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RESIDENCE



PREMIER VISTA
— THE ELITE CHOICE —



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Why Premier vista?

ACQUIRE RIGHT, ADD VALUE, DELIVER RETURNS

What We Do?

- ❖ Dubai Property Advisory
- ❖ End-to-End Realty Services
- ❖ Property turnkey Management
- ❖ Commercial Properties
- ❖ Consultation Services
- ❖ Dubai Property Evaluation Tour

Our Services – Pre Sales

- ❖ Property Consultation
- ❖ Site Visits & Virtual Tours
- ❖ Negotiation & Deal Structuring
- ❖ Financial Transaction Assistance
- ❖ Assistance with Registration & Documentation

Our Services – Post Sales

- ❖ Relocating support
- ❖ Insurance & Asset Protection
- ❖ Golden Visa services
- ❖ Furnishing & Interior Setup
- ❖ Utility & Community integration support
- ❖ Property Management services
- ❖ Business Setup
- ❖ Schooling & Transportation

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	 Golf clubs	 Kids	 Malls	 Hotels
9 MINUTES - Dubai Miracle Garden	15 MINUTES - Jumeirah Golf Estates Golf Course	2 MINUTES - Sunmarke School	11 MINUTES - City Centre Meaisem	2 MINUTES - Novotel JVT
20 MINUTES - The Walk JBR	17 MINUTES - Montgomerie Golf Course	5 MINUTES - Arcadia School	15 MINUTES - Circle Mall	2 MINUTES - Mövenpick Hotel JVT
22 MINUTES - Palm Jumeirah		12 MINUTES - JSS International School	15 MINUTES - Mall of the Emirates	15 MINUTES - Aloft Me'aisam
25 MINUTES - Motiongate Theme Park		18 MINUTES - GEMS Founders School	17 MINUTES - Dubai Hills Mall	15 MINUTES - FIVE Jumeirah Village Hotel
27 MINUTES - Legoland Dubai				



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District 3, Jumeirah Village Triangle

Welcome to **ESSENL1FE**, a new paradigm of living that draws inspiration from the “**essence of life**” itself. **ESSENL1FE** 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

