



IRIDIAN PARK 2
LIVING

Object 1

Dubai is a Gallery,
and Buildings are Showpieces



IR1DIAN PARK 2

LIVING

District 13, Jumeirah Village Circle

Building Description: G+P+5

Anticipated Handover: Q2 2027

Anticipated Service Charge: AED 15/Sq.Ft.

Welcome to IR1DIAN PARK 2, a residential gem inspired by the brilliance of iridescence — where light and nature come together to create a vibrant and dynamic living experience.

Located in the heart of Jumeirah Village Circle (JVC), this residential haven offers a perfect balance of urban convenience and a welcoming neighborhood atmosphere.



IRIDIAN PARK 2
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Floor Plans



GROUND FLOOR PLAN

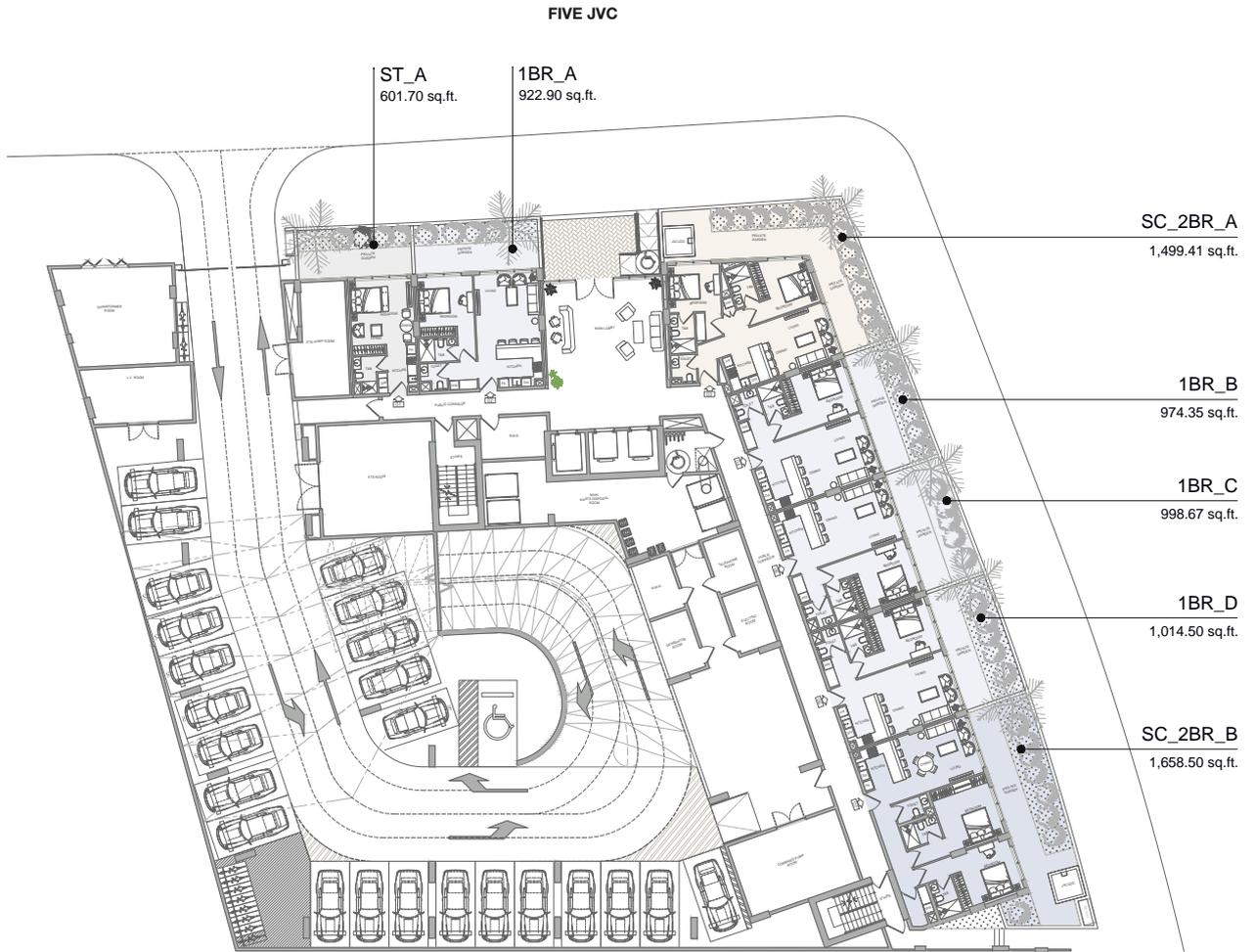
FLOOR: G



IRIDIAN PARK 2
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JVC COMMUNITY PARK

