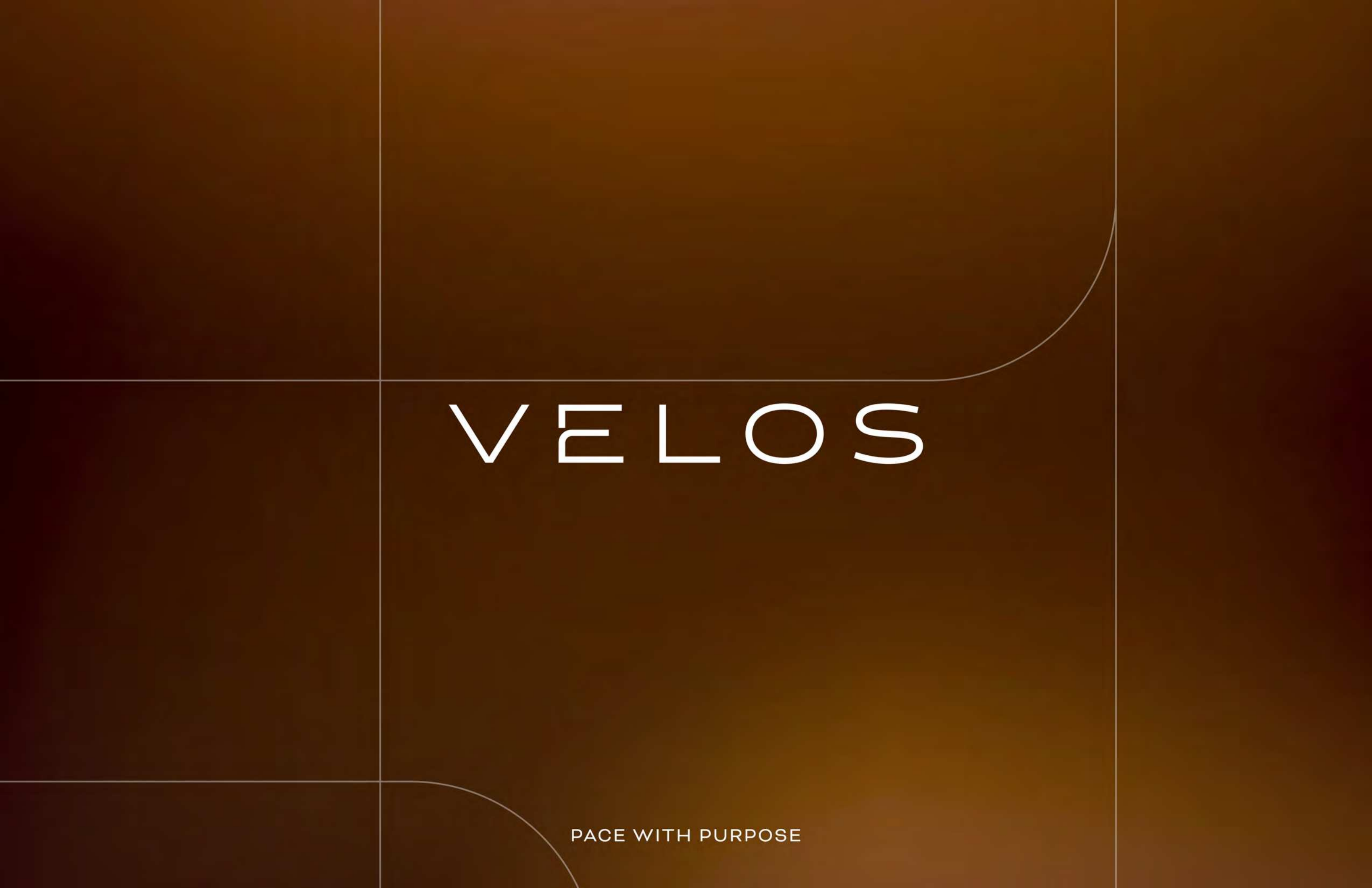


The background is a solid dark brown color. It features a thin white horizontal line that spans the width of the image. A thin white vertical line is positioned on the left side, intersecting the horizontal line. In the top right corner, there is a thin white curved line that starts from the horizontal line and curves upwards and to the right. In the bottom left corner, there is a thin white curved line that starts from the vertical line and curves downwards and to the left.

VELOS

PACE WITH PURPOSE



Rooted in Motor City

built for connection

VELOS



CITYVIEW



A life of limitless energy and infinite possibility

Velos, by CITYVIEW Developments, is for people who enjoy living life with purpose and pace. A dynamic destination, it draws inspiration and energy from its location in Motor City.

