

**Work Hard
Live Easy**

**THE
BOROUGH**

The Location

A New Horizon, Every Day

The Borough is situated in JVC and offers unmatched convenience and time to focus on what truly matters, from Circle Mall, to serene parks and Hessa street, all just moments away.



12 min walk to
Gadaf Park

3 min to
Circle Mall

14 min to
Mediclinic Parkview Hospital

17 min to
Trump Golf Course

18 min to
Kings' School Al Barsha

21 min to
Burj Al Arab

24 min to
Downtown Dubai & Burj Khalifa

26 min to
Palm Jumeirah

30 min to
Dubai International Airport

Design Narrative

The Borough is situated in JVC and offers unmatched convenience and time to focus on what truly matters, from Circle Mall, to serene parks and Hessa street, all just moments away.



Designed for a Better Life

ICONIC | mīrFa™

The Borough

Designed as a space to connect, collaborate, and thrive with a close-knit community in Dubai, The Borough offers amenities like padel courts, a barbecue area, and a state-of-the-art gym. It fosters an environment where you truly belong, empowering you to turn your goals into reality.



Built to Inspire and Connect

Exterior Visuals

DISCLAIMER: All images, renders, and visuals included in this brochure are for illustrative purposes only and may not accurately represent the final product. Designs, layouts, materials, and specifications are subject to change without prior notice at the sole discretion of the developer. This brochure does not constitute a binding offer and is intended for general marketing and informational purposes only.



A Vision of Modern Living

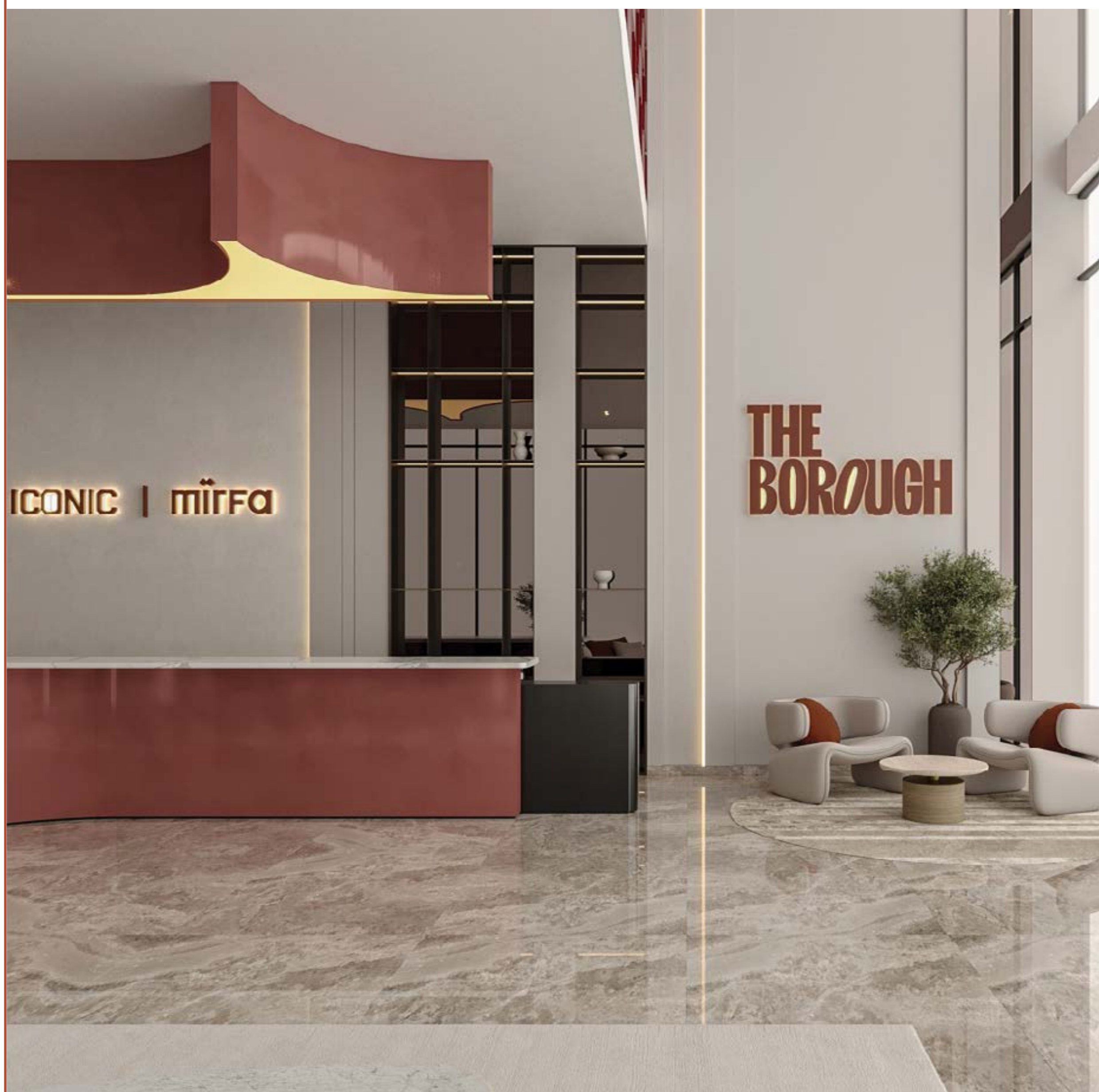
Where modern design meets natural elegance. Our building's unique exterior blends sleek glass finishes with lush green spaces, creating a striking visual balance.





Interior Visuals & Floorplans

Your Space,
Your Success







Your home should reflect your ambition. We've designed each apartment to be a space of both serenity and inspiration, tailored to elevate your daily life.

Studio Units



The perfect launchpad for a
dynamic, thriving life.

