



IRIDIAN PARK

# Object 1

Dubai is a Gallery,  
and Buildings are Showpieces



# IR1DIAN PARK

District 13, Jumeirah Village Circle

**Building Description:** G+P+5

**Anticipated Handover:** Q2 2027

**Anticipated Service Charge:** AED 15/Sq.Ft.

Welcome to IR1DIAN PARK, a residential gem inspired by the brilliance of iridescence — where light and nature come together to create a vibrant and dynamic living experience.

Located in the heart of Jumeirah Village Circle (JVC), this residential haven offers a perfect balance of urban convenience and a welcoming neighborhood atmosphere.



IRIDIAN PARK

# Floor Plans



IRIDIAN PARK



## FLOOR: G



IRIDIUM PARK

**FIVE JVC**



**DUBAI SPORTS CITY**



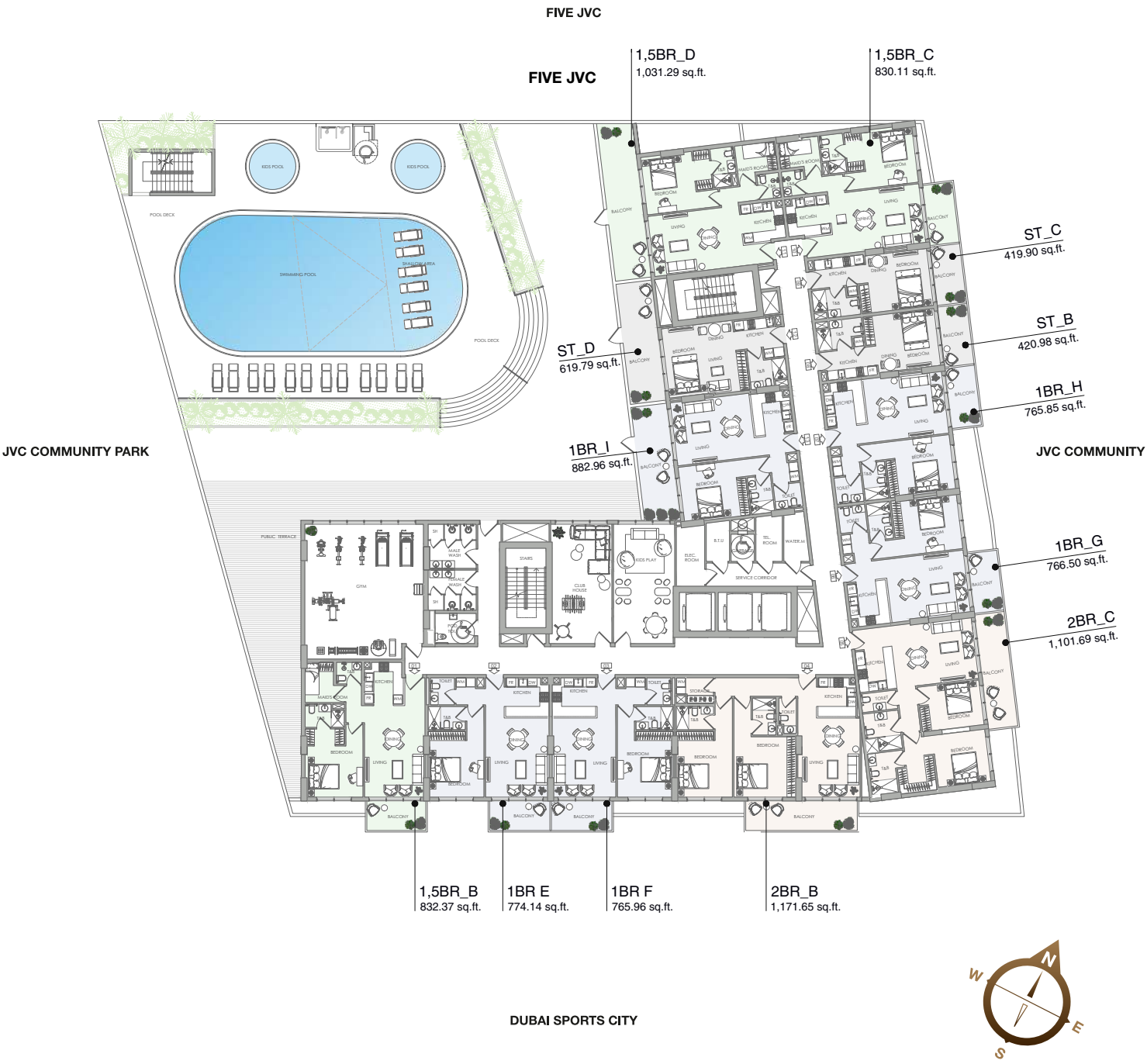
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# TYPICAL FLOOR

