



CAPITALONE  
JVC



## ABOUT JUMEIRAH VILLAGE CIRCLE

Jumeirah Village Circle (JVC) in the heart of Dubai offers a prime location with great connectivity to various parts of the emirate, making it a sought-after destination for both renters and buyers looking for affordable apartments and villas. Its popularity among investors is further boosted by its freehold status, competitive prices, and attractive rental yields.

Nakheel, the master developer behind JVC, has crafted a community known for its tranquil ambiance, complemented by lush gardens, parks, and a range of amenities. This blend of serene surroundings and modern conveniences makes JVC an attractive option for those seeking a balanced lifestyle in Dubai.



## ABOUT CAPITAL ONE JVC

Building on the success of Capital One Motor City, this project redefines luxury office space once again; this time in the heart of Jumeirah Village Circle.

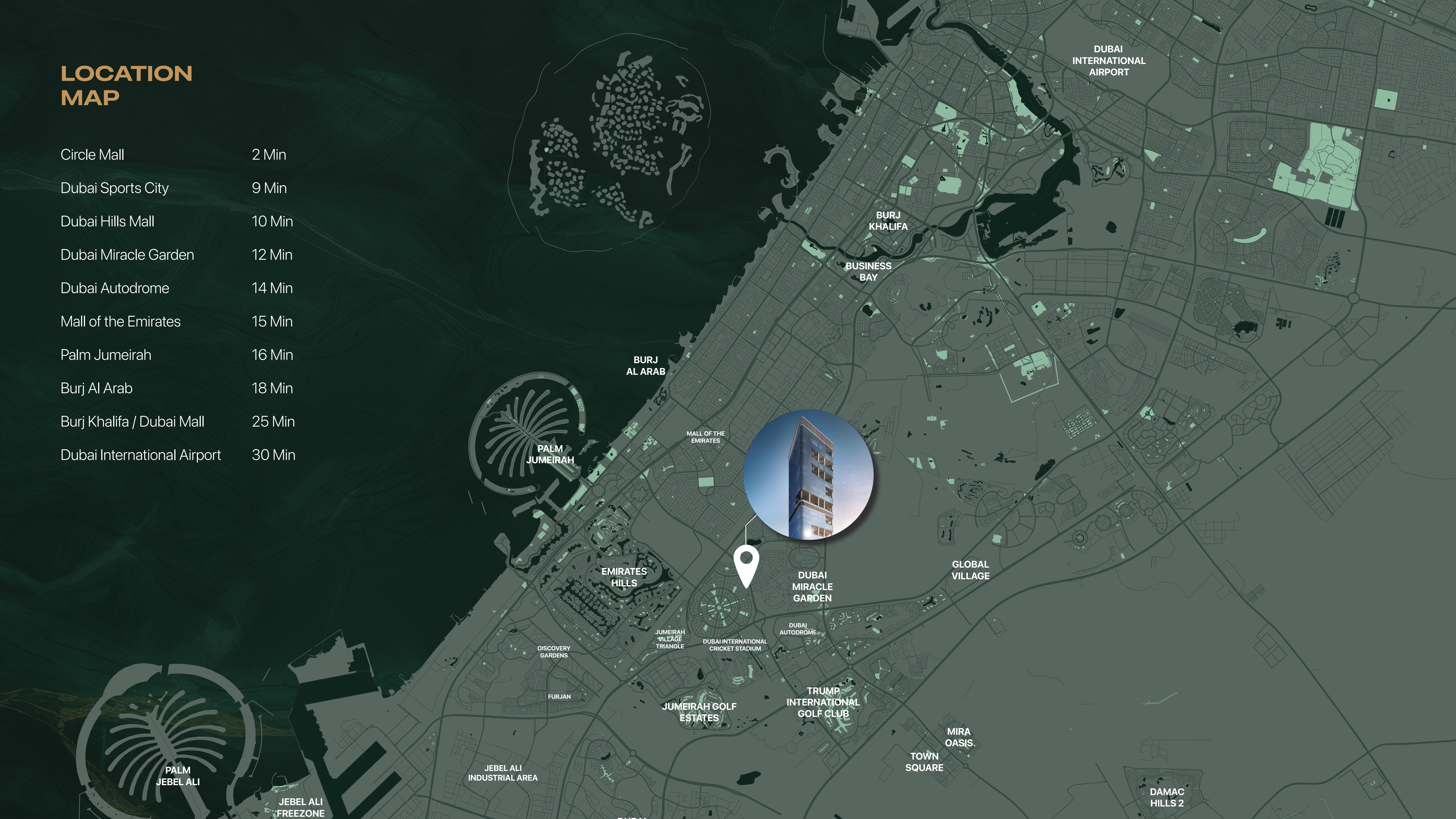
Offering premium offices that rival the best in town, the project is designed with a futuristic concept, creating a seamless, inspiring work environment.

With a strategic location, breathtaking design, and thoughtful details, Capital One JVC is the ideal destination for dynamic businesses seeking sophistication and functionality.

