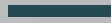




**MARWA HEIGHTS**



JUMEIRAH VILLAGE CIRCLE

LANDMARK IN THE HEART

BY NEW WORLD DEVELOPMENTS



**NWD**  
GROUP





## NEW WORLD DEVELOPMENTS

New World Developments believes in building homes for generations. With a reputable portfolio of residential projects at the iconic and preferred real estate destination in the world, enriching lifestyle is at the forefront for the residents of Dubai.

Quality and luxury are considered as imperative standards in our projects, with on time delivery and customer trust as our foundation pillars. With a privileged portfolio of investors and residents alike, our projects are selected with careful consideration of the ease of access and potential investment appreciation, as a result of our performance driven vision.

We deliver world class solutions in line with global trends and standards. Our unique ability to combine classic design principles and modern construction technology has led to successful project deliveries, that makes us as the preferred partners by our associates and customers alike. We ensure to improve the customer experiences through constant innovation and understanding.



# JUMEIRAH VILLAGE CIRCLE

05  
MINUTES  
NEAREST  
HOSPITAL

05  
MINUTES  
NEAREST  
SCHOOL

12  
MINUTES  
EMIRATES  
GOLF CLUB

15  
MINUTES  
BURJ  
KALIFA

15  
MINUTES  
BURJ  
AL ARAB

18  
MINUTES  
PALM  
JUMEIRAH

18  
MINUTES  
MALL OF THE  
EMIRATES

25  
MINUTES  
NEAREST  
AIRPORT

Jumeirah Village Circle (JVC) is one of the most family-friendly master communities pioneered by Dubai's leading real estate developer, Nakheel. Located at the heart of new Dubai and amidst landscaped gardens, it boasts a range of amenities making it an ideal spot for renters and buyers.

Apartments and villas in Jumeirah Village Circle Dubai offer the city's large population an unusual combination of urban living options in a village setting. Those living in JVC love the calm ambience of the area, surrounded by lush gardens and canals evoking a much-needed sense of serenity in a bustling metropolis like Dubai.

Jumeirah Village Circle attracts an equal mix of families, young couples and singles. Expat families in the emirate appear to be particularly fond of living here thanks to its abundance of schools, parks and fitness centres.

Its proximity to Dubai Marina and JLT and the lack of traffic makes commuting within the city fuss-free. It's easy to see why investors and renters are interested in this community, leading it to be a benchmark for family-friendly developments in the city.





## MARWA HEIGHTS

---

A design that imbibes elements of nature, spacious airy rooms and wider balconies. Marwa Heights comprises of Studio, One, Two and Three Bedroom apartments.



YOUR HOME.  
YOUR RETREAT.