JVC COMMUNITY



DUBAI SPORTS CITY



TYPICAL FLOOR PLAN

FLOOR: 1

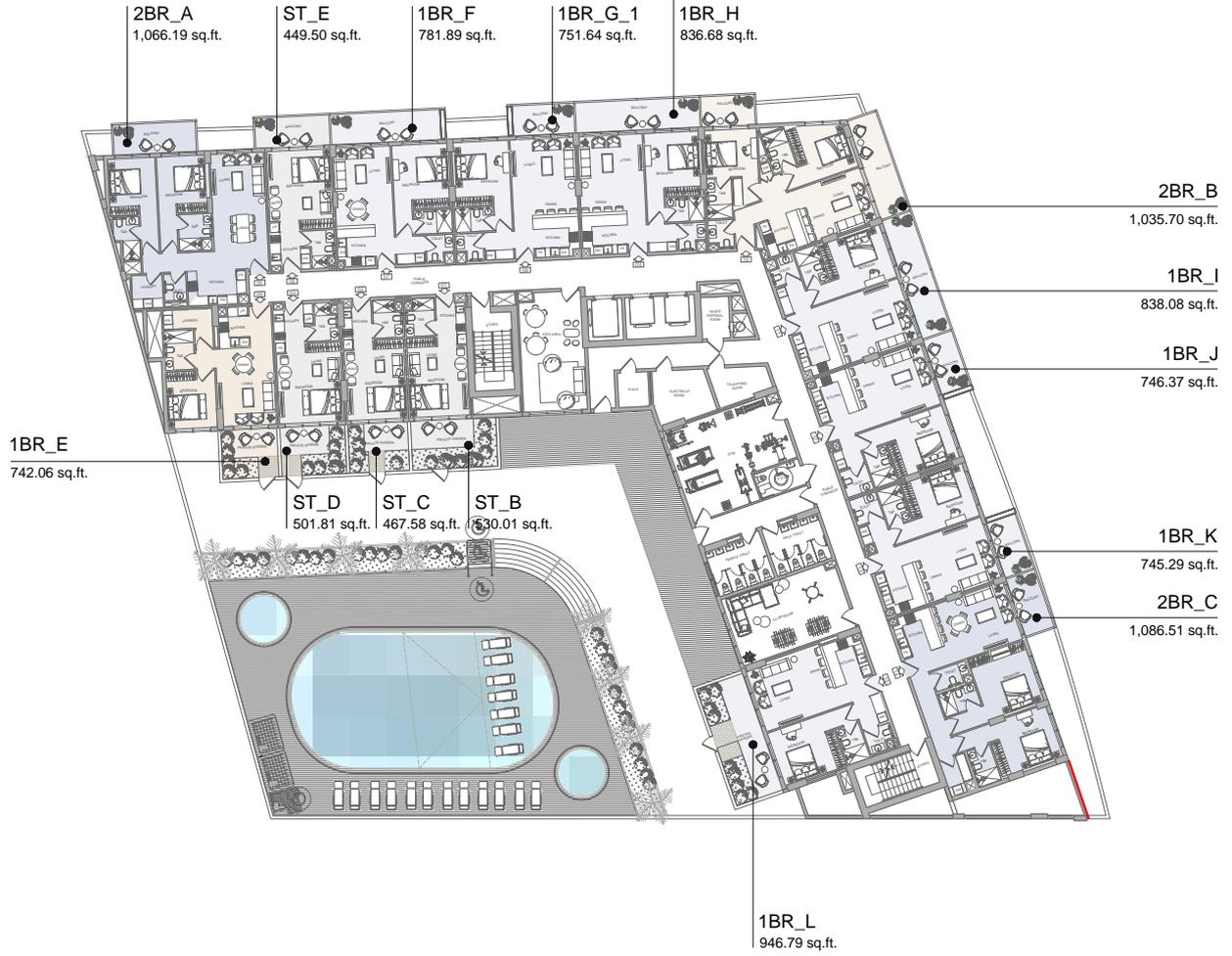


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FIVE JVC

JVC COMMUNITY PARK

JVC COMMUNITY



DUBAI SPORTS CITY



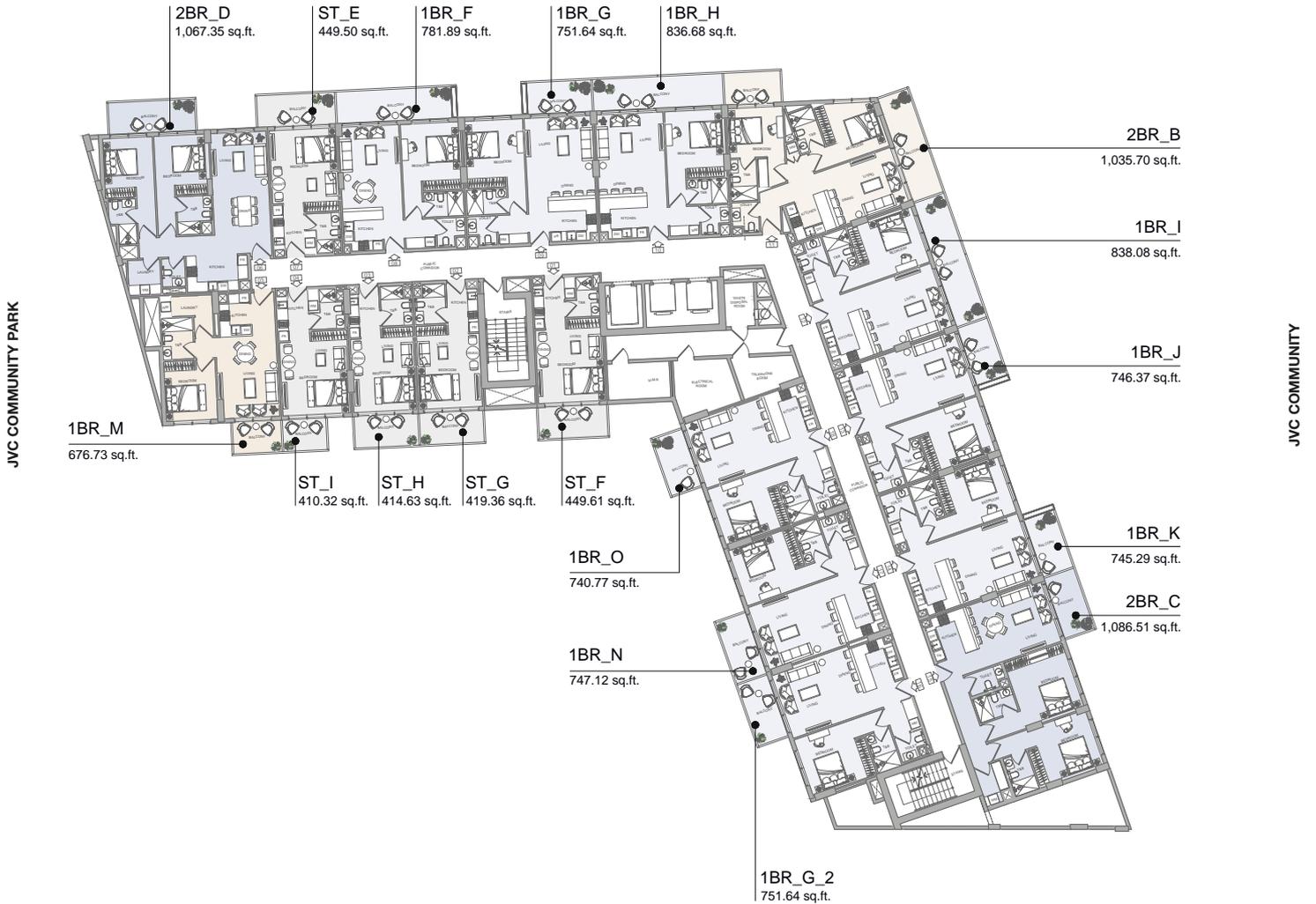


TYPICAL FLOOR PLAN

FLOOR: 2, 3

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FIVE JVC



DUBAI SPORTS CITY

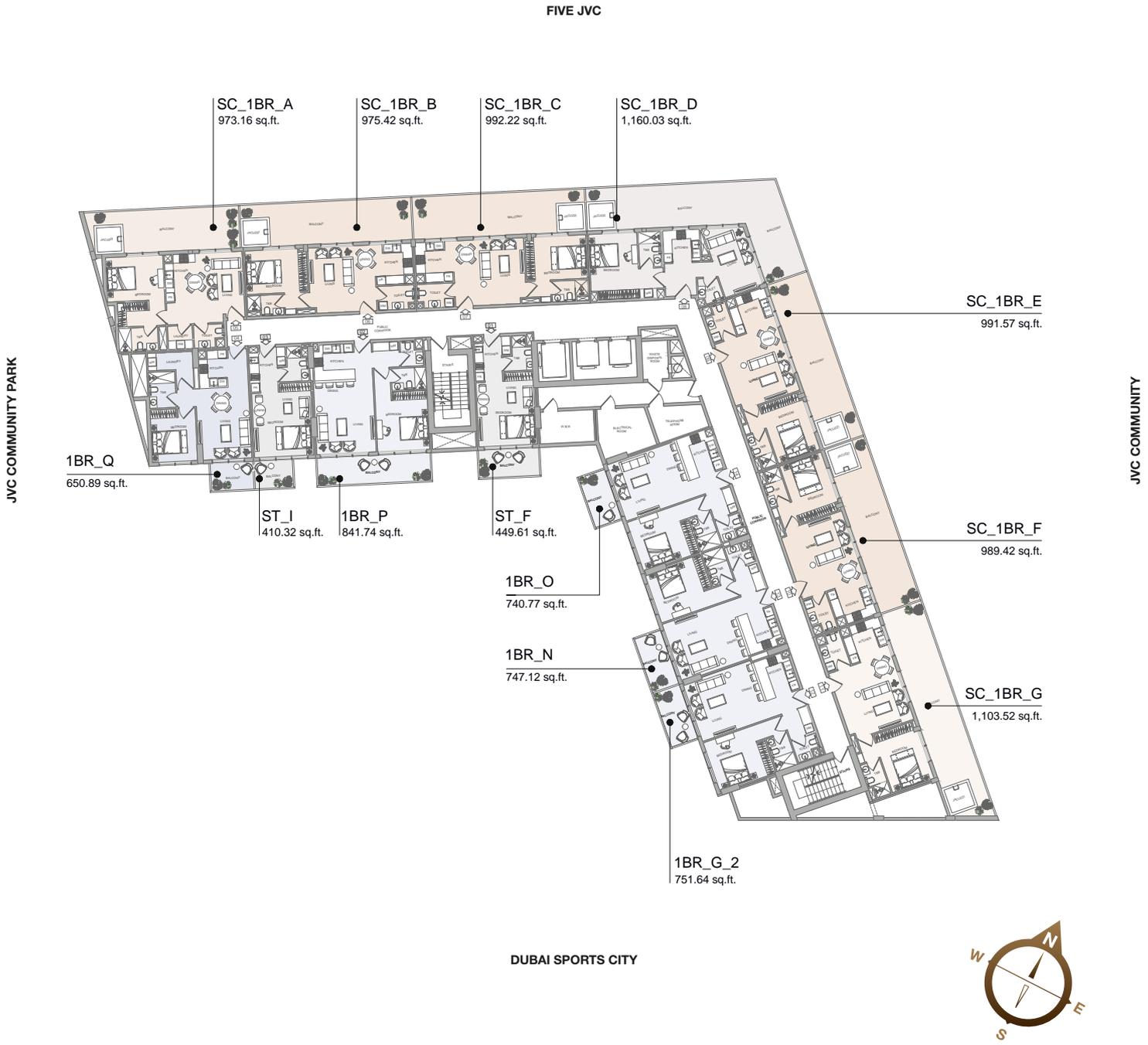


TYPICAL FLOOR PLAN

FLOOR: 4



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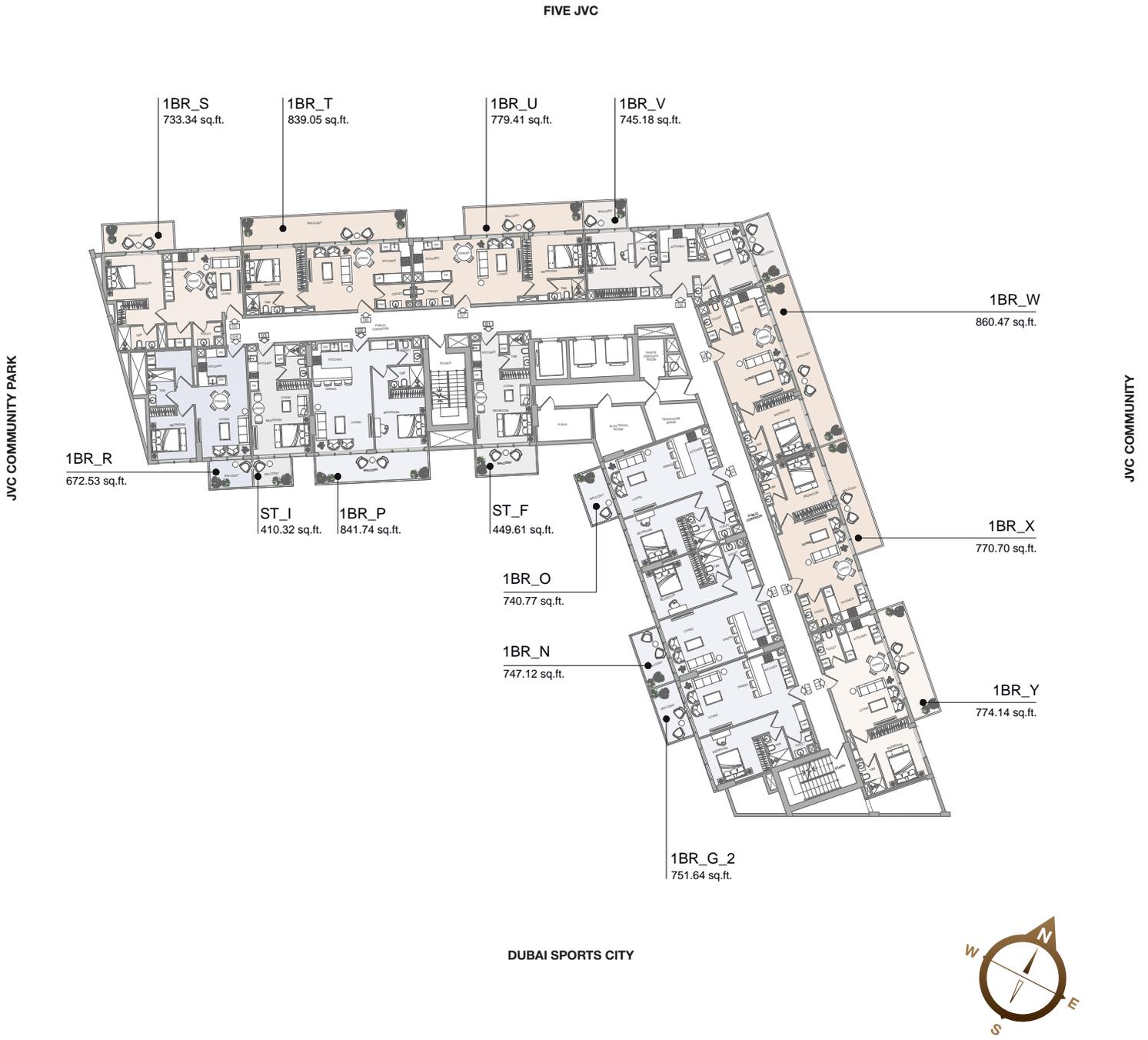
Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only may change at any time up to the final "as built" status in accordance with the final designs of the project, regulatory approvals and planning permissions

ROOF FLOOR PLAN

FLOOR: 5



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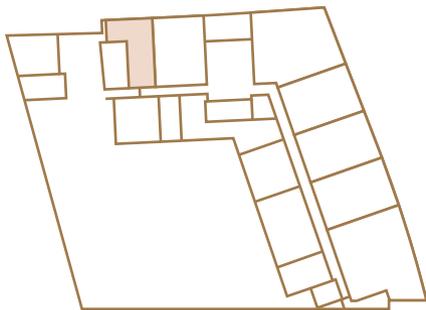
