



Park  
Boulevard  
*by*  
METEORA





At the crossroads of comfort and the tranquil, nestled along District 11, ideally located across the beautiful community park is a fresh take on the Jumeirah Village Circle Residence. Designed with gracious setbacks, clean lines and premium materials, it adds sophistication with a contemporary twist to the Lazuardi Strip at the North-East entrance of this fascinating neighborhood.



*A continuation of a Meteora narrative that builds on the enduring ambition to expand horizons.*





# *The Premier Destination for Living the Life*

This is a city of sophistication and boasts of the world's most important architectural streets. Each neighborhood of Dubai has its own charm and have changed shape over the years overtaken others or risen out of others. Step out of your door and you walk into the heart of an urban capital boasting silver skyscrapers, green parks, couture avenues, cultural institutions and even museums from the future. The city turns urban legends into your neighbours - close to all, but set just enough apart. This urban oasis is an ideal place to call home.

*Here lives those who get the grit it takes to expand horizons.*





**PARK BOULEVARD**

HANDOVER: Q4 2025

**VITA GRANDE**

HANDOVER: Q4 2024

**7 PARK CENTRAL**

HANDOVER: Q2 2024

**THE EAST CREST**

HANDOVER: Q2 2024

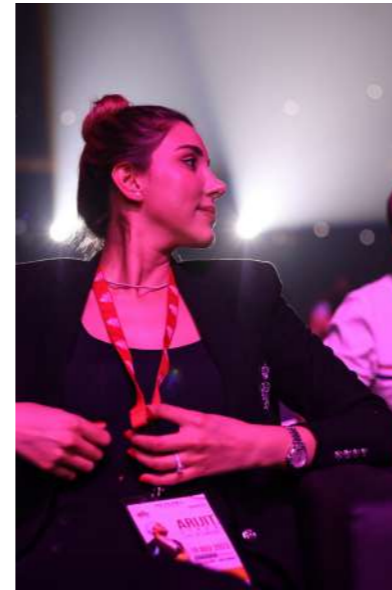
# *The Best of Dubai Living, All Under One Roof*

Armed with the recognition for leading the space with the ultimate in customer service and connected in spirits to its predecessors - The East Crest, 7 Park Central and Vita Grande, launched and sold successfully in the market - Meteora is poised to deliver a series of living spaces designed for the world but rooted in Dubai, an ever-evolving, thriving city with an always increasing wealth of leisure, adventure, entertainment, restaurants, retail and business.



*From Left - Right: On - going construction activities of Vita Grande, 7 Park Central and The East Crest as on April 2024.*





# Going Beyond Customer Service to Engage Communities

We believe that our role extends to building, shaping and elevating communities, transforming them to ones that appreciate arts, music, culture and sports. This is the objective we are addressing through our activities and engagements under our sub-brand 'Metedora Developers Presents', by supporting world-class sporting events, musical evenings and art exhibitions.





# *An Ideal Neighborhood with Great Outdoors*

A vibrant neighborhood with brilliant architecture and natural beauty - Jumeriah Village Circle. A residential community located in the heart of Dubai, offering a family-friendly, suburban lifestyle. The park city with more than 30 land-scaped parks, all the best dining, entertainment, schools, healthcare, fitness centres and more are at your fingertips, while the quiet and tranquil green space are only steps away, right in front of your residence.

This is where Meteora Developers is building some of the finest places to stay, putting you just steps from many of New Dubai's most iconic landmarks.







# Park Boulevard

STEP INTO THE WORLD OF

*Elevated Privileges*

Park Boulevard - premium living spaces, designed to offer beauty and efficiency with great views of the Community Park and the neighbourhood. What sets Park Boulevard apart is not merely its thoughtful design, but the expert attention given to every element.



