

OAK YARD

NEXT GEN LIVING IN JVC



OAK YARD RESIDENCES

Next Gen Living In JVC





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

18

studios

190

apartments

131

1-bedroom apartments

39

2-bedroom apartments

2

two-storey penthouses

245 M² (2637 ft²)

of commercial space

Q4 2026

completion

4

elevators per floor

3

parking levels + ground floor

20+

services for residents

Location Recharge

PROVEN LOCATION

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

- 01 Palm Jumeirah (15 minutes)
- 02 Blue Waters (20 minutes)
- 03 Dubai International Airport (30 minutes)
- 04 Burj Al Arab (22 minutes)



METRO EXPANSION PLAN: SEAMLESS CONNECTIVITY FOR JVC

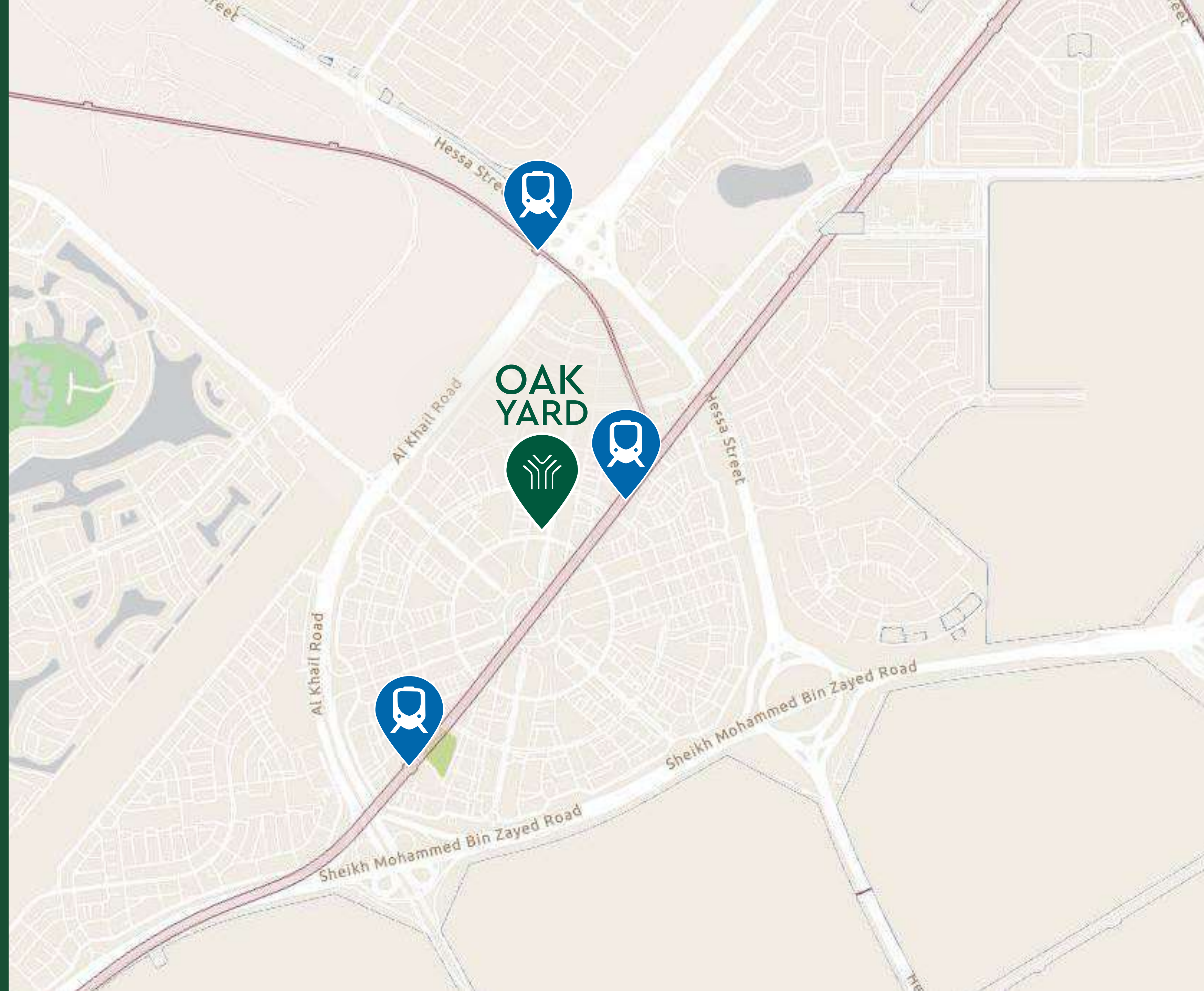
NEW METRO LINES
COMING BY 2030

RTA (Dubai's Roads and Transport Authority) is planning a significant expansion of the metro system by 2030.