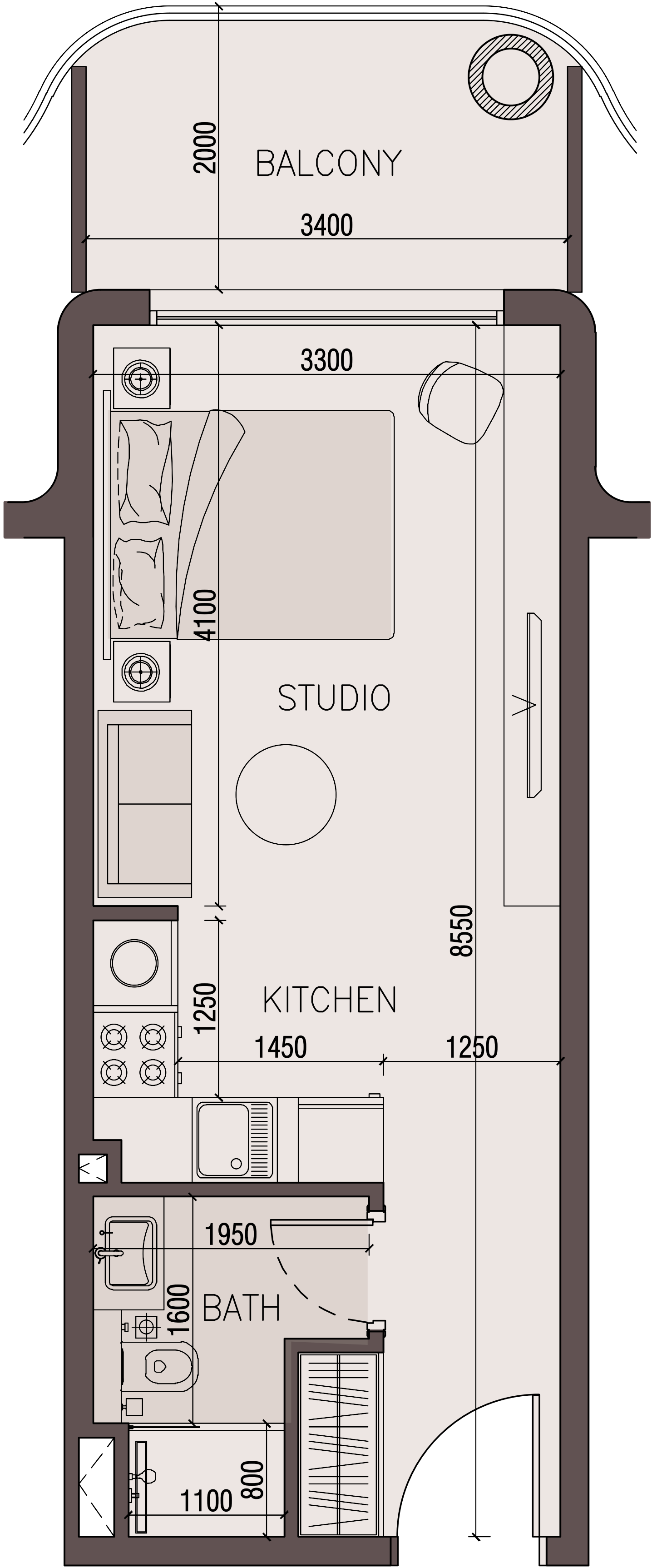


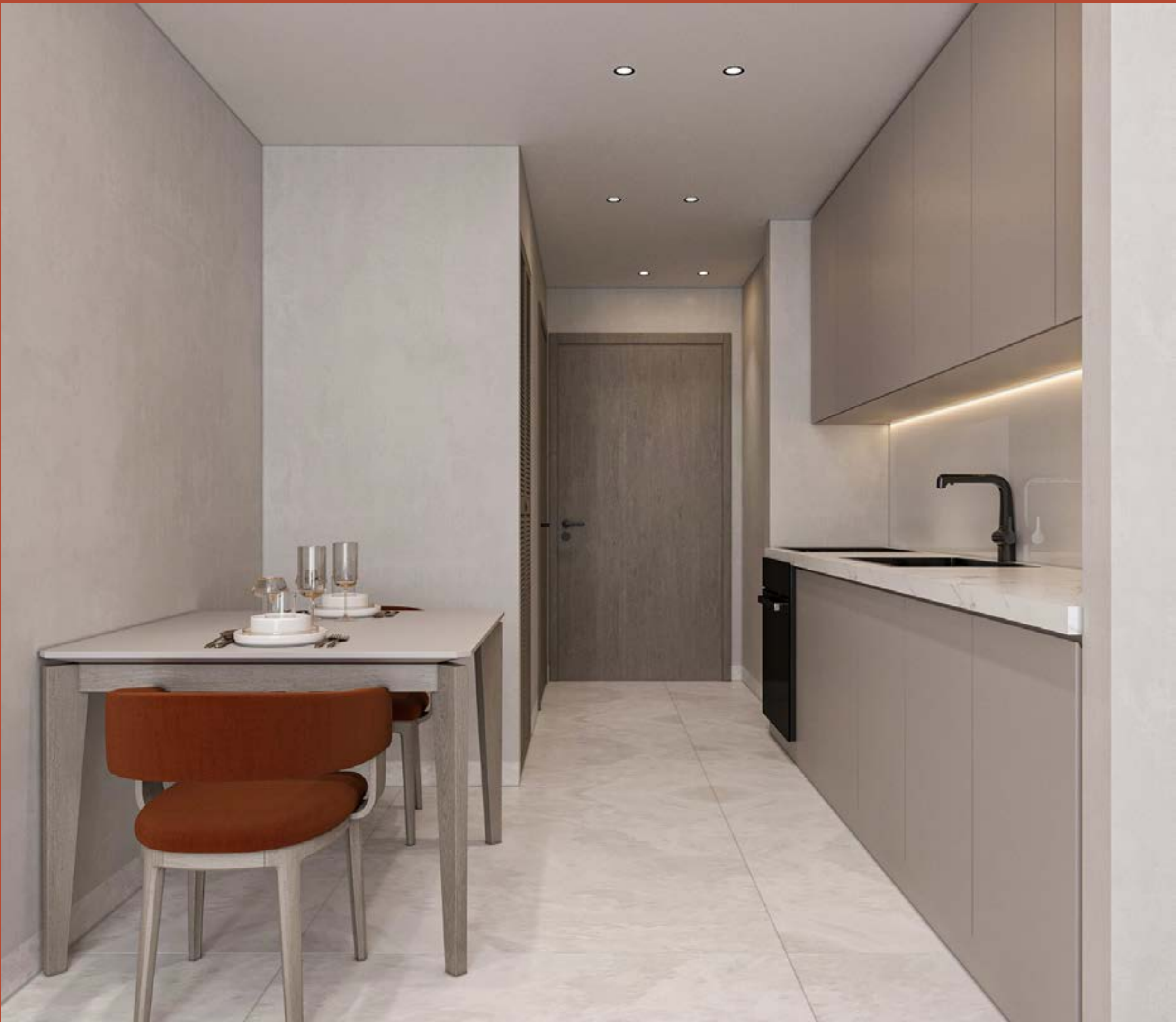
Studio

Studio

GFA: ~ 406 square feet | 38 square meters

BALCONY: ~ 77 square feet | 7 square meters





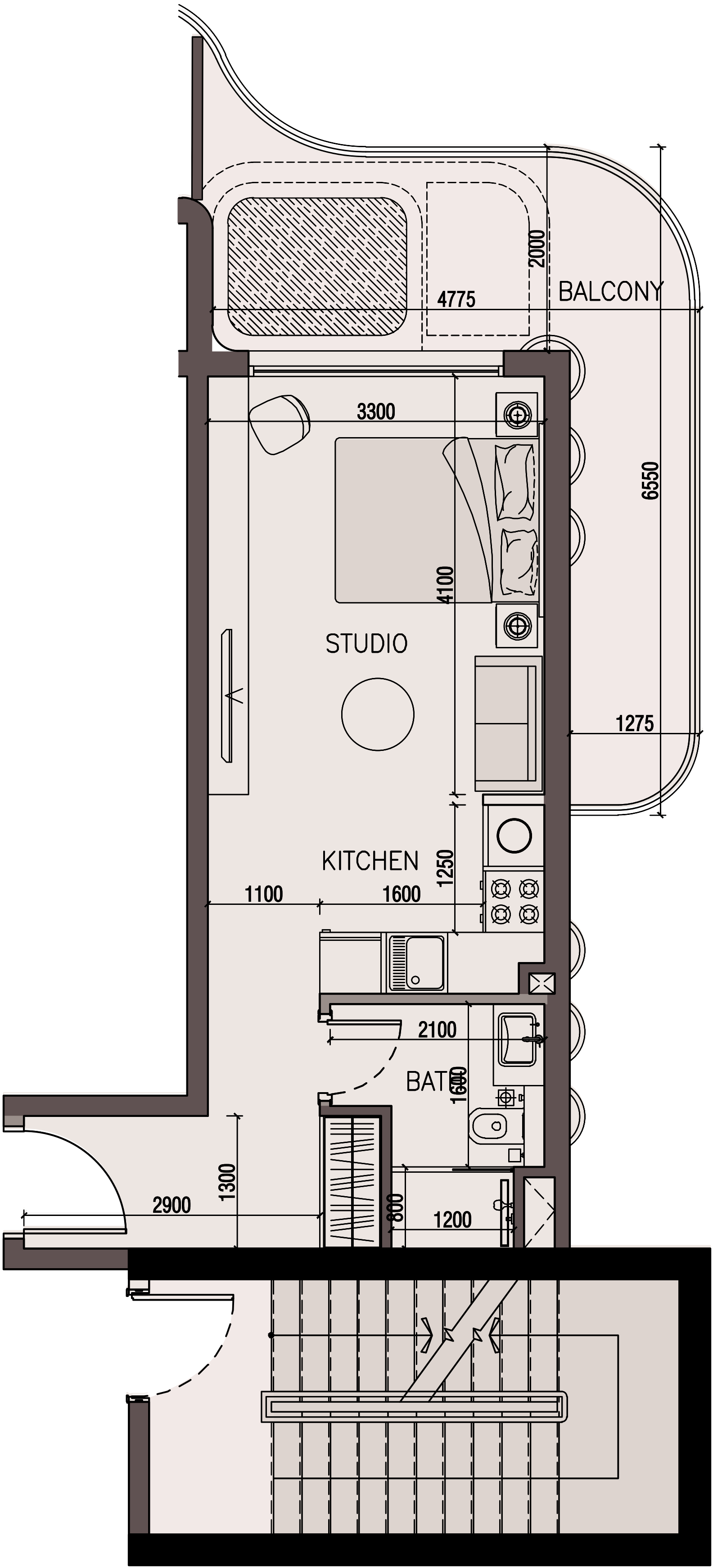


Studio with Pool

Studio with Pool

GFA: ~ 533 square feet | 50 square meters

