CAVARA

42

DUBAI MIRACLE GARDEN


A life in full bloom
A home beside Dubai Miracle Garden

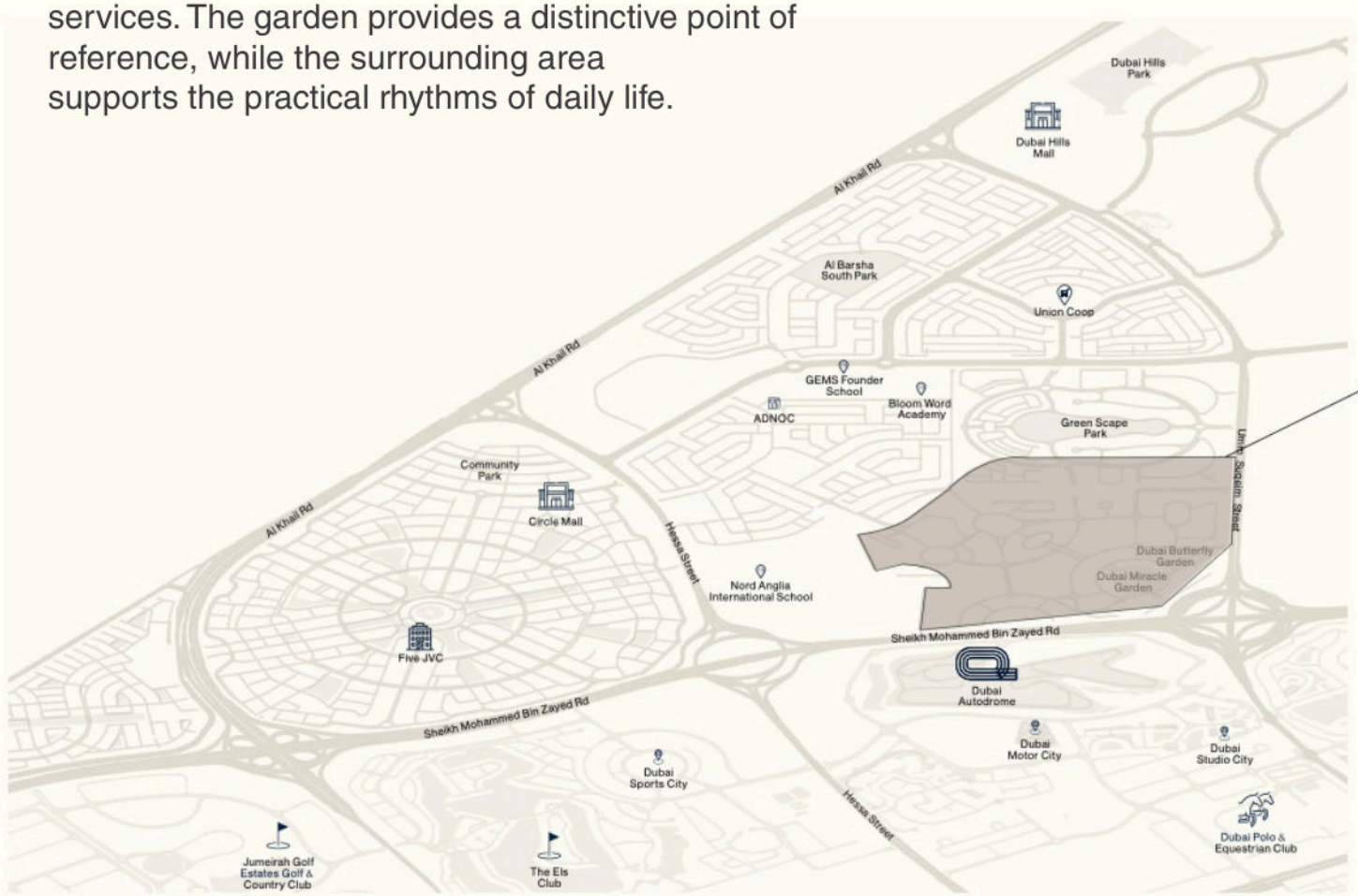
The project

BUILDING CONFIGURATION	**B+G+7+R**
ANTICIPATED COMPLETION DATE	**DECEMBER 2026**
ANTICIPATED SERVICE CHARGE	**18 - 20 AED/sq. ft**
NUMBER OF ELEVATORS	**2**
PARKING SPACE	**1 PARKING PER APARTMENT**
NUMBER OF UNITS	**42 RESIDENCES**
1 BEDROOM	**14**
2 BEDROOM	**28**
RETAIL	**7**



The community

Cavara 42 is positioned beside Dubai Miracle Garden, within a wider residential setting that brings together family destinations, schools, nurseries, healthcare, retail, dining and everyday services. The garden provides a distinctive point of reference, while the surrounding area supports the practical rhythms of daily life.





The Garden District

Home to two of Dubai's most-visited attractions





Driving distances

~1 min

Dubai Miracle Garden

~1 min

Dubai Butterfly Garden

~4 mins

Mediclinic Park View Hospital

~5 mins

Medcare Medical Centre Arjan

~8 mins

Dubai Autodrome

~8 mins

Nord Anglia International School

~8 mins

American Hospital Dubai Science Park

~10 mins

Dubai Polo & Equestrian Club

~11 mins

Dubai Hills Mall

~13 mins

Global Village

~16 mins

IMG World of Adventure

~25 mins

Dubai International Airport

Connected to what matters

01

WELL ESTABLISHED

A mature neighbourhood with an established community and a location that continues to evolve.

02

RESIDENTIAL CHARACTER

A low-to-mid-rise setting that feels considered, open and naturally connected to everyday life.

03

EVERYDAY CONVENIENCE

Retail, dining and essential services are close at hand, making daily life simple and connected.

04

WELL CONNECTED

Easy access to key destinations across Dubai, with major roads and essential amenities within reach.

05

A COMPLETE COMMUNITY

A residential setting shaped by green spaces, everyday conveniences and the rhythm of family life.

