



WELCOME TO THE WORLD OF COMFORT

COMFORT. COMMUNITY. COMPLACENCY.

Discover the world of Roxana. Find out what we have to offer to help you find a home that encompasses comfort, facilities and security. From its location in the gorgeous Jumeirah Village to its proximity to a plethora of facilities, you will live a life shrouded in luxury.

Join us and step inside Roxana to discover your new home.

DUBAI, THE LAND OF COMFORT

Dubai is an icon of luxury that has made its mark on the world. After all, one can spot the magnificence and elegance of its man-made landmarks from space. Dubai is a city that brings together comfort, culture and people into an environment that is brimming with a rich heritage. It is a city that aims for progress and breaks records but does not forget its roots.

Amidst the sprawling urban landscapes and the prospering modern lifestyles; between designer boutiques and world-class restaurants; beside the desert adventures and the city happenings, lie the populace who have arrived into this majestic city from almost every country, region and zone of the world.



It hasn't been long since the founding of this great city that itself lies within an even greater country. But its recent genesis hasn't halted its rapid progress and development, boasting its reputation as a city of true pioneering. Its advancement is a symbol of an incredible vision and its status will be embellished as a milestone in history. It really isn't surprising to understand why it has become home to millions of people and a platform for tens of thousands of investors.

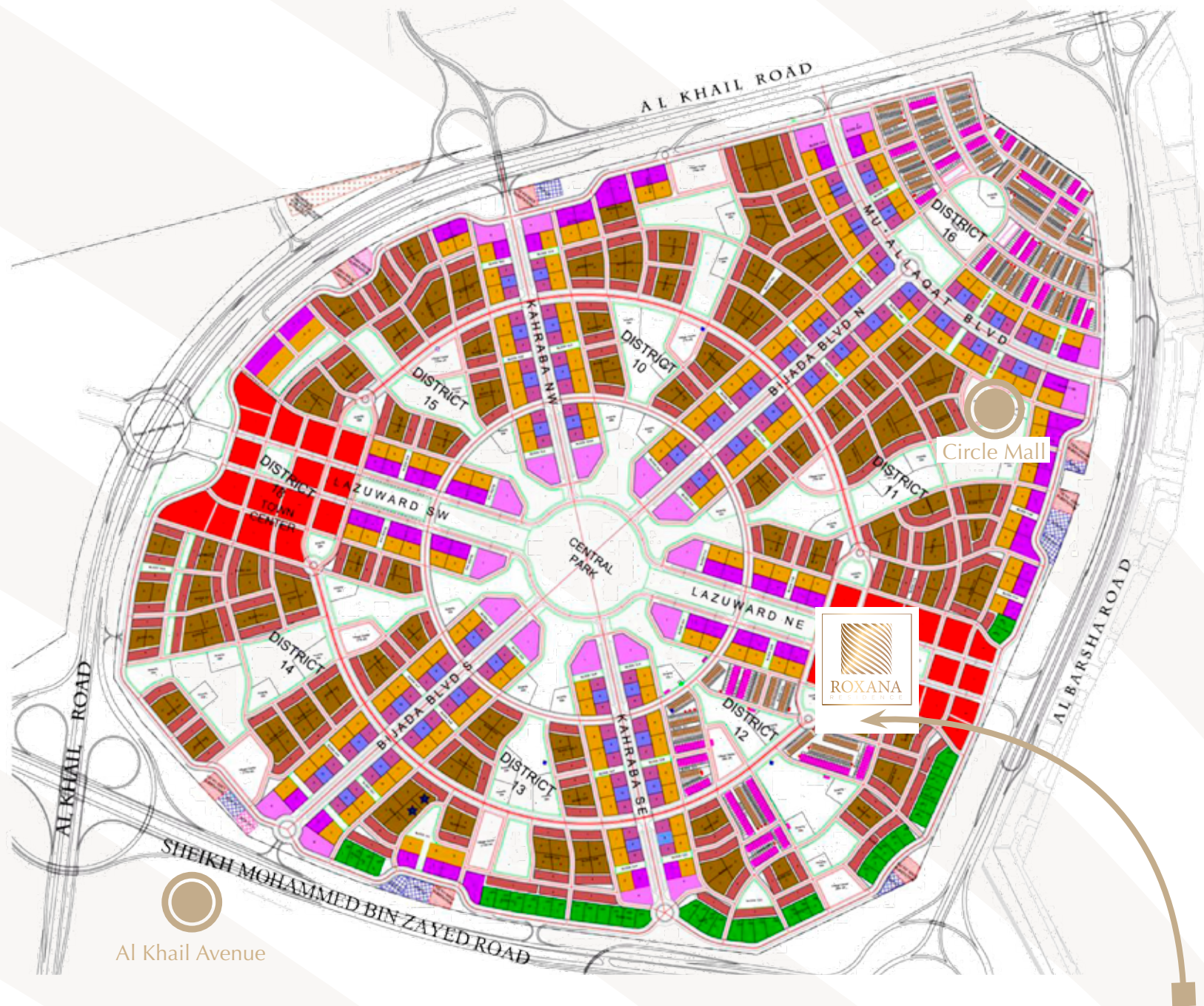
For the residents of this great city, there is always something new on the horizon of time waiting to unveil itself and there are copious reasons to be proud of Dubai. For visitors, the city is one grand adventure and discovery.