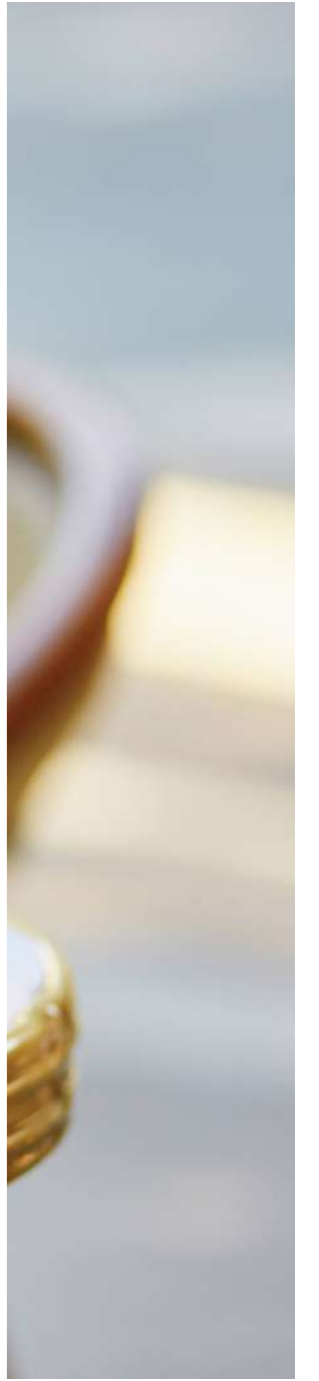


## *Home with a Magnificent Front Lawn*

As you enter your residence, you will pass through a beautiful new community park, providing a transition between the bustle of urban life and the respite of the residences.