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Studio

STUDIO
FLOOR: G



IRIDIAN PARK 2
LIVING



STUDIO TYPE A

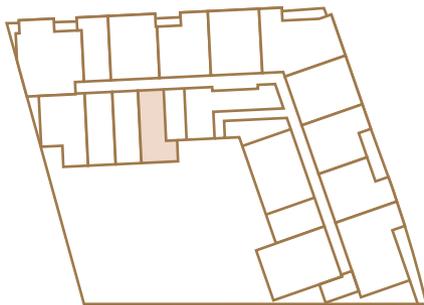
SUITE AREA	335.94	sq. ft
BALCONY AREA	265.76	sq. ft
TOTAL SELLABLE AREA	601.70	sq. ft

STUDIO

FLOOR: 1



IRIDIAN PARK 2
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STUDIO TYPE B

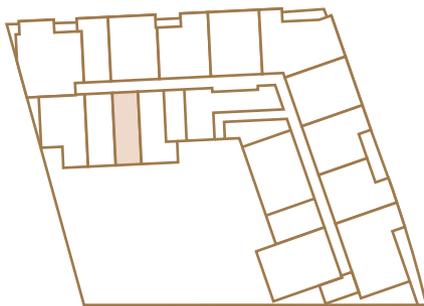
SUITE AREA	331.10	sq. ft
BALCONY AREA	198.92	sq. ft
TOTAL SELLABLE AREA	530.01	sq. ft

STUDIO

FLOOR: 1



IRIDIAN PARK 2 LIVING



STUDIO TYPE C

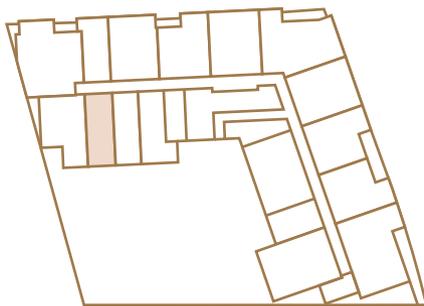
SUITE AREA	325.29	sq. ft
BALCONY AREA	142.30	sq. ft
TOTAL SELLABLE AREA	467.58	sq. ft

STUDIO

FLOOR: 1



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STUDIO TYPE D

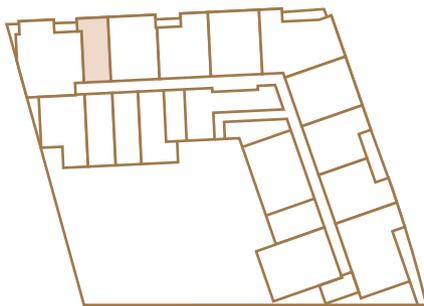
SUITE AREA	348.86	sq. ft
BALCONY AREA	152.96	sq. ft
TOTAL SELLABLE AREA	501.81	sq. ft