One of the proposed lines will connect Al Maktoum Airport and the surrounding new communities, including JVC.

This will greatly enhance the transport accessibility of JVC and boost the attractiveness of the area for investors and residents alike.

*As per Urban Master Plan – 2040





Nature Lounge

ECO-LOBBY WITH A PLEASANT ATMOSPHERE

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

Bonsai tree

Y YARD

Nature Lounge

 YARD

Aromatherapy

Concierge-desk

ECO-LOBBY WITH A NICE ATMOSPHERE

Nature Lounge

 YARD

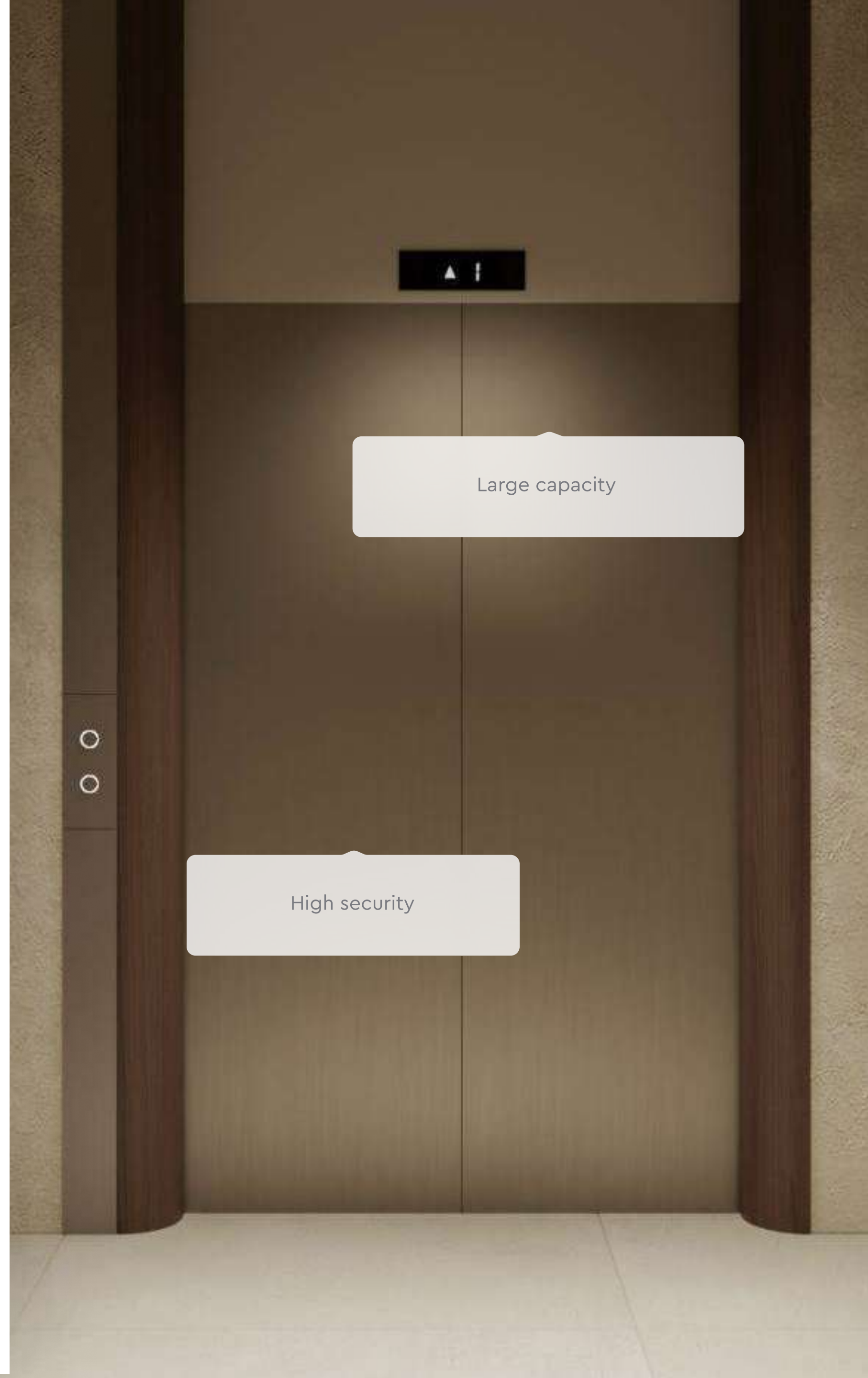
Background music



4

ELEVATORS FOR 11 APARTMENTS

(on the floor)



#1 MOST SPACIOUS GYM IN THE JVC

The Largest Gym

2152 sq.ft.