## NEXT LEVEL OF LIVING

/ INFINITY POOL

/ ZEN GARDEN

/ TECHNO GYM

/ YOGA RETREAT

/ SKY LOUNGE

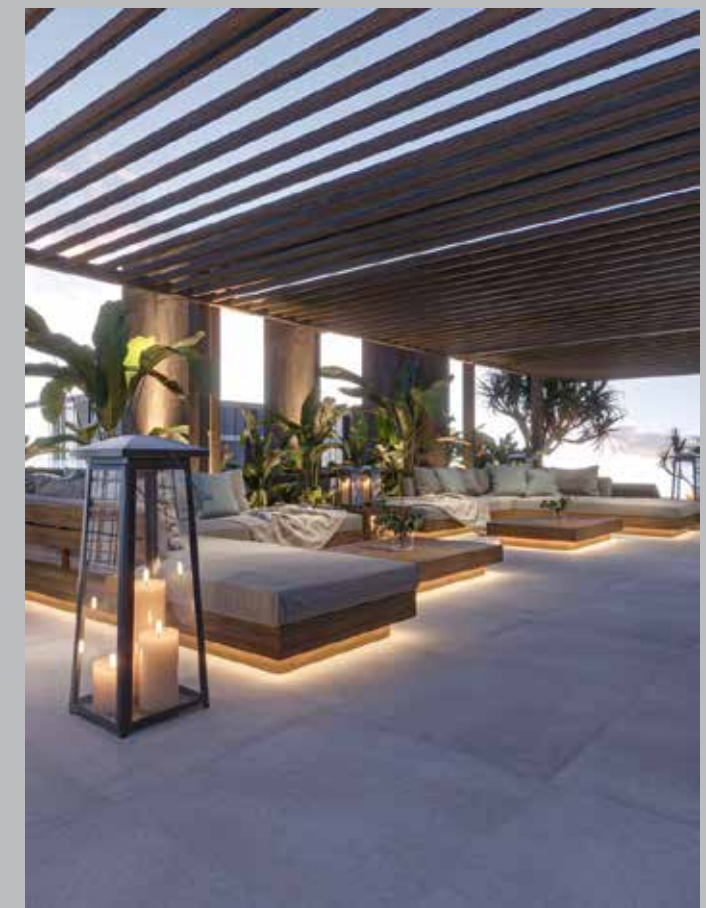
/ KIDS PLAY AREA

/ 24/7 SECURITY

/ BUILDING LOBBY

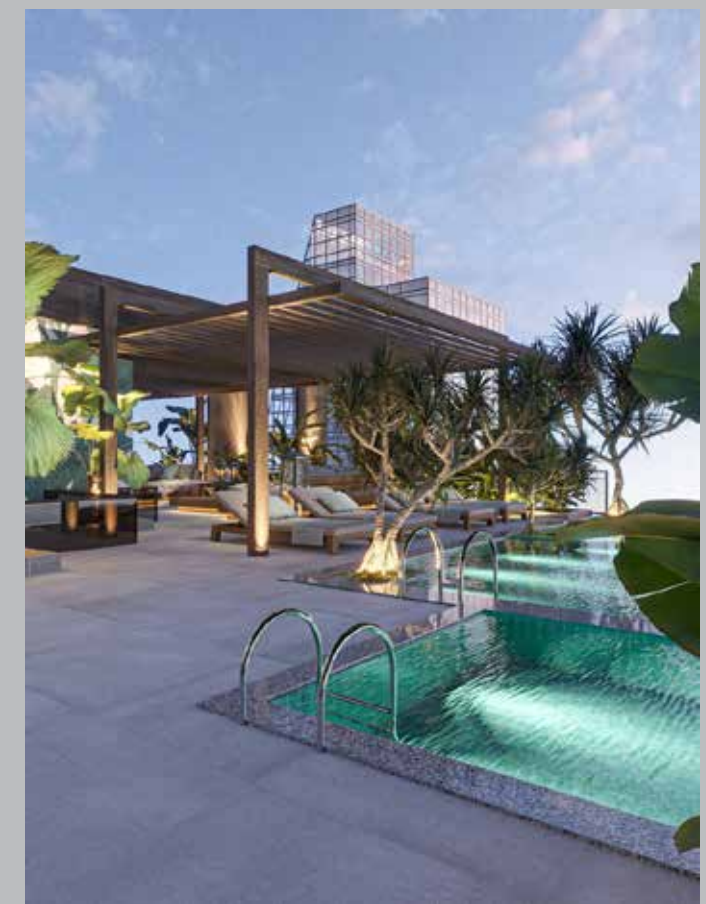
/ SUPERMARKET





## IMMERSE YOURSELF IN LUXURY

Our stylish poolside is accessorised with rustic wooden deck, greenery and earthen shades, and our infinity pool offers a panoramic view of the nearby skyscrapers and the glittering view of the city.





## WELCOMING INTERIORS

Our designers have carefully chosen the perfect mix of materials, lighting and furniture to make a first great impression, reflect the building style, and creating a warm and welcoming space to guests and residents.





# URBAN RETREAT.



## IMMERSE YOURSELF IN SECLUSION

Fitted with premium and state of art fitness equipments, unlock and achieve your fitness goals at home. Our designers have designed a bright and vibrant gymnasium that will jumpstart your day or unwind after a long day at work.







## YOUR COMFORT. YOUR HOME.

Modern, minimalistic yet spacious. Come home to Marwa Heights, centrally located in Jumeirah Village circle, yet away in a silent community, in the heart of Dubai.

With community living at focus, each home is created with finesse, style and with the right balance of premium lifestyle and location.



LUXE APARTMENTS



IMMERSE YOURSELF  
IN TRANQUILITY



## SELECTED FROM THE FINEST

Only the best grade of marble, porcelain tiles, ceramics and sanitary ware made it to Marwa Heights. Each element of the infrastructure has been handpicked by the team to build the best homes for our residents. Strict quality standards have been adhered in workmanship to ensure the best finish.







## FLOOR PLANS



# ARCHITECTURAL FLOOR PLAN

## THE APARTMENTS

- STUDIO - 36 units
- 1 BEDROOM - 45 units
- 2 BEDROOM - 36 units
- 3 BEDROOM - 09 units





# FLOOR PLAN

## STUDIO - TYPE A

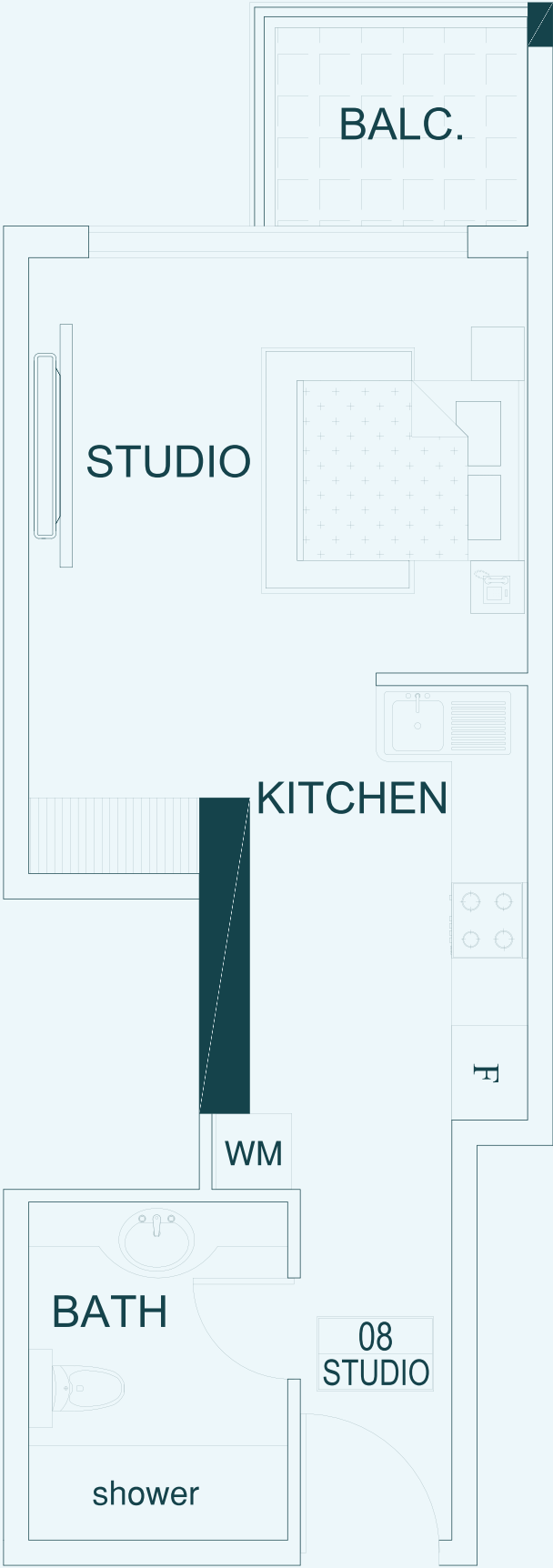
LEVELS - 02 TO 09 - UNIT 6  
TOTAL SQ. FT : 344.66