STUDIO

FLOOR: 1, 2, 3



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STUDIO TYPE E

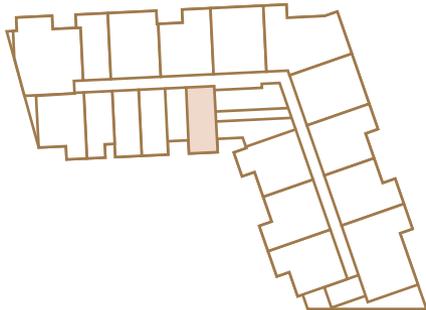
SUITE AREA	341.97	sq. ft
BALCONY AREA	107.53	sq. ft
TOTAL SELLABLE AREA	449.50	sq. ft

STUDIO

FLOOR: 2, 3, 4, 5



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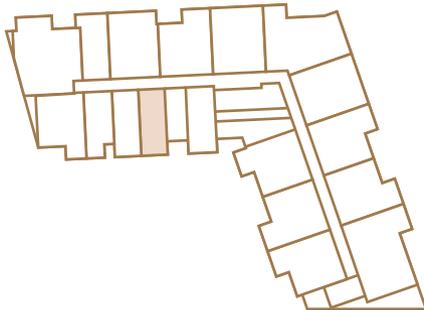
STUDIO TYPE F

SUITE AREA	354.67	sq. ft
BALCONY AREA	94.94	sq. ft
TOTAL SELLABLE AREA	449.61	sq. ft

STUDIO
FLOOR: 2, 3



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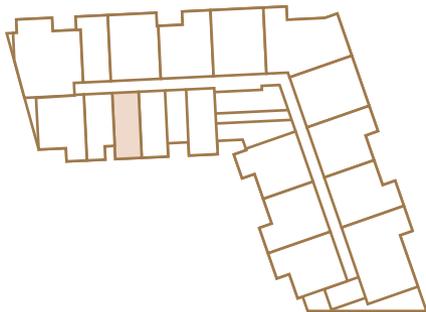
STUDIO TYPE G

SUITE AREA	331.10	sq. ft
BALCONY AREA	88.26	sq. ft
TOTAL SELLABLE AREA	419.36	sq. ft

STUDIO
FLOOR: 2, 3



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STUDIO TYPE H

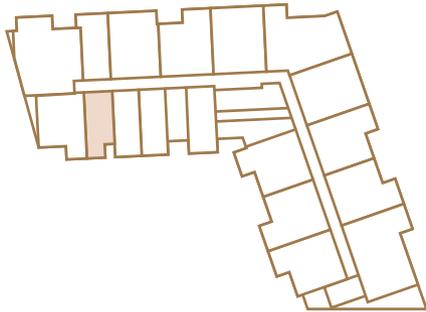
SUITE AREA	325.29	sq. ft
BALCONY AREA	89.34	sq. ft
TOTAL SELLABLE AREA	414.63	sq. ft

STUDIO

FLOOR: 2, 3, 4, 5



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STUDIO TYPE I

SUITE AREA	349.29	sq. ft
BALCONY AREA	61.03	sq. ft
TOTAL SELLABLE AREA	410.32	sq. ft



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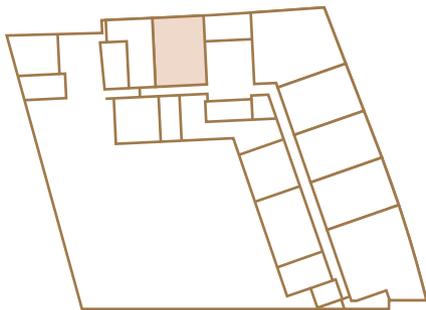
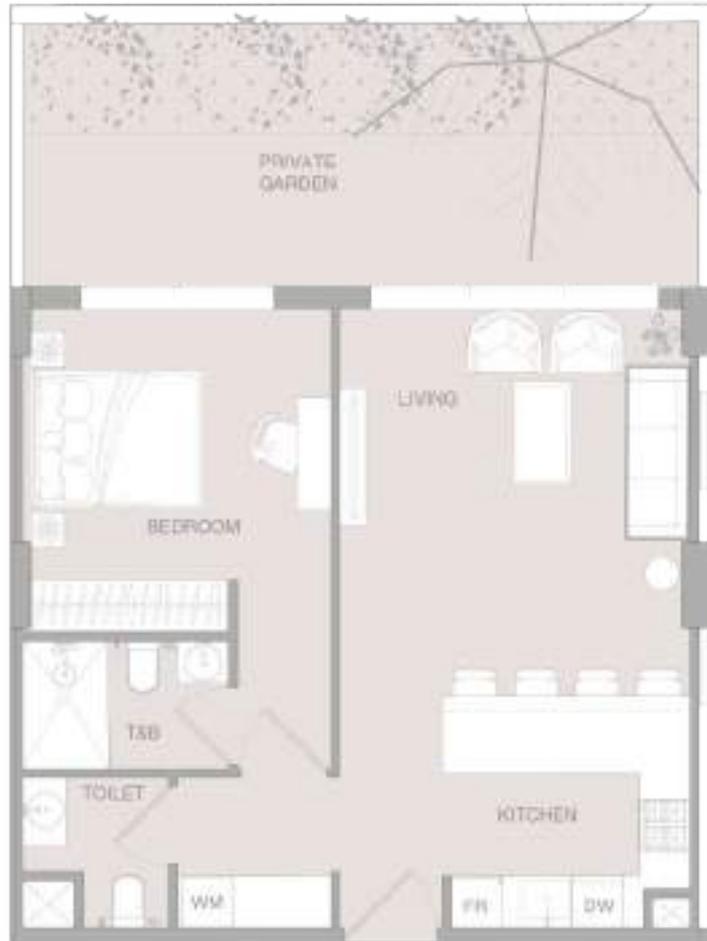
One Bedroom

ONE BEDROOM

FLOOR: G



IRIDIAN PARK 2
LIVING



1 BR TYPE A

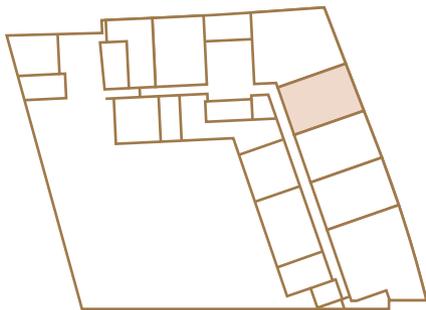
SUITE AREA	634.64	sq. ft
BALCONY AREA	288.26	sq. ft
TOTAL SELLABLE AREA	922.90	sq. ft

ONE BEDROOM

FLOOR: G



IRIDIAN PARK 2
LIVING



1 BR TYPE B

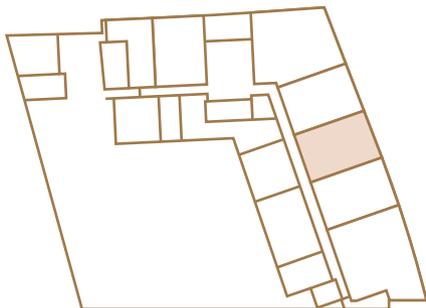
SUITE AREA	657.14	sq. ft
BALCONY AREA	317.21	sq. ft
TOTAL SELLABLE AREA	974.35	sq. ft

