
PALACE ESTATES

IMTIAZ
DEVELOPMENTS





IMTIAZ DEVELOPMENTS

Imtiaz Developments is a major real estate developer operating in Dubai, UAE. Our company has provided high quality real estate properties that is renowned for their modern design and structure. The company's vision is to develop modern destinations differentiated through exceptional quality, and contributing to raising the standards of lifestyle.

Our company strives to be acknowledged as an organization which is committed to customer satisfaction. By achieving this, Imtiaz Developments benefits its shareholders, customers, and the landscapes in which it operates by creating equity whilst creating a fruitful communal environment. With this as our goal, we strive to be the most recognized and trusted real estate developer in Dubai and beyond.



A MODERN OASIS: DUBAI

Dubai is a metropolis of international connections, commerce, and communications. It is a unique destination that is both a dynamic global business epicenter, but also a tourist paradise. Dubai is the commercial capital of the middle-east and home to the most prestigious buildings in the world. This city is always evolving and constantly growing, and will continue to be the ever glowing gem that is unique in every way. This emerging city is the new destination for intelligent investors.

With a diverse, multicultural population, Dubai offers its residents and businesses a unique environment, enriched with the cultures of more than 190 nationalities. The quality of life and job opportunities is unrivalled in the Middle East. It is a bustling metropolis with a combination of Emirati heritage, Arabic vitality, Western spontaneity and Asian ambition.

JUMEIRAH VILLAGE CIRCLE

Located in the heart of new Dubai, Jumeirah Village Circle is designed to have all the modern facilities of a city in a peaceful and serene setting. It has all the amenities to promote a healthy lifestyle by offering parks, sports fields, and schools. Mosques will be clustered throughout the abundant green expanses of the development so as to cater for the whole family.

Located in one of the most accessible areas of Dubai, with its own distinctive architecture and host of facilities, Jumeirah Village provides a beautiful, self-contained environment for residents. In addition, in terms of its design, Jumeirah Village sets out to capture a sense of symmetry through a radial pattern with streets that end at a central community center.

THE CONVENIENCE OF JUMERIAH VILLAGE CIRCLE

Located within Hessa Street, Al Khail Road and Sheikh Mohammed Bin Zayed Road, Palace Estates in JVC offers unrivalled proximity to the Emirate's most popular destinations and iconic districts.

- | | | | |
|---|-------------------------------------|----|-----------------------|
| 1 | IBN BATTUTA MALL | 10 | DUBAI MEDIA CITY |
| 2 | DISCOVERY GARDENS | 11 | DUBAI INTERNET CITY |
| 3 | DUBAI SPORTS CITY | 12 | KNOWLEDGE VILLAGE |
| 4 | DUBAI INTERNATIONAL CRICKET STADIUM | 13 | JEBEL ALI RACE COURSE |
| 5 | JUMEIRAH VILLAGE CIRCLE | 14 | AL BARSHA |
| 6 | JUMEIRAH ISLANDS | 15 | MALL OF THE EMIRATES |
| 7 | EMIRATES HILLS | 16 | UMM SUQIEM |
| 8 | MONTGOMERIE GOLF CLUB | 17 | PALM JUMEIRAH |
| 9 | EMIRATES GOLF CLUB | | |

20 min

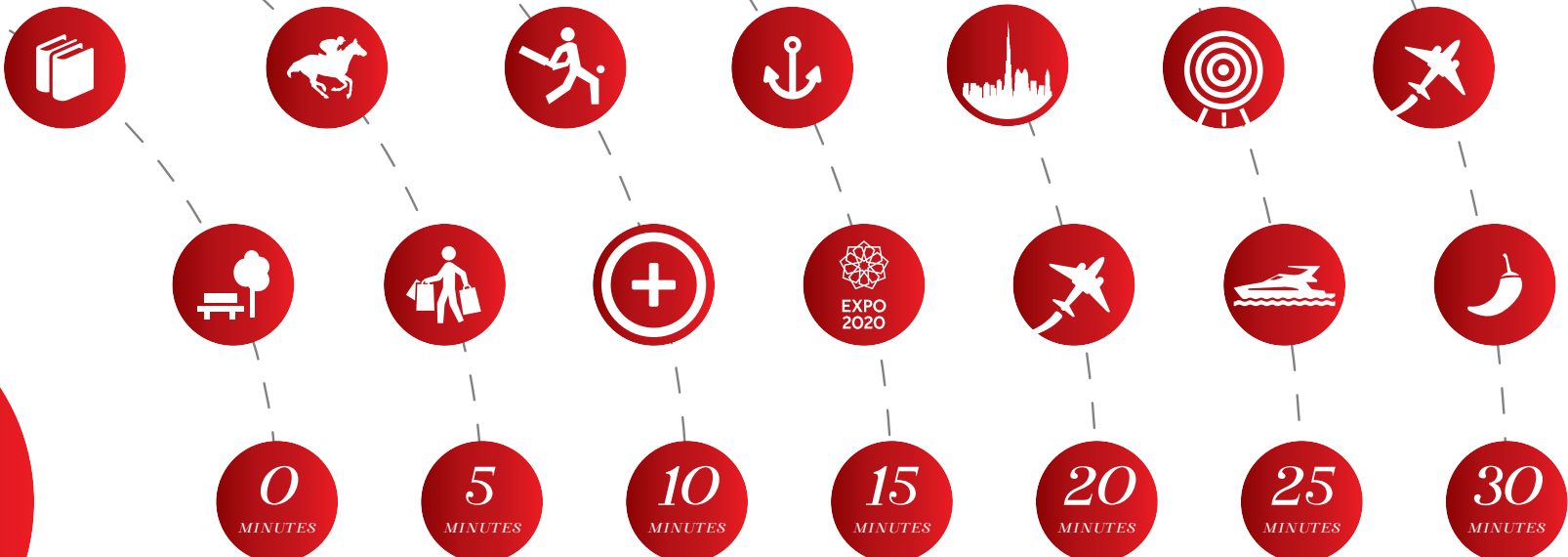
17 min

14 min

10 min



JVC Palace Estates



- 5**
- Nakheel Mall
 - Majid Al Futtaim Mall
 - Jebel Ali Racecourse

- 10**
- Saudi German Hospital
 - Dubai International Cricket Stadium
 - Souk Madinat Jumeirah
 - Dubai Studio City
 - Knowledge Village
 - Dubai Internet City
 - The Farm (Al Barari)
 - Dubai Polo & Equestrian Club

