

JVC DUBAI

VALORE

• RISE TO ABSOLUTE FREEDOM •



Representative image

RISE TO ABSOLUTE *Freedom*

SRG HOLDING LIMITED

Dubai based SRG Holding is one of the leading family-owned holding companies in the UAE, with extensive operations in property development and management, hospitality, real estate investments, and wholesale trading. Some of the city's most recognisable landmarks have been built and managed by SRG Holding. The group operates across the entire real estate value chain, including project development, facilities management, and leasing and sales services.



JVC, A *Neighbourhood* THAT CELEBRATES YOUR FREE SPIRIT.

Representing a new expression of contemporary Dubai living, where thoughtful urban planning, everyday convenience, and enduring investment value come together.

Set within a well-connected and vibrant community, JVC offers an elegant balance between tranquil residential living and the energy of the city. Landscaped surroundings, contemporary residences, curated retail, cafés, wellness destinations, and essential amenities create an environment designed around modern lifestyles.

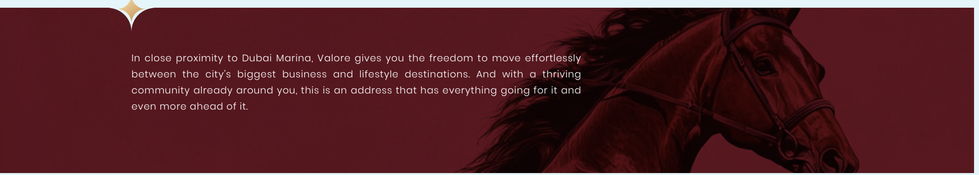
Its strategic location provides seamless connectivity to Dubai's key business districts, leisure destinations, and major road networks. And you are right at the crossroads of Al Khail Road and Sheikh Mohammad Bin Zayed Road.

- High Demand for Family Living in JVC
- Excellent Rental Yields
- Trusted Developer with Proven ROI
- Innovative Design & Prime Location



Representative Image

THE WORLD UNFOLDS FROM YOUR EXTRAORDINARY *Address*



In close proximity to Dubai Marina, Valore gives you the freedom to move effortlessly between the city's biggest business and lifestyle destinations. And with a thriving community already around you, this is an address that has everything going for it and even more ahead of it.





Representative image

A STRIDE AWAY FROM *Dubai's* FINEST.

- Dubai Marina – 20 min
- Downtown Dubai – 20 min
- JBR Beach – 20 min
- Dubai Miracle Garden – 10 min
- Mall of the Emirates – 15 min
- Dubai Hills Mall – 20 min
- Circle Mall – 5 min

Representative image


Representative image

PRESTIGIOUS *Institutions* ONLY MOMENTS AWAY.

- JSS International School – 5 min
- Sunmarke School – 10 min
- Arcadia British School – 10 min
- Nord Anglia International School – 15 min
- Dubai British School Jumeirah Park – 15 min


Representative image



Representative image

CLOSE TO *Dubai's* BIGGEST POWER HUBS.

- Dubai Media City – 15 min
- Dubai Internet City – 15 min
- Jumeirah Lake Towers – 15 min
- Business Bay – 20 min

Representative image



Representative image

SEAMLESSLY CONNECTED TO THE CITY'S KEY *Corridors*

- Al Khail Road
- Sheikh Mohammed Bin Zayed Road
- Dubai Metro Gold Line
- Airport Express Line
- Cyan Line

A *life* THAT TRULY SETS YOU FREE.

You've never been one to settle.
There has always been something more to reach for. A bigger ambition. A better experience. A life that lives up to everything you've imagined.
And the greatest upgrade is the freedom to enjoy it all. To pursue what excites you. To slow down when you choose. To experience more on your own terms.
Because when you're always moving forward, you deserve a place that lets you feel truly free.



Representative image



Artistic Impression

Behold

THE MIGHTY PHENOMENON.

LAUNCHING

JVC DUBAI

VALORE

RISE TO ABSOLUTE FREEDOM

WORLD-CLASS AMENITIES | MASTERFULLY-CRAFTED RESIDENCES | G+3P+16 Floors Podium parking


THE Freedom TO
LUXURIATE IN LIFE'S
FINEST PLEASURES.
Representative image



Representative image

INFRA-RED *Light*
THERAPY ROOM TO
RESTORE FROM WITHIN.



Representative image



Representative image

Coffee BAR & SOCIAL
LOUNGE FOR A
GRANDER SOCIAL LIFE.



Representative image

A *Whimsical* JOURNEY OF PLAY AND WONDER AT THE PLAY MAZE



Representative image

A *Magical* WORLD
CRAFTED BY LITTLE
HANDS IN THE SHADED
SANDBOX

Representative image



PET *Grooming* BARN
FOR YOUR FURRY FRIENDS.



Artists' impression



SERENE *Pool*
FOR ENDLESS HOURS
OF ESCAPE.



Artists' impression

Residences AT VALORE

THE FREEDOM TO LIVE MAGNIFICENTLY.

For those who believe life is better lived grandly. Expansive spaces and sumptuous details create a setting every bit as impressive as the ambitions that brought you here.