ONE BEDROOM

FLOOR: G



IRIDIAN PARK 2
LIVING



1 BR TYPE C

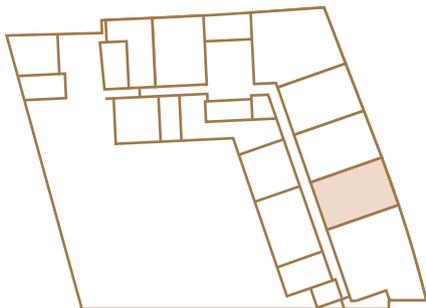
SUITE AREA	658.10	sq. ft
BALCONY AREA	340.57	sq. ft
TOTAL SELLABLE AREA	998.67	sq. ft

ONE BEDROOM

FLOOR: G



IRIDIAN PARK 2
LIVING



1 BR TYPE D

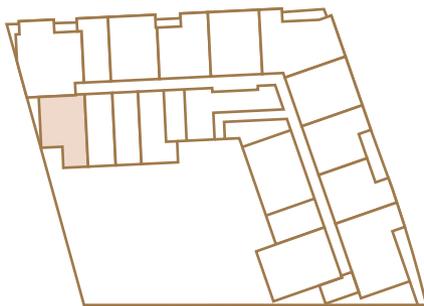
SUITE AREA	657.03	sq. ft
BALCONY AREA	357.47	sq. ft
TOTAL SELLABLE AREA	1,014.50	sq. ft

ONE BEDROOM

FLOOR: 1



IRIDIAN PARK 2
LIVING



1 BR TYPE E

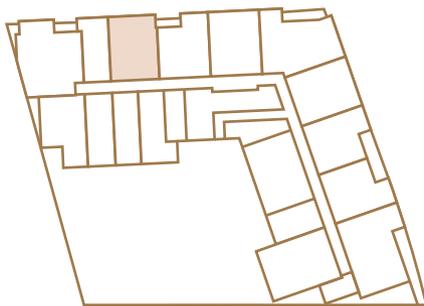
SUITE AREA	608.91	sq. ft
BALCONY AREA	133.15	sq. ft
TOTAL SELLABLE AREA	742.06	sq. ft

ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK 2
LIVING



1 BR TYPE F

SUITE AREA	621.83	sq. ft
BALCONY AREA	160.06	sq. ft
TOTAL SELLABLE AREA	781.89	sq. ft

ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK 2
LIVING



1 BR TYPE G_1

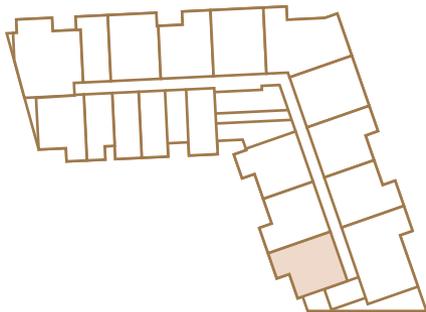
SUITE AREA	659.50	sq. ft
BALCONY AREA	92.14	sq. ft
TOTAL SELLABLE AREA	751.64	sq. ft

ONE BEDROOM

FLOOR: 2, 3, 4, 5



IRIDIAN PARK 2
LIVING



1 BR TYPE G_2

SUITE AREA	662.63	sq. ft
BALCONY AREA	89.02	sq. ft
TOTAL SELLABLE AREA	751.64	sq. ft

ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK 2
LIVING



1 BR TYPE H

SUITE AREA	659.07	sq. ft
BALCONY AREA	177.60	sq. ft
TOTAL SELLABLE AREA	836.68	sq. ft

ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK 2
LIVING



1 BR TYPE I

SUITE AREA	659.40	sq. ft
BALCONY AREA	178.68	sq. ft
TOTAL SELLABLE AREA	838.08	sq. ft

ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK 2
LIVING



1 BR TYPE J

SUITE AREA	660.15	sq. ft
BALCONY AREA	86.22	sq. ft
TOTAL SELLABLE AREA	746.37	sq. ft

ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK 2
LIVING



1 BR TYPE K

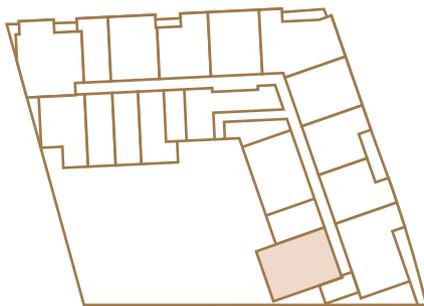
SUITE AREA	659.18	sq. ft
BALCONY AREA	86.11	sq. ft
TOTAL SELLABLE AREA	745.29	sq. ft

ONE BEDROOM

FLOOR: 1



IRIDIAN PARK 2
LIVING



1 BR TYPE L

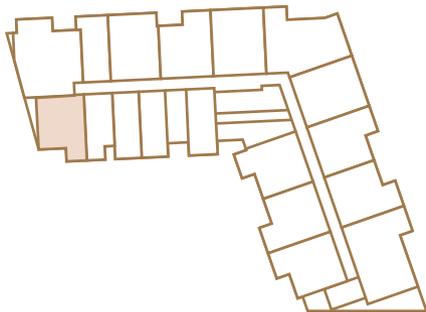
SUITE AREA	662.63	sq. ft
BALCONY AREA	284.17	sq. ft
TOTAL SELLABLE AREA	946.79	sq. ft

ONE BEDROOM

FLOOR: 2, 3



IRIDIAN PARK 2
LIVING



1 BR TYPE M

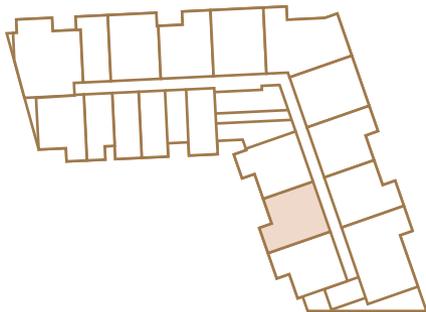
SUITE AREA	608.91	sq. ft
BALCONY AREA	67.81	sq. ft
TOTAL SELLABLE AREA	676.73	sq. ft

ONE BEDROOM

FLOOR: 2, 3, 4, 5



IRIDIAN PARK 2
LIVING



1 BR TYPE N

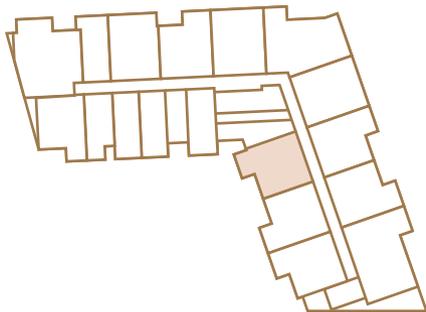
SUITE AREA	658.10	sq. ft
BALCONY AREA	89.02	sq. ft
TOTAL SELLABLE AREA	747.12	sq. ft

ONE BEDROOM

FLOOR: 2, 3, 4, 5



IRIDIAN PARK 2
LIVING



1 BR TYPE O

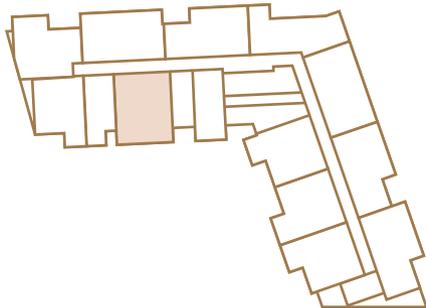
SUITE AREA	658.10	sq. ft
BALCONY AREA	82.67	sq. ft
TOTAL SELLABLE AREA	740.77	sq. ft

ONE BEDROOM

FLOOR: 4, 5



IRIDIAN PARK 2
LIVING



1 BR TYPE P

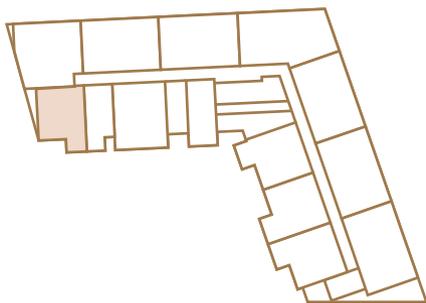
SUITE AREA	664.13	sq. ft
BALCONY AREA	177.60	sq. ft
TOTAL SELLABLE AREA	841.74	sq. ft