# FLOOR PLAN

## STUDIO - TYPE B

LEVELS - 02 TO 09 - UNIT 08  
TOTAL SQ. FT : 443.15





# FLOOR PLAN

## STUDIO - TYPE C

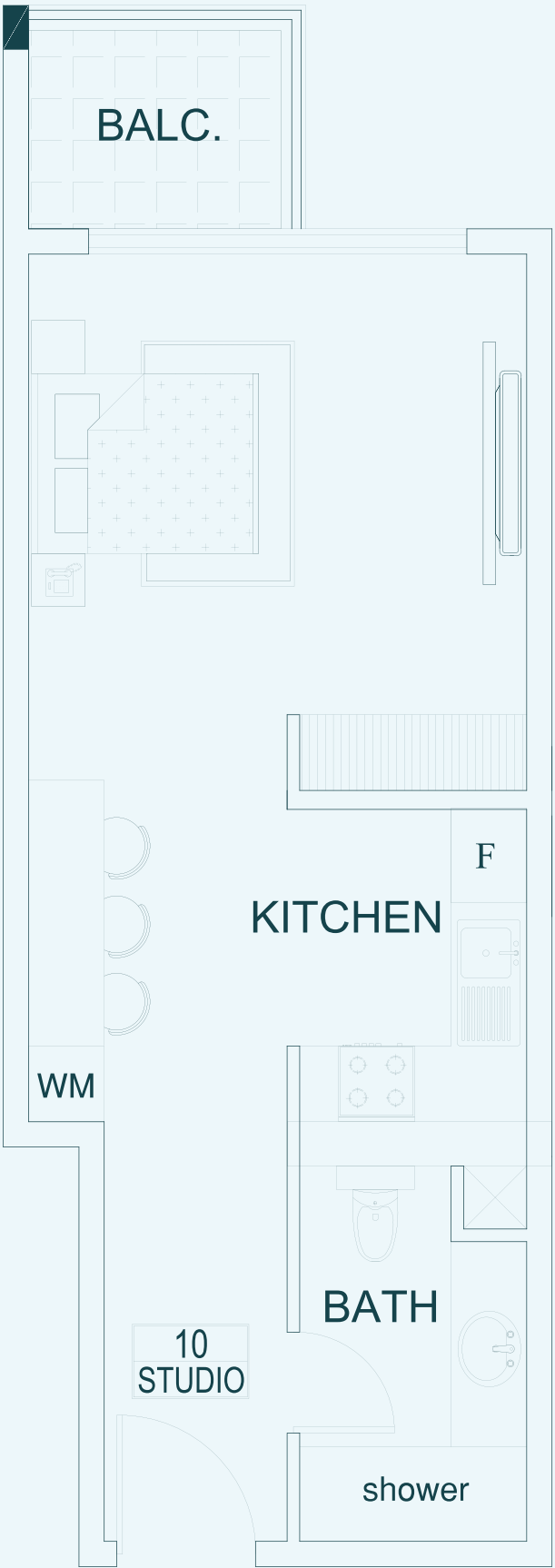
LEVELS - 02 TO 09 - UNIT 13  
TOTAL SQ. FT : 390.29



