

essenlife

RESIDENCE

Object 1

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



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R E S I D E N C E

District 3, Jumeirah Village Triangle

Welcome to **ESSEN1FE**, a new paradigm of living that draws inspiration from the “essence of life” itself. **ESSEN1FE** offers a lifestyle rooted in purpose, harmony, and fulfillment. This unique residence embodies the core of what truly matters—peace, growth, love, and well-being—creating a sanctuary where every resident can connect with the fundamental elements of a balanced and meaningful life.

Building Description B+G+5P+23F+R
RETAIL 1-4
OFFICE 1-10

Anticipated Handover Q4 2027

Anticipated Service Charge AED 15/Sq.Ft

STUDIO	1 BEDROOM	1,5 BEDROOM	2 BEDROOM	2,5 BEDROOM	3 BEDROOM	TOTAL
169	106	43	21	1	3	343





essenl1fe

RESIDENCE



Designed with a philosophy that
celebrates life's essential qualities

At **ESSEN1FE**, every moment feels like a resort getaway, providing an experience of **tranquility**. Whether relaxing by the infinity pool, enjoying the sauna, or finding peace in the yoga area, residents are immersed in a resort lifestyle. The meticulously designed spaces create an atmosphere of resort-like relaxation, perfect for unwinding after a long day or enjoying time with loved ones.

Upscale Amenities

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RESIDENCE



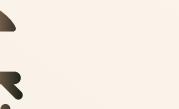
RESIDENTIAL
LOBBY



COMMERCIAL
LOBBY



LAGOON-STYLE
POOL



POOL DECK
WITH SAND



POOLSIDE
SUNKEN LOUNGE



KIDS POOL



KIDS PLAY ROOM



OUTDOOR KIDS
PLAY AREA



GYM



OUTDOOR
CROSSFIT



YOGA/MEDITATION
AREA



PADEL COURT



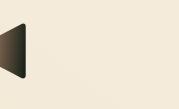
SAUNA



STEAM



PARTY HALL



CINEMA



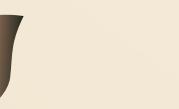
TABLE TENNIS



CLUBHOUSE



BBQ AREA
& LOUNGE



OUTDOOR
LOUNGE



Sky Deck Amenities



SKY INFINITY POOL



POOL DECK WITH
SUN LOUNGERS



SKY LEISURE DECK

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Lobby



The Lobby welcomes you with elegant design and a warm ambiance, creating a sophisticated first impression for residents and guests alike

Lagoon-Style Pool

Dive into relaxation in our outdoor swimming pool with poolside sun loungers, where azure waters meet sun-kissed serenity



Kids Pool

Splash into endless fun and safety for your little ones in our dedicated kids' swimming pool, designed for joy-filled aquatic adventures





Outdoor Kids Play Area

Outdoor play area with just enough play elements to keep children busy and enough space to let them create their own worlds

Yoga / Meditation Area



The Yoga/Meditation Area offers a peaceful sanctuary designed for relaxation, mindfulness, and inner balance



Padel Court

Enjoy an exciting game and a perfect workout right outside your doorstep!

Clubhouse

The Clubhouse is a versatile social hub, perfect for gatherings, relaxation, and community events in a comfortable and stylish setting.



Outdoor BBQ

Savor the taste of outdoor living in our BBQ area, where the aroma of grilled delicacies mingles with the joy of communal dining, creating unforgettable moments under the open sky



Smart Home System

With the growth of digital technology, our daily lives are 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.



