

AMARIS RESIDENCES

Revitalized by Crest Peak Properties

Stabilized Asset. Structured Upside. Long-Term Value.

AMARIS TOWER



About Amaris Residences

Reimagined by Crest Peak Properties, Amaris Residences represents the transformation of an established residential asset into a *strengthened, income-ready investment*. Combining everyday functionality with *long-term appreciation fundamentals*, the project offers *stability today and measurable upside tomorrow*.



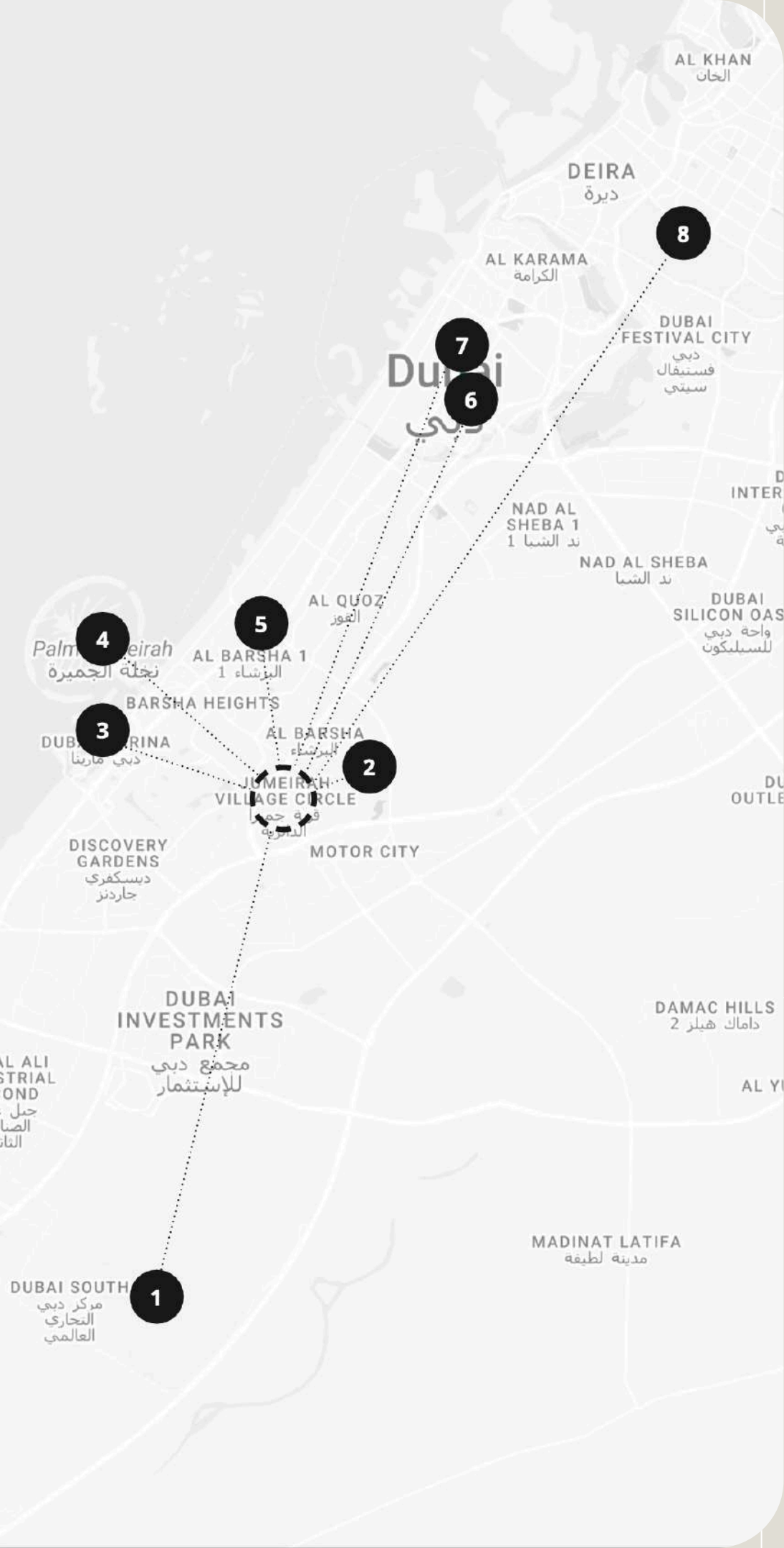


Prime *Location*

Connected. Convenient. Community-Oriented.

Jumeirah Village Circle (JVC) offers a self-contained community atmosphere while keeping the entirety of Dubai within easy reach. Strategically positioned in the heart of New Dubai, the district connects seamlessly to Jumeirah Village Triangle, Al Barsha South, Dubai Sports City, and Motor City.