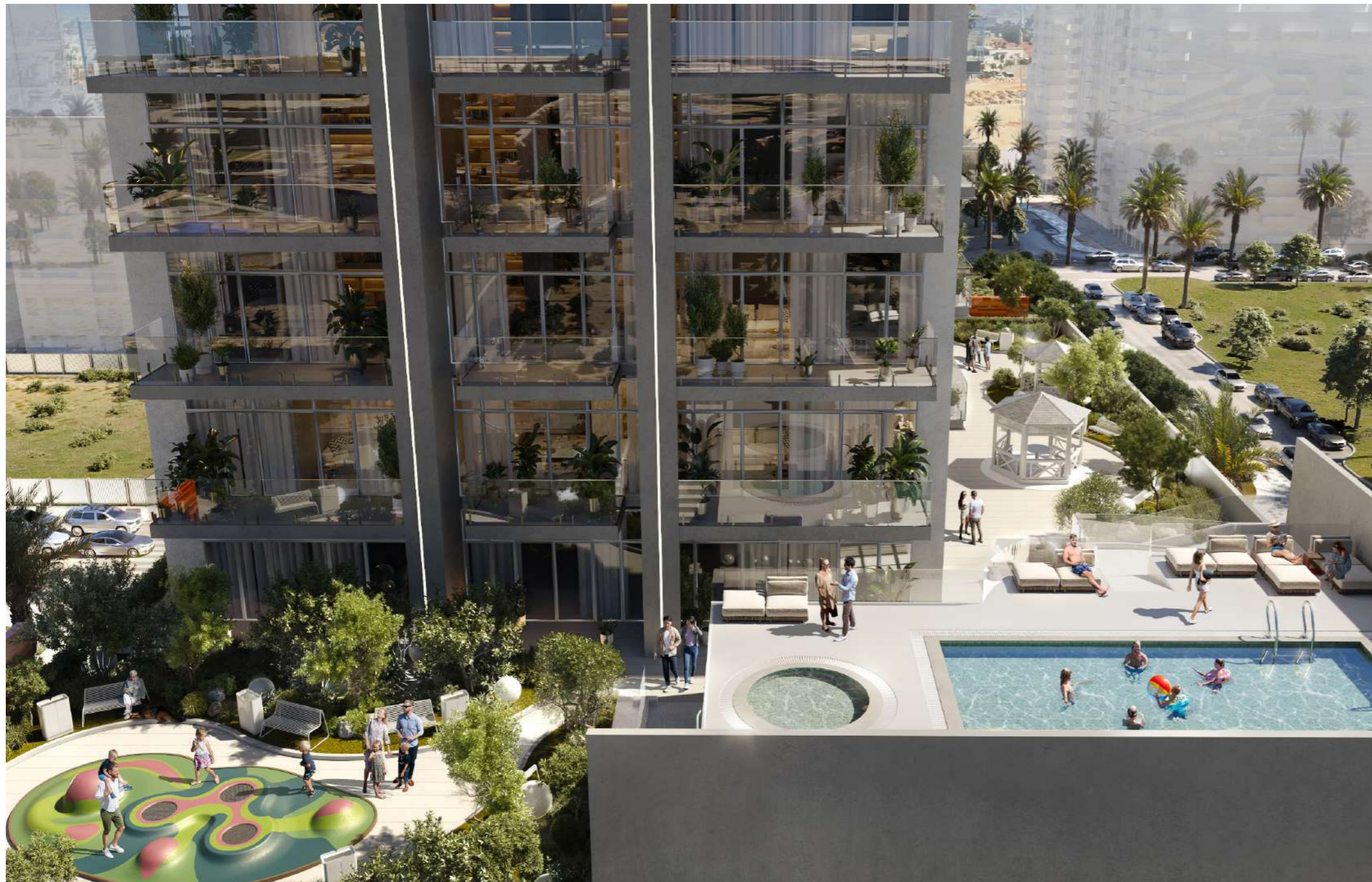




## *Fantastic Dining & Retail*

From convenient local staples to world-class brand experiences, an ever-expanding assortment of great dining and shopping are all within convenient reach of your Boulevard residence and the neighbourhood.





## *Amenitized Podium to Revel-In*

Whether grilling with friends, doing morning yoga on the lawn, boosting adrenaline at the gym, soaking your fatigue in the pool, hosting a soiree at the gazebo or gathering to watch the game on the big screen, the podium is your exclusive backyard - with beautiful views of the park as a bonus.



## *In the Community*

### SCHOOLS

Kids World Nursery  
Ladybird Nursery

