





MADE FOR YOUR DAY

Start with the first coffee and end with friends over. Every room in SquareX One is sized on the floor plan, so you can picture your day in it before you choose. And what doesn't need to be private isn't: the amenities are a lift ride from your door.

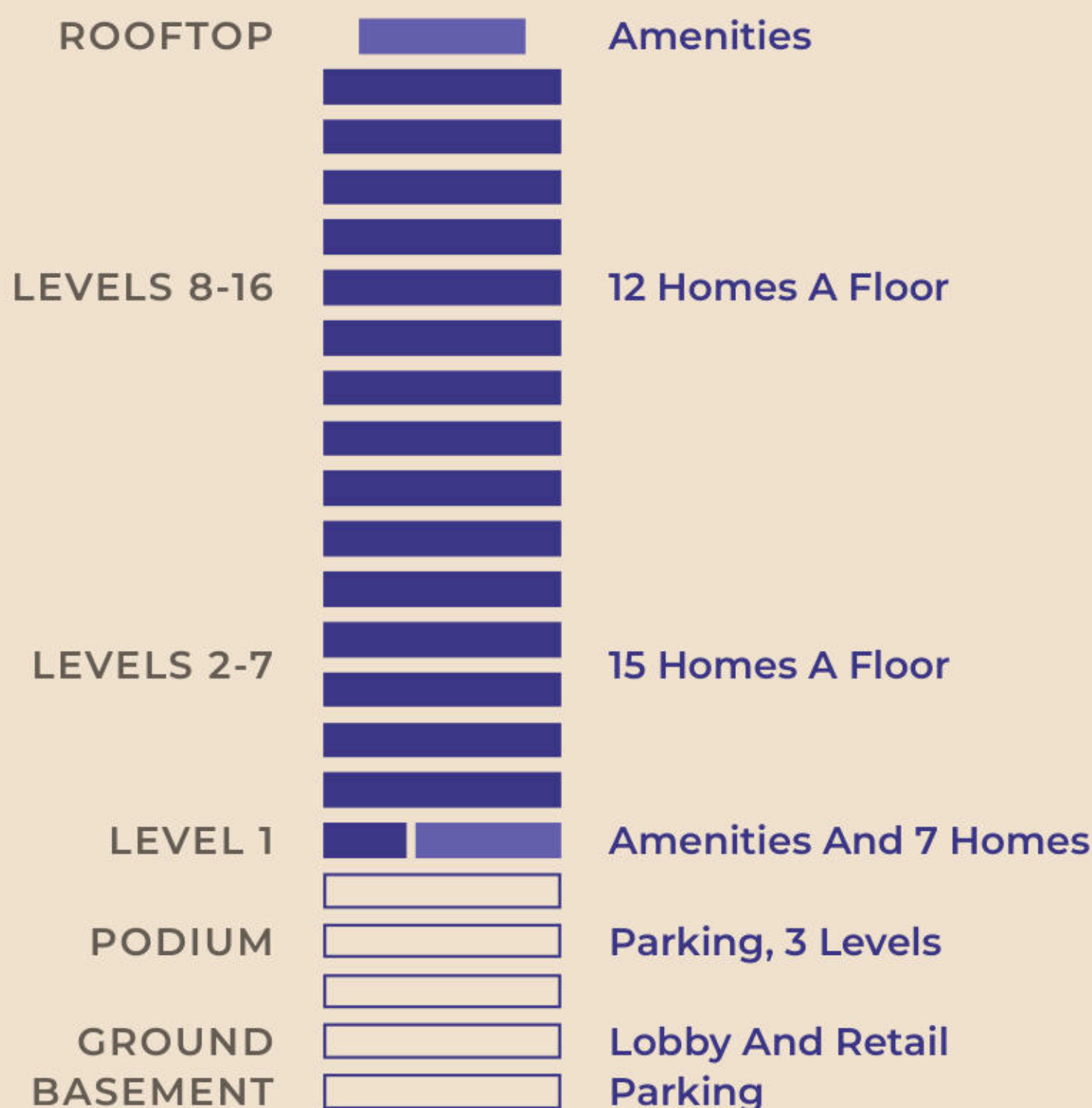
LOCATION

**Jumeirah Village
Circle, District 12**

HOMES

205 In 13 Types





16

LEVELS OF HOMES



BUILDING

**Basement, Ground, Parking Podium,
16 Levels, Rooftop**

WHERE IT IS

CIRCLE MALL

5-10 min

MALL OF THE EMIRATES

10-15 min

EXPO CITY

15-20 min

GLOBAL VILLAGE

15-30 min

PALM JUMEIRAH

20-25 min

JBR THE WALK

20-25 min

DUBAI MALL

20-25 min

Drive times by car, off-peak.



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THE HOMES BY LEVEL

LEVELS 8-16

12 Homes A Floor



STUDIOS 1 1-BEDS 8 2-BEDS 3

LEVELS 2-7

15 Homes A Floor



STUDIOS 7 1-BEDS 5 2-BEDS 3

LEVEL 1

7 Homes



STUDIOS 2 1-BEDS 4 2-BEDS 1

IN ALL

205 Homes In 13 Types

STUDIOS 53 1-BEDS 106 2-BEDS 46

One square for each home on a floor, by type.

COFFEE, OUTSIDE

Seven in the morning, before the heat. Every studio has a balcony of its own - 66 to 87 sq ft, per plan - for the first quiet minutes of the day.





FRIENDS OVER