BALCONY: ~ 173 square feet | 16 square meters





One Bedroom Units



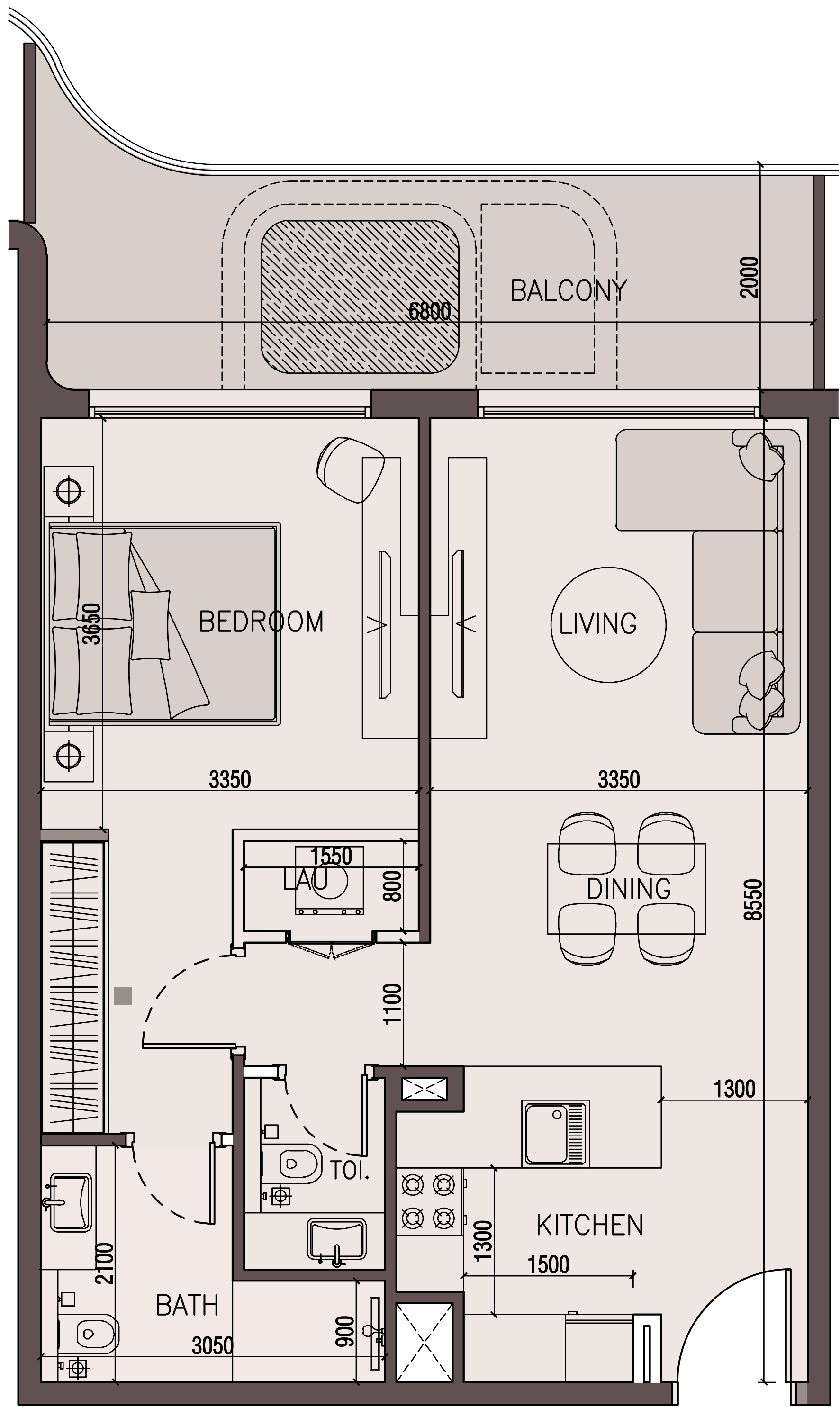
Designed for clarity and focus,
one-bedroom homes that inspire.



One Bedroom

One Bedroom

GFA: ~ 819 square feet | 76 square meters
BALCONY: ~ 163 square feet | 15 square meters





