

# ALMAAN - 101

Project by











# — JUMEIRAH VILLAGE CIRCLE —

Step into a realm where modern sophistication, natural tranquility, and urban convenience unite at Almaan in JVC. Nestled in the heart of Jumeirah Village Circle, this vibrant community offers the perfect blend of serene living and dynamic city life.

JVC is one of the most sought-after residential communities in Dubai. Located strategically, it provides easy access to major landmarks and commercial hubs, making it an ideal place for families and professionals alike. Its proximity to major roads and tourist attractions makes it highly accessible, further contributing to its growing popularity in the new Dubai landscape.





## CONNECTIVITY

Welcome to Almaan in JVC, ideally located in one of Dubai's most prominent areas. Experience unmatched connectivity to key destinations, including world-class shopping, fine dining, and cultural landmarks.

With easy access to major highways like Sheikh Zayed Road and Al Khail Road, reaching Dubai's central business districts, international airports, and iconic attractions is effortless. The vibrant areas of Downtown Dubai, Dubai Marina, and Palm Jumeirah are all just a short drive away, offering endless options for entertainment and leisure.

Discover the convenience and sophistication of living at Almaan, where every essential spot is within reach, ensuring a seamless blend of comfort and accessibility.





# ALMAAN 01

Introducing Almaan 101, a groundbreaking project by MN Group, offering a new paradigm of luxurious living. Located in a prime location, offering a sophisticated and elevated lifestyle.

Covering an impressive plot of 10,000 sqm, Almaan is designed to offer an elevated lifestyle with spacious residences, lush green spaces, and a variety of recreational options. With easy access to Dubai's premier attractions, shopping centers, and entertainment hubs, Almaan promises a life of comfort, luxury, and endless possibilities. Find your dream home at ALMAAN 101.



# PEACEFULLY SECLUDED & IDEALLY CONNECTED

**14 Minutes**

To Sheikh Zayed Road (E11)

**09 Minutes**

To Sheikh Mohammed Bin Zayed Road (E311)

**10 Minutes**

To Al Khail Road (E44)

**06 Minutes**

To Palm Jumeirah

**24 Minutes**

To Al Maktoum International Airport

**20 Minutes**

To Burj Khalifa

**30 Minutes**

To Palm Jebel Ali

**15 Minutes**

To Dubai Marina







## ELITE LIVING & PRESTIGE

Experience an unmatched lifestyle of exclusivity and distinction at Almaan. Own a home that flawlessly combines cutting-edge technology with luxurious amenities, offering a living experience filled with comfort, convenience, and indulgence. Crafted for those who appreciate life's finer details, Almaan sets a new standard for modern living, blending sophistication with practicality.

Whether you seek relaxation, recreation, or elegant refinement, Almaan offers the perfect environment to flourish, connect, and immerse yourself in an extraordinary lifestyle at the heart of JVC.









# INTERIORS

Experience the art of Almaan's carefully designed units, featuring modern sophistication and elegance. Enjoy exclusive views of the city's unique landscapes and Dubai's vibrant city life through expansive floor-to-ceiling glass. Natural light fills your space, creating a refreshing indoor-outdoor living experience.

ALMAAN 101





















































Guest Toilet



Master Bedroom Toilet



An aerial view of a modern building's rooftop pool and lounge area at dusk. The pool is rectangular with a green mosaic tile interior and is surrounded by a grey deck. Several lounge chairs with red and white striped cushions are arranged around the pool, some under large brown umbrellas. A pink inflatable ring is in the pool. To the right, there is a lounge area with sofas, armchairs, and coffee tables. The building has multiple levels with balconies and large windows. The scene is illuminated by warm lights from the building and the pool, creating a cozy and luxurious atmosphere.

## AMENITIES

Discover unmatched comfort and sophistication at Almaan located in the heart of Jumeirah Village Circle. Offering world-class amenities designed for your well-being, Almaan caters to your active, relaxing, and social needs.

Stay fit in the state-of-the-art gym or enjoy the sports court for basketball and tennis. Relax in the luxurious sauna, or take a dip in the expansive pool. Beautiful gardens provide the perfect setting for peaceful walks or quality time with loved ones.

Almaan strikes the perfect balance of luxury, comfort, and convenience, offering a vibrant community where you can create lasting memories and enjoy an exceptional living experience.





### SWIMMING POOL

Dive into relaxation and refresh your senses in Almaan's stunning swimming pool, the perfect place to unwind while staying active.



### GYM

Strive to achieve your peak physical potential and stay focused on your fitness goals at Almaan's cutting-edge gym.



### JOGGING TRACK & PADDLE COURT

Almaan features a rooftop jogging track and a modern paddle court, offering the perfect spaces for fitness and fun with stunning views.





## STEAM & SAUNA

Dive into relaxation and refresh your senses in Almaan's stunning swimming pool, the perfect



## KIDS ZONE

Strive to achieve your peak physical potential and stay focused on your fitness goals at Almaan's cutting-edge gym



## ZEN GARDEN

Almaan features a rooftop jogging track and a modern paddle court, offering the perfect spaces for fitness and fun with sun and breeze



## HYDROTHERAPY

Almaan offers a luxurious hydrotherapy spa, designed to relax and rejuvenate with soothing water treatments.







Swimming Pool





Hot & Cold Plunge Pools









Rooftop Seating Area





Paddle Court & Jogging Track





## — ABOUT THE DEVELOPER —

MN Vision Real Estate Development is a leading Dubai-based developer focused on creating luxury residential and commercial projects.

With a commitment to innovation, quality, and sustainability, MN Vision blends modern design with high-end amenities to offer exceptional living experiences.







## ABOUT THE DEVELOPER

**INFORMATION TO BE PROVIDED**





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CULINARY COVE

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