Thursday night, and the sofa's full. Every 1-Bed has outdoor space of its own - 105 to 408 sq ft, per plan - for when the talk moves outside.

OUTDOOR SPACE, PER PLAN • SQ FT

Studios	■	66-87
1-Beds	■	105-408
2-Beds	■	255-363



DINNER IN

A weeknight, nothing fancy, everything to hand. Every kitchen is fitted with Siemens or Bosch appliances, or similar - so you move in and start cooking.





ROOM FOR THE FAMILY

A second bedroom that stays a bedroom - for the children now, or the family who visit every winter. Every 2-Bed has two, in 833 to 1,126 sq ft inside, per plan.

INSIDE, PER PLAN • SQ FT

2 Bed A 833



2 Bed + Maid B 1,013-1,014



2 Bed + Maid C 1,122-1,126



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INSIDE THE HOMES

BRAND, OR SIMILAR

Kitchen Appliances

Siemens / Bosch

Sanitaryware

IW - International Water & Wellness

Switches And Sockets

Schneider / Legrand

Home Automation

LifeSmart

Air Conditioning

Daikin / Carrier

All Flooring

Living Ceramics

Lifts

KONE / Mitsubishi

Gym Equipment

SOLE Fitness

Lighting

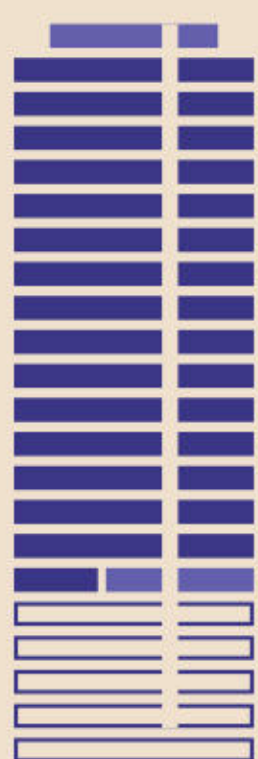
Energy-Efficient LED Lighting Fixtures

Brands as named, or similar.



A LIFT RIDE AWAY

Down to the gym, up to the rooftop after dark - then home. The amenities are on Level 1 and the rooftop; Levels 2 to 16 are homes only.