FLOOR: 1



IRIDIAN PARK



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# TYPICAL FLOOR

FLOOR: 2-3



IRIDIAN PARK

FIVE JVC

JVC COMMUNITY PARK

JVC COMMUNITY

DUBAI SPORTS CITY



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# TYPICAL FLOOR

FLOOR: 4



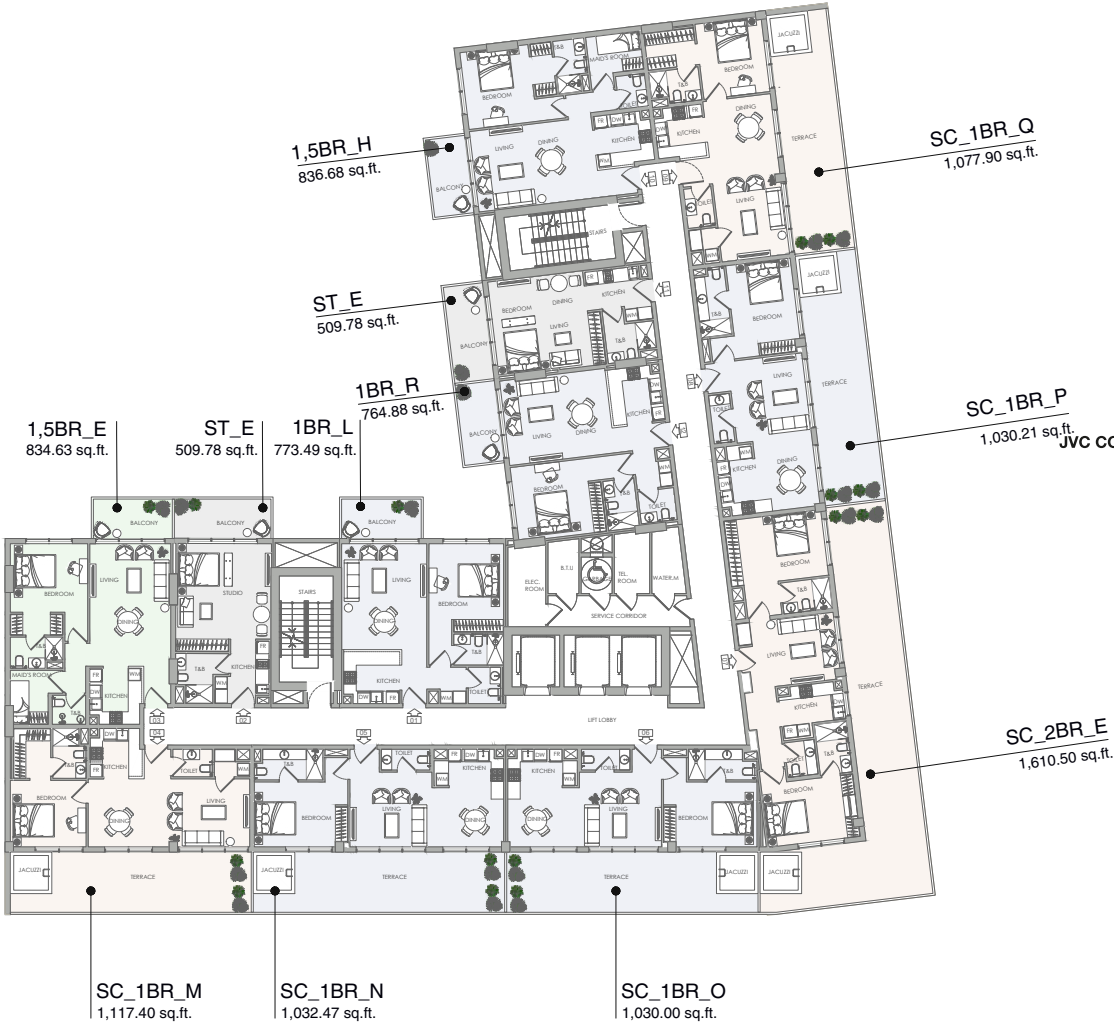
IRIDIAN PARK

FIVE JVC

JVC COMMUNITY PARK

JVC COMMUNITY

DUBAI SPORTS CITY



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# ROOF FLOOR

FLOOR: 5



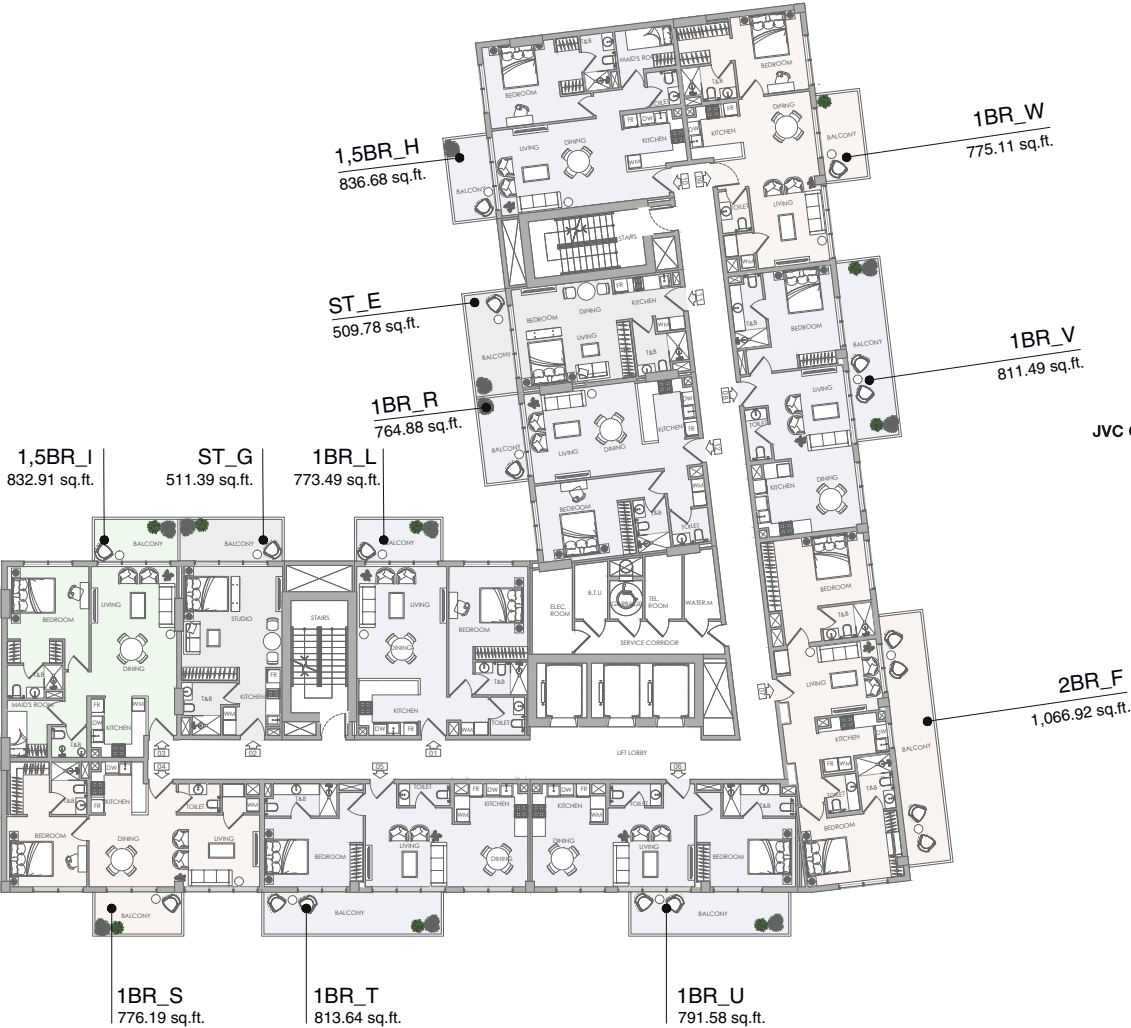
IRIDIAN PARK

FIVE JVC

JVC COMMUNITY PARK

JVC COMMUNITY

DUBAI SPORTS CITY



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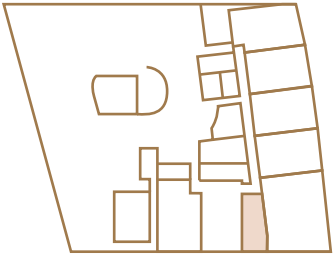
IRIDIAN PARK

Studio

**STUDIO**  
FLOOR: G



IRIDIAN PARK



**STUDIO TYPE A**

|                     |               |        |
|---------------------|---------------|--------|
| SUITE AREA          | <b>349.72</b> | sq. ft |
| BALCONY AREA        | <b>152.20</b> | sq. ft |
| TOTAL SELLABLE AREA | <b>501.92</b> | sq. ft |

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**STUDIO**

FLOOR: 1, 2, 3



IRIDIAN PARK



**STUDIO TYPE B**

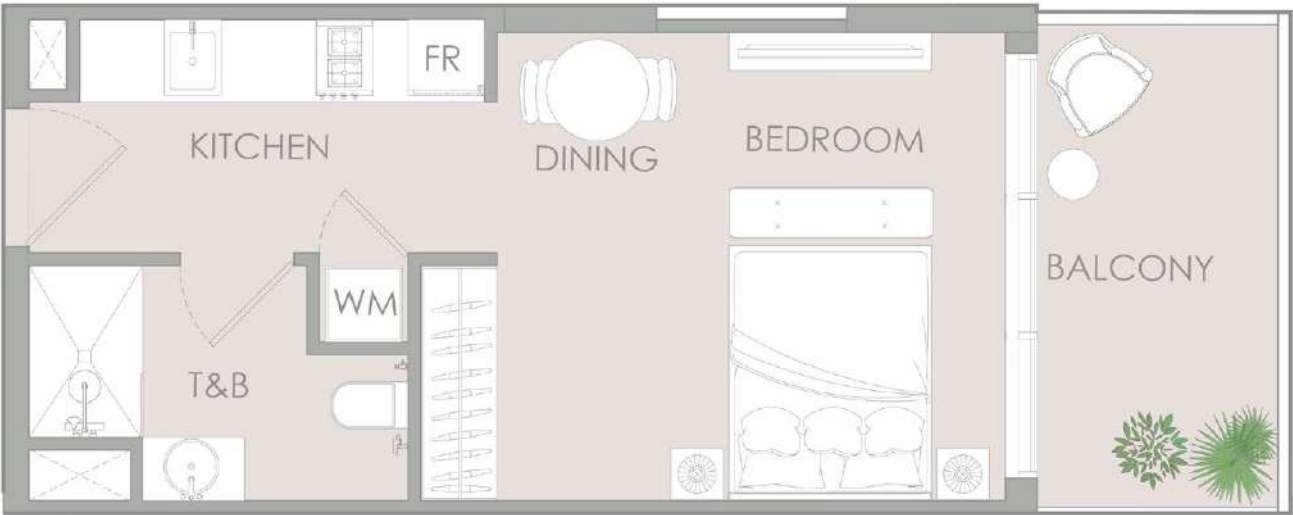
|                     |               |        |
|---------------------|---------------|--------|
| SUITE AREA          | <b>335.51</b> | sq. ft |
| BALCONY AREA        | <b>85.47</b>  | sq. ft |
| TOTAL SELLABLE AREA | <b>420.98</b> | sq. ft |

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**STUDIO**  
FLOOR: 1



IRIDIAN PARK



**STUDIO TYPE C**

|                     |               |        |
|---------------------|---------------|--------|
| SUITE AREA          | <b>336.37</b> | sq. ft |
| BALCONY AREA        | <b>83.53</b>  | sq. ft |
| TOTAL SELLABLE AREA | <b>419.90</b> | sq. ft |

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**STUDIO**  
FLOOR: 1



IRIDIAN PARK



**STUDIO TYPE D**

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 406.98 | sq. ft |
| BALCONY AREA        | 212.80 | sq. ft |
| TOTAL SELLABLE AREA | 619.79 | sq. ft |

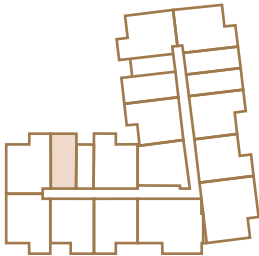
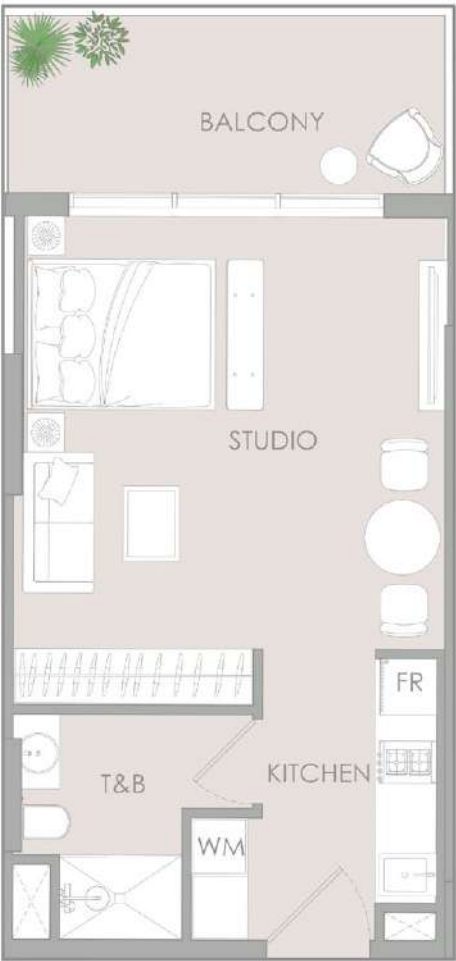
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STUDIO