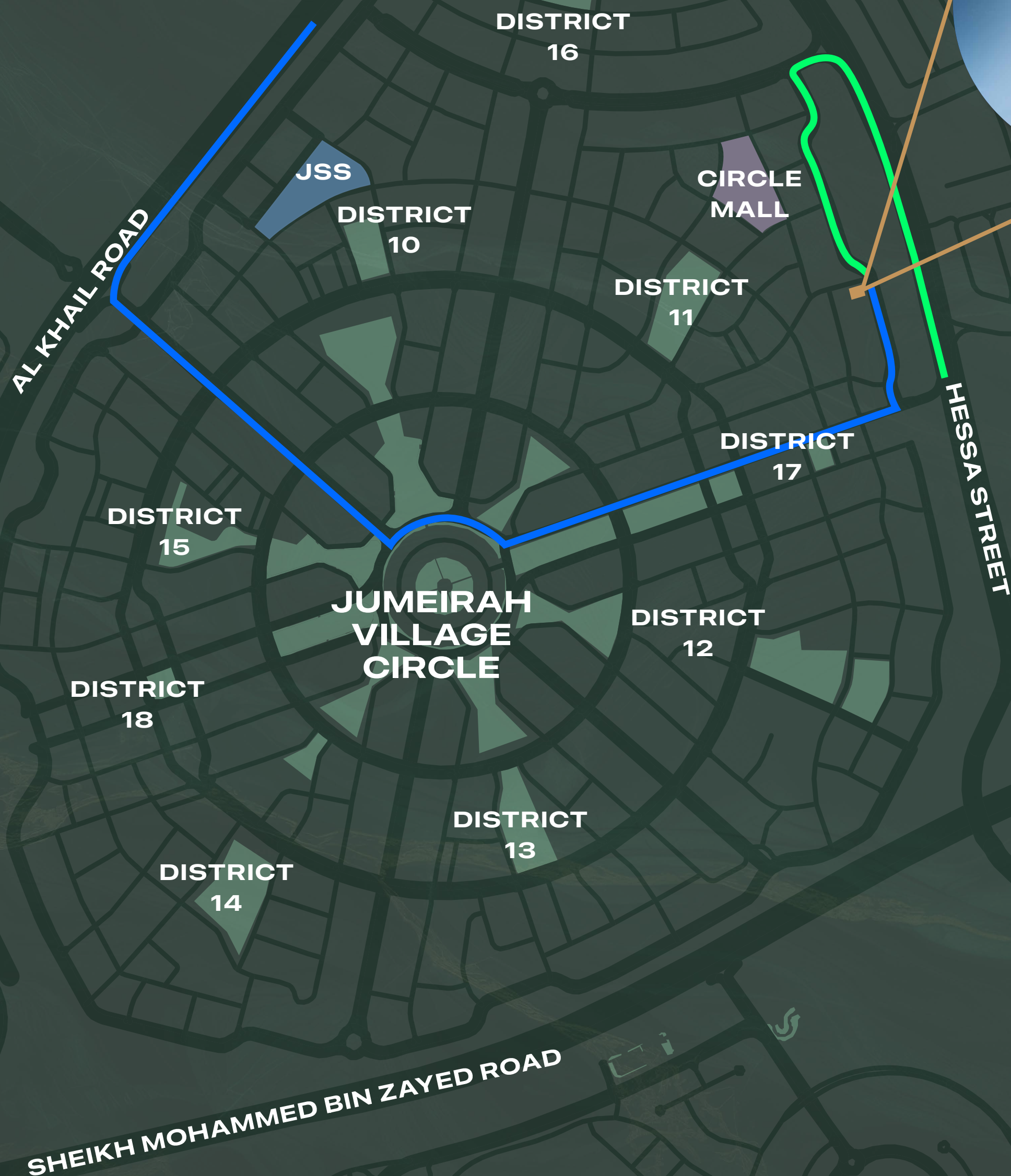
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The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.






LOCATION  
MAP

Circle Mall	2 Min
Dubai Sports City	9 Min
Dubai Hills Mall	10 Min
Dubai Miracle Garden	12 Min
Dubai Autodrome	14 Min
Mall of the Emirates	15 Min
Palm Jumeirah	16 Min
Burj Al Arab	18 Min
Burj Khalifa / Dubai Mall	25 Min
Dubai International Airport	30 Min



## PLOT LOCATION



-  PARKS
-  CIRCLE MALL
-  JSS INTERNATIONAL SCHOOL
-  HESSA STREET ACCESS
-  AL KHAIL ROAD ACCESS

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ROOF FLOOR

23 FLOORS - OFFICES  
(FLOOR 10 - MECHANICAL FLOOR)

5 PODIUMS

GROUND FLOOR

BUILDING  
STRUCTURE

Typical 1	Floor 1
Typical 2	Floor 2 & 12
Typical 3	Floor 3, 4, 7, 13, 16, 19, & 22
Typical 4	Floor 5, 17, 20
Typical 5	Floor 6, 18, 21
Typical 6	Floor 8, 14, 23
Typical 7	Floor 9, 15, 24
Typical 8	Floor 11