ROXANA LOCATION MAP

Jumeirah Village is a residential and commercial community featuring a mixture of Arabic and Mediterranean villas and stylish townhouses.

Covering two distinct areas - the Triangle and the Circle - Jumeirah Village comprises a variety of residences, offices, commercial, retail, and leisure facilities, spread over 811 hectares. Jumeirah Village offers residents a real sense of community living. Coming soon to Jumeirah Village are two new Nakheel retail developments: Al Khail Avenue at Jumeirah Village Triangle and The Circle Mall at Jumeirah Village Circle.



JUMAIRAH VILLAGE CIRCLE





Scan for our Location



Burj Al Arab

Mall Of The World

Mall Of The Emirates

Dubai Marina

Jumeriah Village Circle

Dubai Miracle garden

IMG worlds of adventure

Me'aistem City center

ICC Cricket Academy

Sheikh Mohammed Bin Zayed Road

Expo2020

AL Maktoum international airport

- AL Maktoum international airport - 10 Minutes
- Expo2020 - 10 Minutes
- Burj Al Arab - 15 Minutes
- ICC Cricket Academy - 08 Minutes
- Mall of the world - 15 Minutes
- IMG worlds of adventure - 14 Minutes
- Dubai Miracle garden - 05 Minutes
- Mall Of The Emirates - 13 Minutes
- Dubai Marina - 17 Minutes
- Me'aistem City center - 05 Minutes



AL KHAIL AVENUE

Al Khail Avenue at Jumeirah Village Triangle, located alongside Dubai's Al Khail Road, is a 3.6 million square foot retail, dining and entertainment hub with 350 shops, a multi-screen cinema and a diverse range of cafes and restaurants – some with outdoor dining areas. There will also be a multi-storey car park with 4,400 spaces. Due to open in 2018, Al Khail Avenue will provide convenient, on-the-doorstep shopping and entertainment for people in Jumeirah Village, Jumeirah Park and other nearby communities, and a new destination for the residents and tourists across Dubai and the other emirates.



THE CIRCLE MALL

The Circle Mall at Jumeirah Village Circle, covering one million sq ft, will have 200 shops, an anchor supermarket, two department stores, a multi-screen cinema and a variety of dining outlets including a food court. Strategically located between Sheikh Mohammed Bin Zayed Road, Al Khail Road and Hessa Street, The Circle Mall will serve hundreds of thousands of people living in Jumeirah Village and surrounding areas, and act as a new leisure destination for residents and tourists across the rest of Dubai. The mall is due to open in 2017.

MORE THAN MEETS THE EYE

It isn't just the feeling of homeliness that we would like to encourage within you and your family but a sense of belonging. We want to create an atmosphere of fabulous living and social gatherings. We want you to not just feel comfortable within the beautiful interiors of your homes, but expressive and active around the range of amenities available in the community.









ABOUT ROXANA

The affordable luxury at **JVC** with returns up to 11% and impressive expected capital gain, the project is designed to contain 4 buildings connected at the first floor with luxurious facilities to add even more value to your life style, we build real properties

For real people as every aspect of the project been designed based on real clients feedback to be more realistic and efficient.

Why to consider us:

- We used materials that are above the standards in the area.
- Unit sizes carefully studied and reviewed to offer decent living space at the right value.
- The project is designed based on real clients feedback.
- Advance construction status.
- Attractive payment plans and finance offers.
- Low rise building offering bigger common area and facilities space.



PROJECT FACILITIES

- Adequate parking space
- Family pool
- Gym
- Sky gardens
- Kids play grounds
- Secured community with latest CCTV cameras and security systems
- High end finishing materials

EXTERIOR

We want you to step out of your homes and experience a burst of joy upon touching terra firma. Roxana allows you to encounter that elation through its beautifully designed exteriors. Now, experience not just the comfort of living indoors but the thrill of venturing outdoors.

And that is just the beginning. With a location that connects you to the many neighbours residing within Jumeirah Village Circle, you will discover the real beauty of becoming part of a large community.



