



**CONCEPT 7**  
RESIDENCES

A NEW WAY TO LIVE









## OVERVIEW

Our Story

Mission

Vision

## LOCATION

Dubai

Jumeirah Village Circle

## LIFESTYLE

Pool

Gym

Pet Play Area

Business Center

## CONCEPT 7

The Apartments

Studio

One Bedroom

Two Bedroom

Layouts



*"whatever our souls are  
Made of, his and mine  
are the same"*

## **CONCEPT 7** RESIDENCES

"A new way to live"

There are 7 days in a week  
Someday isn't one of them  
So live your life well  
Be who you want to be  
Do what you want to do  
It's all up to you  
If everyday is a new story,  
What's yours today?



CONCEPT 7 RESIDENCES BY CONDOR

Welcome home to

# CONCEPT 7 RESIDENCES

Studios, One and Two Bedroom apartments  
In the heart of Jumeirah Village Circle



Find your tribe  
Where you belong



# CONDOR

## OUR STORY

The award-winning global Condor Group was established in 1983 in Dubai, UAE. For over 40 years, Mr. V. Sivaprasad; CEO and founder, has reimagined luxurious towers, hotels and residences that seamlessly support people's lifestyles, with more than 400 successfully completed projects across the Middle East and Asia.

## MISSION

To be the preferred realty partner for customers, creating high-quality spaces for living. To offer innovative, next-generation concepts in construction, design & customer satisfaction. To become an admired brand attracting the best talent to our own organization.

## VISION

To establish long-lasting relations with clients based on the foundation of quality, integrity, and transparency that goes above and beyond to protect their investments.





## WHY DUBAI?

Dubai is the world's most innovative and investor-friendly city with a truly international population. The city recently ranked third among the leading foreign direct investment locations, thanks to its safety, quality of life, and global connectivity.



## JUMEIRAH VILLAGE CIRCLE

In Jumeirah Village Circle, everything is right at your doorstep.

The Circle Mall is just around the corner, with its unique mix of shops and restaurants, while the Jumeirah Village Circle Park is just a stone's throw away, so you can walk off your day or get a morning run done on the 9.8Km/6.1 mile (14,000-step) jogging track.

30 landscaped parks have been planned for the district, with 18 completed children's play areas and running tracks. A cycling track is under design and is expected to be executed shortly.

Enjoy connecting to a chilled-out neighborhood that gets who you are, in the progressive and vibrant atmosphere of a world-class city.

## Nearby Places

 Circle Mall  
04 minutes (1km)

 Dubai Marina  
18 minutes (13km)

 JSS International school  
29 minutes (32.4km)

 Palm Jumeirah  
19 minutes (13.6km)

 Motor City  
12 minutes (5km)

 Al Khail Mall  
20 minutes (15.8km)

 City Center Me'aisem  
15 minutes (7km)

 Business Bay  
20 minutes (18km)

 Mall of the Emirates  
15 minutes (11km)

 Dubai International Airport  
29 minutes (32.4km)

  
JUMEIRAH  
VILLAGE CIRCLE



## CONCEPT 7 RESIDENCES

### **Access all areas**

The Centre of everything

Perfectly positioned in Dubai's coveted commuter belt, Concept 7 Residences offers easy access to all of Dubai's business districts, nightlife, beautiful beaches, hospitals and luxurious shopping and dining destinations.

It is in the enviable position of being only 15 minutes from Al Maktoum International Airport and 29 minutes from Dubai International Airport, the perfect location for stress-free life.



## **Nature is neutral**

Add your personality

Natural décor that invites you to relax after a tough day or a blank canvas just begging for you to express yourself. At Concept 7 Residences, it's all up to you. Whatever you decide it's a place to discover craftsmanship in every detail, even in unexpected corners.

Welcome home to quality.



## THE LOBBY

First impressions last

A warm welcome is a luxurious lobby.

Your 24-hour security is on hand to assist you every hour.

CONCEPT 7





## **POOL , GYM & BUSINESS CENTER**

Move, Breathe and find your zen

Whether you want to relax or recharge your battery, Concept 7 Residences has the space and equipment needed to live well, seven days a week of course. A massive floor for fitness and a large swimming pool supports your every move.

A woman is sitting on a white ledge next to a swimming pool. She is wearing a black one-piece swimsuit and a large, wide-brimmed straw hat. Her legs are crossed, and she is looking towards the camera. The pool water is clear and blue, with a tiled edge. The background is a plain white wall.

