

# Object 1

E L A R I S

*Rise*

A BREATH OF FRESH LIVING

## 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



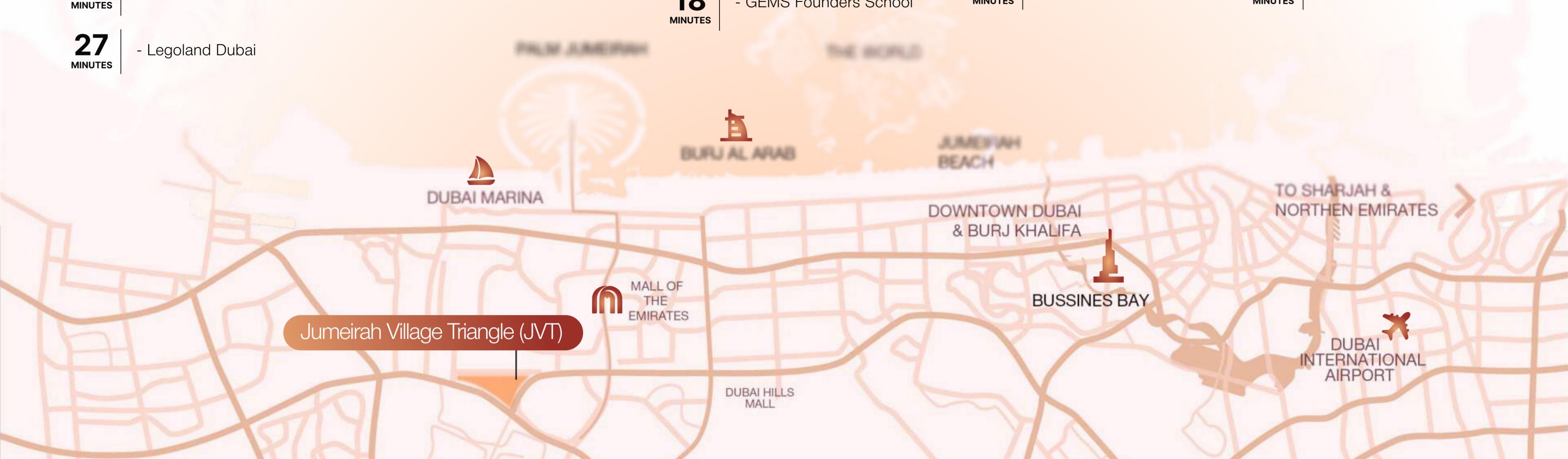
## Malls

- 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



# ELARIS

Rise

## DISTRICT 3, JUMEIRAH VILLAGE TRIANGLE

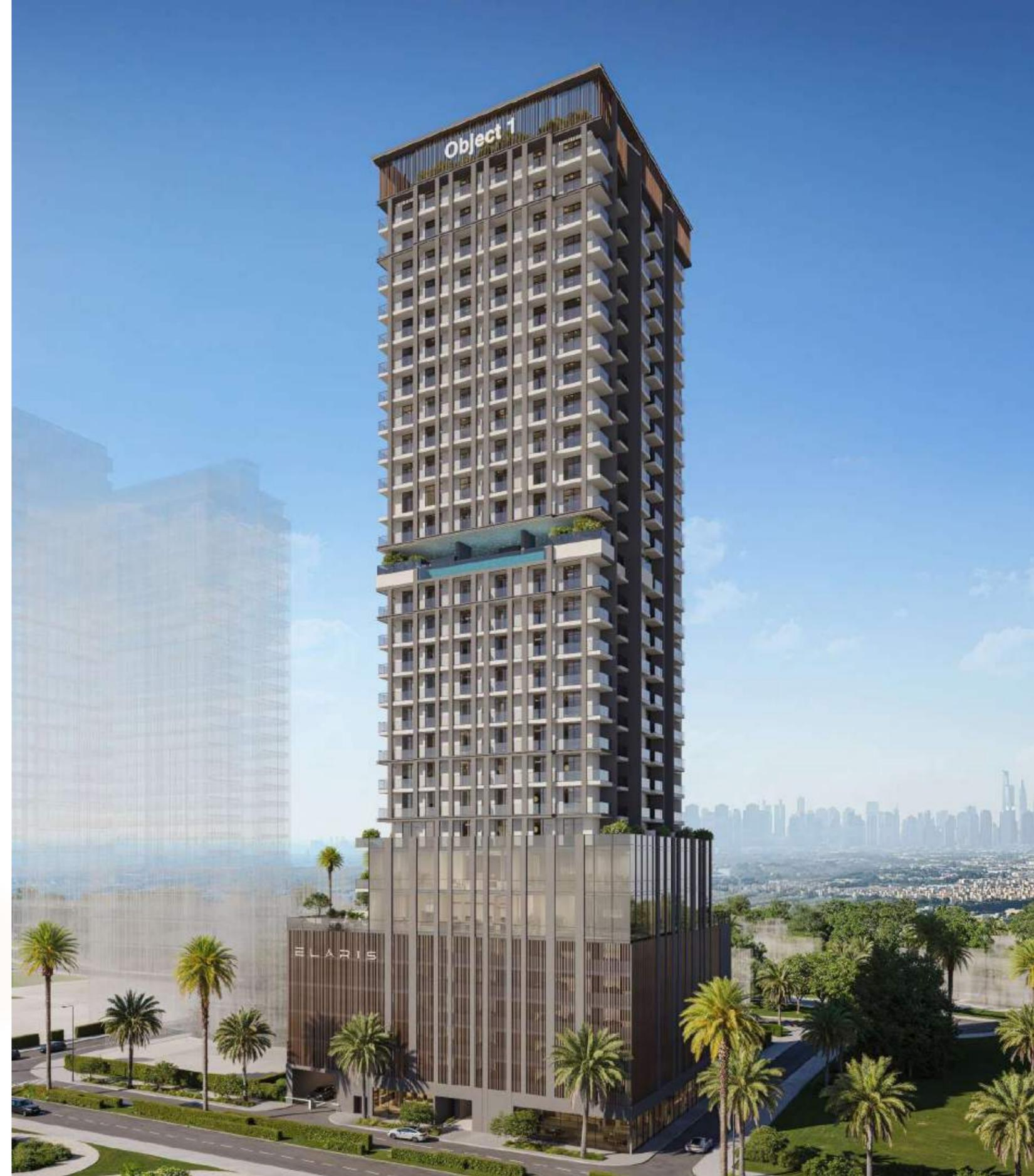
**ELARIS Rise** is a visionary residential development that captures the essence of **air, light, and life**. Inspired by the Greek elements "Element" and "Aris" (hope/air), Elaris is more than a place to live — it is a **sanctuary of balance, tranquility, and natural harmony**.