### HOSPITALS/ CLINICS

Magnum Family Medical Centre  
Right Health Karama Medical Centre

### SHOPPING

Circle Mall

### SUPERMARKETS

Spinneys  
Choitrams  
West Zone Fresh  
Aswaaq Mart  
All Day MiniMart  
Holiday Minimart

## *In the Neighbourhood*

### SCHOOLS

Gems United - Dubai Sports City - 5 Mins  
Nord Anglia - Al Barsha South - 5 Mins  
Gems World Academy - Al Barsha South - 5 Mins  
Dubai British School - Emirates Hills - 7 Mins  
Dubai International Academy - Emirates Hills - 7 Mins

### MALLS

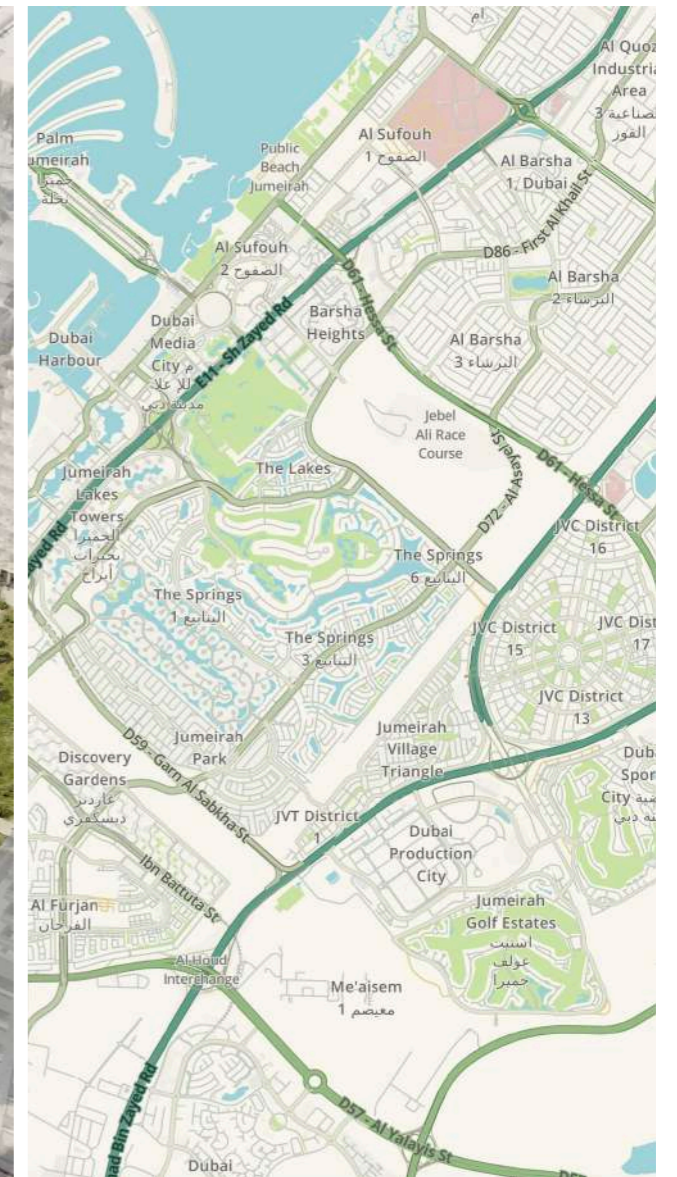
Al Khail Avenue Mall - JVC - 2 Mins  
Mall of the Emirates - Al Barsha 1 - 15 Mins  
Al Barsha Mall - Al Barsha 2 - 7 Mins  
City Centre Al Barsha - Al Barsha South - 5 Mins