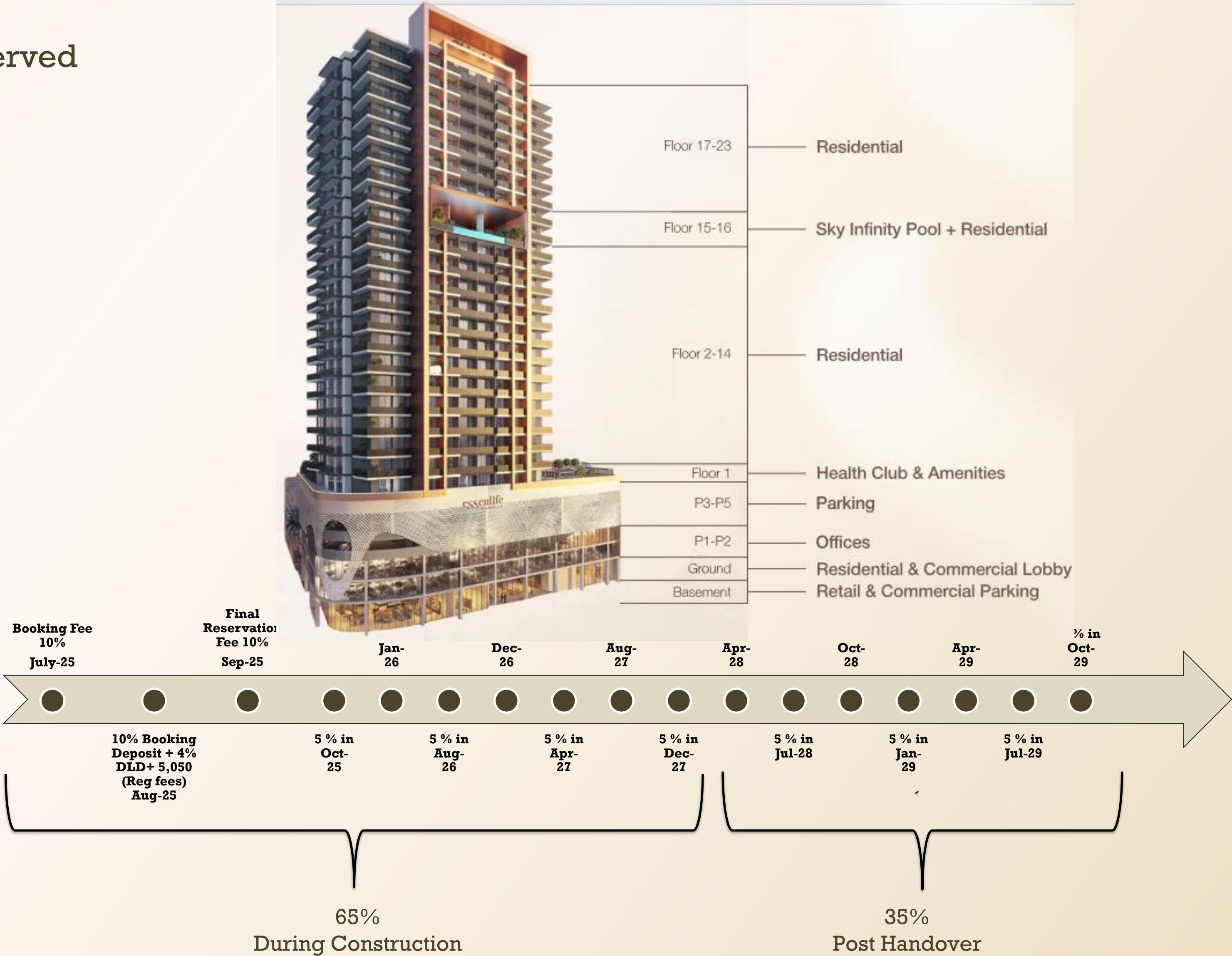
Anticipated Service Charge AED 15/Sq.Ft

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



Only 12 Exclusive units Preserved
with Premier Vista

Unit No	Unit Type	Size Sqft.
206	1	900
607	S	488
609	S	484
612	S	488
1007	S	488