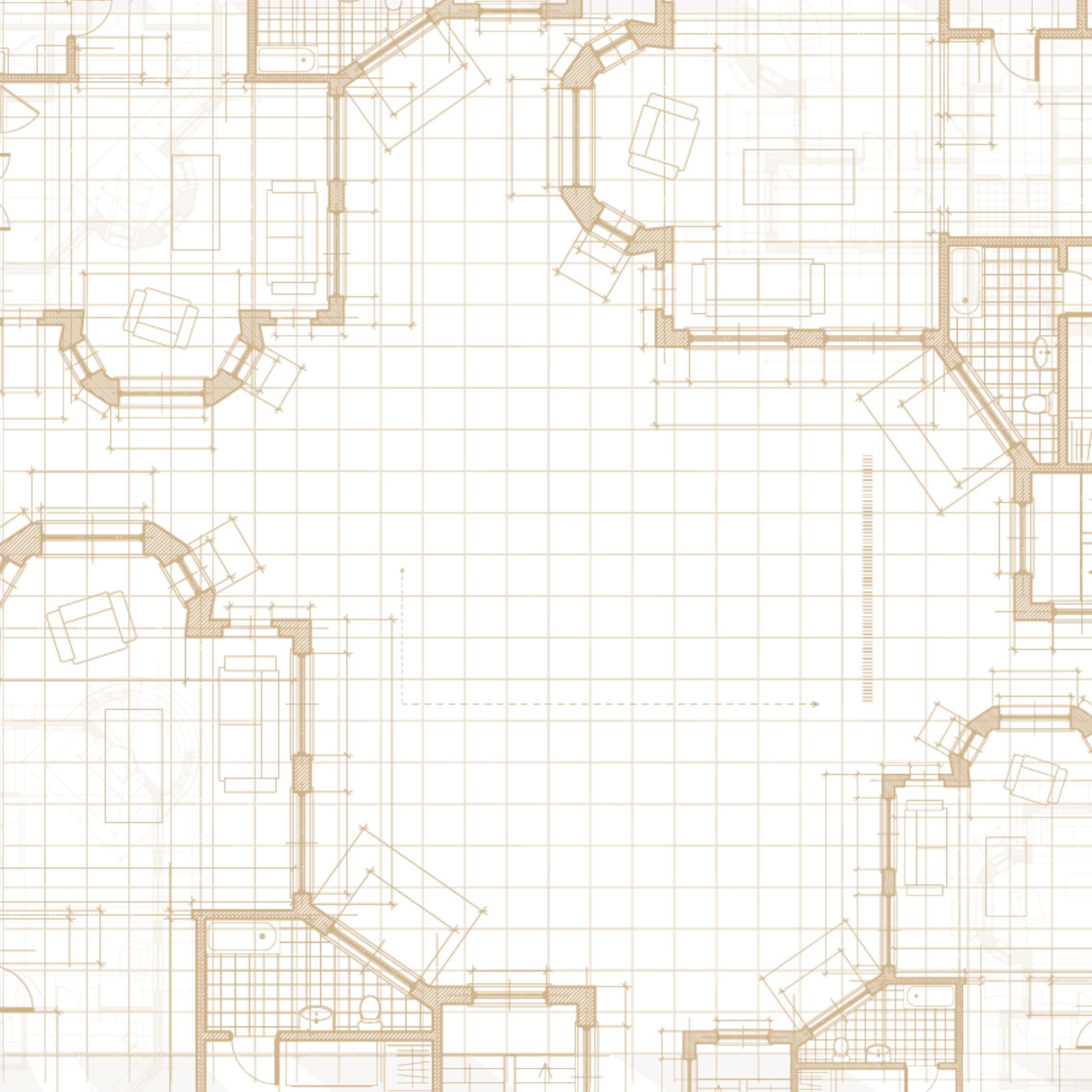




INTERIOR

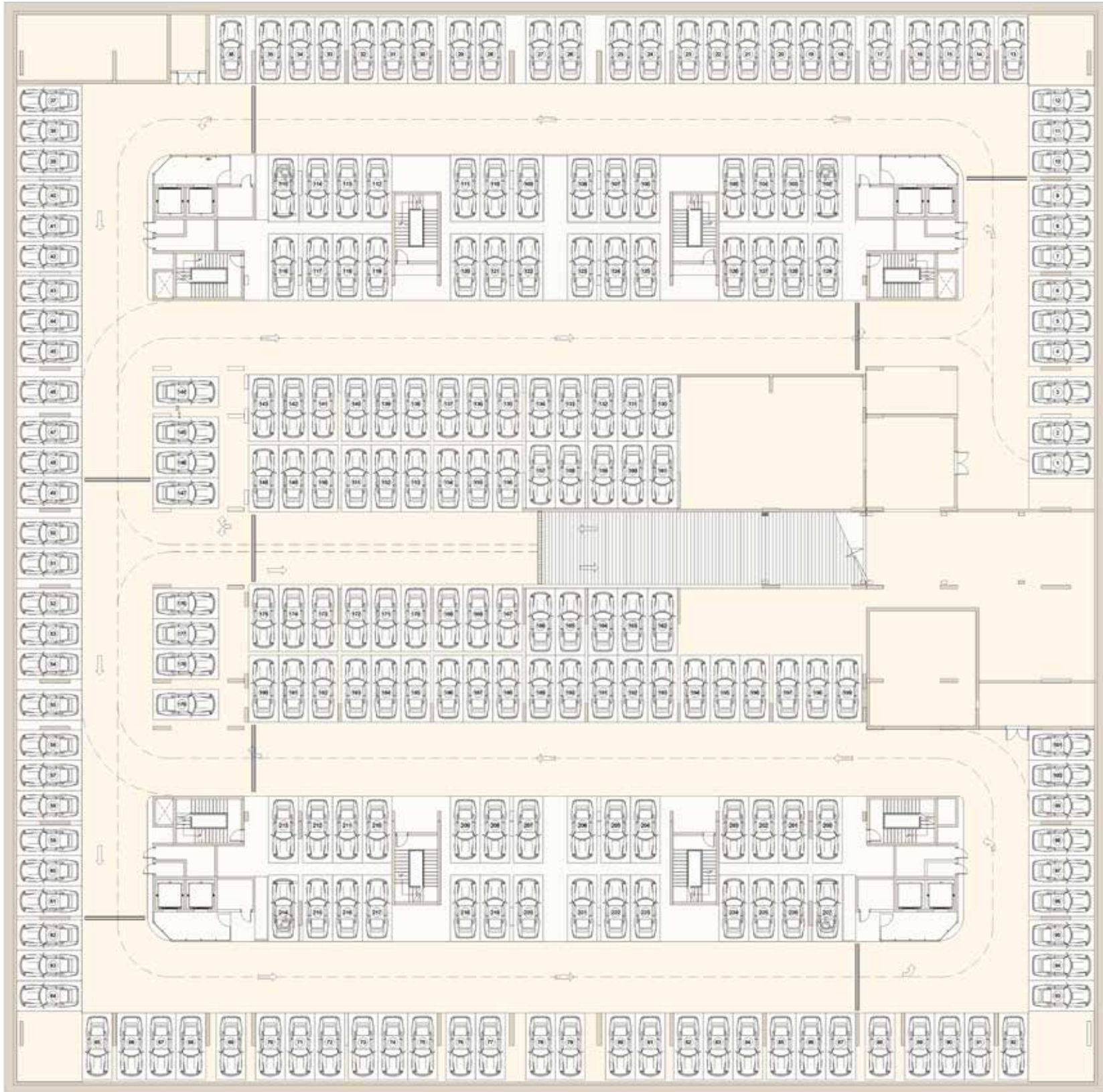
The interiors are a blend of comfort and safety. We incorporated designs that will immediately broadcast the feeling that you are right at home. But at the same time, we wanted it to fit within the interiors. We didn't want a mismatch of ideas and aesthetics. Our aim is to combine interior designing with convenience so you don't feel that anything is out of place.