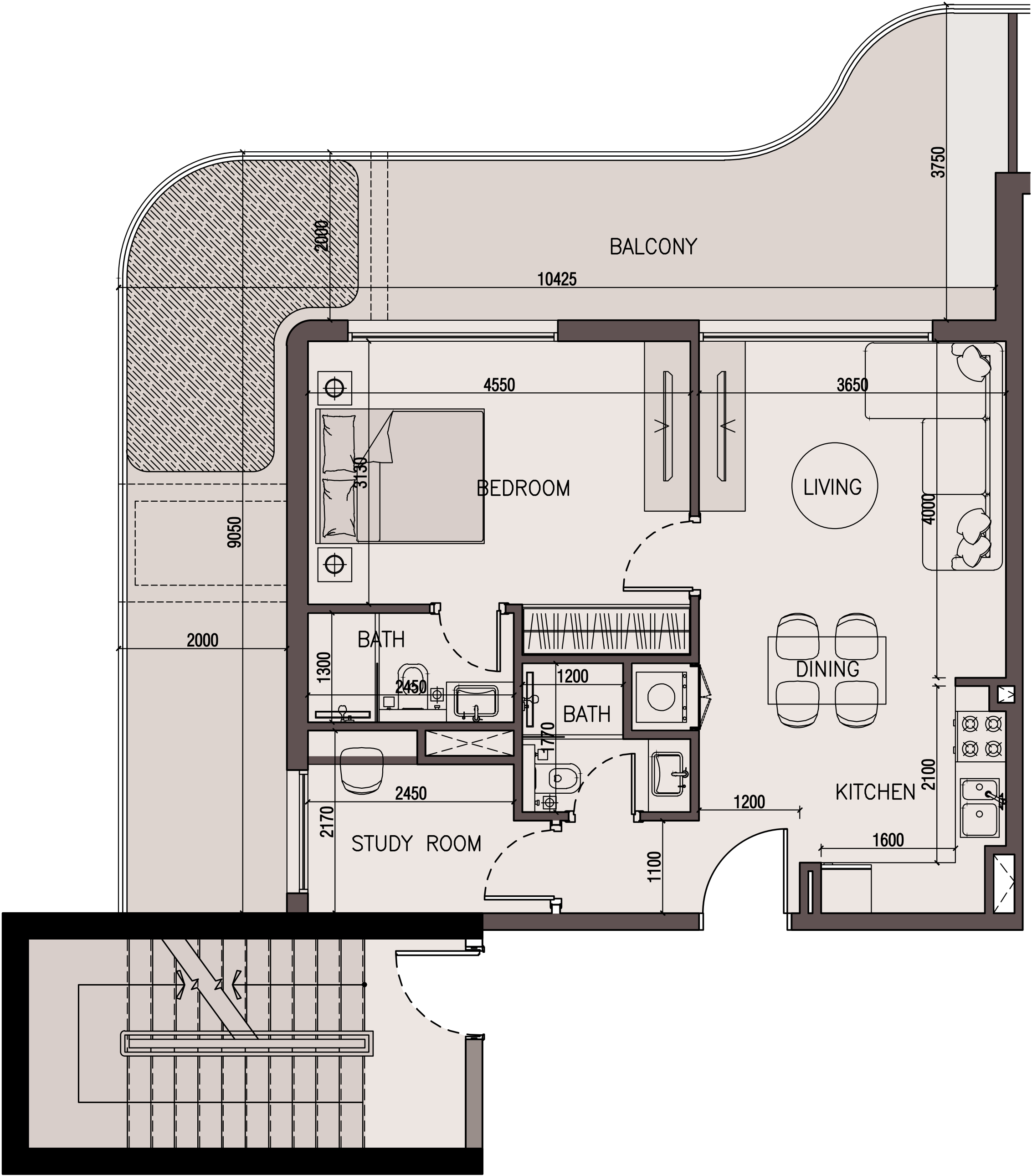


One Bedroom with Study

One Bedroom with Study

GFA: ~ 1068 square feet | 99 square meters

