PLAN

STUDIO



TYPE B

AREA	SQ FT
INTERNAL AREA	446.70
BALCONY AREA	151.66
TOTAL AREA	**598.36**

1ST FLOOR



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STUDIO TYPES

UNIT PLAN

STUDIO



TYPE C

AREA	SQ FT
INTERNAL AREA	384.81
BALCONY AREA	58.13
TOTAL AREA	**442.94**

1ST FLOOR



2ND & 3RD FLOOR



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UNIT PLAN

STUDIO



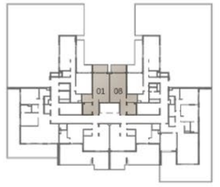
TYPE D

AREA	SQ FT
INTERNAL AREA	471.89
BALCONY AREA	69.53
TOTAL AREA	**541.42**

2ND & 3RD FLOOR



4TH FLOOR



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1-BEDROOM TYPES

UNIT PLAN

1 BR



TYPE A

AREA	SQ FT
INTERNAL AREA	731.95
BALCONY AREA	74.06
TOTAL AREA	**806.01**

1ST FLOOR



2ND & 3RD FLOOR



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UNIT PLAN

1 BR



TYPE B

AREA	SQ FT
INTERNAL AREA	698.90
BALCONY AREA	73.95
TOTAL AREA	**772.85**

1ST FLOOR



2ND & 3RD FLOOR



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1-BEDROOM TYPES

UNIT PLAN

1 BR



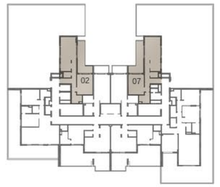
TYPE C

AREA	SQ FT
INTERNAL AREA	763.16
BALCONY AREA	190.63
TOTAL AREA	**953.79**

2ND & 3RD FLOOR



4TH FLOOR



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2-BEDROOM TYPES

UNIT PLAN

2 BR



TYPE A

AREA	SQ FT
INTERNAL AREA	1,286.29
BALCONY AREA	134.76
TOTAL AREA	**1,421.05**

1ST FLOOR



2ND & 3RD FLOOR



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UNIT PLAN

2 BR



TYPE B

AREA	SQ FT
INTERNAL AREA	1,256.25
BALCONY AREA	135.30
TOTAL AREA	**1,391.55**

1ST FLOOR



2ND & 3RD FLOOR



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1-BEDROOM TOWNHOMES

UNIT PLAN

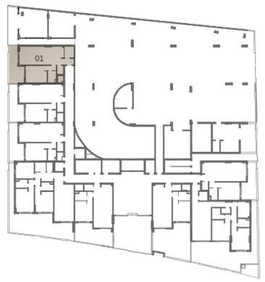
TH 1 BR



TYPE A

AREA	SQ FT
INTERNAL AREA	787.59
BALCONY AREA	214.63
TOTAL AREA	**1,002.22**

GROUND FLOOR



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UNIT PLAN

TH 1 BR



TYPE B

AREA	SQ FT
INTERNAL AREA	698.79
BALCONY AREA	214.74
TOTAL AREA	**913.53**

GROUND FLOOR



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2-BEDROOM TOWNHOMES

UNIT PLAN

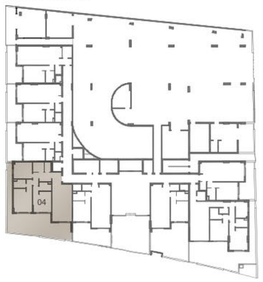
TH 2 BR



TYPE A

AREA	SQ FT
INTERNAL AREA	1,278.97
BALCONY AREA	739.16
TOTAL AREA	**2,018.13**

GROUND FLOOR



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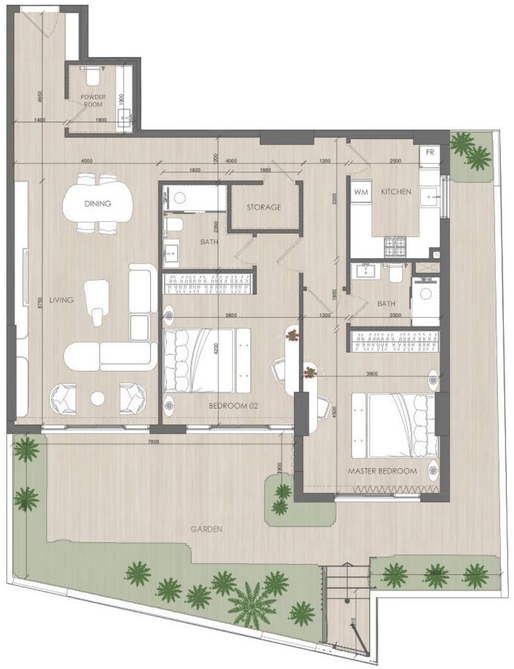
UNIT PLAN

