

Exclusive  
Town Houses  
await you.

# the habitot

Jumeirah Village Circle





Dubai. A circle of excellence.



One of the world's tallest economic success stories, Dubai capitalises on its strategic location at the crossroads of Europe, Asia and Africa. More than 130 shipping lines and over a 100 airlines connect it to over 150 global destinations. The epicentre of one of the world's richest regions, Dubai's GDP growth of between 5% to 6% in 2013 is amongst the highest in the world.

The Emirate thrives on a diversified economy with oil contributing to only around 10% of its GDP. Tourism and knowledge based industries contribute substantially to Dubai's outstanding economic growth.

Dubai also flaunts a per capita tax-free income of over \$50,000, amongst the top 10 per capita incomes globally. As the rightful commercial capital of the Middle East, Dubai offers an excellent business-conducive environment that is free from taxes and foreign exchange controls.

With the real estate industry regaining its stride, with Dubai poised to be declared as the city of choice for Expo 2020 and also considered to be the world's best city to invest in as per the Reputation Institute's 2012 City RepTrak report of September 2013, Dubai is indeed the place to live, work and invest in.





QVC Holdings Limited.

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we are QVC Holdings Limited – a private equity funded real estate development company focused on developing signature real estate properties across major cities in UAE and India.

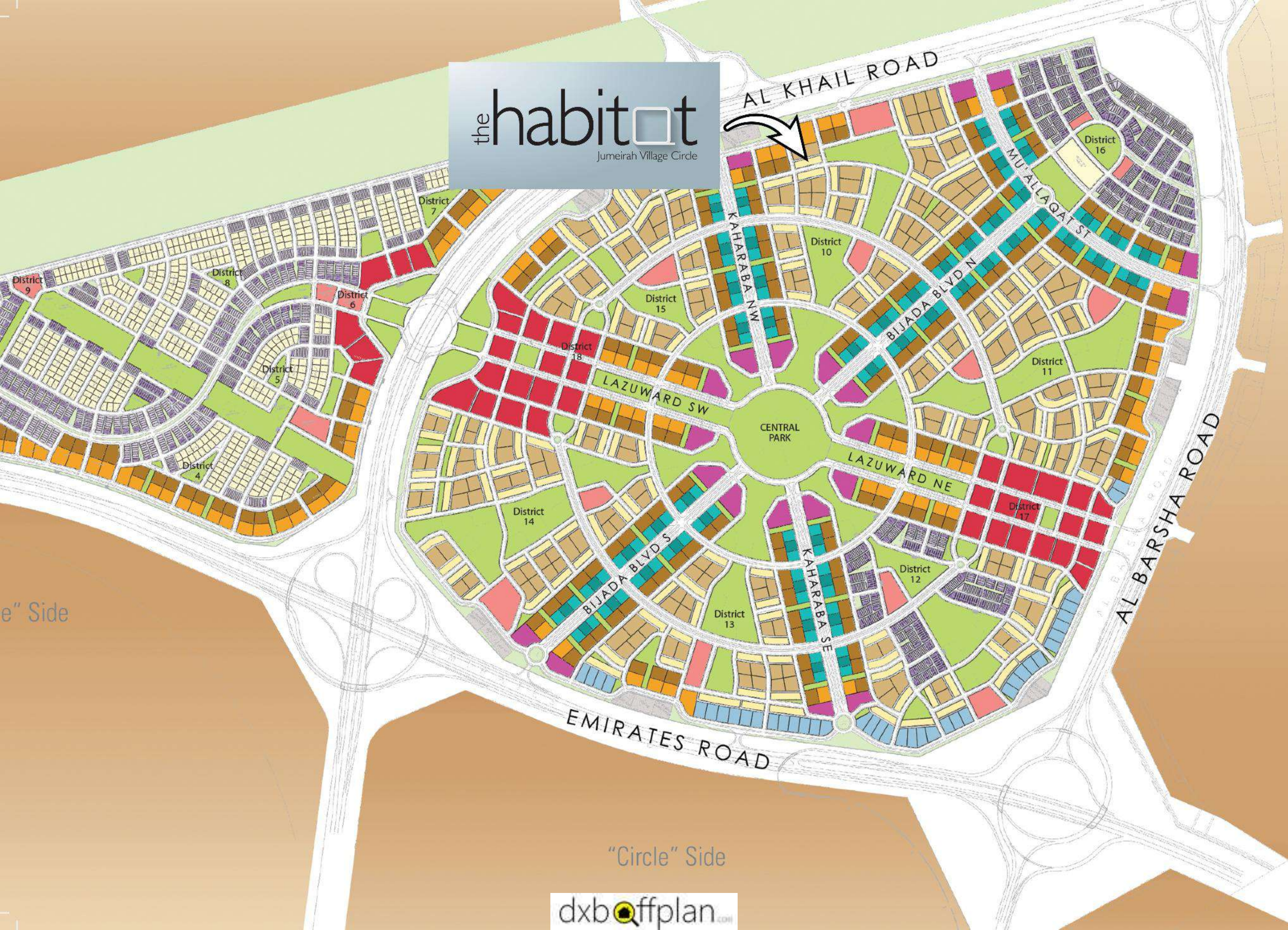
Our mission is to create world-class properties appropriate to the social and environmental context, and with a fundamental focus on providing superior Quality, Value and exceptional Customer Experience by making the home buying process, not just hassle-free, but truly pleasurable.

