

ROKANE

G25



ROKANE G25

AN URBAN RESIDENTIAL BUILDING

Nestled amidst the vibrant landscape of Jumeirah Village Circle, ROKANE G25, low-rise structure exudes timeless elegance with a contemporary twist. Its classic design elements seamlessly blend with modern touches, creating a captivating facade that stands out in the bustling cityscape.

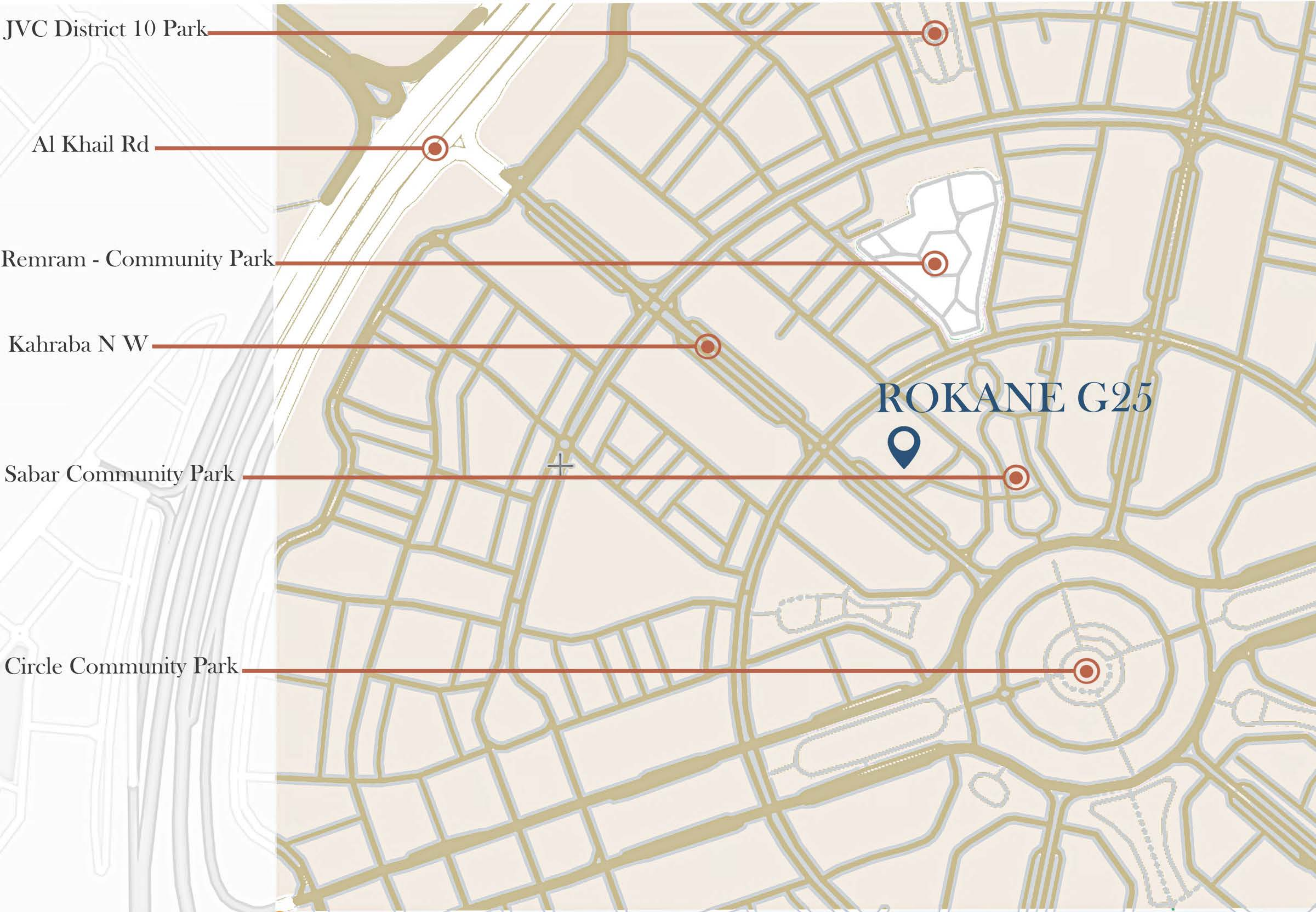
Crafted from high-quality materials, the building showcases a warm earth tones complemented by subtle metallic finishes create a welcoming ambiance that resonates with both tradition and innovation.



JUMEIRAH VILLAGE CIRCLE

Jumeirah Village Circle (JVC) in the heart of new Dubai offers a prime location with great connectivity to various parts of the emirate, making it a sought-after destination for both renters and buyers looking for affordable apartments and villas. Its popularity among investors is further boosted by its freehold status, competitive prices, and attractive rental yields.

Nakheel, the master developer behind JVC, has crafted a community known for its tranquil ambiance, complemented by lush gardens, parks, and a range of amenities. This blend of serene surroundings and modern conveniences makes JVC an attractive option for those seeking a balanced lifestyle in Dubai.



JVC District 10 Park

Al Khail Rd

Remram - Community Park

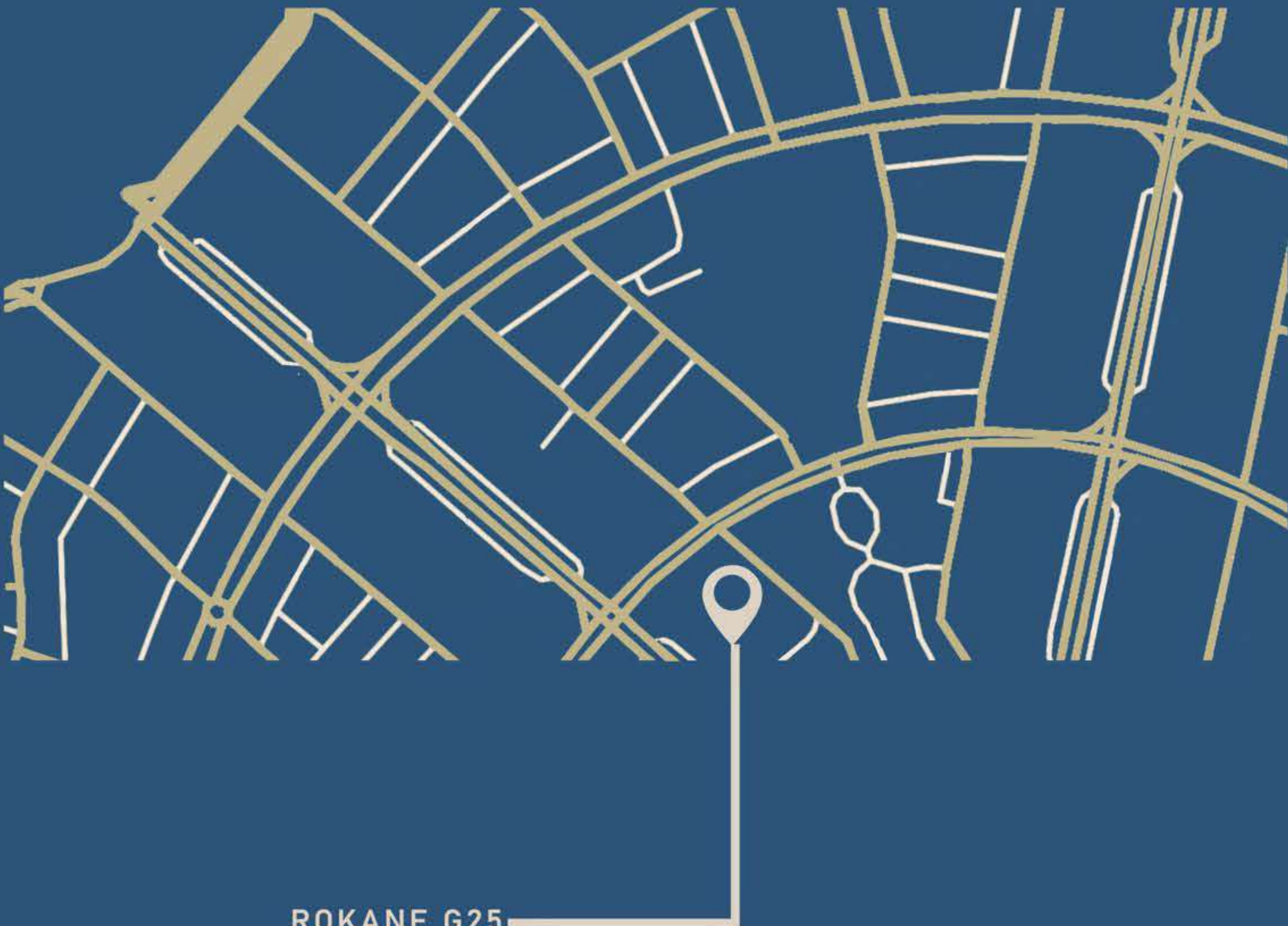
Kahraba N W

Sabar Community Park

Circle Community Park

ROKANE G25

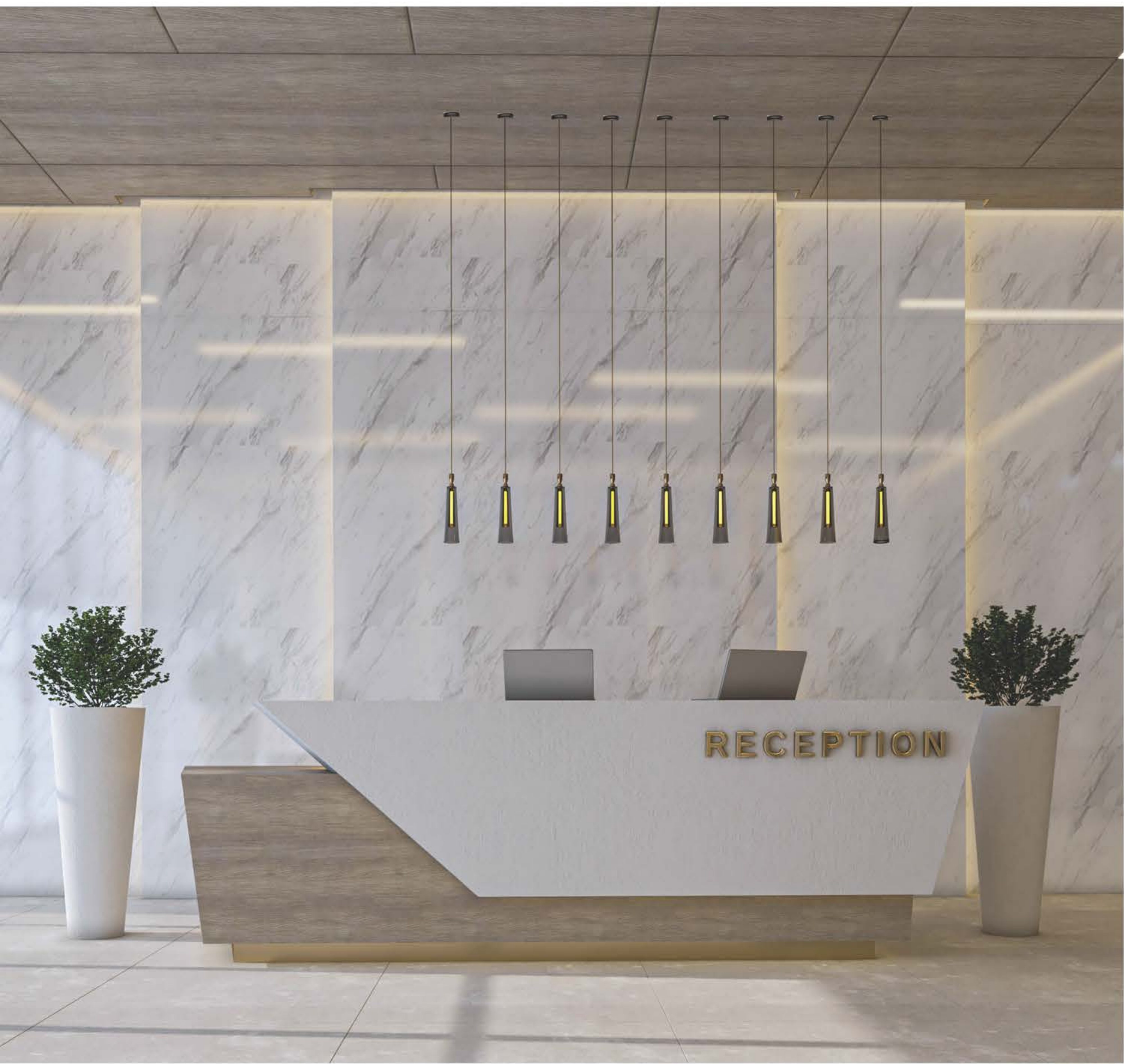
JUMEIRAH VILLAGE CIRCLE



Located in a place where life is very convenient, ROKANE G25 is right across Al Khail Road, is allowing for easy access when you step in and out of JVC

LOCATION MAP & DISTANCES

	27 MINUTES Academic City		18 MINUTES IMG World Of Adventure
	18 MINUTES Falcon City Of Wonders		17 MINUTES Global Village
	30 MINUTES Downtown Dubai & Burj Khalifa		25 MINUTES Museum Of the Future
	40 MINUTES Dubai International Airport		30 MINUTES Jumeirah Beach
	20 MINUTES Dubai Hills Mall		25 MINUTES The Palm Jumeirah



COMMUNITY SERVICES

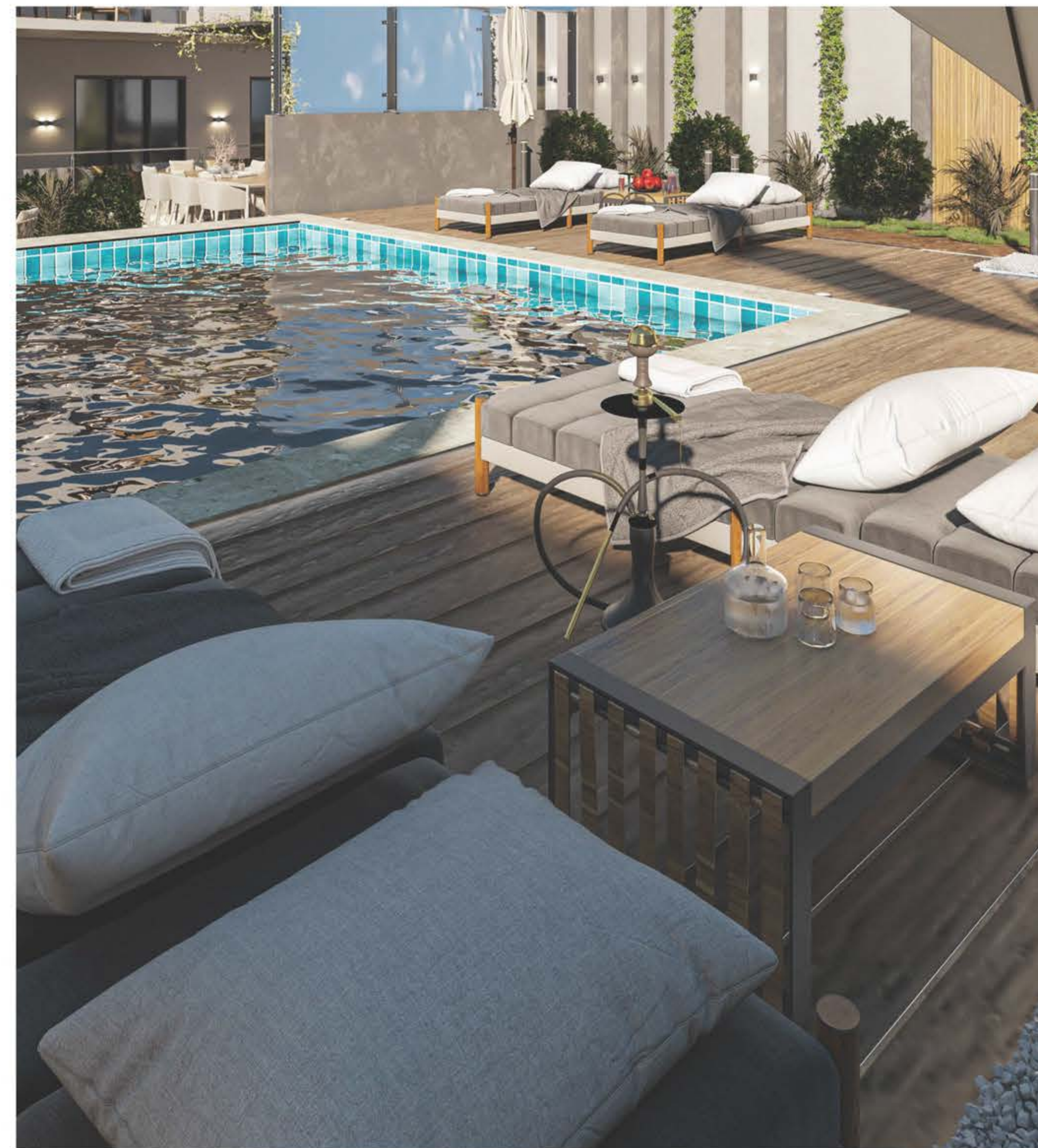
Look forward to a grand welcome and walk through the sophisticated hallways of the property's lobby area.