- 15**
- EXPO 2020
 - Dubai Autodrome
 - Dubai Marina
 - Montgomerie Golf Club
 - Jumeirah Beach
 - Global Village
 - Jumeirah Lakes Towers
 - Emirates Golf Club
 - Emirates Hills
 - Skydive Dubai
 - Mall of the Emirates
 - The Palm Jumeirah
 - Wild Wadi Waterpark
 - Arabian Ranches Golf Club
 - The Walk at JBR
 - Jumeirah Beach Residence
 - Ibn Battuta Mall

- 20**
- Al Maktoum International Airport
 - The Dubai Mall
 - Downtown Dubai
 - Burj Khalifa
 - Meydan Tennis Academy
 - Dubai Festival City
 - Dubai Silicon Oasis
 - Meydan Racecourse

- 25**
- Dubai Creek Golf & Yacht Club
 - Nad Al Sheba Shooting Club

- 30**
- Heritage Village
 - Dubai Spice Souk
 - Dubai Gold Souk
 - Dubai International Airport
 - Dubai Maritime City

PALACE ESTATES

Front view

Palace Estates is a G+2 Villa. It consists of a Ground floor with two additional floors. They are modern spacious luxury villas keeping in mind the aesthetic and culture of Dubai.



- 2 Car-Park at the rear of the villa
- Gated entrance with a private courtyard
- Each floor is accessible via staircase however each villa does have an option for an indoor private elevator.



GROUND FLOOR

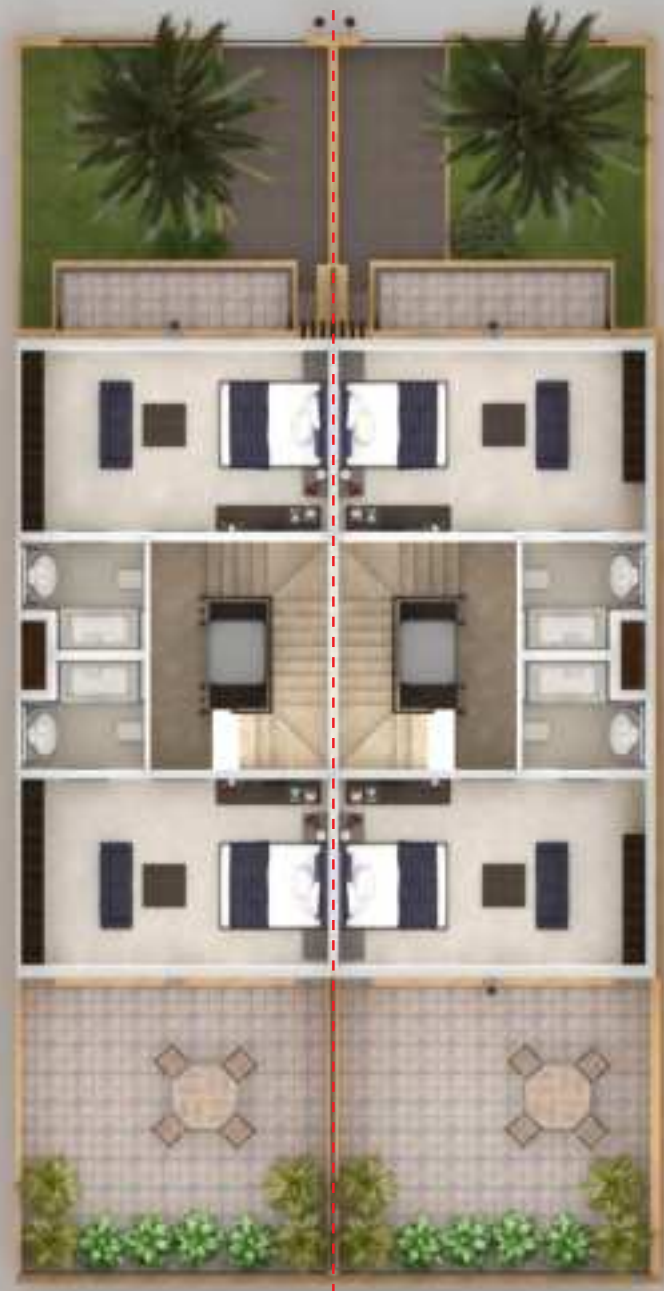
On the Ground Floor you have an open floor plan with space designated for a lobby at the entrance, family living and dining area, a fully outfitted kitchen, a maid's room with washroom facilities, and a guest powder room/ washroom. From the Ground floor you will have access to the stairwell that connects to the 2nd and 3rd floor as well as access to the elevator, should you choose to include one in the villa.





FIRST FLOOR

You will have access to the first floor via the staircase or elevator (should you choose this option). On the first floor there are two master bedrooms each with its own en suite bathrooms and built in closets and drawers. Each bedroom on the first floor also has access to its own private balcony.

