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CENTRAL


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PARKING ENTRANCE
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THE VISION

CENTRAL TODAY.
VALUED TOMORROW.

Built for what matters.

At Cavara Development, Building What Matters means creating places that stay meaningful beyond the present. Cavara Central brings this philosophy to Jumeirah Garden City, pairing central connectivity with thoughtfully designed residences.

URBAN. CENTRAL. MODERN.







THE NEIGHBOURHOOD

ESTABLISHED.
WELL POSITIONED.

Evolving with Dubai.

Jumeirah Garden City holds a distinctive position in central Dubai, combining the advantages of centrality with a neighbourhood character of its own. As the area continues to develop, it offers a balance between accessibility and neighbourhood living.

MATURE. DISTINCT. RELEVANT.



THE NEIGHBOURHOOD

A NEW CHAPTER IS BEING WRITTEN

in central Dubai.

Already well connected, with nearby metro stations, major roads and everyday essentials, the area is now shaped by new residences and urban improvements. Dubai's planned Metro Gold Line adds another dimension to this evolution.

POTENTIAL. CHARACTER. CONNECTIVITY.







LOCATION

CENTRAL. CONNECTED.

Close to it all.

DRIVING DISTANCES

~1 min	Upcoming Metro Gold Line
~1 min	Jumeirah Garden City Park
~2 mins	Sheikh Zayed Road
~5 mins	City Walk
~8 mins	Dubai World Trade Centre
~8 mins	Zaabeel First
~10 mins	DIFC
~10 mins	Jumeirah One
~11 mins	La Mer
~11 mins	Museum of the Future
~12 mins	Dubai International Airport
~12 mins	Downtown Dubai / Dubai Mall


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ARCHITECTURE

CLEAR IN FORM.
PRECISE IN DETAIL.

Designed to endure.

Clean architectural lines and carefully considered proportions give the building a distinctive presence in Jumeirah Garden City. From the overall silhouette to the finer details, every element contributes to a cohesive identity.

CRAFTED. INTENTIONAL. CONSIDERED.




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LIFE BEYOND YOUR FRONT DOOR.

Every shared space, considered.

Ground floor

- Arrival lobby
- Reception and residents' lounge
- Lobby library

First floor

- Swimming pool and cabanas
- Landscaped garden
- Outdoor cinema
- Children's play area
- Lounge terrace

Rooftop

- Fitness studio
- Rooftop lounge
- Outdoor dining terrace

REFINED. COHESIVE. WELCOMING.

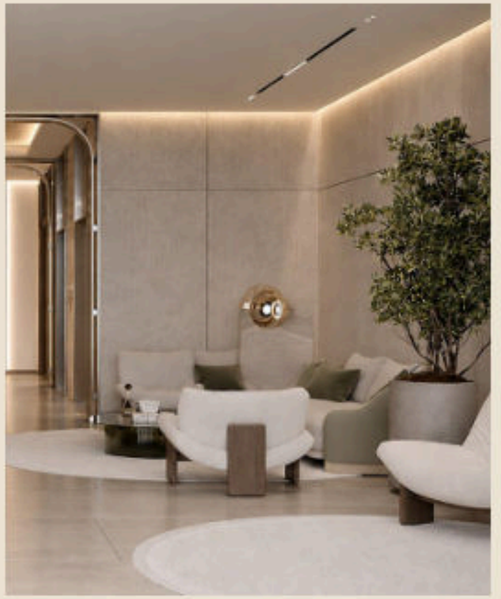






ARRIVAL

The Lobby

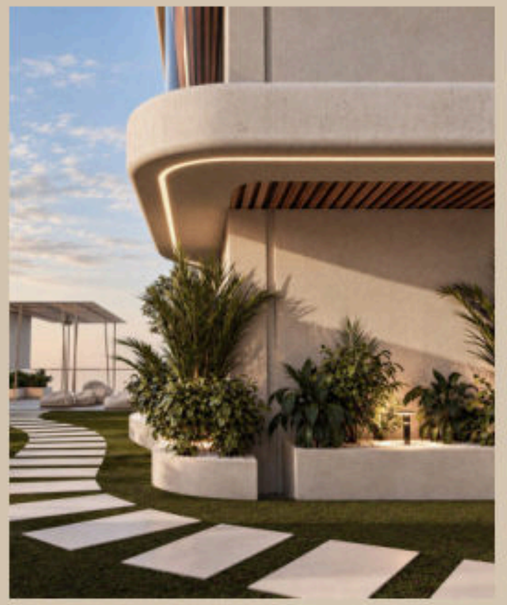


The lobby introduces Cavara Central through a calm, contemporary interior. Carefully selected materials, warm lighting and clean finishes bring the reception, lounge, library and lift lobby together in one welcoming setting.