LIFT LOBBIES

At ROKANE G25, beautifully designed lobbies await you, and two elevators provide access to all floors of the building.





SWIMMING POOL

Indulge in life's beauty with a dip in ROKANE G25 leisure pools.



Sit and relax as you read a book on the bench, go for a stroll in the garden or just wander around - after a busy day of working hard , its good to slow down and recharge



LIVING ROOMS

Residents will enjoy bright and sunny living rooms with high ceilings and premium quality porcelain floor tiles throughout. Expansive open plan living and dining areas offer a wealth of customisation ideas and connect directly to a beautiful sunny terrace.



BEDROOMS

Studio apartments feature an open plan layout merging the living area with the bedroom which directly connects to the sunny private terrace. One bedroom properties offer a separate, stand-alone private master bedroom with an ensuite bathroom and fully-fitted wardrobes. Direct access to the terrace is also provided from the master bedroom.



BEDROOMS

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BATHROOMS

Timeless modern bathrooms offer spacious walk-in showers with tiled shower enclosures and branded wash basins in ensuite bathrooms.



KITCHENS

Beautiful open plan modern kitchens with neutral colour palettes provide the perfect environment for creating culinary delights and hosting family and guests.





LANDSCAPE

Bask in the beauty of nature and the shimmer of city lights.

AMENITIES

Outdoor Facilities

- ADULT POOL
- KIDS WADING POOL
- FITNESS CENTER.
- GARDENS
- SOCIAL LOUNGE



LANDSCAPE

Bask in the beauty of nature and the shimmer of city lights.

AMENITIES

Outdoor Facilities

- OUTDOOR SETTING
- PERGOLA
- TOYS
- WATER AREA
- GREEN SPACES





FLOOR PLANS



PROPERTY

TYPES & SIZES

GROUND - 3 PODIUMS - 7TH FLOOR

TYPES	UNITS
SHOP	4

TYPES	UNITS
STUDIO	62

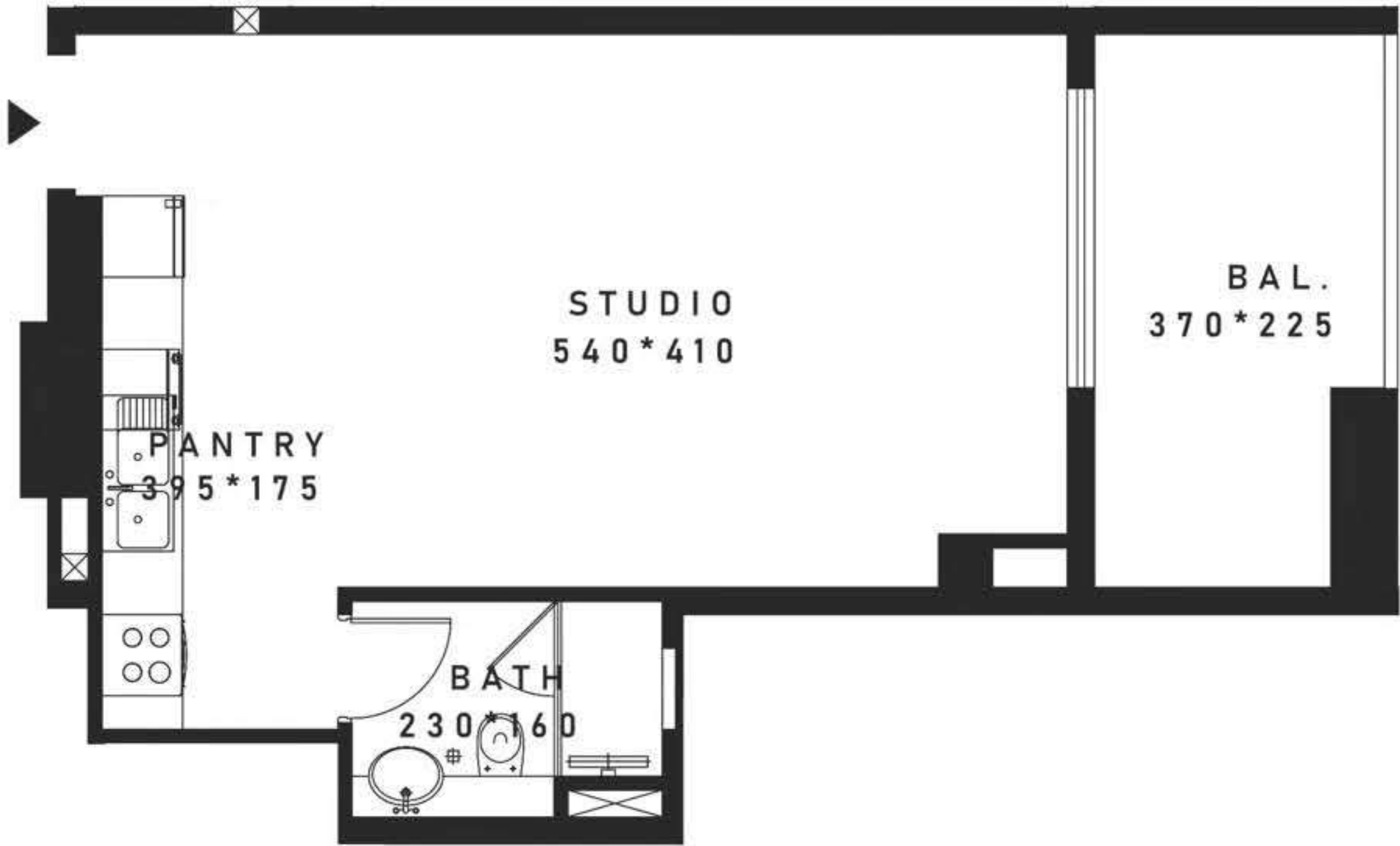
TYPES	UNITS
1 BEDROOM	50

TYPES	UNITS
2 BEDROOM	14

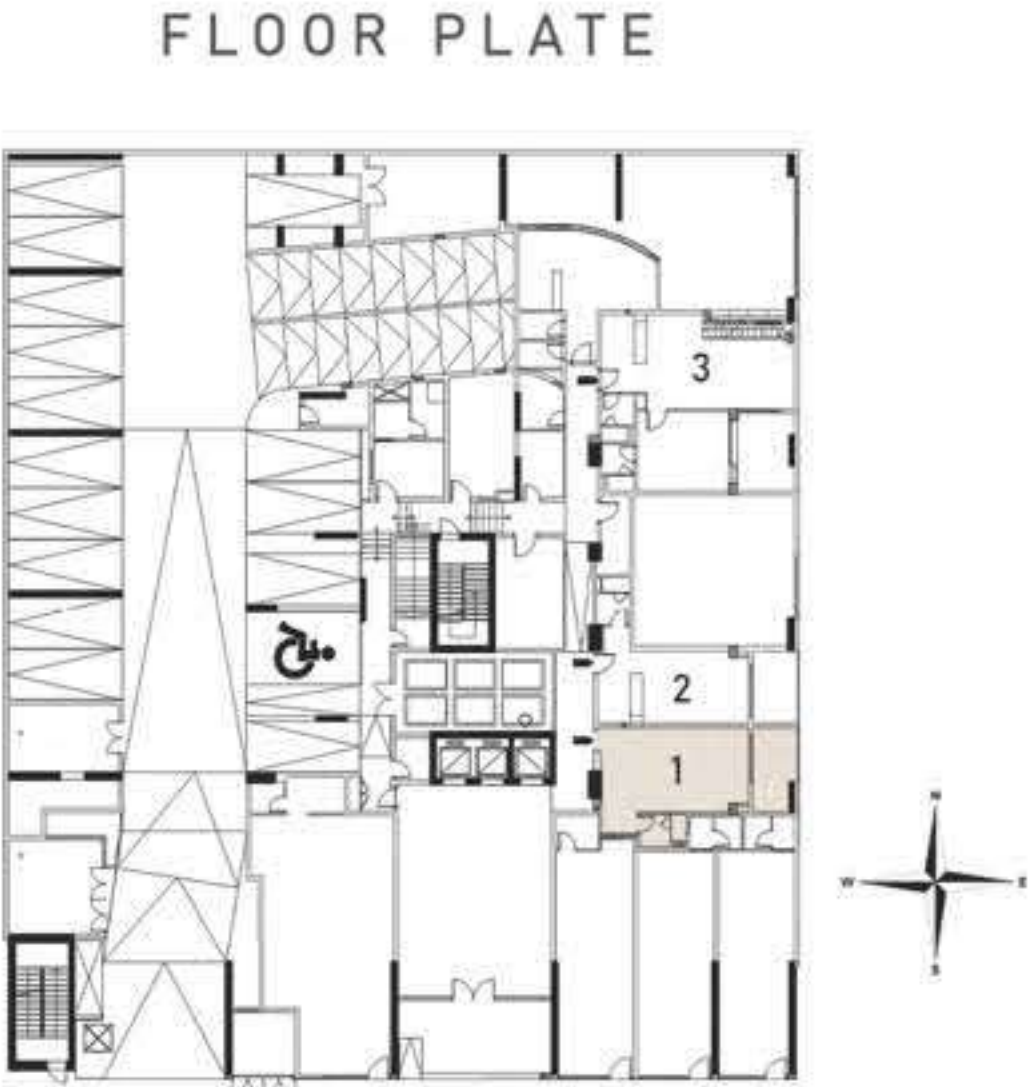
UNIT 01 / GROUND FLOOR

STUDIO TYPE - A

UNIT TYPE



TOTAL AREA	
508.70 SQ.FT.	47.26 SQ.M.
TOTAL INTERNAL AREA	
405.69 SQ.FT.	37.69 SQ.M.
TOTAL EXTERNAL AREA	
103.01 SQ.FT.	9.57 SQ.M.

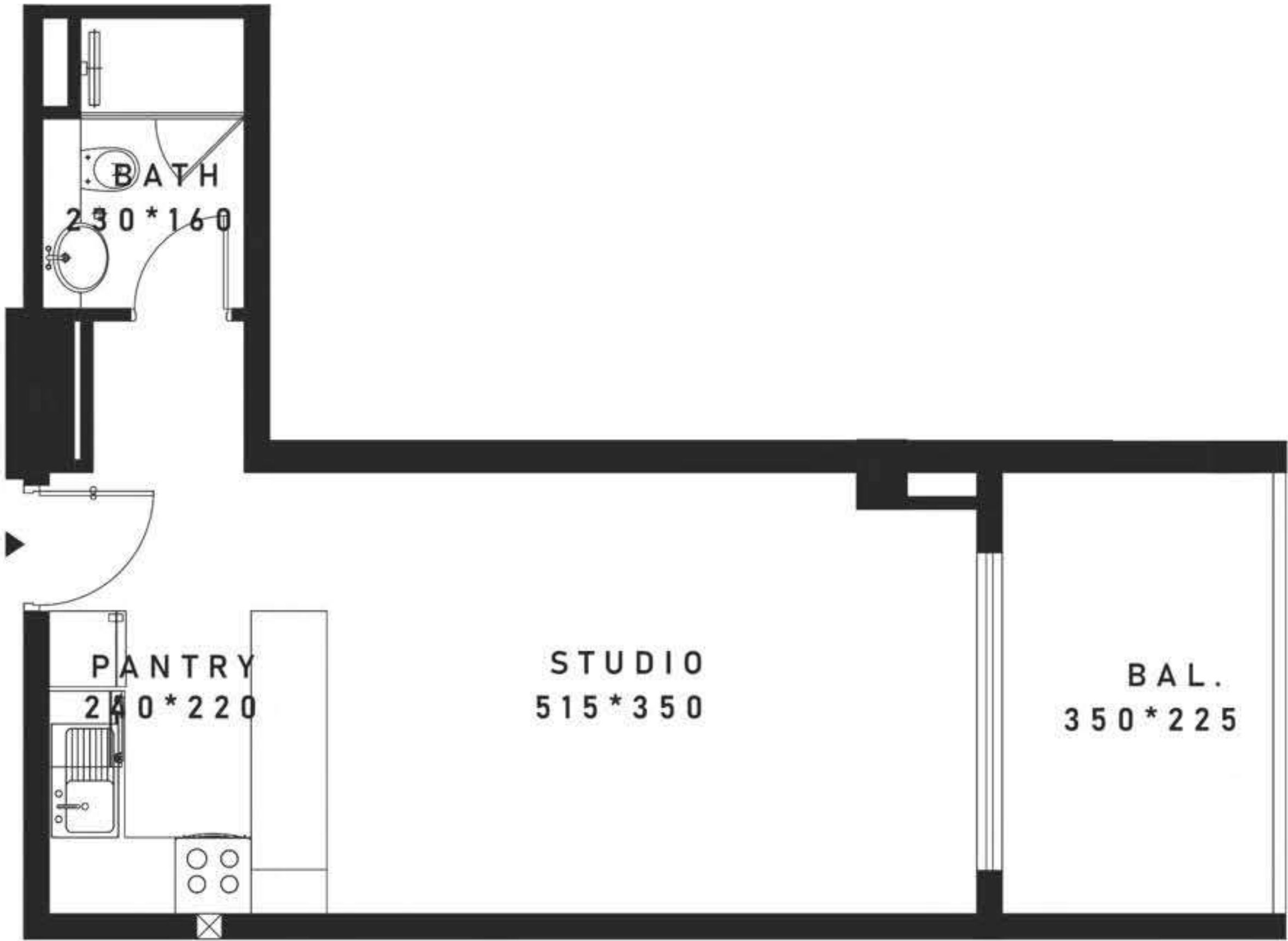


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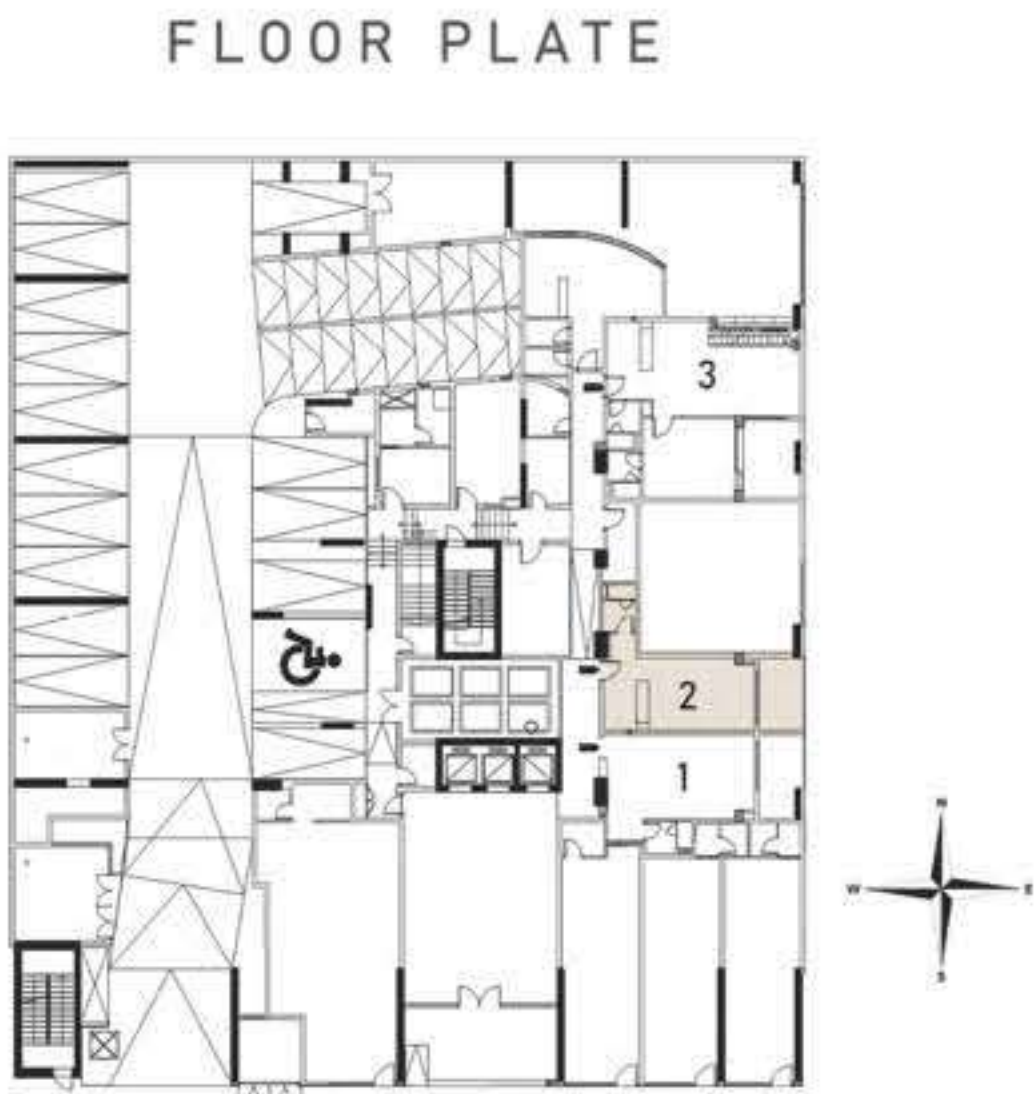
UNIT 02 / GROUND FLOOR

STUDIO TYPE - B

UNIT TYPE



TOTAL AREA	
455.31 SQ.FT.	42.30 SQ.M.
TOTAL INTERNAL AREA	
363.28 SQ.FT.	33.75 SQ.M.
TOTAL EXTERNAL AREA	
92.03 SQ.FT.	8.55 SQ.M.