1109	S	484
1407	S	488
1412	S	488
1910	S	484
2207	S	488
2212	S	488
2307	S	482



Apartments

Studio

Living Room

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Apartments

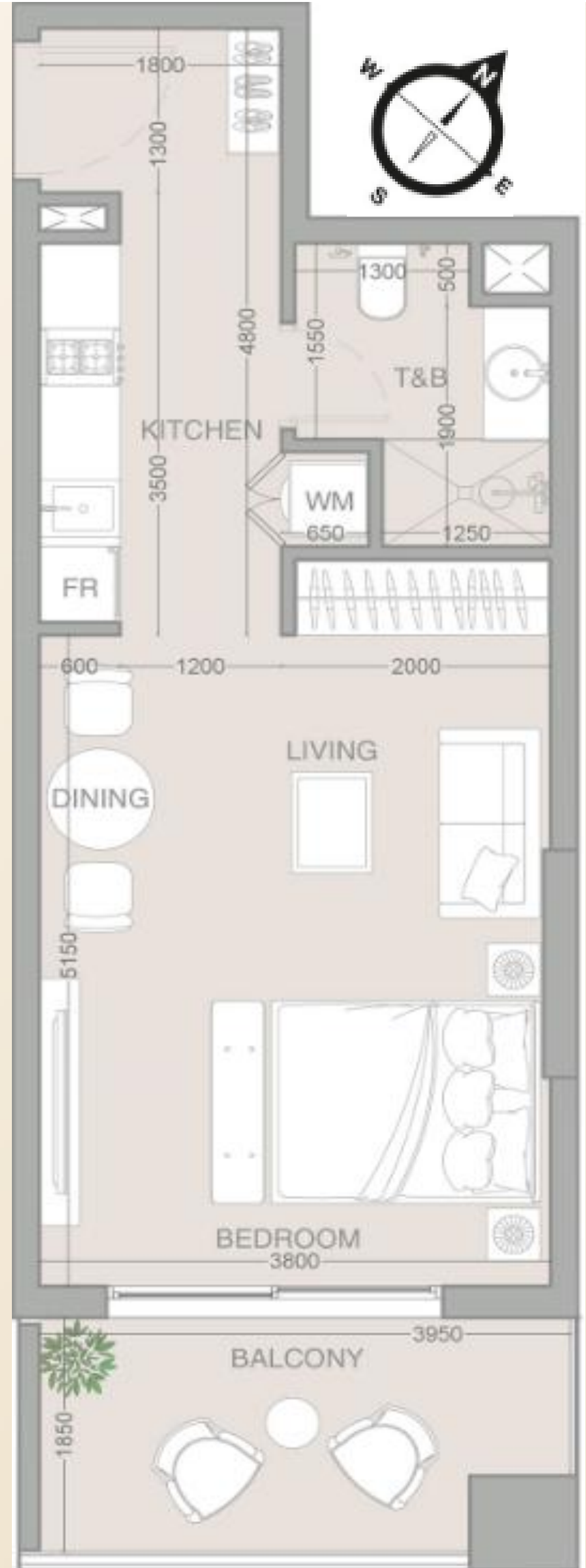
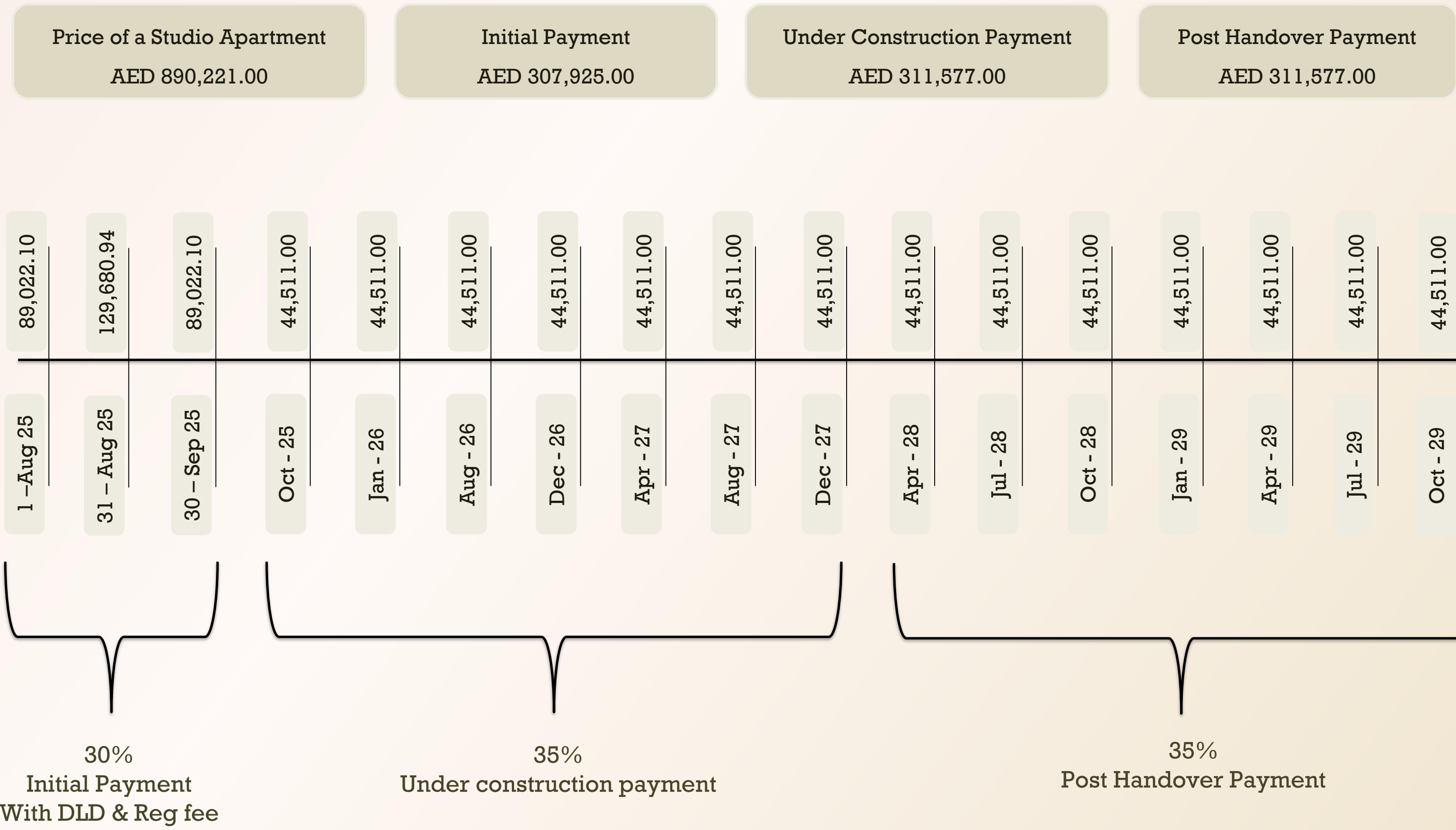
Studio