## A PLACE TO RECHARGE

With separate pools for kids and adults, there is a place for everyone to reset and relax







## A PLACE TO ALIGN

Align your body, mind and spirit and find your zen in our state of the art fitness studio/health club





## **A PLACE FOR FURRY FRIENDS**

Concept 7 residences is home for everyone. Our outdoor pet park will have tails wagging seven days a week.

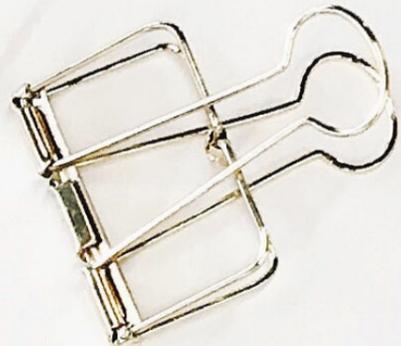


A modern office lounge with a large tree, modular seating, and a grid-patterned wall. The space is bright and airy, with a neutral color palette. The wall features a grid of square panels, some of which are illuminated from within. The ceiling has recessed lighting. The floor is a light-colored, polished material. The overall atmosphere is professional yet relaxed.

## A PLACE FOR CONNECTIONS

Work as a lifestyle

Integrated workspaces to empower you to redefine what balance means for you.



CONCEPT 7 RESIDENCES BY CONDOR



CONCEPT 7  
RESIDENCES  
BY CONDOR



NUMBER  
OF UNITS

STUDIO  
30

ONE BEDROOM  
117

TWO BEDROOM  
12

CONCEPT 7 RESIDENCES BY CONDOB





**STUDIO LIVING**

## STUDIO APARTMENT TYPE 1



FLOORS: 1st Floor

SI	INTERIOR AREA (Sq. Ft)	BALCONY AREA (Sq. Ft)	NET AREA (Sq. Ft)
P	395.68	93.22	488.90
Q	390.41	90.85	481.25
AVG. AREA	393.05	92.04	485.09



## STUDIO APARTMENT TYPE 2



FLOORS: 2nd Floor - 10th Floor

INTERIOR AREA: 347.03 sq.ft  
BALCONY AREA: 45.32 sq.ft  
NET AREA: 392.34 sq.ft



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# STUDIO APARTMENT TYPE 3



FLOORS: 2nd Floor - 10th Floor  
INTERIOR AREA: 395.90 sq.ft  
BALCONY AREA: 0.00 sq.ft  
NET AREA: 395.90 sq.ft



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## Rooms at **CONCEPT 7** RESIDENCES