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DROP-OFF



## AMENITIES

AMENITIES FLOOR PLAN

- 1. LAP POOL (65.77 ft. x 9.58 ft)
- 2. INDOOR GYM
- 3. OUTDOOR GYM
- 4. OUTDOOR LOUNGE
- 5. OUTDOOR SEATING

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## OUTDOOR SEATING







LAP POOL



## RETAIL AREA

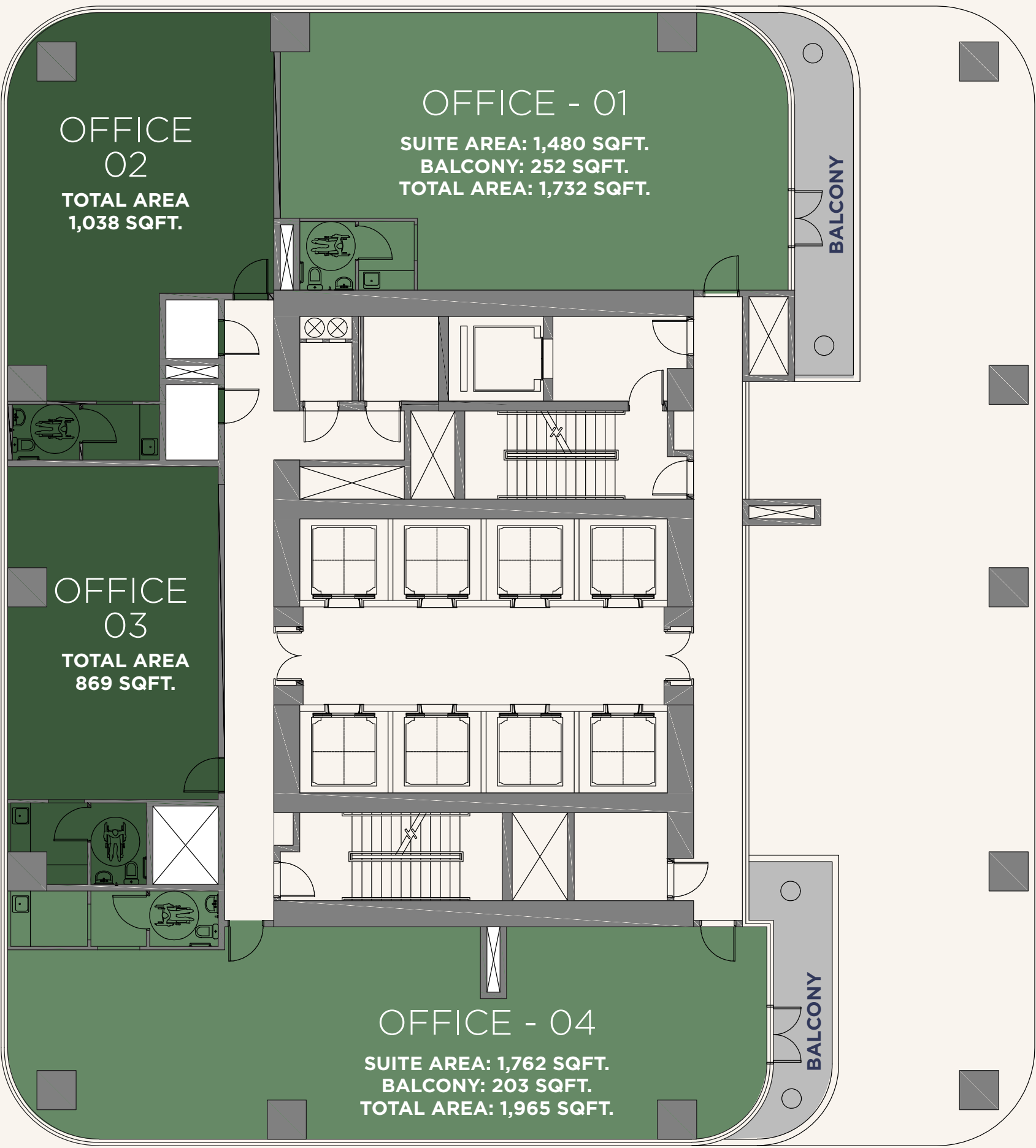