Designed as a modern village-style neighborhood, JVC blends everyday convenience, strong connectivity, and a well-established residential environment — making it one of Dubai's most consistently in-demand communities.



In the *community*

Schools & Nurseries

- Kids World Nursery
- Ladybird Nursery

Hospitals & Clinics

- Magnum Family Medical Centre
- Right Health Karama Medical Centre

Supermarkets

- Spinneys
- Choithrams
- West Zone Fresh
- Aswaaq Mart
- All Day Minimart
- Holiday Minimart

In the *neighbourhood*

Schools

- GEMS United, Dubai Sports City – 5 mins
- GEMS World Academy, Al Barsha South – 5 mins
- Dubai International Academy, Emirates Hills – 7 mins

Hospitals & Medical Facilities

- Emirates Hospital Day Surgery, Motor City – 5 mins
- Saudi German Hospital, Al Barsha South – 5 mins

Retail & Malls

- Al Khail Avenue Mall, JVC – 2 mins
- City Centre Al Barsha – 5 mins
- Circle Mall, JVC – 10 mins
- My City Centre Al Barsha – 10 mins

Key Destinations

- Dubai Marina – 10 mins
- Dubai Mall – 12 mins
- DIFC – 12 mins
- Mall of the Emirates – 15 mins
- Al Maktoum International Airport – 15 mins
- Dubai International Airport – 15 mins
- Palm Jumeirah – 20 mins

Value Drivers

Strategic Uplift. Long-Term Value.

- Stabilized, **income-generating asset** within a proven and resilient residential market.
- Strategically executed refurbishment program delivering **measurable value uplift**.
- Enhanced rental positioning and **improved tenant appeal** following upgrades.
- Well-suited for **long-term ownership** and defensive hold investment strategies.

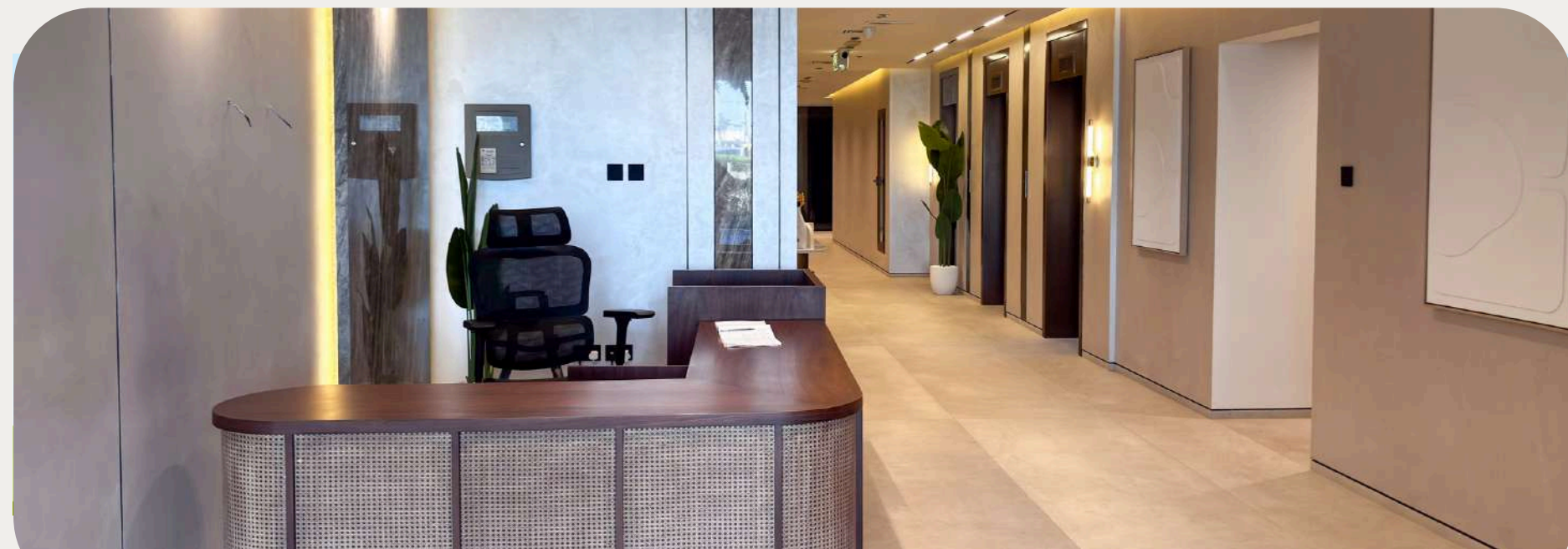


Designed for *Today*. Positioned for *Tomorrow*.