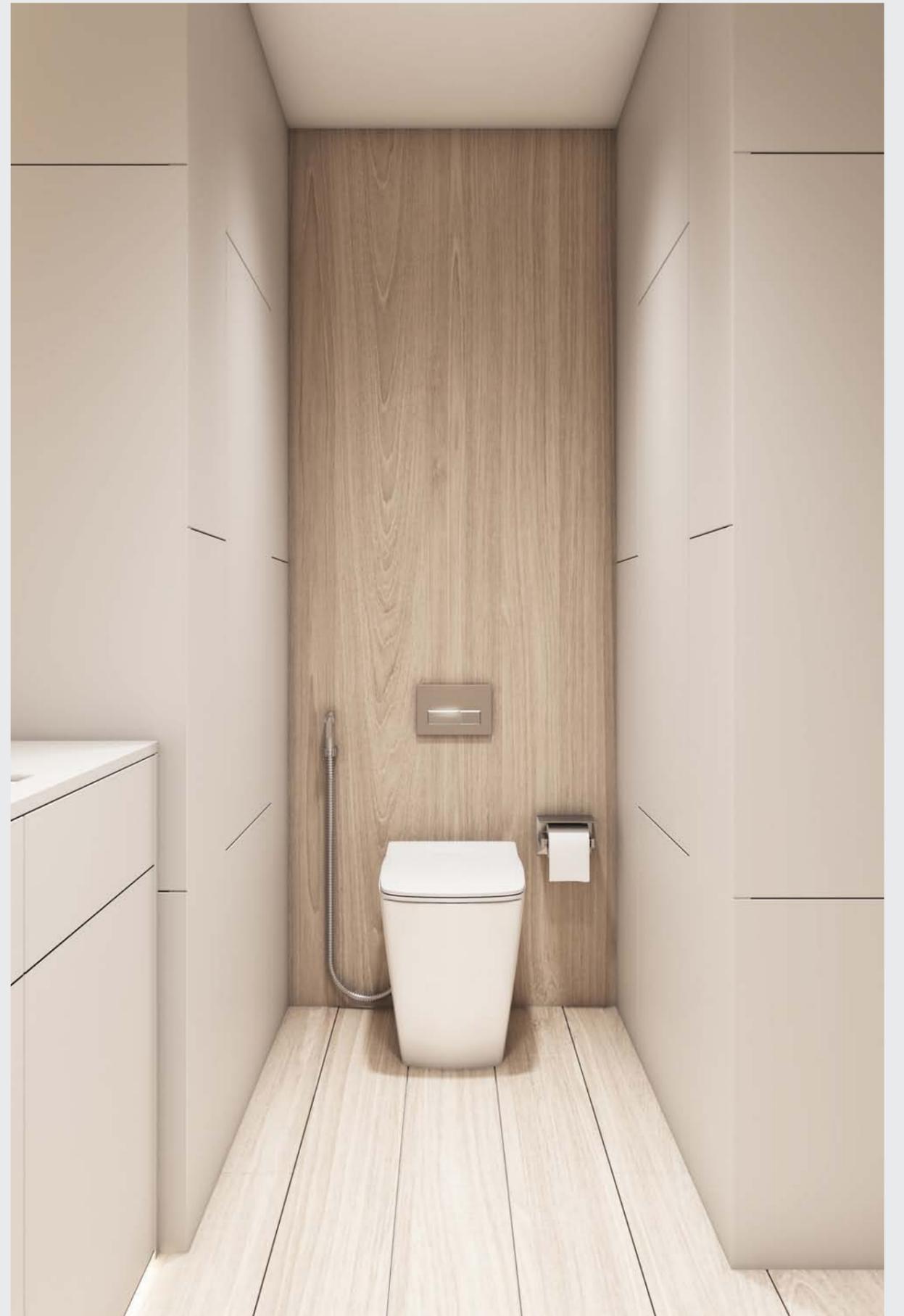
Simplicity lives here

The soft earth palette inspired by the Dubai desert, makes you feel right at home. Each room is designed to let an abundance of natural light shine. The result is simple-clean and open, yet warm and inviting.