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



The Largest Gym

The gym has an area of 200 m² (2150 ft²)

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



Recharge The Largest Gym in JVC



PERFECT PLACE TO WORK

NextGen Workhub

Our NextGen Workhub is a fully equipped coworking space – ideal for freelancers, entrepreneurs, and remote professionals.

No extra costs for office rent and no wasted time commuting.



LECTURE ROOM

for events and presentations

ZOOM ROOMS

soundproof booths for calls

CONFERENCE ROOMS

for focused meetings

SOFT AREA

reading, brainstorming, relaxation

WORKPLACES

quiet desks for productivity

HEALTHY-BAR

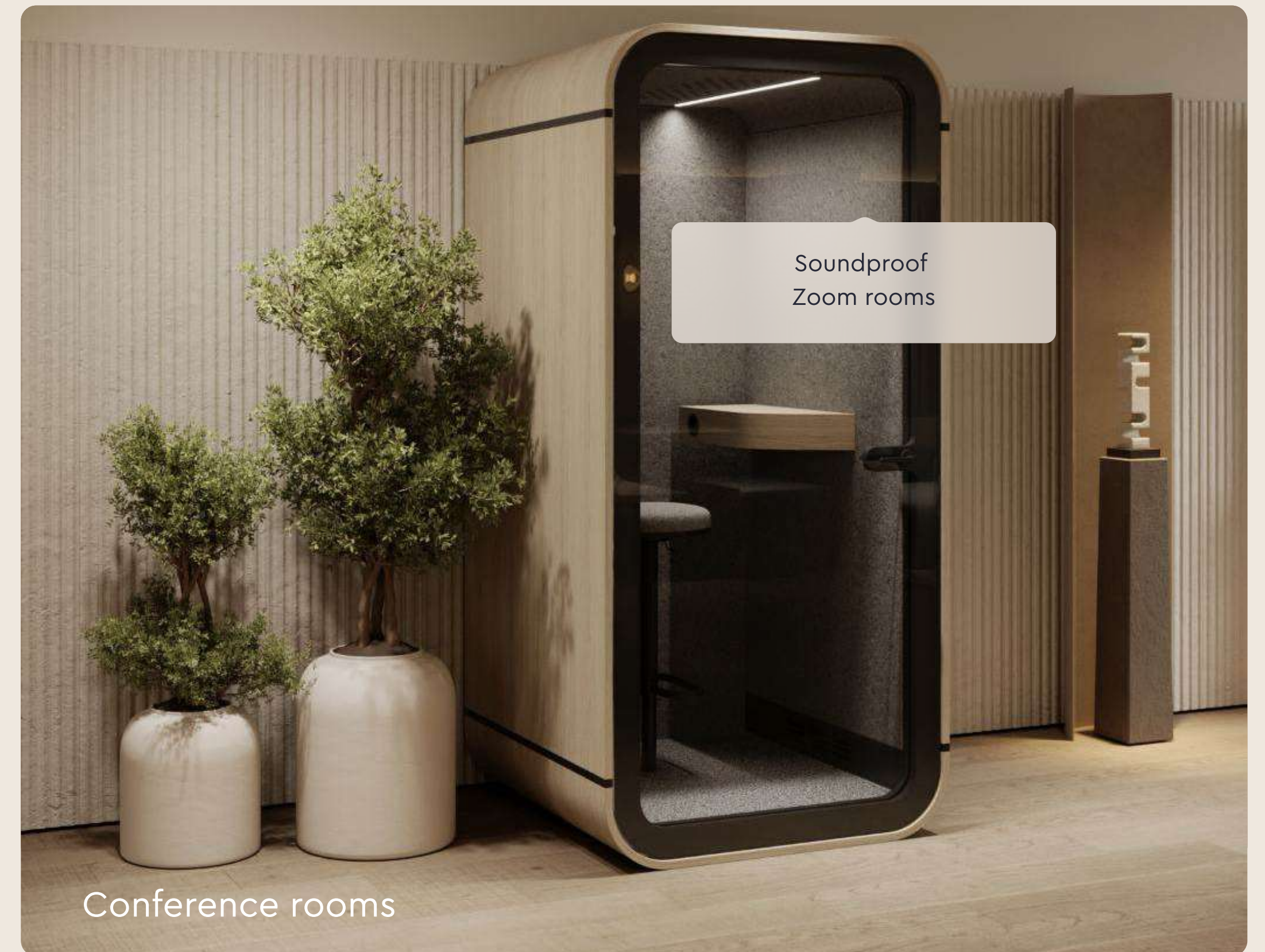
for snacks and coffee during work

PERFECT PLACE TO WORK

NextGen Workhub



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PERFECT PLACE TO WORK

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BIOLIVING SPACE FOR KIDS

Kids' activity center

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



YARD

RECHARGE YOUR LIFE.
RECHARGE YOUR INVESTMENT.



