

# VEDA

by

AUM DEVELOPMENT

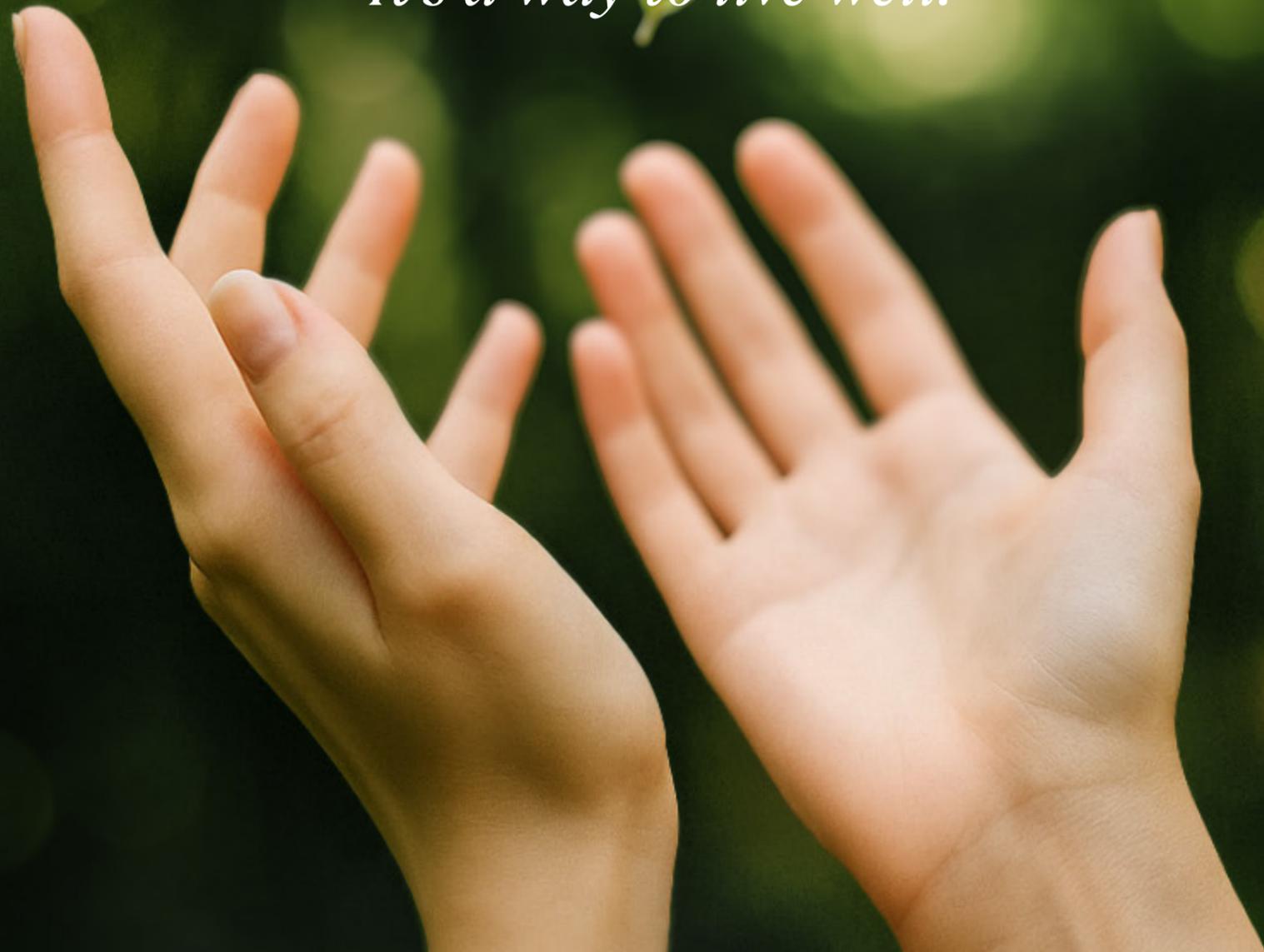
# VEDA

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A name that speaks of balance,  
of calmness, space, and something deeper.

*More than a home.  
It's a way to live well.*



# CONTENT

The Essence

The Place

The Lifestyle

The Interiors

The Amenities

The Residences

The Details

## THE ESSENCE

An unstoppable force, a beacon of human ambition and groundbreaking innovation that shatters the very boundaries of what's possible. This is Dubai.

In this city, the lines between audacious vision and tangible reality vanish, and the limits of creation, power, and opportunity are boldly pushed beyond the imaginable.





## WELLNESS...

Is a feeling that gently guides you back to yourself...

Is a quiet sense that fills you in all the right ways...

Is a state that steadies, restores, and expands you...

