

# DELVARA

RESIDENCE

CAVARA  
DEVELOPMENT





## CARVED, NOT BUILT

Dubai is a city that never pauses, constantly reshaping its skyline and redefining what comes next. CAVARA Developments chooses a different path — one guided not by urgency, but by intention.

Every residence begins as an idea, refined through patience, precision, and uncompromising attention to detail. Nothing is hurried. Nothing is ordinary. Every space is thoughtfully shaped to enrich the lives of those who will call it home.

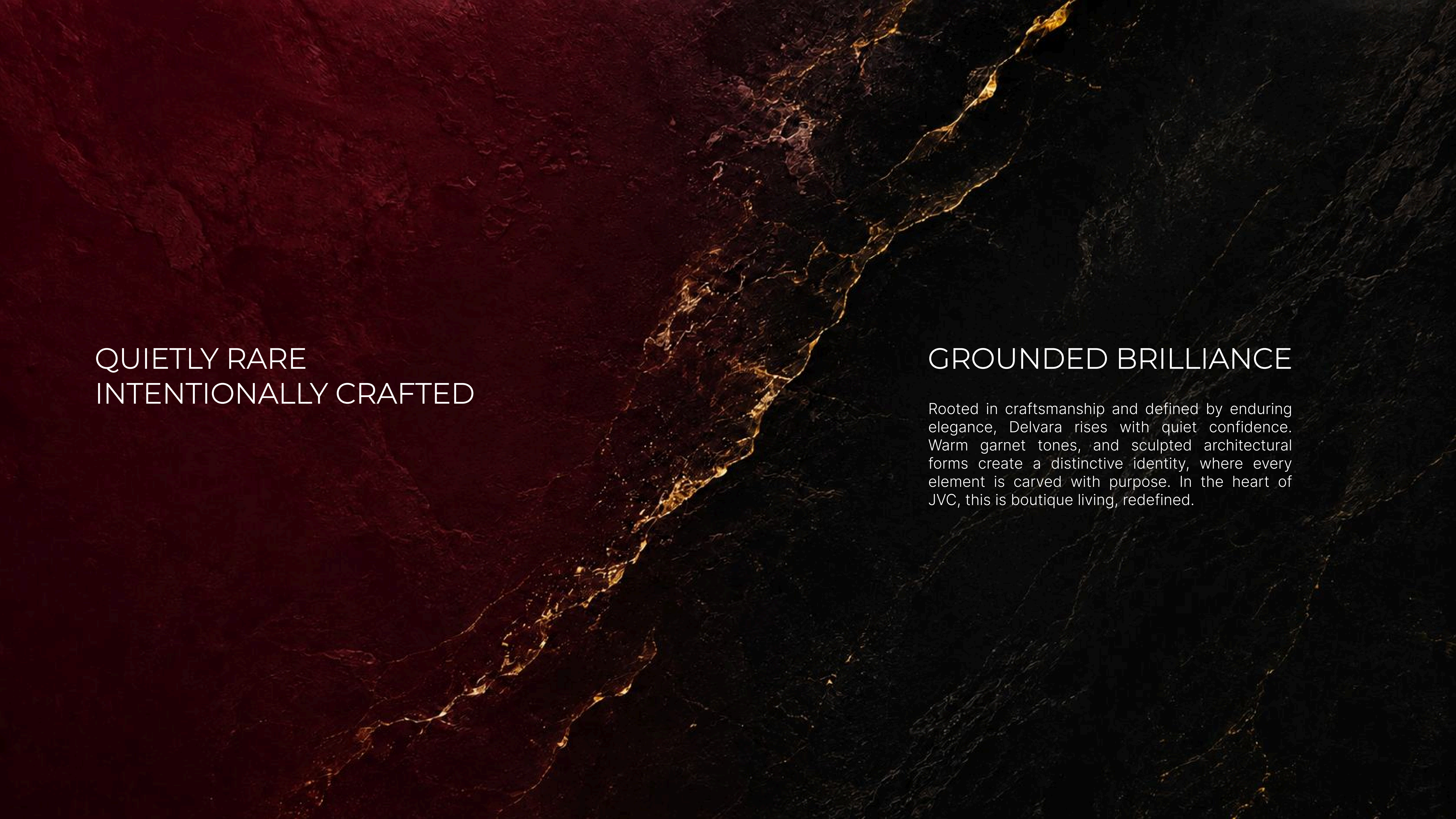
This philosophy is reflected in CAVARA's collection of low-rise residential projects across Dubai. Each development offers more natural light, openness, privacy, and calm. Human-scale architecture replaces excess, creating homes that feel intimate, elegant, and deeply livable.