## TYPICAL FLOOR PLANS

TYPICAL 1 - FLOOR 1



TYPICAL 2 - FLOOR 2 & 12

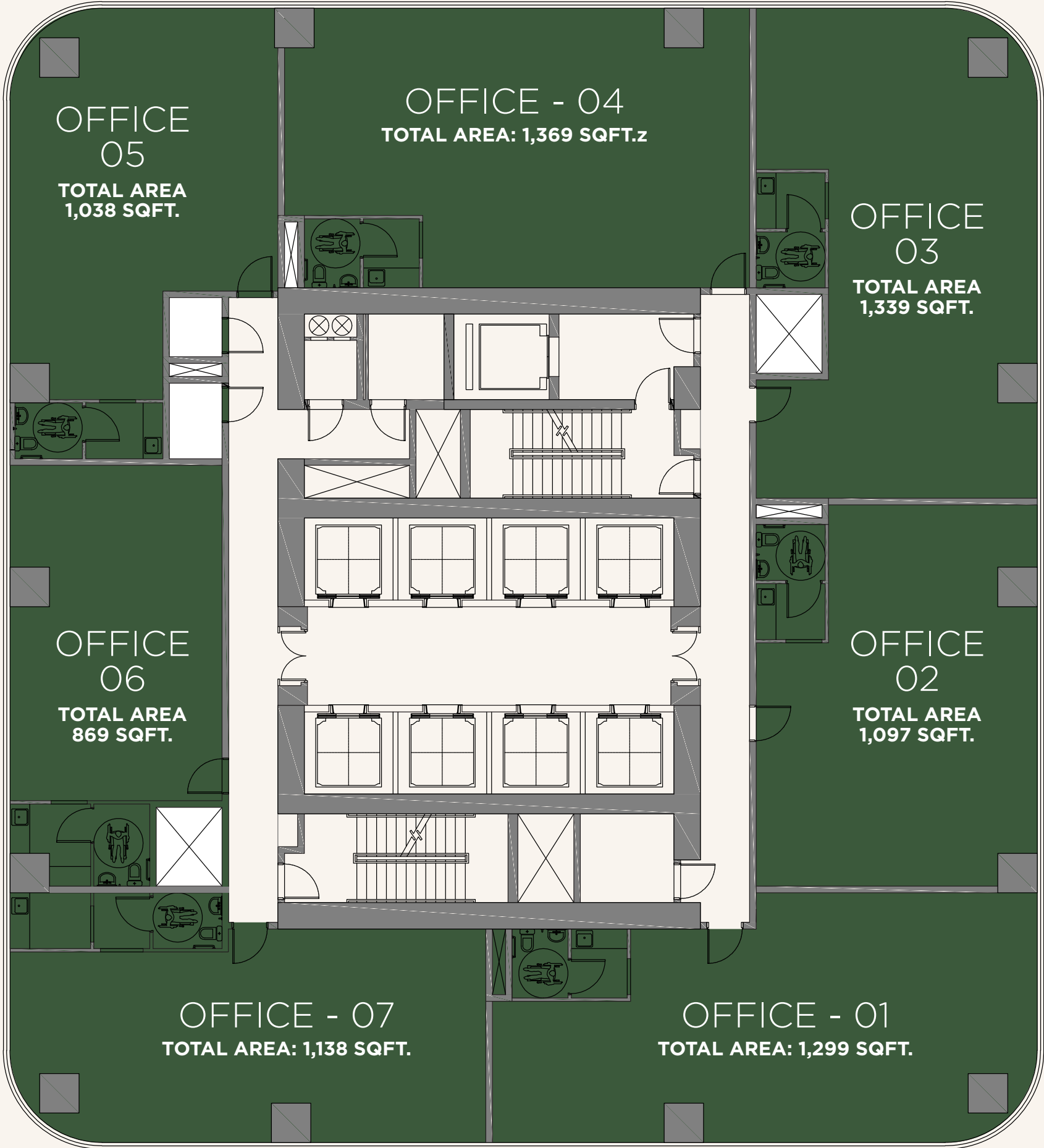


OFFICE WITHOUT BALCONY    OFFICE WITH TERRACE / BALCONY

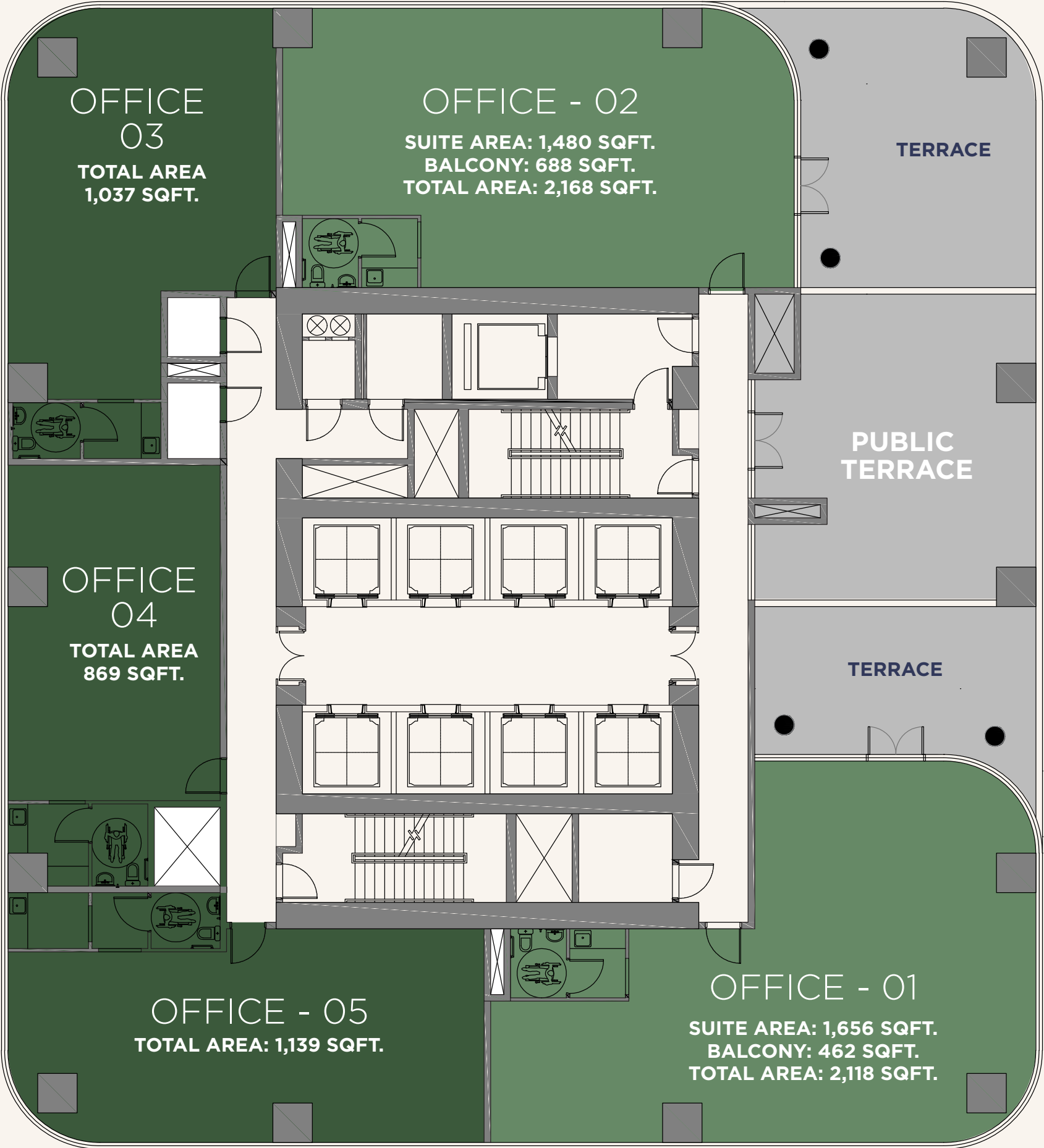
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TYPICAL 3 - FLOOR 3, 4, 7, 13, 16, 19, & 22