FLOOR: 2, 3, 4, 5



IRIDIAN PARK



STUDIO TYPE E

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 406.98 | sq. ft |
| BALCONY AREA        | 102.80 | sq. ft |
| TOTAL SELLABLE AREA | 509.78 | sq. ft |

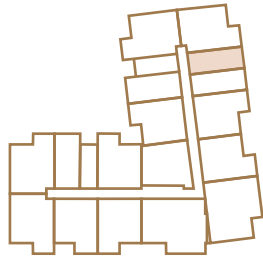
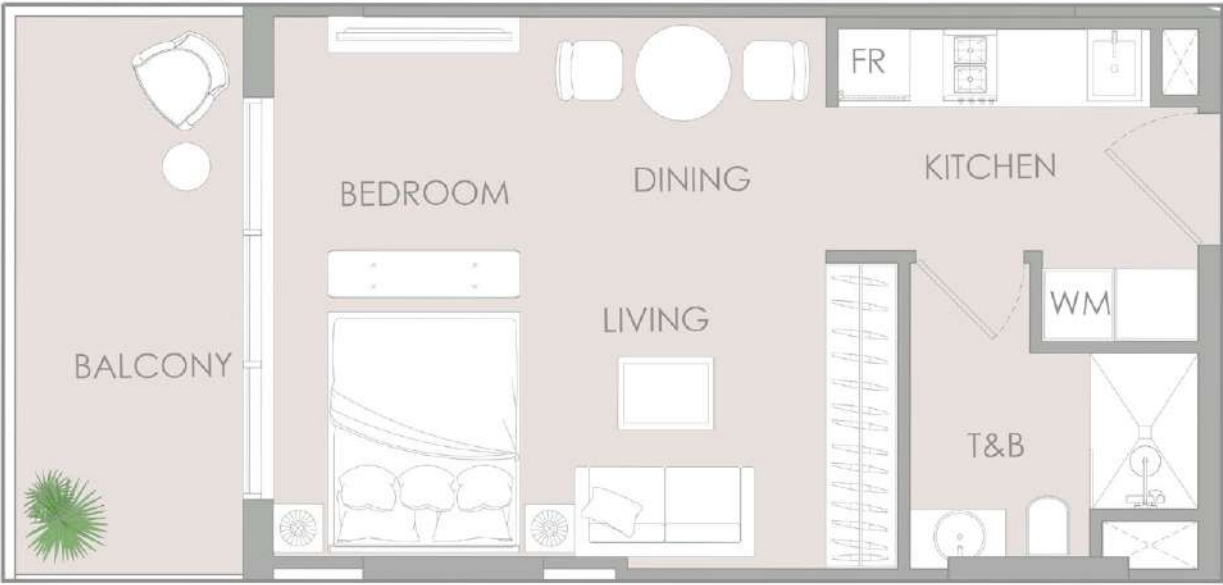
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STUDIO

FLOOR: 2, 3



IRIDIAN PARK



STUDIO TYPE F

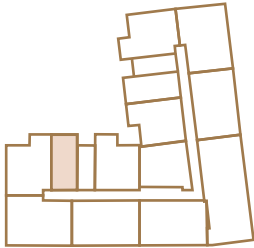
|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 333.90 | sq. ft |
| BALCONY AREA        | 83.53  | sq. ft |
| TOTAL SELLABLE AREA | 417.42 | sq. ft |

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**STUDIO**  
FLOOR: 5



IRIDIAN PARK



**STUDIO TYPE G**

|                     |               |        |
|---------------------|---------------|--------|
| SUITE AREA          | <b>408.60</b> | sq. ft |
| BALCONY AREA        | <b>102.80</b> | sq. ft |
| TOTAL SELLABLE AREA | <b>511.39</b> | sq. ft |



IRIDIAN PARK

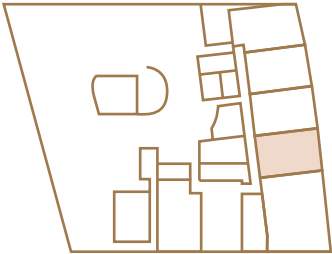
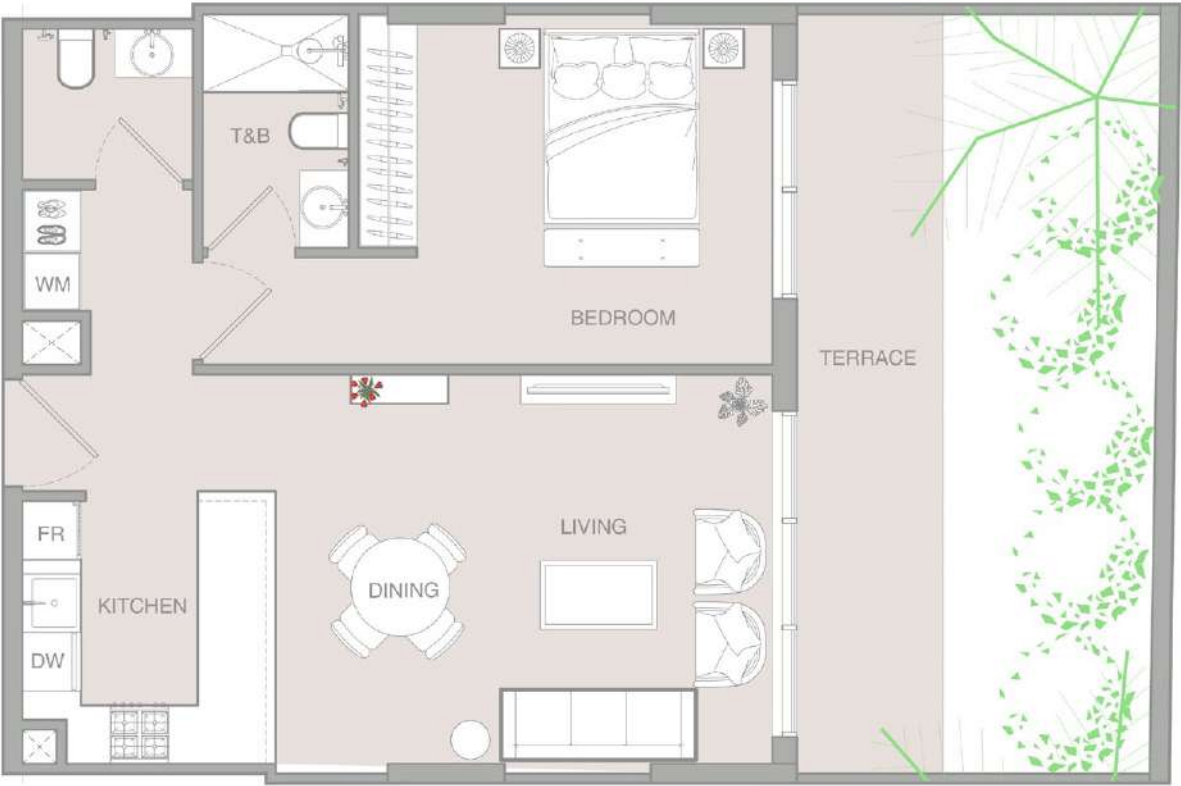
One Bedroom

ONE BEDROOM

FLOOR: G



IRIDIAN PARK



1 BR TYPE A

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 680.92   | sq. ft |
| BALCONY AREA        | 345.20   | sq. ft |
| TOTAL SELLABLE AREA | 1,026.12 | sq. ft |

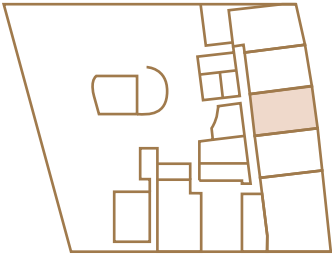
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ONE BEDROOM

FLOOR: G



IRIDIAN PARK



1 BR TYPE B

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 681.03   | sq. ft |
| BALCONY AREA        | 353.06   | sq. ft |
| TOTAL SELLABLE AREA | 1,034.09 | sq. ft |