BALCONY: ~ 428 square feet | 40 square meters

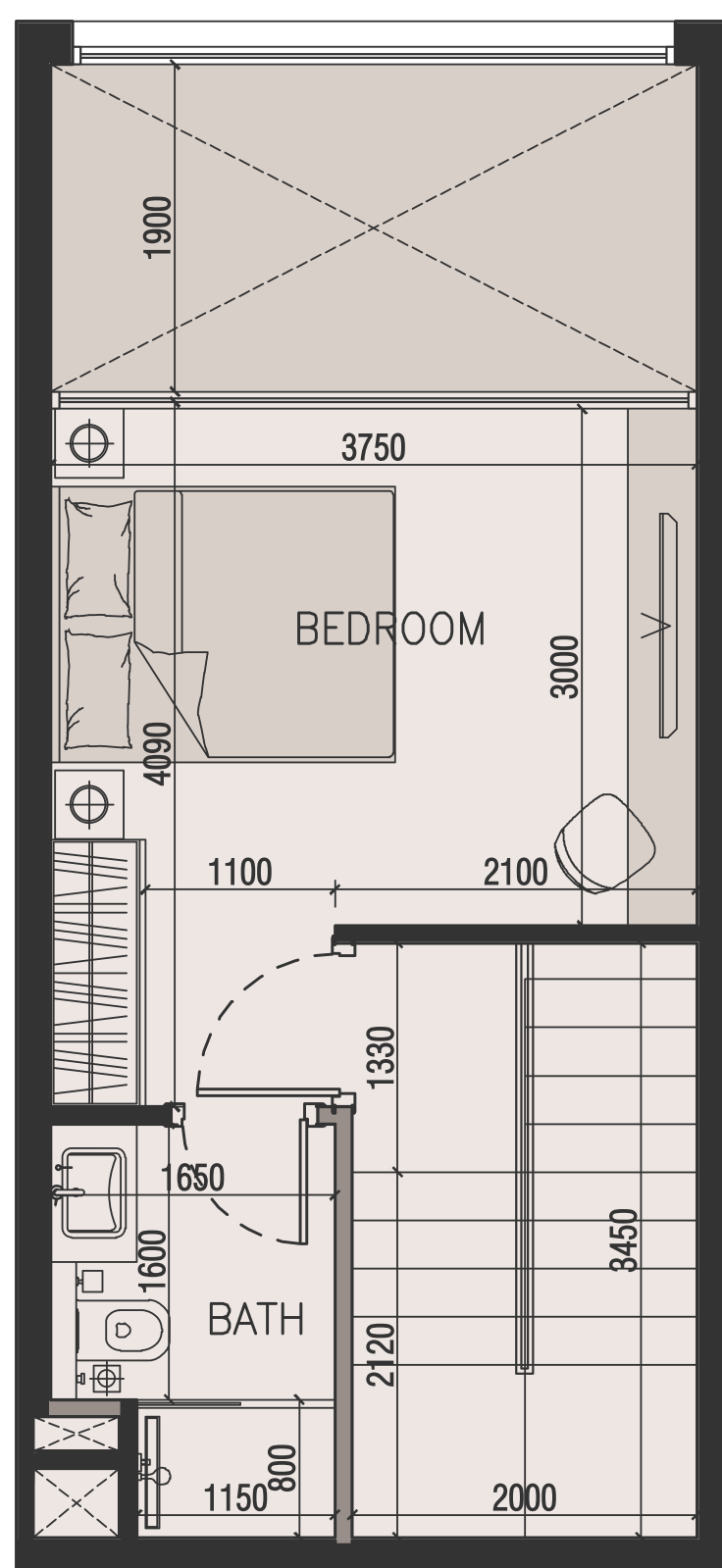
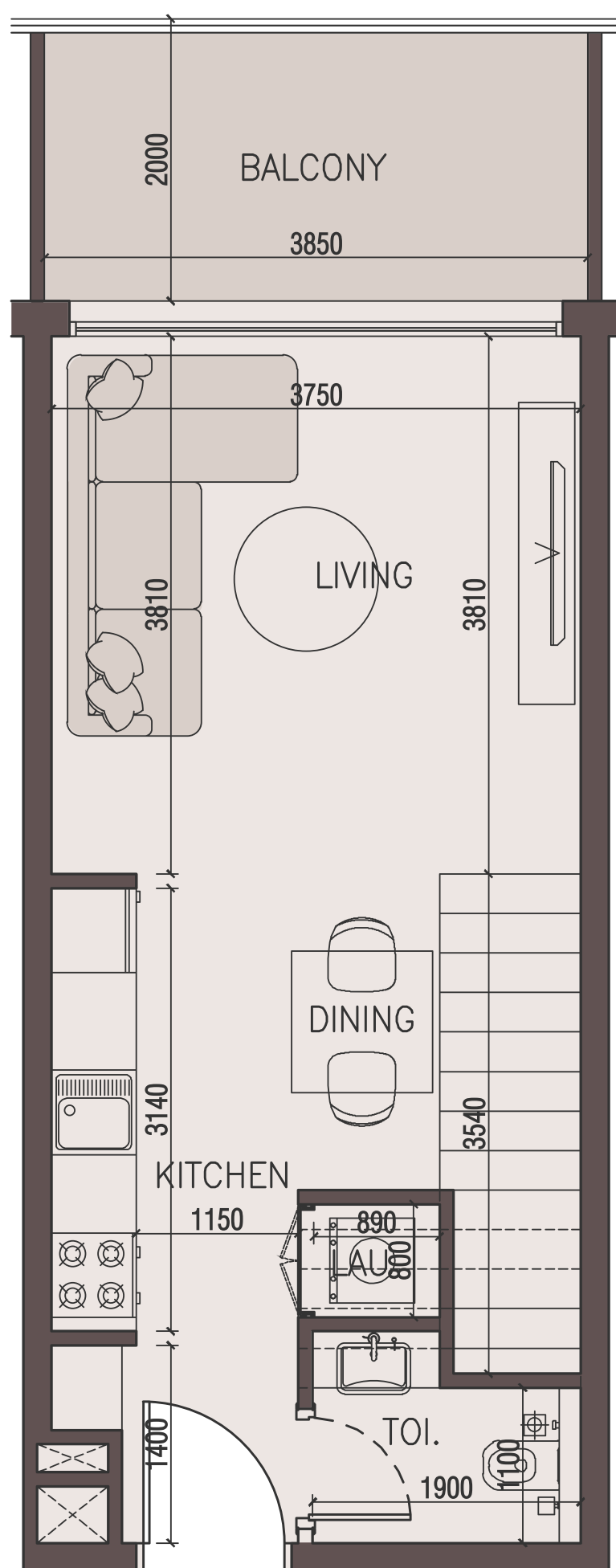