TYPICAL 4 - FLOOR 5, 17, 20

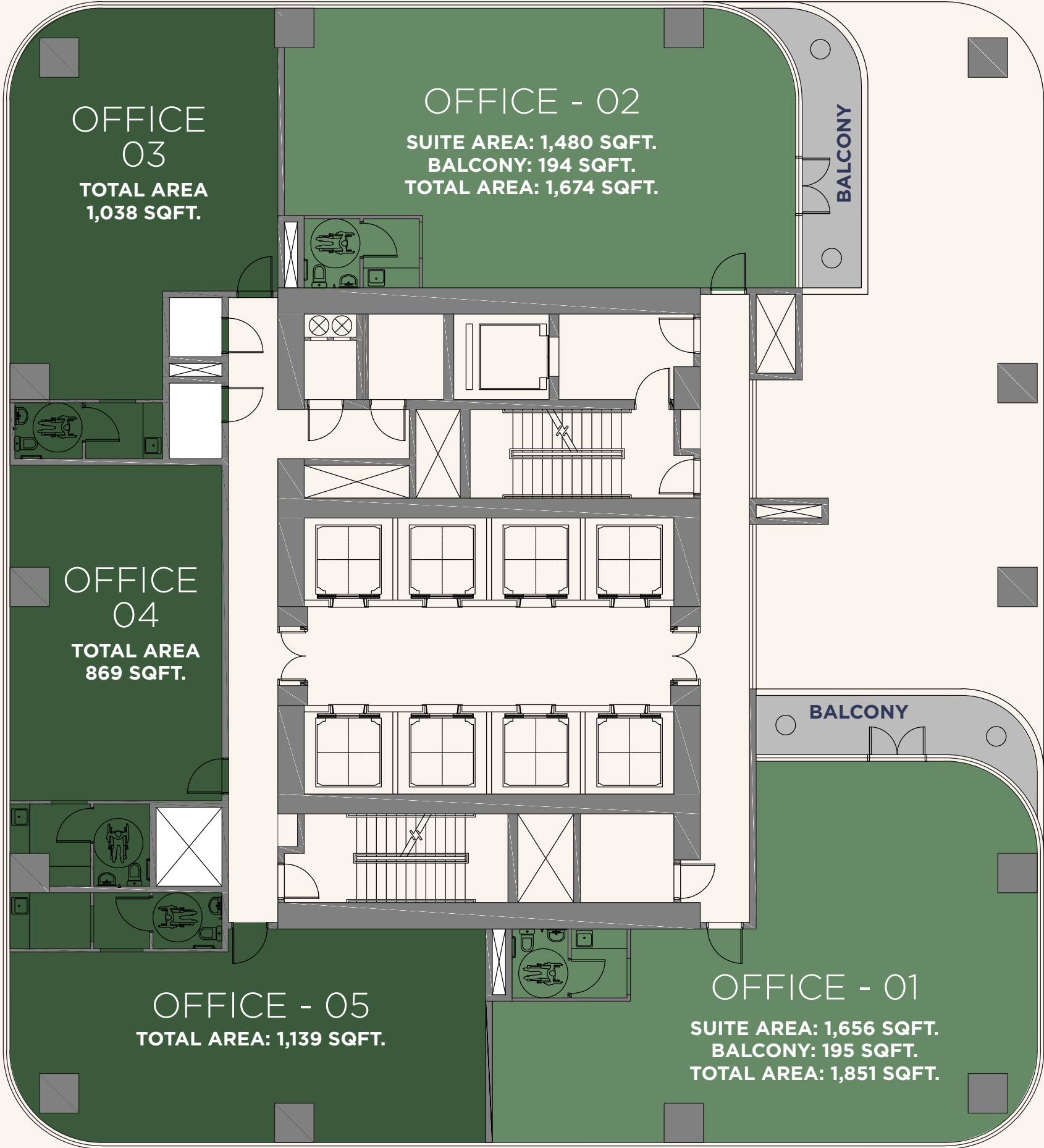


OFFICE WITHOUT BALCONY      OFFICE WITH TERRACE

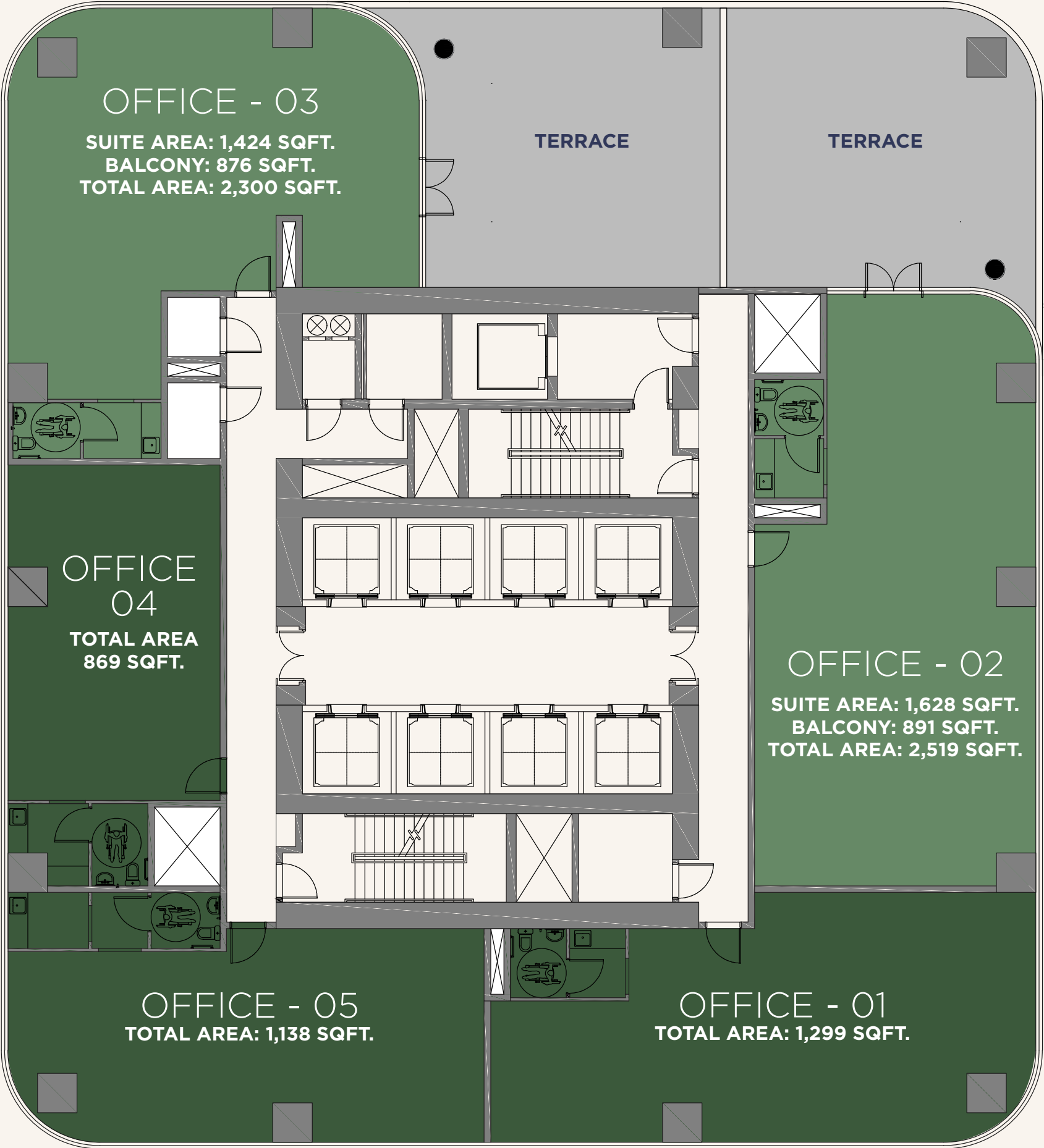
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TYPICAL 5 - FLOOR 6, 18, 21