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UNIT 05 / 3RD PODIUM

STUDIO TYPE - C

UNIT TYPE



TOTAL AREA		
528.72 SQ.FT.	49.12 SQ.M.	
TOTAL INTERNAL AREA		
424.85 SQ.FT.	39.47 SQ.M.	
TOTAL EXTERNAL AREA		
103.87 SQ.FT.	9.65 SQ.M.	



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UNIT 06 / 3RD PODIUM

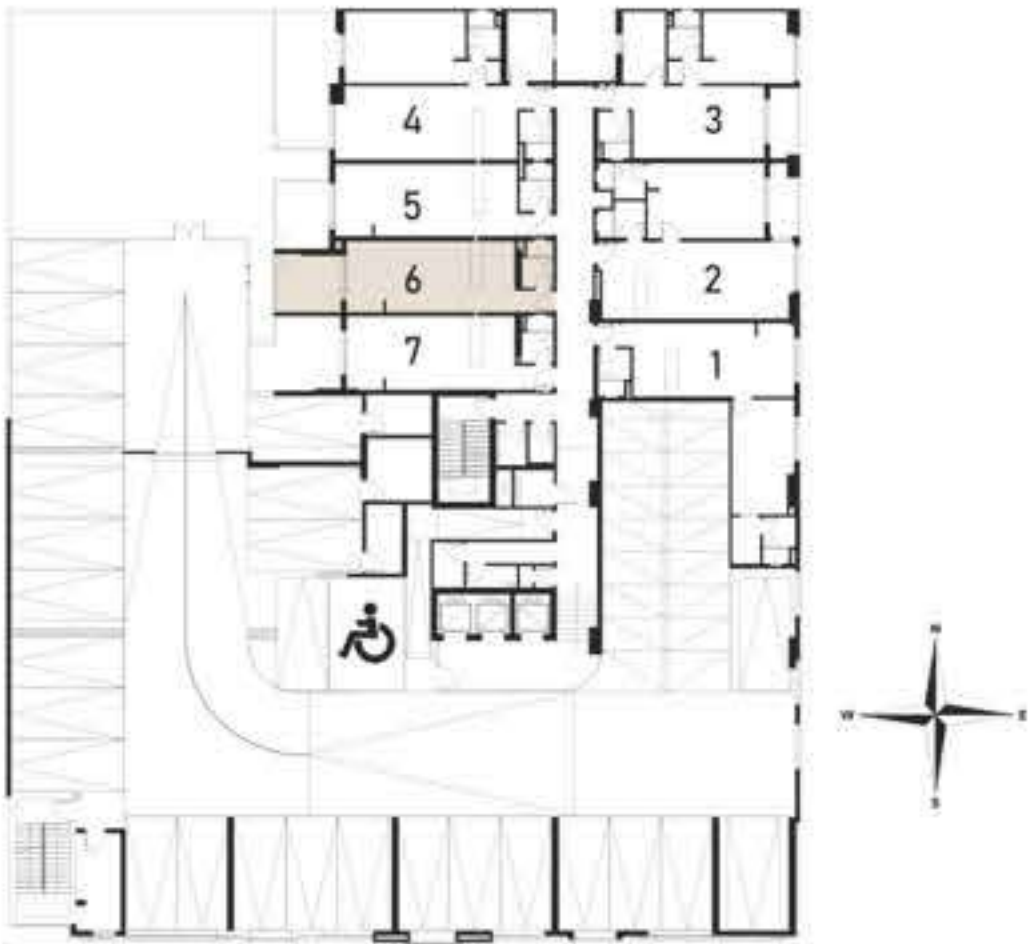
STUDIO TYPE - D

UNIT TYPE



TOTAL AREA		
509.67 SQ.FT.	47.35 SQ.M.	
TOTAL INTERNAL AREA		
399.66 SQ.FT.	37.13 SQ.M.	
TOTAL EXTERNAL AREA		
110.01 SQ.FT.	10.22 SQ.M.	

FLOOR PLATE



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UNIT 07 / 3RD PODIUM

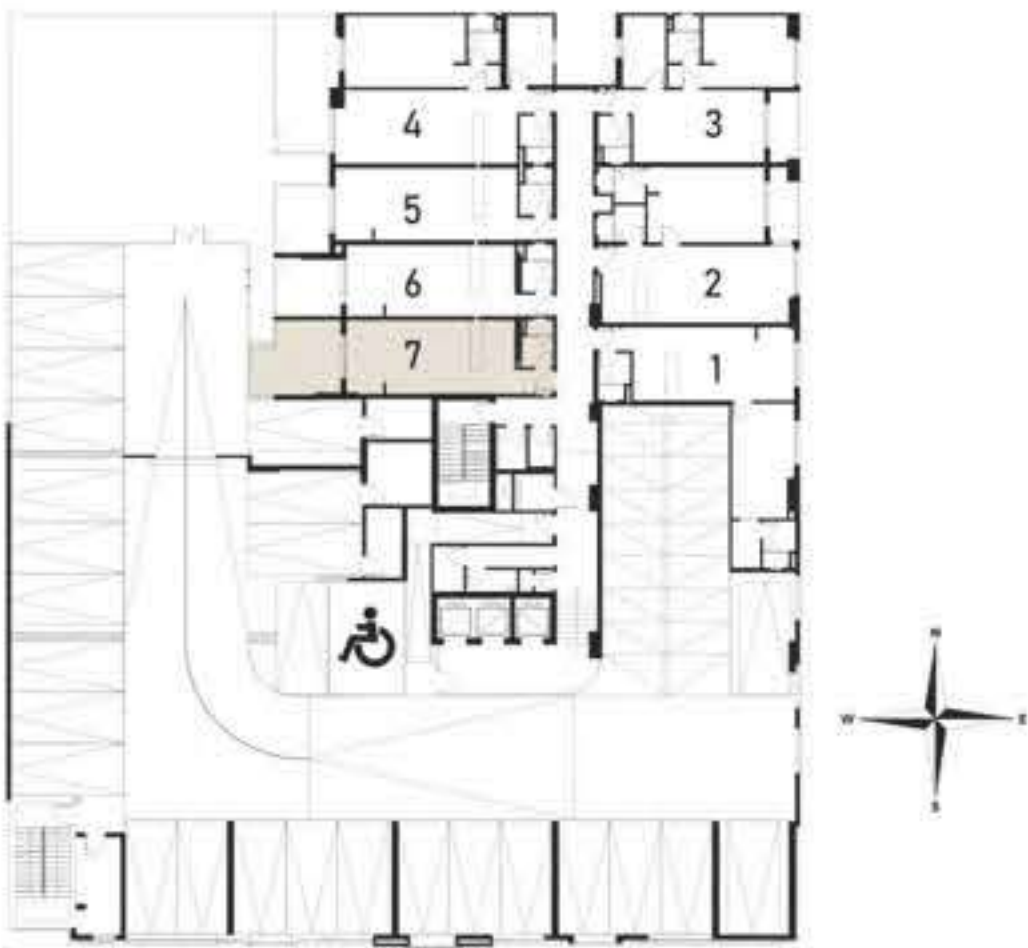
STUDIO TYPE - E

UNIT TYPE



TOTAL AREA		
588.79 SQ.FT.	54.70 SQ.M.	
TOTAL INTERNAL AREA		
414.73 SQ.FT.	38.53 SQ.M.	
TOTAL EXTERNAL AREA		
174.05 SQ.FT.	16.17 SQ.M.	

FLOOR PLATE

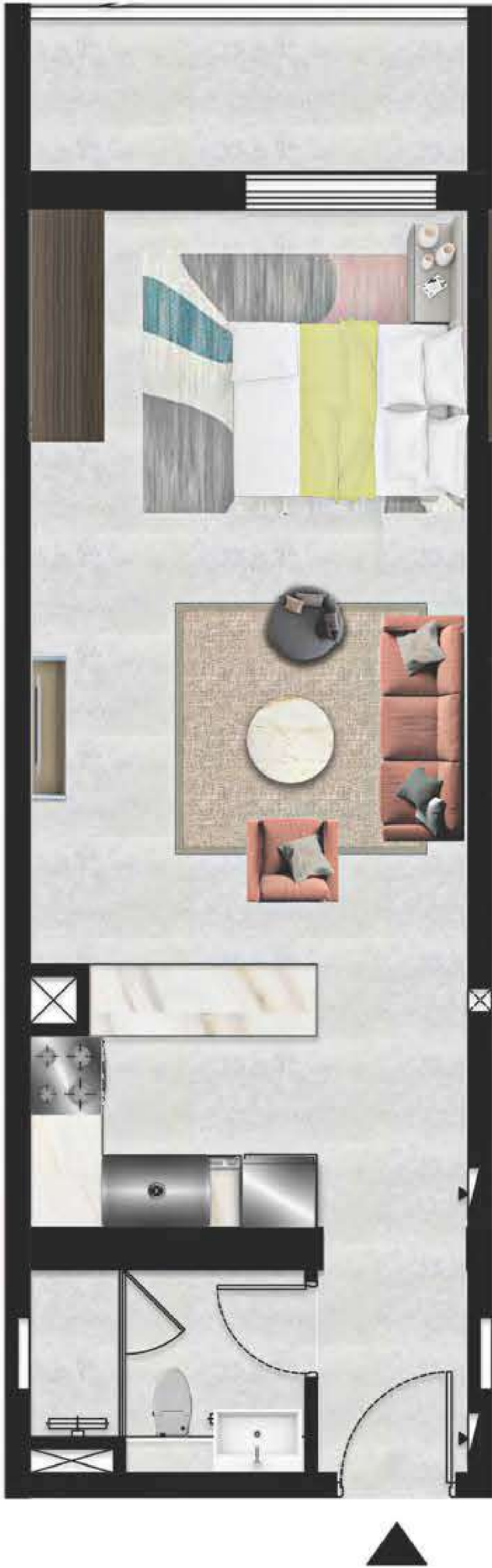


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UNIT 04 / 1ST FLOOR

STUDIO TYPE - F

TYPICAL UNIT TYPE



TOTAL AREA	
505.15 SQ.FT.	46.93 SQ.M.
TOTAL INTERNAL AREA	
442.07 SQ.FT.	41.07 SQ.M.
TOTAL EXTERNAL AREA	
63.08 SQ.FT.	5.86 SQ.M.

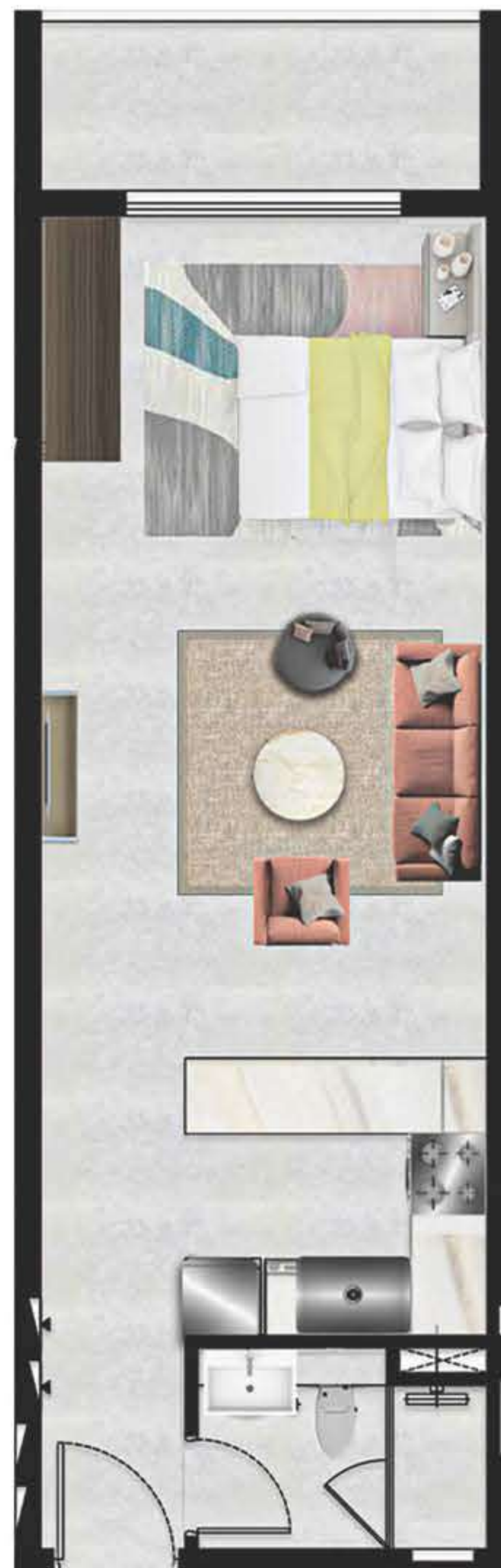


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UNIT 02 / 1ST FLOOR

STUDIO TYPE - G

TYPICAL UNIT TYPE



TOTAL AREA

493.09 SQ.FT. 45.81 SQ.M.

TOTAL INTERNAL AREA

432.28 SQ.FT. 40.16 SQ.M.

TOTAL EXTERNAL AREA

60.82 SQ.FT. 5.65 SQ.M.

FLOOR PLATE



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UNIT 03 / 1ST FLOOR

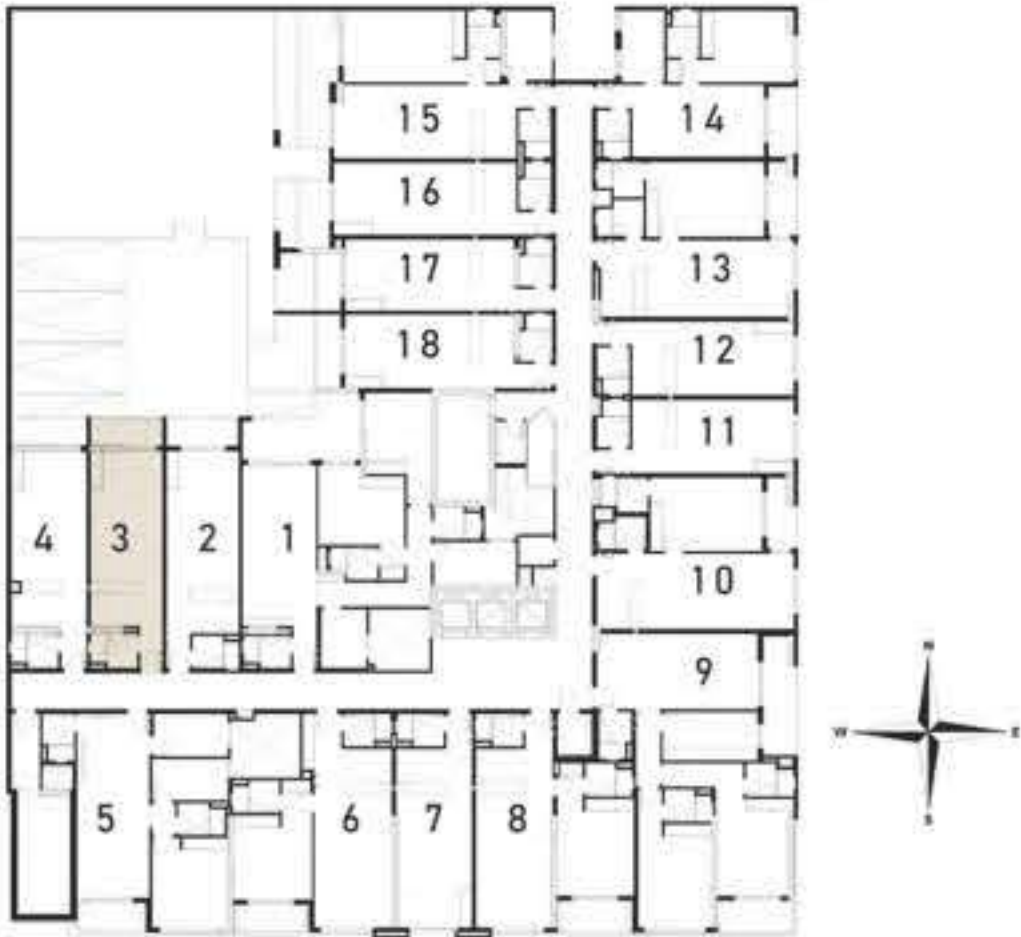
STUDIO TYPE - H

TYPICAL UNIT TYPE



TOTAL AREA	
486.96 SQ.FT.	45.24 SQ.M.
TOTAL INTERNAL AREA	
426.47 SQ.FT.	39.62 SQ.M.
TOTAL EXTERNAL AREA	
60.49 SQ.FT.	5.62 SQ.M.