ROOFTOP Amenities

LEVELS 2-16 Homes

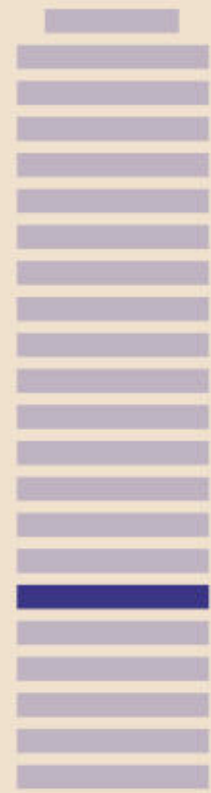
LEVEL 1 Amenities And 7 Homes

GROUND Lobby And Retail

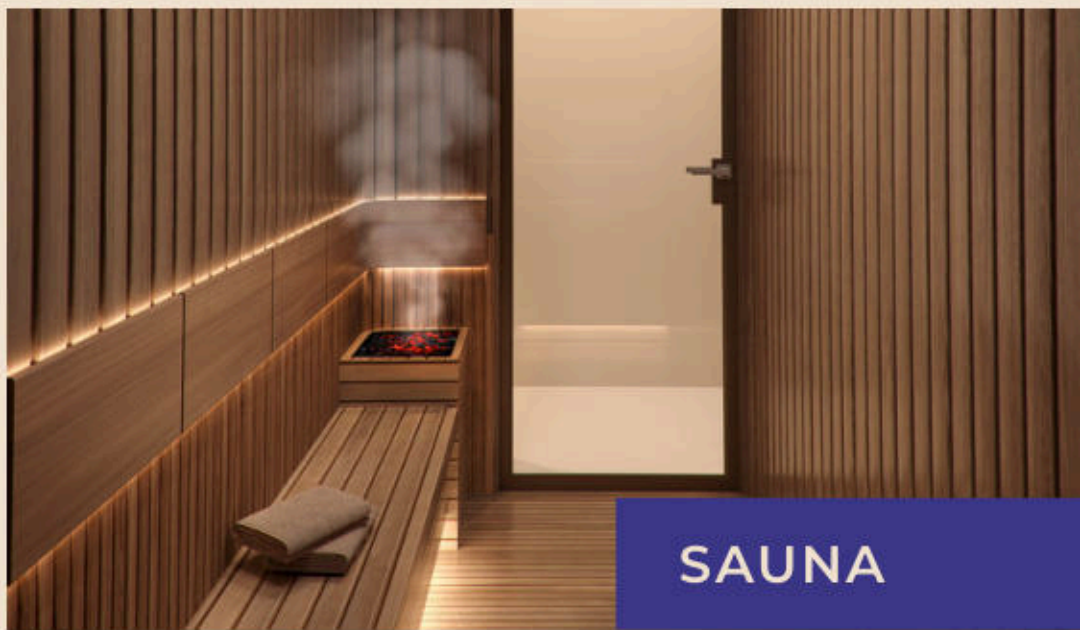
LEVEL 1 AMENITIES

Adult Pool
Water Aerobics Area
Lazy River
Waterfall
Sunken Seating
Jacuzzi
Steam Room
Sauna
Infrared Sauna
Ice Bath
Recovery Room
Oxygen Chamber
Changing Rooms
Indoor And Outdoor Gym
Aerobic Studio
Outdoor Yoga

Jogging Track
Kids' Pool
Splash Park
Kids' Play Area
Kids' Wall Climbing
Family Sitting Area
BBQ Area
Club House
Library
Pool Table
Foosball
Business Lounge
Coworking Space
Meeting Pod
Zen Garden