Building Structure: G + 2P + 30 Floors + Roof

Unit Type	Numbers of Units	Size Range (Sq.Ft.)	Specifications
Studio	144	341 - 489	Fully-Furnished
1 Bedroom	208	668 - 898	Unfurnished, Kitchen Appliances
2 Bedroom	56	989 - 1,235	Unfurnished, Kitchen Appliances
Retail			

Life flows
Effortlessly





Welcome to
Dubai's
most dynamic
city district



Within Dubai's most dynamic city district, Velos is the new focal point for everything vital and vibrant.

Sheikh Zayed Road – 15 min	1
Burj Al Arab – 20 min	2
Dubai Hills Mall – 10 min	3
Mall of the Emirates – 15 min	4
Dubai Marina – 22 min	5
Burj Khalifa – 24 min	6
Dubai International Airport (DXB) – 28 min	7
Al Maktoum International Airport – 26 min	8

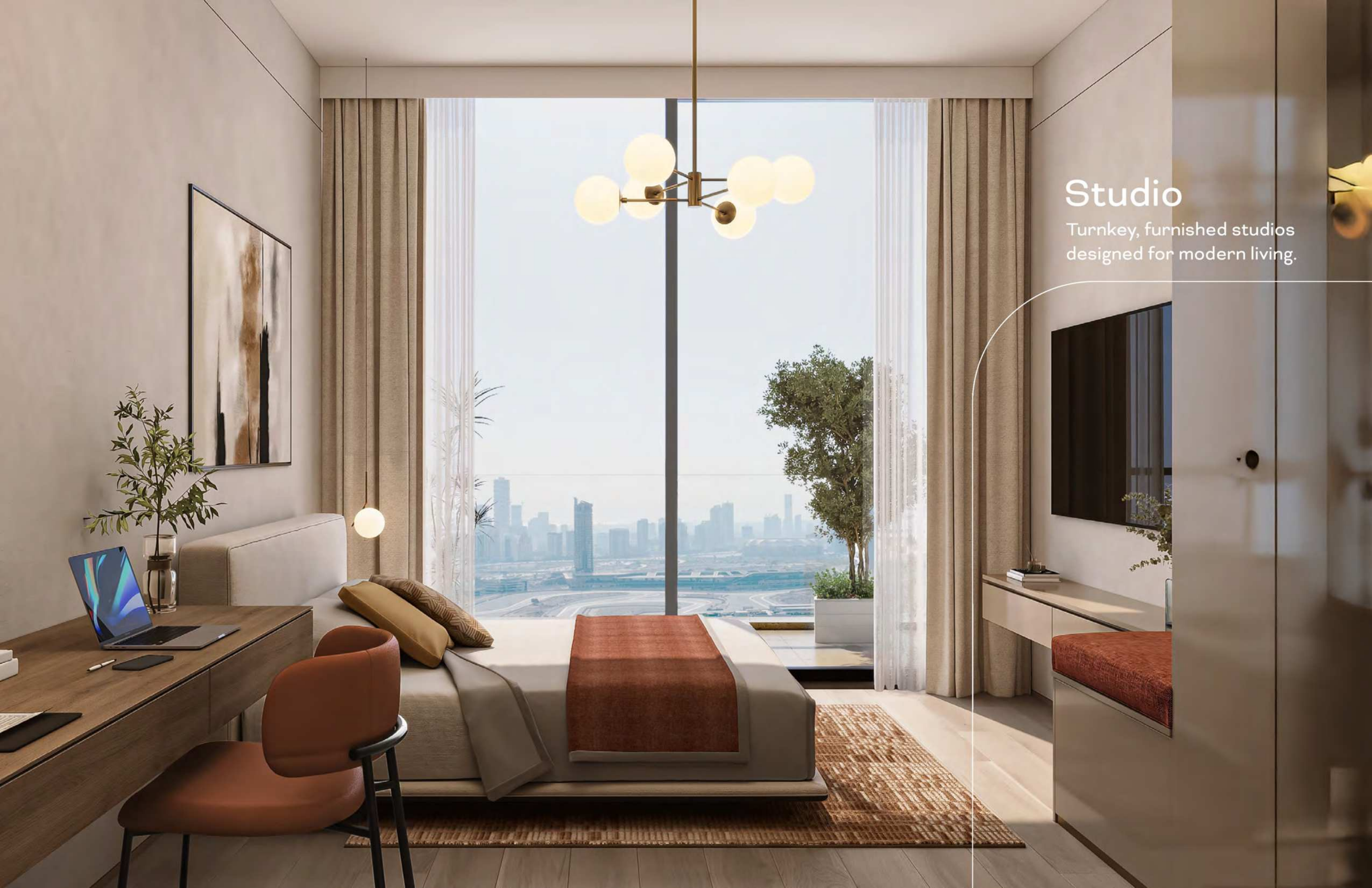
Drop-off area



The image shows a spacious, modern lobby with a multi-level design. In the foreground, a large, modular beige sectional sofa sits on a green and beige patterned rug. A tall, slender floor lamp with three stacked cylindrical shades stands to the left. A large, abstract painting with bold black, white, red, and yellow lines is mounted on the wall. In the center, a tall, dense green tree stands next to a wall with a large, arched, copper-colored decorative panel featuring a wavy pattern. To the right, a circular coffee table holds a small bowl and a book. A yellow ottoman is in the foreground. In the background, a mezzanine level with a glass railing is visible, and another large abstract painting is on the wall. The floor is made of large, light-colored tiles.

Step into The Velos Lobby

Elegant, welcoming, and
thoughtfully designed.



Studio

Turnkey, furnished studios designed for modern living.



Studio





Typical Bathroom