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AMENITIES

The Garden



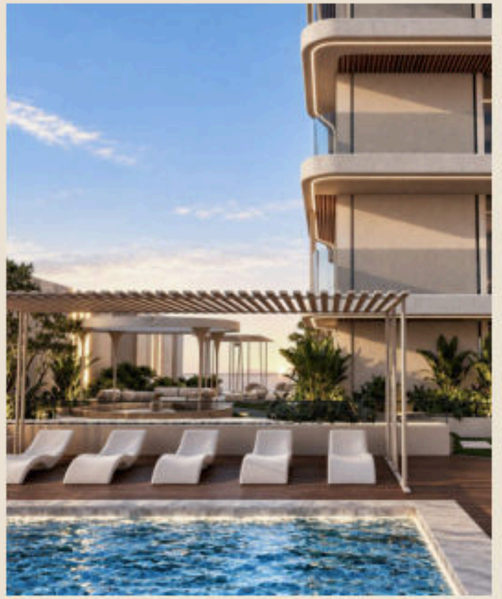
Landscaped pathways wind through soft planting and shaded seating, creating a calm outdoor setting just steps from home. A place to slow down, take a breath and enjoy the open air with family and friends.





AMENITIES

The Pool Deck



Shaded loungers beneath the pergola and calm water close by bring leisure naturally into the everyday rhythm of life. Whether by the water or in the shade, there is always space to enjoy the day at your own pace.


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LITTLE MOMENTS.
BIG ADVENTURES.

A place to make friends.

The kids' play area gives younger residents a dedicated outdoor space to play, explore and let their imaginations lead the way, while parents enjoy safe and welcoming outdoor play right on their doorstep.

CURIOUS. CAREFREE. IMAGINATIVE.



OPEN SKY.
FILM NIGHTS.

Time together.

On the first floor, the outdoor cinema turns an evening at home into a shared occasion. Soft seating beneath the open sky brings family, friends and neighbours together for film nights, just steps from the front door.

SOCIAL. RELAXED. TOGETHER.