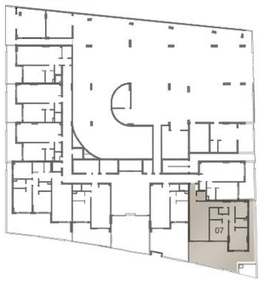
TH 2 BR



TYPE B

AREA	SQ FT
INTERNAL AREA	1,249.69
BALCONY AREA	796.85
TOTAL AREA	**2,046.54**

GROUND FLOOR



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1-BEDROOM PENTHOUSES

UNIT PLAN

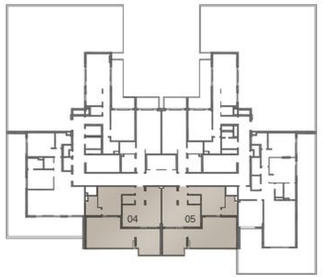
PH 1 BR



TYPE A

AREA	SQ FT
INTERNAL AREA	687.92
BALCONY AREA	536.47
TOTAL AREA	**1,224.39**

4TH FLOOR



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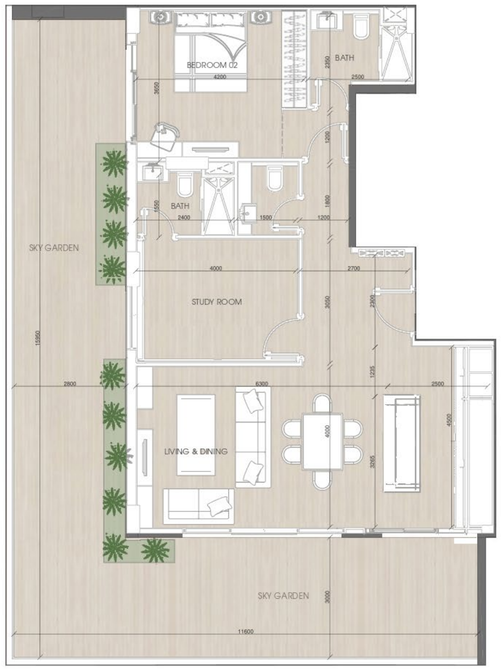
2-BEDROOM PENTHOUSES

UNIT PLAN

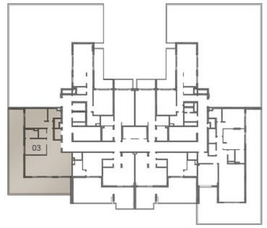
PH 2 BR



TYPE A

AREA	SQ FT
INTERNAL AREA	1,022.25
BALCONY AREA	798.04
TOTAL AREA	**1,820.29**

4TH FLOOR



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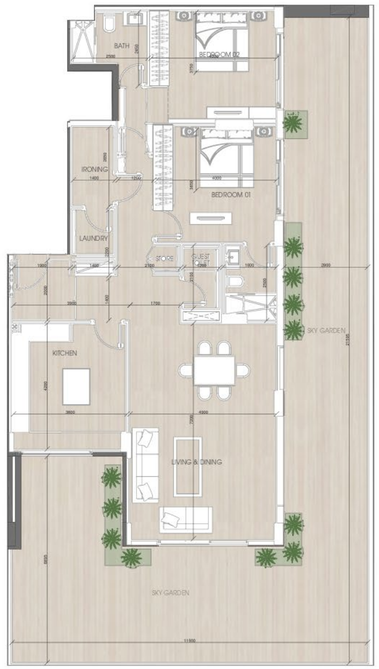
UNIT PLAN

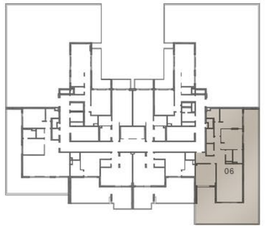
PH 2 BR



TYPE B

AREA	SQ FT
INTERNAL AREA	1,393.39
BALCONY AREA	1,191.99
TOTAL AREA	**2,585.38**

4TH FLOOR



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30% OVER 6 MONTHS
70% ON COMPLETION OR MORTGAGED

5%
Upon reservation

5%
30 Days from the reservation date

5%
60 Days from the reservation date

5%
90 Days from the reservation date

5%
150 Days from the reservation date

5%
180 Days from the reservation date

70%
On Completion

EVERY DECISION, CONSIDERED.



JVC	Everything residents need, right where they need it.
The plot	Easy access in every direction.
The park	Greener surroundings, closer to home.
Low-rise	A calmer setting with a stronger sense of home.
Timing	Closer to completion. Closer to making it yours.



BUILDING
WHAT
MATTERS