TYPICAL 6 - FLOOR 8, 14, 23



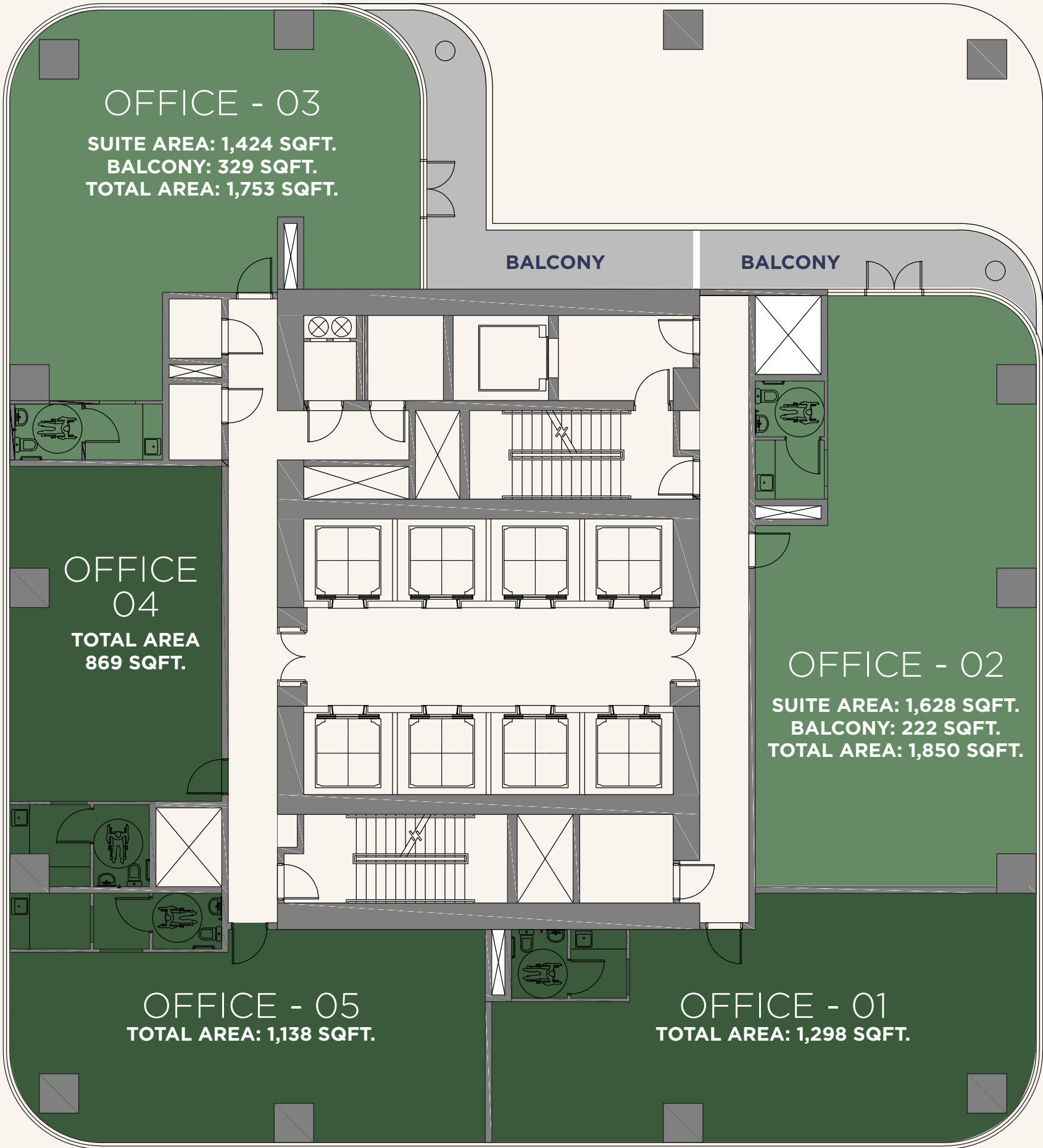
OFFICE WITHOUT BALCONY

OFFICE WITH TERRACE / BALCONY

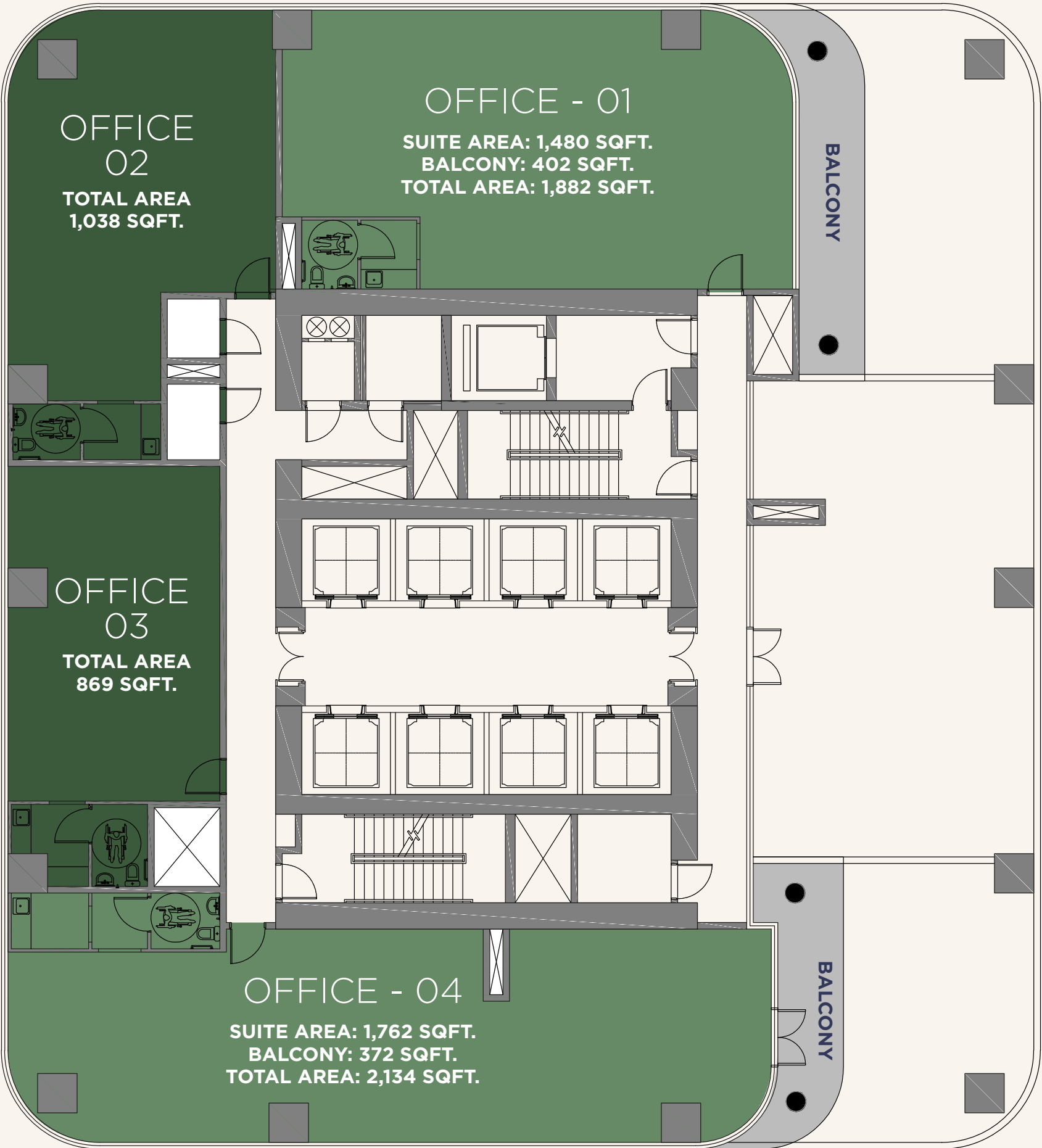
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TYPICAL 7 - FLOOR 9, 15, 24