BUSINESS LOUNGE



SAUNA



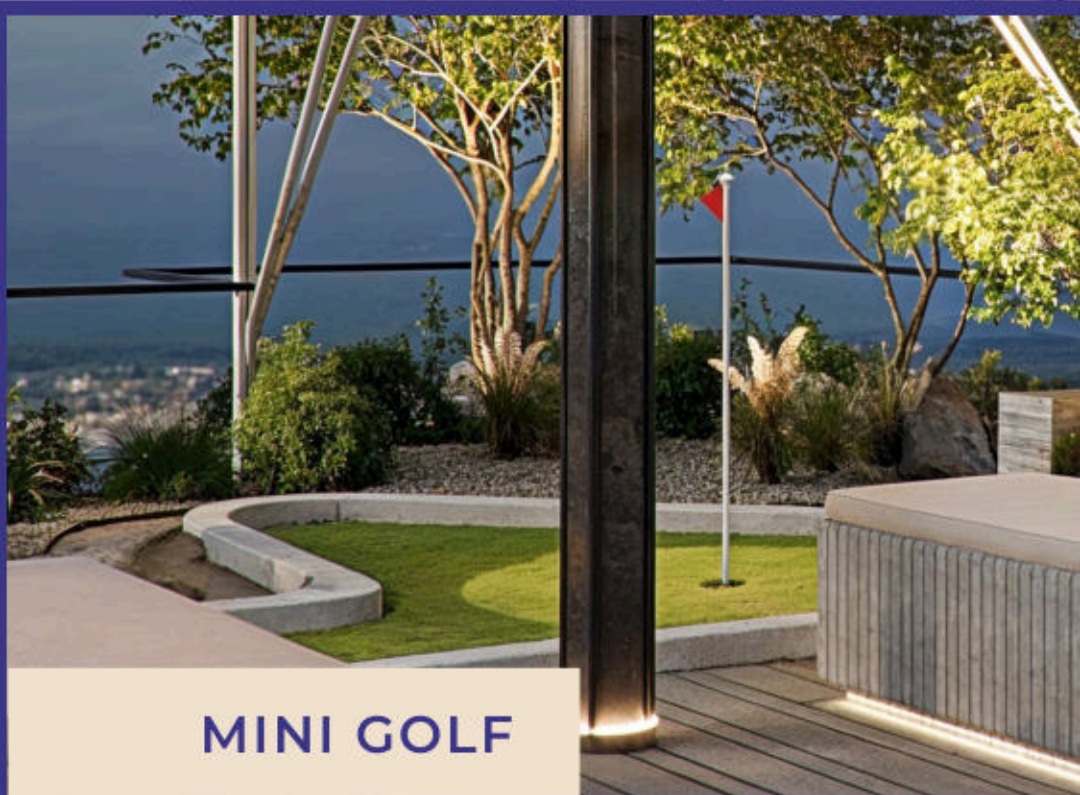
OUTDOOR GYM



MULTI-PURPOSE SPORTS COURTS



SHADED SEATING



MINI GOLF

ROOFTOP AMENITIES

- Multi-Purpose Sports Courts
- Table Tennis
- Life-Size Chess
- Mini Golf
- Shaded Seating
- BBQ Open Kitchen
- Fire Pit





WHO BUILDS IT

Tasmeer Indigo Properties was set up in 2020 to build homes in Dubai, and is part of a group that has been building since 2008.

TRADE LICENCE

1212769

DLD DEVELOPER NO.

1739

OUR MISSION

Making Refined Living Accessible

Designing Thoughtful, Space-Efficient Homes with Wellness at the Centre, Genuine Value in Every Square Foot, and Curated Plans That Make Ownership Easier.

OUR VISION

Shaping New-Age Urban Communities

Inspiring Balanced, Active Lives for Every Generation, where Private Homes Meet Shared Social & Working Spaces.



WHAT HAPPENS NEXT

- 1 Book a call with us -
tell us how you live, and who's moving in.
- 2 We find the homes that fit, and take you
through the price and the payment plan,
one to one.
- 3 Come to the gallery and walk round the
scale model of SquareX One.

VISIT THE GALLERY

Office 103, Park Heights
Square 2, Dubai
Hills, Dubai

OPEN

Mon to Sat, 9 AM to 7 PM
Valet parking at Park
Heights Square 2





HOW YOU BUY

- 1 Pick your home.
- 2 Pay the down payment.
- 3 Sign the SPA - your sale and purchase agreement.
- 4 The SPA is registered with the Dubai Land Department (DLD), and the 4 per cent DLD fee is paid.
- 5 You receive the Oqood certificate, DLD's record of your home.
- 6 The instalments follow your payment plan.

Your RM takes you through each step.

AT A GLANCE

LOCATION

Jumeirah Village Circle,
District 12

HOMES

205 In 13 Types

BUILDING

16 Levels Of Homes

AMENITIES

Level 1 And The Rooftop

HANDOVER

Q4 2028

THE STANDARD PLAN

60/40

DLD FEE

4%, Paid By The Buyer



SQUAREX
ONE