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ONE BEDROOM

FLOOR: G



IRIDIAN PARK



1 BR TYPE C

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 680.82   | sq. ft |
| BALCONY AREA        | 334.76   | sq. ft |
| TOTAL SELLABLE AREA | 1,015.57 | sq. ft |

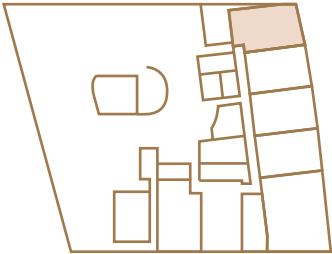
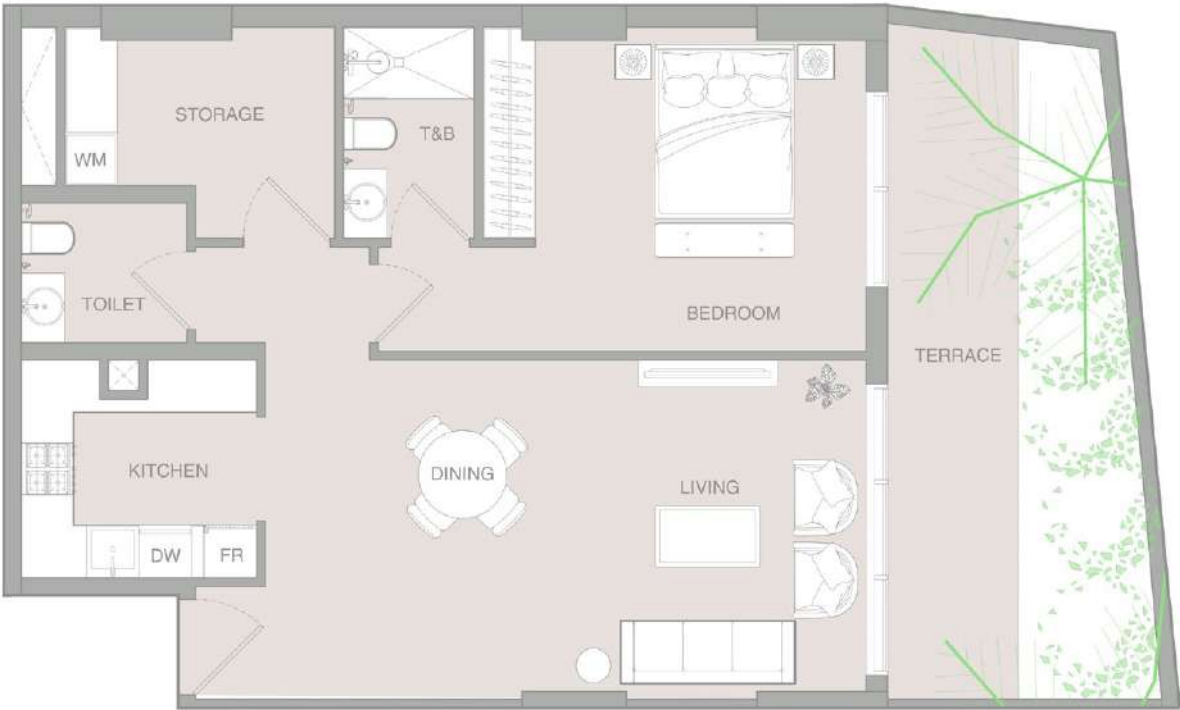
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ONE BEDROOM

FLOOR: G



IRIDIAN PARK



1 BR TYPE D

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 810.85   | sq. ft |
| BALCONY AREA        | 283.31   | sq. ft |
| TOTAL SELLABLE AREA | 1,094.15 | sq. ft |

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ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK



1 BR TYPE E

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 680.60 | sq. ft |
| BALCONY AREA        | 93.54  | sq. ft |
| TOTAL SELLABLE AREA | 774.14 | sq. ft |

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# ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK



## 1 BR TYPE F

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 680.71 | sq. ft |
| BALCONY AREA        | 85.25  | sq. ft |
| TOTAL SELLABLE AREA | 765.96 | sq. ft |

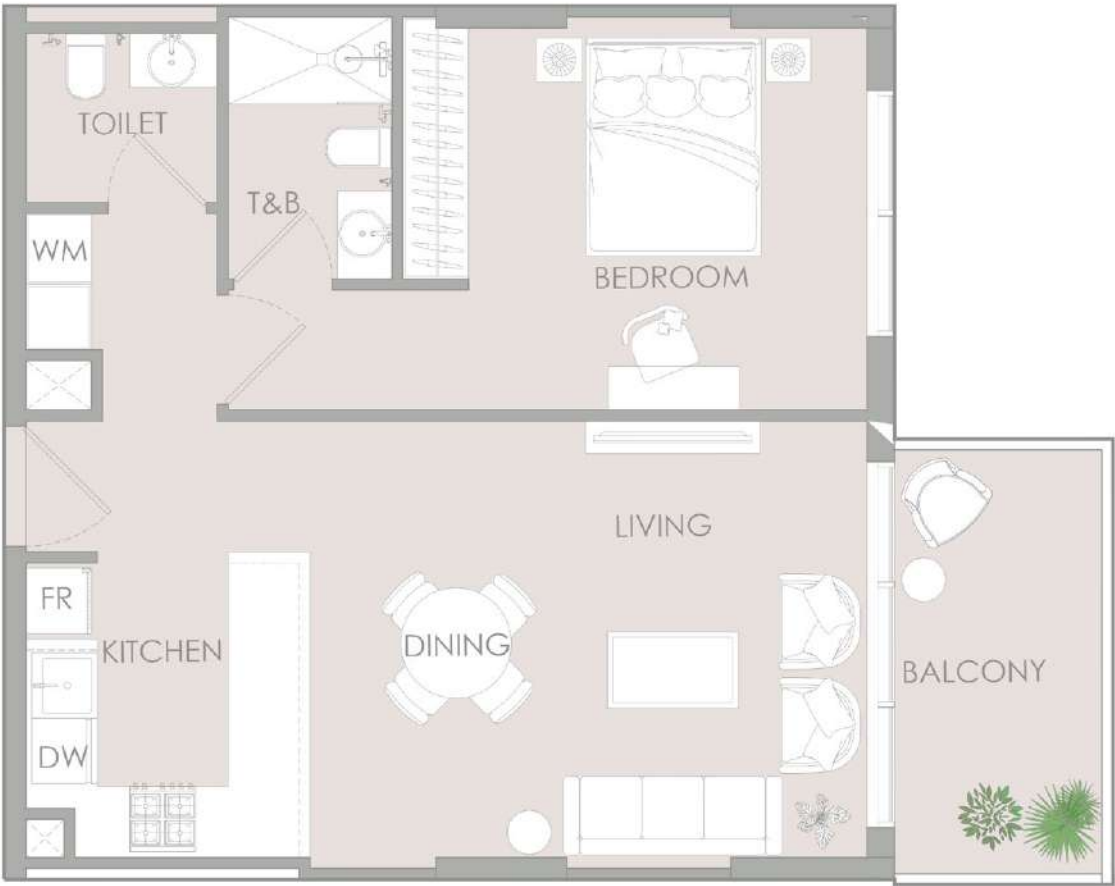
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ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK



1 BR TYPE G

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 681.25 | sq. ft |
| BALCONY AREA        | 85.25  | sq. ft |
| TOTAL SELLABLE AREA | 766.50 | sq. ft |

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ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK



1 BR TYPE H

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 680.60 | sq. ft |
| BALCONY AREA        | 85.25  | sq. ft |
| TOTAL SELLABLE AREA | 765.85 | sq. ft |

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ONE BEDROOM

FLOOR: 1



IRIDIAN PARK



1 BR TYPE I

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 679.63 | sq. ft |
| BALCONY AREA        | 203.33 | sq. ft |
| TOTAL SELLABLE AREA | 882.96 | sq. ft |

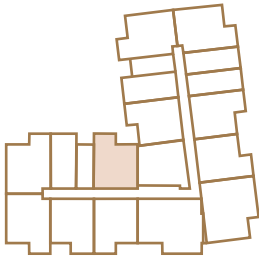
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ONE BEDROOM

FLOOR: 2, 3



IRIDIAN PARK



1 BR TYPE J

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 689.00 | sq. ft |
| BALCONY AREA        | 84.17  | sq. ft |
| TOTAL SELLABLE AREA | 773.17 | sq. ft |