Living Room

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Studio Apartment Price (AED):





Apartments

1 Bedroom

Living Room, Bedroom

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Apartments

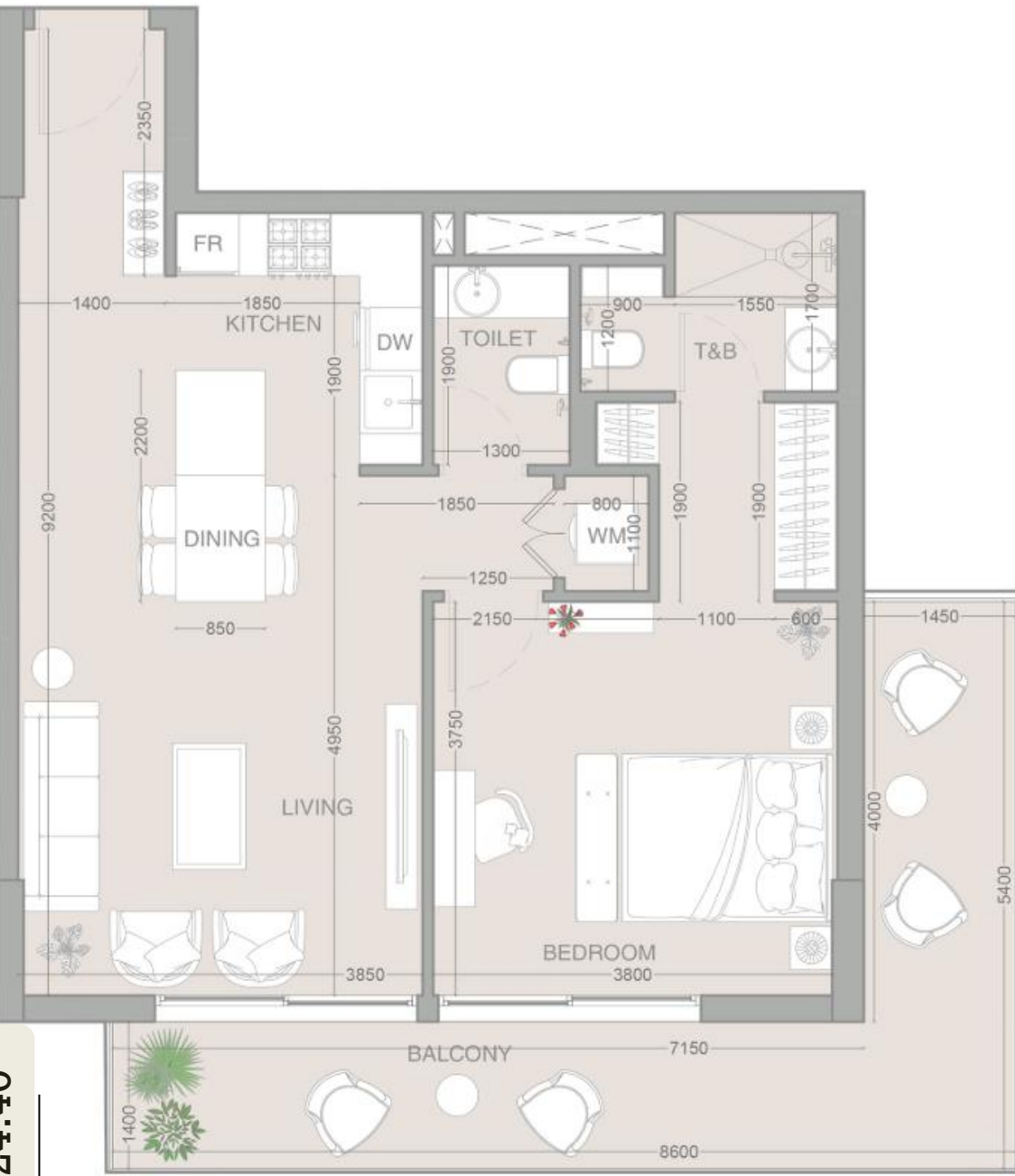
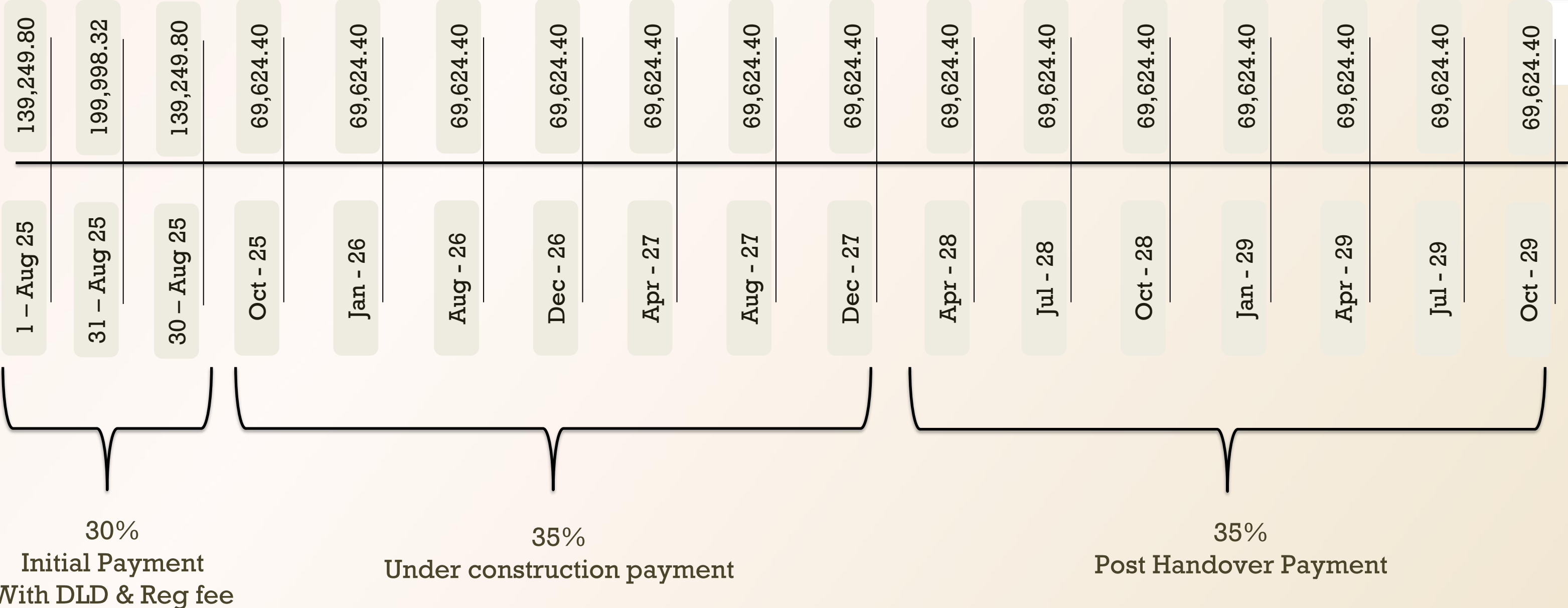
1 Bedroom