FLOOR PLATE

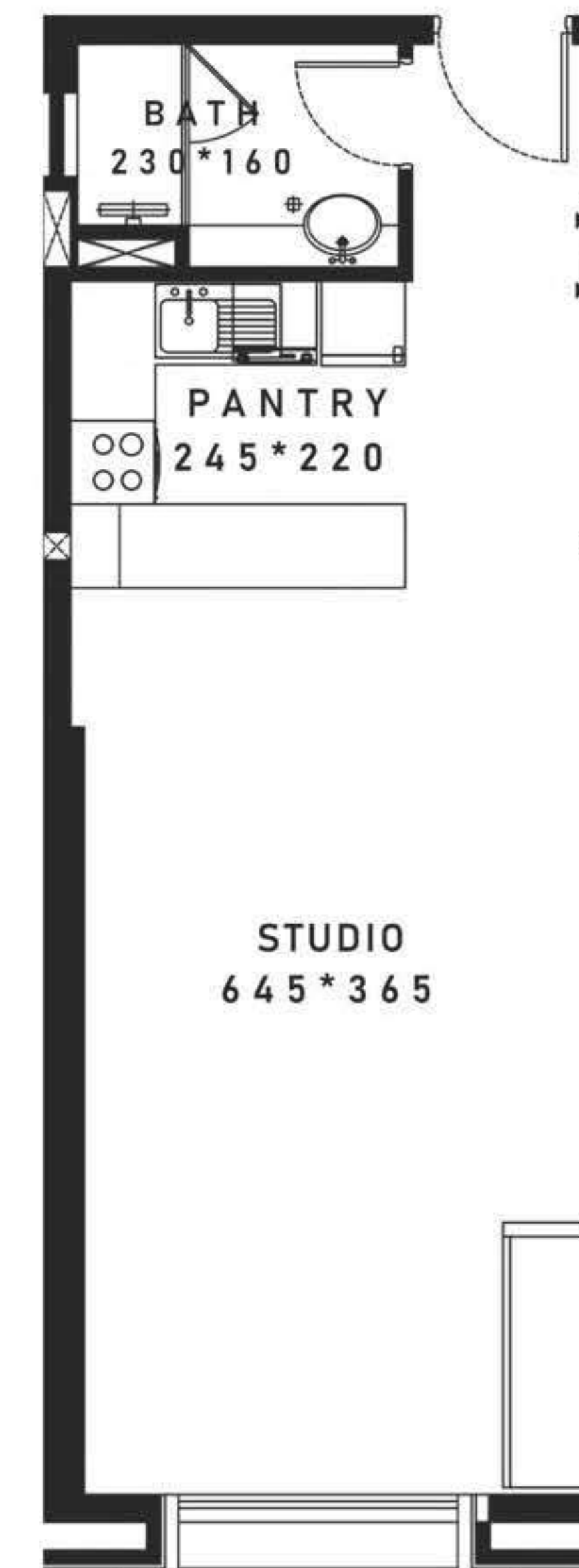
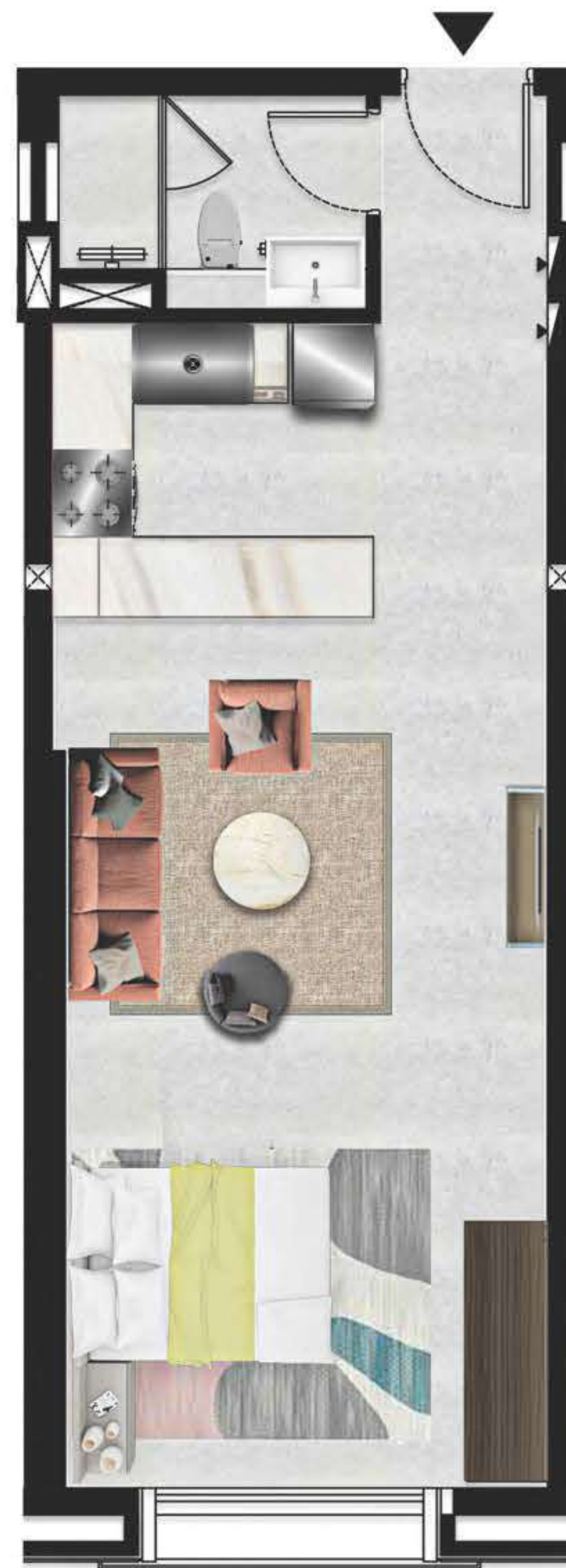


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UNIT 07 / 1ST FLOOR

STUDIO TYPE - I

TYPICAL UNIT TYPE



TOTAL AREA

437.01 SQ.FT. 40.60 SQ.M.

TOTAL INTERNAL AREA

437.01 SQ.FT. 40.60 SQ.M.

TOTAL EXTERNAL AREA

0.00 SQ.FT. 0.00 SQ.M.

FLOOR PLATE

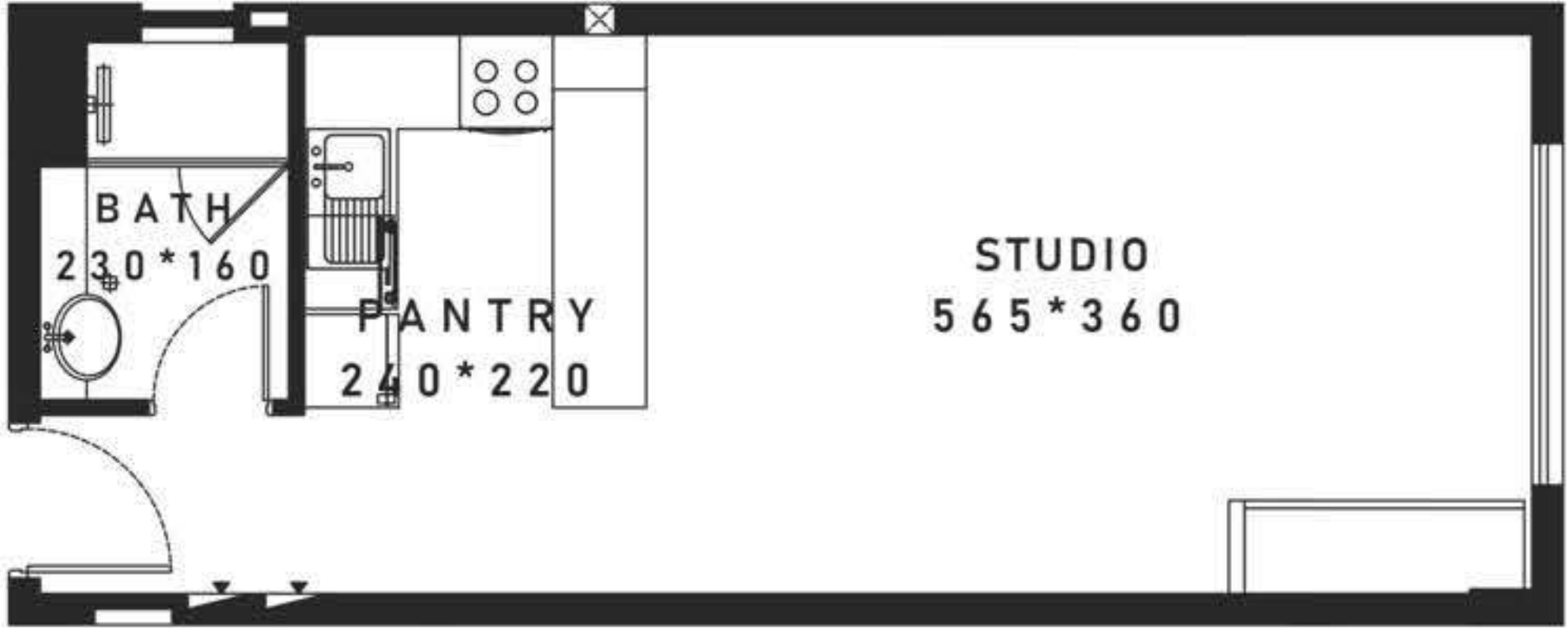


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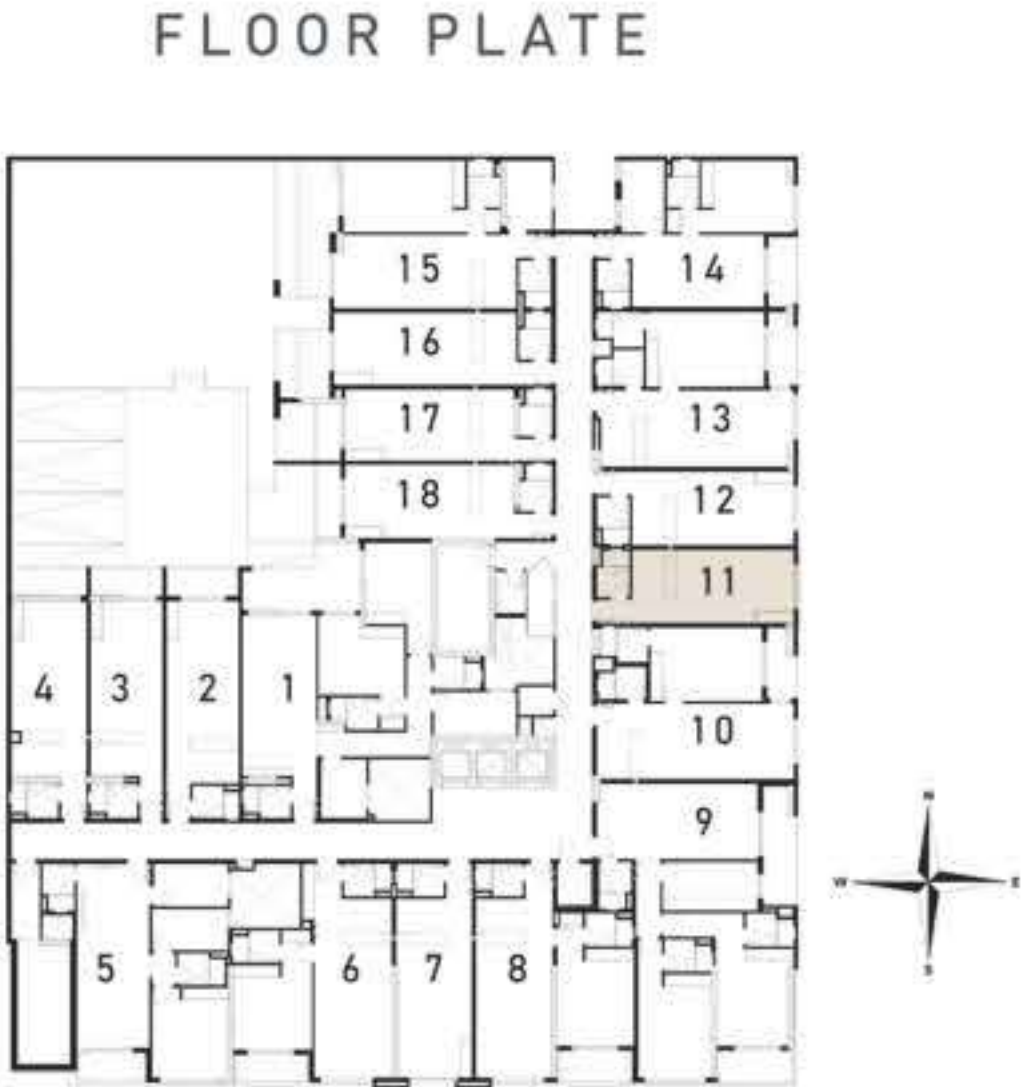
UNIT 11 / 1ST FLOOR

STUDIO TYPE - J

TYPICAL UNIT TYPE



TOTAL AREA	
395.79 SQ.FT.	36.77 SQ.M.
TOTAL INTERNAL AREA	
395.79 SQ.FT.	36.77 SQ.M.
TOTAL EXTERNAL AREA	
0.00 SQ.FT.	0.00 SQ.M.

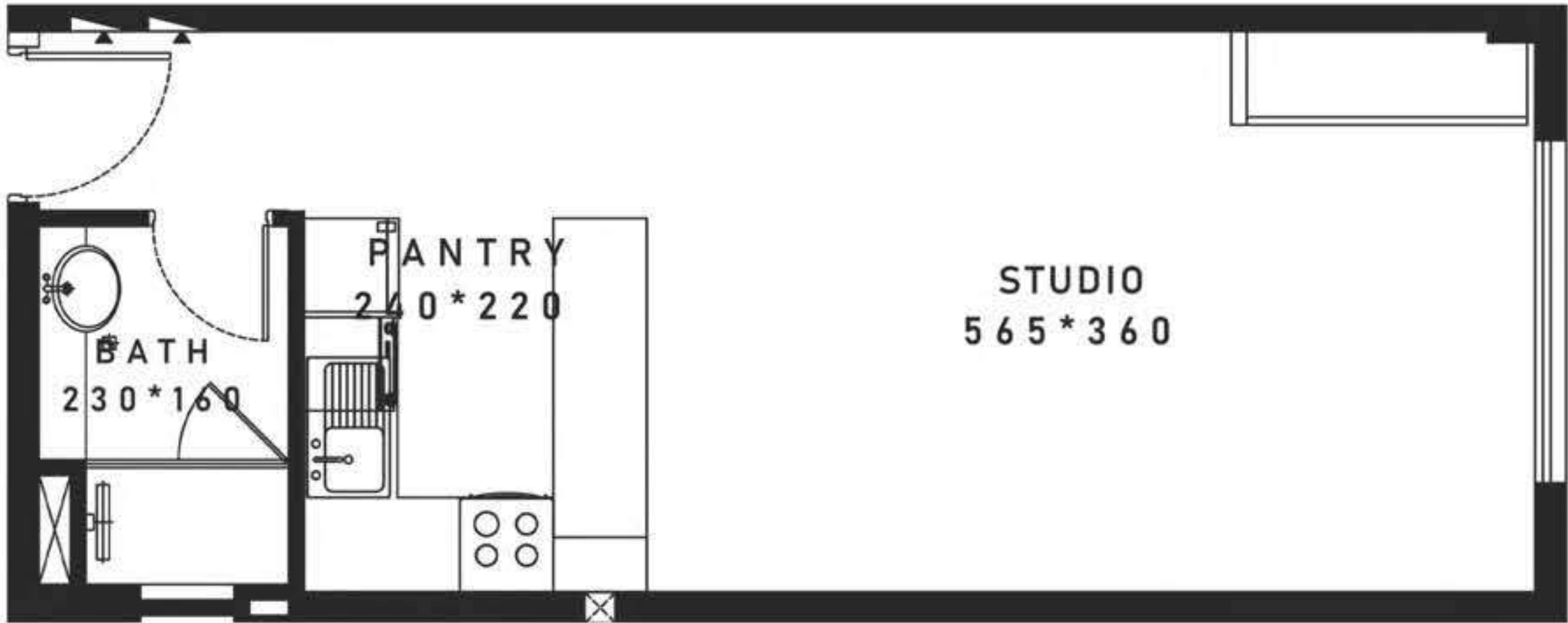


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UNIT 12 / 1ST FLOOR

STUDIO TYPE - K

TYPICAL UNIT TYPE



TOTAL AREA		
396.33 SQ.FT.	36.82 SQ.M.	
TOTAL INTERNAL AREA		
396.33 SQ.FT.	36.82 SQ.M.	
TOTAL EXTERNAL AREA		
0.00 SQ.FT.	0.00 SQ.M.	