### HOSPITALS / CLINICS

Emirates Hospital Day Surgery - Motor City - 5 Mins  
Mediclinic Park View Hospital - Al Barsha South - 5 Mins  
Saudi German Hospital - Al Barsha South - 5 Mins



# *Where the World is Moving-to*



*Jumeirah Village Circle is a world within itself, but right outside, all of Dubai is at your fingertips. JVC's pivotal location makes experiencing Dubai easy. Touted as Dubai's first ever Village Neighbourhood, Jumeirah Village Circle sits next to Jumeirah Village Triangle, Al Barsha South, Dubai Sports City and Motor City - right in the heart of what is often referred to as the New Dubai, built as the ultimate landscape of society, culture and commerce.*





SMART HOMES  
AIR PURIFIED ENVIRONMENT  
EV CHARGING  
FULLY FITTED KITCHEN  
WHITE GOODS  
CONCIERGE SERVICE  
DOCTOR ON CALL  
PHARMACY  
OUTDOOR CINEMA  
CAFE  
SUPERMARKET  
OUTDOOR PLAY AREA  
PETS AREA  
KIDS SWIMMING POOL  
ADULTS SWIMMING POOL GYM  
DEDICATED RETAIL LEVEL

*Park Boulevard offers one of the finest places to stay at JVC, putting you just few minutes away from many of the city's most iconic landmarks. All the best dining, entertainment, and more are at your fingertips within the neighbourhood, while the quiet and tranquil green space and refined spots for entertainment and leisure are only steps away.*





*The residences offer impressive views of the neighbourhood and the Community Park. Living rooms and bedrooms are configured to maximize the outstanding views. With an open-concept layout enhanced by floor-to-ceiling windows and stunning*

*park views in select residences, it truly feels like you're on top of the world and you are. From sunrise, throughout the day and as the sun sets, the changing urban landscape provides a striking backdrop to daily life.*





