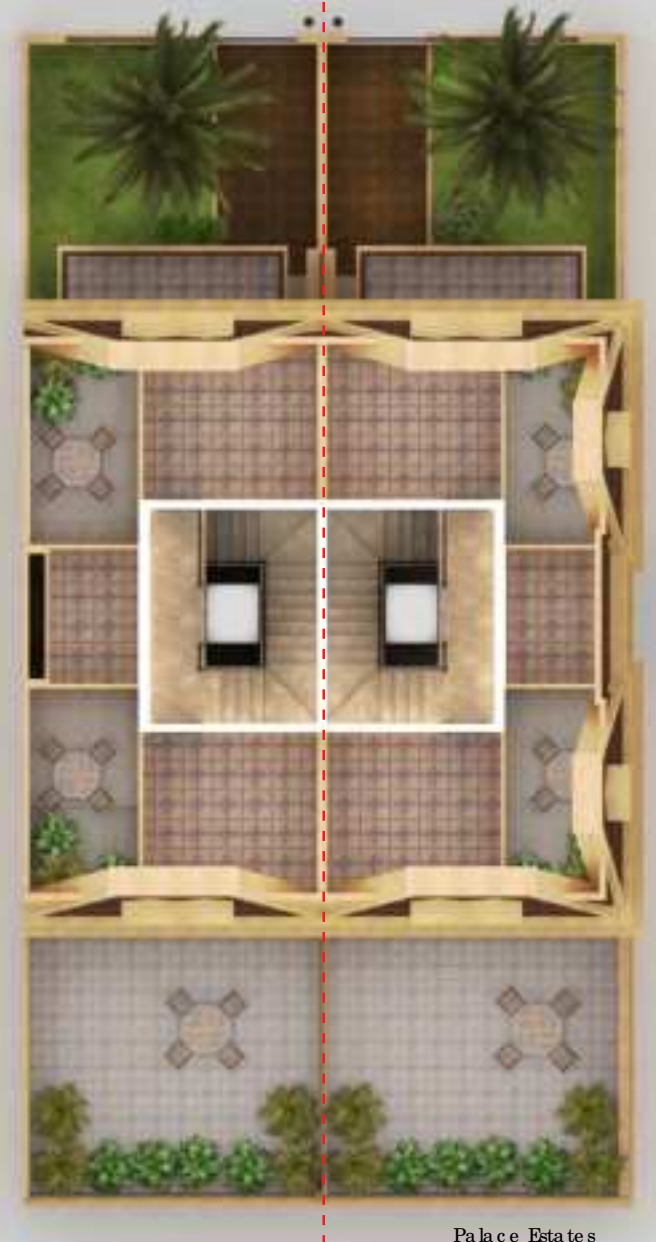
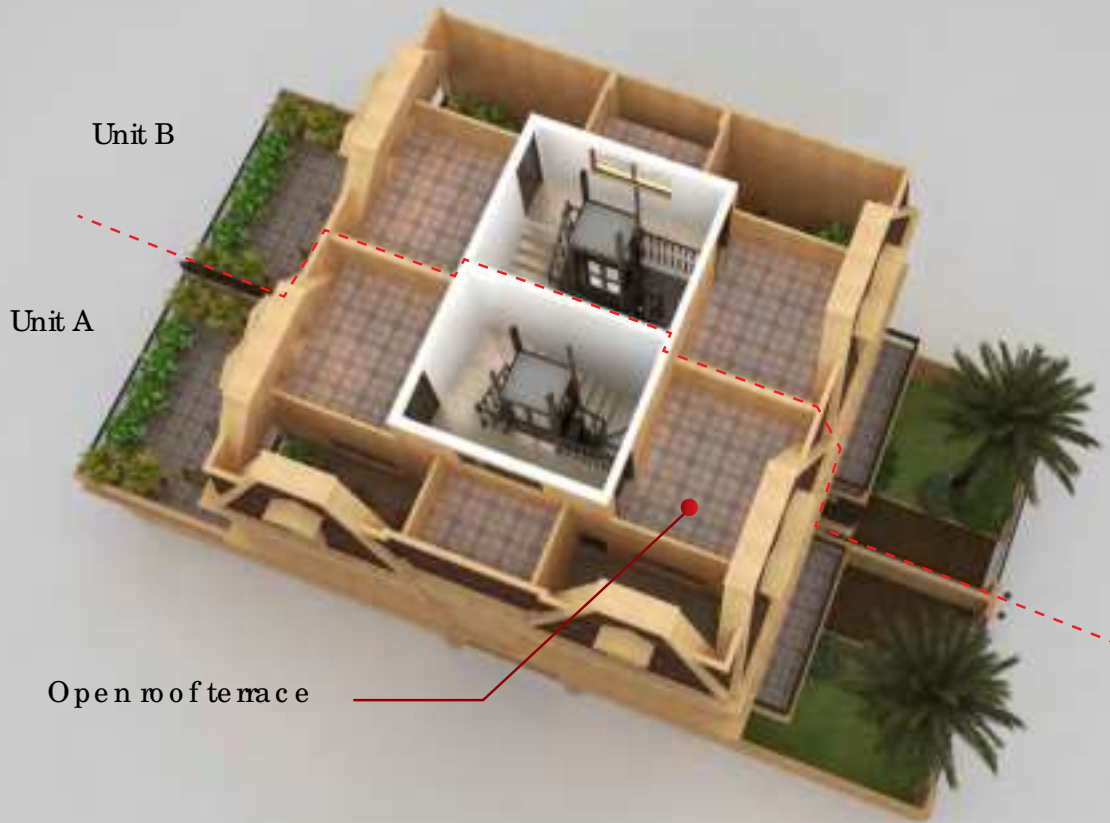




SECOND FLOOR

On the second floor you have 2 bedrooms, with one shared bathroom and built in closet features, Each bedroom has it's own private balcony.