QVC Holdings Limited brings together a team of highly qualified and experienced professionals. The team includes experts in Design and Construction, Finance, Marketing, Property Management, Legal and Technology, who bring in-depth understanding of target markets and the expertise essential to delivering successful real estate projects.

QVC Holdings Limited is currently developing "The Habitat" in Jumeirah Village Circle and will soon be launching major projects in other freehold areas of Dubai. Our affiliates are also developing several landmark projects in India.

# the habitot

Jumeirah Village Circle



e" Side

"Circle" Side

# Jumeirah Village Circle. At the centre of Dubai's tomorrow.

The Habitat, the new Exclusive Townhouses project from QVC Holdings Limited is located at what promises to be the centre of Dubai's tomorrow – Jumeirah Village Circle.

Developed by one of Dubai's top developers – Nakheel – Jumeirah Village Circle is conveniently located between two major expressways, the Al Khail Road and the Mohammed Bin Zayed Road. Very close to the burgeoning Al Barsha locality of Dubai, it is extremely well positioned between various distinguished residential developments, such as the affluent Emirates Hills, The Springs and Arabian Ranches.

Also close at hand are grand shopping malls such as the Mall of the Emirates and Ibn Battuta Mall, as well as recreational facilities such as the Montgomerie Golf Club, Ski Dubai, Global Village and Dubai Land.

The development is also within striking distance of New Dubai's new corporate hub that Embraces Dubai Media City, Dubai internet City, Tecom, IMPZ, Jebel Ali Free Zone, Dubai World Central Airport, and the Expo 2020 site.



the habitat  
Jumeirah Village Circle

# The Habitat. Exclusive Townhouses.

the **habitat**  
Jumeirah Village Circle

The Habitat at Jumeirah Village Circle is a development that encompasses 13 contemporary-styled Townhouses/Villas. Each Townhouse is a 3,600 square feet, 4 Bedroom home with an additional Maid's Room, constructed as a Ground + 2 Floors edifice.

Located at the prestigious Jumeirah Village Circle development by Nakheel, every Townhouse at The Habitat comes with the most amazing amenities:

- Your own private garden – lush and landscaped.
- Two car park yards/garages.
- Ground Floor – with a spacious Living Room with wide French windows that overlook your



*(Front View)*

garden and a Dining Room that connects the living room with stairs. Plus a provisional space for an elevator (which has been planned for future use.) At the Ground level, you also get a good sized Kitchen and Store Room.

Additionally, a Powder Room and a Maid's Room.