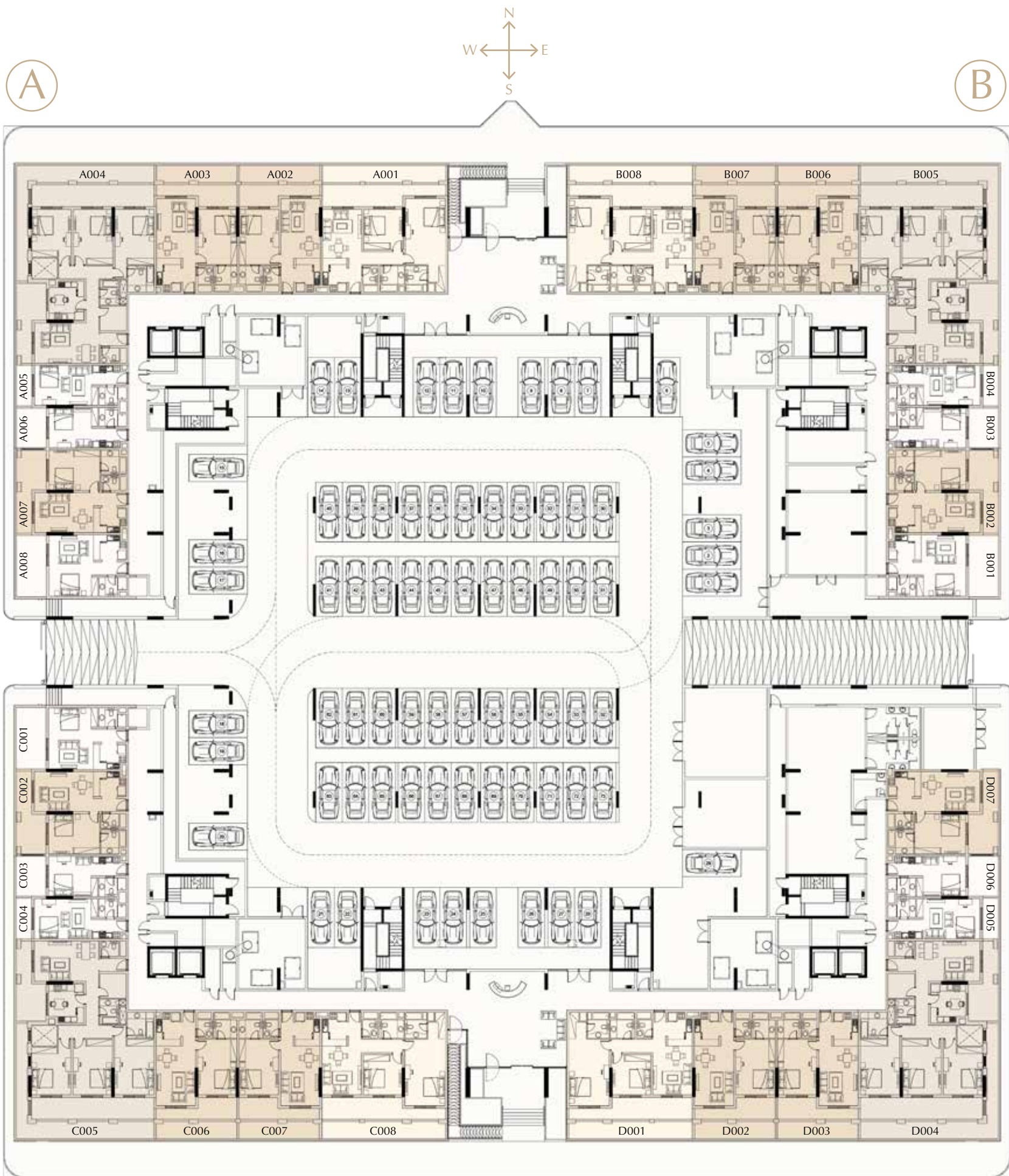


FLOOR PLANS AND UNIT TYPES

Discover the luxuries of Roxana. Look at what we have to offer to make you find a home that encompasses comfort, facilities and security. From its location in Jumeirah Village to its proximity to a lot of facilities, you will live a life shrouded in luxury. Step inside to discover your new home.