Unit B

Unit A

Open roof terrace

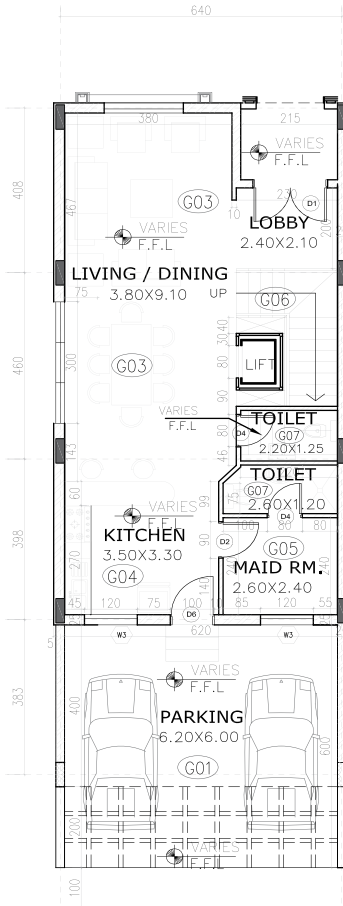
ROOF

On the Roof- you have two open roof terraces, one side it will be a storage area for any mechanical equipment. While you still have another open roof terrace are to have to use for personal or entertaining purposes, offering spectacular views of JVC and Dubai Marina.

PALACE ESTATES

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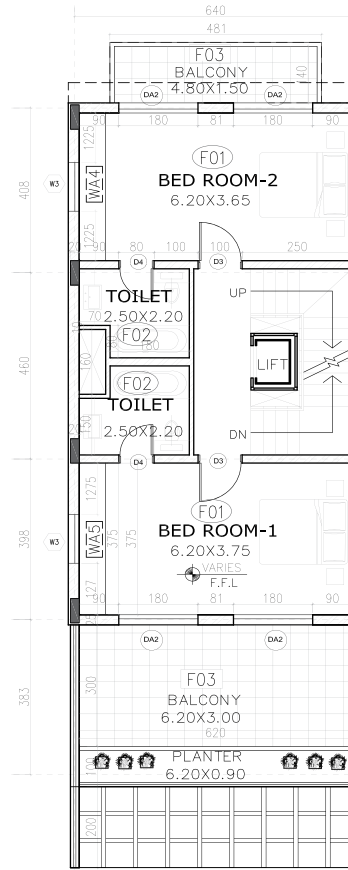




TYPE - 1 [END VILLAS]

GROUND FLOOR PLAN

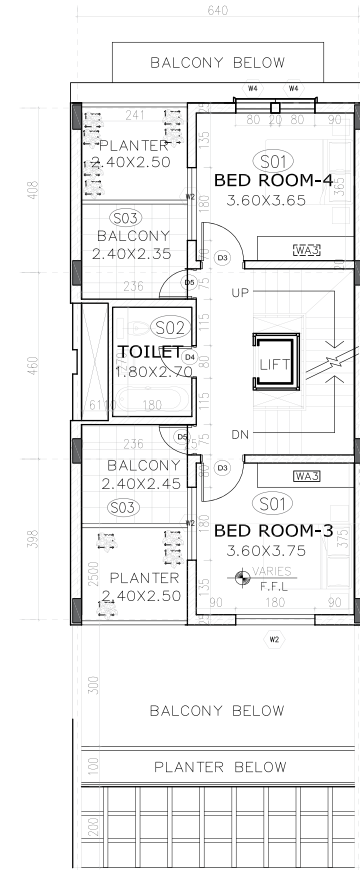
	Sq.M	Sq.Ft
BUILTUP AREA	80.32	864.24
GARAGE+PERGOLA	39.00	419.64
TOTAL	119.32	1283.88



FIRST FLOOR PLAN

(AREA WITHOUT PLANTER)

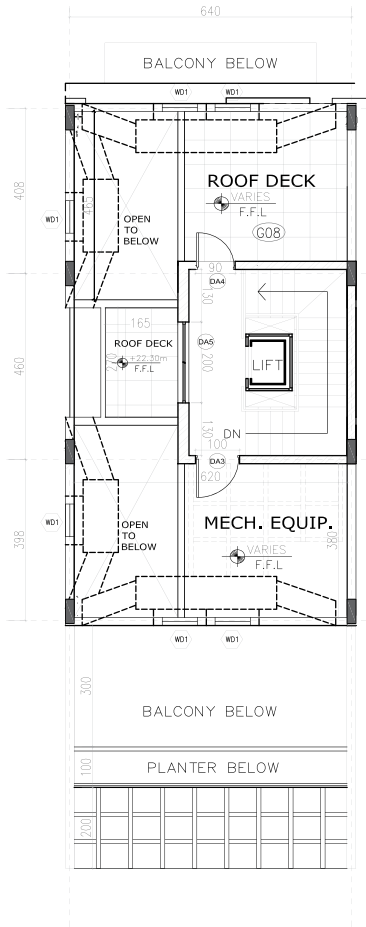
	Sq.M	Sq.Ft
BUILTUP AREA	84.65	910.83
BALCONY-1	19.50	209.82
BALCONY-2	7.21	77.58
DUCT (DED.)	-0.96	-10.33
TOTAL	110.40	1187.90