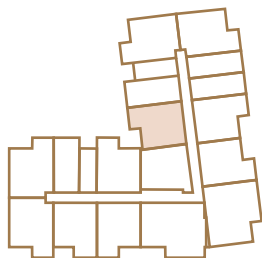
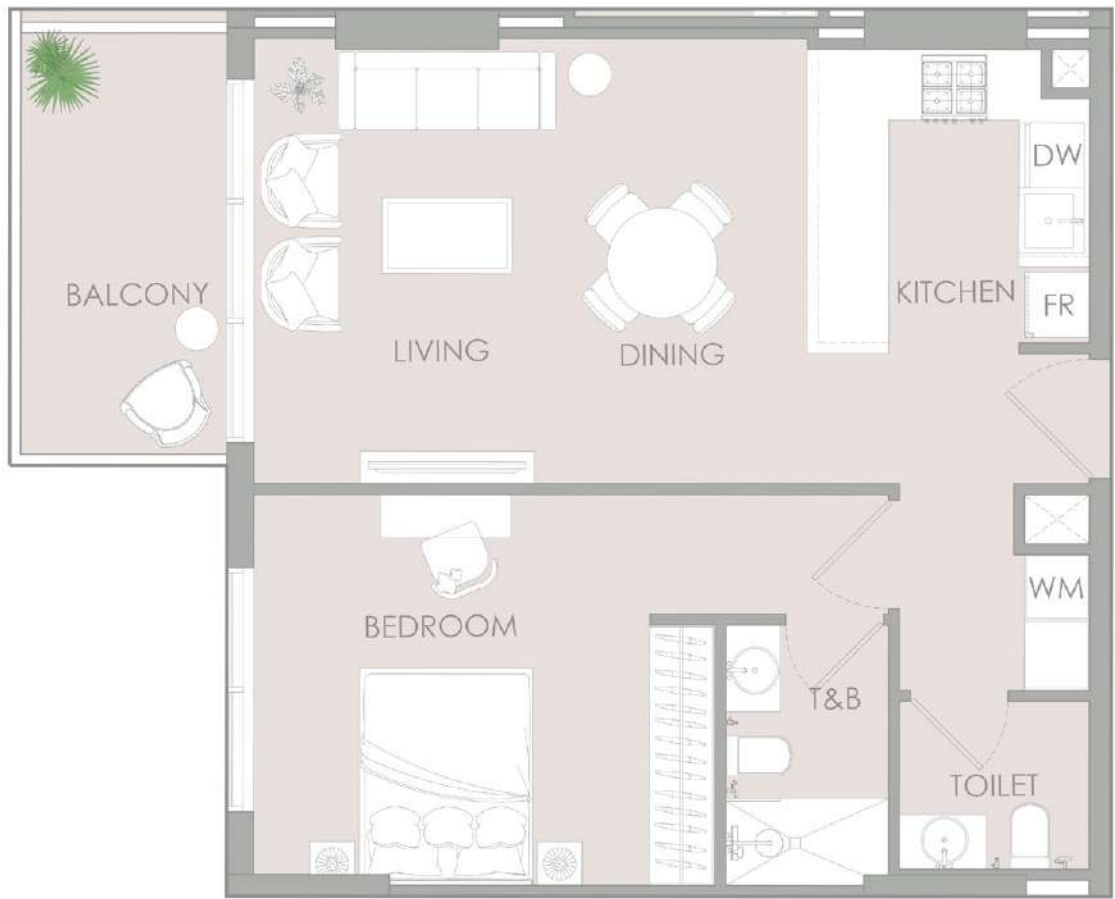
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ONE BEDROOM

FLOOR: 2, 3



IRIDIAN PARK



1 BR TYPE K

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 679.63 | sq. ft |
| BALCONY AREA        | 85.68  | sq. ft |
| TOTAL SELLABLE AREA | 765.31 | sq. ft |

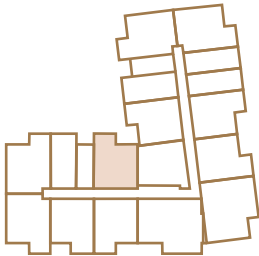
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ONE BEDROOM

FLOOR: 4, 5



IRIDIAN PARK



1 BR TYPE L

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 689.32 | sq. ft |
| BALCONY AREA        | 84.17  | sq. ft |
| TOTAL SELLABLE AREA | 773.49 | sq. ft |

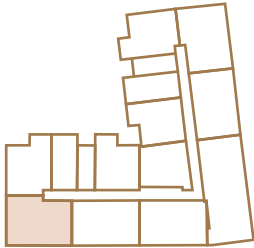
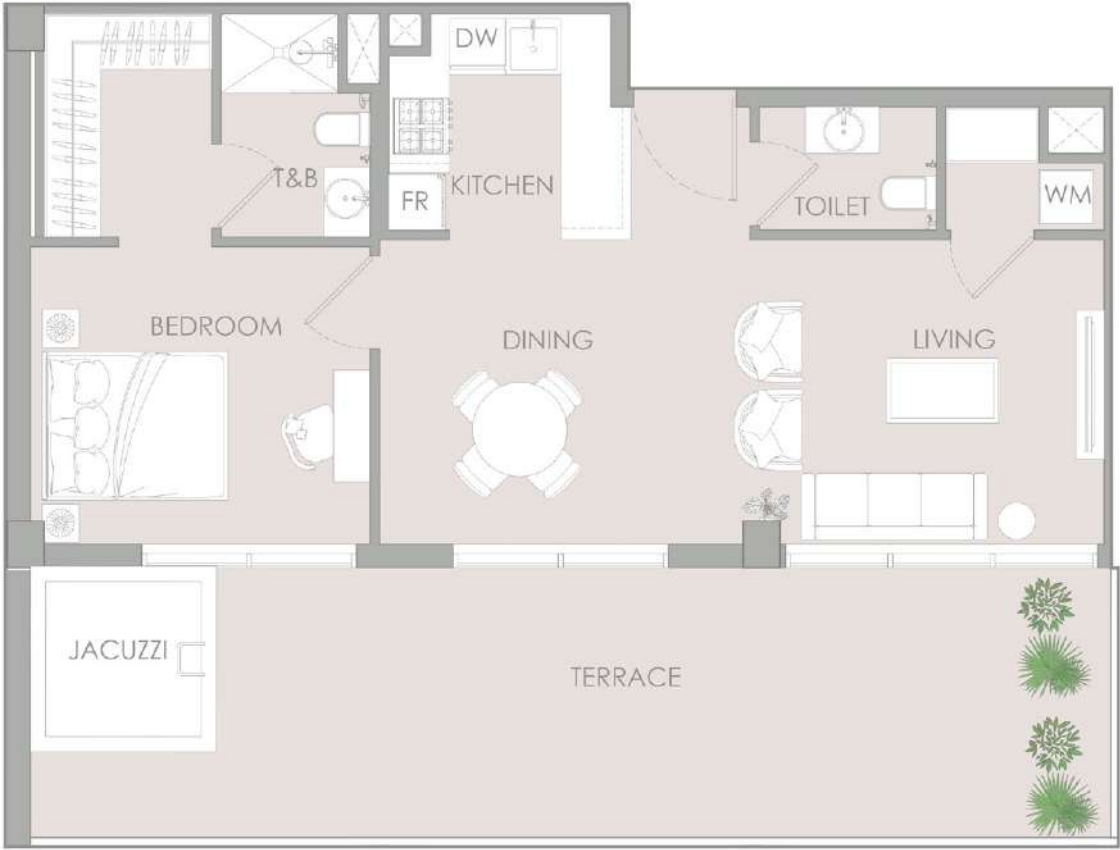
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# SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK



## SIGNATURE COLLECTION SC 1 BR TYPE M

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 689.00   | sq. ft |
| BALCONY AREA        | 428.40   | sq. ft |
| TOTAL SELLABLE AREA | 1,117.40 | sq. ft |