# FLOOR PLAN

## STUDIO - TYPE D

LEVELS - 02 TO 09 - UNIT 10  
TOTAL SQ. FT : 481.03

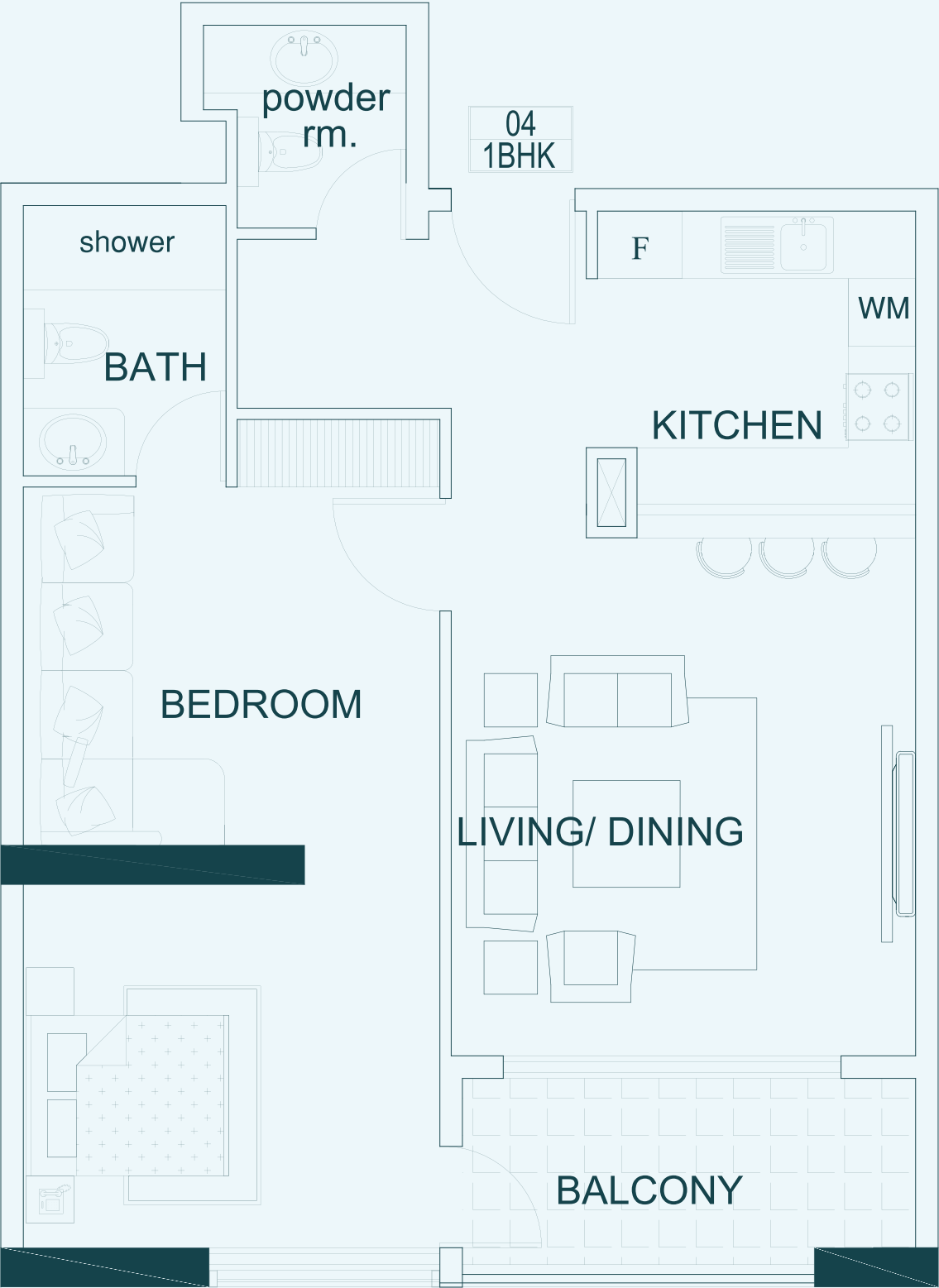




# FLOOR PLAN

## 1BHK - TYPE A

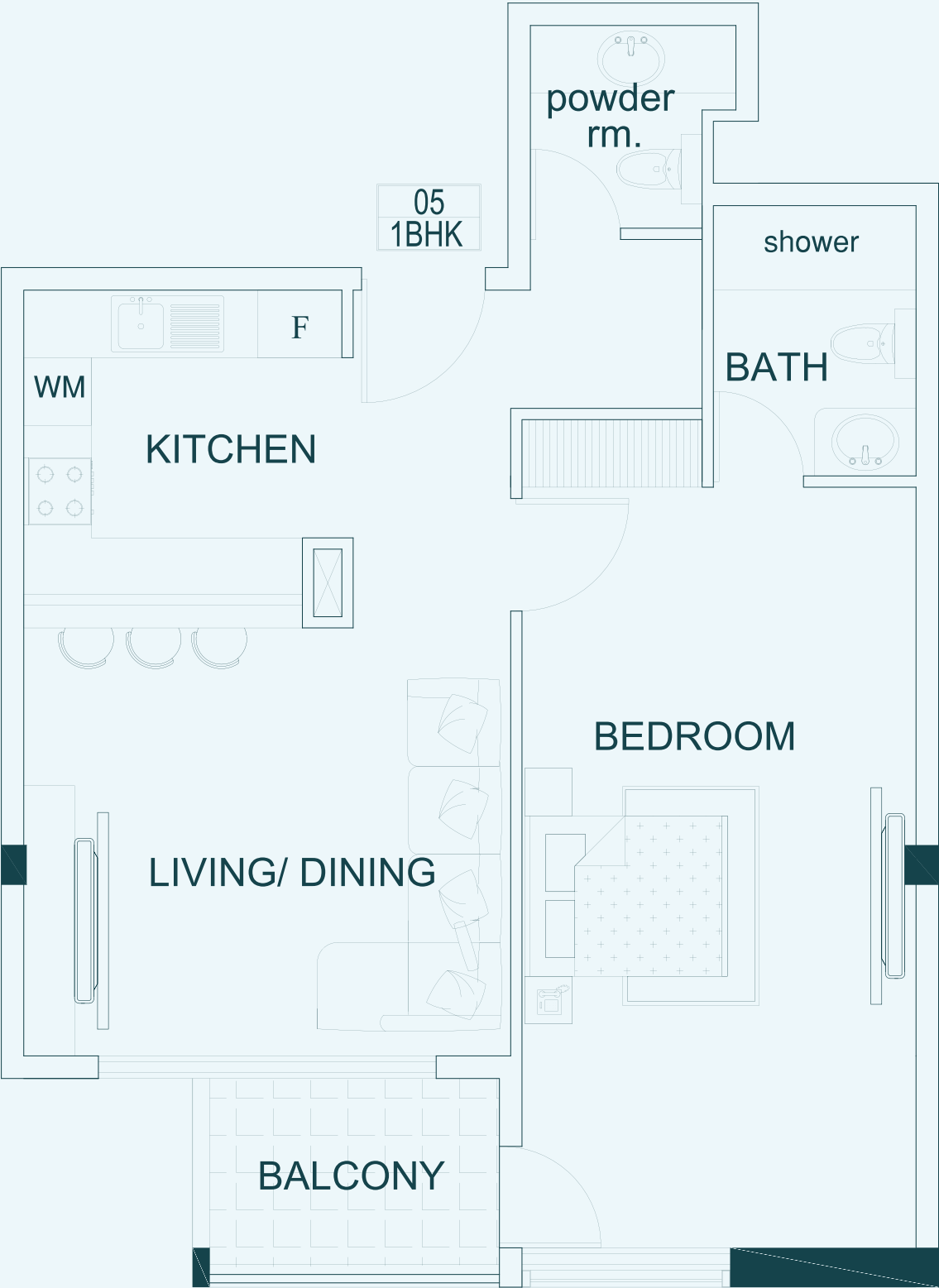
LEVELS - 02 TO 09 - UNIT 4  
TOTAL SQ. FT : 866.27