This image shows a modern bathroom with a cohesive design. The walls are covered in large, vertical panels with a light wood-grain texture. On the left, a glass-enclosed shower area features a large, round, rain-style showerhead and a handheld shower wand mounted on a dark metal bar. To the right of the shower is a white, wall-hung toilet. Above the toilet is a dark, rectangular flush plate. Above the toilet and shower area is a large, light-colored wood-grain cabinet with a built-in shelf below it, illuminated from within. The shelf holds several small bottles and a bag. To the right of the toilet is a vanity unit with a white, speckled stone countertop and a modern, dark faucet. Below the countertop are two large, light-colored wood-grain cabinets. Above the vanity is a large, rectangular mirror. To the left of the mirror is a tall, narrow, light-colored wood-grain cabinet with a built-in shelf below it, also illuminated from within. The shelf holds a small vase and some bottles. The floor is made of large, light-colored stone tiles. The overall lighting is warm and ambient, with recessed lighting under the shelves and under the vanity cabinets.

1 Bed - Living Room



1 Bedroom

With transformable
living spaces





1 Bed - Kitchen

1 Bedroom

Thoughtfully designed units, combining modern comfort with elegant, functional living spaces.



1 Bed - Living Room





2 Bed - Living Room

2 Bed - Living Room



2 Bed - Kitchen Option 1





2 Bed - Kitchen Option 2

2 Bedroom

With exceptional views and
superior comfort





2 Bed - Kids Bedroom



2 Bed - Master Bedroom

Discover Wellness At The Core Of City Life

Velos amenities are carefully designed and considered to provide residents with an invigorating and rejuvenating experience. It's a world of working out and wellness that provides everything you need.





- Outdoor Gym
- Indoor Gym & Yoga Area
- Rooftop Infinity Pool & Wooden Deck
- Outdoor Kids Pool & Play Area
- Indoor Kids Play Area
- Outdoor Yoga Area
- Outdoor Cinema
- Jogging Track
- Basketball Half Court
- Padel Court
- Green Areas
- Sky Garden Meditating Area
- Mediterranean Themed Garden
- Japanese Zen Garden
- Pet Area
- Lounge Area
- Beverage Bar
- Coworking Zone
- Sitting Area
- Multi-Purpose Area