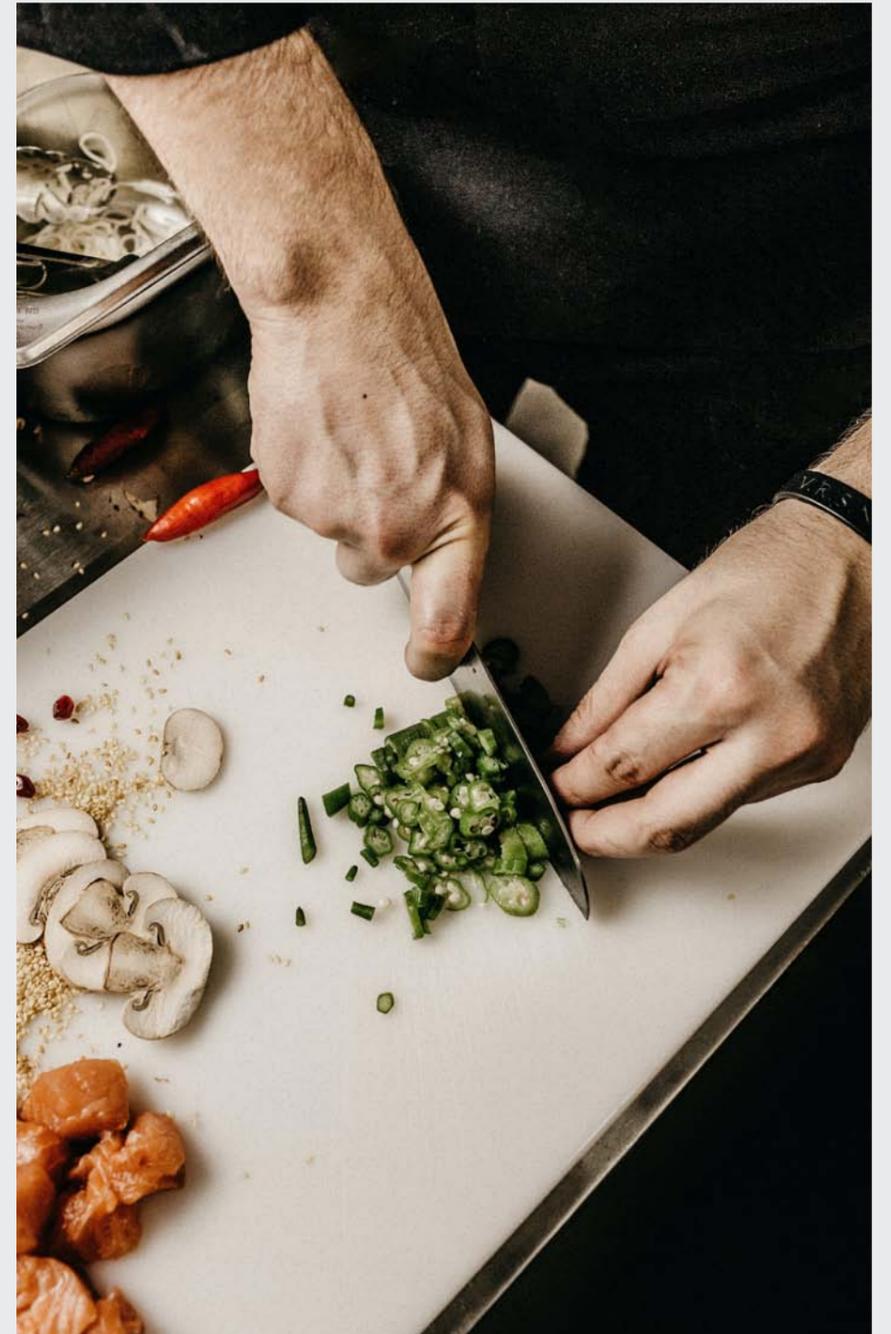


NOMA  
ROBERT STILIN

Coco Chanel  
JACQUES HELLEU & CHANEL  
CHANEL





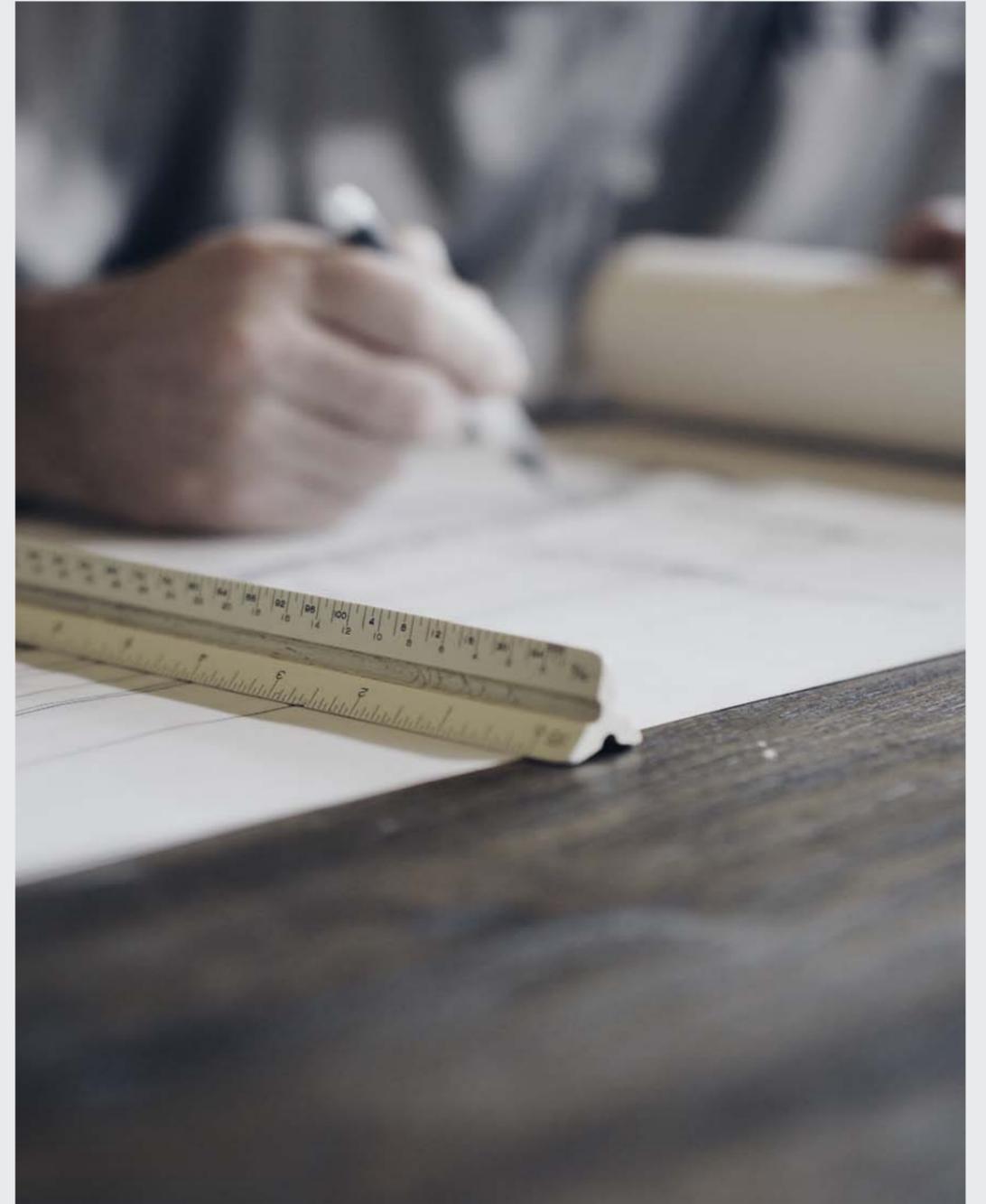




**ONE BEDROOM**







## **Floor plans and specifications**

When only the best will do

# ONE BEDROOM APARTMENT TYPE 1

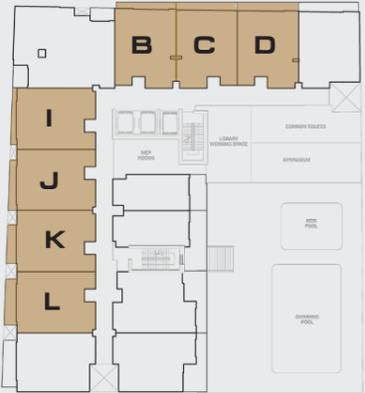


# ONE BEDROOM APARTMENT TYPE 2



FLOORS: 1st Floor - 8th Floor

SI	INTERIOR AREA (Sq. Ft)	BALCONY AREA (Sq. Ft)	NET AREA (Sq. Ft)
L	678.45	75.56	754.01
K	682.65	51.56	734.21
J	674.04	52.10	726.13
I	679.10	31.65	710.74
B	669.30	32.83	702.13
C	660.15	37.57	697.72
D	653.91	41.87	695.78
AVG. AREA	671.09	46.16	717.25



FLOORS: 1st Floor - 8th Floor

SI	INTERIOR AREA (Sq. Ft)	BALCONY AREA (Sq. Ft)	NET AREA (Sq. Ft)
E	646.80	51.13	697.93
M	647.45	101.93	749.38
AVG. AREA	647.13	76.53	723.66