# FLOOR PLAN

## 1BHK - TYPE B

LEVELS - 02 TO 09 - UNIT 5  
TOTAL SQ. FT : 799.97

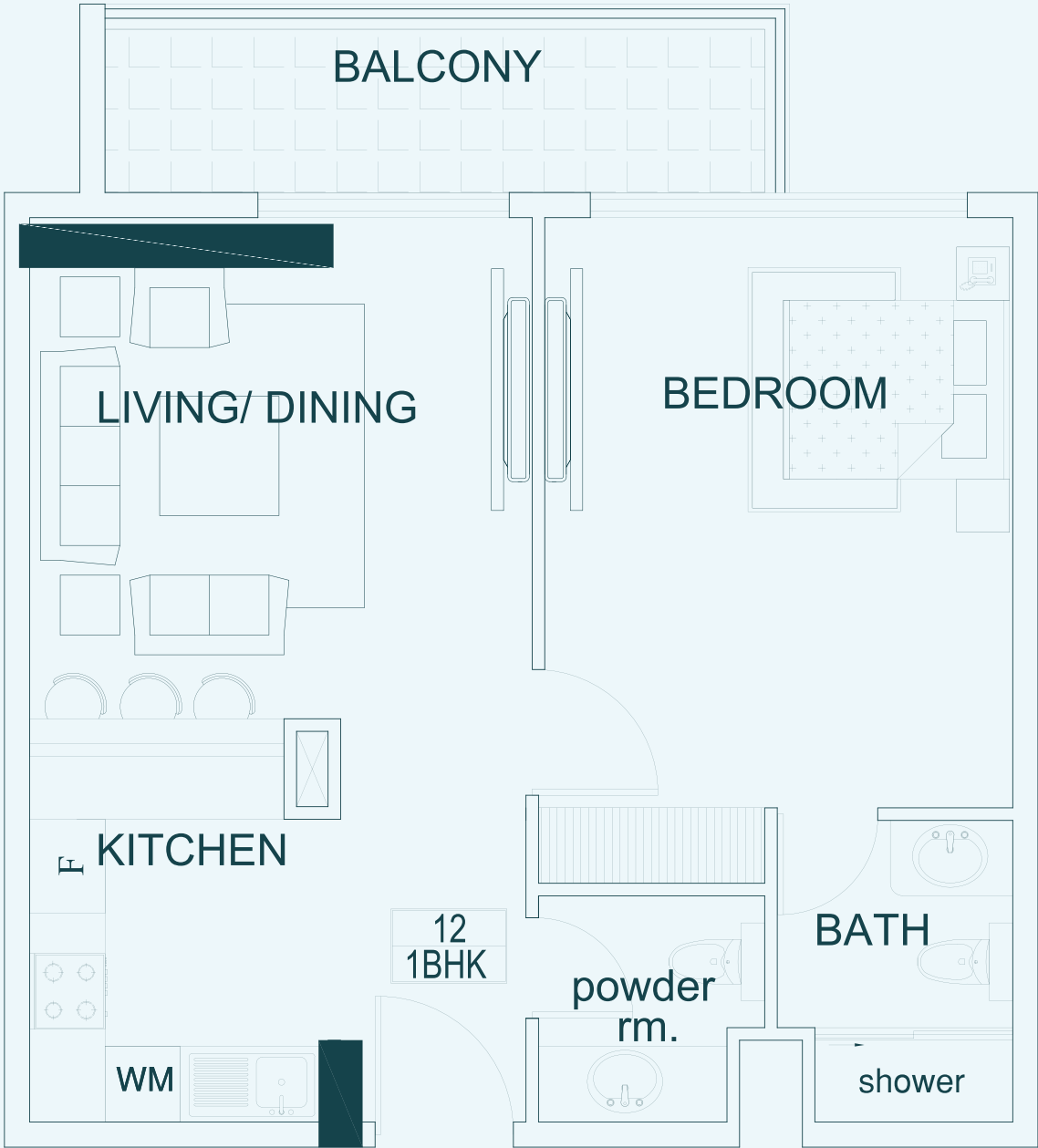




# FLOOR PLAN

## 1BHK - TYPE C

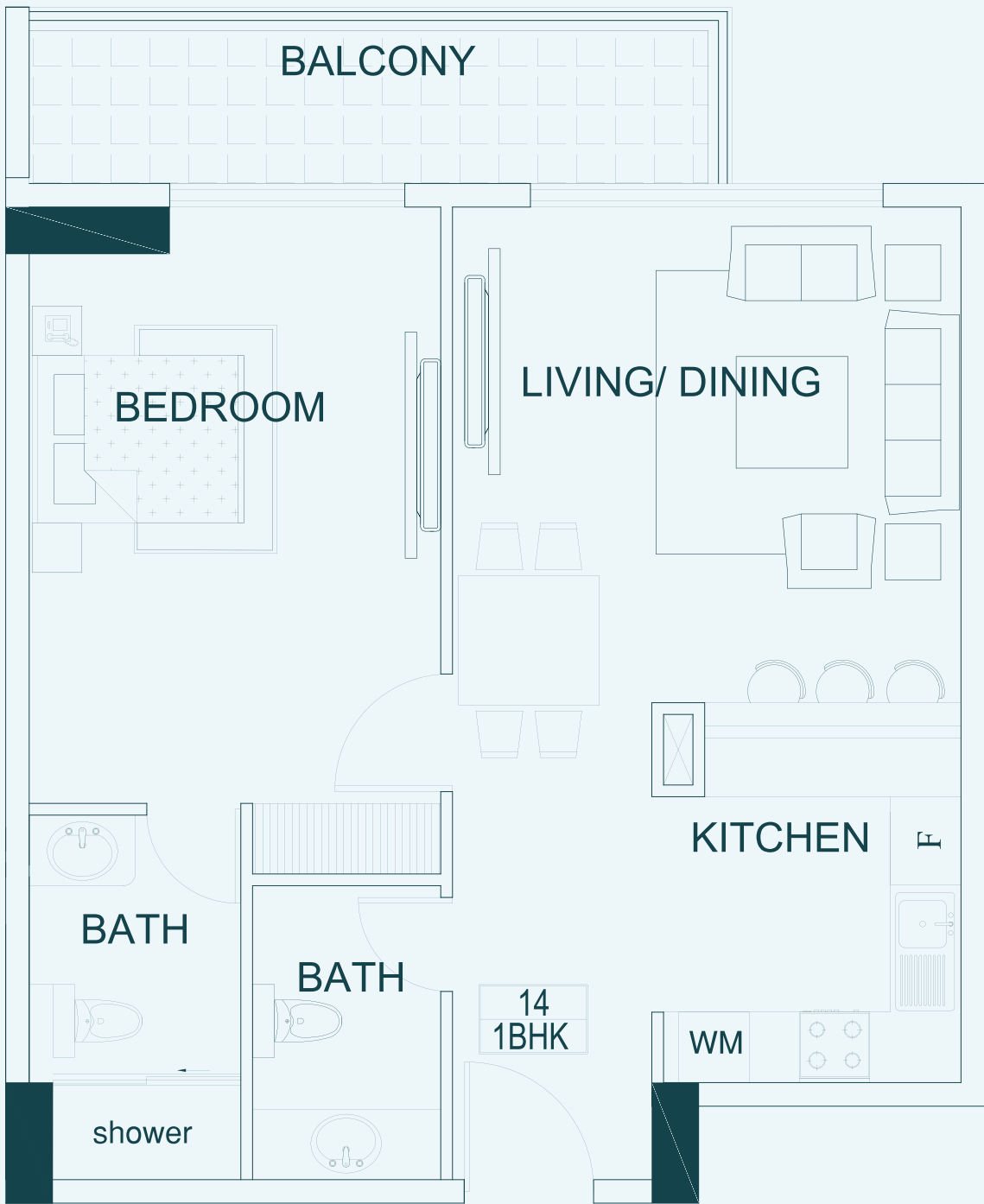
LEVELS - 02 TO 09 - UNIT 12  
TOTAL SQ. FT : 720.96