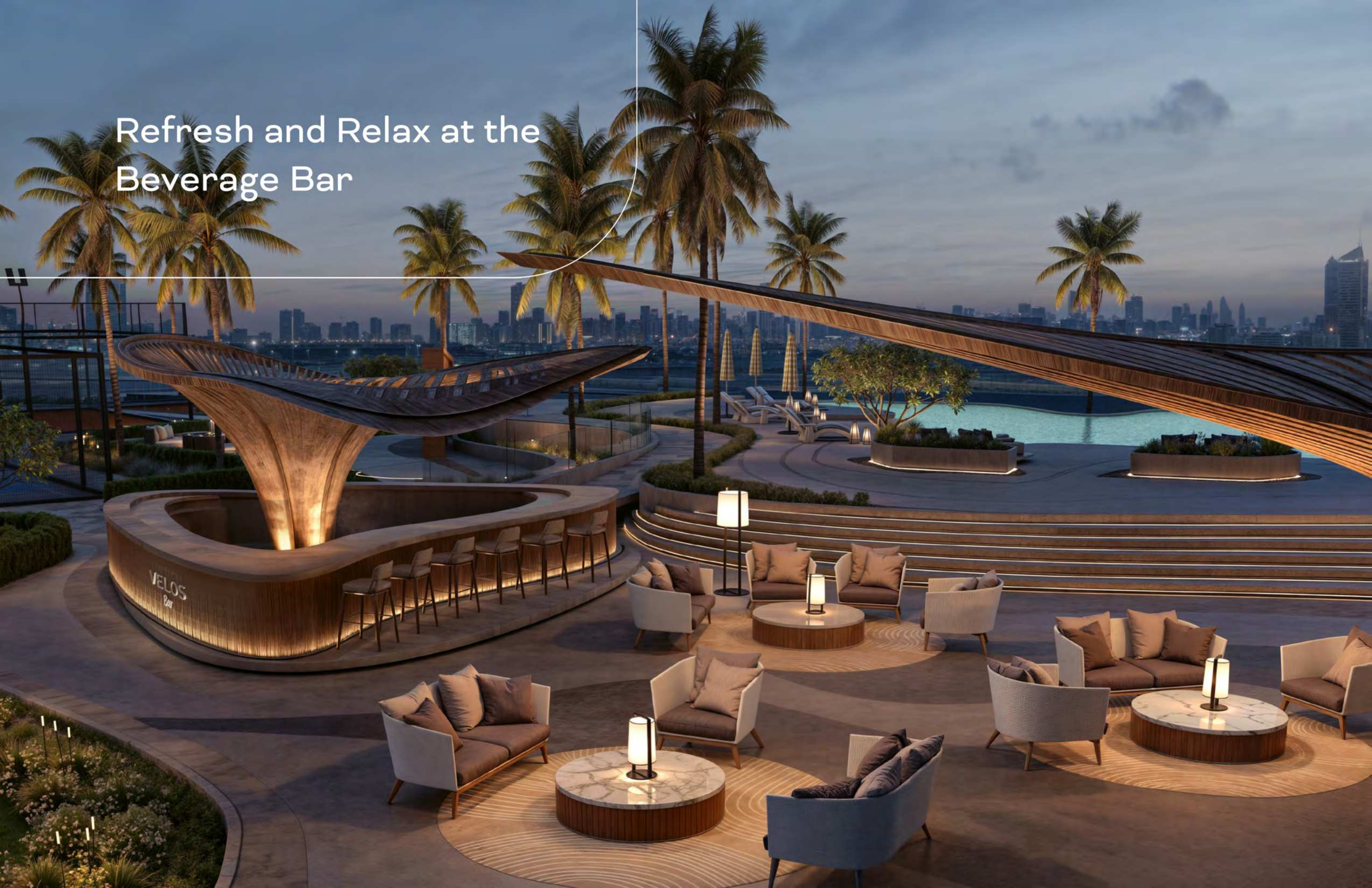
Unwind at the
Rooftop Infinity
Pool & Wooden Deck



Dip into the Outdoor
Swimming Pool



Refresh and Relax at the Beverage Bar



Take a stroll through
the lush Green Areas





VELOS
Bar

Stretch in the Outdoor
Yoga Area

Find harmony in the
Japanese Zen Garden





Shoot and score at the
Basketball Half Court

A wide-angle photograph of a modern community jogging track. The track is a vibrant blue with a white border, curving through a lush landscape. To the left, a tall palm tree stands prominently. In the background, a line of palm trees and a few flowering trees with pink blossoms are visible. Beyond the trees, a vast city skyline stretches across the horizon under a clear blue sky. On the right side of the image, a modern building with curved balconies and glass railings is partially visible. A wooden slat fence separates the track from a green lawn area. The overall scene is bright and inviting, suggesting a high-quality residential or recreational development.