ONE BEDROOM

FLOOR: 4



IRIDIAN PARK 2
LIVING



1 BR TYPE Q

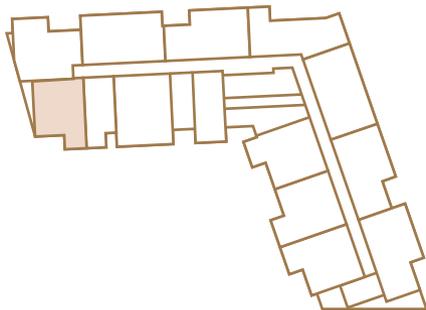
SUITE AREA	583.08	sq. ft
BALCONY AREA	67.81	sq. ft
TOTAL SELLABLE AREA	650.89	sq. ft

ONE BEDROOM

FLOOR: 5



IRIDIAN PARK 2
LIVING



1 BR TYPE R

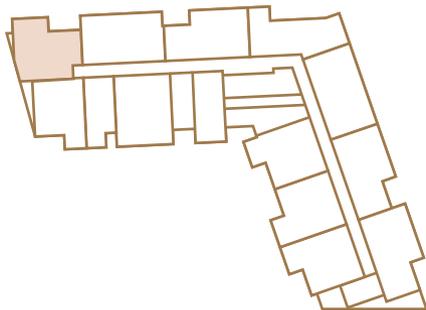
SUITE AREA	604.72	sq. ft
BALCONY AREA	67.81	sq. ft
TOTAL SELLABLE AREA	672.53	sq. ft

ONE BEDROOM

FLOOR: 5



IRIDIAN PARK 2
LIVING



1 BR TYPE S

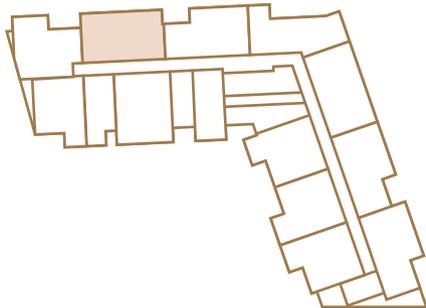
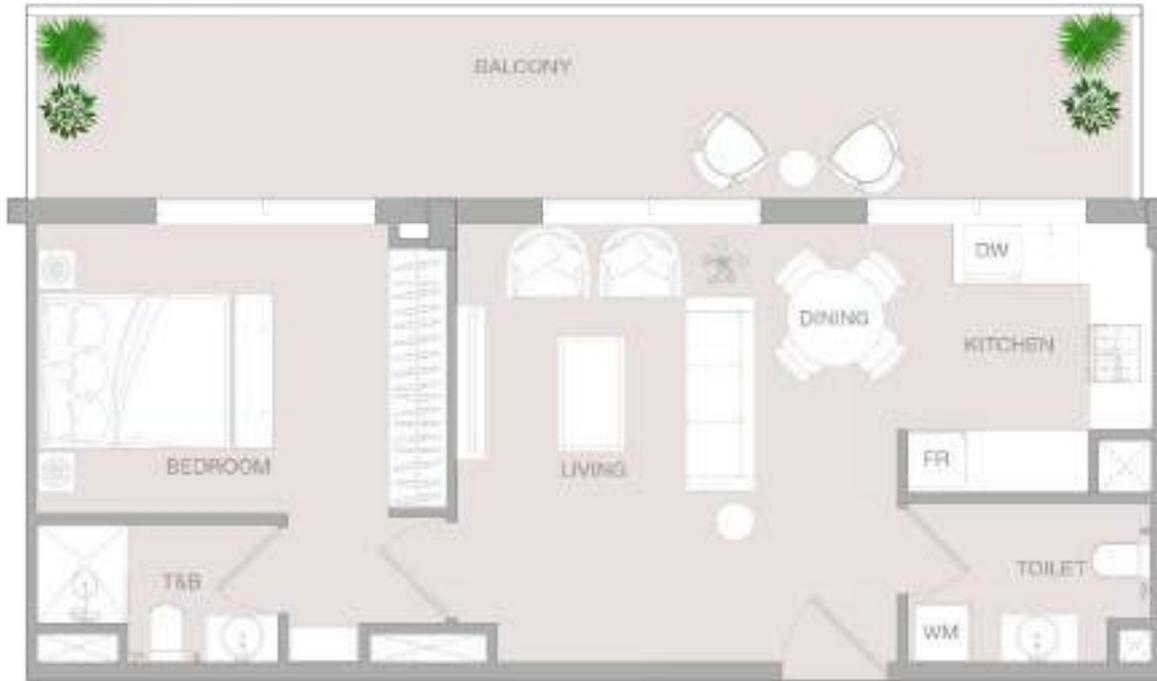
SUITE AREA	622.48	sq. ft
BALCONY AREA	110.87	sq. ft
TOTAL SELLABLE AREA	733.34	sq. ft

ONE BEDROOM

FLOOR: 5



IRIDIAN PARK 2
LIVING



1 BR TYPE T

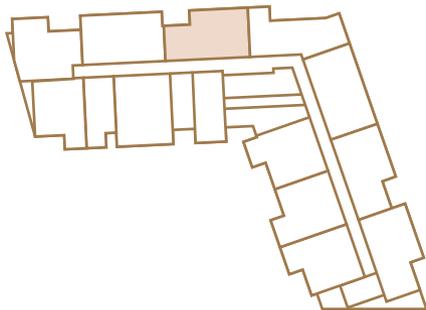
SUITE AREA	583.40	sq. ft
BALCONY AREA	255.64	sq. ft
TOTAL SELLABLE AREA	839.05	sq. ft

ONE BEDROOM

FLOOR: 5



IRIDIAN PARK 2
LIVING



1 BR TYPE U

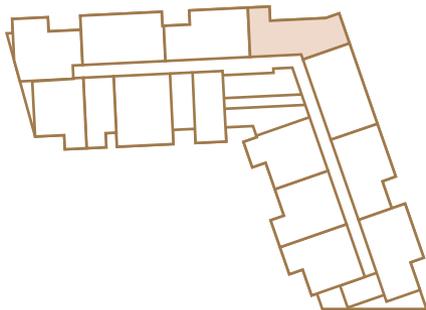
SUITE AREA	595.14	sq. ft
BALCONY AREA	184.28	sq. ft
TOTAL SELLABLE AREA	779.41	sq. ft

ONE BEDROOM

FLOOR: 5



IRIDIAN PARK 2
LIVING



1 BR TYPE V

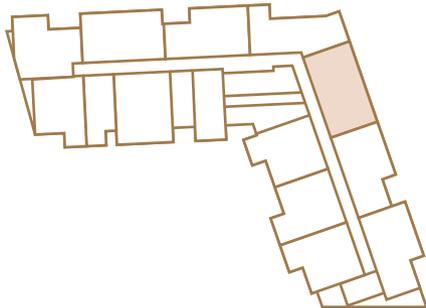
SUITE AREA	578.67	sq. ft
BALCONY AREA	166.52	sq. ft
TOTAL SELLABLE AREA	745.18	sq. ft

ONE BEDROOM

FLOOR: 5



IRIDIAN PARK 2
LIVING



1 BR TYPE W

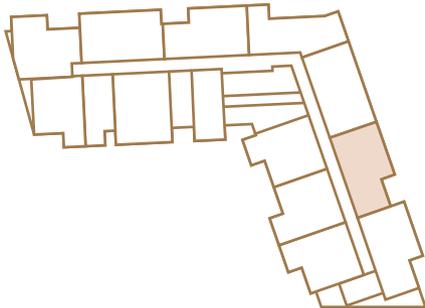
SUITE AREA	592.45	sq. ft
BALCONY AREA	268.02	sq. ft
TOTAL SELLABLE AREA	860.47	sq. ft