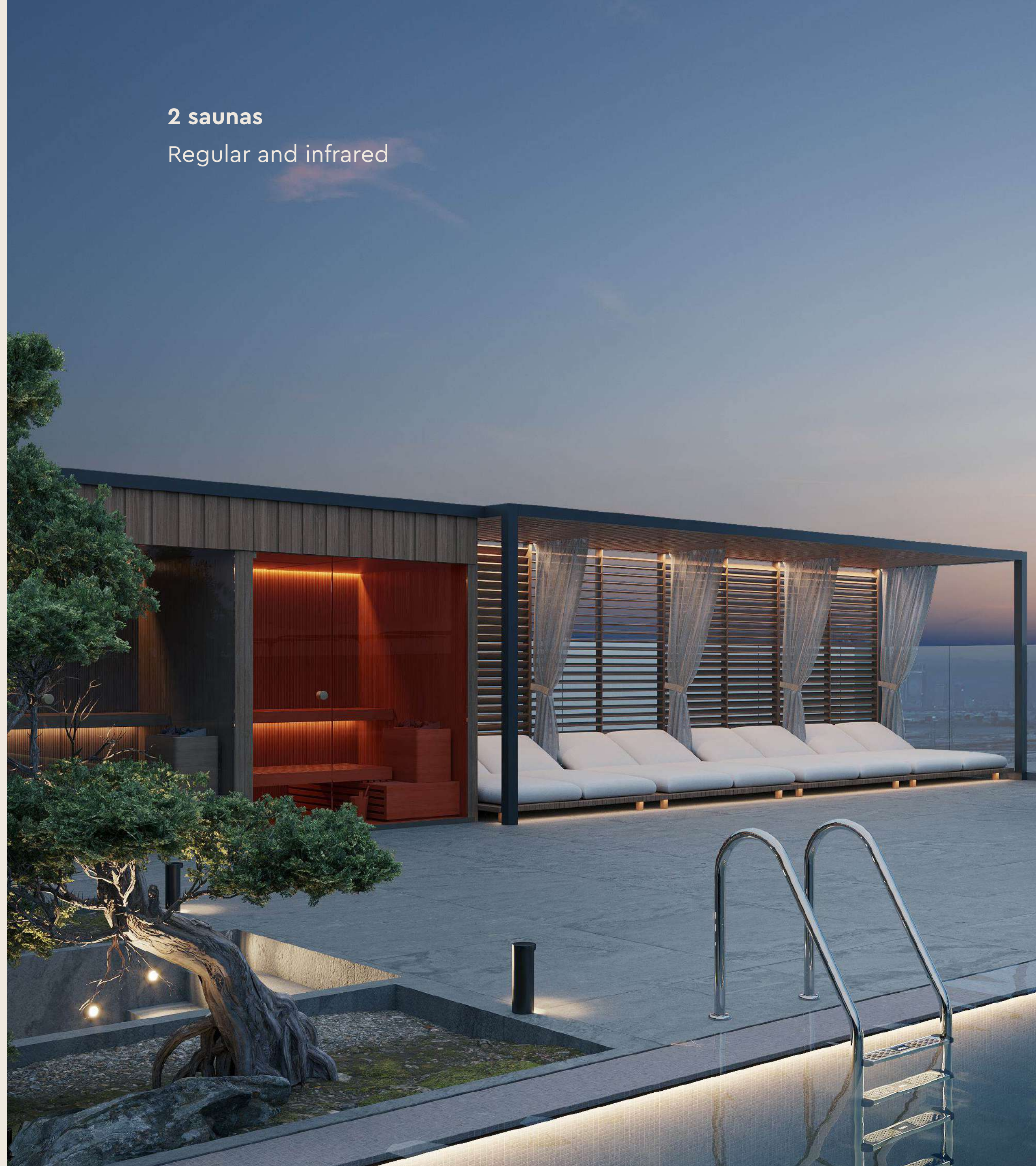
BBQ area

Private areas with grill



2 saunas

Regular and infrared



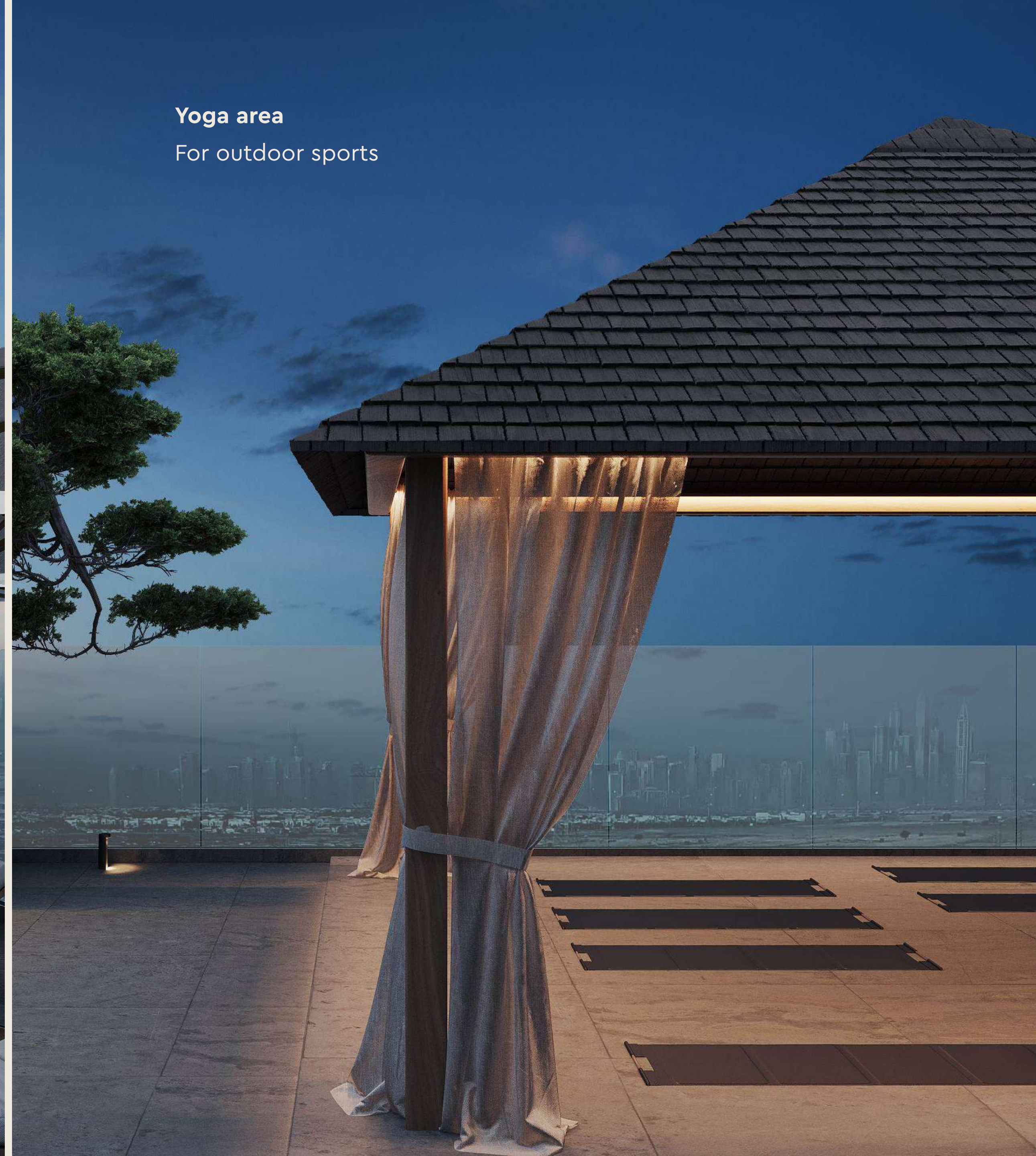
Pool 27 meters

Length of the pool with cabanas and sunbeds



Yoga area

For outdoor sports



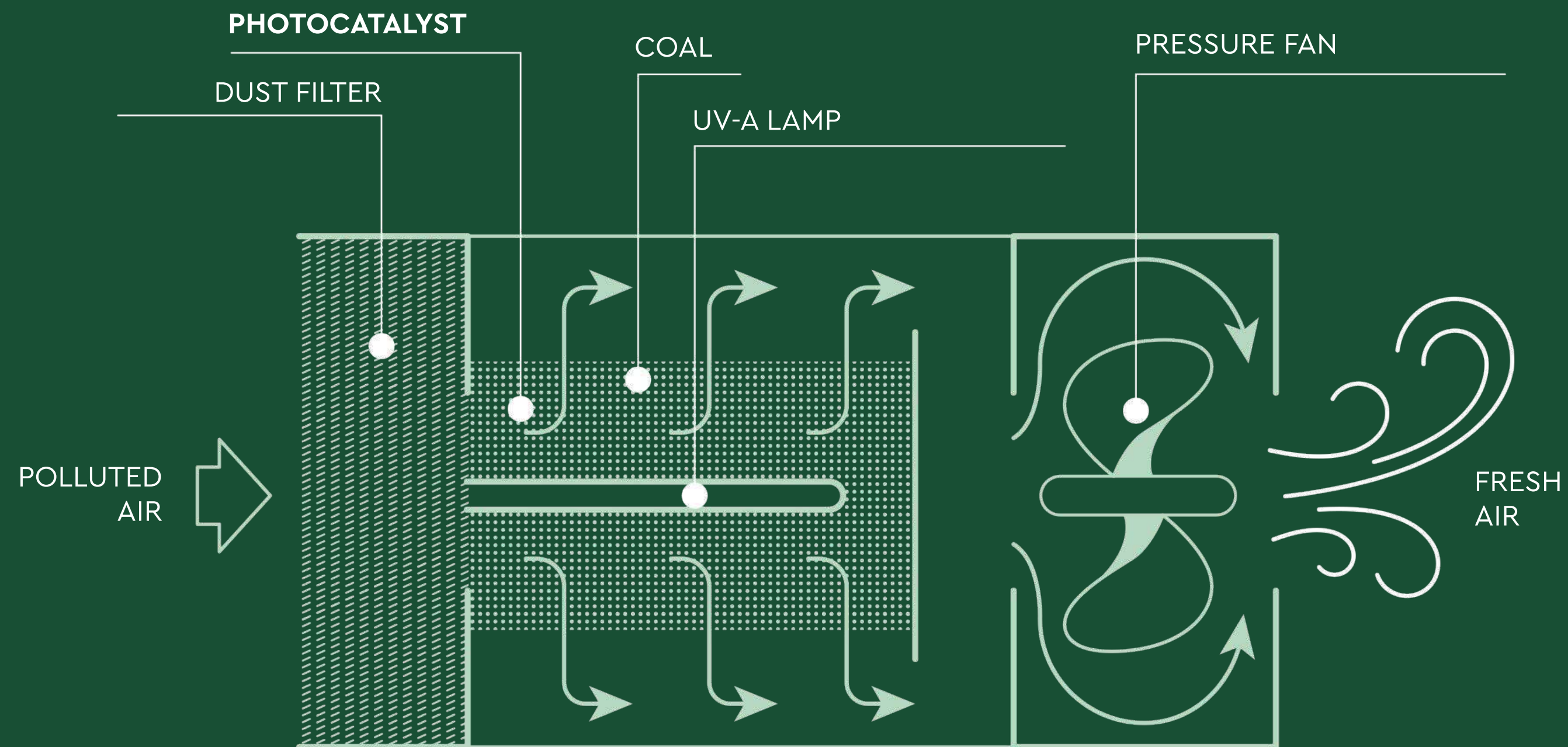
STORAGE SPACE

Resident Storage