Kitchen, Bathroom

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1BR Apartment Price (AED):

Price of a 1BR Apartment	Initial Payment	Under Construction Payment	Post Handover Payment
AED 1,392,488.00	AED 478,696.00	AED 487,371.00	AED 487,371.00



Upscale Amenities

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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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Residential Lobby



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



Commercial 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





Kids Play Room

Ignite your child's imagination and creativity in our vibrant kids' playroom, where laughter echoes and friendships blossom amidst a world of interactive games and whimsical 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

Gym

Elevate your fitness routine with our state-of-the-art sports equipment, set against a backdrop of stunning city views, energizing residents for another productive day ahead



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!

Party Room



Offers a vibrant and stylish space,
perfect for hosting events and
celebrations with friends and family



Cinema

A cozy space for family movie nights or watching sports with friends

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

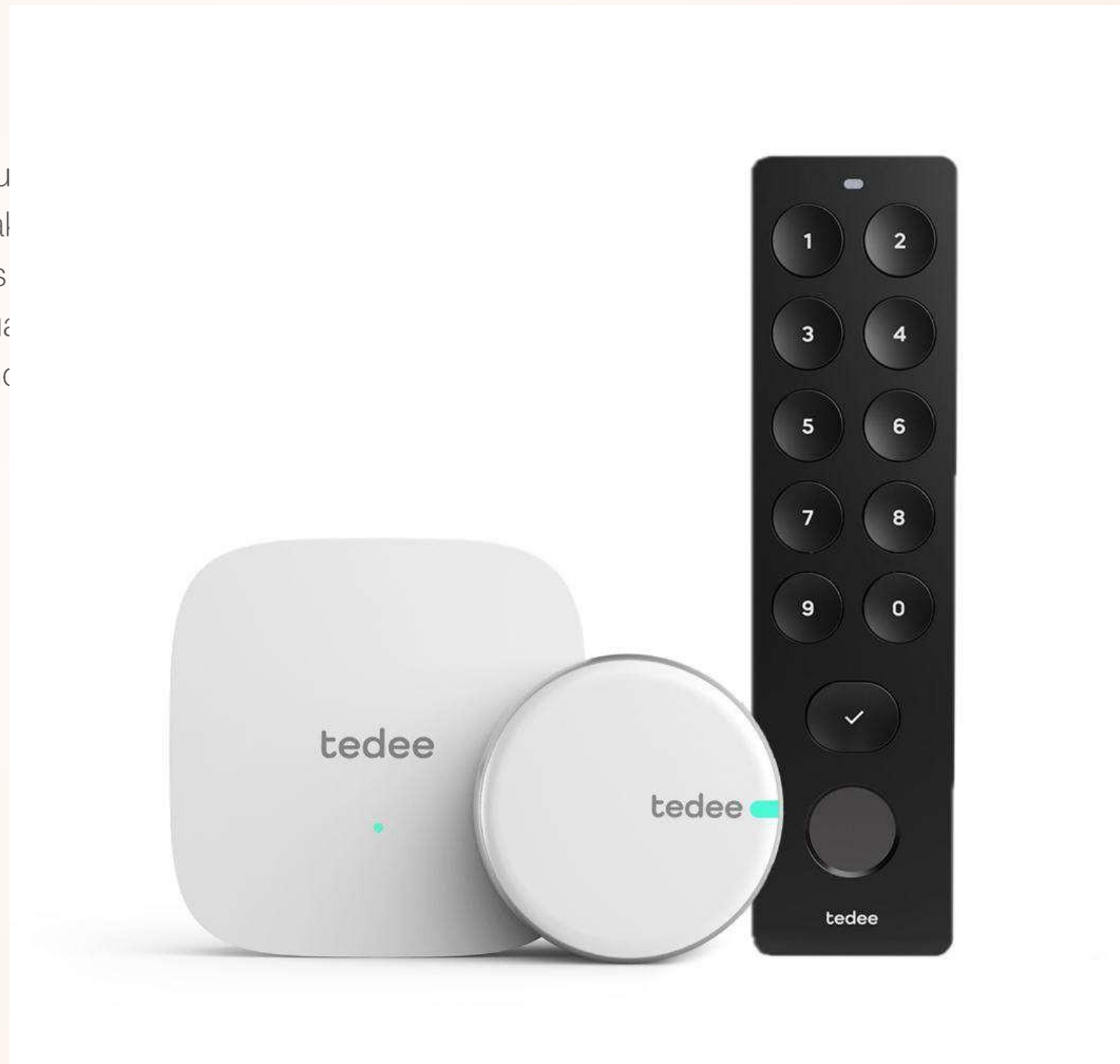


Smart Home System

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 with a smartphone or smartwatch. Tailor access for your family members, friends and visitors. Secure your property with three tiers of virtual access. A new feature to monitor who enters and



HOME AUTOMATION CONTROLS

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.