BASEMENT PLAN

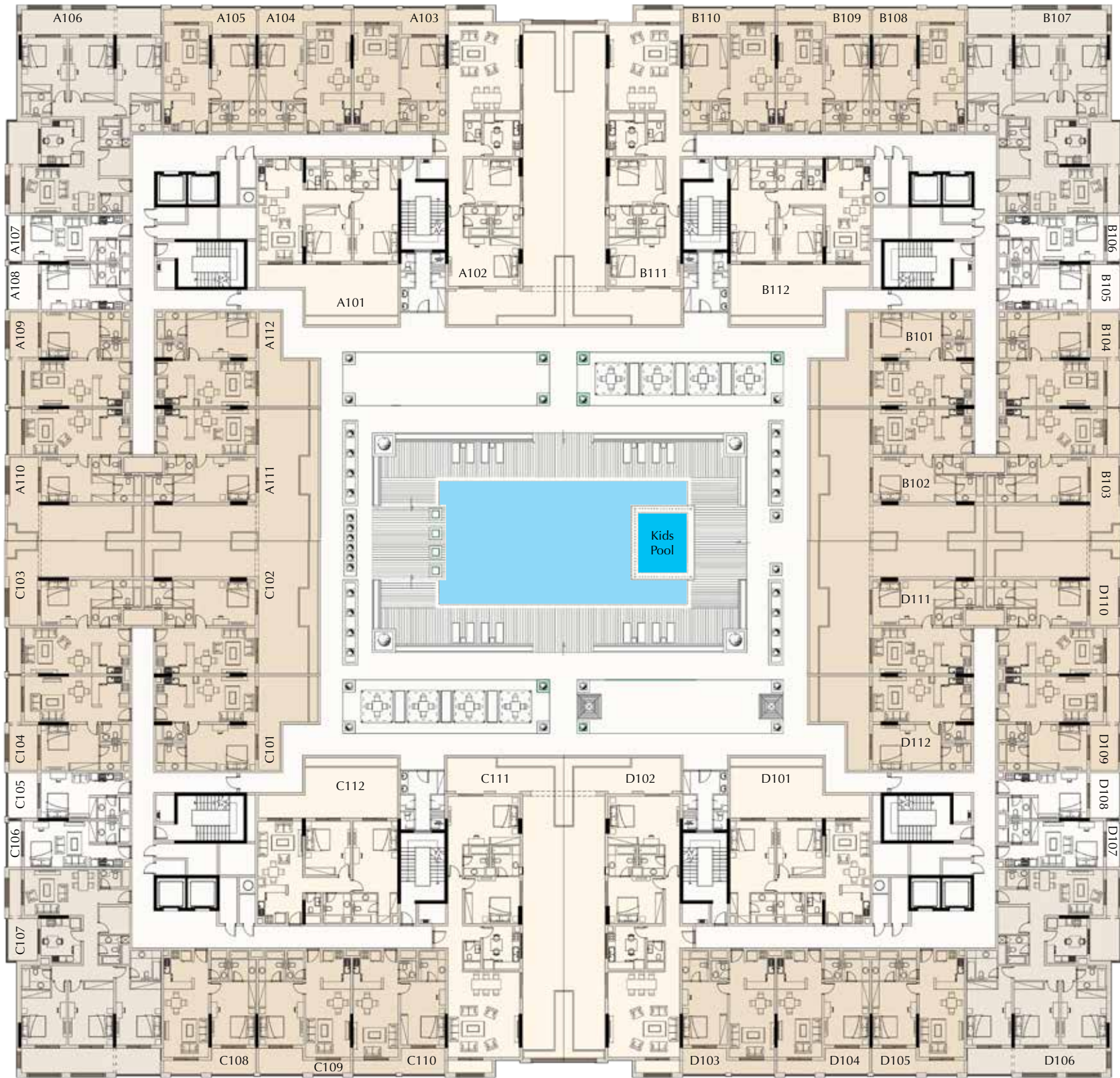


GROUND FLOOR PLAN

A



B

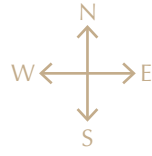


C

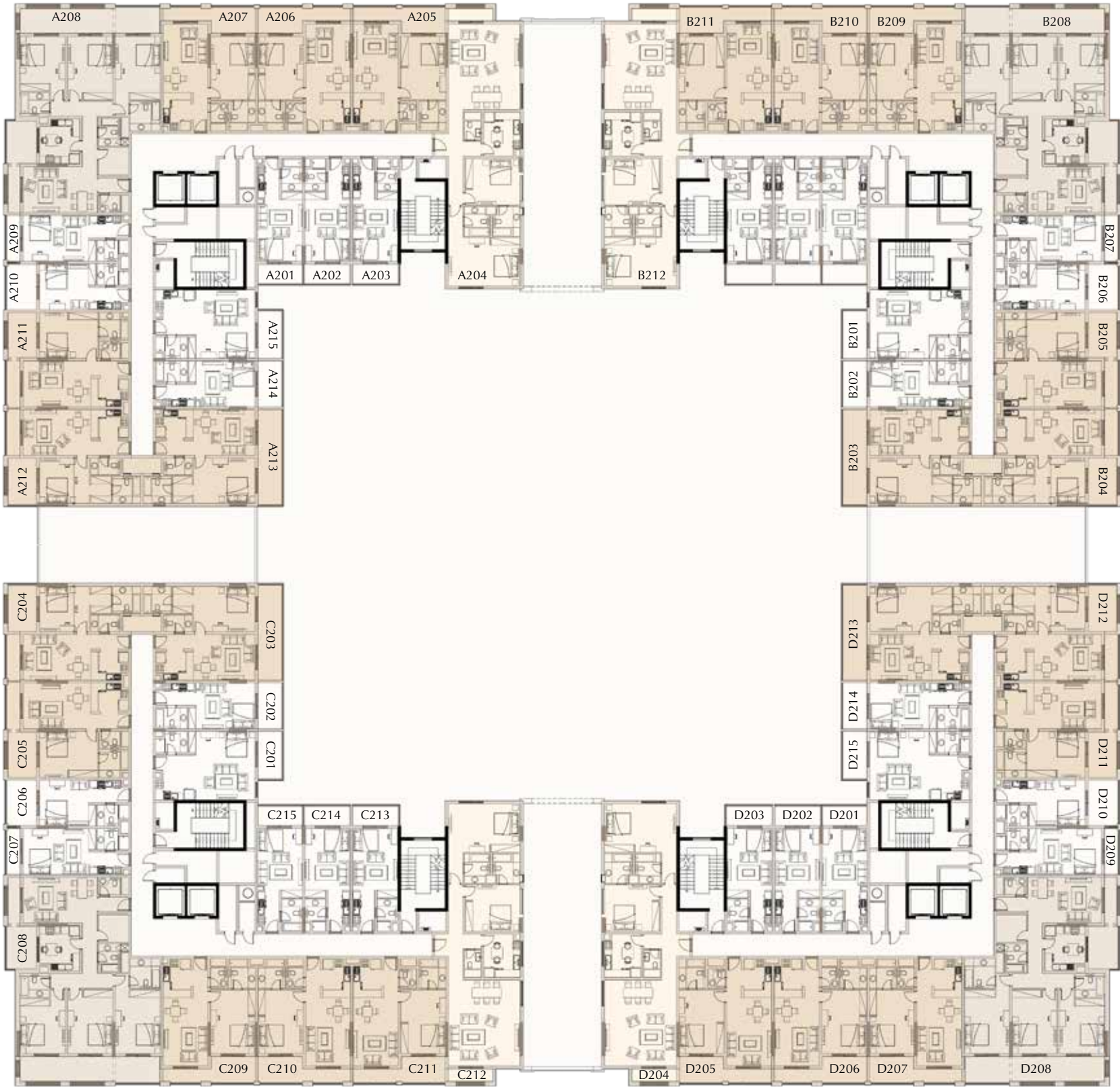
FIRST FLOOR PLAN

D

A



B



C

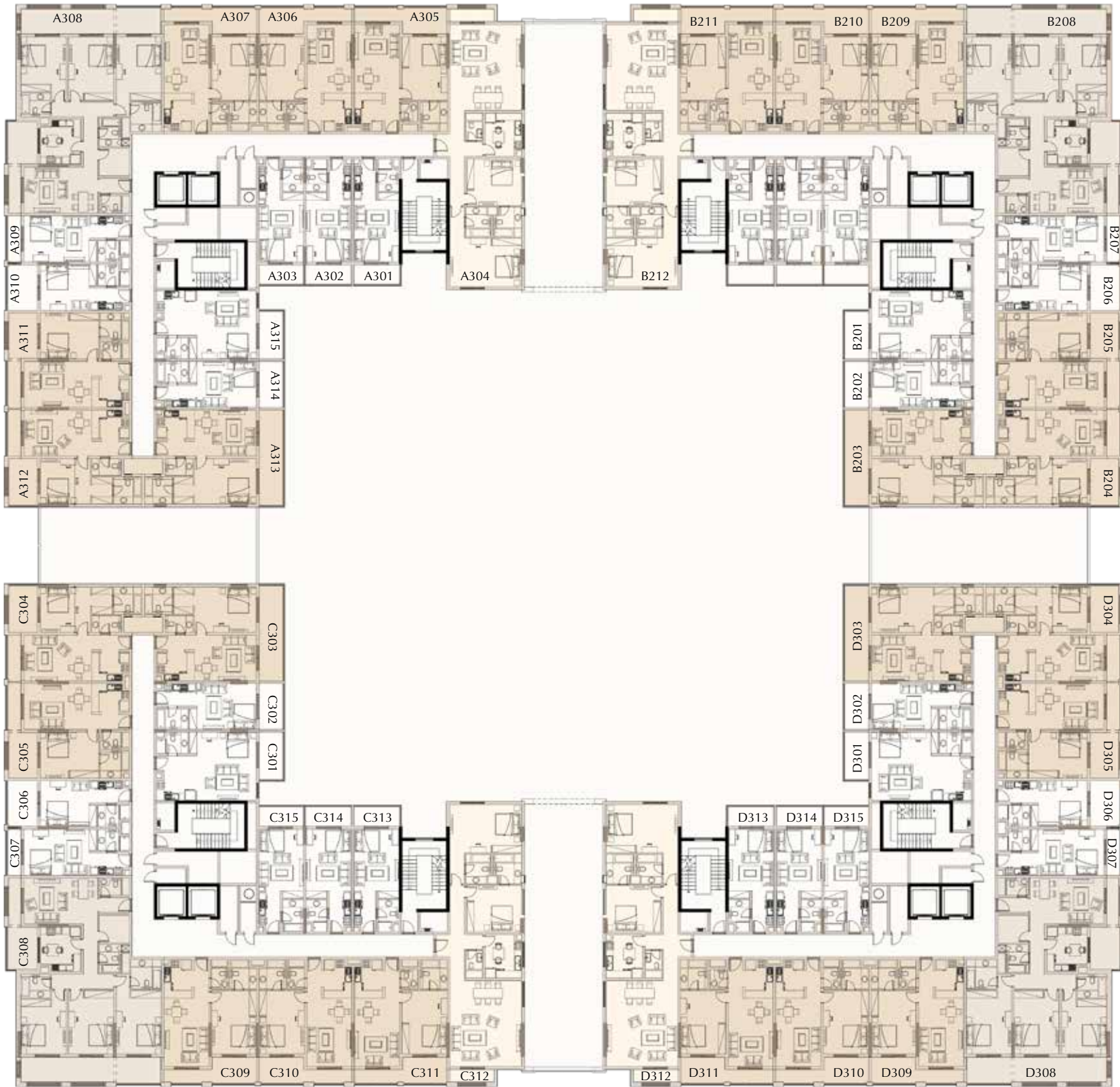
SECOND FLOOR PLAN

D

A



B



C

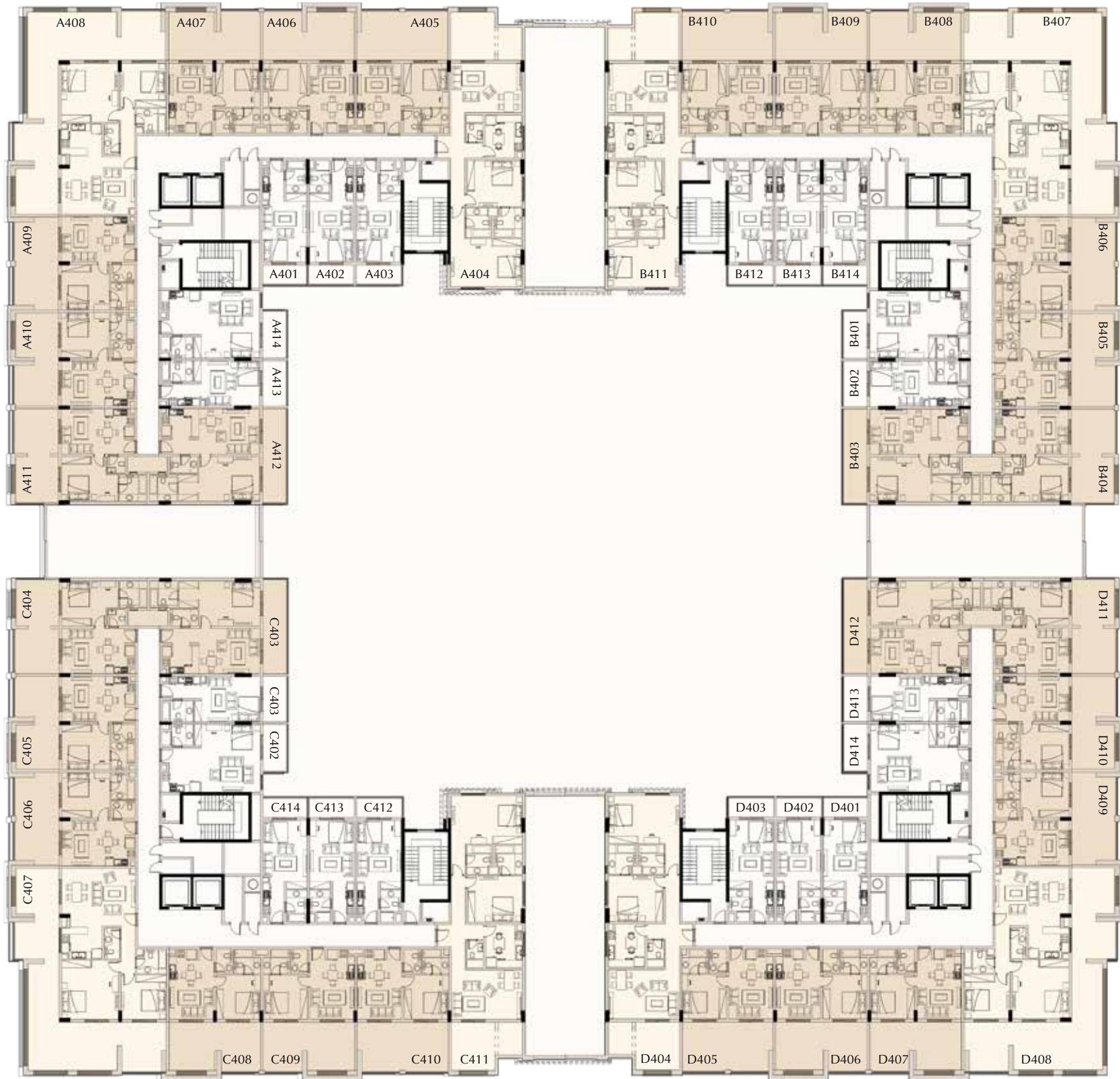
THIRD FLOOR PLAN

D



A

B



C

D

FOURTH FLOOR PLAN







S-1A
434.3 Sq.f



S-1B
419.6 Sq.f



S-1C
425.3 Sq.f



S-2A
431.7 Sq.f



BALCONY
3.65 X 2.35

STUDIO
4.00 X 3.70

S-2B
418.2 Sq.f



GARDEN
5.60 X 2.78

STUDIO
5.65 X 4.00

KITCHEN
2.50 X 2.30