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# ONE BEDROOM APARTMENT TYPE 3



# ONE BEDROOM APARTMENT TYPE 4



FLOORS: 2nd Floor - 10th Floor  
 INTERIOR AREA: 647.23 sq.ft  
 BALCONY AREA: 62.97 sq.ft  
 NET AREA: 710.20 sq.ft



FLOORS: 2nd Floor - 10th Floor  
 INTERIOR AREA: 659.94 sq.ft  
 BALCONY AREA: 66.09 sq.ft  
 NET AREA: 726.03 sq.ft



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# ONE BEDROOM APARTMENT TYPE 5



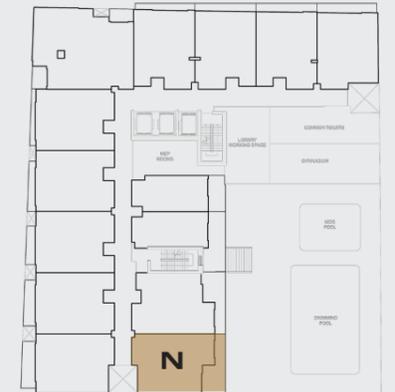
FLOORS: 1st Floor - 10th Floor  
 INTERIOR AREA: 655.52 sq.ft  
 BALCONY AREA: 153.06 sq.ft  
 NET AREA: 808.58 sq.ft



# ONE BEDROOM APARTMENT TYPE 6



FLOORS: 1st Floor to 10th Floor  
 INTERIOR AREA: 631.63 sq.ft  
 BALCONY AREA: 144.67 sq.ft  
 NET AREA: 776.29 sq.ft



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# ONE BEDROOM APARTMENT TYPE 7