Stay active on the community
Jogging Track

Catch a film under the stars
at the Outdoor Cinema



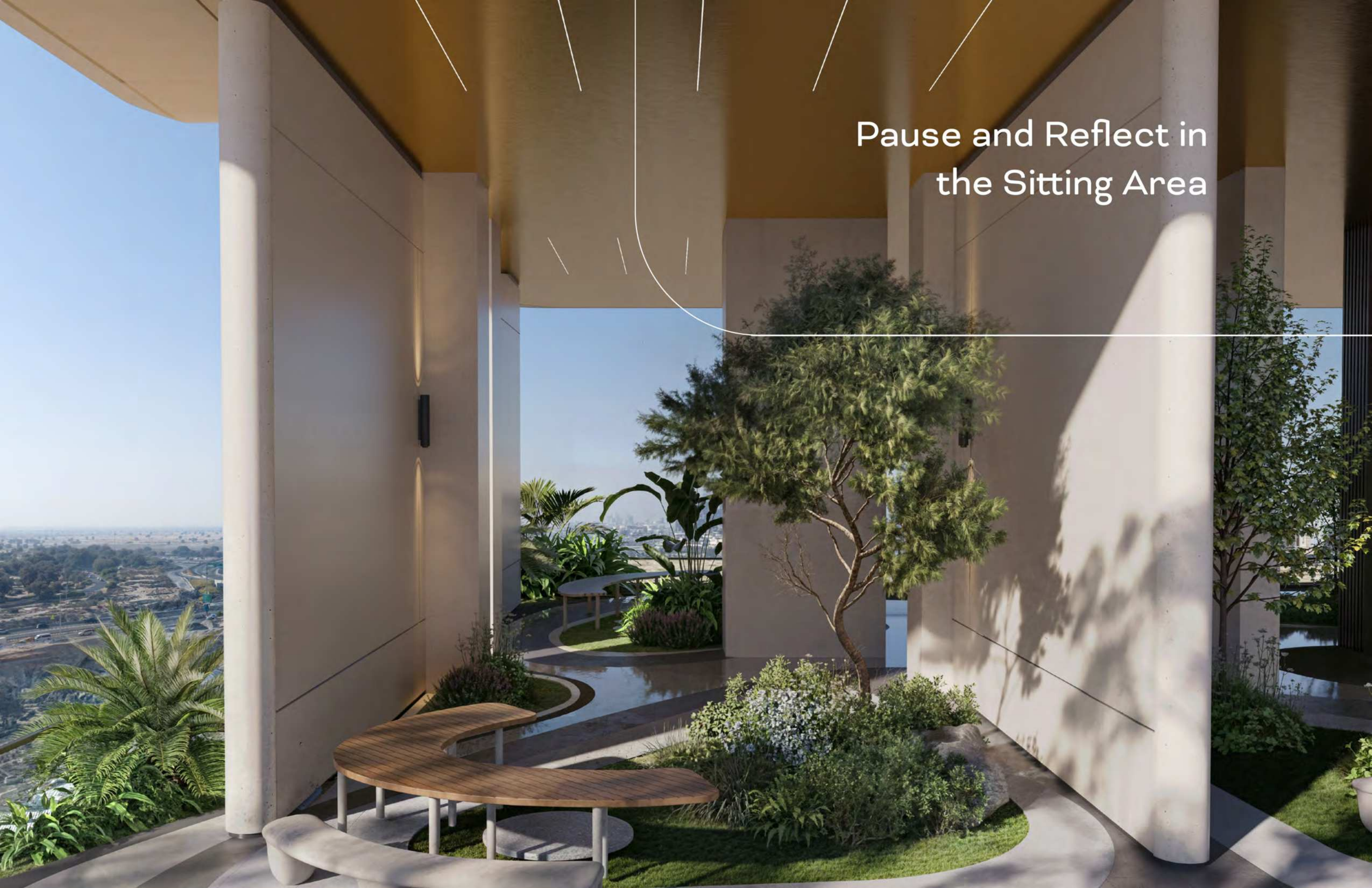
Host or gather in the
Multi-Purpose Area