CAVARA focuses on craftsmanship, enduring quality, and purposeful design. Every proportion is considered, every material carefully selected, and every detail reflects the belief that true luxury lies not in abundance, but in thoughtful restraint.

Whether creating a boutique residence or a larger community, the philosophy remains the same: fewer homes, greater attention, purposeful design, and craftsmanship that endures beyond trends and generations.

Each CAVARA address is created not simply as a landmark, but as a place where memories are made, families grow, and time adds meaning rather than age.





QUIETLY RARE  
INTENTIONALLY CRAFTED

## GROUNDING BRILLIANCE

Rooted in craftsmanship and defined by enduring elegance, Delvara rises with quiet confidence. Warm garnet tones, and sculpted architectural forms create a distinctive identity, where every element is carved with purpose. In the heart of JVC, this is boutique living, redefined.





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## CARVED WITH INTENTION DEFINED BY CHARACTER

**Delvara** embodies a quiet confidence through architecture that feels both grounded and distinctive. Its sculpted form harmonises with JVC's low-rise surroundings while standing apart through a carved identity defined by elegance, balance, and enduring character.



A TIMELESS PRESENCE IN JVC

DOWNTOWN DUBAI

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E311 SHEIKH MOHAMMAD  
BIN ZAYED ROAD

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## A MASTER COMMUNITY DESIGNED FOR MODERN LIVING

Located in the heart of new Dubai, Jumeirah Village Circle offers a unique blend of urban connectivity and peaceful residential living. Surrounded by landscaped spaces and a low-rise architectural character, the community provides a calm environment while keeping Dubai's key destinations within easy reach.

Home to a growing collection of residences, lifestyle amenities, schools, parks, and retail destinations, JVC has become a preferred choice for those seeking convenience, comfort, and long-term value. Its strategic location and continued development have positioned it as one of Dubai's most promising residential communities.

Within this evolving neighbourhood, Delvara introduces a refined boutique residence — a place where considered design meets the rhythm of everyday living.



# CONNECTED TO DUBAI'S FINEST DESTINATIONS

Delvara places you at the centre of Dubai's most sought-after experiences — from world-class leisure and entertainment to prestigious schools, lifestyle destinations, and everyday conveniences.

## LEISURE & ATTRACTIONS

- 9 MIN  
Dubai Miracle Garden
- 20 MIN  
The Walk, JBR
- 22 MIN  
Palm Jumeirah

## EDUCATION

- 5 MIN  
Arcadia School on JVC
- 12 MIN  
JSS International School
- 18 MIN  
GEMS Founders School

## GOLF & RECREATION

- 15 MIN  
Jumeirah Golf Estates
- 17 MIN  
Montgomerie Golf Club

## HOSPITALITY

- 15 MIN  
Novotel JVT
- 15 MIN  
Mövenpick Hotel JVT
- 5 MIN  
FIVE Jumeirah Village

## RETAIL & SHOPPING

- 2 MIN  
Circle Mall
- 15 MIN  
Mall of the Emirates
- 10 MIN  
Dubai Hills Mall



← TO ABU DHABI

TO SHARJAN & NORTHERN EMIRATES →



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A BOUTIQUE ADDRESS,  
CARVED WITH INTENTION

Nestled in the heart of District 12, Jumeirah Village Circle, **Delvara Residence** is an intimate collection of homes where architecture, craftsmanship, and natural light exist in perfect harmony. Sculpted with quiet confidence and defined by timeless materials, every residence reflects a philosophy of thoughtful design and enduring quality.

With only 71 private residences, **Delvara** offers a rare sense of exclusivity—creating spaces that feel both refined and deeply connected to the rhythm of everyday life.

Building Description: G+ 4 RESIDENTIAL

Expected Completion: Q1 2027

| STUDIO | 1 BEDROOM | 2 BEDROOM | TOTAL |
|--------|-----------|-----------|-------|
| 20     | 42        | 9         | 71    |



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01

## THE RESIDENCE

An intimate collection of 71 boutique residences, crafted for timeless living.

02

## DESIGN

Natural materials, sculpted forms, and thoughtful details create enduring elegance.

03

## AMENITIES

Curated spaces designed for wellbeing, connection, and everyday comfort.

04

## FLOOR PLANS

Thoughtfully planned layouts filled with natural light.



# DELVARA

RESIDENCE

## CARVED TO LAST

**Delvara** is designed to reveal itself over time. Crafted with restraint and shaped by enduring materials, it is a home defined not by excess, but by lasting quality.