One Bedroom Loft Units

Total Area: 739.70 sq. ft.
Balcony: 88.22 sq.ft



One Bedroom Loft

GFA: ~ 740 square feet | 69 square meters

BALCONY: ~ 88 square feet | 8 square meters





Two Bedroom Units

Find your balance with a generous layout and your own private pool.



Two Bedroom

Two Bedroom

GFA: ~ 1067 square feet | 99 square meters

BALCONY: ~ 239 square feet | 22 square meters





Payment Plans

Your path to success is simplified with a flexible 5-year, interest-free payment plan. This covers 3 years during construction and 2 years post-handover, securing your investment.

Studio Summary

Type	Area (square feet)	Area (square meters)	Price
Studio	~ 407 - 509 square feet	~ 38 - 47 square meters	AED 729,840 - AED 799,640

*Options also available with pool

One Bedroom Summary

Type	Area (square feet)	Area (square meters)	Price
One Bedroom	~ 749 - 977 square feet	~ 70 - 91 square meters	AED 1,129,820 - AED 1,449,080
One Bedroom with Study	~ 977 square feet	~ 91 square meters	AED 1,419,856 - AED 1,449,080
One Bedroom Loft	~ 735 - 820 square feet	~ 68 - 76 square meters	AED 1,249,358 - AED 1,498,998

*Options also available with pool

Two Bedroom Summary

Type	Area (square feet)	Area (square meters)	Price
Two Bedroom	~ 1,082 square feet	~ 101 square meters	AED 1,699,060 - AED 1,797,220

*Options also available with pool.

*Floorplans are for illustrative purposes only and may be subject to minor variations.



