

# BELGRAVIA III

CRAFTED FOR LIVING



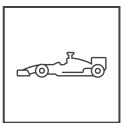
# COMMUNITY FEATURES

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- In the heart of new Dubai, Jumeirah Village Circle is designed to provide a sense of community and has all the modern facilities of a city in a tranquil and village settings.
- It offers a healthy lifestyle while its communities provide all the amenities needed to live life to the fullest.
- Parks, sports fields, schools and mosques will be clustered throughout the abundant green expanses of the development which is spread over 811 hectares 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.
- With the addition of two new developments; Al Khail Avenue at Jumeirah Village Triangle and The Circle Mall at Jumeirah Village Circle, the community becomes a fully integrated and developed community for its' residents.

## MINUTES AWAY FROM LANDMARK DESTINATIONS

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**10** minutes  
Dubai  
Autodrome



**10** minutes  
Dubai  
Marina



**10** minutes  
Mall of the  
Emirates



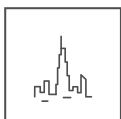
**14** minutes  
Palm  
Jumeirah



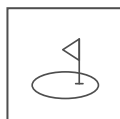
**18** minutes  
The Walk



**25** minutes  
Dubai International  
Airport



**10** minutes  
Downtown  
Dubai



**14** minutes  
Emirates  
Golf Club



**14** minutes  
Burj  
Al Arab

# ELEVATORS

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6 Elevators

## AMENITIES WITHIN THE PROJECT

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- Double Height Lively Lobby Lounge
- Fitness Centre
- Massive Resort Style Pool + Kid's Pool
- Outdoor Communal Kitchen & Dining Areas
- Yoga studio
- Club Lounge and Games Room
- Change rooms
- Landscaped Terrace/ Lawn +Deck
- Indoor + Shaded Outdoor Kid's play



## OWNERSHIP

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Freehold

## ANTICIPATED COMPLETION **DATE**

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Q2 2021

## ANTICIPATED **SERVIC** CHARGE

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AED 14 per sq.ft.





## SIZE RANGE PER UNIT TYPE

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Studio From 408 sq.ft. to 924 sq. ft.

1 bedroom From 795 sq.ft to 1393 sq. ft.

2 bedrooms From 1,187 sq.ft to 1,918 sq. ft.

2 bedrooms townhouse From 1,932 sq.ft to 2,220 sq. ft.



## PARKING

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1 parking space per apartment.

## NUMBER OF UNITS PER TYPE

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Studios - 31 units

1 bedroom - 159 units

2 bedrooms - 38 units

2 bedrooms townhouse - 32 units



## UNIT FEATURES

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- Tasteful porcelain hardwood effect flooring.
- Generous outside living balcony areas.
- Bespoke spacious, crafted and fitted wardrobes and walk-in closets.
- Quality door hardware and ironmongery and solid core doors.
- Custom-designed kitchen cabinetry.
- Professional-standard European appliances.
- Integrated dishwasher, quiet and energy saving.
- Premium, durable quartz countertops.
- Porcelain floor & wall tiles.
- Heightened ceilings in Living, Dining and Bedrooms

















# FLOOR PLANS

SCHEDULE 2  
STUDIO TYPE-1-1



Suite Area	490.73	sq.ft.
Balcony Area	52.42	sq.ft.
Total Sellable Area	543.15	sq.ft.

# FLOOR PLANS

SCHEDULE 2  
STUDIO TYPE-2



Suite Area	497.72	sq.ft.
Balcony Area	52.42	sq.ft.
Total Sellable Area	550.14	sq.ft.



# FLOOR PLANS

SCHEDULE 2  
1 BR TYPE-1



Suite Area	718.38	sq.ft.
Balcony Area	116.57	sq.ft.
Total Sellable Area	834.96	sq.ft.

# FLOOR PLANS

SCHEDULE 2  
1 BR TYPE-1-2



Suite Area	800.83	sq.ft.
Balcony Area	0.00	sq.ft.
Total Sellable Area	800.83	sq.ft.



# FLOOR PLANS

SCHEDULE 2  
2 BR TYPE-1-4



Suite Area	1,074.99 sq.ft.
Balcony Area	289.87 sq.ft.
Total Sellable Area	1,364.86 sq.ft.

# FLOOR PLANS

SCHEDULE 2  
2 BR TYPE-4



Suite Area	1,129.67	sq.ft.
Balcony Area	299.02	sq.ft.
Total Sellable Area	1,428.69	sq.ft.



# FLOOR PLANS

## SCHEDULE 2 M1 GROUND LEVEL



Suite Area	1,601.89 sq.ft.
Balcony Area	419.04 sq.ft.
Total Sellable Area	2,020.92 sq.ft.

# FLOOR PLANS

## SCHEDULE 2 M1 UPPER LEVEL



Suite Area	1,601.89 sq.ft.
Balcony Area	419.04 sq.ft.
Total Sellable Area	2,020.92 sq.ft.



# PAYMENT PLAN

**20%**

Downpayment

**10%**

On completion of 40%  
construction of the project

**10%**

On completion of 50%  
construction of the project

**5%**

On completion  
of 60% construction  
of the project

**5%**

On completion  
of 70% construction  
of the project

**5%**

On completion





## ESCROW DETAILS

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Account Name: **ADIB**

Bank Branch Name and Address: **Dubai Internet City**

Account Name: **Belgravia III Escrow Account**

Account Number: **28140325**

Swift Code: **ABDIAEAD**

IBAN No: **AE770500000000028140325**

For booking or any further enquiries contact us on [agent@ellingtongroup.com](mailto:agent@ellingtongroup.com), or contact your Property Consultant directly.

# WHY INVEST IN DUBAI?



*Consistently growing economy*



*High liquid real estate market*



*Consistently growing population*



*Some of the highest rental yields in the world*



*Consistent and innovative development*



*Readily available financing options*

0%

*0% tax on residential real estate*



*Ease of business set up*



*Safe and secure place for your investment*



*Multi-sector economy - not oil dependent*



*Stable currency*



*Residence visa*

009714 278 0888

[info@ellingtongroup.com](mailto:info@ellingtongroup.com)

W W W . E L L I N G T O N P R O P E R T I E S . A E

  
**ELLINGTON**  
PROPERTIES