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# DELVARA

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## SPACES TO UNWIND

Thoughtfully curated for everyday living, Delvara's shared spaces invite moments of calm, connection, and quiet wellbeing—designed for life, not spectacle.

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# LOW IN SCALE RICH IN CHARACTER

With just four residential floors, **Delvara** embraces a human scale. Its sculpted architecture and timeless materials create a presence that is understated, yet unmistakable.

**DELVARA**  
RESIDENCE



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## DELVARA BY CAVARA

An intimate collection of 71 boutique residences in the heart of Jumeirah Village Circle. Comprising studios, one- and two-bedroom homes within a G+4 residential building, Delvara offers a private address devoted entirely to residential living.

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DELVARA  
RESIDENCE

01

## THE ESSENCE OF DELVARA

**Delvara** is built on a simple philosophy: thoughtful scale, enduring materials, and spaces designed around the way people truly live. A boutique residence where every element has purpose — from the architecture to the details that shape everyday comfort.

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## CLOSE TO EVERYTHING, REMOVED FROM THE NOISE

With direct access to **Al Khail Road** and **Sheikh Mohammed Bin Zayed Road**, **Delvara** connects effortlessly to Dubai's key destinations. Yet within JVC, it remains a private retreat — a low-rise residence set away from the rush, surrounded by a community designed for modern living.

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## A QUIET ROOM TO RETURN TO

The most memorable spaces are often the simplest. Warm textures, refined materials, and thoughtfully framed views create a sense of comfort that feels effortless. Designed for everyday living, each room offers a calm retreat where quality is felt in every detail.

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# A HOUSE THAT SETTLES AROUND YOU

Clean lines, nothing overcrowded, a dining table that's actually meant to be sat at. Delvara's interiors aren't decorated so much as resolved — every choice made once, and made to last.

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02

## CRAFTED BEYOND THE SURFACE

The essence of Delvara lies in the details: the textures you touch, the light you experience, and the finishes that stand the test of time. This is the part of Delvara that doesn't show up in a floor plan.

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A PALETTE OF  
ENDURING BEAUTY

Fluted travertine, warm wood veneer, a marble with real movement in it, brushed metal that won't look dated in five years. Nothing loud — just materials picked to hold up and age well.







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## A QUIET FIRST IMPRESSION

A refined arrival experience shaped by natural materials, subtle elegance, and a sense of calm from the moment you enter.