# FLOOR PLAN

## 1BHK - TYPE D

LEVELS - 02 TO 09 - UNIT 14  
TOTAL SQ. FT : 813.21





# FLOOR PLAN

## 2BHK - TYPE A

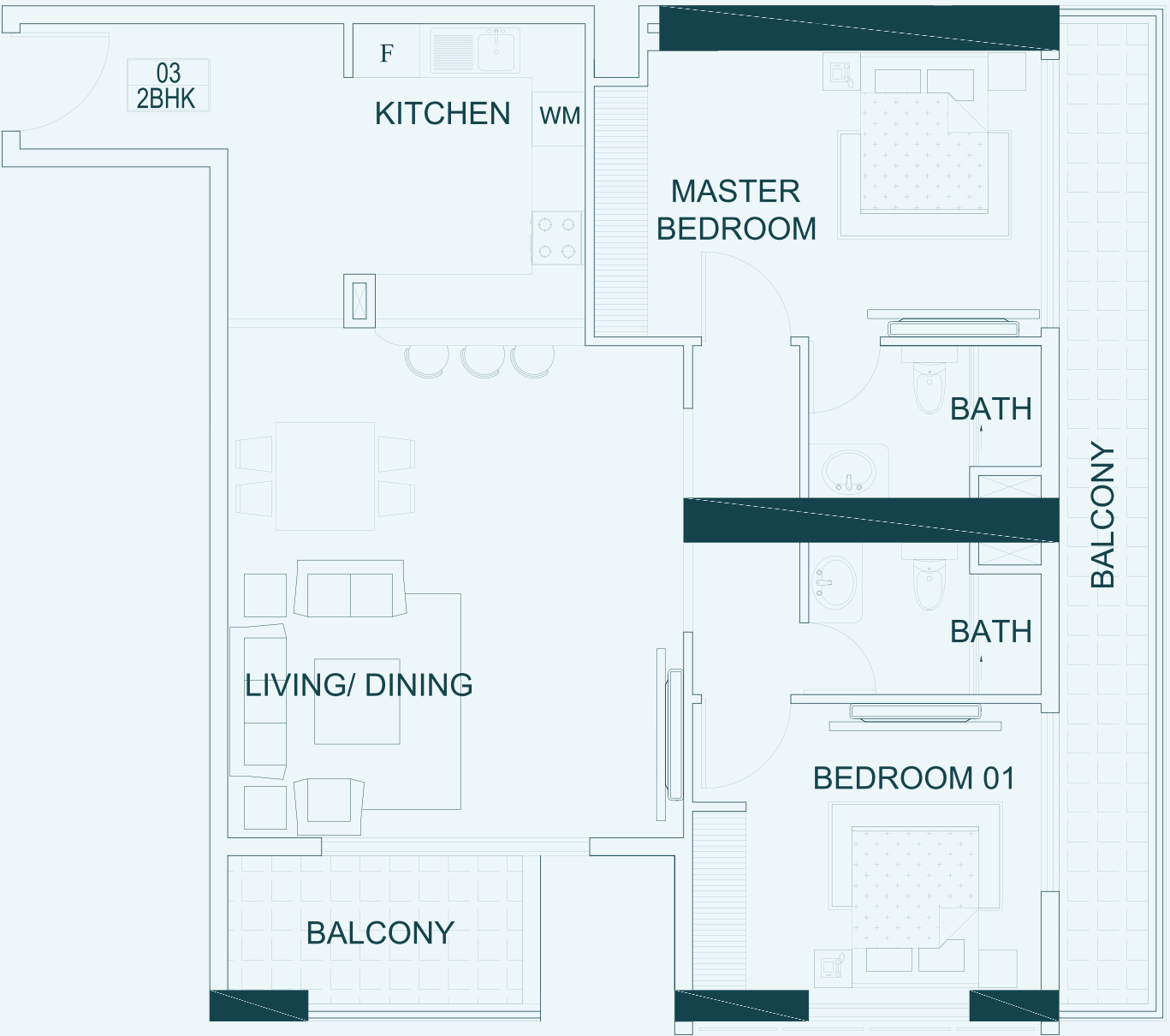
LEVELS - 02 TO 09 - UNIT 1  
TOTAL SQ. FT : 1121.70