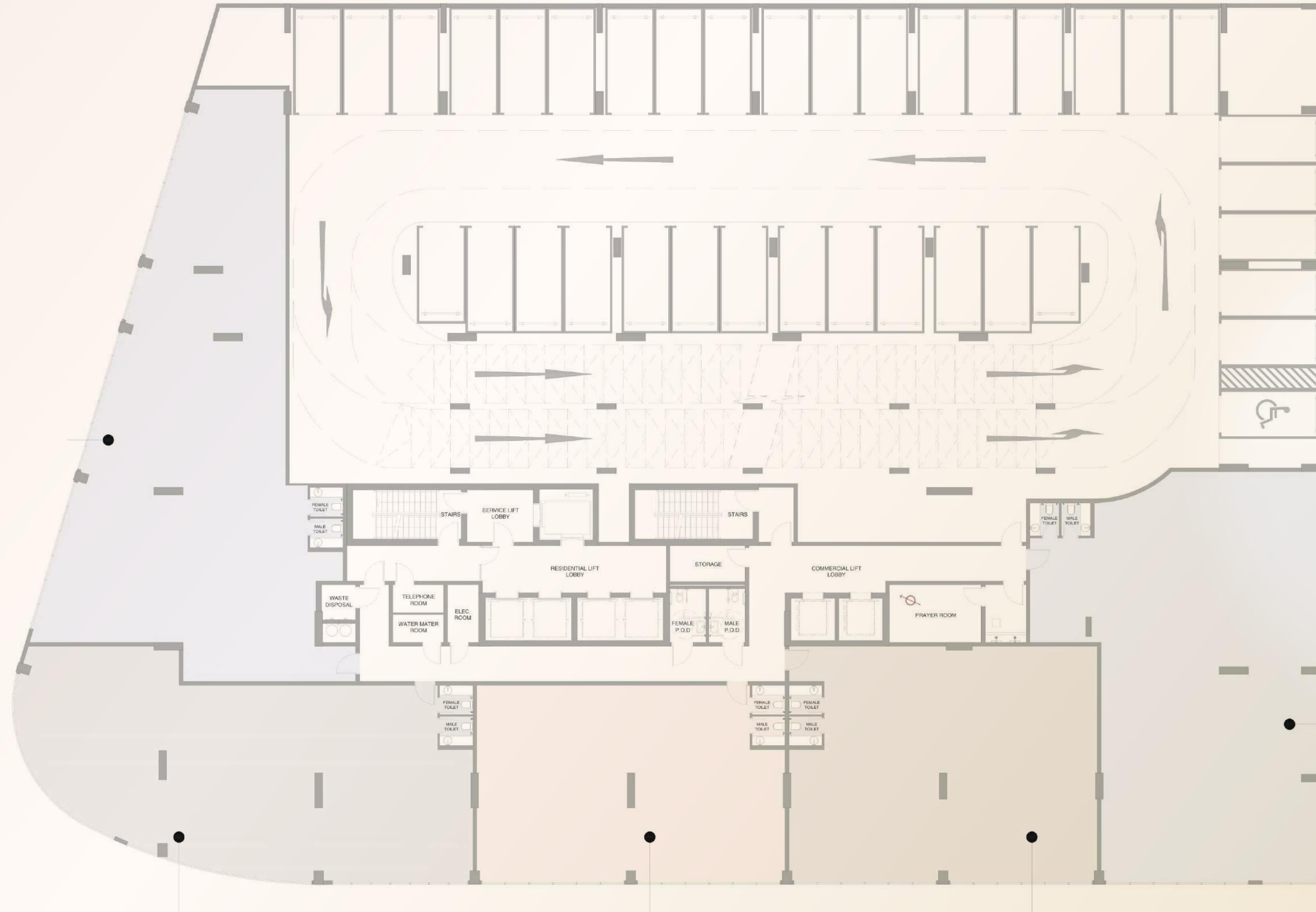
MyHOME+
becomes even smarter





Ground Floor Plan

- 1 RESIDENTIAL LOBBY
- 2 COMMERCIAL LOBBY
- 3 BICYCLE PARKING
- 4 EV PARKING
- 5 DISABLED PARKING



Podium Floor (P1-P2)

1st Floor



- 6 LAGOON-STYLE POOL
- 7 POOL DECK WITH SAND
- 8 POOLSIDE SUNKEN LOUNGE
- 9 KIDS POOL
- 10 KIDS PLAY ROOM
- 11 OUTDOOR KIDS PLAY
- 12 GYM
- 13 OUTDOOR CROSSFIT
- 14 YOGA/MEDITATION AREA
- 15 PADEL COURT
- 16 TABLE TENNIS
- 17 SAUNA
- 18 STEAM
- 19 PARTY HALL
- 20 CINEMA
- 21 CLUBHOUSE
- 22 OUTDOOR BBQ
- 23 OUTDOOR LOUNGE



15th Floor

- 24** SKY INFINITY POOL
- 25** SKY POOL DECK WITH SUN LOUNGERS
- 26** SKY LEISURE DECK

Apartments

| Studio

| Living Room

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Apartments

| Studio

| Living Room

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Apartments

| 1 Bedroom

| Living Room, Bedroom

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Apartments

| 1 Bedroom

| Kitchen, Bathroom



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Why Dubai

EXCHANGE RATE

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED

RESIDENT VISA

When buying real estate for an amount of \$205,000 in Dubai you can get a resident visa for all family members

SAFETY

Dubai is ranked 11th in the world for safety according to Numbeo, requiring crime rates and a high level of living environment

EDUCATION

School education in the UAE is one of the most progressive in the world

HEALTHCARE

An excellent healthcare system with hundreds of hospitals with expensive equipment and excellent specialists

DEVELOPMENT

According to the Urban Master Plan, by 2040 Dubai should become the best place to live

REMOTE BOOKING

Remote booking of transactions, official payment in cryptocurrency

Golden Visa

Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Free to open and conduct business in the UAE



Obtaining a local driving license, which is an international license

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