BEAUTIFULLY *Perfect* HOMES FOR EVERY CHAPTER OF LIFE.

STUDIO

For those who live light but choose exceptionally well. A chic expression of luxury, where striking interiors and beautiful detailing make an impression far beyond its proportions.

1 BEDROOM

For those with discerning tastes and a desire for something distinctly more. A beautifully appointed world with a richer sense of indulgence and surroundings that know how to make a statement.

2 BEDROOM

For couples and families whose world is growing. Generous proportions bring an impressive sense of scale to family life and everything that comes with having more room to live grandly.

3 BEDROOM

For families who want the very best of the collection. Magnificent proportions and an undeniable sense of stature create a setting worthy of a life lived on a truly grand scale.



Artists' Impression

APARTMENTS

INTERIOR FINISHES

- Paint for main areas & porcelain tiles for kitchen and bathrooms
- Bespoke designed and fitted wardrobes in all bedrooms. (fitted internally with rails, shelves and drawers)
- Anti break Front door with spyhole for the main door

SHOW KITCHEN

- Bespoke designed & fitted kitchens incorporating concealed handle, soft-closing doors and drawers throughout
- High quality cupboard doors with quality durable finishes
- Concealed refuse and recycling storage
- Stone worktops with splash backs
- Deep Single undermount kitchen sink.

APPLIANCES (ELECTROLUX OR EQUIVALENT)

- Microwave-Oven combo
- Cook hob 30cm for studios and 60cm for 1BR.
- Recirculating Hood
- Integrated Fridge Freezer
- Combi Washer Dryer for laundry



MASTER SUITES

- Porcelain tiled walls and floors in bathroom
- Undercounter basins
- Concealed feature lighting
- Frameless, glass shower screens
- Ceiling mounted shower heads
- Wall-mounted WCs and concealed cistern (Geberit or equivalent WCs)
- Accessories – Grohe or equivalent
- Bath mixer with hand shower – Grohe or equivalent
- Separate Shower area

BATHROOMS

- Porcelain tiles on walls and floor in all bathrooms
- Undercounter basins
- Frameless, glass shower screens
- Wall-mounted WCs and concealed cistern with soft-close seat covers (Geberit or equivalent WCs)
- Accessories – Grohe or equivalent
- Hand shower kit in all bathrooms



Artists' Impression

COMMON AREA

ENTRANCE & CORRIDOR

- Feature entrance lobby with bespoke concierge desk
- Polished stone floor tiling
- Timber feature panels with stone skirting
- Tile flooring in common corridors & lift lobbies
- Walls finished with polished plasters & wallpapers

AMENITIES

- Outdoor temperature-controlled family pool and sunken seating,
- Fitness center which includes Gymnasium, Yoga studio & Meditation and outdoor walking areas,
- Wellness center equipped with Spa, Steam & sauna rooms
- Multipurpose rooms and co-working room,
- Kids outdoor playing area,
- Outdoor seating area and residents gathering,
- Residents-focused designed landscape area on ground floor and roof.

COMMON AREA & APARTMENTS

DETAIL SPECS

- Air Conditioning – VRF DAIKIN/LG or equivalent
- Ceiling – Gypsum ceiling, MR Gypsum in wet areas
- Lift – Kone, Schindler, Mitsubishi or equivalent
- Paint – Premium range of Caparol or equivalent
- Switches & Sockets – Legrand, ABB or equivalent
- Porcelain – Premium Grade
- Façade System- Alumil or equivalent with sliding balcony doors and double glazed panels

ELECTRICAL

- Audio door entry system
- Metal faced, slim line switches and sockets
- Energy efficient lighting throughout
- EV chargers for selective parking



Artists' Impression

TELECOMMUNICATIONS

- Containment/Wiring for TV, and data connection in all areas

PRIVACY AND SECURITY

- Controlled access to the building.
- 24 hours security.
- CCTV surveillance in common areas

THE STRENGTH OF *Brands*

Every home is elevated by carefully curated branded fitments, refined fixtures and premium finishes, bringing a quiet sense of sophistication and quality to every detail.

Artists' Impression

SIEMENS
Germany

GESSI
Italy

SMEG
Italy

GEBERIT
Italy

FLAMINIA.
Switzerland

Studio LUX

Starting From
AED 799,888
470 sqft



2-5 FLOORS



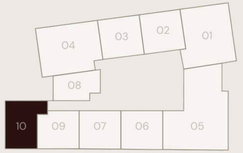
6-16 FLOORS



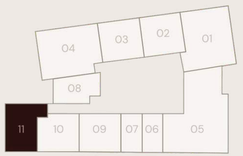
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1 BR

Starting From
AED 1,100,888
629 sqft



2-5 FLOORS



6-16 FLOORS



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2 BR LUX

Starting from
AED 1,900,888
1153 sqft



2-5 FLOORS



6-16 FLOORS



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3 BR with maid's room

Starting From
AED 2,700,888
1805 sqft



2-5 FLOORS



6-16 FLOORS



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GRID

DLM PARTNER

SRG HOLDING LIMITED