JUMEIRAH VILLAGE CIRCLE · DUBAI
OFF-PLAN INVESTMENT BRIEF · 2025 / 2026

Why Buy Off-Plan in *JVC?*

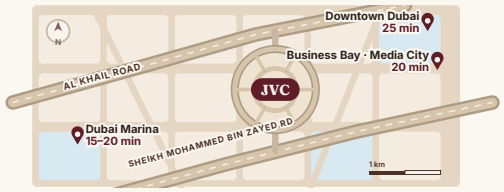
A welcoming Dubai neighbourhood where **anyone, of any nationality, can buy and own a home** — right by the city's main roads. Demand for homes is high, rents can earn you **about 8% a year**, and new roads and a metro line are on the way. Buying early, **before a building is finished**, can really pay off — here are four simple reasons people are buying now.

7–8.5%	13,600+	30–35%	96%+
ANNUAL RENTAL YIELDS	APARTMENT SALES — #1 IN DUBAI	OFF-PLAN GROWTH BY HANDOVER	YEAR-ROUND OCCUPANCY

01 Prime Location

EVERYTHING IS CLOSE

CONNECTIVITY & DRIVE TIMES



- **13.5 km** cycle & e-scooter track
- **640,000+** residents served by 2030

AED 690M	8,000 vehicle/hr	+4	Gold Line
ROAD UPGRADE	HESSA ST UPGRADE	NEW EXITS	METRO COMING

02 A Real Community

NOT JUST CONCRETE

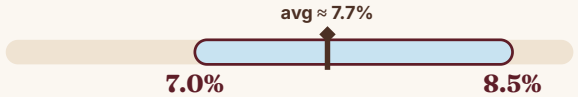
96%+	150+	Family	33
OCCUPANCY	BUILDINGS	FRIENDLY	PARKS
1	4	44	13
INT'L SCHOOL	NURSERIES	SUPERMARKETS	CLINICS
30	6	4M	Circle
PHARMACIES	GYMS	FT² PARKLAND	MALL

03 High Rental Returns

YOUR PROPERTY WORKS FOR YOU

ANNUAL RENTAL YIELD · ALL UNIT TYPES

7.0%–8.5% AVERAGE CUMULATIVE YIELD ACROSS EVERY APARTMENT SIZE



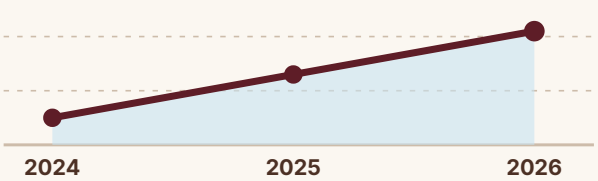
STUDIO	1-BED	2-BED	3-BED

30–35%	13,600+	#1
VALUE GROWTH	SALES · 2025	DISTRICT IN DUBAI

04 The Future Looks Better

BUY NOW, BENEFIT LATER

PROJECTED RENT & VALUE TRAJECTORY



+6%	25–35%	Lower	Lock-in
RENT GROWTH	CAPITAL GAIN	RISK NOW	PRICE TODAY

Enter off-plan today. *Collect the upside tomorrow.*

Lower entry pricing, flexible payment plans and appreciation locked in before handover — in the district Dubai's buyers chose more than any other in 2025.

JVC
THE CIRCLE WORTH OWNING

Figures from 2025 market data & RTA / developer projections. Illustrative — not financial advice.