Features & Inclusions

Uncompromised Quality, Elevated Living

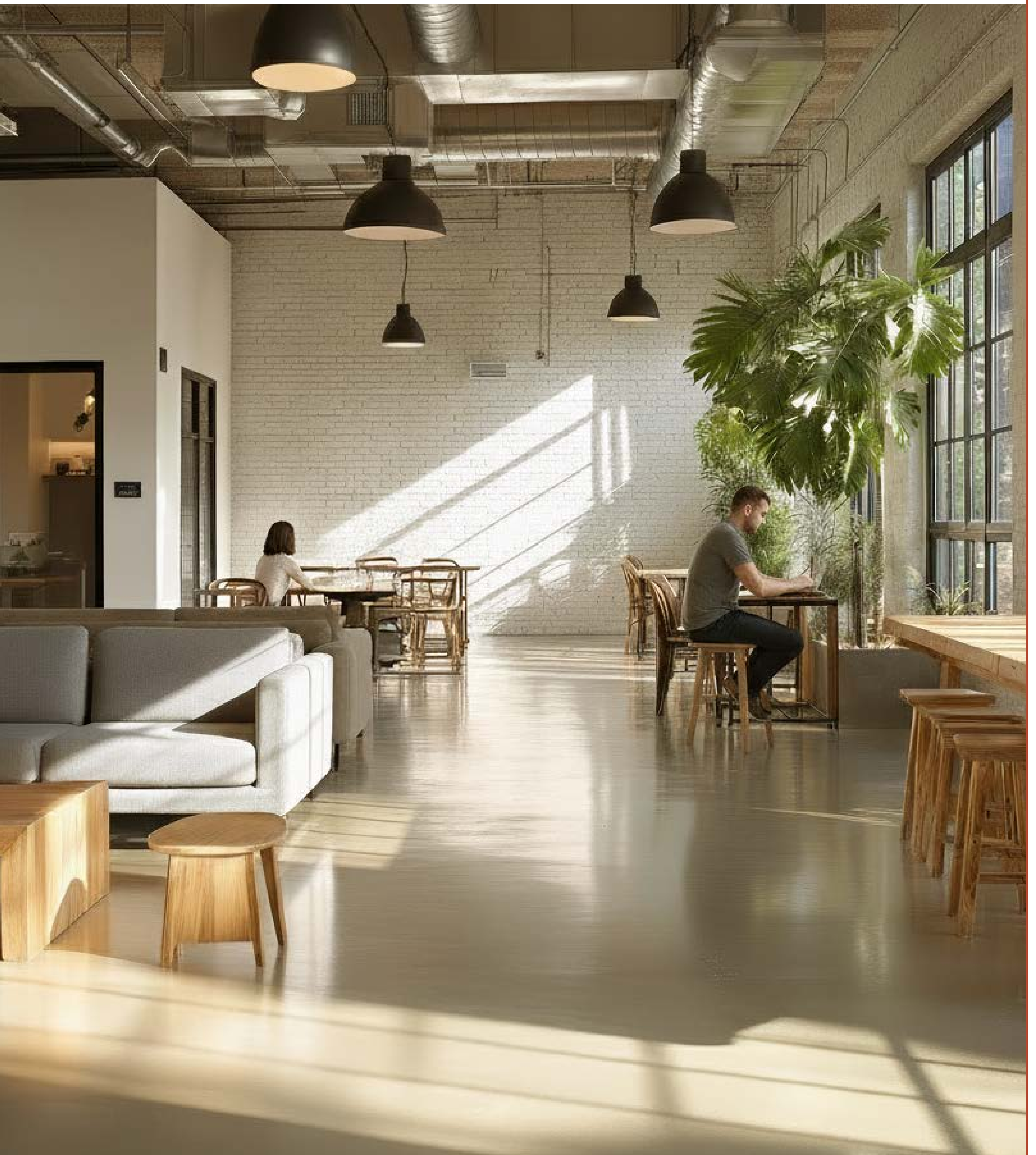
Enjoy top-tier amenities like Bosch kitchen appliances and Grohe bathroom fittings, with most homes featuring a spacious balcony. Select residences offer a private pool and study, and you can also personalize your style with pre-approved colour palettes.

Tool Utility Room



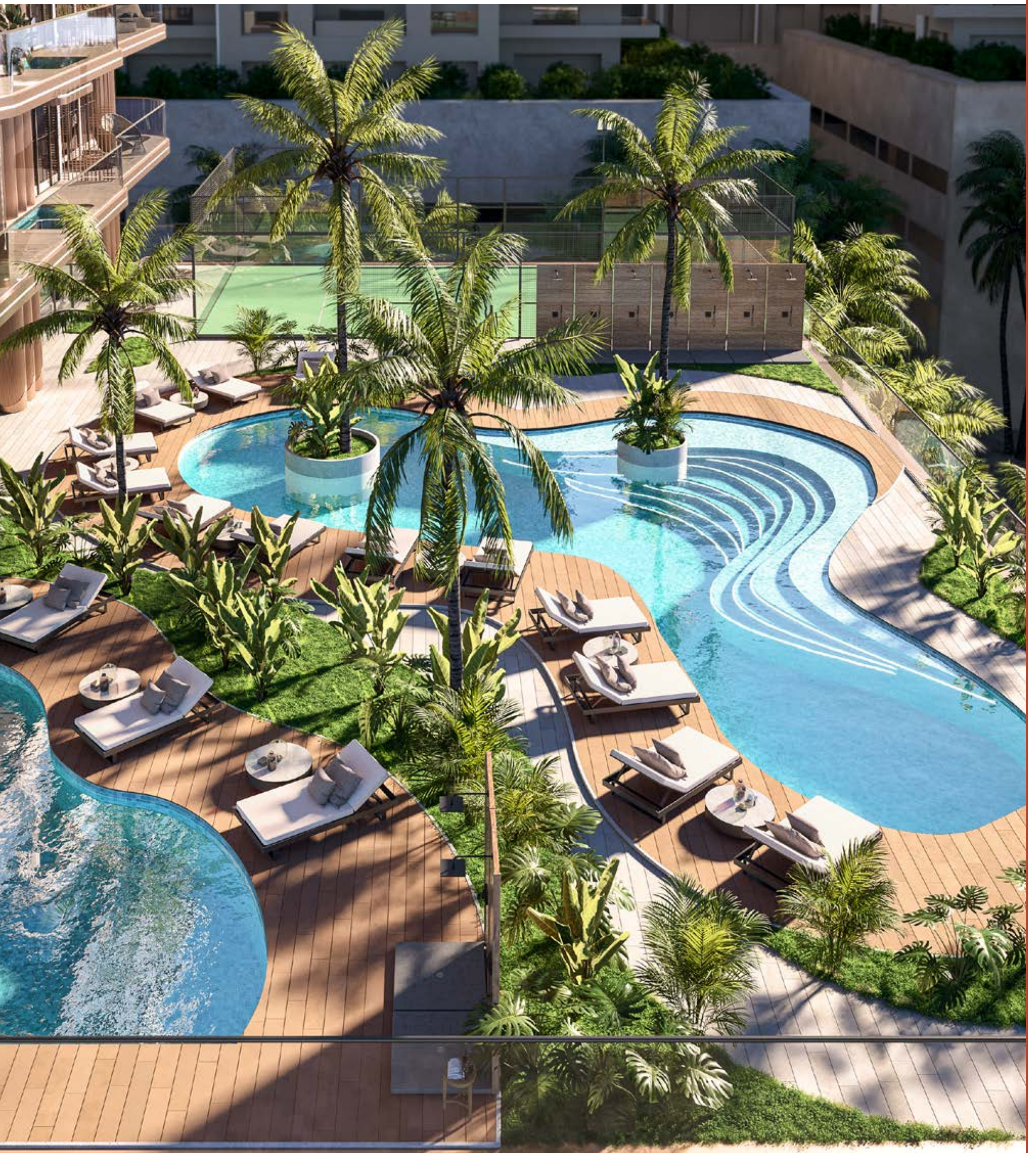
Your go-to solution for any tool you could require.