Multi-Purpose Area



Pause and Reflect in
the Sitting Area





Stay Productive in the
Coworking Zone

Break a Sweat in the Indoor Gym





The Outdoor Kids Play Area
brings fun to little ones

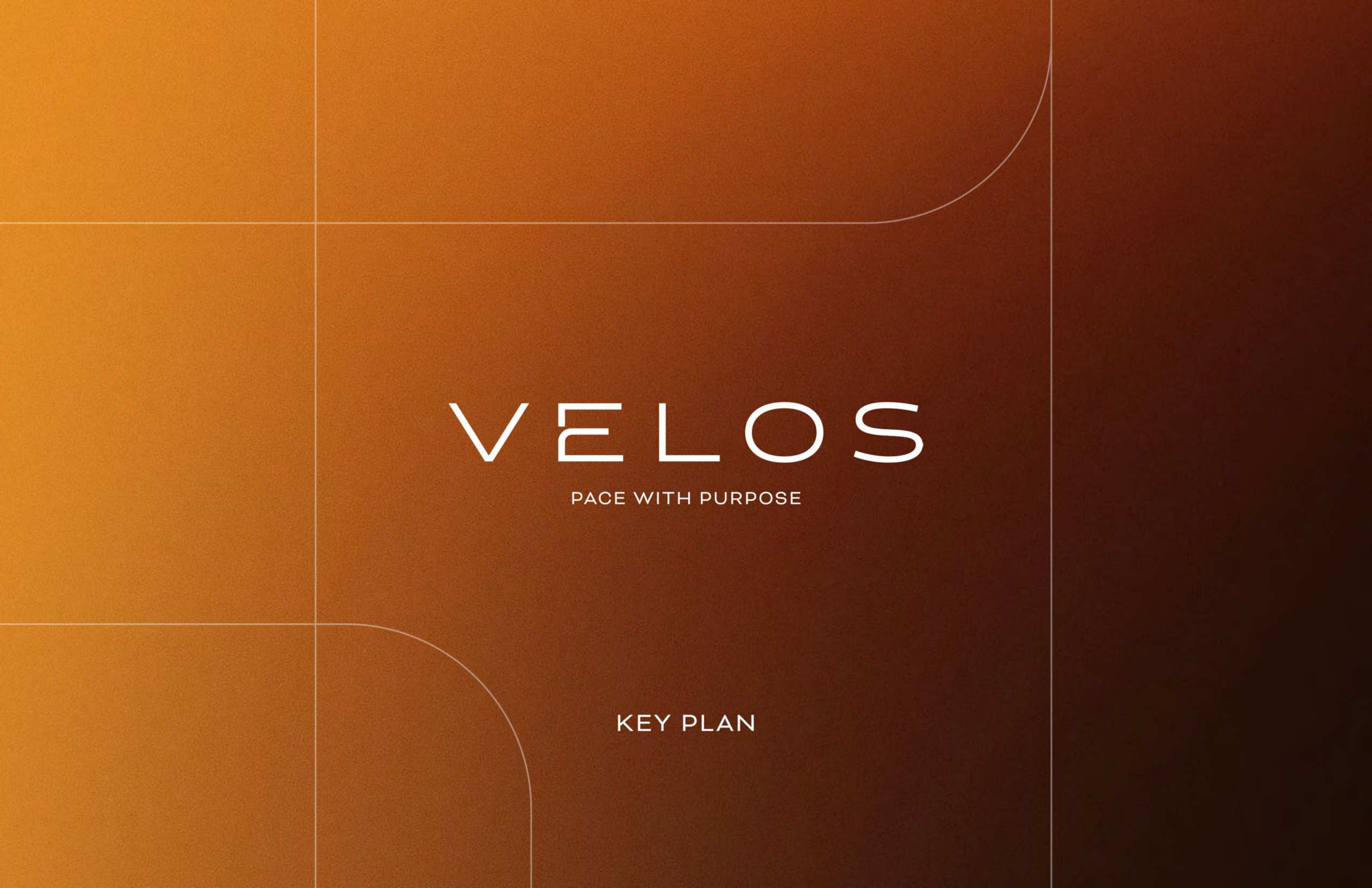




Let imaginations run wild in the
Indoor Kids Play Area

The Outdoor Pet Area
provides a fun space for
your furry friend





VELOS

PACE WITH PURPOSE

KEY PLAN

KEY PLAN | PODIUM LEVEL

- 1 Main Entrance
- 2 Drop-off Area
- 3 Reception
- 4 Lobby Area
- 5 Lifts



KEY PLAN | FIRST FLOOR
1st AMENITIES FLOOR

VELOS
RESIDENCE

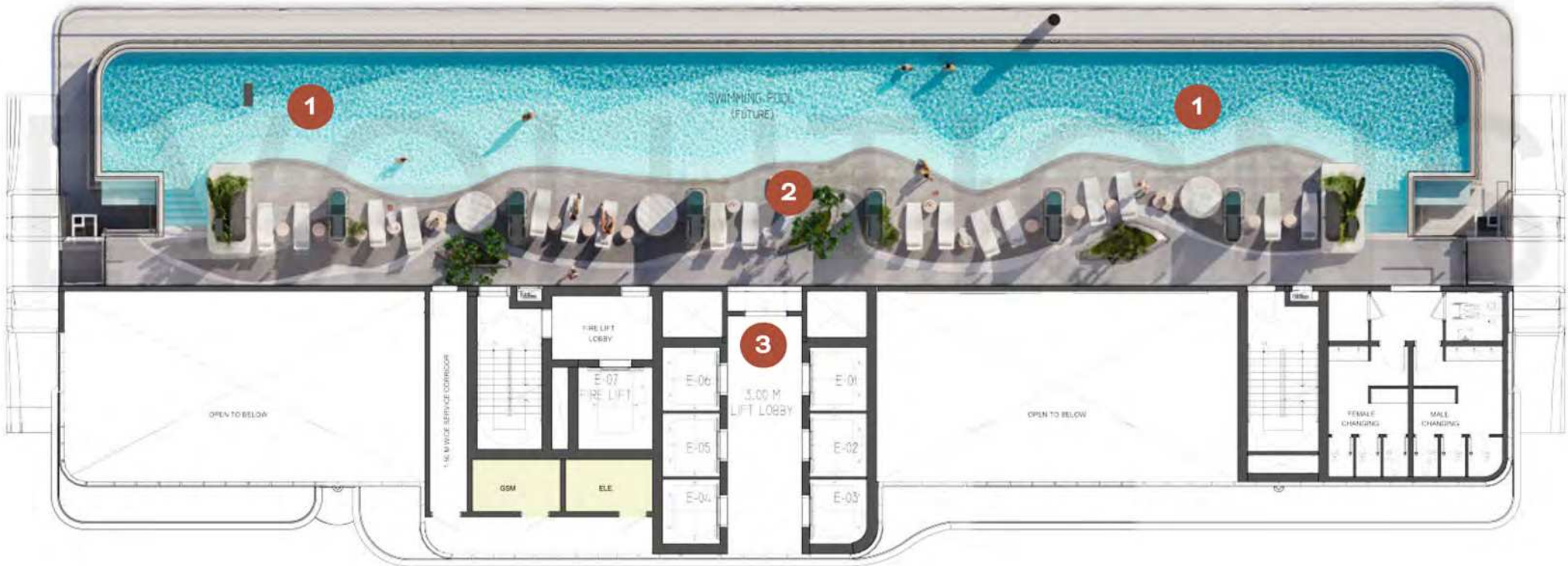


- | | |
|----|-----------------------------|
| 1 | Outdoor Gym |
| 2 | Indoor Gym |
| 3 | Outdoor Kids Play Area |
| 4 | Indoor Kids Play Area |
| 5 | Outdoor Cinema |
| 6 | Jogging Track |
| 7 | Basketball Half Court |
| 8 | Padel Court |
| 9 | Green Area |
| 10 | Sky Garden Meditating Area |
| 11 | Mediterranean Themed Garden |
| 12 | Japanese Zen Garden |
| 13 | Pet Area |
| 14 | Lounge Area |
| 15 | Beverage Bar |
| 16 | Multi-Purpose Area |
| 17 | Family Pool Area |
| 18 | Kids Pool Area |
| 19 | Podium Entrance |
| 20 | Lifts |
| 21 | Changing Room |



KEY PLAN | ROOF
3rd AMENITIES FLOOR

VELOS
RESIDENCE



- 1 Rooftop Infinity Pool
- 2 Sitting Area
- 3 Entrance

KEY PLAN | 21th FLOOR
2nd AMENITIES FLOOR

VELOS
RESIDENCE



- 1 Coworking Zone
- 2 Sitting Area
- 3 Entrance

FLOOR PLAN | RESIDENTIAL FLOORS
2nd TO 26th FLOOR

VELOS
RESIDENCE



FLOOR PLAN | RESIDENTIAL FLOORS
27th TO 30th FLOOR

VELOS
RESIDENCE



UNIT MIX (SAMPLE LAYOUT)