# UNIT TYPES & LAYOUTS



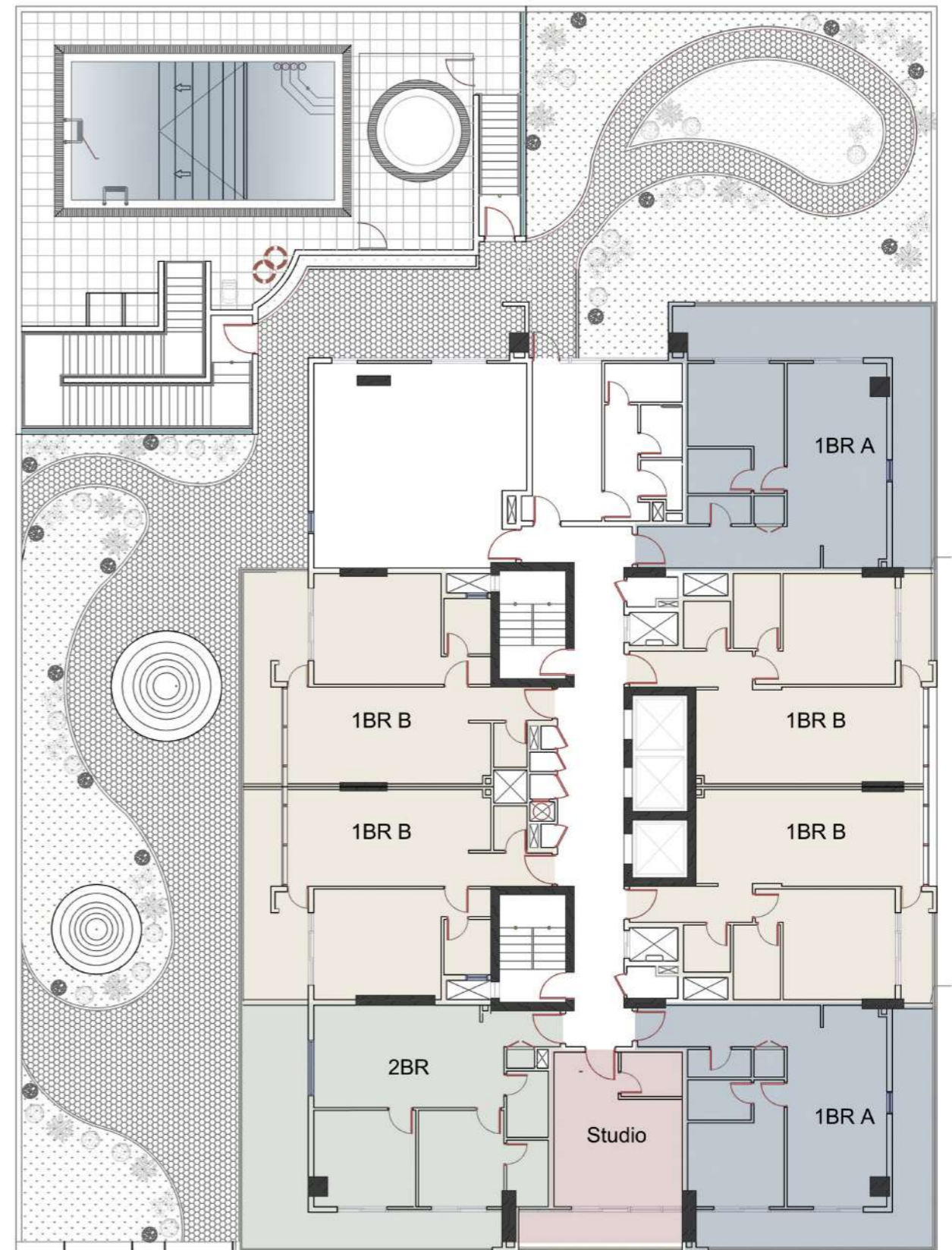
# PRECISION, STYLE AND SCALE

# A

1 Bedroom  
1 Bathroom  
1 Powder Room  
400 - 1050 sq.ft.

## SERIES

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# 01

FLOOR

101, 102, 103, 104,  
105, 106, 107, 108  
UNITS





**A1**  
TYPE

**01**  
FLOOR

**101**  
UNIT

**631.41**  
AREA sq.ft.  
APT 631.41 + BAL 171.47

**VIEW**  
PODIUM

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**A1**  
TYPE

**01**  
FLOOR

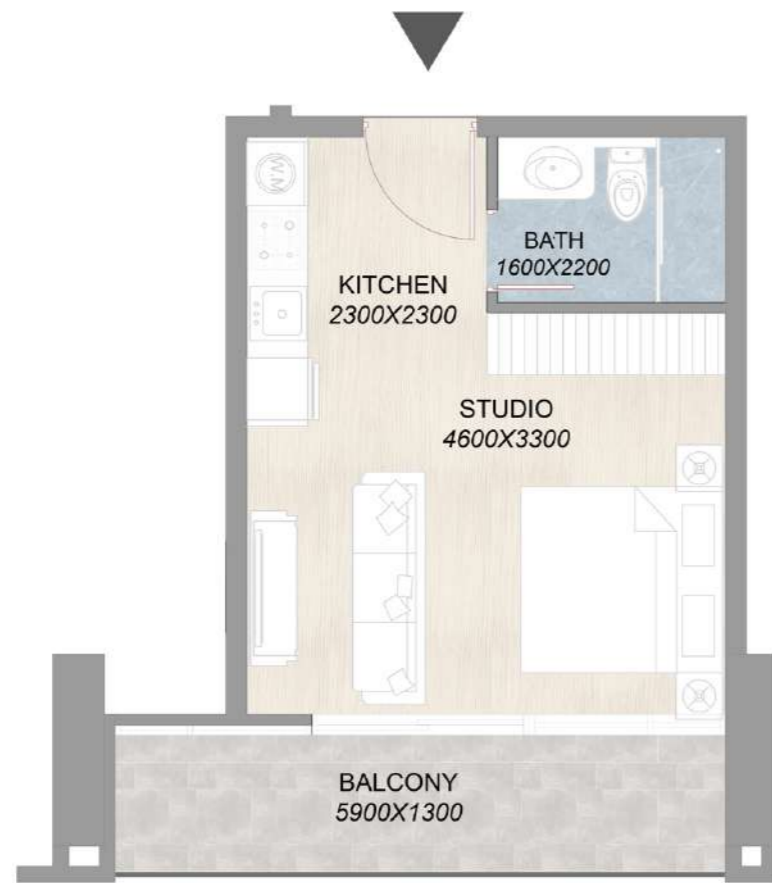
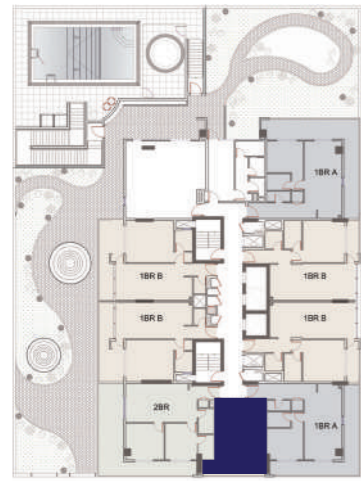
**102**  
UNIT