Amaris Residences presents elegantly designed residences in Jumeirah Village Circle (JVC), one of Dubai's most established and *consistently in-demand residential communities*. Thoughtfully planned with *efficient layouts, refined proportions, and everyday functionality*, the homes offer balanced lifestyle appeal for end-users while maintaining strong rental positioning for investors.

Situated within a mature district supported by steady tenant demand and established infrastructure, the asset benefits from inherent location resilience. Targeted refurbishment enhancements currently underway are elevating both aesthetic quality and market competitiveness, further strengthening the tower's rental profile and long-term value fundamentals.

This is not a speculative development — it is a stabilized, income-ready asset within a proven market, enhanced through disciplined improvements designed to support sustainable appreciation.





Practical Layouts, Everyday *Functionality*

Amaris Residences offers a curated collection of well-designed residences suited to modern urban living. Layouts are *thoughtfully planned* to ensure efficient use of space, natural flow, and *practical separation* between *living* and *kitchen* areas through closed kitchen designs.

Homes are delivered *ready for occupancy*, with select *common areas* and *finishes* undergoing refurbishment to enhance overall comfort, visual appeal, and long-term desirability.



Homes and Configurations

1 Bedroom Residences

- Ideal for professionals and first-time homeowners
- Efficient layouts with generous proportions
- Strong lifestyle appeal within the community
- Practical design for comfortable everyday living

2 Bedroom Residences

- Suitable for families and long-term residents
- Balanced layouts with defined living spaces
- Enhanced privacy and functionality
- Comfortable proportions for modern urban living

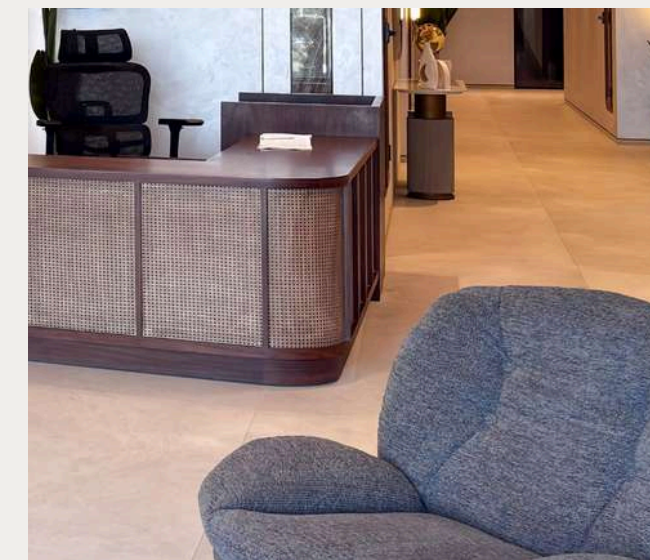




Elevated Interiors, *Effortless Sophistication*

The residences at Amaris Residences are crafted to embody understated luxury and refined comfort. Living and dining spaces are elegantly proportioned to create a sense of openness and ease, while bedrooms offer generous dimensions designed for privacy and relaxation. Each layout allows for seamless furnishing and personal expression, creating homes that feel both polished and personal.

A curated palette of neutral tones, complemented by considered detailing, brings warmth and visual harmony to every residence. The finishes are carefully selected to balance durability with elegance, ensuring interiors remain sophisticated, adaptable, and enduringly relevant to modern lifestyles.





Designs for *everyday use*

The amenities at Amaris Residences are thoughtfully curated to enhance daily living, promote wellness, and encourage a sense of community. Each facility is designed to provide comfort, convenience, and balance — supporting a lifestyle that is both practical and refined.