Studio



1 Bedroom



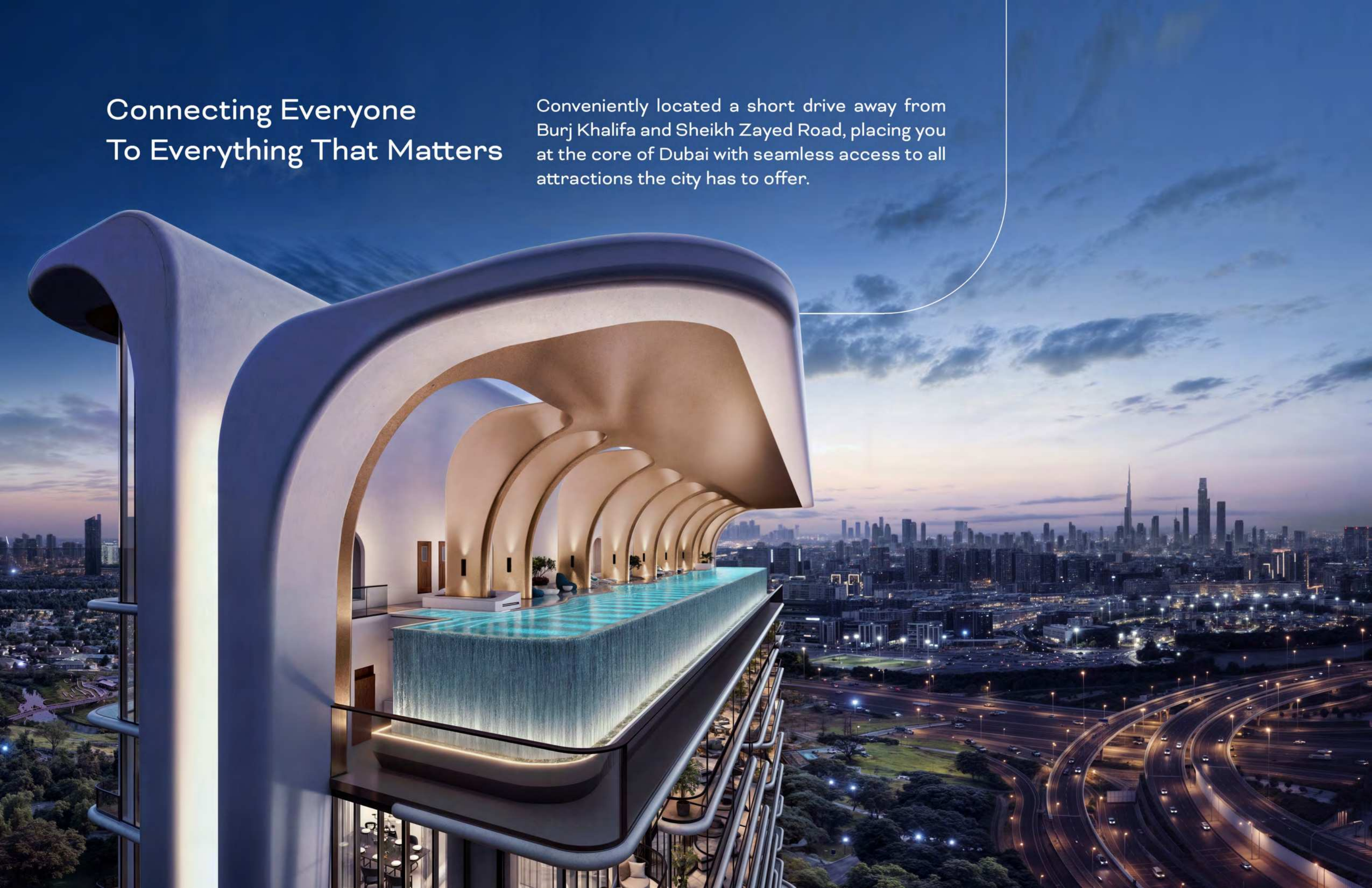
2 Bedroom | 2 Bedroom + Study



The above illustrates a representative floor plan highlighting the typical structural core, with floor variations captured in changes in the balcony sizes. This will be reflected in the individual unit layouts

Connecting Everyone To Everything That Matters

Conveniently located a short drive away from Burj Khalifa and Sheikh Zayed Road, placing you at the core of Dubai with seamless access to all attractions the city has to offer.



Amenities & Interior Specifications

GENERAL

- Porcelain tile with wood-look effect for flooring
- Porcelain tile with wood-look effect for skirting
- Off white paint for walls and ceiling
- Curtain pelmets with recessed LED strips
- Modern design stainless steel finish switches and power socket
- Floor to ceiling windows with outdoor views
- Infinity Pool Depth - 1.8m
- Family Pool Depth - 1.3m
- Lobby Ceiling - 6.6m
- Chandelier provisions at the center of main areas

KITCHENS

- Full suite of integrated appliances
- Natural oak and matt plain laminate cabinetry
- Kitchen Ceiling - 2.7m
- Quartz stone with terrazzo finish countertop and backsplash

BEDROOMS

- Closed wardrobes with plain matte laminate finish
- Bedroom / Living Room Ceiling - 3.3m

BATHROOMS

- Built-in mirrors with integrated LED strips
- Quartz stone top with terrazzo effect on vanity with minimal integrated sink design
- Mosaic terrazzo effect on vanity backsplash
- Natural oak wood storage cabinetry under vanity and above WC area
- Travertine look porcelain tile on shower walls
- Cement look porcelain tile on floor & walls
- Walk-in shower with floor to ceiling glazing with metal frame
- Chrome metal finish to bathroom fixtures





CITYVIEW Developments is a UAE-based real estate developer with a global presence, renowned for its fresh and creative approach to residential, commercial, and hospitality spaces. Through strategic collaborations with top global brands and award-winning architects, CITYVIEW creates dynamic developments that are strategically located and crafted to inspire, connect, and evolve with the changing needs of modern urban life. CITYVIEW is best known for developing Hyde Residences Dubai Hills, the first lifestyle branded development in Dubai Hills Estate.

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