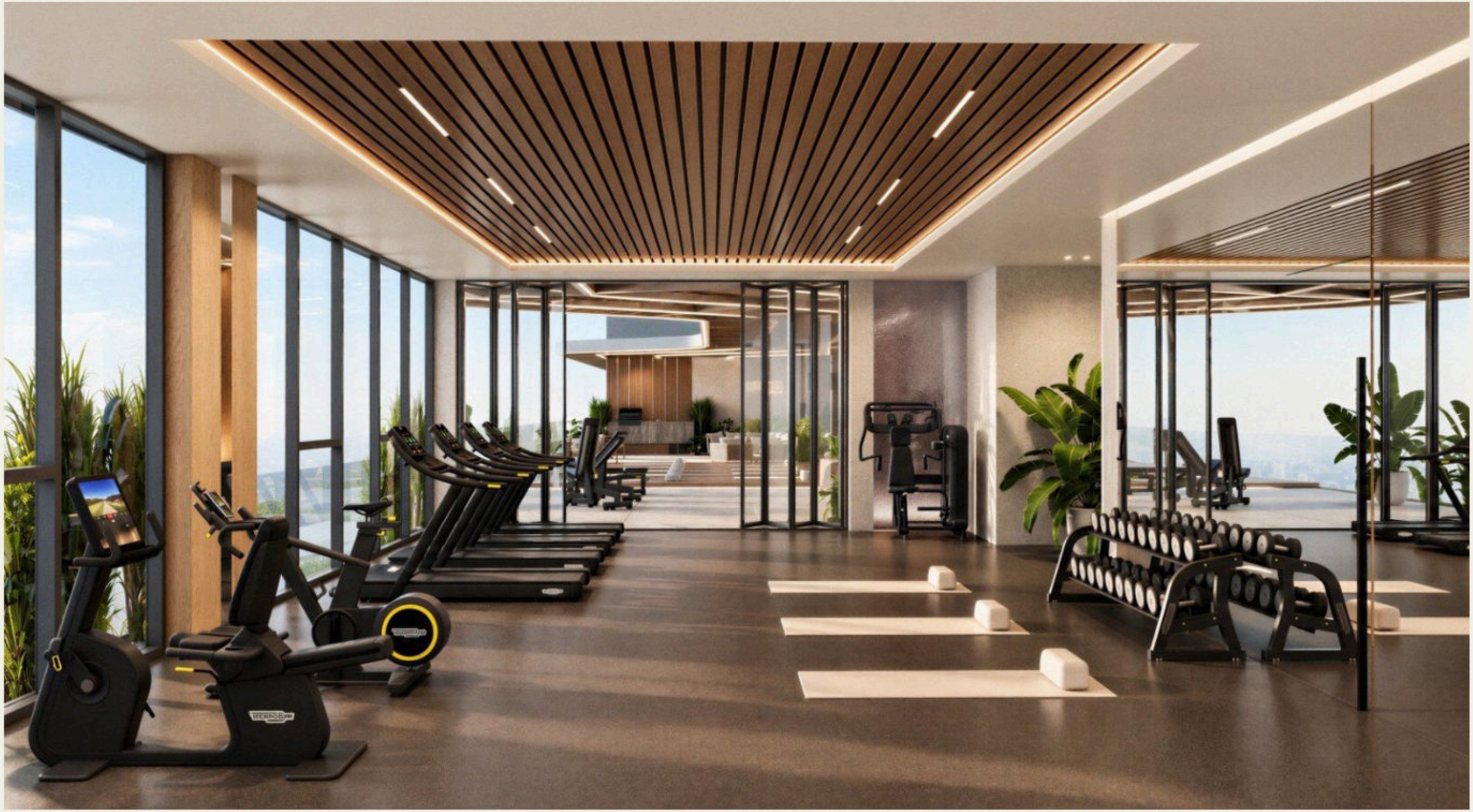

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ROOFTOP

The Fitness Studio



The rooftop fitness studio brings indoor training and outdoor exercise together, making it easy to stay active, build strength and maintain wellbeing, high above the city and all within the building.





ROOFTOP

UNWIND.
CONNECT.

Live better.

High above the city, the rooftop lounge and outdoor dining terrace offer a place to gather as the day winds down. Shaded seating, open views and the evening light make it an easy extension of home.

ELEVATED. OPEN. SOCIAL.



SPACES DESIGNED FOR *everyday living.*

From bright living areas and practical kitchens to comfortable bedrooms and considered storage, every residence is planned around everyday needs, with natural light bringing a sense of openness to every room.

LIGHT. NATURAL. LIVEABLE.





A HOME FOR EVERY *stage of life.*

Studio

Compact, well planned and easy to live in, with built-in storage and a bright, open layout that feels larger than its footprint.

One Bedroom

A private bedroom set apart from a bright living and dining area, with large windows and generous storage for daily living.

Two Bedroom

More room for family life, with separate bedrooms, a shared living area and a U-shaped kitchen at the heart of the home.

STUDIO. ONE BEDROOM. TWO BEDROOM.





STUDIO

COMPACT.
WELL PLANNED.

Easy to live in.

Built-in storage, a practical kitchen and large windows create a bright, open space that feels larger than its footprint. Designed for first homes, busy professionals and smart investors alike.

SMART. SIMPLE. EFFICIENT.



ONE BEDROOM

SETTLE IN.
FEEL AT HOME.

A space to call your own.

A private bedroom sits apart from a bright living and dining area, so every part of the day has its own space. Large windows bring natural light deep into the home, while generous storage keeps everyday living easy.

CALM. PRIVATE. COMFORTABLE.







TWO BEDROOM

MORE ROOM FOR FAMILY LIFE.

Space to grow together.

At the heart of the home, a U-shaped kitchen offers generous worktops and storage. Separate bedrooms and a shared living area let each member of the household find their own space, while bringing everyone together.

OPEN. FAMILY. PRACTICAL.



OWNERSHIP

VALUE
THAT LASTS

beyond today.

Long-term ownership is shaped by more than the purchase price. Location, accessibility, efficient layouts and purposeful shared spaces all contribute to the lasting relevance and value of a home, long after the keys are handed over.

LOCATION. LONGEVITY. RELEVANCE.