Is the most meaningful gift you can offer—to yourself, and to the ones you love.





## BALANCE, IN ITS MOST LIVABLE FORM

Born out of a heartfelt desire to create a sense of calm in the midst of daily motion, Veda emerges as one of the most distinctive residential projects in JVC, Dubai.

Every detail has been thoughtfully designed with families in mind—from the limited number of residences that ensures privacy and peace, to curated amenities that support a more balanced, more intentional way of living.



# THE AUM EXPERIENCE

AUM delivers homes that support functional living. Every unit has storage, circulation space, and natural light.

Materials are durable and easy to maintain.

The layouts are built for long-term value.

## Experience Markers

- Floor-to-ceiling windows
- Built-in storage
- High-wear matte finishes
- Practical core-to-wall planning
- Delivery process managed in-house



THE PLACE





## JUMEIRAH VILLAGE CIRCLE



A location that strikes the perfect balance between calmness and connection.

In line with its purpose, Veda Residences finds its place in Jumeirah Village Circle (JVC), a thoughtfully planned, family-friendly neighborhood with a central location.

Known for its abundance of green parks, schools, nurseries, and local conveniences, JVC has become a preferred address for families and professionals seeking both comfort and connectivity.

Nestled within this setting, Veda Residences adds a new layer of intention: offering homes where wellness and everyday life flow together with ease.

# HIGHLIGHTS OF JUMEIRAH VILLAGE CIRCLE

JVC is a top-performing freehold zone in Dubai. It has high transaction volume and consistent occupancy. The community includes green parks, retail, and schools. Circle Mall serves as a central retail hub. Most plots are built and active. The area remains one of the most liquid in the mid-rise segment.

## Location Details:

- 30+ parks and green areas
- 80+ outlets at Circle Mall
- Direct access to Al Khail Road and Hessa Street
- High rental and resale demand
- Low-rise zoning preserves light and airflow



# MINUTES FROM WHAT MATTERS



## 0-1 MINUTE

- 1 JVC Park ..... 0 Minutes
- 2 Circle Mall ..... 1 Minute

## 5-20 MINUTES

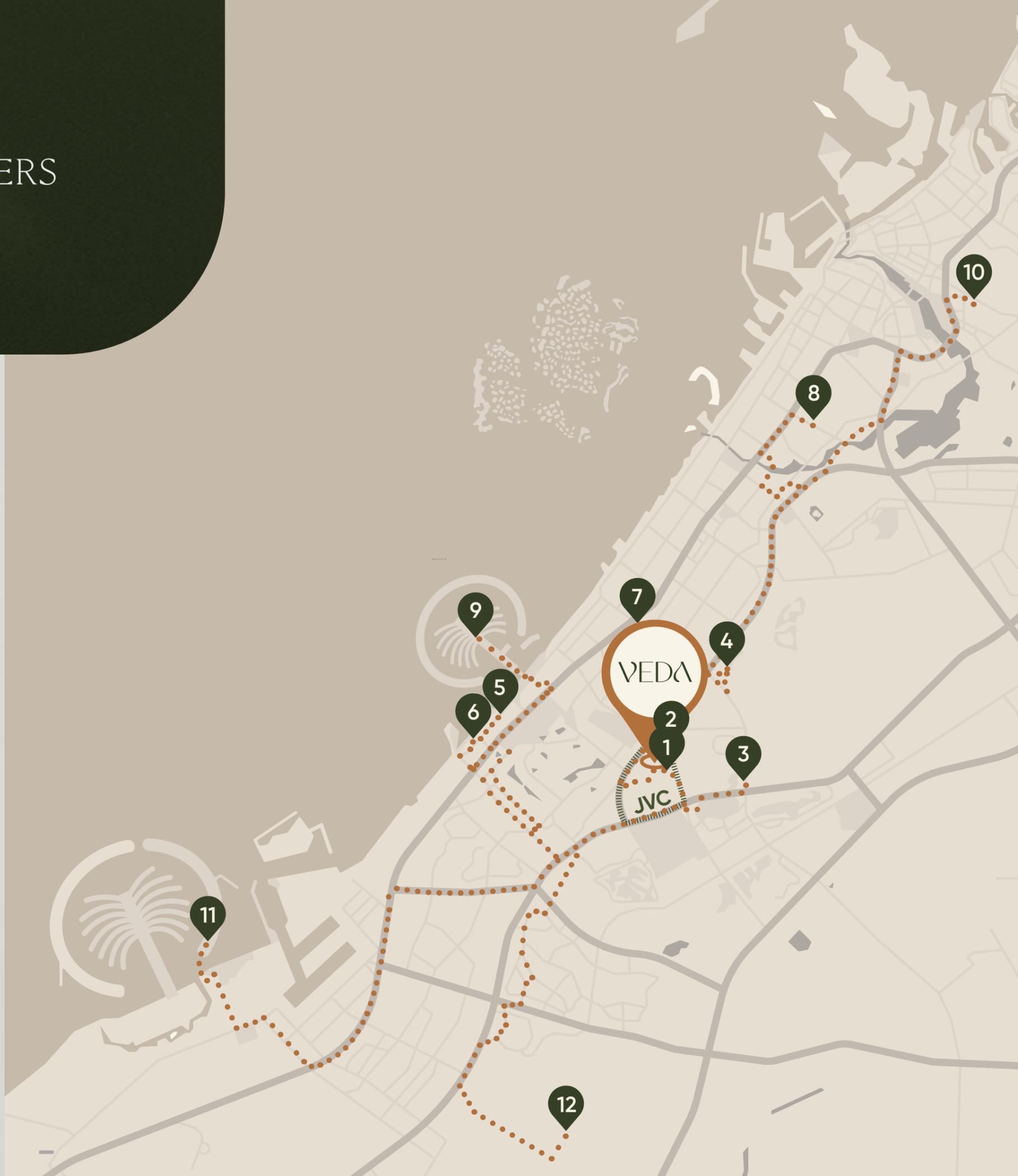
- 3 Dubai Miracle Garden ..... 9 Minutes
- 4 Dubai Hills Mall ..... 10 Minutes
- 5 Dubai Marina ..... 19 Minutes
- 6 Jumeirah Beach Residence ..... 19 Minutes
- 7 Mall of The Emirates ..... 20 Minutes