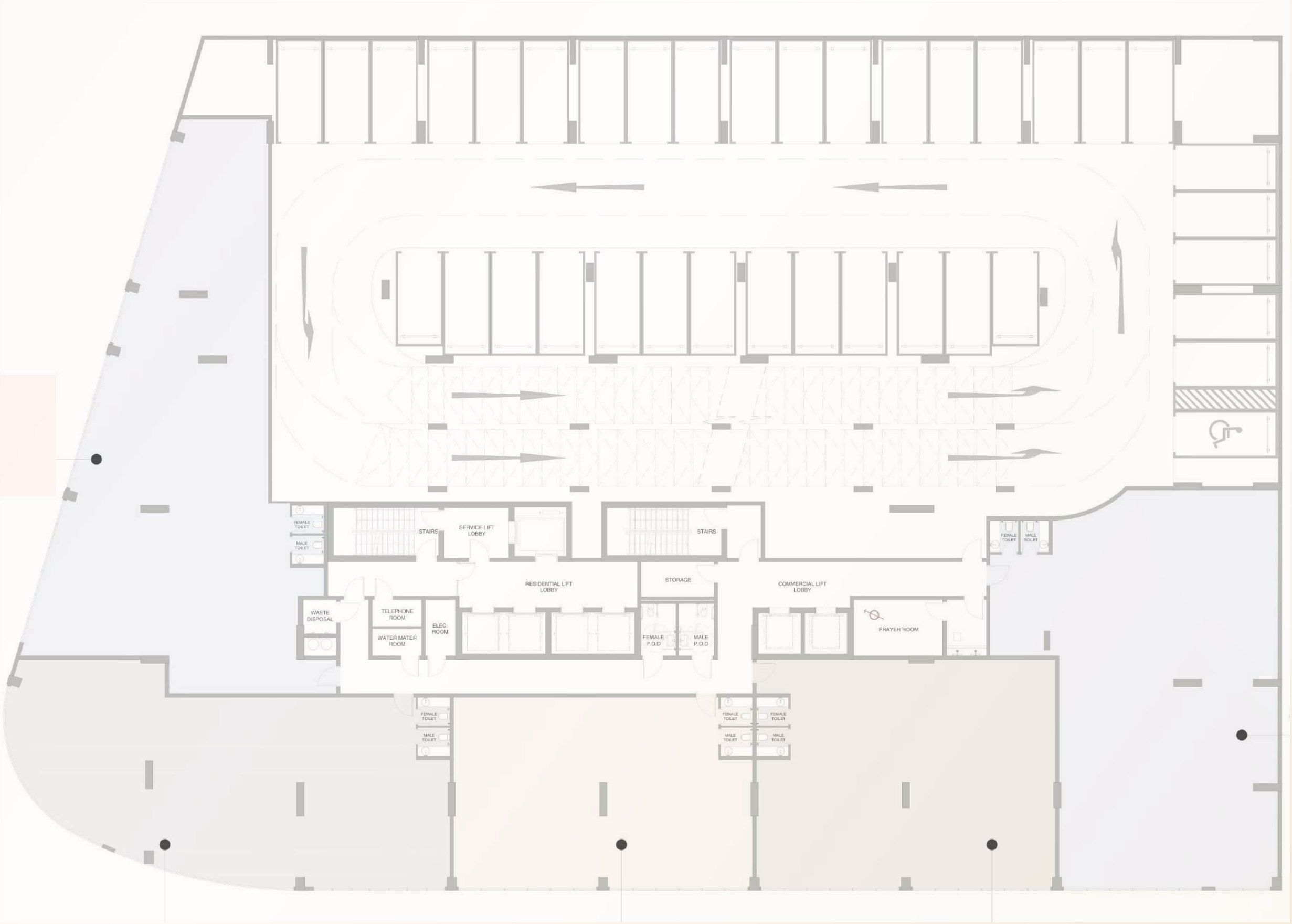


MyHOME+
becomes even smarter

Ground Floor Plan

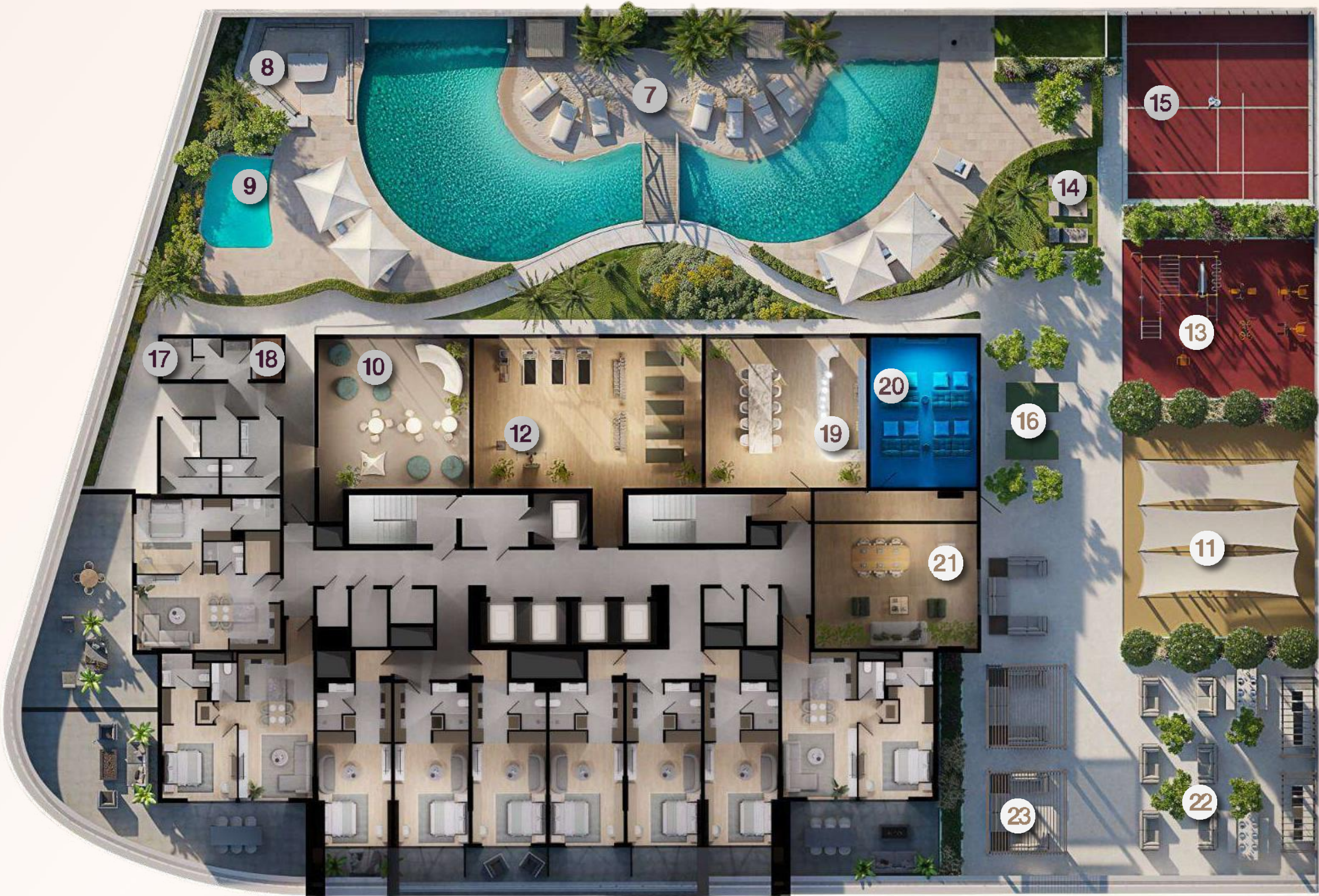
- 1 RESIDENTIAL LOBBY
- 2 COMMERCIAL LOBBY
- 3 BICYCLE PARKING
- 4 EV PARKING
- 5 DISABLED PARKING