SECOND FLOOR PLAN

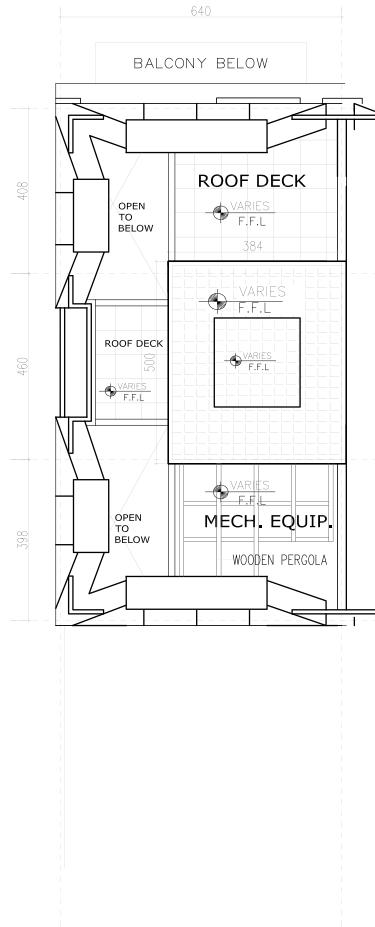
(AREA WITHOUT PLANTER)

	Sq.M	Sq.Ft
BUILTUP AREA	60.71	653.24
BALCONY-1	5.89	63.38
BALCONY-2	5.65	60.79
DUCT (DED.)	-1.76	-18.94
TOTAL	70.49	758.47



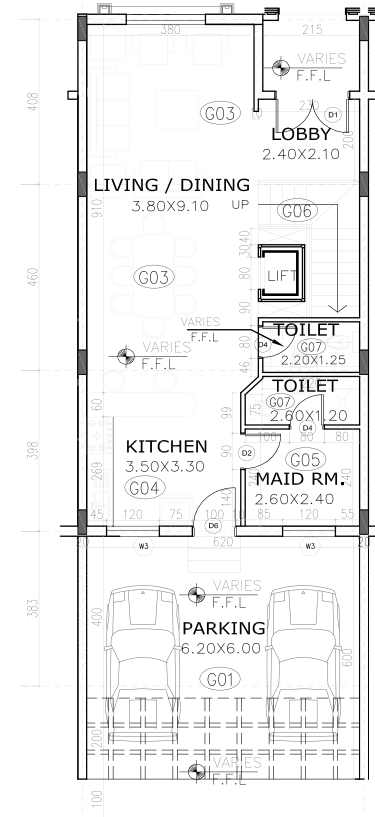
ROOF PLAN

	Sq.M	Sq.Ft
BUILTUP AREA	19.72	212.19
ROOF DECK-1	13.67	147.09
ROOF DECK-2	4.46	47.99
DUCT (DED.)	0.00	0.00
TOTAL	37.85	407.27



TOTAL AREA

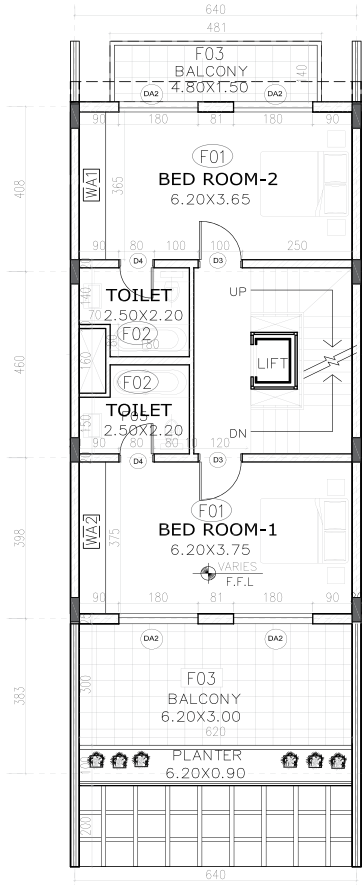
	Sq.M	Sq.Ft
AREA	338.06	3637.53



TYPE - 2 [MIDDLE VILLAS]

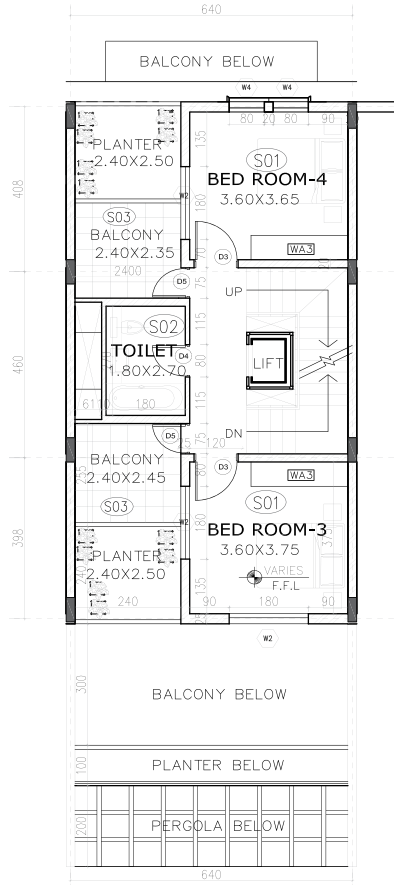
GROUND FLOOR PLAN

	Sq.M	Sq.Ft
BUILTUP AREA	78.38	843.37
GARAGE+PERGOLA	38.40	413.18
TOTAL	116.78	1256.55



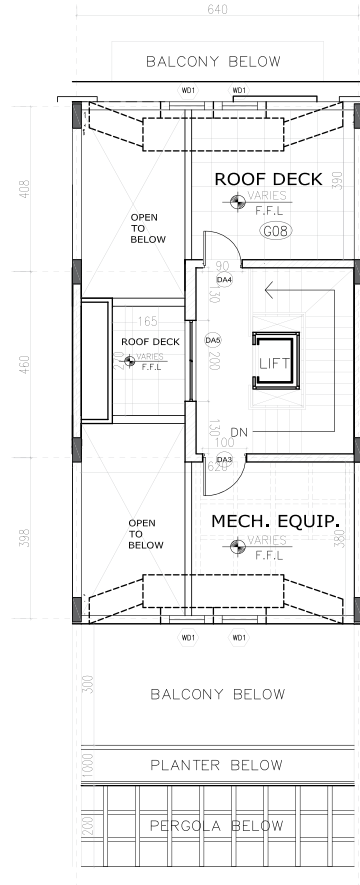
FIRST FLOOR PLAN
(AREA WITHOUT PLANTER)