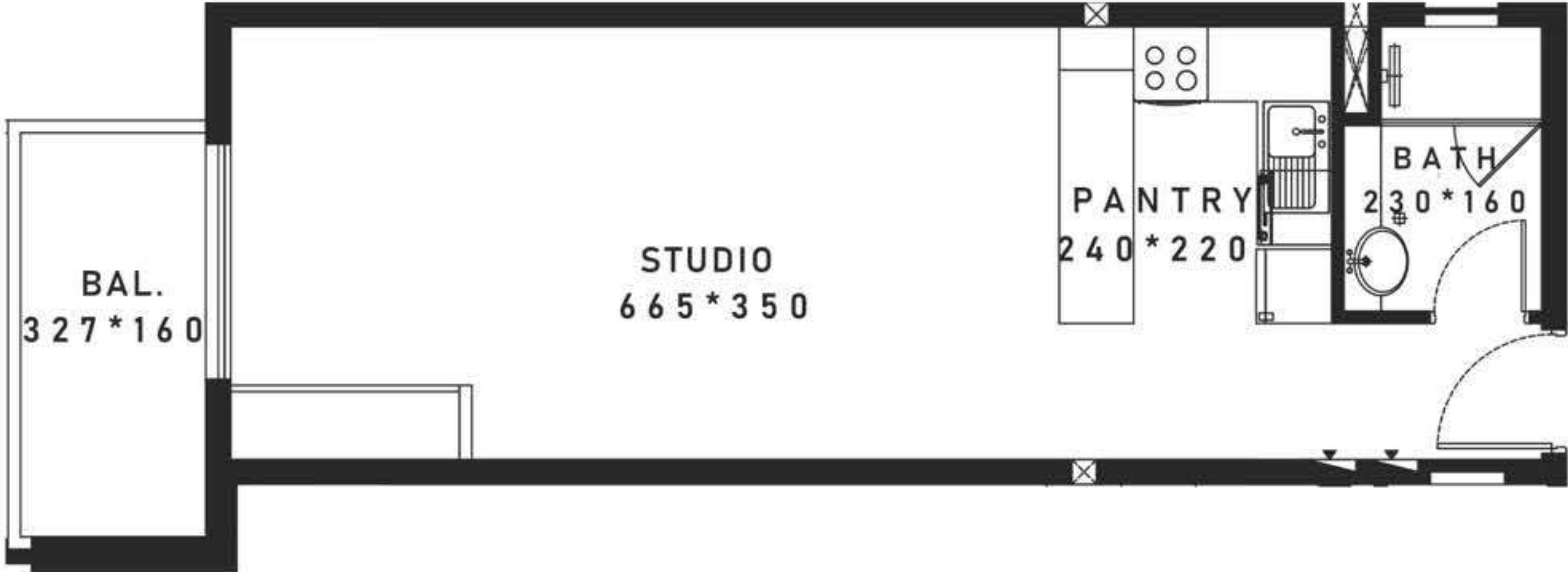


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UNIT 16 / 1ST FLOOR

STUDIO TYPE - L

TYPICAL UNIT TYPE



TOTAL AREA	
489.00 SQ.FT.	45.43 SQ.M.
TOTAL INTERNAL AREA	
426.36 SQ.FT.	39.61 SQ.M.
TOTAL EXTERNAL AREA	
62.64 SQ.FT.	5.82 SQ.M.

FLOOR PLATE

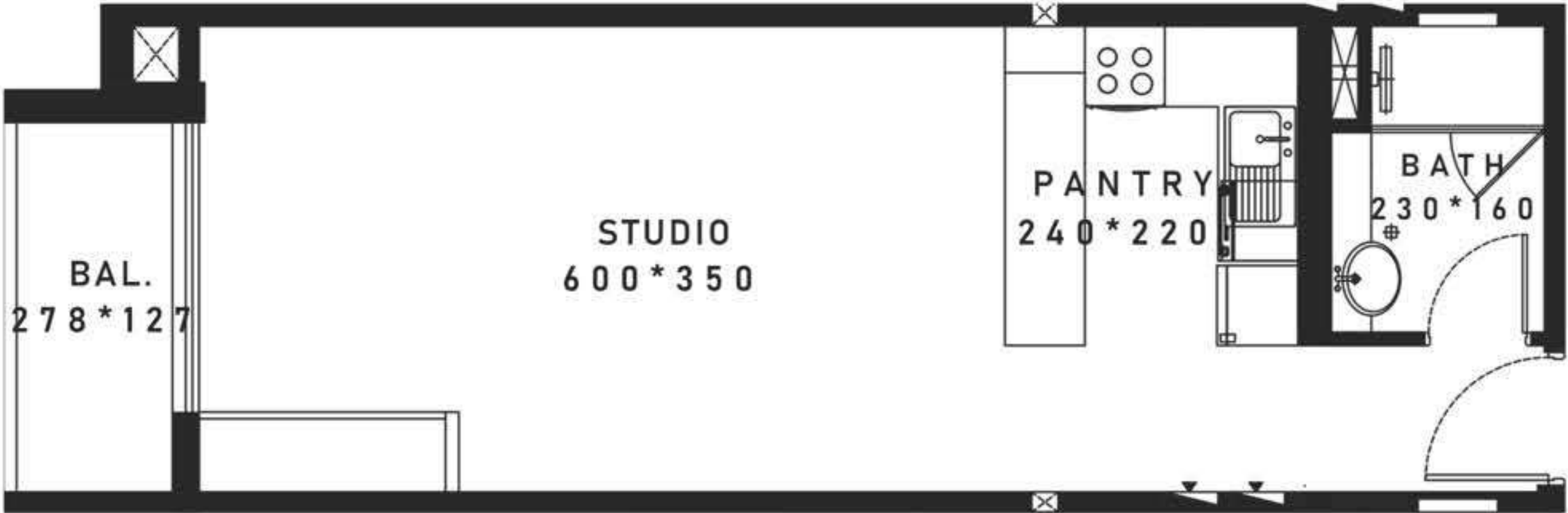


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UNIT 17 / 1ST FLOOR

STUDIO TYPE - M

TYPICAL UNIT TYPE



TOTAL AREA	
445.30 SQ.FT.	41.37 SQ.M.
TOTAL INTERNAL AREA	
401.39 SQ.FT.	37.29 SQ.M.
TOTAL EXTERNAL AREA	
43.92 SQ.FT.	4.08 SQ.M.

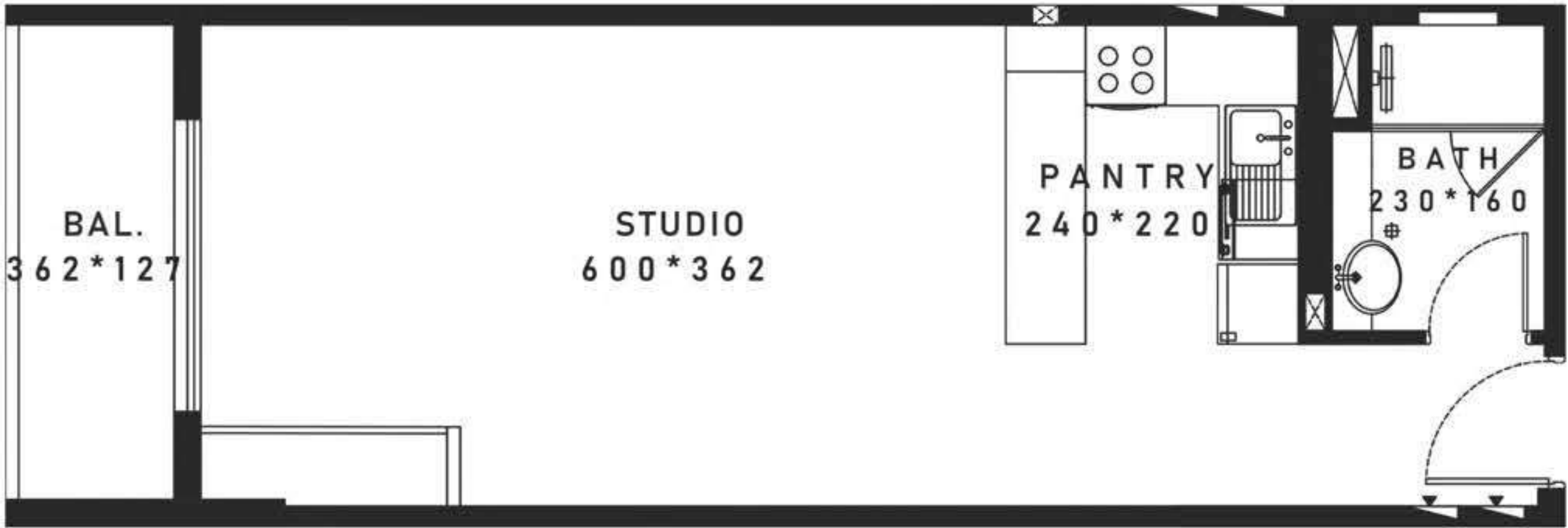


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UNIT 18 / 1ST FLOOR

STUDIO TYPE - N

TYPICAL UNIT TYPE



TOTAL AREA	
469.74 SQ.FT.	43.64 SQ.M.
TOTAL INTERNAL AREA	
414.63 SQ.FT.	38.52 SQ.M.
TOTAL EXTERNAL AREA	
55.11 SQ.FT.	5.12 SQ.M.

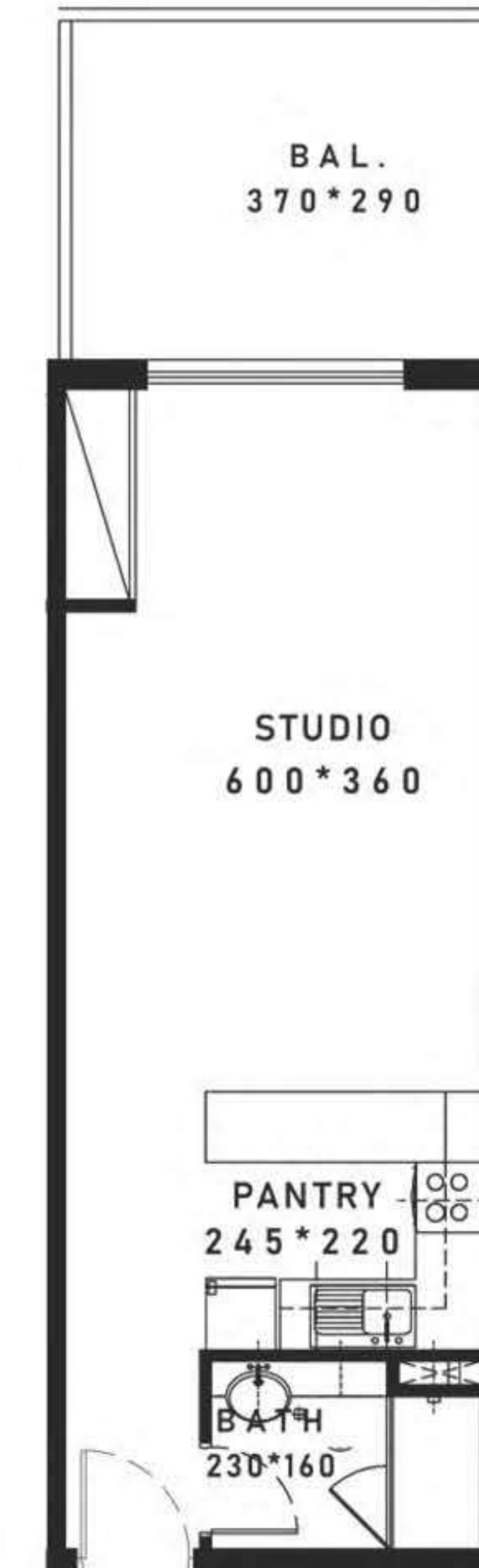


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UNIT 03 / 7TH FLOOR

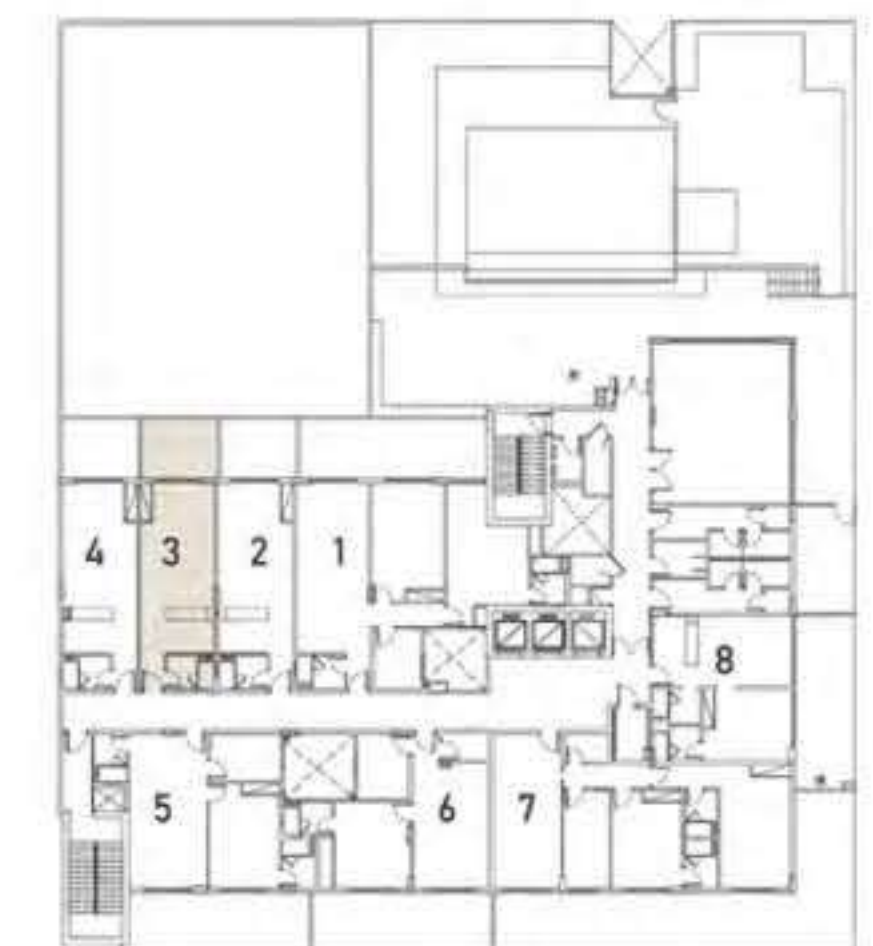
STUDIO TYPE - O

UNIT TYPE



TOTAL AREA	
531.74 SQ.FT.	49.40 SQ.M.
TOTAL INTERNAL AREA	
405.91 SQ.FT.	37.71 SQ.M.
TOTAL EXTERNAL AREA	
125.83 SQ.FT.	11.69 SQ.M.

FLOOR PLATE



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UNIT 04 / 7TH FLOOR

STUDIO TYPE - P

UNIT TYPE

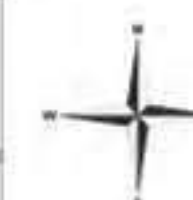


TOTAL AREA
533.35SQ.FT. 49.55 SQ.M.

TOTAL INTERNAL AREA
405.91 SQ.FT. 37.71 SQ.M.

TOTAL EXTERNAL AREA
127.44 SQ.FT. 11.84 SQ.M.