Swimming Pool



Gymnasium



Children's Play Area



Sauna



Landscaped common spaces



Jacuzzi



Covered Parking



High-speed Elevators



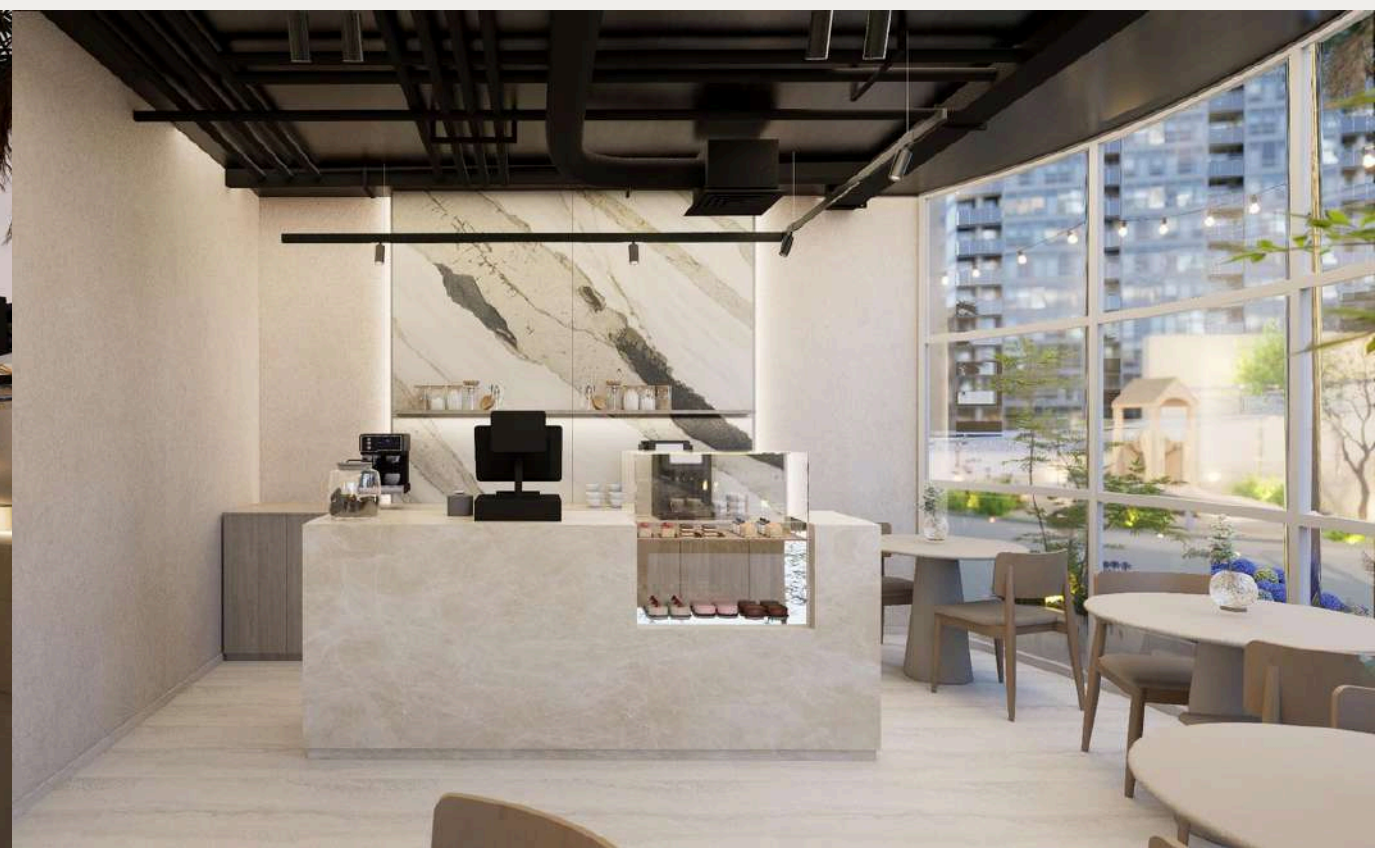
Co-working space

Refurbishment Programme in *Progress*

Amaris Residences is currently undergoing a targeted refurbishment programme designed to enhance both daily comfort and overall asset presentation. These strategic upgrades aim to elevate the building's aesthetic quality while strengthening long-term desirability.

Scope of Enhancements

- Lobby and corridor upgrades
- Modernization of common areas and lighting
- Pool, gym, and children's play area improvements
- Landscaping and overall building presentation enhancements
- Internal finish refinements and detailing upgrades
- Selected white goods replacements
- Upgraded bathroom fittings



Internal *Finishes & Detailing*

Scope of Works


1. Full apartment repainting (walls & ceilings) + deep cleaning
2. Bathroom gypsum ceiling replacement (600 x 600 mm)
3. Kitchen gypsum ceiling replacement (incl. finishes & services)
4. Kitchen granite countertop polishing
5. New kitchen sink installation
6. New kitchen hood installation
7. Kitchen cabinet door replacement
8. Kitchen ironmongery replacement (hinges, handles, fittings)
9. New kitchen ceiling lighting
10. New bathroom ceiling lighting
11. New corridor ceiling lighting
12. Tile regrouting
13. Backlit bathroom mirrors
14. New bathroom vanity installation
15. Bedroom cabinet door replacement
16. Bedroom ironmongery replacement (hinges, handles, fittings)
17. Bathroom shower glass partition
18. Sanitary ware & accessories – bathrooms and powder room (basin mixers, shower heads, shower mixers, hand showers, angle valves, towel rails, hand towel holders)
19. New WC seat covers





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