**1,051.2**  
AREA sq.ft.  
APT 696.32 + BAL 354.89

**VIEW**  
PARK

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**A1**  
TYPE

**01**  
FLOOR

**103**  
UNIT

**403.54**  
AREA sq.ft.  
APT 301.5 + BAL 102.04

**VIEW**  
PARK

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**A1**  
TYPE

**01**  
FLOOR

**104**  
UNIT

**892.22**  
AREA sq.ft.  
APT 623.77 + BAL 268.45

**VIEW**  
PARK

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**A1**  
TYPE

**01**  
FLOOR

**105**  
UNIT

**759.82**  
AREA sq.ft.  
APT 699.76 + BAL 60.06

**VIEW**  
BOULEVARD

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**A1**  
TYPE

**01**  
FLOOR

**106**  
UNIT

**756.7**  
AREA sq.ft.  
APT 698.36 + BAL 58.34

**VIEW**  
BOULEVARD

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**A1**  
TYPE

**01**  
FLOOR

**107**  
UNIT

**978.22**  
AREA sq.ft.  
APT 636.25 + BAL 341.97

**VIEW**  
**PODIUM**  
**BOULEVARD**

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**A1**  
TYPE

**01**  
FLOOR

**108**  
UNIT

**804.93**  
AREA sq.ft.  
APT 632.81 + BAL 172.11

**VIEW**  
**PODIUM**

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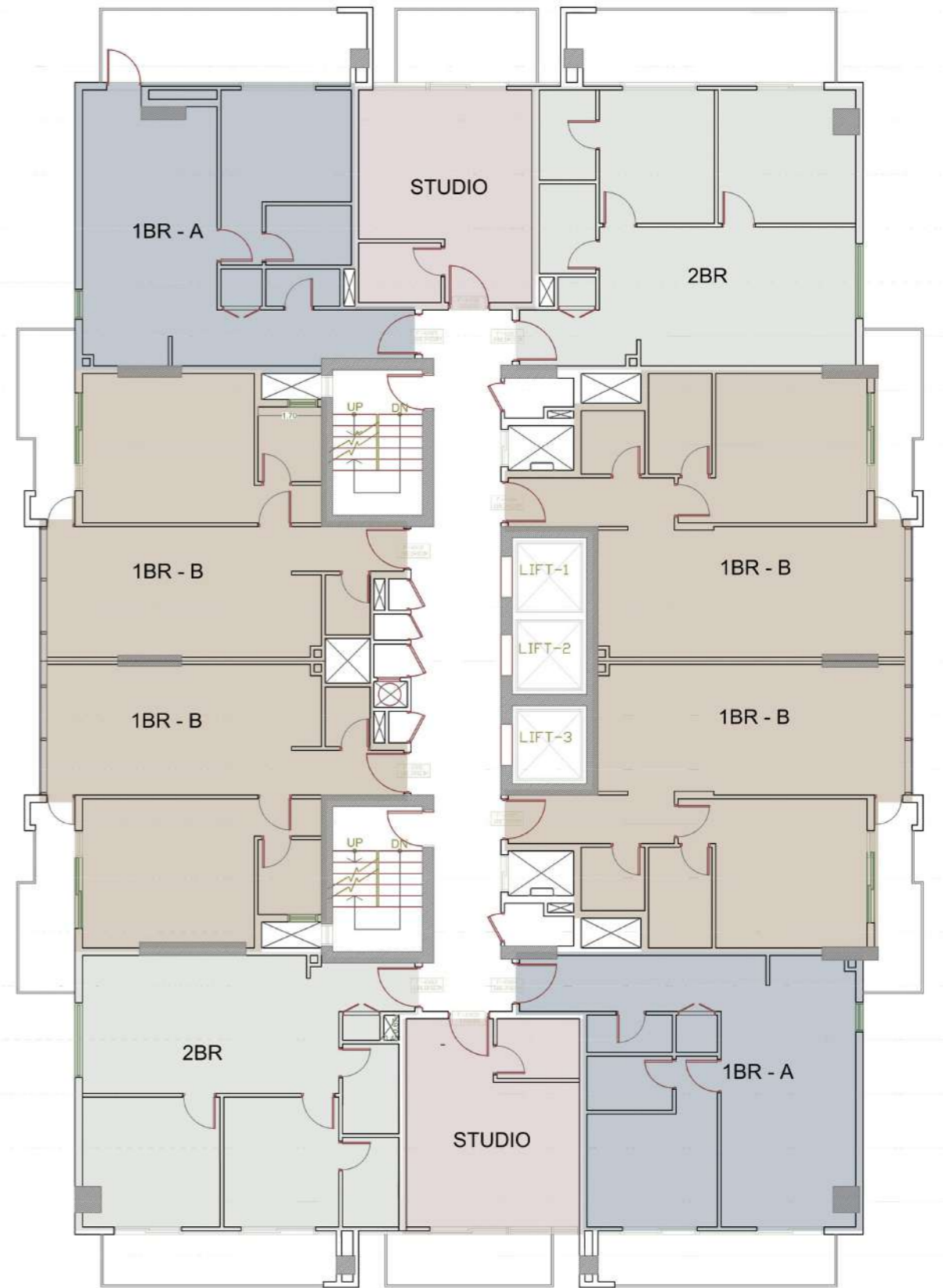
# TAILOR-MADE FOR CITY LIVING