FLOOR PLATE

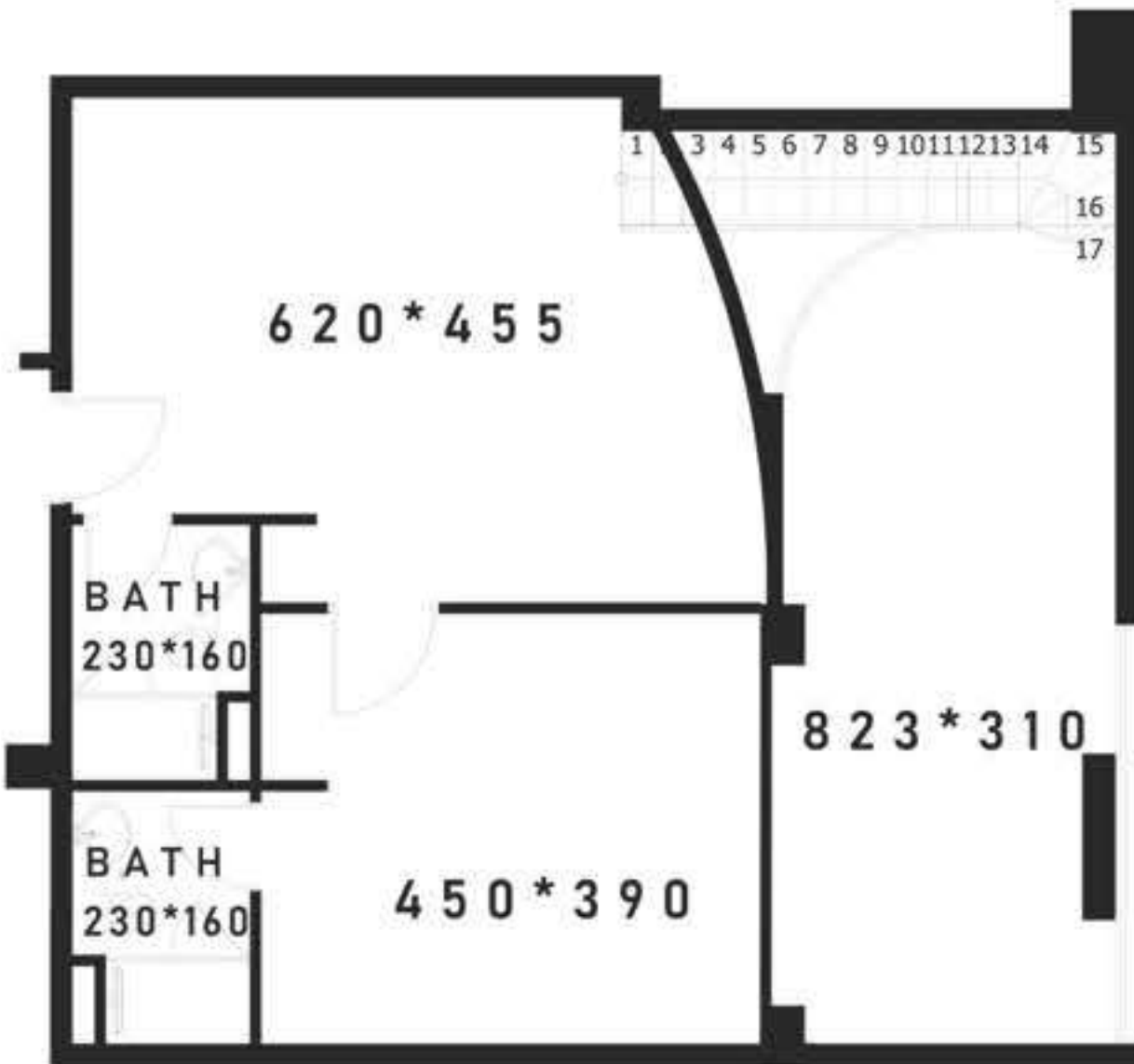
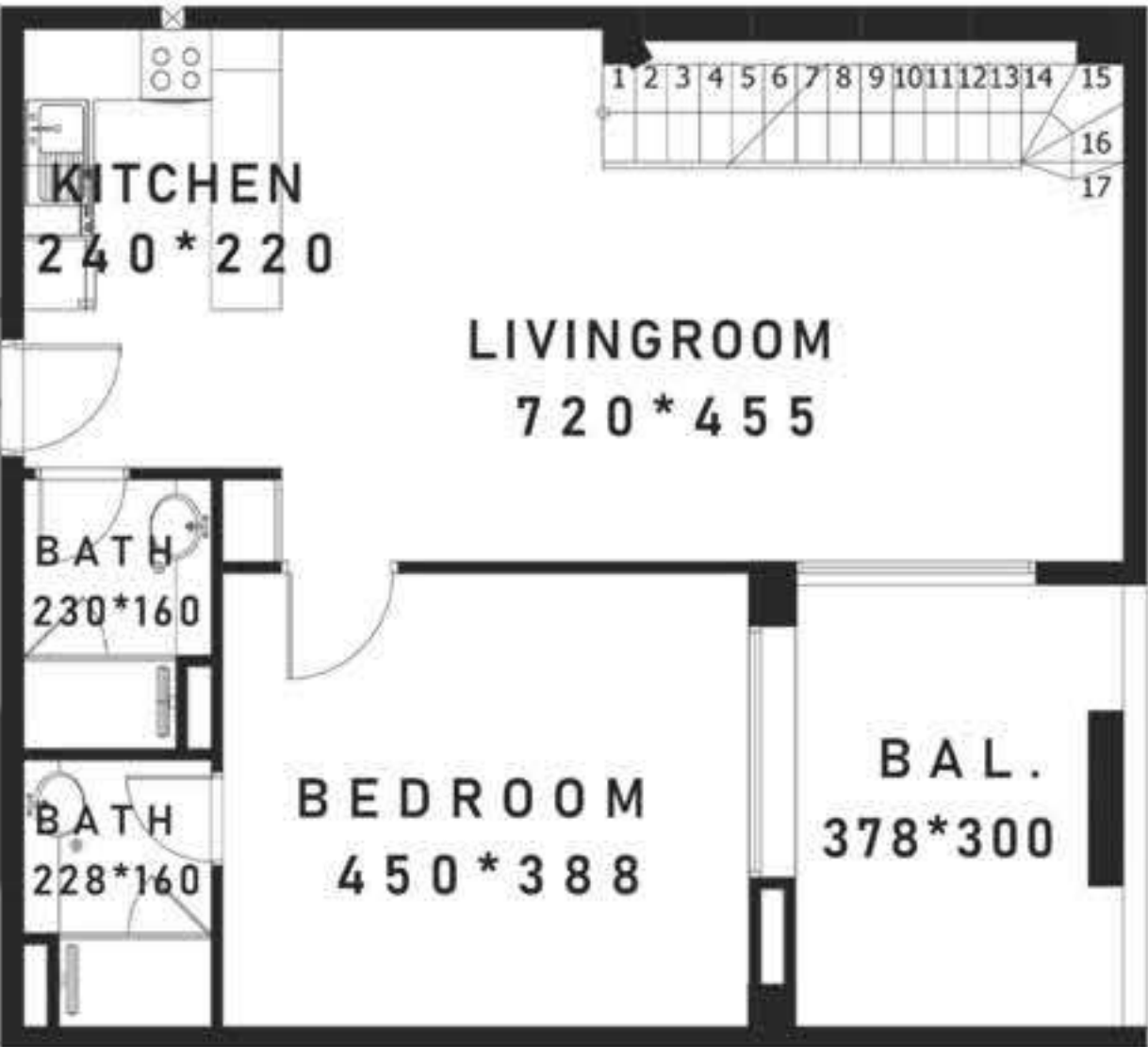
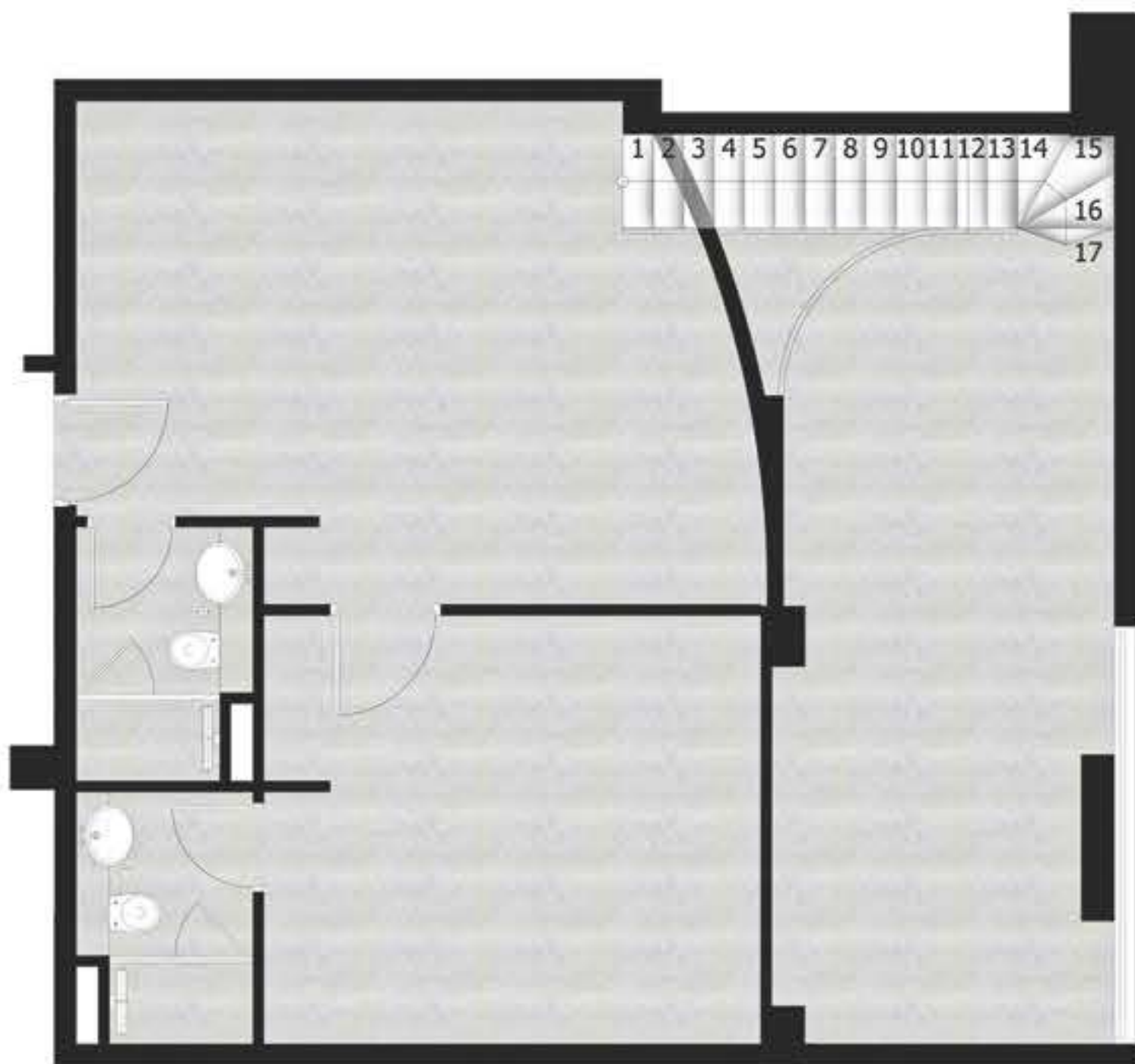


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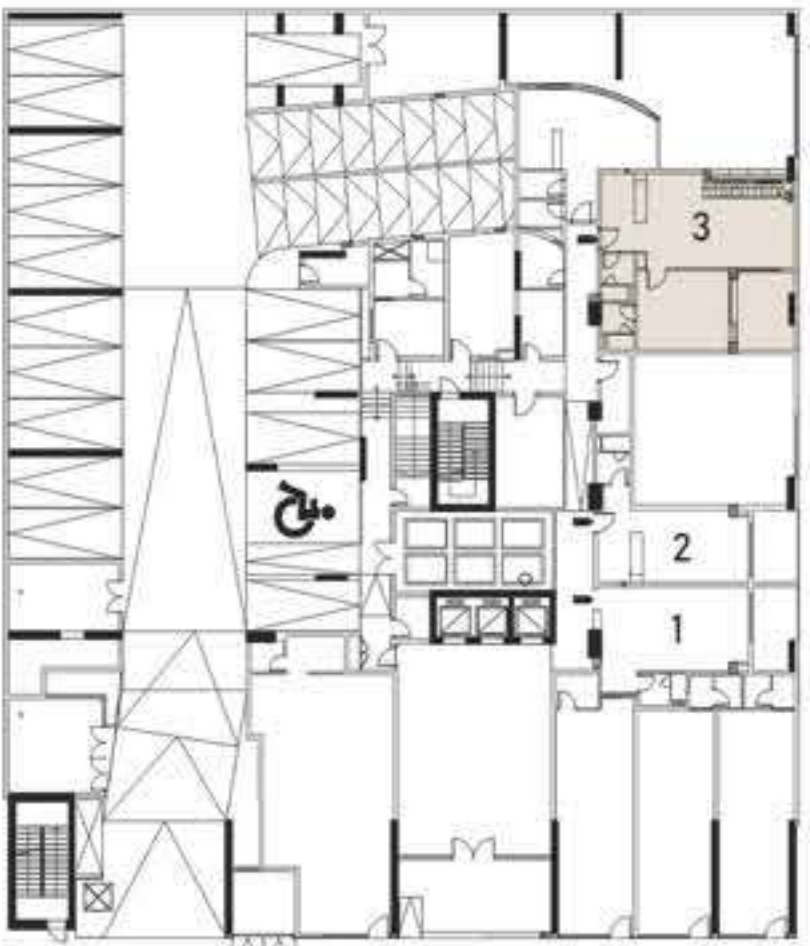
UNIT 03 / GROUND FLOOR

1 BEDROOM TYPE - A

UNIT TYPE



FLOOR PLATE



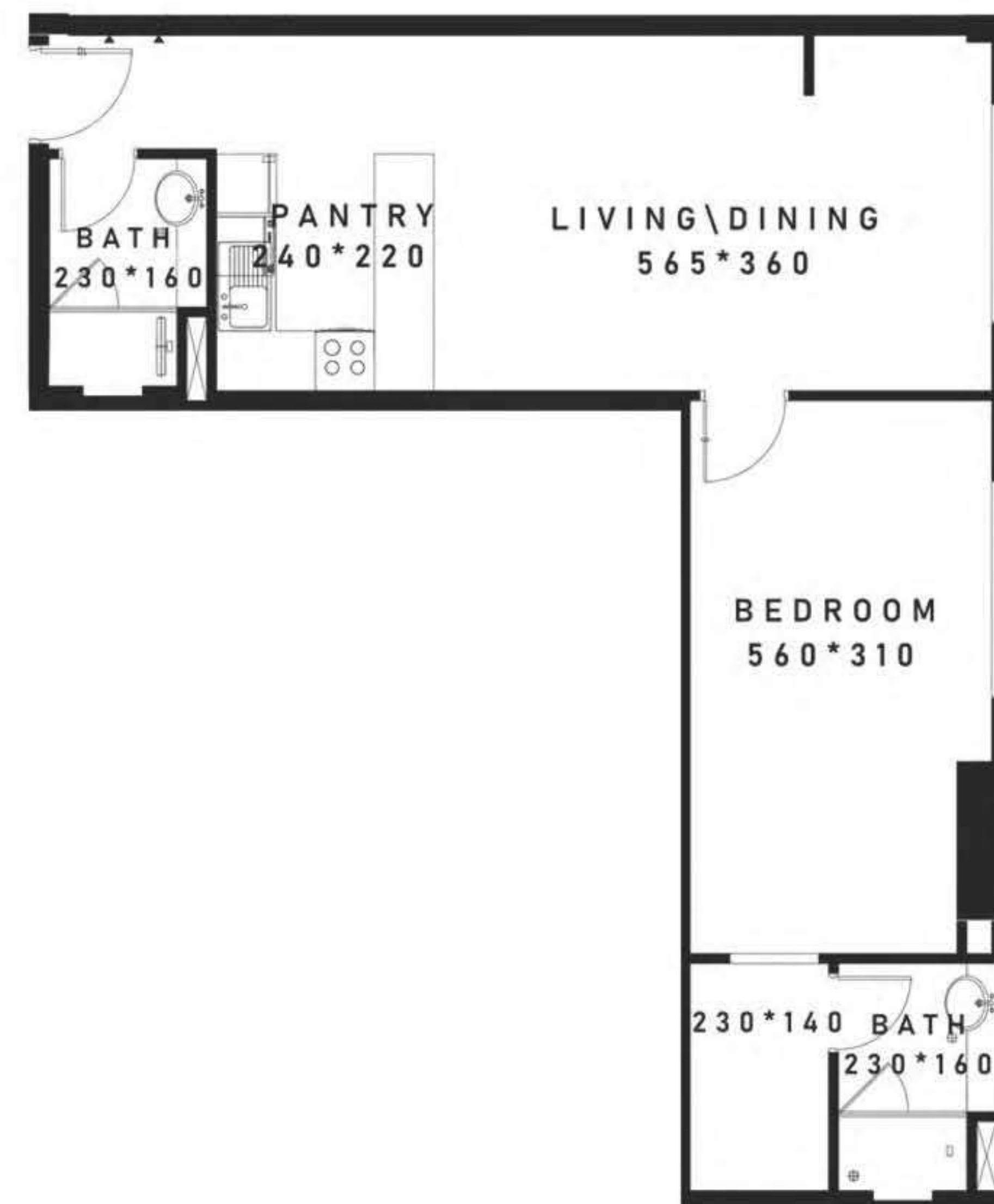
TOTAL AREA	
1211.05 SQ.FT.	112.51 SQ.M.
TOTAL INTERNAL AREA	
1074.24 SQ.FT.	99.80 SQ.M.
TOTAL EXTERNAL AREA	
136.81 SQ.FT.	12.71 SQ.M.