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



THE CLEANEST AIR IN DUBAI



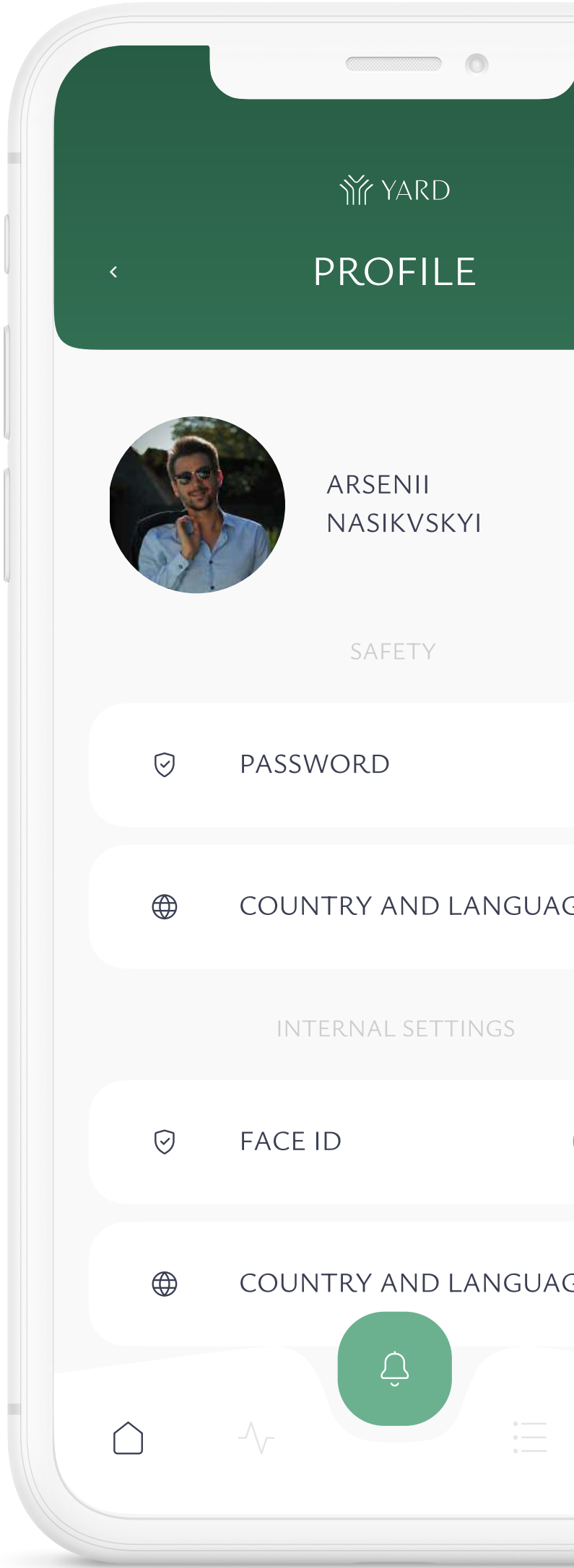
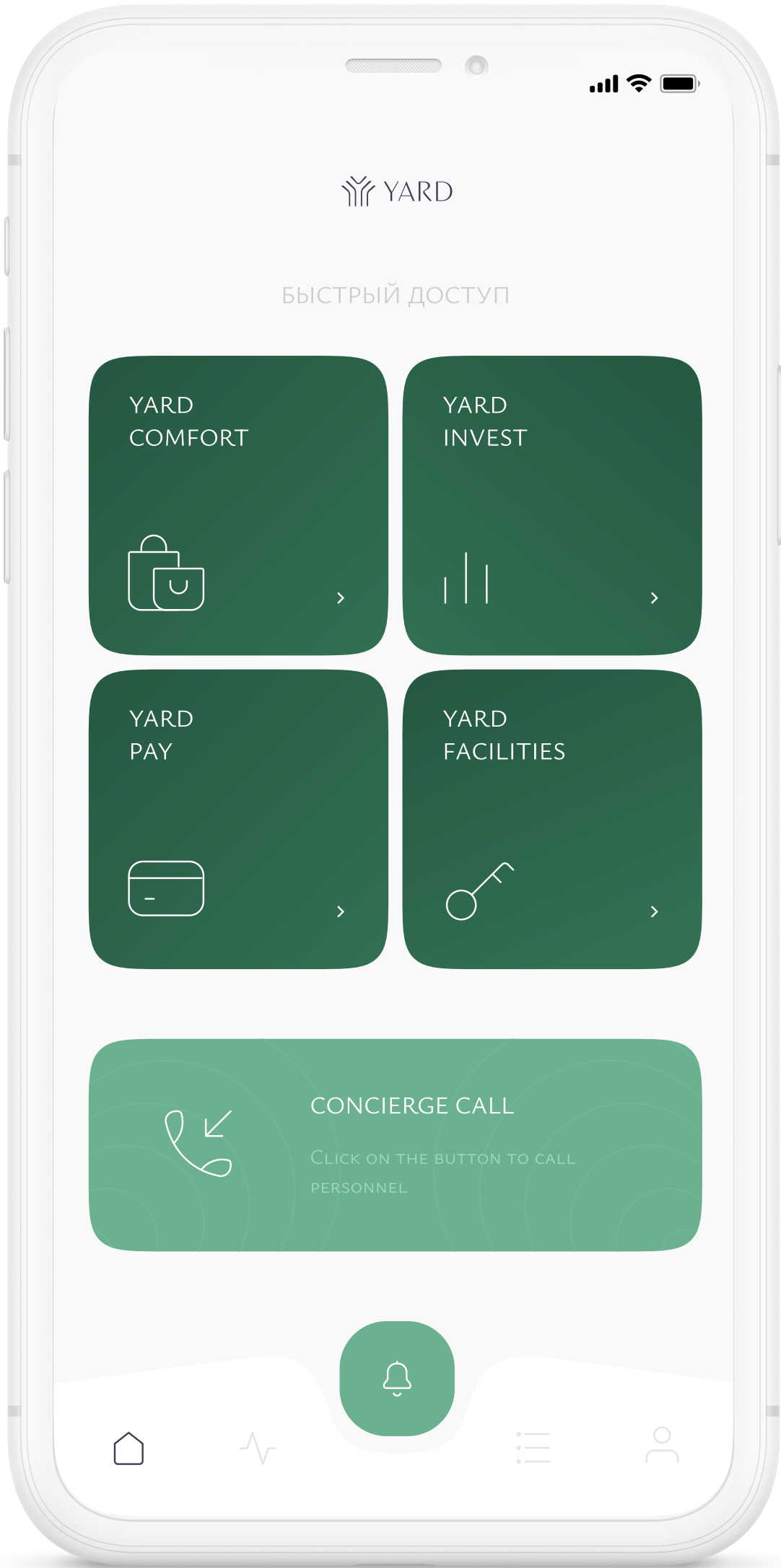
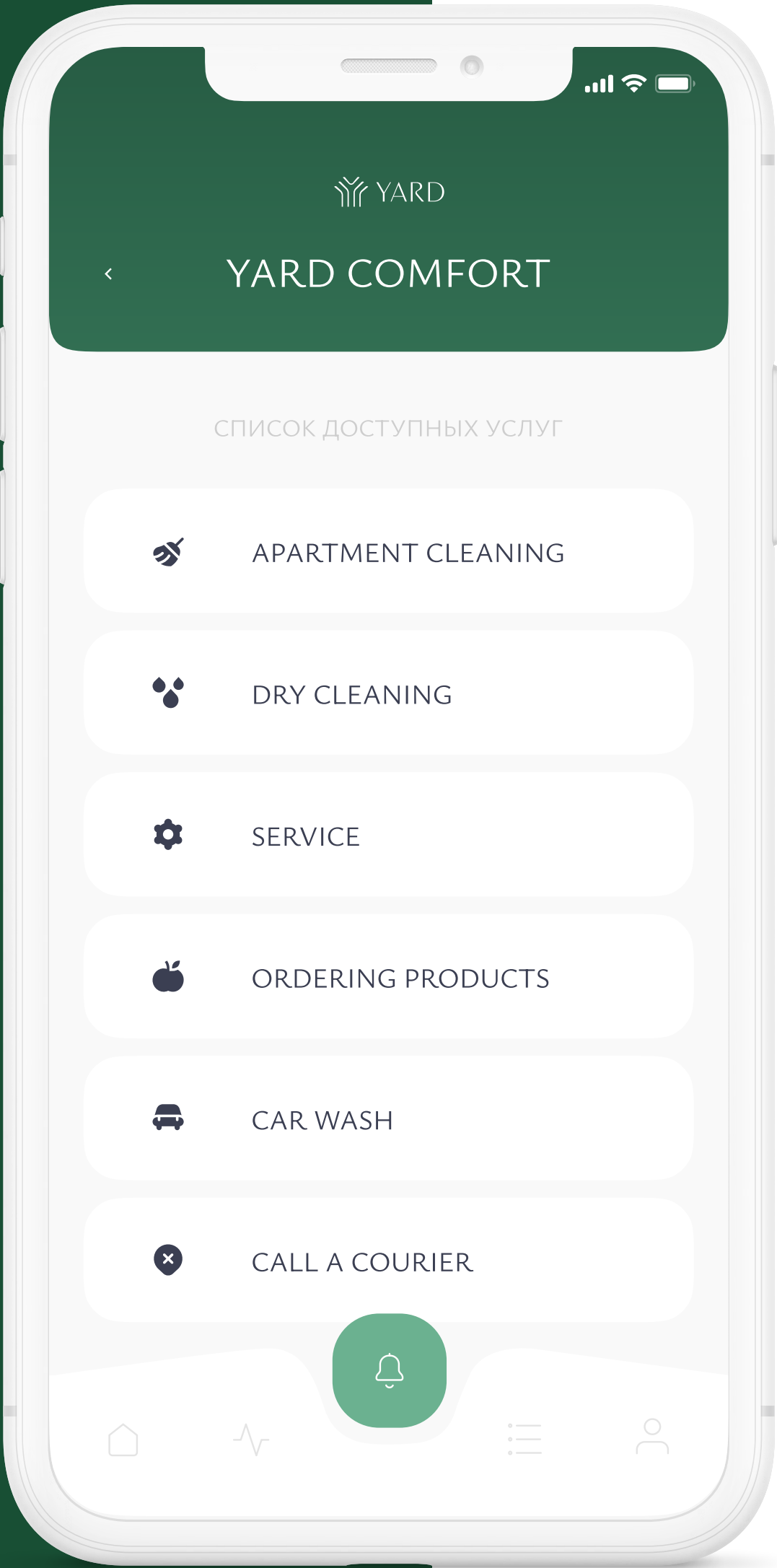
- The cleanest air in Dubai
- Photocatalytic air filtration system
- Air purification rate up to 99.9%
- Elimination of fine dust less than 1 micron
- Unlike conventional supply ventilation, virus-free air purification
- Elimination of exhaust fumes and unpleasant odors

DIGITALIZATION

Smart Living App

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

Smart Living App

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



A TERRACE IN EACH APARTMENT

from 5 m² to 116 m²
(54 ft² to 1249 ft²)







PROJECT PARTNERS

The Oak Yard Residences is supported by a world-class team of architects, engineers, and designers recognized on the international arena.

ARCHIMATIKA ARCHITECTURE

Designed more than 9.4 million square meters

CVTEC CONSULTING ENGINEERS

Licensed top level consulting firm with 200+ completed developments

SIVAK + PARTNERS INTERIOR DESIGN

10+ years experience and 30+ European Awards

EXPOLIGHT LIGHTENING

World 1st Light Architecture Company

YOUR STABLE INVESTMENT AND RELIABLE PARTNERS

THANKS FOR CHOOSING US