TYPICAL 8 - FLOOR 11

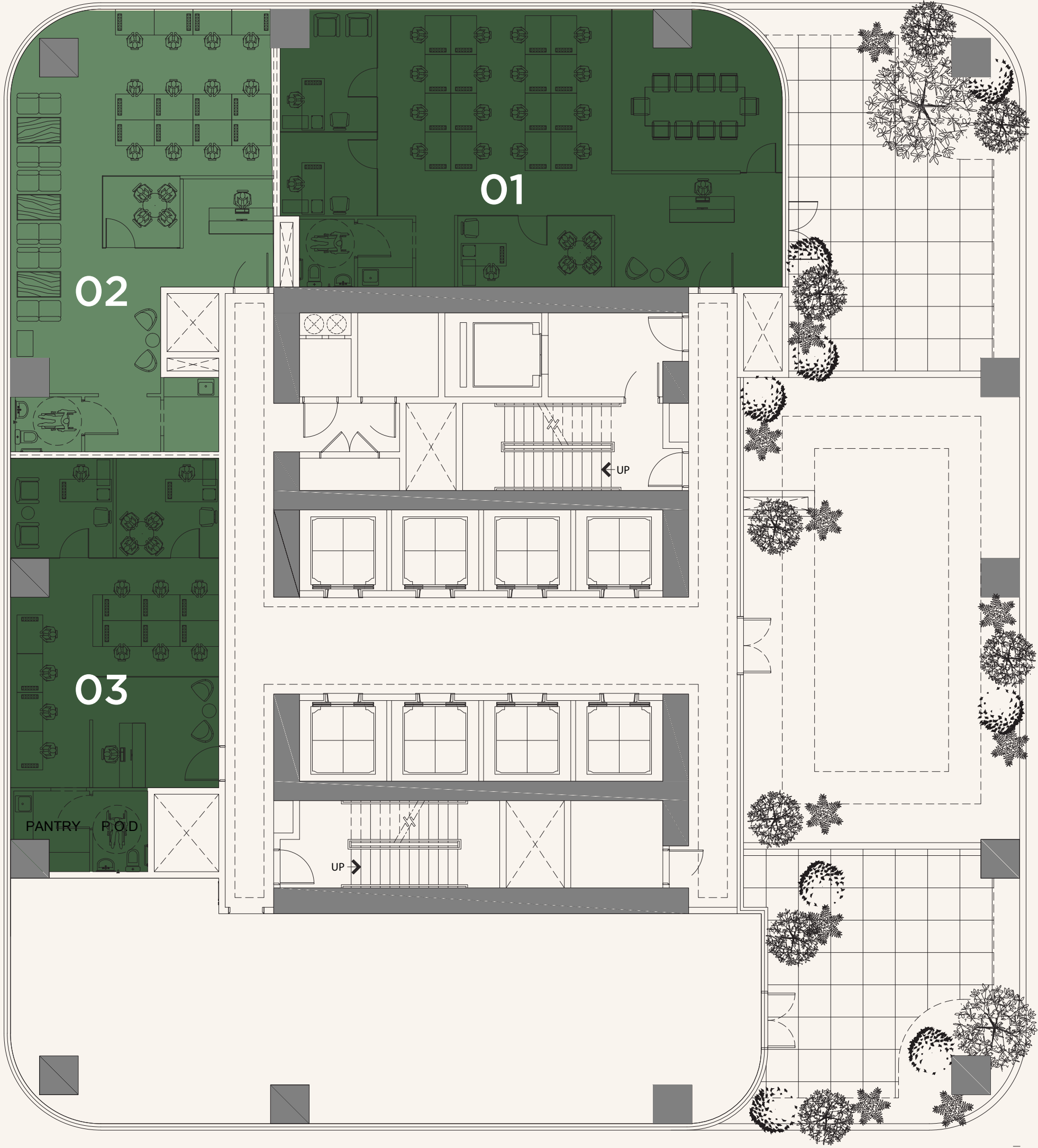


OFFICE WITHOUT BALCONY      OFFICE WITH BALCONY

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TEST FIT FLOOR - 1



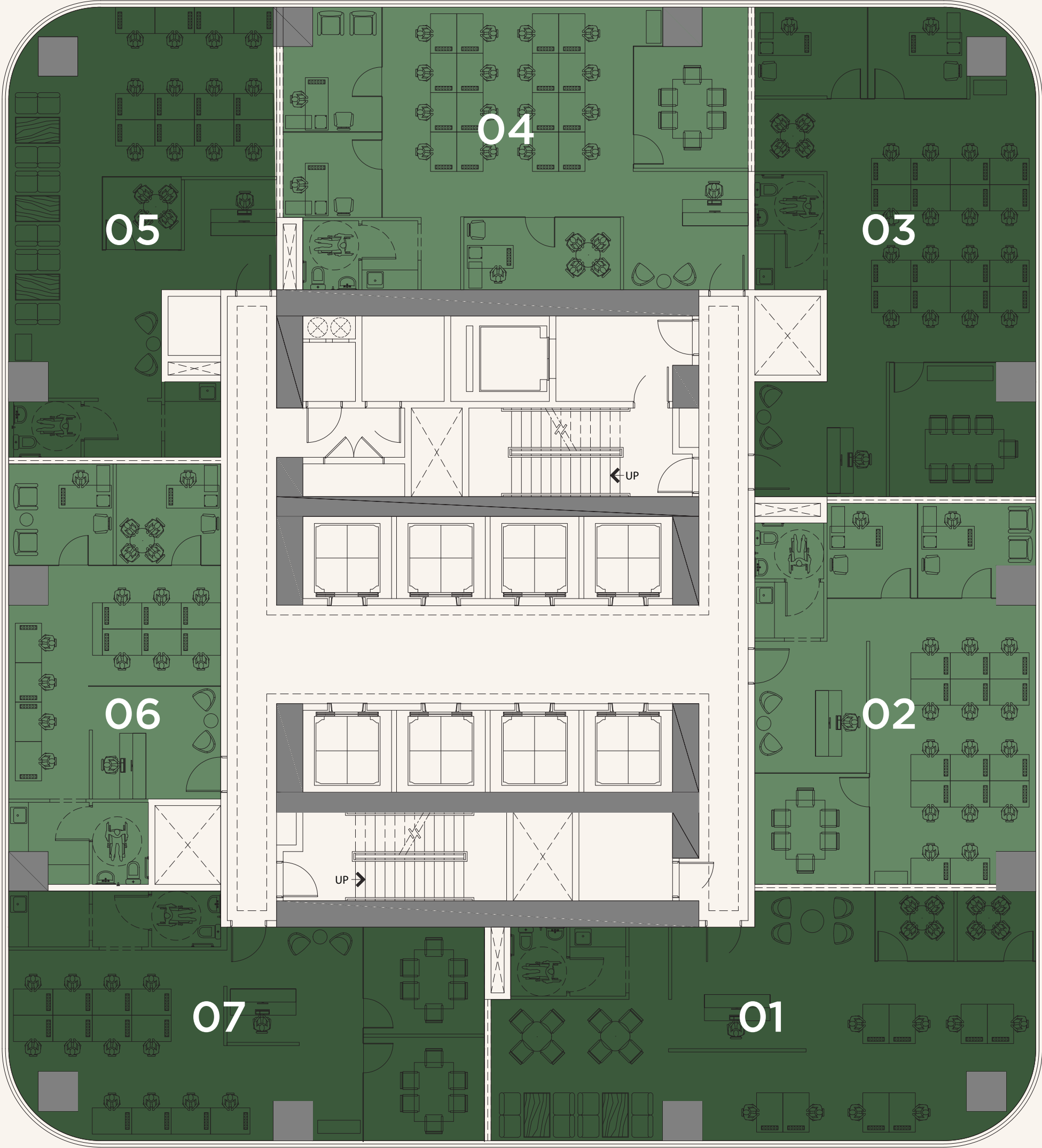
**PRIVATE FAMILY OFFICE PLAN - 01**  
LEASABLE AREA: 129.64.40SQM.  
OPEN PLAN DESK: 16  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 10  
MANAGER'S OFFICE: 2  
TOTAL OCCUPANCY: 29 or 30pax. approx.