**Building Description:** B+G+5P+2(O)+21+MF+R  
RETAIL 1-4  
OFFICE 1-12

**Anticipated Handover:** Q3 2028

**Anticipated Service Charge:** AED 15/Sq.Ft.

STUDIO	1 BEDROOM	2 BEDROOM	TOTAL
18	138	42	198



# ELARIS

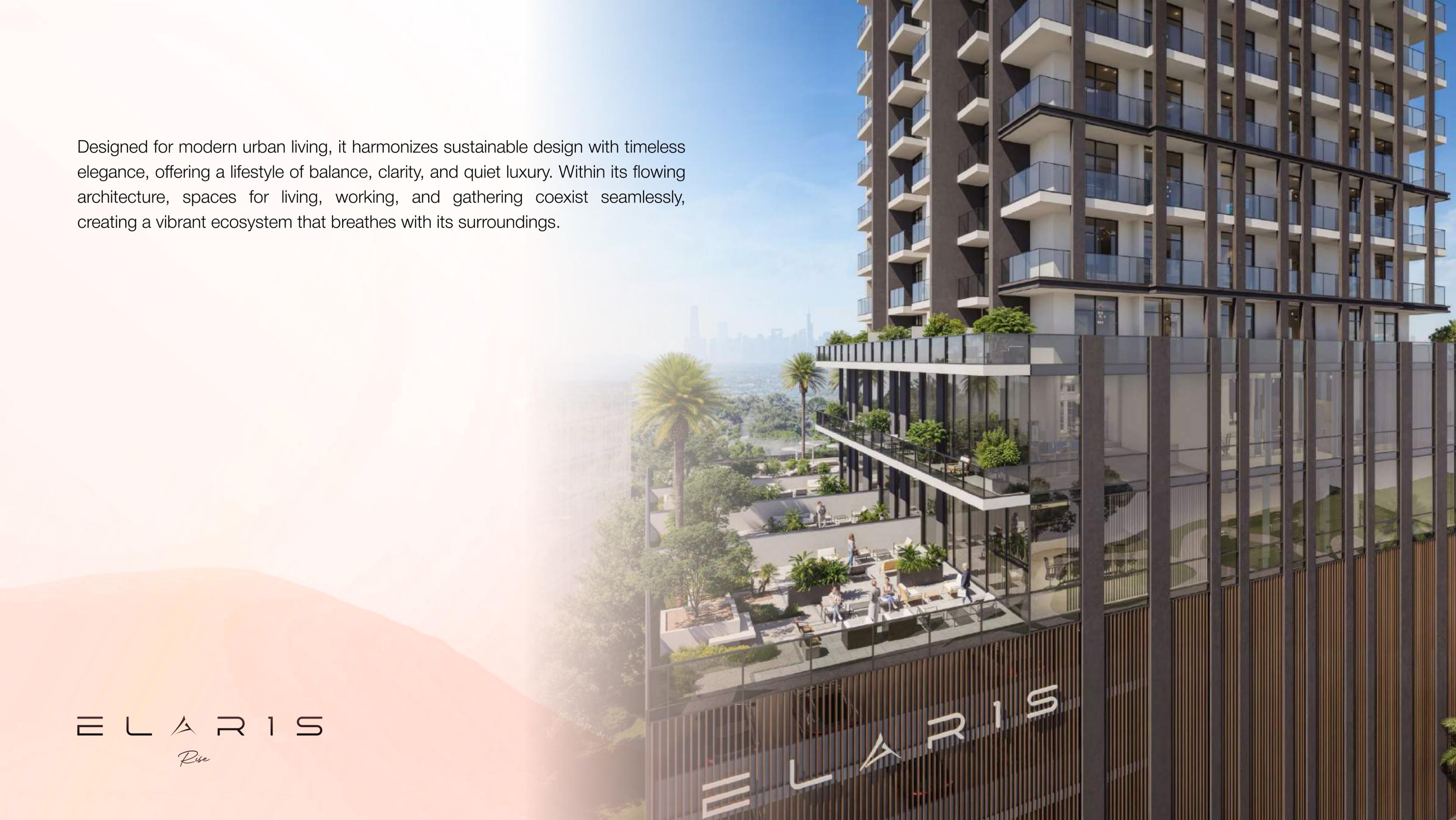
*Rise*



Designed for modern urban living, it harmonizes sustainable design with timeless elegance, offering a lifestyle of balance, clarity, and quiet luxury. Within its flowing architecture, spaces for living, working, and gathering coexist seamlessly, creating a vibrant ecosystem that breathes with its surroundings.