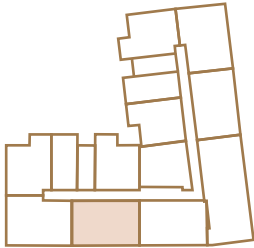
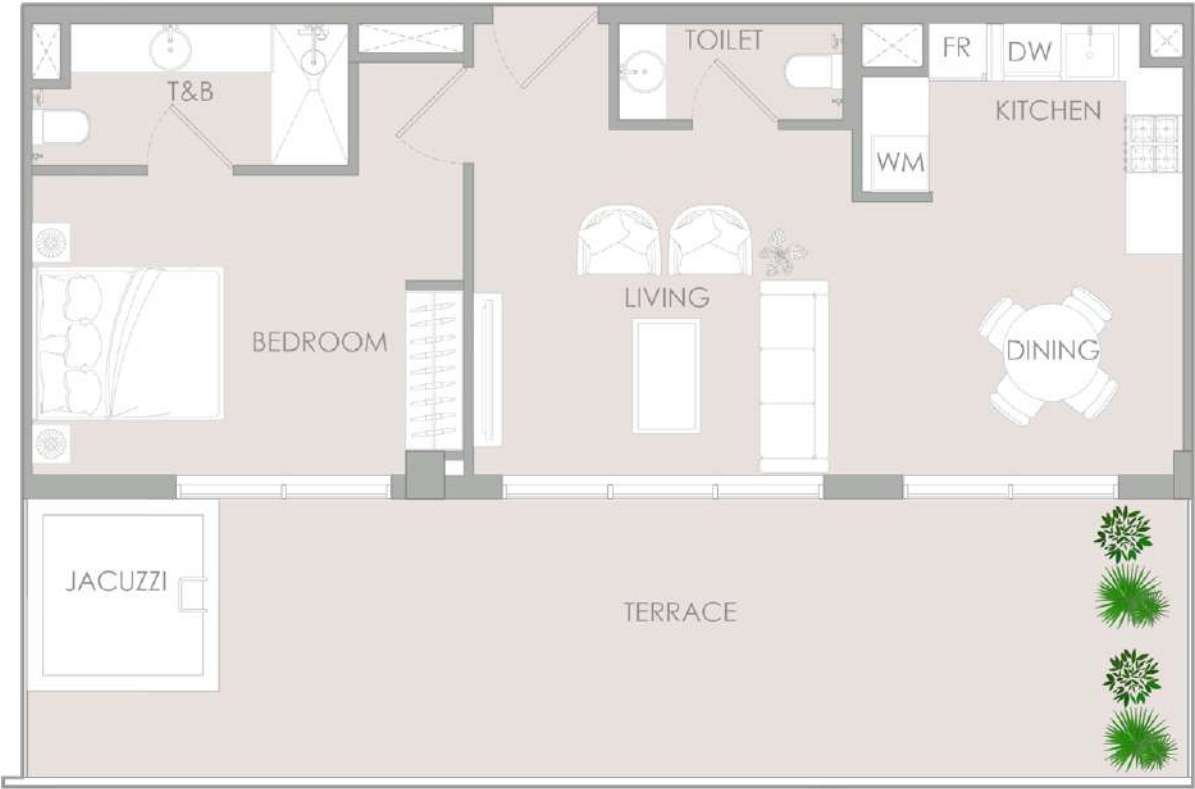
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SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK



SIGNATURE COLLECTION  
SC 1 BR TYPE N

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 635.29   | sq. ft |
| BALCONY AREA        | 397.19   | sq. ft |
| TOTAL SELLABLE AREA | 1,032.47 | sq. ft |

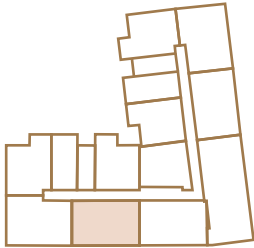
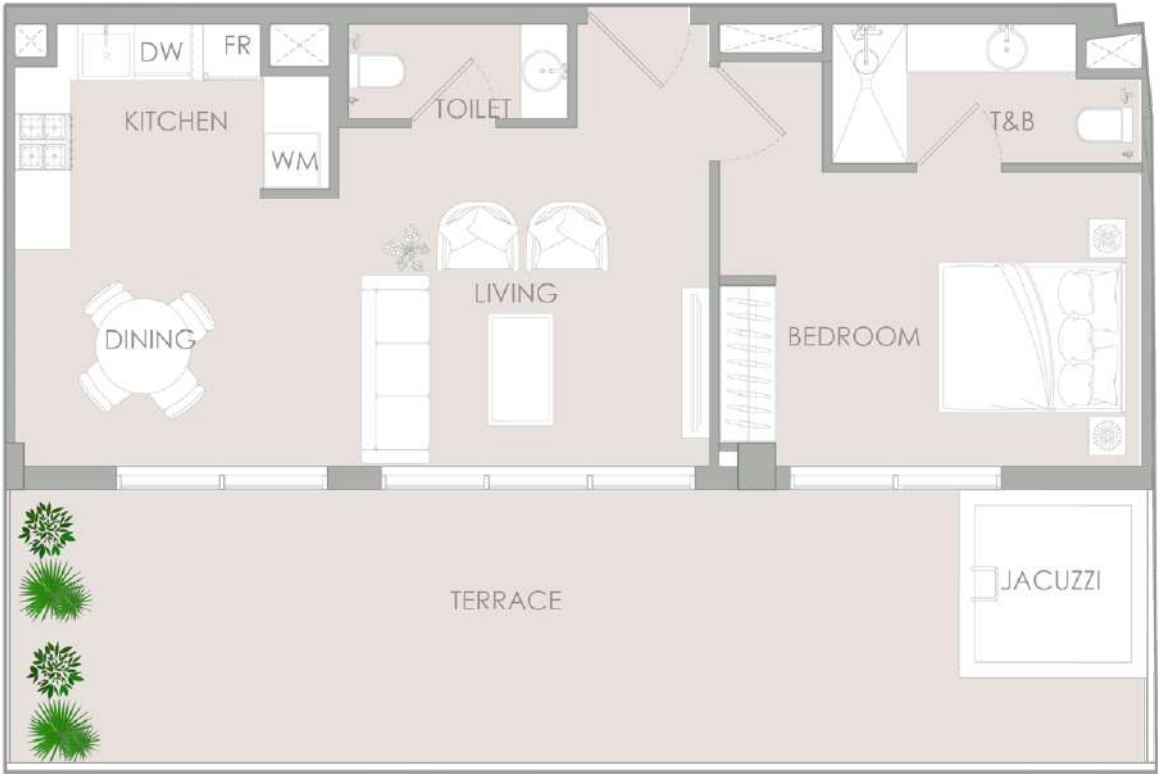
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SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK



SIGNATURE COLLECTION  
SC 1 BR TYPE O

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 632.81   | sq. ft |
| BALCONY AREA        | 397.19   | sq. ft |
| TOTAL SELLABLE AREA | 1,030.00 | sq. ft |

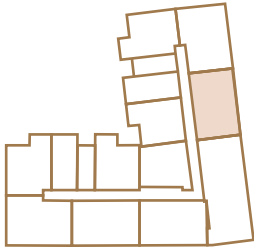
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SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK



SIGNATURE COLLECTION  
SC 1 BR TYPE P

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 633.13   | sq. ft |
| BALCONY AREA        | 397.08   | sq. ft |
| TOTAL SELLABLE AREA | 1,030.21 | sq. ft |

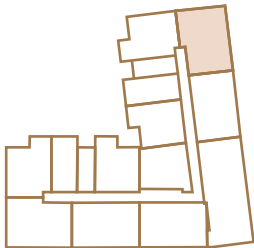
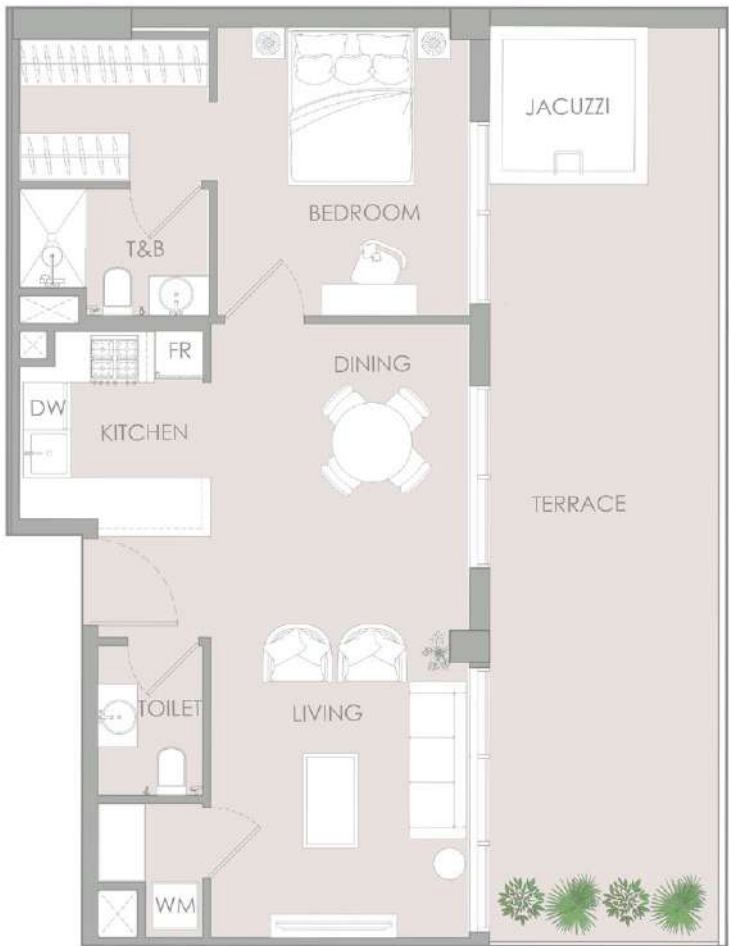
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SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK



SIGNATURE COLLECTION  
SC 1 BR TYPE Q

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 687.06   | sq. ft |
| BALCONY AREA        | 390.84   | sq. ft |
| TOTAL SELLABLE AREA | 1,077.90 | sq. ft |

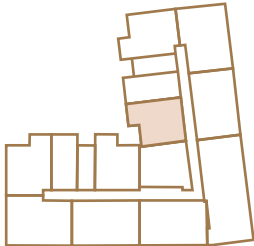
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ONE BEDROOM