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# 03

## AMENITIES



Lobby



Swimming Pool



Gym



Kids Pool



Kids play area



Outdoor lounge



Yoga Area



BBQ area









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LOBBY





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GYM





## SWIMMING POOL

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## KIDS PLAY AREA

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KIDS POOL

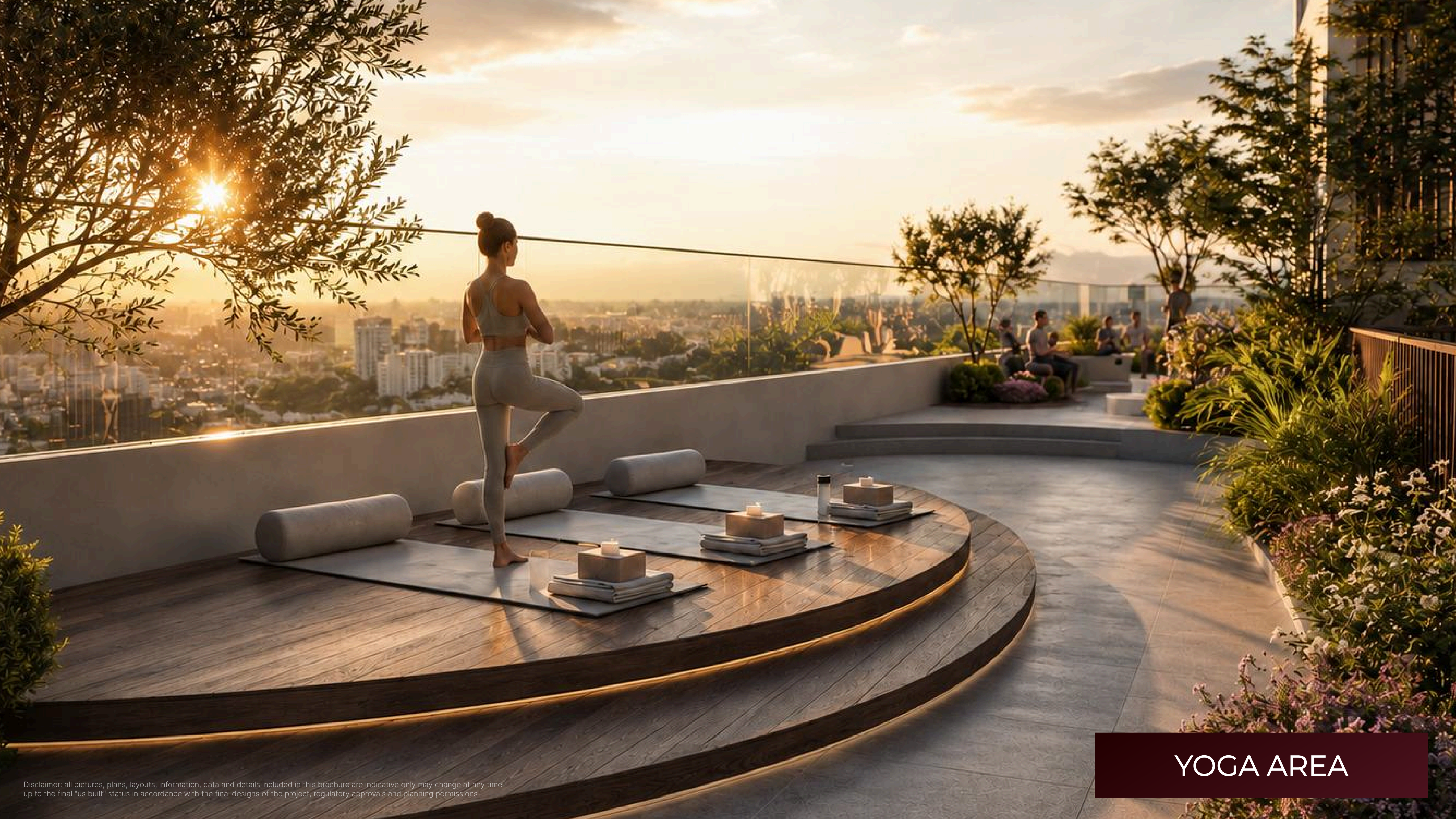




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BBQ AREA





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YOGA AREA





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OUTDOOR LOUNGE





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04

## A SENSE OF SPACE, PERFECTLY CONSIDERED

Every residence is designed around comfort and harmony. Well-proportioned layouts and expansive windows welcome natural light, creating interiors that feel serene, spacious, and connected.

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# APARTMENTS

STUDIO



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# APARTMENTS

1 BEDROOM

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# APARTMENTS

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# APARTMENTS

2 BEDROOM

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# APARTMENTS

2 BEDROOM



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# APARTMENTS

2 BEDROOM

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# APARTMENTS

1 BEDROOM



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# APARTMENTS

2 BEDROOM

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# APARTMENTS

STUDIO



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# JVC: A COMMUNITY BUILT FOR THE FUTURE

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Jumeirah Village Circle represents a rare balance of established living, connectivity, and future potential.



## A MATURE COMMUNITY

A developed neighbourhood with established infrastructure and everyday conveniences.



## DESIGNED FOR LIVING

A diverse residential landscape of apartments, townhouses, parks, and lifestyle amenities.



## FAMILY-ORIENTED ENVIRONMENT

Schools, nurseries, and essential services within easy reach.



## CONNECTED BY DESIGN

Direct access to Al Khail Road and Sheikh Mohammed Bin Zayed Road, connecting you to Dubai's key destinations.



## A GROWING INVESTMENT DESTINATION

A community with continued development, strong demand, and long-term value potential.



# INVESTING IN DELVARA



## A RESIDENCE WITH LONG-TERM VALUE

Invest AED 2M+ in Delvara and qualify for a 10-Year UAE Golden Visa.



## LONG-TERM SECURITY

Residency without annual renewals or the need for a sponsor.



## BUSINESS FREEDOM

The ability to establish and operate a business within the UAE.



## GOLDEN VISA BENEFITS

Enjoy long-term residency in Dubai with the freedom to live, work, invest, and sponsor your family.



## HEALTHCARE ACCESS

Access to UAE banking services for personal and international needs.



## GLOBAL MOBILITY

A residency status that supports a flexible international lifestyle.



## FINANCIAL CONVENIENCE

Access to UAE banking services for personal and international needs.



## EDUCATION OPPORTUNITIES

Access to leading international schools offering UK, US, and European curricula.



## DRIVING PRIVILEGES

Access to a UAE driving licence recognised internationally.