**PRIVATE FAMILY OFFICE PLAN - 02**  
LEASABLE AREA: 95.83 SQM.  
OPEN PLAN DESK: 24  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 4  
TOTAL OCCUPANCY: 29 or 30pax. approx.

**PRIVATE FAMILY OFFICE PLAN - 03**  
LEASABLE AREA: 65.78 SQM  
OPEN PLAN DESK: 10  
RECEPTION AREA: 1  
MANAGERS OFFICE/CABIN: 2  
TOTAL OCCUPANCY: 13 or 15pax. approx.



TEST FIT FLOORS - 3, 4, 7, 12, 15, 18, 21



**OPEN PLAN - OFFICE 01**  
LEASABLE AREA: 114.40SQM.  
OPEN PLAN DESK: 24  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 8  
TOTAL OCCUPANCY: 33-40pax approx.



**OPEN PLAN - OFFICE 02**  
LEASABLE AREA: 97.85SQM  
OPEN PLAN DESK: 14  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 6  
CEO/DIRECTOR'S OFFICE: 2  
TOTAL OCCUPANCY: 23-25pax approx.



**OPEN PLAN - OFFICE 03**  
LEASABLE AREA: 119.55SQM.  
OPEN PLAN DESK: 16  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 8  
MANAGERS OFFICE/CABIN: 2  
TOTAL OCCUPANCY: 27-30PAX APPROX.



**OPEN PLAN - OFFICE 04**  
LEASABLE AREA: 120.37 SQM.  
OPEN PLAN DESK: 16  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 6  
MANAGER'S OFFICE: 3  
TOTAL OCCUPANCY: 26-30pax approx.



**OPEN PLAN - OFFICE 05**  
LEASABLE AREA: 101.30 SQM.  
OPEN PLAN DESK: 24  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 4  
TOTAL OCCUPANCY: 29-35pax aprox



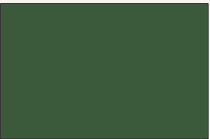
**OPEN PLAN - OFFICE 06**  
LEASABLE AREA: 83.84 SQM.  
OPEN PLAN DESK: 10  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 0  
CEO/DIRECTOR'S OFFICE: 2  
TOTAL OCCUPANCY: 13-15pax. approx.



**OPEN PLAN - OFFICE 07**  
LEASABLE AREA: 99.50 SQM.  
OPEN PLAN DESK: 12  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 12  
TOTAL OCCUPANCY: 25pax approx.



TEST FIT FLOORS - 8,13,22



**COLLABORATIVE & COMBINED  
OFFICE PLAN-01**

LEASABLE AREA: 321.14SQM.  
OPEN PLAN DESK: 25  
RECEPTION AREA: 1  
MEETING ROOM SEATS: 12  
MANAGER'S OFFICE: 3  
HUDDLE AREA: 4  
TOTAL OCCUPANCY: 45-50pax approx.



**COLLABORATIVE & COMBINED  
OFFICE PLAN 02**

LEASABLE AREA: 269.35SQM  
OPEN PLAN DESK: 27  
RECEPTION AREA: 3  
MEETING ROOM SEATS: 12  
MANAGER'S OFFICE: 1  
HUDDLE AREA: 4  
TOTAL OCCUPANCY: 47-50pax approx.



## REASONS TO INVEST

### GRADE A OFFICES

The highest quality commercial office spaces in the real estate market. These offices are designed to offer premium features, prime locations, and a high standard of construction.

### SPACIOUS SPACES, SMART VALUE

Thoughtfully designed, each unit offers expansive layouts that maximize space and flexibility; delivering premium office environments at an unmatched price point.

### FREEHOLD OWNERSHIP

JVC offers full freehold ownership, allowing both local and international investors long-term security and strong capital appreciation in a growing district.

### PRIME LOCATION

Located in the heart of Jumeirah Village Circle, the project provides direct access to Dubai's top destinations, retail hubs, and major roads, offering unmatched connectivity for professionals and clients.

### BALANCED COMMUNITY LIVING

Surrounded by parks, schools, and recreational amenities, the project is embedded within a serene yet vibrant neighborhood that supports both work and lifestyle needs.

### MASTER-PLANNED DEVELOPMENT

Developed by Nakheel, JVC features comprehensive infrastructure with residential, commercial, and leisure spaces, ensuring long-term growth and investment stability.

**PAYMENT PLAN 50 / 50 ON HANDOVER**

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