

vyb

A T B U S I N E S S B A Y



GINCO PROPERTIES



LOOK FORWARD TO LIFE

WELCOME TO



A T B U S I N E S S B A Y

Vyb is an invitation to rewrite the
rules, embrace the unexpected,
and unleash your truest self.



Step into a world where boundaries are shattered, imagination runs wild, and every corner whispers with untapped potential.

Here, extraordinary is the new norm, and every moment becomes a catalyst for something remarkable.





BUSINESS BAY

Experience the city's kaleidoscope and dive into unforgettable adventures.

DRIVING DISTANCES

02 MINUTES	12 MINUTES
Business Bay Marina	Meydan Golf Course
05 MINUTES	14 MINUTES
Business Bay Metro Station	Dubai International Financial Centre
05 MINUTES	14 MINUTES
Dubai Mall / Burj Khalifa	Dubai International Airport
08 MINUTES	15 MINUTES
Dubai Opera	Mall of the Emirates
08 MINUTES	17 MINUTES
City Walk	La Mer Beach
09 MINUTES	19 MINUTES
Dubai Design District	Dubai Creek Golf & Yacht Club
10 MINUTES	20 MINUTES
Museum of the Future	Palm Jumeirah

The map illustrates the proximity of V.Y.B. to numerous iconic Dubai landmarks. It features a central dark blue circle representing the project's location. Surrounding it are numerous purple location pins indicating the driving distances to various points of interest. The landmarks include La Mer Beach, Dubai Frame, Museum of Future, Dubai International Financial Center, City Walk, JW Marriott Marquis Hotel, Ettoor City, Dubai Water Canal, Business Bay Marina, Mohammed Bin Rashid City, The Track Meydan Golf, Meydan Racecourse, Dubai Hills Golf Club, and Dubai Creek Golf & Yacht Club. The map also shows the Dubai International Airport and Dubai Festival City Mall. A legend in the top right corner identifies the icons for the airport and properties.

PROJECT DETAILS

vyb

AT BUSINESS BAY



LOBBY RECEPTION



LOBBY LOUNGE

BUILDING CONFIGURATION

Ground floor

3 Podium floors

17 Residential floors

UNIT TYPES

1 Bedroom

2 Bedroom

ELEVATORS

3 Passenger elevators

1 Service elevator

ANTICIPATED COMPLETION DATE

September 2025



SIZE RANGE PER UNIT TYPE

1-BEDROOM

From 648 sq. ft to 840 sq. ft

2-BEDROOM

From 915 sq. ft to 1032 sq. ft

1 Bedroom = 134 units

2 Bedroom = 34 units

Total = 168 units

PRICE RANGE PER UNIT TYPE

1-BEDROOM

Starting Price from AED 1.28 M

2-BEDROOM

Starting Price from AED 1.725 M



AMENITIES PLAN

FIRST FLOOR

- (1) Main access to podium
- (2) Entry courtyard with feature wall
- (3) Sunken garden with shade
- (4) Outdoor BBQ lounge
- (5) Multi-function lounge area
- (6) Relaxation lawn (artificial turf)
- (7) Semi-private garden
- (8) Family area deck
- (9) Outdoor gym
- (10) Kids play area
- (11) Play lawn (artificial turf)
- (12) Courtyard
- (13) Kid's pool
- (14) Outdoor shower
- (15) Infinity edge pool
- (16) Pool deck lounge
- (17) Access stairs
- (18) Park





POOL DECK

GYM



GYM





APARTMENTS



LIVING ROOM







BEDROOM



BATHROOM

PAYMENT PLAN

10% On Booking

+ 4% DLD Fee + 5,050 Admin/Oqood Fee

10% | 30 days
from booking

05% | 15th January
2024

05% | 15th April
2024

05% | 15th August
2024

05% | 15th December
2024

60% | on
Handover

Estimated Date: September 2025

T&C Applied*

DOCUMENTS REQUIRED

INDIVIDUAL

- Passport copy
- Passport copy signature page
- National Id card (UAE national)
- Visa page (UAE residents)
- Emirates Id
- Contact details
- Address details

COMPANY

- Board of resolution
- Certificate of good standing
- Trade license / certificate of incorporation
- Memorandum of association - memorandum of articles - English and arabic translation
- NOC owning properties
- Recent certificate of incumbency / share certificate

OFFSHORE COMPANY

- Owner's passport copy
- Board of resolution / POA
- Certificate of good standing
- Copy of trade license / certificate of incorporation
- Incumbency certificate
- MOA - English and arabic translation
- NOC - owning a property in Dubai
- Share certificate

DMCC COMPANY

- Share certificate
- MOA - English and arabic translation
- Certificate of good standing
- Owner's passport copy
- Board of resolution / POA
- Certificate of registration / certificate of incumbency

BOOKING STEPS

RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

LEGEND

SPA: Sales & purchase agreement
DLD: Dubai land department
RERA: Real estate regulatory agency
DED: Department of economy & tourism
DMCC: Dubai multi commodities centre
MOA: Memorandum of association
NOC: No objection certificate
POA: Power of attorney



GINCO PROPERTIES

THE DEVELOPER

For over 45 years, GINCO Group has left an indelible mark on the evolving skyline of the region.

Established in 1975 by Chairman Mr. Gheyath Mohammad Gheyath, the group has been on an unwavering journey of success steered by a team of world-class experts, specialists, and seasoned professionals who have delivered iconic projects across the world.

Guided by visionary leadership and fortified by unwavering partnerships, GINCO Properties, a member of GINCO Group looks forward to playing a pivotal role in crafting numerous tales of triumph and taking the legacy of its parent company forward.



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A T B U S I N E S S B A Y

DEVELOPED BY



GINCO PROPERTIES

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EXCLUSIVE SALES PARTNER
ONE BROKER GROUP

DEVELOPMENT MANAGEMENT
URBAN PROPERTIES