## 21-25 MINUTES

- 8 Burj Khalifa ..... 22 Minutes
- 9 Palm Jumeirah ..... 24 Minutes
- 10 Dubai International Airport (DXB) ..... 25 Minutes

## 26-30 MINUTES

- 11 Palm Jebel Ali ..... 26 Minutes
- 12 Al Maktoum International Airport (DWC) ..... 28 Minutes



# VEDA

## LOCATION ADVANTAGES



Townhouses



Villas



Circle Mall



Community Park



- STEPS AWAY FROM THE PARK  
Perfect for walks, play, and outdoor activities
- ONE MINUTE FROM CIRCLE MALL  
Shopping, dining, and entertainment within walking distance
- DIRECT ACCESS TO HESSA STREET & AL KHAIL ROAD  
Quick connectivity to key city destinations
- NO CONSTRUCTION NOISE  
All surrounding projects are already completed
- NO HIGH-RISE DEVELOPMENTS PLANNED  
Zero future construction expected around VEDA
- NESTLED BETWEEN VILLAS & TOWNHOUSES  
Quiet residential setting with established surroundings

# DUBAI A CITY EVERYONE WANTS TO CALL HOME

- Strategic Location
- Investor-Friendly Policies (including 100% foreign ownership)
- Tax-Free Economy (no income or capital gains tax)
- Golden Visa (10-year residency for property investors)
- Flexible Payment Plans
- High Rental Yields
- One of the World's Safest Cities (ranked among safest globally)
- World-Class Infrastructure (transport, architecture, connectivity)
- High Quality of Life (modern lifestyle, cultural diversity)
- State-of-the-Art Education & Healthcare
- The Cleanest City in the World (ranked #1 by GPCI 5 years in a row)
- Ranked 2nd Most Livable City in the Middle East & Africa (Global Liveability Index 2024)
- Among Top 10 Cities Globally in the Global Power City Index 2024
- Ranked in Top 10 Global Cities for Expatriates (2024 Expat Rankings)





THE LIFESTYLE

# A LIFESTYLE WHERE NATURE IS SECOND NATURE

Veda Residences offers more than a place to live. It offers a way to live well.

Every element is thoughtfully crafted to support balance, calm, and comfort.



## LOW-RISE, WIDE-OPEN

With no towers pressing in, your windows open to light, sky, and space, offering you a clearer view and a quieter pace.



## A SUPERIOR SENSE OF EXCLUSIVITY

With only 69 apartments, there is more breathing room. Veda is intentionally designed for a sense of privacy, ease, and genuine community.





## INDOORS THAT FLOWS OUT

With enough outdoor space to host brunch or catch the sunset in peace, every home flows naturally from inside to outside.



## DESIGNED WITH INTENTION

From warm wooden finishes to soft lighting, every detail in your home is there to make daily life feel calm, grounded, and genuinely good.

## SPACES THAT SUPPORT YOU

Every shared space, from the rooftop garden to the kids' zone, is there for a reason: to support how you live, move, and connect.