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UNIT 01 / 3RD PODIUM

1 BEDROOM TYPE - B

UNIT TYPE



TOTAL AREA

669.41 SQ.FT. 62.19 SQ.M.

TOTAL INTERNAL AREA

669.41 SQ.FT. 62.19 SQ.M.

TOTAL EXTERNAL AREA

0.00 SQ.FT. 0.00 SQ.M.

FLOOR PLATE

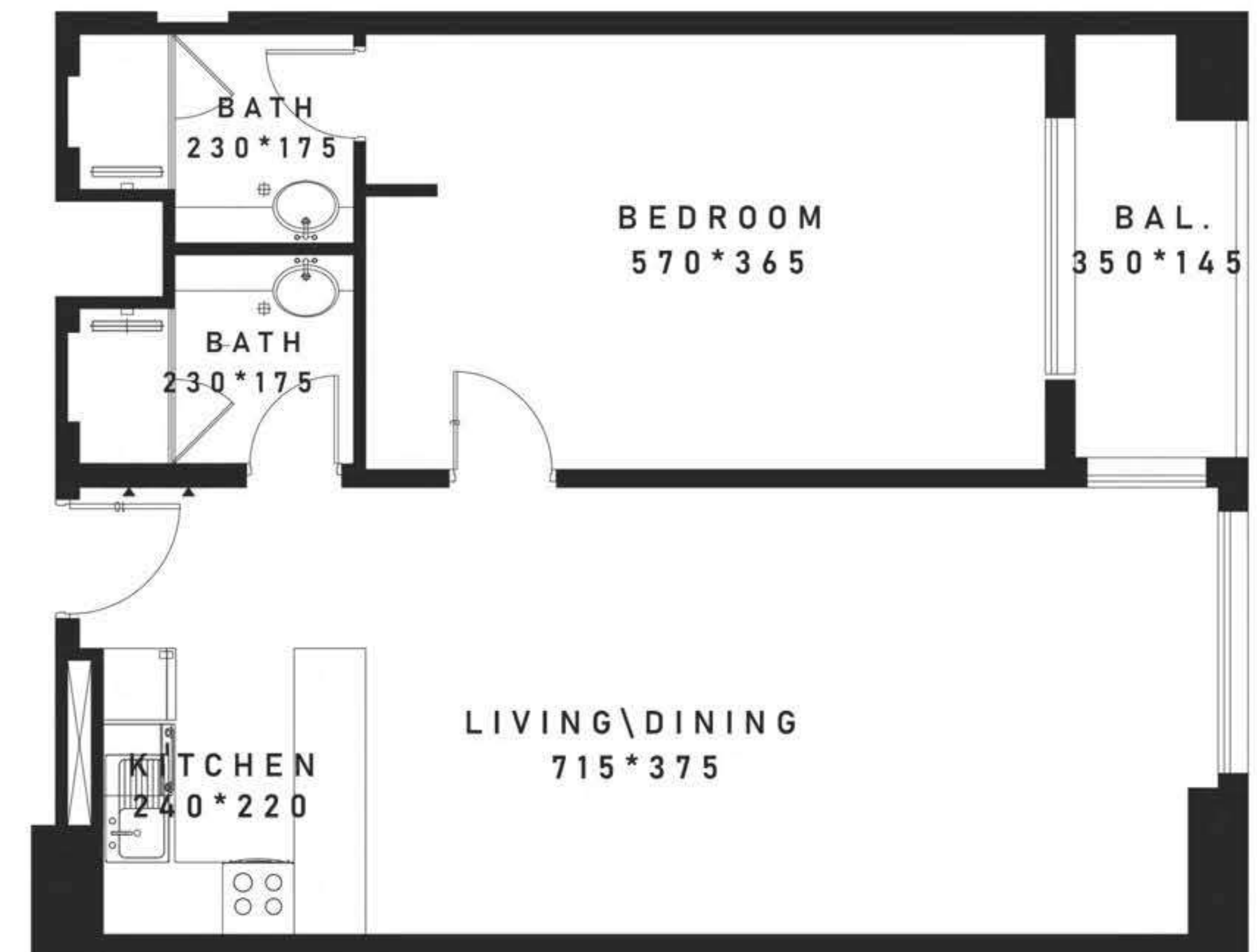
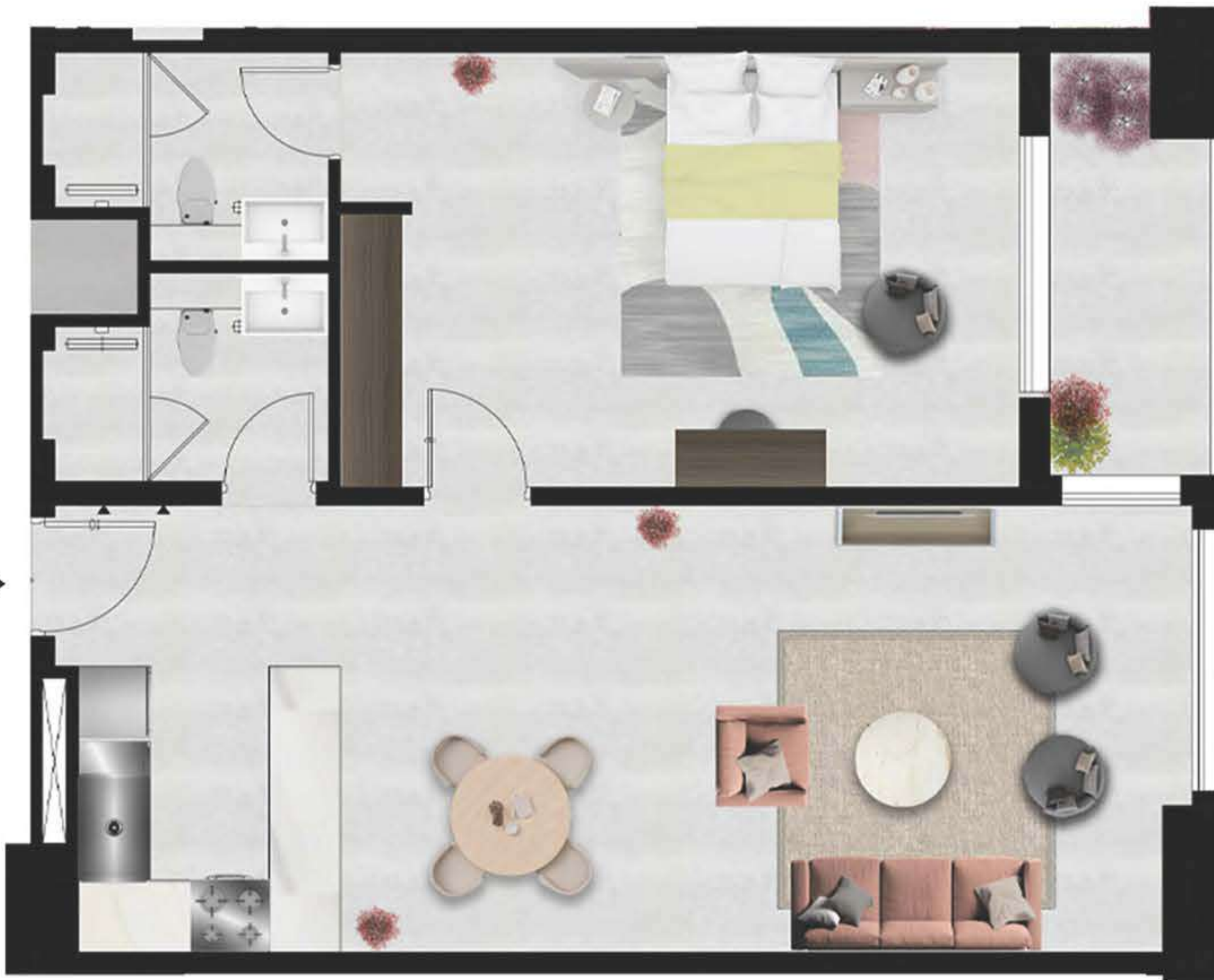


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UNIT 02 / 3RD PODIUM

1 BEDROOM TYPE - C

UNIT TYPE



TOTAL AREA

801.05 SQ.FT. 74.42 SQ.M.

TOTAL INTERNAL AREA

738.73 SQ.FT. 68.63 SQ.M.

TOTAL EXTERNAL AREA

62.32 SQ.FT. 5.79 SQ.M.

FLOOR PLATE



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UNIT 03 / 3RD PODIUM

1 BEDROOM TYPE - D

UNIT TYPE



TOTAL AREA

725.38 SQ.FT. 67.39 SQ.M.

TOTAL INTERNAL AREA

663.81 SQ.FT. 61.67 SQ.M.

TOTAL EXTERNAL AREA

61.57 SQ.FT. 5.72 SQ.M.

FLOOR PLATE



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UNIT 04 / 3RD PODIUM

1 BEDROOM TYPE - E

UNIT TYPE



TOTAL AREA		
1053.57 SQ.FT.	97.88 SQ.M.	
TOTAL INTERNAL AREA		
829.57 SQ.FT.	77.07 SQ.M.	
TOTAL EXTERNAL AREA		
224.0 SQ.FT.	20.81 SQ.M.	

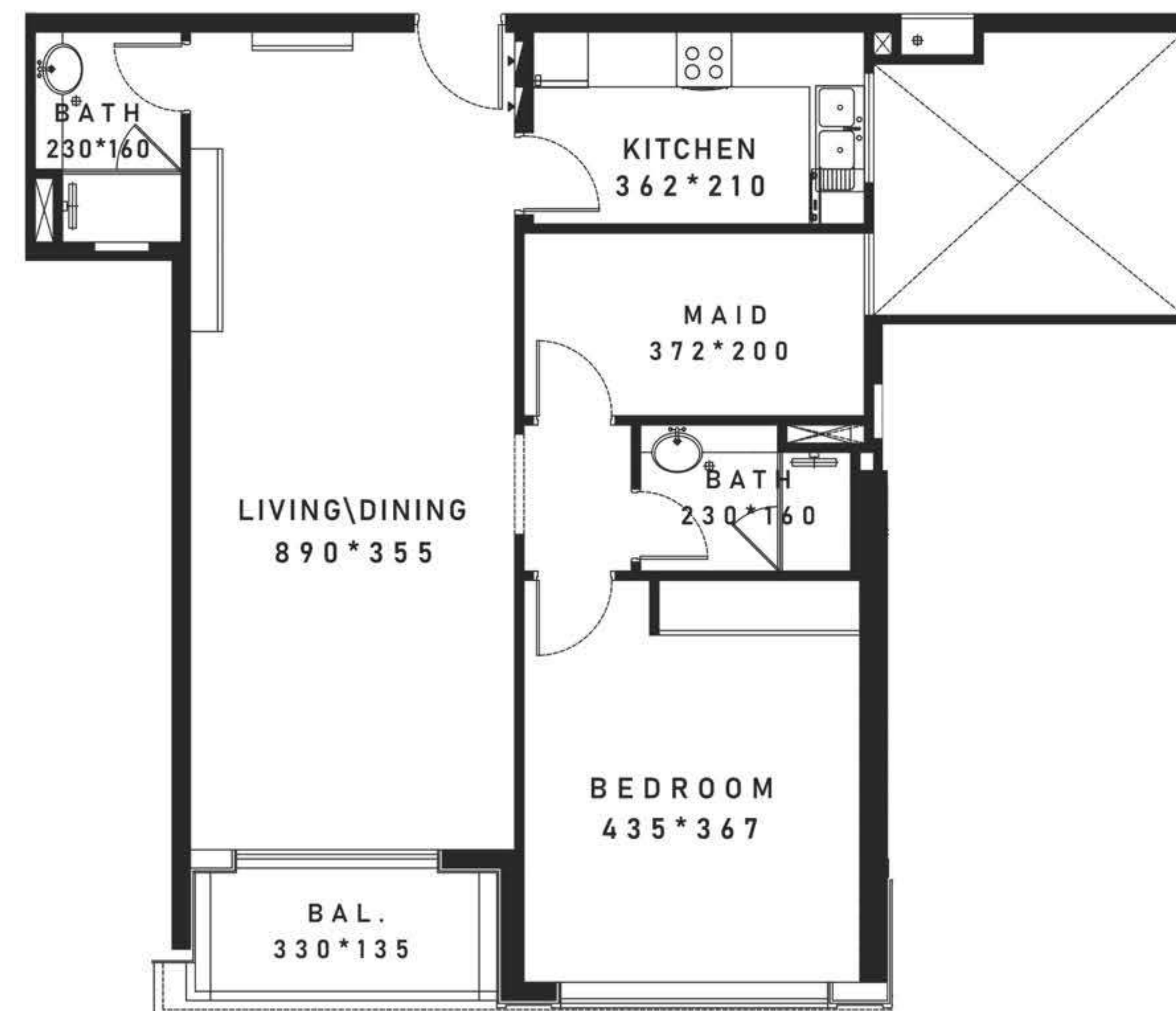
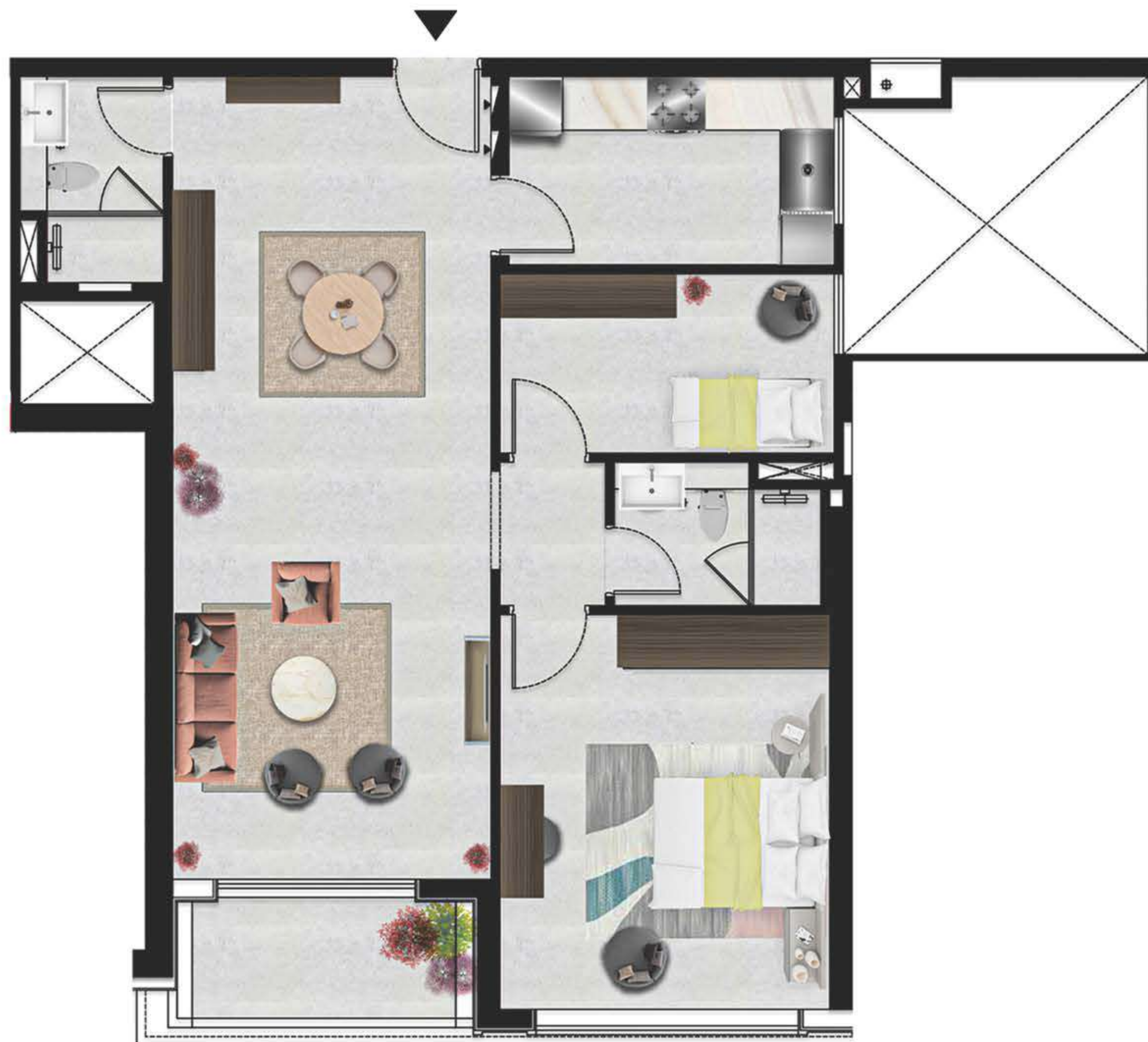