FLOOR: 4, 5



IRIDIAN PARK



1 BR TYPE R

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 679.20 | sq. ft |
| BALCONY AREA        | 85.68  | sq. ft |
| TOTAL SELLABLE AREA | 764.88 | sq. ft |

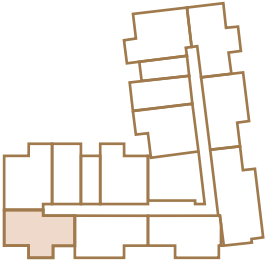
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# ONE BEDROOM

FLOOR: 5



IRIDIAN PARK



## 1 BR TYPE S

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 689.11 | sq. ft |
| BALCONY AREA        | 87.08  | sq. ft |
| TOTAL SELLABLE AREA | 776.19 | sq. ft |

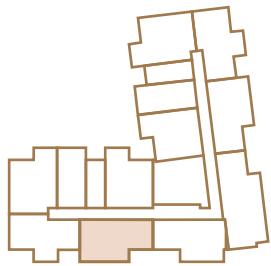
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ONE BEDROOM

FLOOR: 5



IRIDIAN PARK



1 BR TYPE T

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 635.39 | sq. ft |
| BALCONY AREA        | 178.25 | sq. ft |
| TOTAL SELLABLE AREA | 813.64 | sq. ft |

ONE BEDROOM

FLOOR: 5



IRIDIAN PARK



1 BR TYPE U

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 632.70 | sq. ft |
| BALCONY AREA        | 158.88 | sq. ft |
| TOTAL SELLABLE AREA | 791.58 | sq. ft |

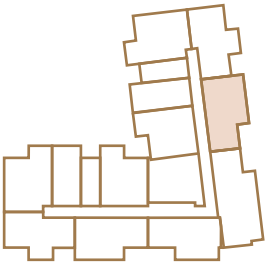
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ONE BEDROOM

FLOOR: 5



IRIDIAN PARK



1 BR TYPE V

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 633.24 | sq. ft |
| BALCONY AREA        | 178.25 | sq. ft |
| TOTAL SELLABLE AREA | 811.49 | sq. ft |

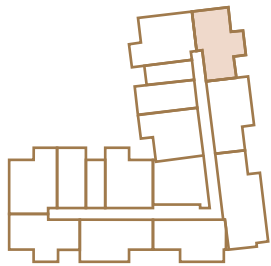
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ONE BEDROOM

FLOOR: 5



IRIDIAN PARK



1 BR TYPE W

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 687.17 | sq. ft |
| BALCONY AREA        | 87.94  | sq. ft |
| TOTAL SELLABLE AREA | 775.11 | sq. ft |



IRIDIAN PARK

One Bedroom Pro

ONE BEDROOM PRO

FLOOR: G



IRIDIAN PARK



1.5 BR TYPE A

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 846.90   | sq. ft |
| BALCONY AREA        | 257.90   | sq. ft |
| TOTAL SELLABLE AREA | 1,104.81 | sq. ft |

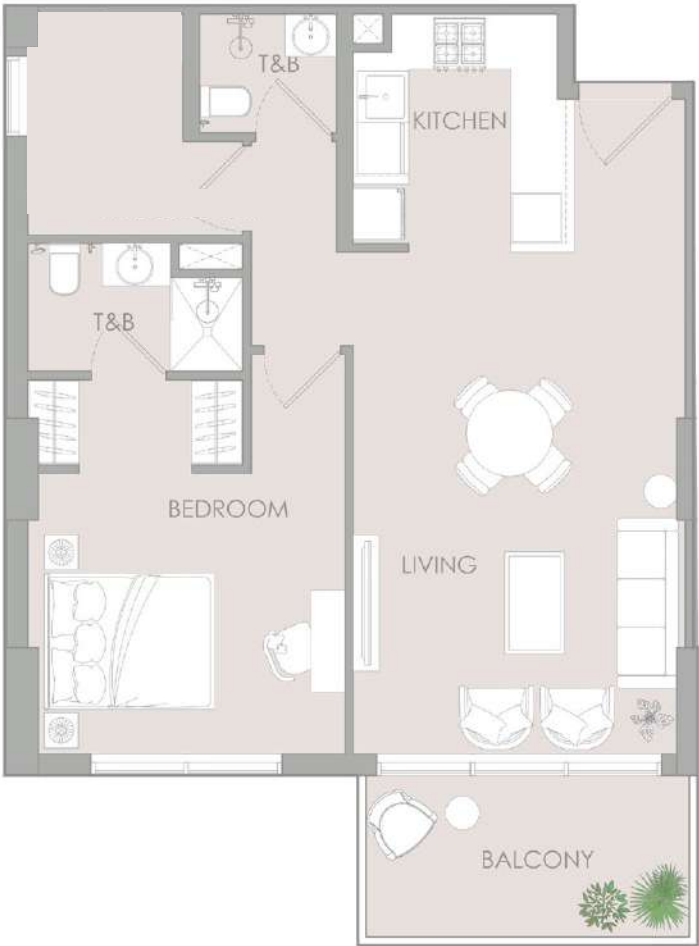
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ONE BEDROOM PRO

FLOOR: 1



IRIDIAN PARK



1.5 BR TYPE B

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 749.49 | sq. ft |
| BALCONY AREA        | 82.88  | sq. ft |
| TOTAL SELLABLE AREA | 832.37 | sq. ft |

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ONE BEDROOM PRO

FLOOR: 1



IRIDIAN PARK



1.5 BR TYPE C

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 744.54 | sq. ft |
| BALCONY AREA        | 85.57  | sq. ft |
| TOTAL SELLABLE AREA | 830.11 | sq. ft |

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ONE BEDROOM PRO

FLOOR: 1



IRIDIAN PARK



1.5 BR TYPE D

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 754.33   | sq. ft |
| BALCONY AREA        | 276.96   | sq. ft |
| TOTAL SELLABLE AREA | 1,031.29 | sq. ft |

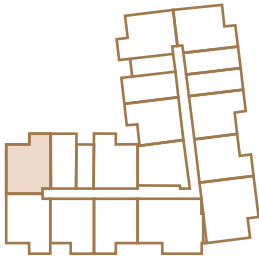
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# ONE BEDROOM PRO

FLOOR: 2, 3, 4



IRIDIAN PARK



## 1.5 BR TYPE E

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 751.21 | sq. ft |
| BALCONY AREA        | 83.42  | sq. ft |
| TOTAL SELLABLE AREA | 834.63 | sq. ft |

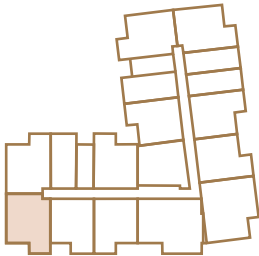
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ONE BEDROOM PRO

FLOOR: 2, 3



IRIDIAN PARK



1.5 BR TYPE F

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 749.49 | sq. ft |
| BALCONY AREA        | 82.34  | sq. ft |
| TOTAL SELLABLE AREA | 831.83 | sq. ft |

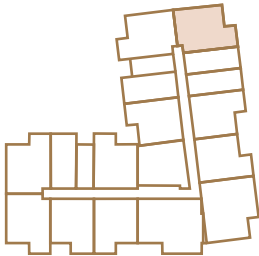
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# ONE BEDROOM PRO

FLOOR: 2, 3



IRIDIAN PARK



## 1.5 BR TYPE G

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 749.81 | sq. ft |
| BALCONY AREA        | 85.57  | sq. ft |
| TOTAL SELLABLE AREA | 835.39 | sq. ft |