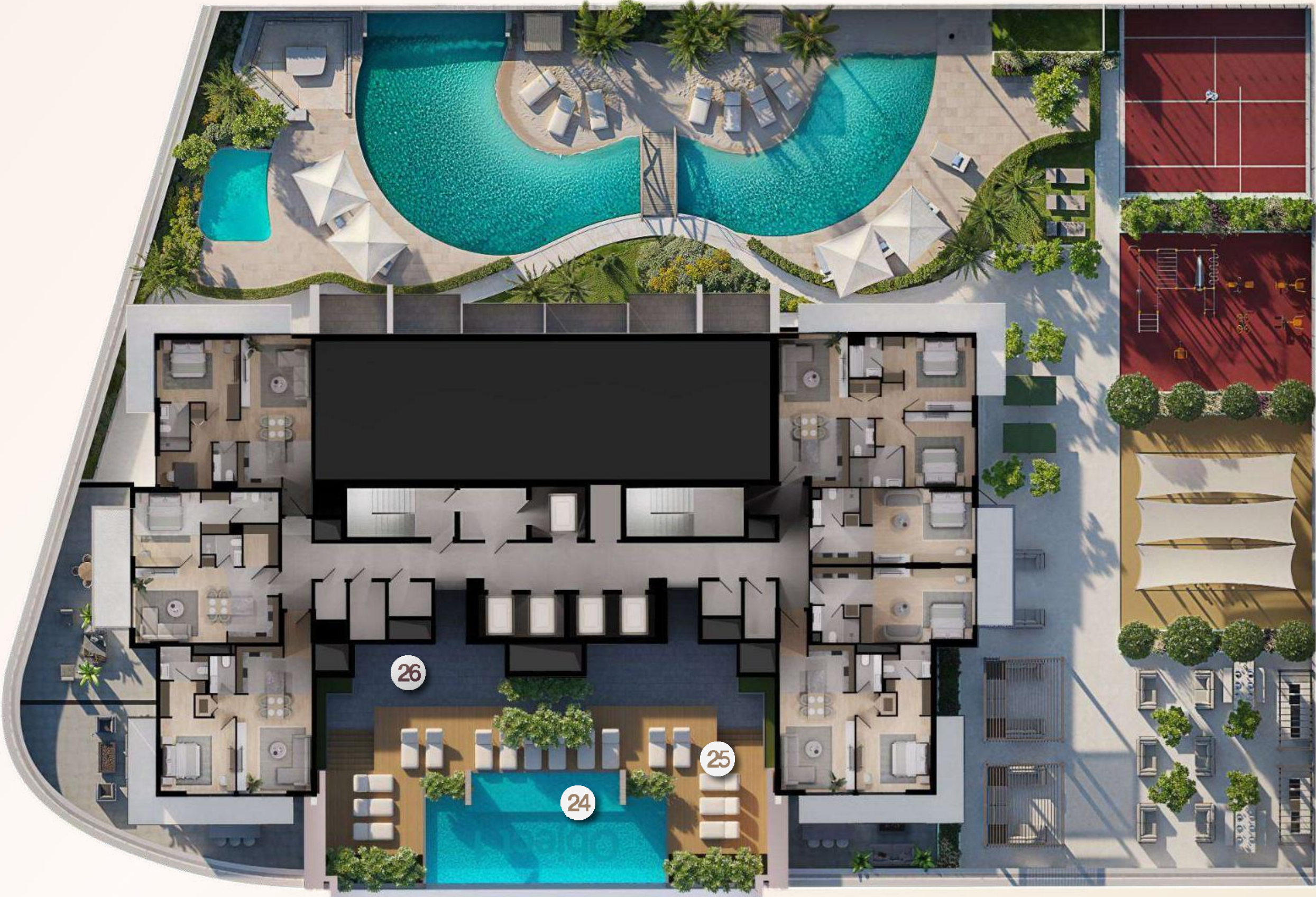


Podium Floor
(P1-P2)

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

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

FURNITURE SPECIFICATION & FACILITIES

Equipment

ITEM	SUPPLIER/ MATERIAL	ORIGIN
Kitchen Appliances	Bertazzoni	Italy
Mixers & Sanitaryware	Ramon Soler/Gala	Italy/Spain
Switches & Sockets	Legrand	France
Intercom & Smart thermostat	Legrand	France
Lifts	OTIS/Mitshubishi	USA/Japan
Gym equipment	Life Fitness	USA
Kitchen cabinet	Local manufacturer	UAE
Counter Top	Porcelain	Italy
Built-in Wardrobe	Local manufacturer	UAE
Hardware	Blum/Hafele	Germany
Tiles	Porcelain	Italy/Turkey



*Developer reserves the right to substitute the equipment to a similar brand in the same category

Kitchen Appliances



Refrigerator



Microwave



Gas Cooking Hob



Washing Machine
***only Studio apartments**



Exhaust Hood



Dishwasher
***except Studio apartments**



Oven



Semi-furnished Apartments

- **KITCHEN**

Kitchen cabinets with Built-In appliances

- **BEDROOM**

Built-in Wardrobes

- **BATHROOM/ POWDER ROOM**

Fully fitted out with sanitary ware, vanity with ceramic wash-basin, accessories



Our property furnished with



Kitchen Appliances

ramonsoler.

Mixers

LifeFitness

Gym Equipment



Switches & Sockets



Sanitaryware

OTIS

Lifts



Hardware

BUYING A PROPERTY, RENT & APPRECIATION SPOTLIGHT

DUBAI vs SINGAPORE vs LONDON vs HONG KONG vs CHENNAI

City	Stamp Duty / Tax (%)	Average Rental Yield	5-Year Avg. Appreciation
Singapore	~66% (BSD + ABSD for foreigners)	2.5% – 3.5%	25–35%
London	~5% SDLT + 2% foreign surcharge	2.5% – 4%	10–15%
Hong Kong	15% flat stamp duty (foreigners)	1.8% – 3%	-10 to 5%
Chennai	9% stamp duty. + GST (5%)	3% – 4.5%	20–30%
Dubai	Flat 4% + Registration fee (AED 5,000)	6% – 9%	30–40%

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