ELARIS  
*Rise*

ELARIS



ELARIS  
*Rise*

PREMIUM VIEWS

ELARIS  
*Rise*

PREMIUM VIEWS

# ELARIS

*Rise*

## AMENITIES



LOBBY



POOL



POOL DECK WITH  
SUN LOUNGERS



GYM



KIDS POOL



KIDS PLAY  
ROOM



CLUBHOUSE



OUTDOOR  
LOUNGE



PRAYER  
ROOMS

ELARIS  
*Paris*

ELARIS  
*Paris*

LOBBY



ELARIS  
*Rise*

SWIMMING POOL





KIDS POOL

OUTDOOR LOUNGE





KIDS PLAY ROOM



GYM



CLUBHOUSE



## Floor 12

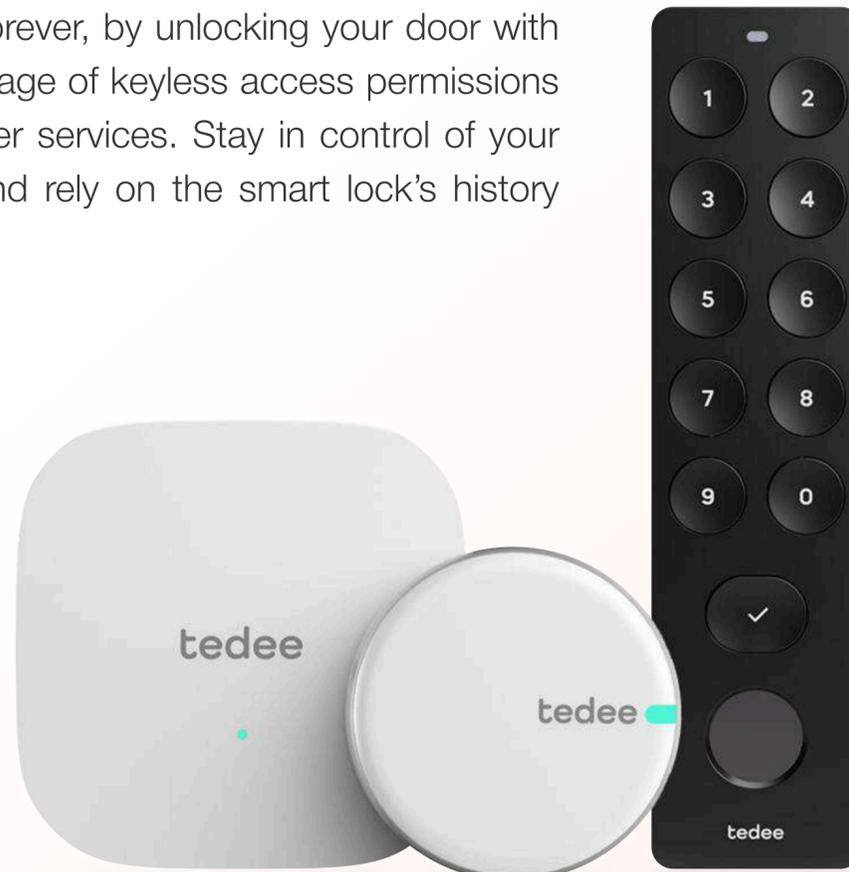
- 1 CLUBHOUSE
- 2 KIDS PLAY ROOM
- 3 GYM
- 4 OUTDOOR LOUNGE
- 5 POOL DECK WITH SUN LOUNGERS
- 6 KIDS POOL
- 7 SWIMMING POOL

# SMART HOME SYSTEM

With the growth of digital technology, our daily lives and 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

# WHY INVEST IN JUMEIRAH VILLAGE TRIANGLE (JVT)?

## PRIME LOCATION

Direct access to major highways. 15–20 min to Marina, Downtown, and airports.

## SAFE & SECURE

Dubai ranks among the world's safest cities. Gated, patrolled community.

## CONVENIENT AMENITIES

Circle Mall, supermarkets, gyms, salons, cafes all within minutes.

## FUTURE GROWTH

Backed by Dubai 2040 Master Plan. Infrastructure and lifestyle upgrades ongoing.

## FAMILY-FRIENDLY LIVING

Peaceful villas and townhouses. Parks, schools, and play areas in walking distance.

## TOP SCHOOLS NEARBY

Arcadia, Sunmarke, and other leading schools within or near JVT.

## TAX-FREE INVESTMENT

No property or capital gains tax. Stable USD-pegged currency (1 USD = 3.65 AED).

## REMOTE & CRYPTO FRIENDLY

Fully remote booking. Cryptocurrency payments accepted in selected properties.

## HIGH ROI POTENTIAL

Strong rental demand and capital appreciation. Excellent long-term investment.

## MODERN HEALTHCARE

Hospitals and clinics close by with world-class facilities.

## RESIDENT VISA ELIGIBILITY

Invest \$205,000+ and receive a UAE resident visa for your family.

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[www.object-1.com](http://www.object-1.com)