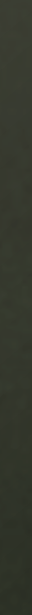




SILVIANA PARK

LIVING



Object 1

JVT: Serene Community

Jumeirah Village Triangle (JVT) is a sustainable green freehold development offering a serene atmosphere. This peaceful suburban community is considered as one of the top family-friendly neighbourhoods in Dubai is situated on the northern side of Dubai. It is a city on its own, offering its residents a thriving community filled with parks, schools and mosques.

The neighborhood is an ideal choice for property investors eyeing lucrative returns as well as residents seeking a tranquil living experience. This community is preferred mostly by families and individuals who are seeking a premium and exceptional lifestyle.



Connected To The City

Jumeirah Village Triangle (JVT) located at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), conveniently located near the coastal areas to Jumeirah Island, Palm Jumeirah, and Palm Jebel Ali. It Offers easy access to central locations within the emirate.



Attractions

- 9** MINUTES - Dubai Miracle Garden
- 20** MINUTES - The Walk JBR
- 22** MINUTES - Palm Jumeirah
- 25** MINUTES - Motiongate Theme Park
- 27** MINUTES - Legoland Dubai



Golf clubs

- 15** MINUTES - Jumeirah Golf Estates Golf Course
- 17** MINUTES - Montgomerie Golf Course



Kids

- 2** MINUTES - Sunmarke School
- 5** MINUTES - Arcadia School
- 12** MINUTES - JSS International School
- 18** MINUTES - GEMS Founders School



Malls

- 11** MINUTES - City Centre Meaisem
- 15** MINUTES - Circle Mall
- 15** MINUTES - Mall of the Emirates
- 17** MINUTES - Dubai Hills Mall



Hotels

- 2** MINUTES - Novotel JVT
- 2** MINUTES - Mövenpick Hotel JVT
- 15** MINUTES - Aloft Me'aisam
- 15** MINUTES - FIVE Jumeirah Village Hotel





S1LVIANA PARK

LIVING

District 2, Jumeirah Village Triangle

Inspired by *Silva* — *forest* — **S1LVIANA PARK LIVING** brings the spirit of nature into the heart of Jumeirah Village Triangle. The name evokes a lush, green sanctuary, where every element is designed to offer peace, clarity, and a deep connection to the natural world. Whether it's a morning walk, an evening wind-down, or a quiet moment on your balcony, this is a place where you can breathe, recharge, and truly feel at home.



Building Description B+G+P+5+R
RETAIL 1-2

Anticipated Handover Q1 2027

Anticipated Service Charge AED 15/Sq.Ft.

STUDIO	1 BEDROOM	1.5 BEDROOM	2 BEDROOM	2.5 BEDROOM	TOTAL
34	33	5	6	3	81



SILVIANA PARK
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This is SILVIANA PARK LIVING
This is where life flourishes



Premium Views



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Premium Views



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Amenities



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LOBBY



POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



KIDS PLAY ROOM



OUTDOOR KIDS
PLAY



GYM



OUTDOOR CROSSFIT



CLUBHOUSE





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Lobby



SILVIANA PARK
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Pool



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Kids Pool



SILVANA PARK
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Kids Play
Room





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Outdoor
Kids Play



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Outdoor
Crossfit



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Gym



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Clubhouse



Smart Home System

With the growth of digital technology, our daily lives are constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

SMART LOCK

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.



HOME AUTOMATION CONTROLS

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.



MyHOME+
becomes even smarter



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Ground Floor Plan

- 1 LOBBY
- 2 DISABLED PARKING
- 3 BICYCLE PARKING



Podium 1st Floor

- 4 KIDS PLAY AREA
- 5 OUTDOOR KIDS PLAY
- 6 POOL DECK WITH SUN LOUNGERS
- 7 GYM
- 8 OUTDOOR CROSSFIT
- 9 SWIMMING POOL
- 10 KIDS POOL
- 11 CLUBHOUSE

Why Dubai



SILVIANA PARK
LIVING

EXCHANGE RATE

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED

RESIDENT VISA

When buying real estate for an amount of \$205,000 in Dubai you can get a resident visa for all family members

SAFETY

Dubai is ranked 11th in the world for safety according to Numbeo, requiring crime rates and a high level of living environment

EDUCATION

School education in the UAE is one of the most progressive in the world

HEALTHCARE

An excellent healthcare system with hundreds of hospitals with expensive equipment and excellent specialists

DEVELOPMENT

According to the Urban Master Plan, by 2040 Dubai should become the best place to live

REMOTE BOOKING

Remote booking of transactions, official payment in cryptocurrency



Golden Visa

Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Ability to apply for a Schengen visa and a U.S. visa



Obtaining a local driving license, which is an international license