Communal Hub



A dynamic hub for connection
and community.

Separate Ladies' Pool



Separate, serene pools for relaxation and rejuvenation.

Indoor Gym



Stay active in a state-of-the-art gym designed for everyday training.

Reading Area



Find your quiet corner to unwind and get lost in a good book.

Barbecue Area



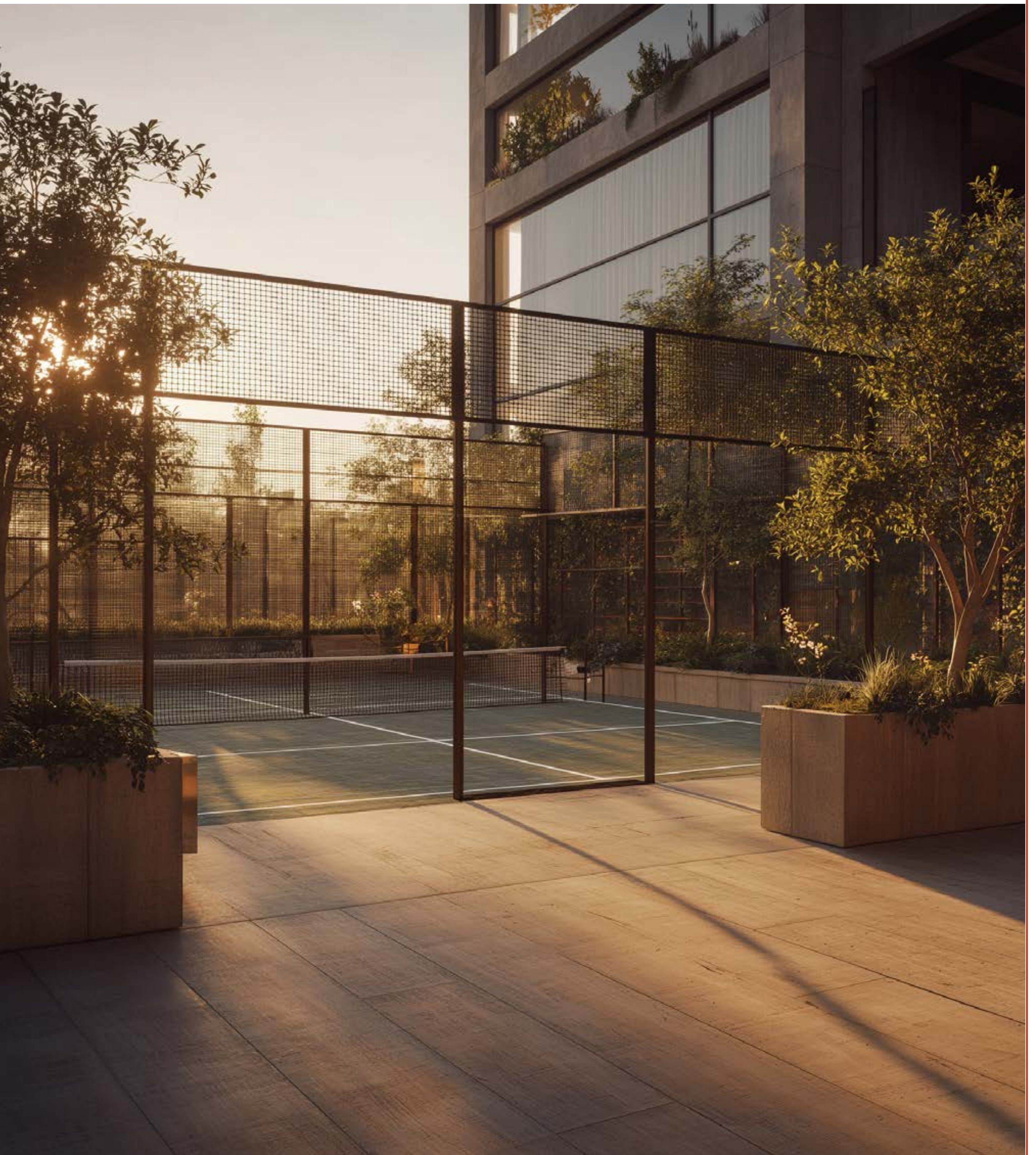
The ultimate space to enjoy a
barbecue with friends and family.

Kids Play Area



A dedicated space for fun-filled gatherings and quality time with the kids.

Padel Court



Challenge yourself and a friend on the private paddle court.

THE BOROUGH

ICONIC | mīrfa™

mirfa.com

800 MIRFA (64732)

Dubai Hills | Dubai