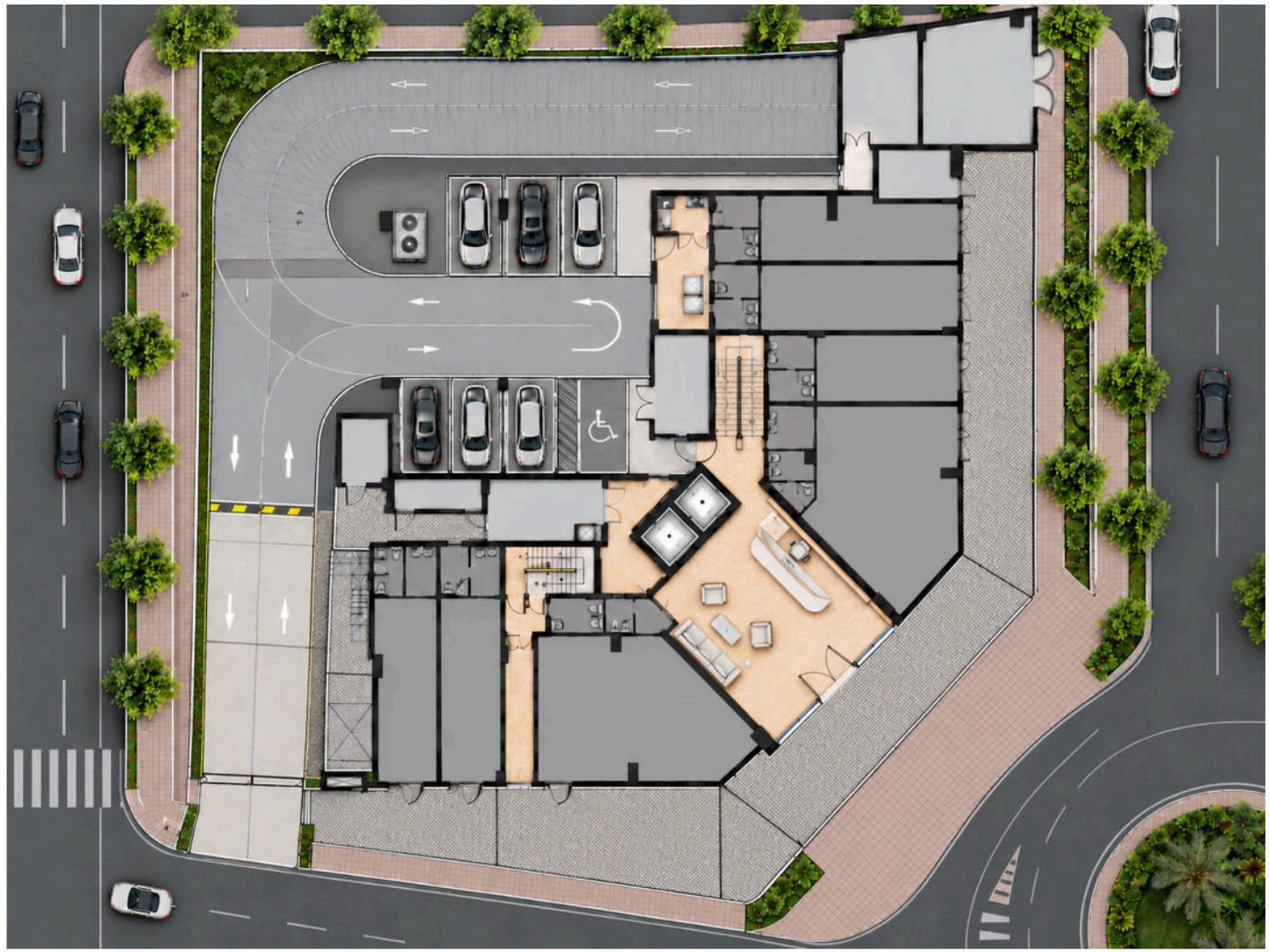
Elevation


3.7 m
3.7 m
3.6 m
3.6 m
3.6 m
3.6 m
3.6 m
5.1 m
ROOF — Amenities
2ND – 7TH FLOOR — Residences
1ST FLOOR — Residences & Promenade
GROUND FLOOR — Lobby & Retail


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Ground Floor Amenities Plan

- Main entrance
- Lobby entrance
- Lobby Reception
- Lobby lounge
- Lift lobby
- Retail
- Residents parking



DUBAI MIRACLE GARDEN



Lobby Entrance



Lobby Reception



Lobby Lounge



Lift Lobby

First Floor Amenities Plan

Outdoor seating areas

Water feature



DUBAI MIRACLE GARDEN



Promenade

Roof Floor Amenities Plan

- Adult's pool
- Cabanas & sun loungers
- Rooftop lounge
- Clubhouse
- Kid's play area
- Fitness studio
- Changing rooms



DUBAI MIRACLE GARDEN



Pool Area


Rooftop Lounge


Clubhouse



Kids Play Area

The Residences

Unit type	Size range
1 bedroom	743–1,152 sq.ft
2 bedroom	1,208–1,604 sq.ft
Retail	472–1,301 sq.ft

Floor-to-ceiling heights	Height
Living area	3.2 metre
Kitchens	2.5 metre
Bedrooms	3.2 metre
Bathrooms	2.4 metre

Smart-home features

Powered by TIS, Cavara 42 brings lighting, climate, security and shading together through one intuitive smart-home system. Control your home seamlessly from a single app or wall panel, with technology that quietly adapts to the way your family lives.



Living area





Kitchens



Bedrooms


The Art of Home
Every Day



Bathrooms



Balcony view

Payment Plan

20%

Down Payment

80%

On Handover