	Sq.M	Sq.Ft
BUILTUP AREA	82.86	891.57
BALCONY-1	19.20	206.59
BALCONY-2	7.21	77.58
DUCT (DEDUCT)	-0.96	-10.33
TOTAL	108.31	1165.42



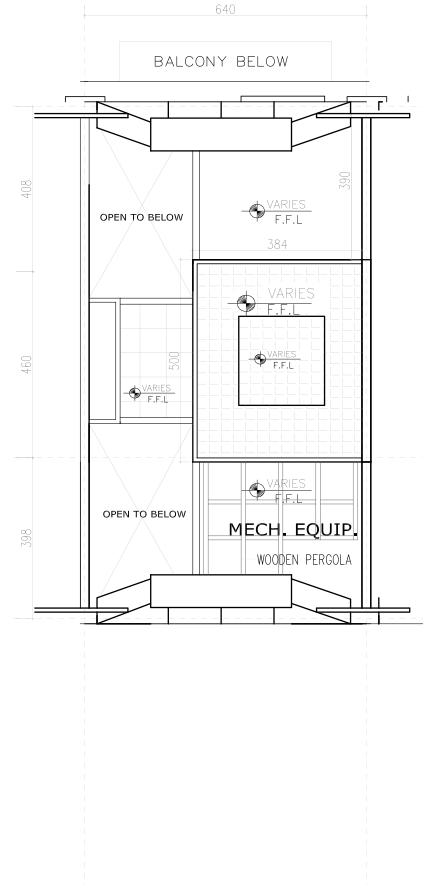
SECOND FLOOR PLAN
(AREA WITHOUT PLANTER)

	Sq.M	Sq.Ft
BUILTUP AREA	58.98	634.62
BALCONY-1	5.89	63.38
BALCONY-2	5.65	60.79
DUCT (DEDUCT)	-1.76	-18.94
TOTAL	68.76	739.86



ROOF PLAN

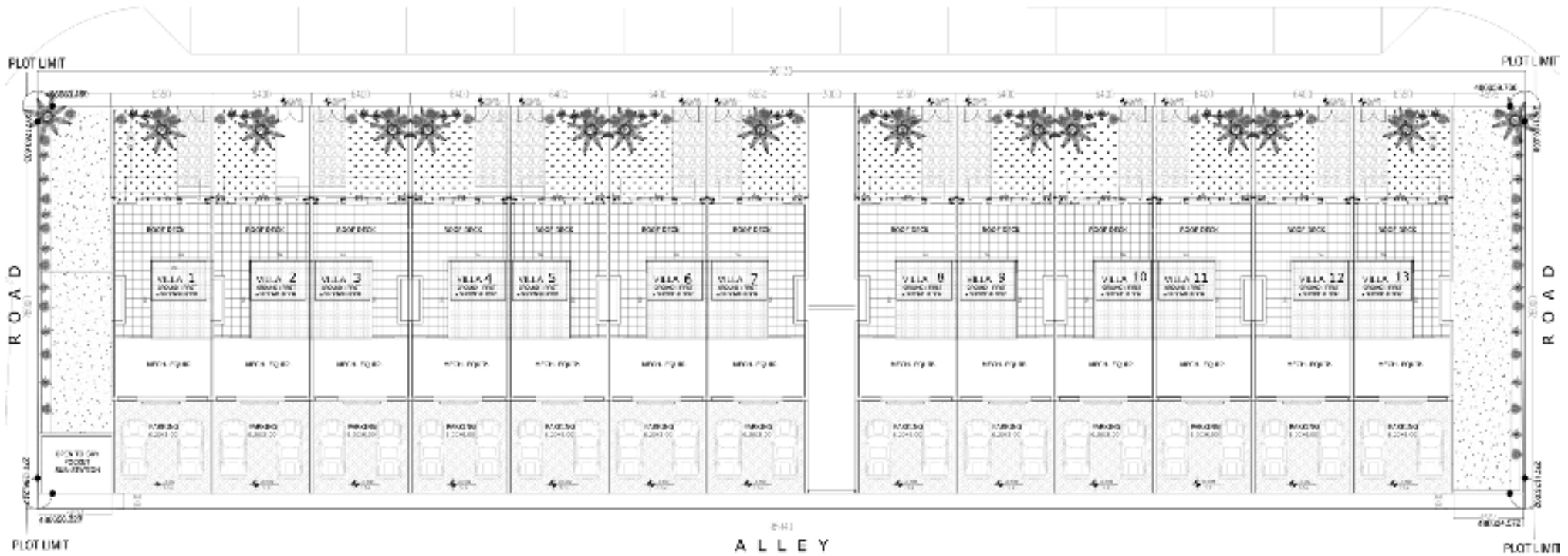
	Sq.M	Sq.Ft
BUILTUP AREA	19.72	212.19
ROOF DECK-1	13.67	147.09
ROOF DECK-2	4.46	47.99
DUCT (DEDUCT)	0.00	0.00
TOTAL	37.85	407.27