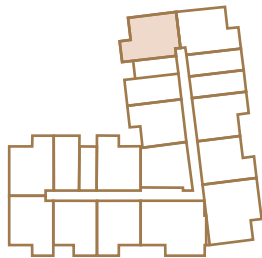
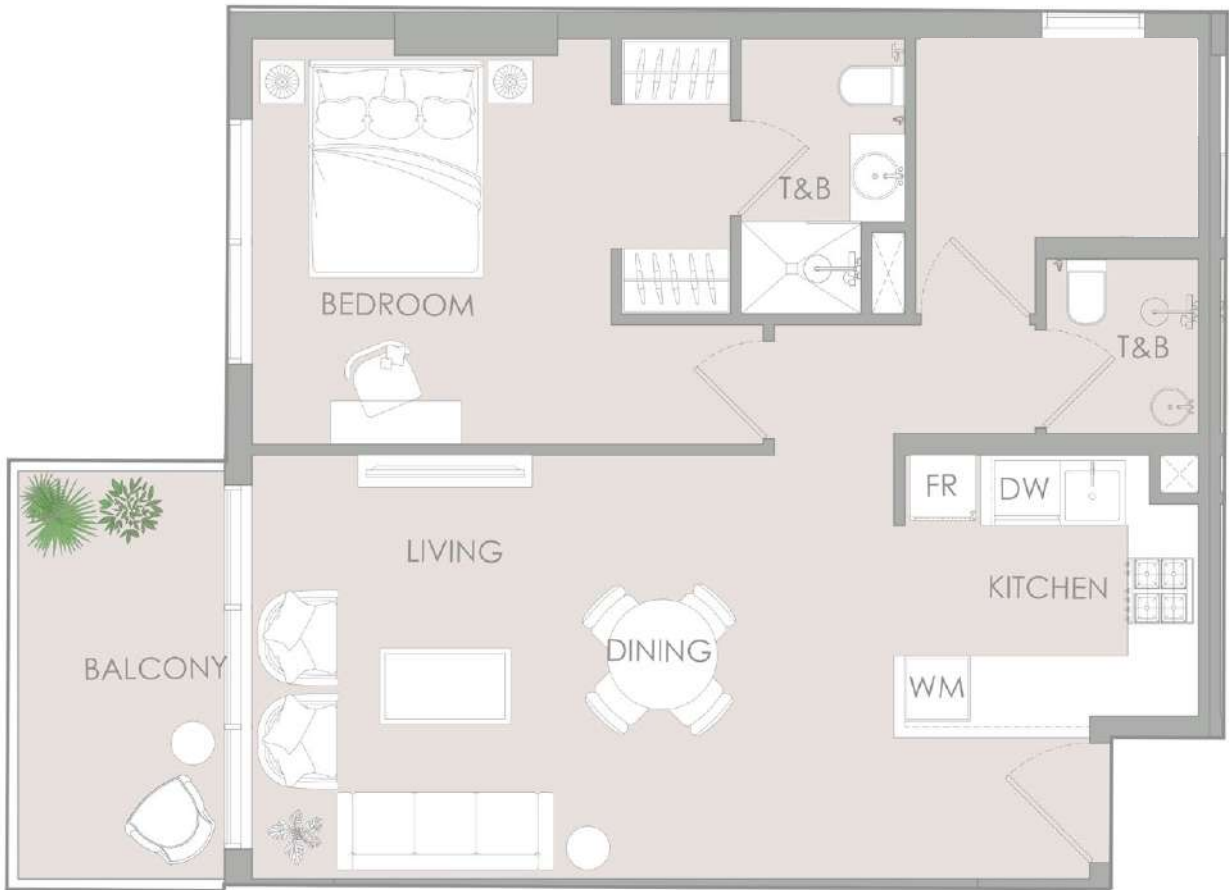
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# ONE BEDROOM PRO

FLOOR: 2, 3, 4, 5



IRIDIAN PARK



## 1.5 BR TYPE H

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 754.33 | sq. ft |
| BALCONY AREA        | 82.34  | sq. ft |
| TOTAL SELLABLE AREA | 836.68 | sq. ft |

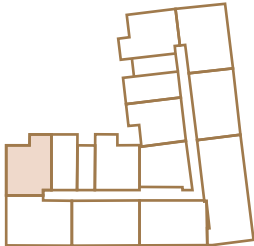
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# ONE BEDROOM PRO

FLOOR: 5



IRIDIAN PARK



## 1.5 BR TYPE I

|                     |        |        |
|---------------------|--------|--------|
| SUITE AREA          | 749.17 | sq. ft |
| BALCONY AREA        | 83.74  | sq. ft |
| TOTAL SELLABLE AREA | 832.91 | sq. ft |

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IRIDIAN PARK

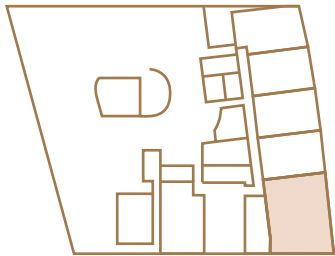
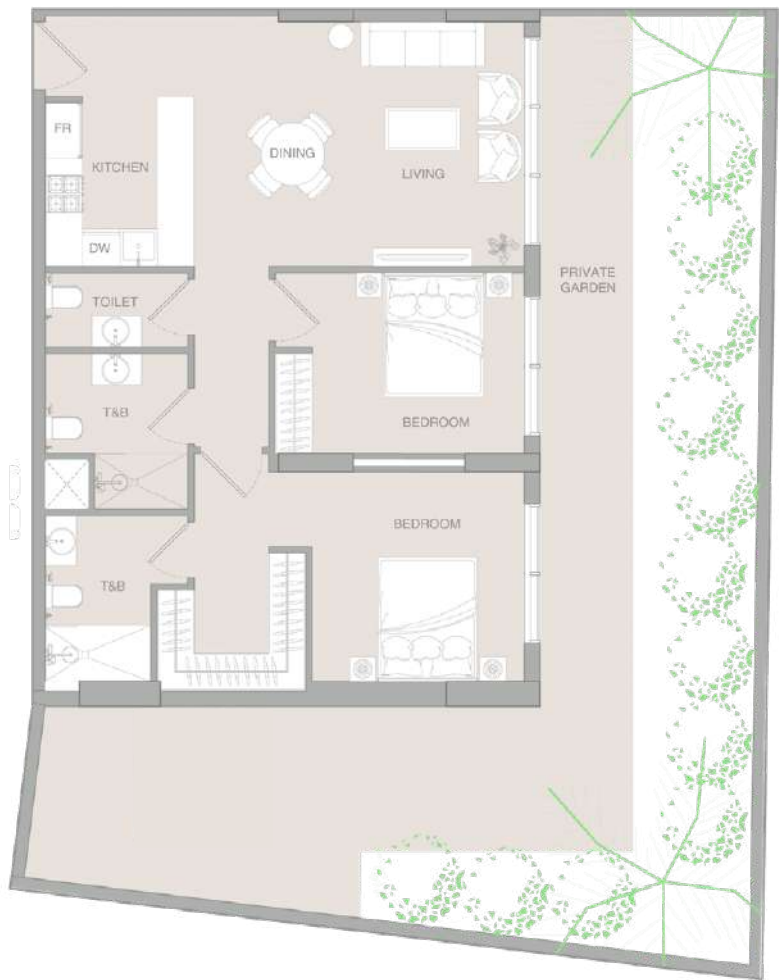
Two Bedroom

# SC TWO BEDROOM

FLOOR: G



IRIDIAN PARK



## SIGNATURE COLLECTION SC 2 BR TYPE A

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 941.09   | sq. ft |
| BALCONY AREA        | 922.25   | sq. ft |
| TOTAL SELLABLE AREA | 1,863.34 | sq. ft |

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# TWO BEDROOM

FLOOR: 1



IRIDIAN PARK



## 2 BR TYPE B

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 1,014.28 | sq. ft |
| BALCONY AREA        | 157.37   | sq. ft |
| TOTAL SELLABLE AREA | 1,171.65 | sq. ft |

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# TWO BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK



## 2 BR TYPE C

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 939.47   | sq. ft |
| BALCONY AREA        | 162.21   | sq. ft |
| TOTAL SELLABLE AREA | 1,101.69 | sq. ft |

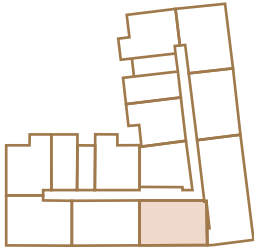
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# TWO BEDROOM

FLOOR: 2, 3



IRIDIAN PARK



## 2 BR TYPE D

|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 1,015.04 | sq. ft |
| BALCONY AREA        | 157.37   | sq. ft |
| TOTAL SELLABLE AREA | 1,172.41 | sq. ft |

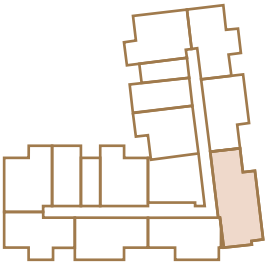
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SC TWO BEDROOM

FLOOR: 4



IRIDIAN PARK



SIGNATURE COLLECTION  
SC 2 BR TYPE E

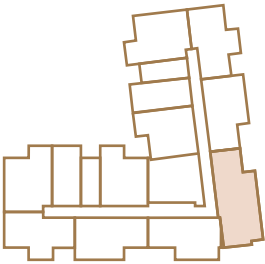
|                     |          |        |
|---------------------|----------|--------|
| SUITE AREA          | 812.14   | sq. ft |
| BALCONY AREA        | 798.36   | sq. ft |
| TOTAL SELLABLE AREA | 1,610.50 | sq. ft |

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**TWO BEDROOM**  
FLOOR: 5



IRIDIAN PARK



**2 BR TYPE F**

|                     |                 |        |
|---------------------|-----------------|--------|
| SUITE AREA          | <b>812.14</b>   | sq. ft |
| BALCONY AREA        | <b>254.78</b>   | sq. ft |
| TOTAL SELLABLE AREA | <b>1,066.92</b> | sq. ft |

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IRIDIAN PARK



**Object 1**