# FLOOR PLAN

## 2BHK - TYPE B

LEVELS - 02 TO 09 - UNIT 3  
TOTAL SQ. FT : 1243.23





# FLOOR PLAN

## 2BHK - TYPE C

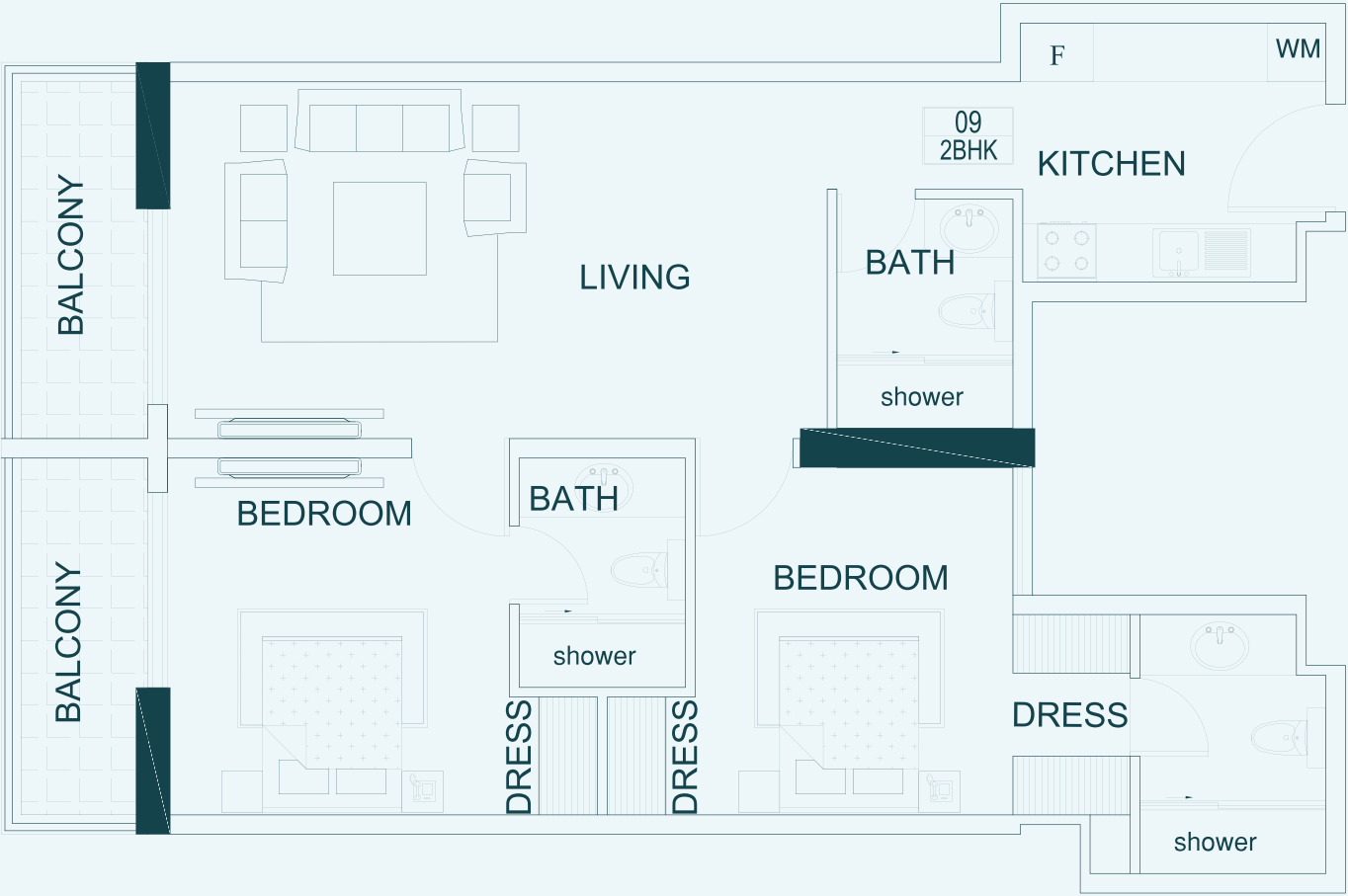
LEVELS - 02 TO 09 - UNIT 7  
TOTAL SQ. FT : 1188.765