- First Floor – this has two Bedrooms with a large Dresser and attached Washrooms. A Family

Living Lounge complements the exclusivity.

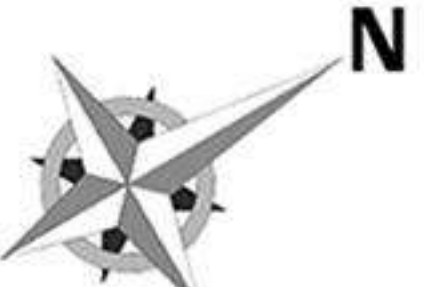
- Second Floor – this too comes with two Bedrooms with a connecting Walkway. You can also enjoy a double height space, with a Skylight above that overlooks the Family Living Lounge at the First Floor.
- All Bedrooms come with attached Balconies.
- One of the Bedrooms on the First Floor has a Terrace as well.



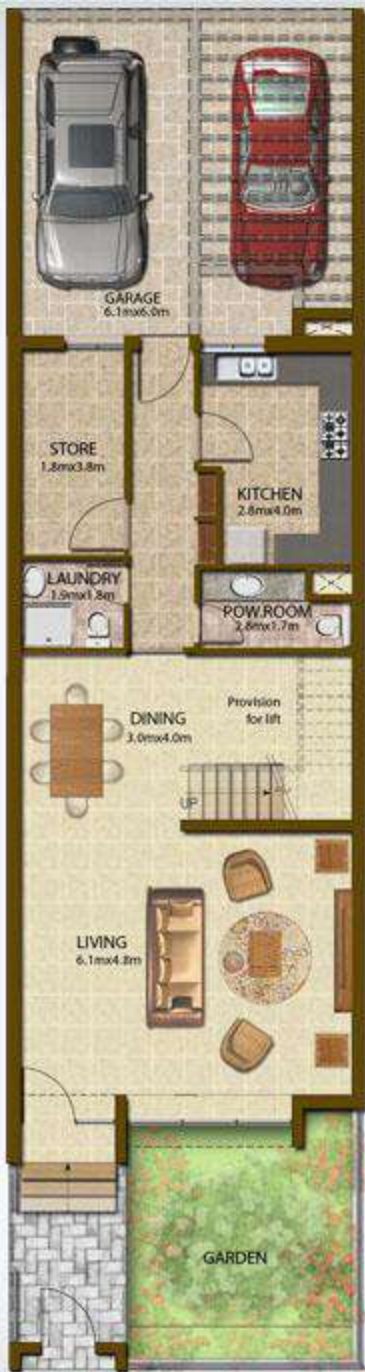
*(Rear View)*

- The Top Floor Terrace area is divided into space for services and another part for outdoor activities.





# Site Plan



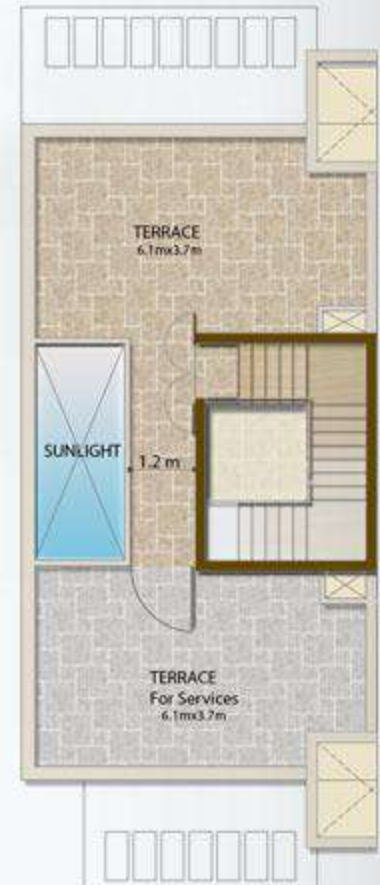
**Ground floor**



**First floor**



**Second floor**



**Roof floor**

**Typical villa/Townhouse Layout**