# B

1 Bedroom  
1 Bathroom  
1 Powder Room  
370 - 875 sq.ft.

## SERIES

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# 02-14

## FLOORS

X01, X02, X03, X04,  
X05, X06, X07, X08,  
X09, X10

## UNITS





**B1**  
TYPE

**02-14**  
FLOORS

**X01**  
UNIT

**713.22**  
AREA sq.ft.  
APT 631.41 + BAL 81.81

**VIEW**  
PODIUM

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**B1**  
TYPE

**02-14**  
FLOORS

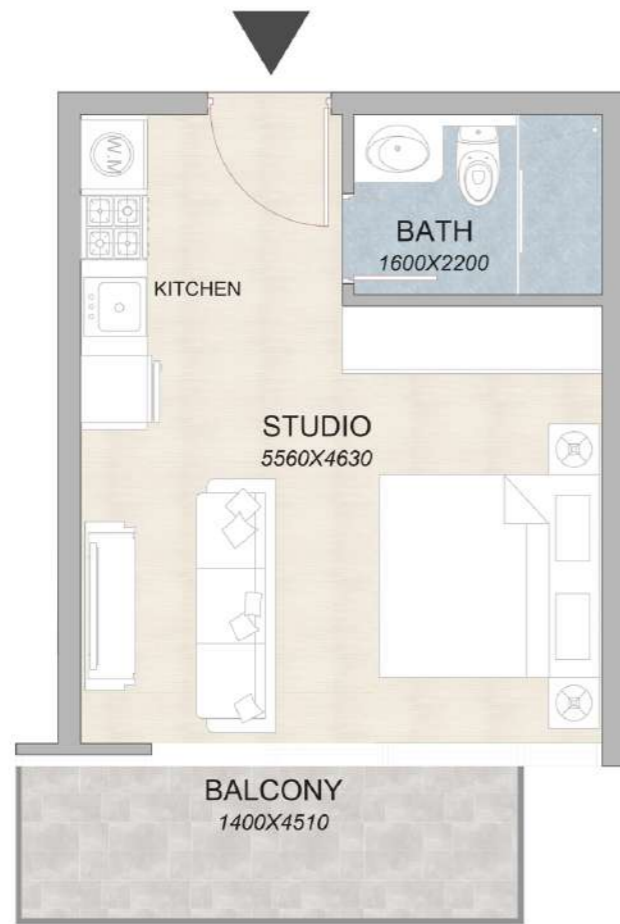
**X02**  
UNIT

**801.05**  
AREA sq.ft.  
APT 696.32 + BAL 104.73

**VIEW**  
PARK

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**B1**  
TYPE

**02-14**  
FLOORS

**X03**  
UNIT

**372.86**  
AREA sq.ft.  
APT 301.5 + BAL 71.36

**VIEW**  
PARK

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**B1**  
TYPE

**02-14**  
FLOORS

**X04**  
UNIT

**730.01**  
AREA sq.ft.  
APT 623.77 + BAL 106.24

**VIEW**  
PARK

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**B1**  
TYPE

**02-14**  
FLOORS

**X05**  
UNIT

**775.76**  
AREA sq.ft.  
APT 699.76 + BAL 75.99

**VIEW**  
BOULEVARD

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**B1**  
TYPE

**02-14**  
FLOORS

**X06**  
UNIT

**774.89**  
AREA sq.ft.  
APT 698.36 + BAL 76.53

**VIEW**  
BOULEVARD

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**B1**  
TYPE

**02-14**  
FLOORS

**X07**  
UNIT

**873.17**  
AREA sq.ft.  
APT 712.03 + BAL 161.14

**VIEW**  
**PODIUM**  
**BOULEVARD**

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**B1**  
TYPE

**02-14**  
FLOORS

**X08**  
UNIT

**390.84**  
AREA sq.ft.  
APT 305.91 + BAL 84.93

**VIEW**  
**PODIUM**

**Disclaimer:** 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.





**B1**  
TYPE

**02-14**  
FLOORS

**X09**  
UNIT

**785.01**  
AREA sq.ft.  
APT 625.6 + BAL 159.41

**VIEW**  
PODIUM

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**B1**  
TYPE

**02-14**  
FLOORS

**X10**  
UNIT

**714.62**  
AREA sq.ft.  
APT 632.81 + BAL 81.81

**VIEW**  
PODIUM

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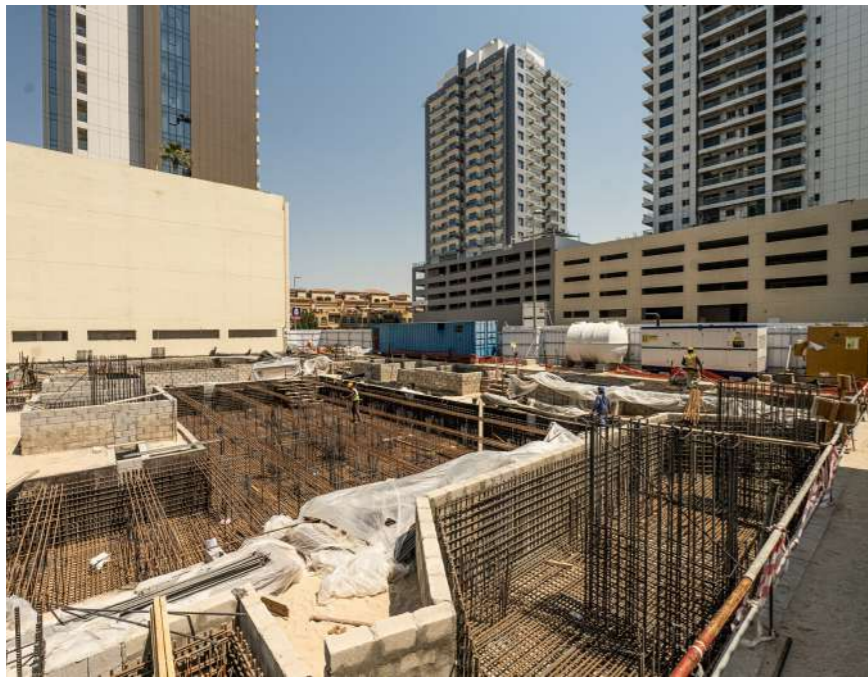


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VIEW THE  
LOCATION



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