# ONE BEDROOM APARTMENT TYPE 8



FLOORS: 9th Floor

SI	INTERIOR AREA (Sq. Ft)	BALCONY AREA (Sq. Ft)	NET AREA (Sq. Ft)
L	774.14	329.91	1104.05
K	746.91	331.21	1078.11
B	633.56	362.53	996.09
AVG. AREA	718.20	341.22	1059.42



FLOORS: 9th Floor

INTERIOR AREA: 619.36 sq.ft  
BALCONY AREA: 656.38 sq.ft  
NET AREA: 1275.74 sq.ft



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# ONE BEDROOM APARTMENT TYPE 9



# ONE BEDROOM APARTMENT TYPE 10



FLOORS: 10th Floor

SI	INTERIOR AREA (Sq. Ft)	BALCONY AREA (Sq. Ft)	NET AREA (Sq. Ft)
L	774.14	00	774.14
K	746.91	00	746.91
B	633.56	00	633.56
AVG. AREA	718.20	00	718.20



FLOORS: 10th Floor  
 INTERIOR AREA: 619.36 sq.ft  
 BALCONY AREA: 0.00 sq.ft  
 NET AREA: 619.36 sq.ft



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## BEDROOMS

Awaken Peace

Embrace the minimal and find a place of peace. A sanctuary that lets you wake up to views of the desert or Dubai skyline.



## **BATHROOM**

Refresh and recharge

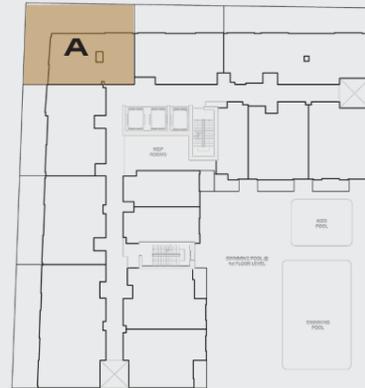


**TWO BEDROOM**

## TWO BEDROOM APARTMENT TYPE 1



FLOORS: 1st Floor - 8th Floor  
 INTERIOR AREA: 1053.25 sq.ft  
 BALCONY AREA: 95.05 sq.ft  
 NET AREA: 1148.29 sq.ft



## TWO BEDROOM APARTMENT TYPE 2



FLOORS: 9th Floor  
 INTERIOR AREA: 1016.22 sq.ft  
 BALCONY AREA: 557.57 sq.ft  
 NET AREA: 1573.79 sq.ft



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## TWO BEDROOM APARTMENT TYPE 3



FLOORS: 9th Floor  
 INTERIOR AREA: 1139.68 sq.ft  
 BALCONY AREA: 458.33 sq.ft  
 NET AREA: 1598.01 sq.ft



## TWO BEDROOM APARTMENT TYPE 4



FLOORS: 10th Floor  
 INTERIOR AREA: 1016.22 sq.ft  
 BALCONY AREA: 0.00 sq.ft  
 NET AREA: 1016.22 sq.ft



# TWO BEDROOM APARTMENT TYPE 5



FLOORS: 10th Floor  
INTERIOR AREA: 1139.68 sq.ft  
BALCONY AREA: 0.00 sq.ft  
NET AREA: 1139.68 sq.ft



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## LIVING ROOM

A place to connect

A stunning space to entertain, relax and be yourself.

Step into an oasis flooded with natural light for that perfect, pure and simple look. Invite your friends for sunset gatherings, where you'll always feel like you are on holiday.





## KITCHEN

It's all in the detail

Show off your culinary skills in a streamlined and clutter-free space. Experience the latest in discreetly fitted appliances, contemporary units and high-quality worktops.

Welcome to the center of all the action, whether you are partying or cooking up a feast.



A white, wall-mounted cabinet with a clean, minimalist design. It features a row of five black, recessed shelves. The shelves contain several decorative objects: a white ceramic duck, a black silhouette of a human figure, a small black sphere, and a larger black sphere. The cabinet is illuminated from below by a warm, yellow light strip.

A light wood, wall-mounted desk with a clean, minimalist design. It features a row of four drawers. On the desk, there are several decorative objects: two framed black and white photographs, a black silhouette of a human head, and a stack of four books. The desk is illuminated from below by a warm, yellow light strip.

A modern, minimalist chair with a white, curved backrest and a light wood frame. It has a simple, functional design with four legs.

Two framed black and white photographs. The first frame is larger and contains a dark image. The second frame is smaller and contains a white image of a rabbit.

A black silhouette of a human head, mounted on a small black stand.

A stack of four books, with the top book having a white cover and the others having dark covers.