# FLOOR PLAN

## 2BHK - TYPE D

LEVELS - 02 TO 09 - UNIT 9  
TOTAL SQ. FT : 1048.18

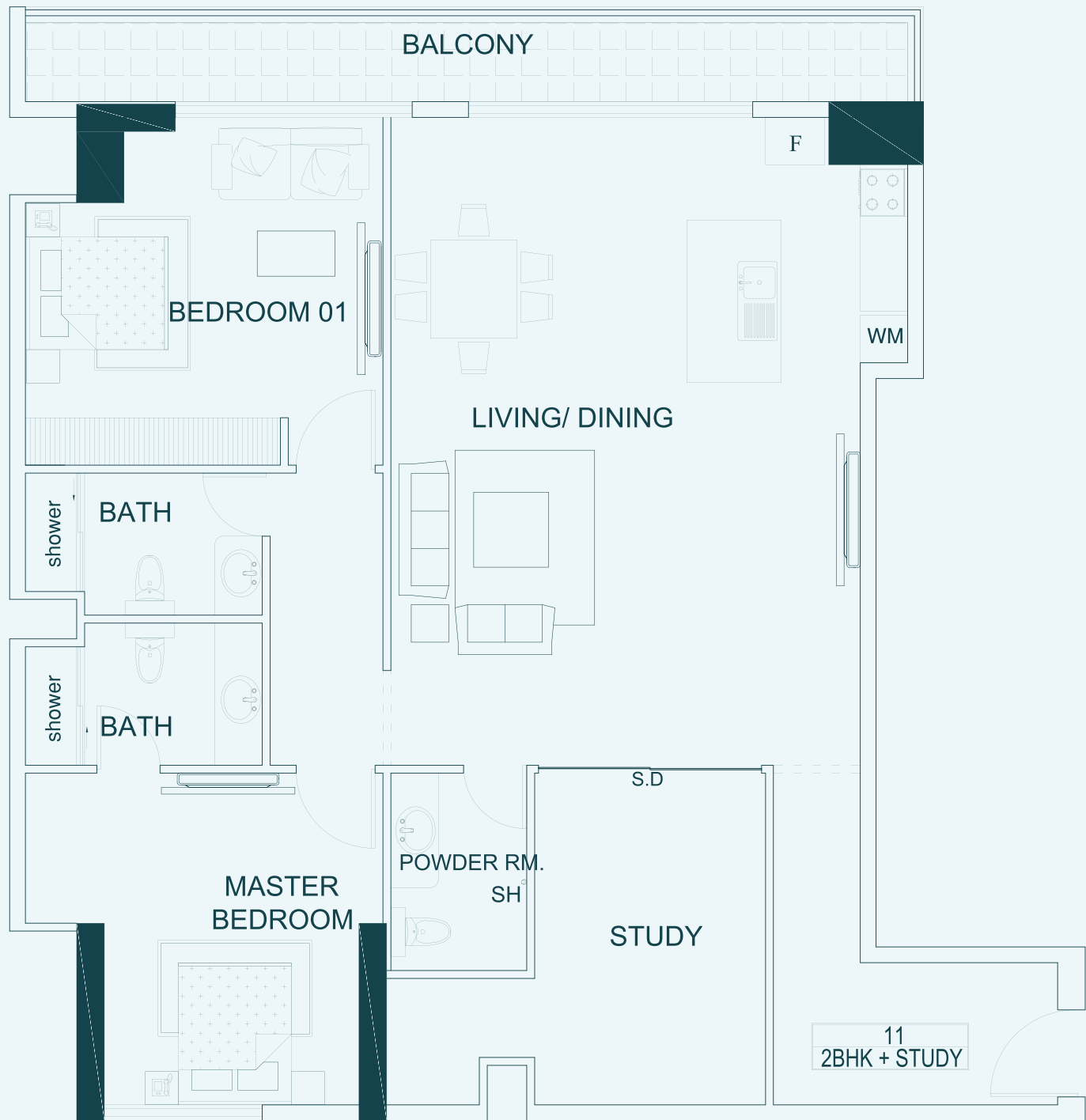




# FLOOR PLAN

## 2BHK + STUDY - TYPE E

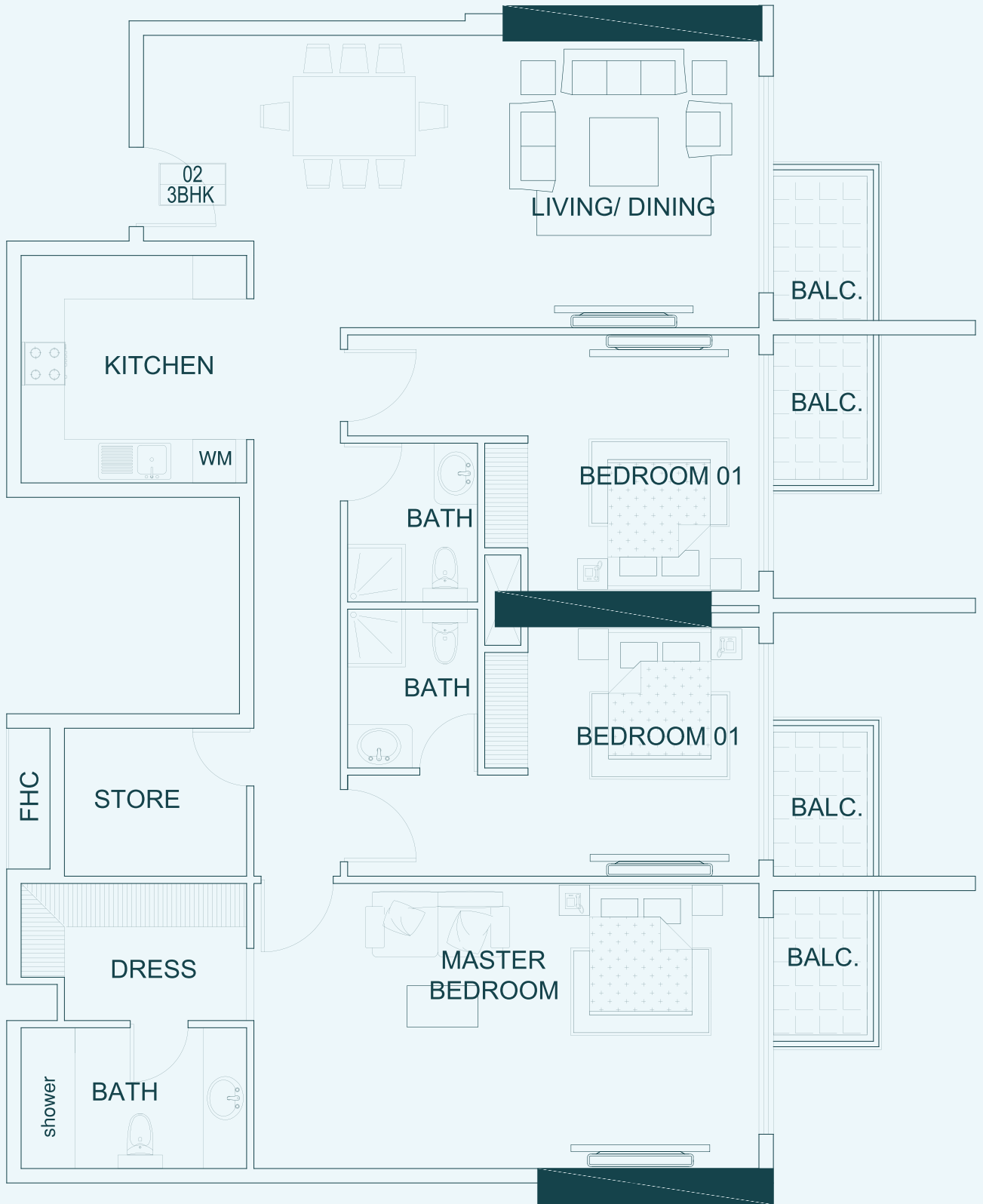
LEVELS - 02 TO 09 - UNIT 11  
TOTAL SQ. FT : 1653.65



# FLOOR PLAN

## 3BHK - TYPE A

LEVELS - 02 TO 09 - UNIT 2  
TOTAL SQ. FT : 1744.93







COMMUNITY LIVING  
AT IT'S BEST