THE INTERIOR





## A PLACE TO FEEL WELL, LIVE WELL

With clean lines, soft curves, and warm wood accents, Veda Residences' sculpted façade feels both modern and grounded. Natural light moves gently across its surfaces, while greenery softens the geometry.



RESIDENCES  
DESIGNED FOR  
COMPLETE  
WELL-BEING



## NATURAL LIGHT, EVERYWHERE

Floor-to-ceiling windows that open up the space with light, lifting the mood, softening the day, and creating a gentle connection to the outdoors.



*Every detail  
reflects intention.  
Every corner,  
a calm rhythm.*

## A WARM FINISH

Wooden ceilings and subtle strip lighting create an atmosphere that's both elegant and comforting, crafted to feel like home from the first glance.



## EVERYTHING IN PLACE

Each kitchen comes with built-in appliances, so you can focus less on setup, and more on settling in.





AMENITIES

BUILT FOR A LIFE  
THAT FEELS BETTER



Living at Veda is a complete experience of wellness in every sense. From location to layout, materials to amenities, every element is chosen with care to offer a new and elevated way of living well.

#### Fitness & Recreation

-  Swimming Pool
-  Kids Swimming Pool
-  Indoor Gym with Pool View
-  Outdoor Gym
-  Covered Sky Trail

#### Wellness

-  Zen Garden Rooftop
-  Zen Lounge
-  Yoga Studio
-  Sauna
-  Ice Bath
-  Vastu Compliant
-  Rooftop Jogging Track

#### Smart Living & Safety

-  Smart Homes
-  Digital Door Access
-  WiFi-enabled Common Areas
-  EV Station
-  24/7 Security

#### Community & Leisure

-  Outdoor Party Deck
-  Sky Cinema
-  Kids Play Area

WELLNESS  
IN EVERY SENSE



Designed for physical,  
mental & spatial clarity

## WELLNESS FEATURES

Wellness at Veda is part of the building's structure. Air movement, light, and silence shape the resident experience. Amenities support rest and activity without conflict. Finishes support comfort and low maintenance.



Rooftop  
Forest Trail



Sauna  
and Ice Bath



Zen Lounge  
and Garden



Apartments with  
private garden decks



All units face park, villa,  
or low-rise zones



No tall buildings block  
sunlight or views



No construction  
noise nearby



FOR A QUIET PAUSE



UNWIND UNDER THE STARS

A RHYTHM  
ALL YOUR OWN



A PLACE TO  
RETURN  
TO YOURSELF



A woman with long brown hair, wearing a purple sports bra and leggings, is sitting cross-legged on a green lawn. Her hands are pressed together in a prayer position (Anjali Mudra) at her chest level. She has a calm expression and is looking slightly downward. The background is a lush green park with trees and a concrete path. The lighting is soft and natural, suggesting late afternoon or early morning. In the top right corner, there is a dark green circular graphic containing white text.

DESIGNED  
FOR PRESENCE,  
REFLECTION,  
AND INNER  
BALANCE

# THE RESIDENCES





## 1 & 2-BEDROOM APARTMENTS

Spacious layouts that are larger than standard apartments give you room to breathe, move, and simply be. Whether it's a cozy dinner, a quiet morning, or a family weekend in, these homes are made for living well, every day.

## UNOBSTRUCTED VIEWS FROM ALL SIDES

Open, unobstructed views in every direction, surrounded by villas and townhouses.

**Park-facing** units offer a daily connection to greenery

**Podium-facing** units enjoy a calm, inward-looking setting

**Mall-facing** units overlook the retail hub of the area





## A GARDEN OF YOUR OWN

Ground-floor residences come with private gardens—an intimate outdoor extension of your home, reserved for just a few.



THE DETAILS



## PROJECT DETAILS

### PROJECT NAME

Veda by AUM Development

### PROJECT TYPE

Residential – 1 & 2 Bedroom Apartments

### LOCATION

Jumeirah Village Circle (JVC)

### HANDOVER

Q3 2027

### LEVELS

B+G+4+R

### TOTAL UNITS

69

### TYPE OF UNITS

1BR: 679 – 1130.75 sq. ft.

2BR: 1120.15 – 2294.56 sq. ft.

### PAYMENT PLAN

40/60



AUM Development is a Dubai-based firm with 21 years of experience in real estate. Led by Deepak Batra, a recognized industry expert and DLD promotional trustee, AUM delivers high-quality, high-speed projects with clear market value.

Backed by an integrated ecosystem of group companies, AUM stands out for precision, execution, and a unique vision for each development.

AUM uses its own capital for each project and controls delivery through internal teams.

21	\$500M+	100%
YEARS	PORTFOLIO.	EQUITY-FUNDED.

### Developer Snapshot

- 2 projects delivered,
- 8 projects in current pipeline
- In-house design and execution
- Long-term asset manager

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