S-3
657.8 Sq.f



BALCONY
3.70 X 1.95

STUDIO
4.85 X 3.70

S-4A
436.2 Sq.f



BALCONY
3.65 X 1.45

STUDIO
4.95 X 3.65

S-4B
422.7 Sq.f



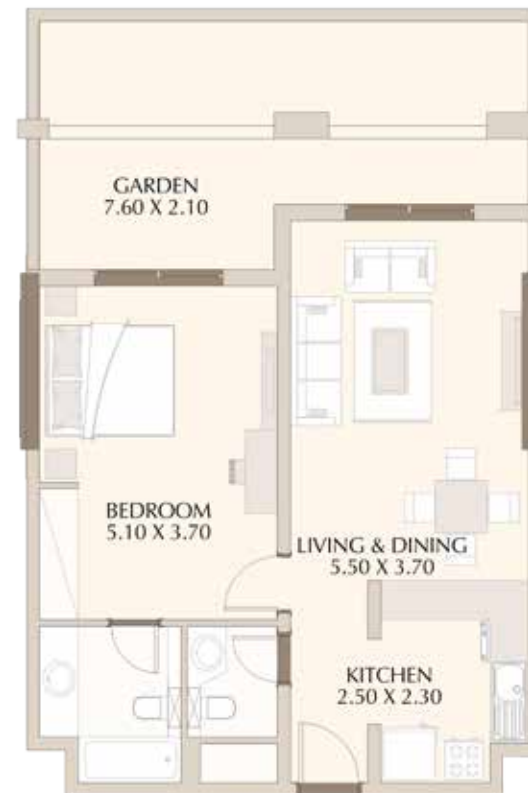
S-5
599.9 Sq.f



1BR-1A
864.1 Sq.f



1BR-1B
836.7 Sq.f



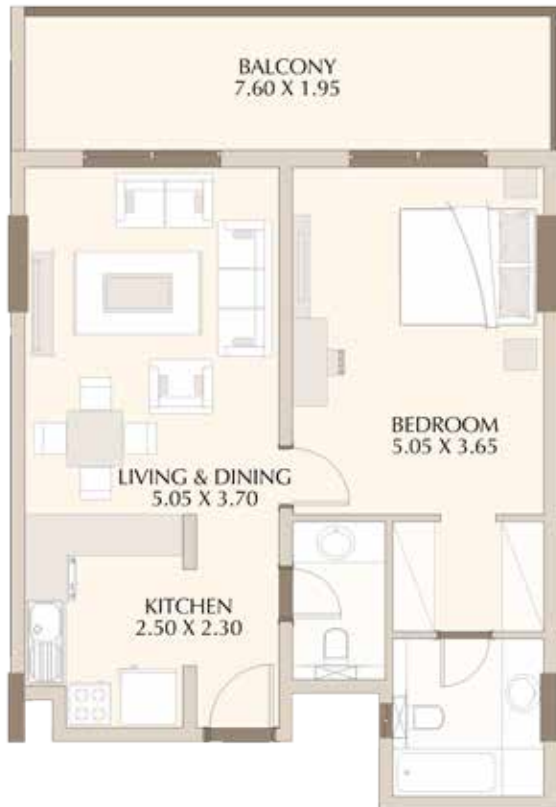
1BR-2A
974.4 Sq.f



1BR-2B
834.6 Sq.f



1BR-3A
1628.9 Sq.f



1BR-3B
885.1 Sq.f



1BR-4A
1243.9 Sq.f



1BR-4B
864.9 Sq.f



1BR-5
980.5 Sq.f



1BR-6
863.4 Sq.f



1BR-7
847.9 Sq.f



1BR-8
844.6 Sq.f



2BR-1
1474.7 Sq.f



2BR-2A
2623.4 Sq.f



2BR-2B
1462.9 Sq.f



2BR-3
1554.9 Sq.ft



2BR-4
2001.1 Sq.f



2BR-5
1467.2 Sq.f



3BR-1A
2322.33 Sq.f



3BR-1B
1982.7 Sq.f



ROSE HOMES INVESTMENT LLC

Acclaimed as one of the leading real estate companies in the real estate sector and with decades of experience, Rose Home Investments has provided a broad range of diversified professional services and consultancies supported by a qualified and experienced team of engineers, consultants, marketing and property management professionals.

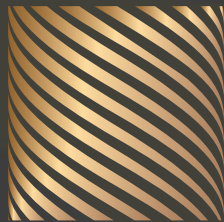


A subsidiary of Al Mulhem Marble and Ebaa House Group which was established 28 years ago in Saudi Arabia, Al Mada Co. brings its experience and expertise into every project it oversees. It has risen to become an essential source of natural marble and granite from global sources through its offices in Spain, Italy, Turkey and more.



NAKHEEL

Nakheel is one of the world's leading developers whose extensive portfolio includes projects such as Palm Jumeirah, Jumeirah Village, Discovery Gardens, International City and Nad Al Sheba. Nakheel has more than 21,000 residential units under construction or in the pipeline.



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