ONE BEDROOM

FLOOR: 5



IRIDIAN PARK 2
LIVING



1 BR TYPE X

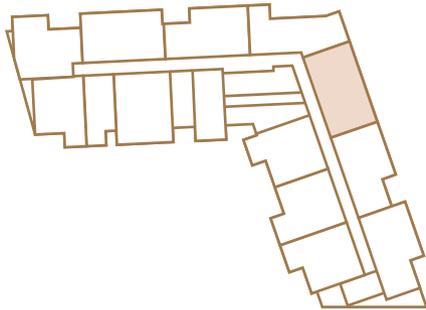
SUITE AREA	592.45	sq. ft
BALCONY AREA	178.25	sq. ft
TOTAL SELLABLE AREA	770.70	sq. ft

ONE BEDROOM

FLOOR: 5



IRIDIAN PARK 2
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1 BR TYPE Y

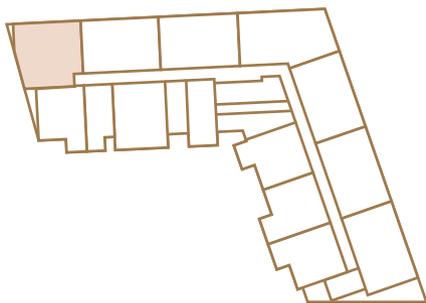
SUITE AREA	595.89	sq. ft
BALCONY AREA	178.25	sq. ft
TOTAL SELLABLE AREA	774.14	sq. ft

SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK 2
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SIGNATURE COLLECTION SC 1 BR TYPE A

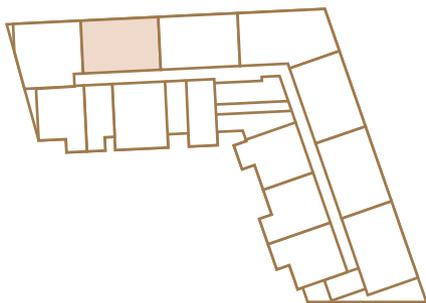
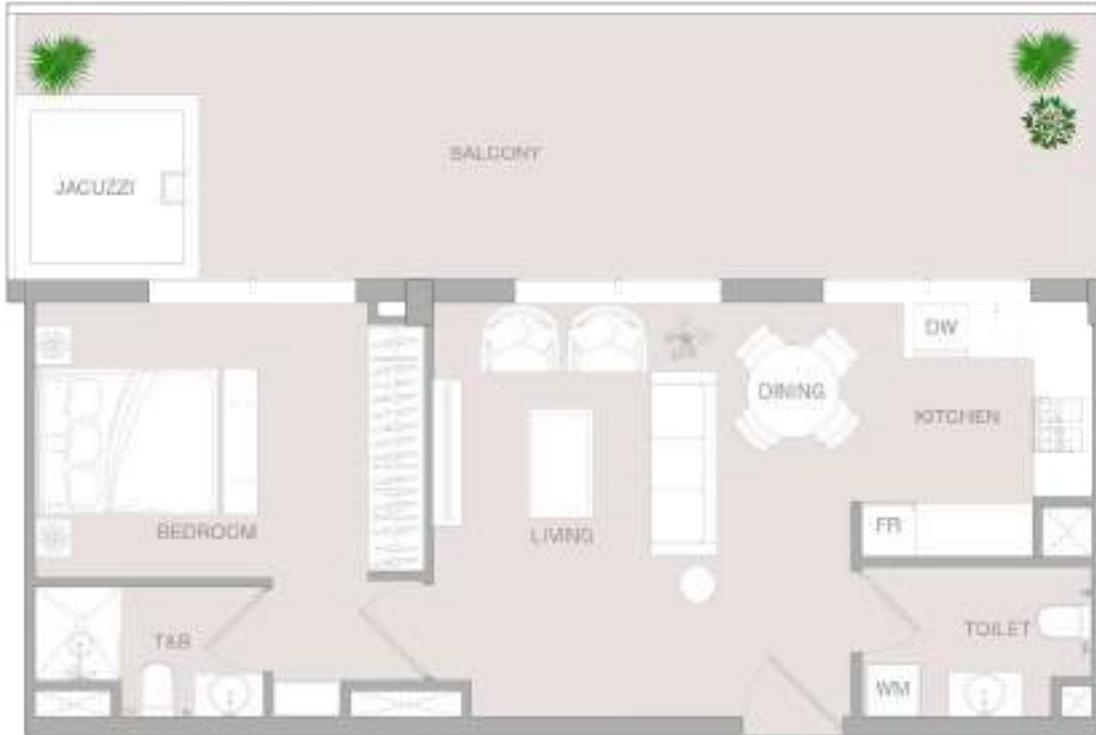
SUITE AREA	622.05	sq. ft
BALCONY AREA	351.12	sq. ft
TOTAL SELLABLE AREA	973.16	sq. ft

SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK 2
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SIGNATURE COLLECTION SC 1 BR TYPE B

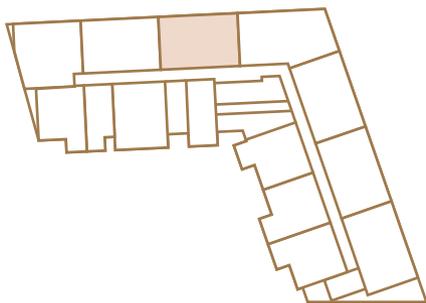
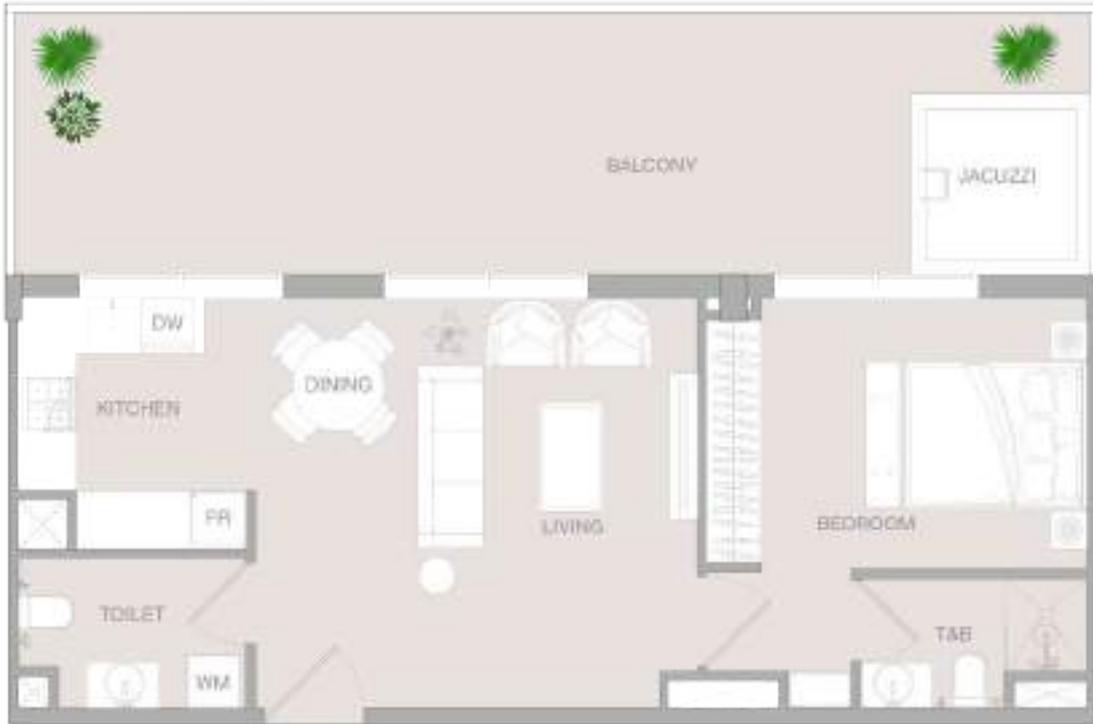
SUITE AREA	581.47	sq. ft
BALCONY AREA	393.96	sq. ft
TOTAL SELLABLE AREA	975.42	sq. ft

SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK 2
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SIGNATURE COLLECTION SC 1 BR TYPE C

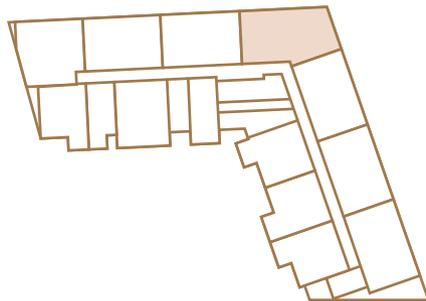
SUITE AREA	595.03	sq. ft
BALCONY AREA	397.19	sq. ft
TOTAL SELLABLE AREA	992.22	sq. ft

SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK 2
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SIGNATURE COLLECTION SC 1 BR TYPE D

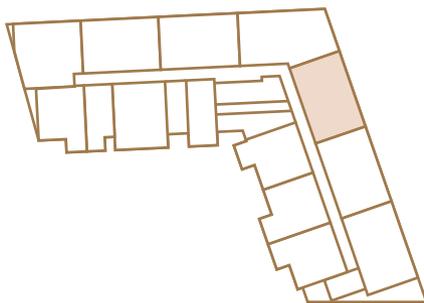
SUITE AREA	578.67	sq. ft
BALCONY AREA	581.36	sq. ft
TOTAL SELLABLE AREA	1,160.03	sq. ft

SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK 2
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SIGNATURE COLLECTION SC 1 BR TYPE E

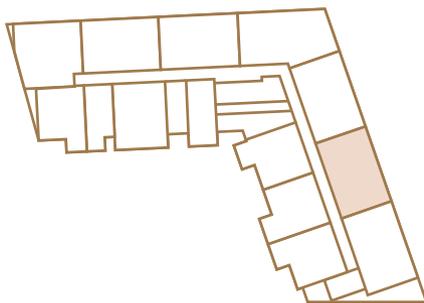
SUITE AREA	594.17	sq. ft
BALCONY AREA	397.40	sq. ft
TOTAL SELLABLE AREA	991.57	sq. ft

SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK 2
LIVING



SIGNATURE COLLECTION SC 1 BR TYPE F

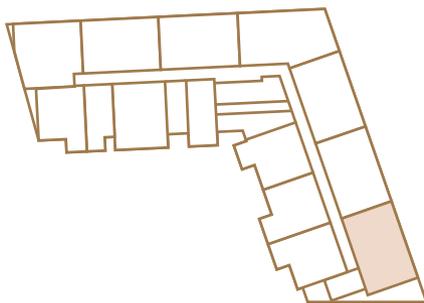
SUITE AREA	592.01	sq. ft
BALCONY AREA	397.40	sq. ft
TOTAL SELLABLE AREA	989.42	sq. ft

SC ONE BEDROOM

FLOOR: 4



IRIDIAN PARK 2
LIVING



SIGNATURE COLLECTION SC 1 BR TYPE G

SUITE AREA	595.67	sq. ft
BALCONY AREA	507.84	sq. ft
TOTAL SELLABLE AREA	1,103.52	sq. ft



IRIDIAN PARK 2
LIVING

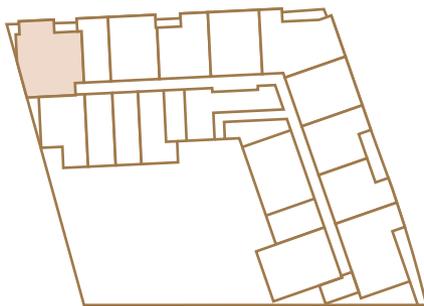
Two Bedroom

TWO BEDROOM

FLOOR: 1



IRIDIAN PARK 2
LIVING



2 BR TYPE A

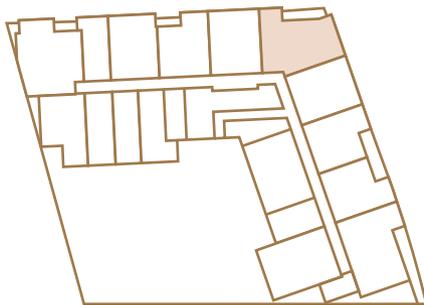
SUITE AREA	947.35	sq. ft
BALCONY AREA	118.83	sq. ft
TOTAL SELLABLE AREA	1,066.19	sq. ft

TWO BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK 2
LIVING



2 BR TYPE B

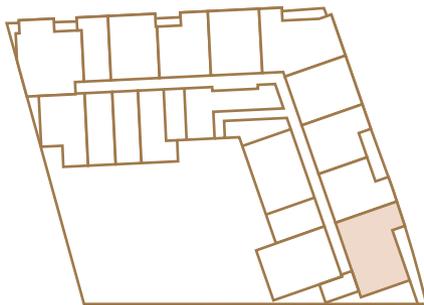
SUITE AREA	808.37	sq. ft
BALCONY AREA	227.33	sq. ft
TOTAL SELLABLE AREA	1,035.70	sq. ft

TWO BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK 2
LIVING



2 BR TYPE C

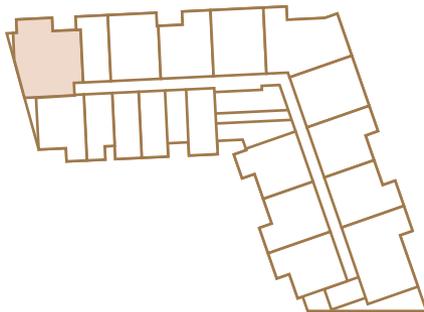
SUITE AREA	998.67	sq. ft
BALCONY AREA	87.83	sq. ft
TOTAL SELLABLE AREA	1,086.51	sq. ft

TWO BEDROOM

FLOOR: 2, 3



IRIDIAN PARK 2
LIVING



2 BR TYPE D

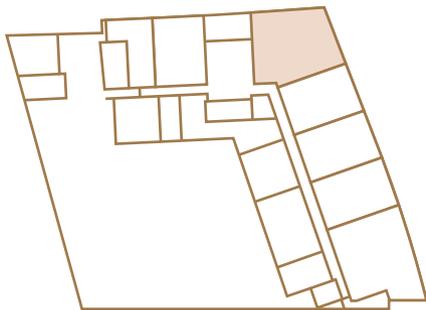
SUITE AREA	948.51	sq. ft
BALCONY AREA	118.83	sq. ft
TOTAL SELLABLE AREA	1,067.35	sq. ft

SC TWO BEDROOM

FLOOR: G



IRIDIAN PARK 2
LIVING



SIGNATURE COLLECTION SC 2 BR TYPE A

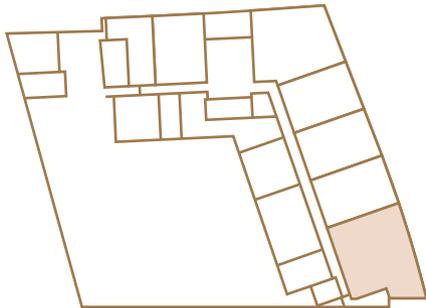
SUITE AREA	807.83	sq. ft
BALCONY AREA	691.58	sq. ft
TOTAL SELLABLE AREA	1,499.41	sq. ft

SC TWO BEDROOM

FLOOR: G



IRIDIAN PARK 2
LIVING



SIGNATURE COLLECTION SC 2 BR TYPE B

SUITE AREA	998.14	sq. ft
BALCONY AREA	660.37	sq. ft
TOTAL SELLABLE AREA	1,658.50	sq. ft



IRIDIAN PARK 2
LIVING



Object 1