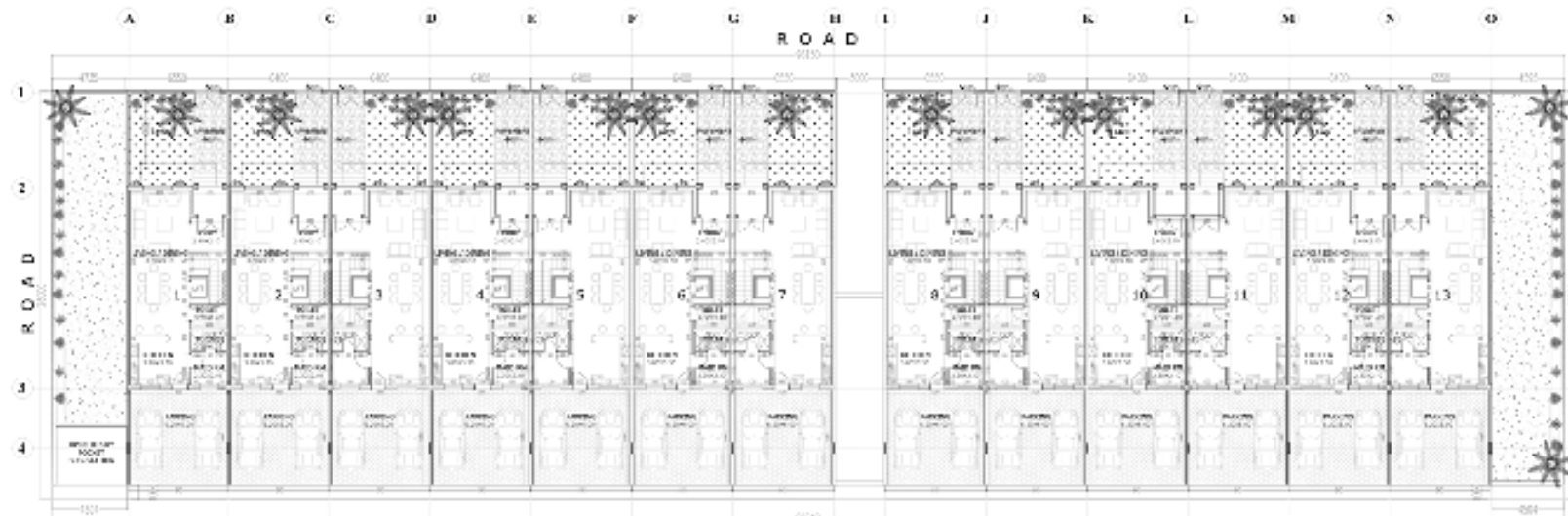


TOTAL AREA

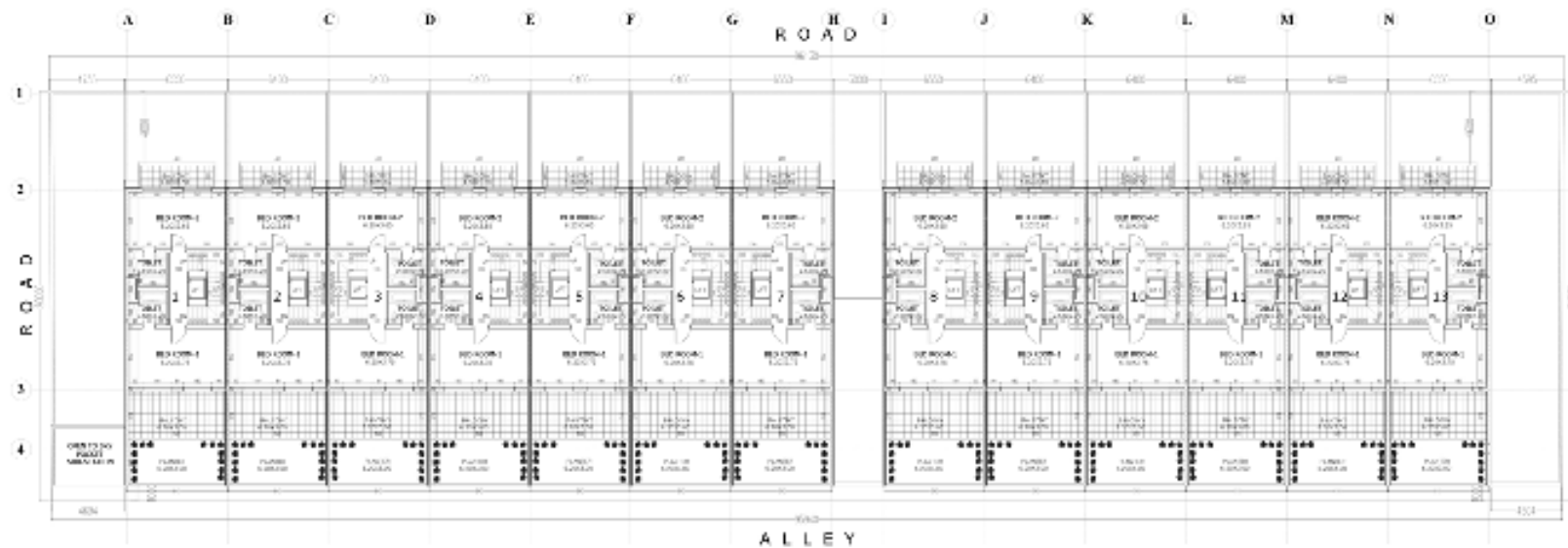
	Sq.M	Sq.Ft
AREA	331.70	3569.09

ROAD 6M WIDE

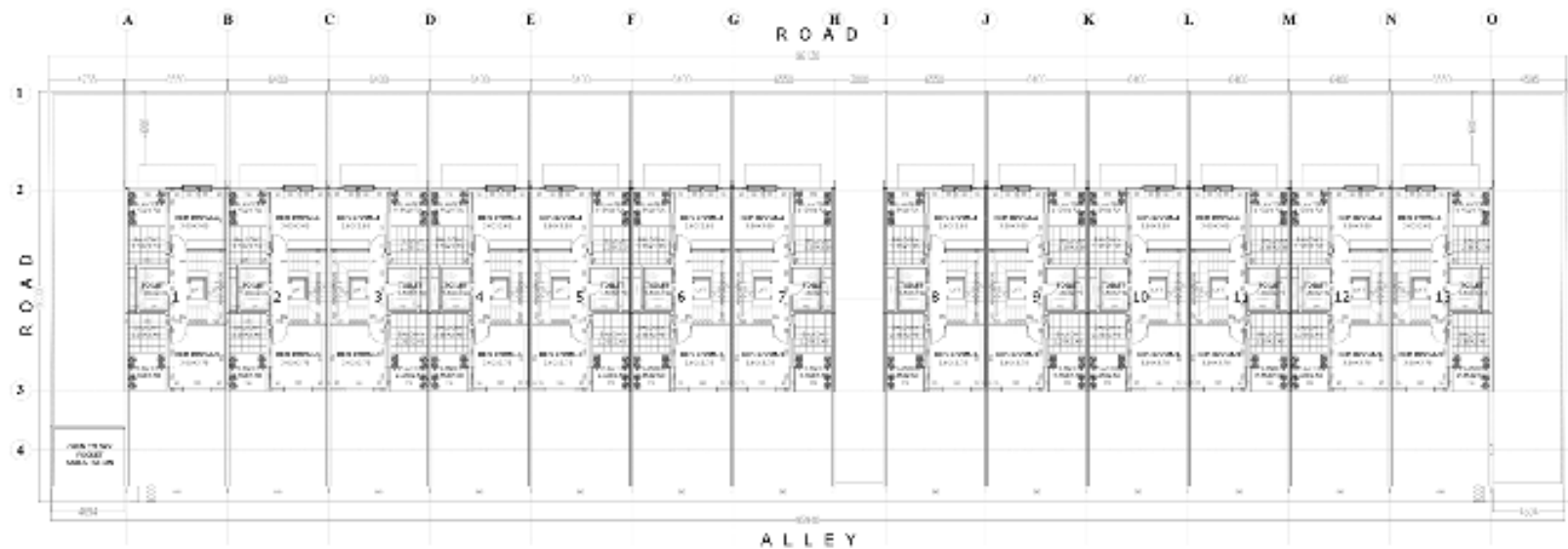




GROUND FLOOR PLAN



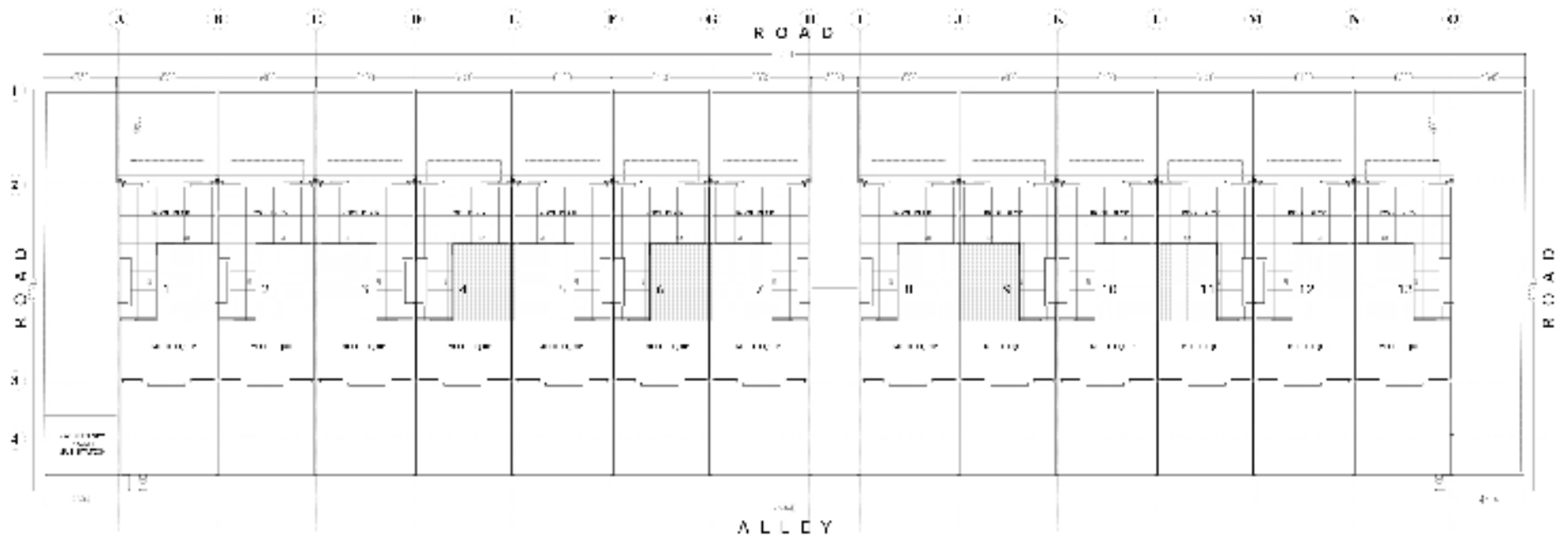
FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOWER ROOF PLAN



UPPER ROOF PLAN



FRONT ELEVATION WITHOUT GATE



FRONT ELEVATION WITH GATE



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



Downtown City Properties is the official and exclusive Real Estate partner of Palace Estates. For questions and Inquiries please contact us

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