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UNIT 05 / 1ST FLOOR

1 BEDROOM TYPE - F

TYPICAL UNIT TYPE



TOTAL AREA

909.01 SQ.FT. 84.45 SQ.M.

TOTAL INTERNAL AREA

849.49 SQ.FT. 78.92 SQ.M.

TOTAL EXTERNAL AREA

59.52 SQ.FT. 5.53 SQ.M.

FLOOR PLATE

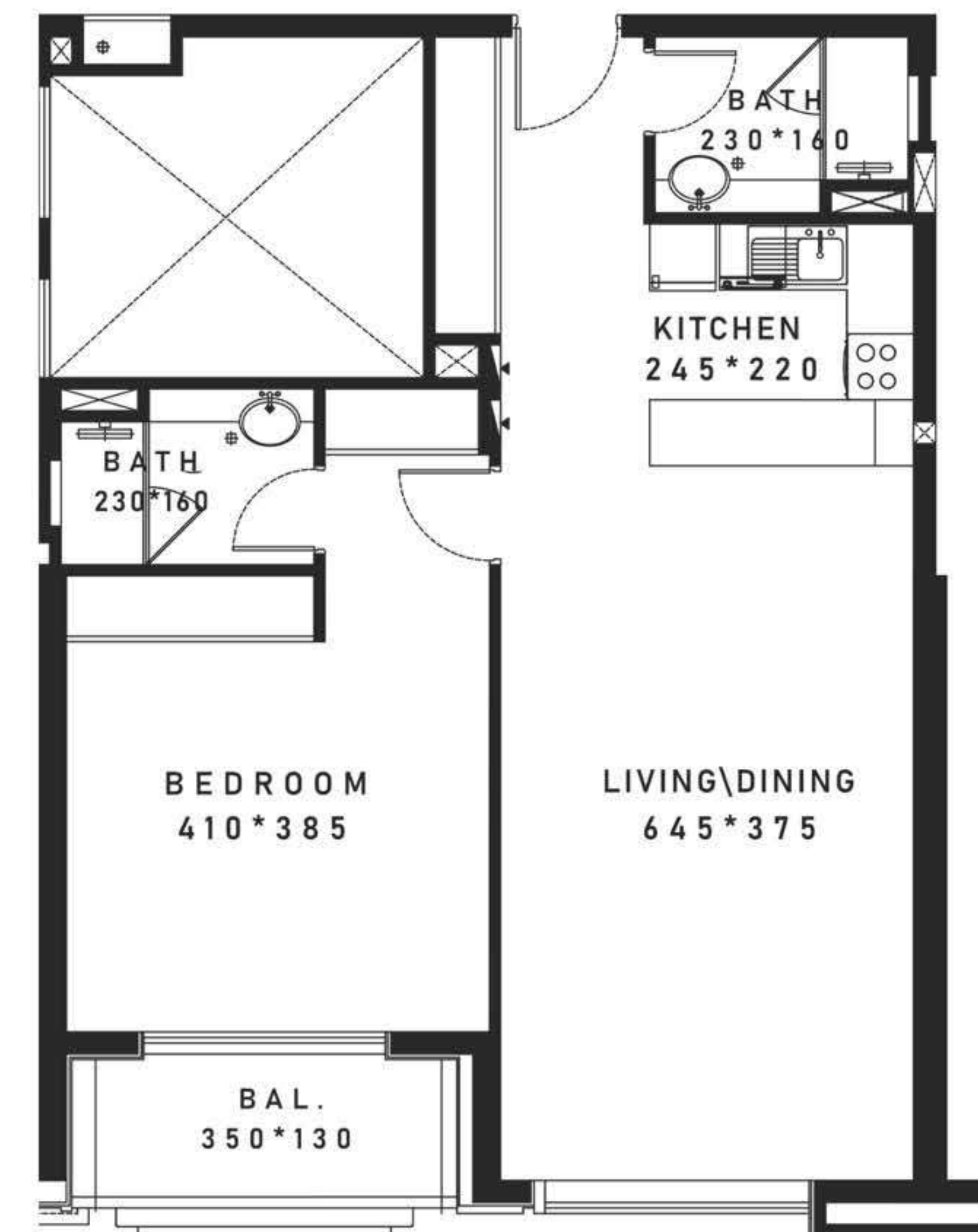


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UNIT 06 / 1ST FLOOR

1 BEDROOM TYPE - G

TYPICAL UNIT TYPE



TOTAL AREA

789.64 SQ.FT. 73.36 SQ.M.

TOTAL INTERNAL AREA

726.46 SQ.FT. 67.49 SQ.M.

TOTAL EXTERNAL AREA

63.18 SQ.FT. 5.87 SQ.M.

FLOOR PLATE



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UNIT 08 / 1ST FLOOR

1 BEDROOM TYPE - H

TYPICAL UNIT TYPE



TOTAL AREA

795.88 SQ.FT. 73.94 SQ.M.

TOTAL INTERNAL AREA

724.52 SQ.FT. 67.31 SQ.M.

TOTAL EXTERNAL AREA

71.36 SQ.FT. 6.63 SQ.M.

FLOOR PLATE



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UNIT 10 / 1ST FLOOR

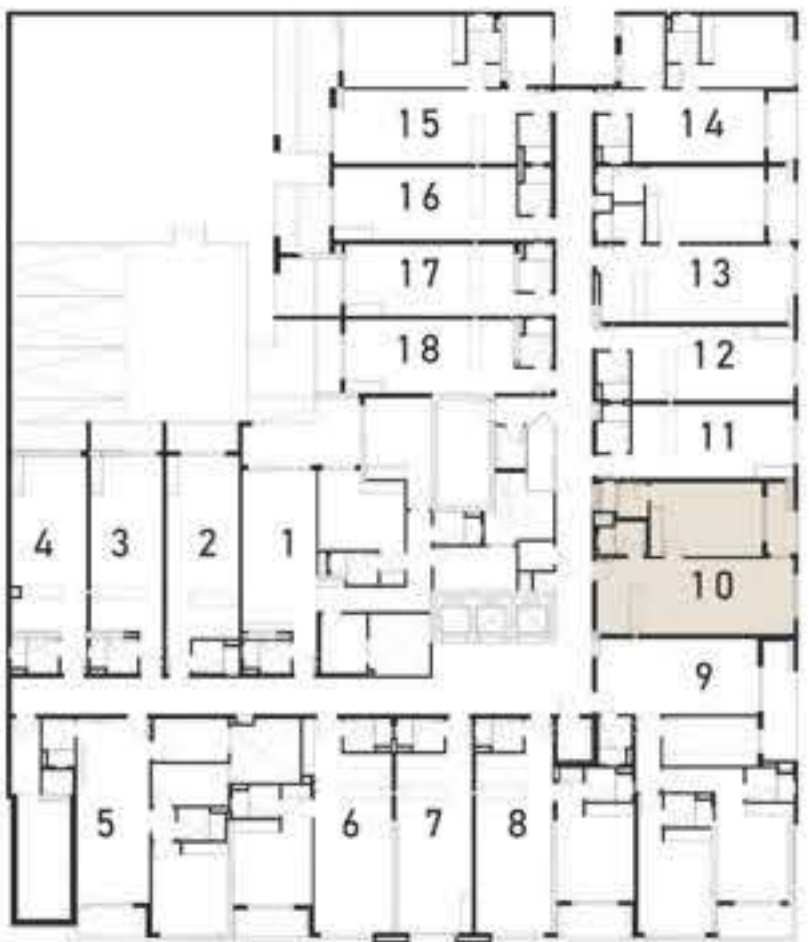
1 BEDROOM TYPE - I

TYPICAL UNIT TYPE



TOTAL AREA	
790.07 SQ.FT.	73.40 SQ.M.
TOTAL INTERNAL AREA	
730.33 SQ.FT.	67.85 SQ.M.
TOTAL EXTERNAL AREA	
59.74 SQ.FT.	5.55 SQ.M.

FLOOR PLATE

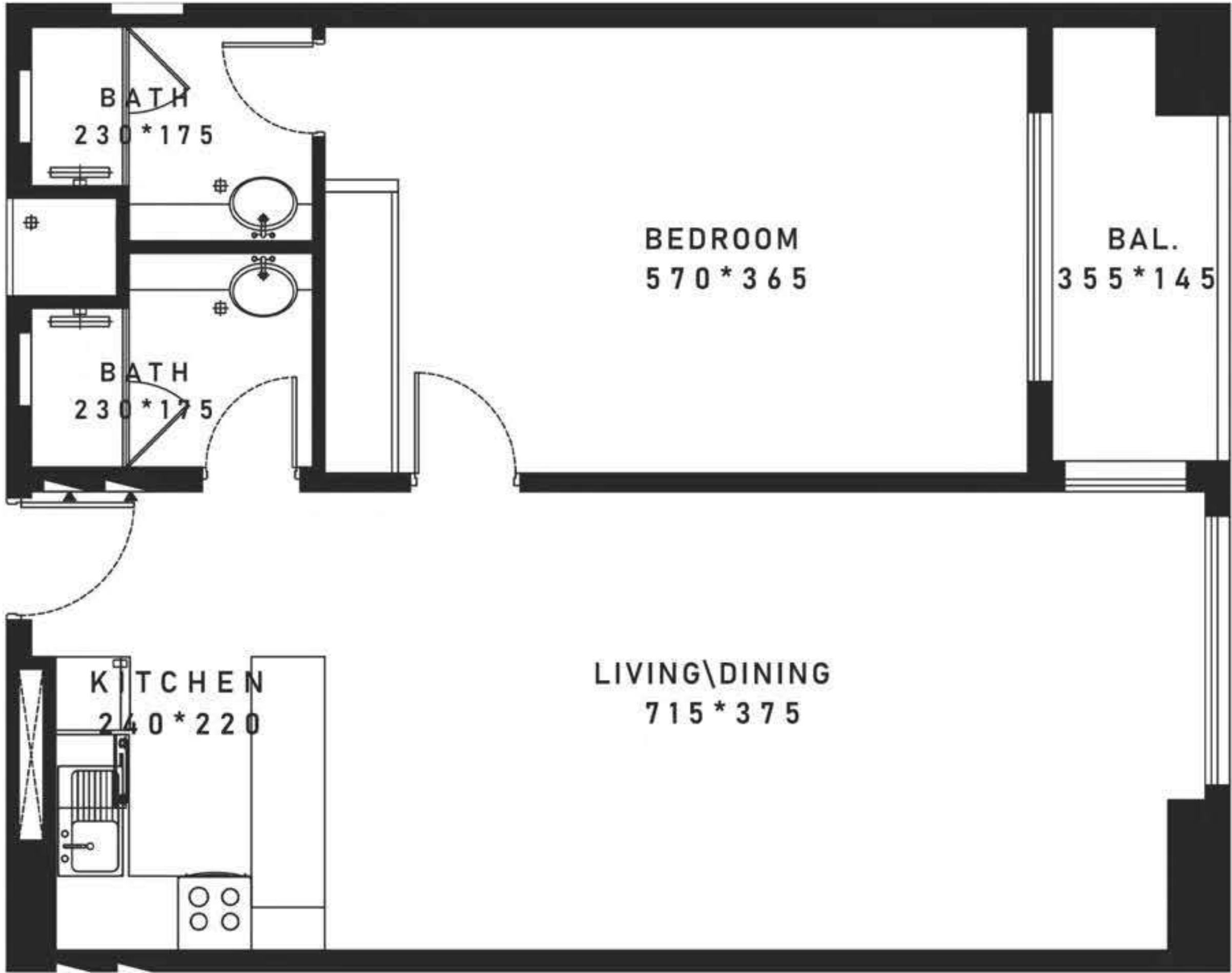


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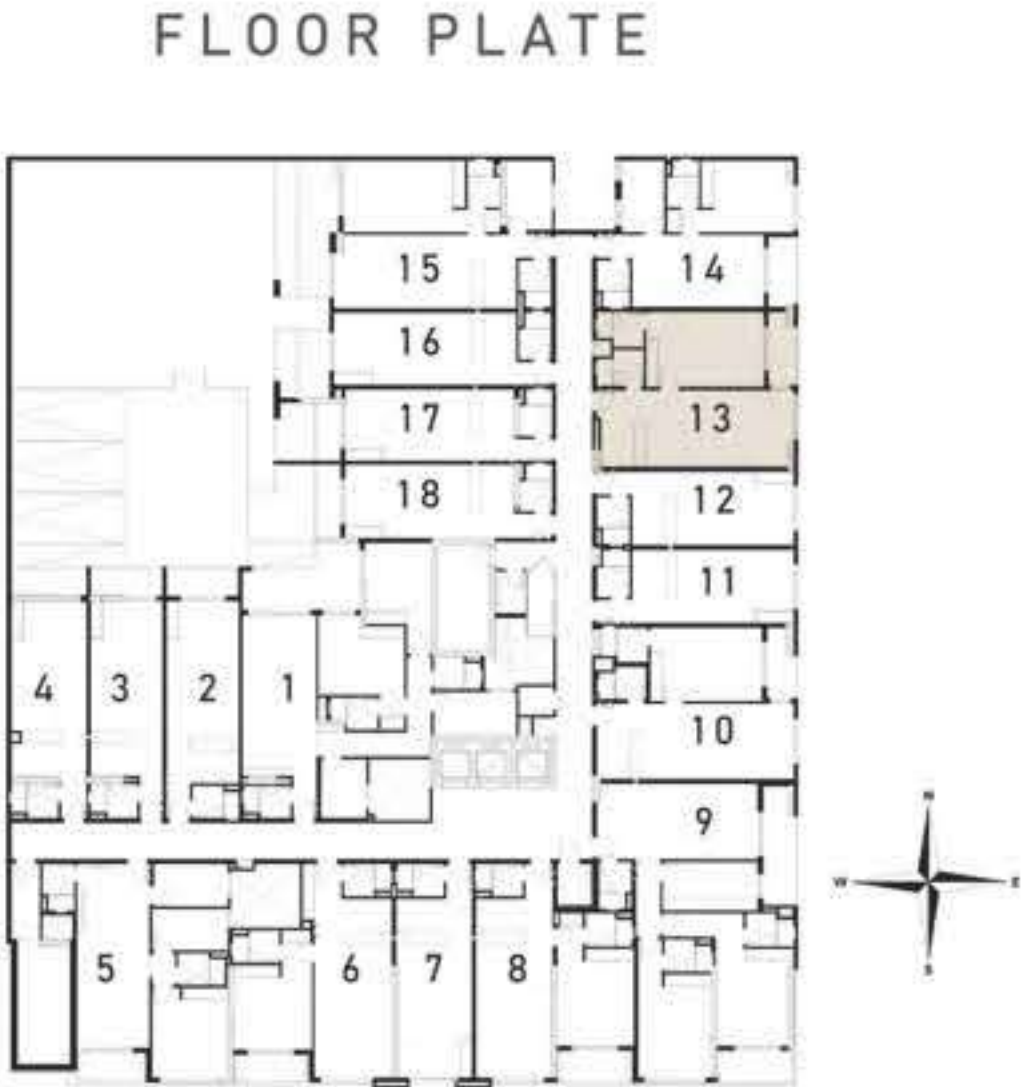
UNIT 13 / 1ST FLOOR

1 BEDROOM TYPE - J

TYPICAL UNIT TYPE



TOTAL AREA	
801.05 SQ.FT.	74.42 SQ.M.
TOTAL INTERNAL AREA	
740.34 SQ.FT.	68.78 SQ.M.
TOTAL EXTERNAL AREA	
60.71 SQ.FT.	5.64 SQ.M.



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UNIT 14 / 1ST FLOOR

1 BEDROOM TYPE - K

TYPICAL UNIT TYPE



TOTAL AREA

723.44 SQ.FT. 67.21 SQ.M.

TOTAL INTERNAL AREA

663.49 SQ.FT. 61.64 SQ.M.

TOTAL EXTERNAL AREA

59.95 SQ.FT. 5.57 SQ.M.

FLOOR PLATE

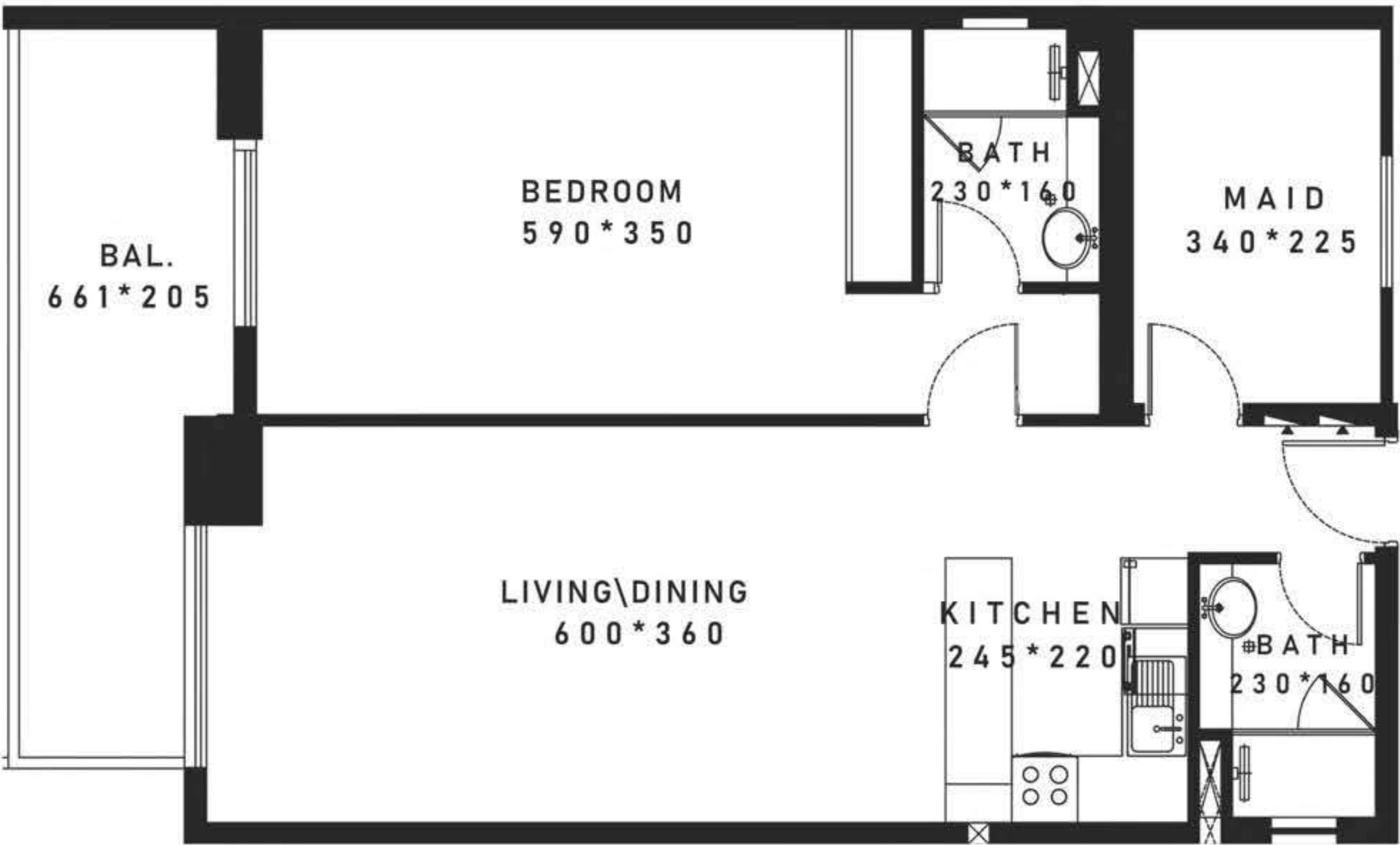
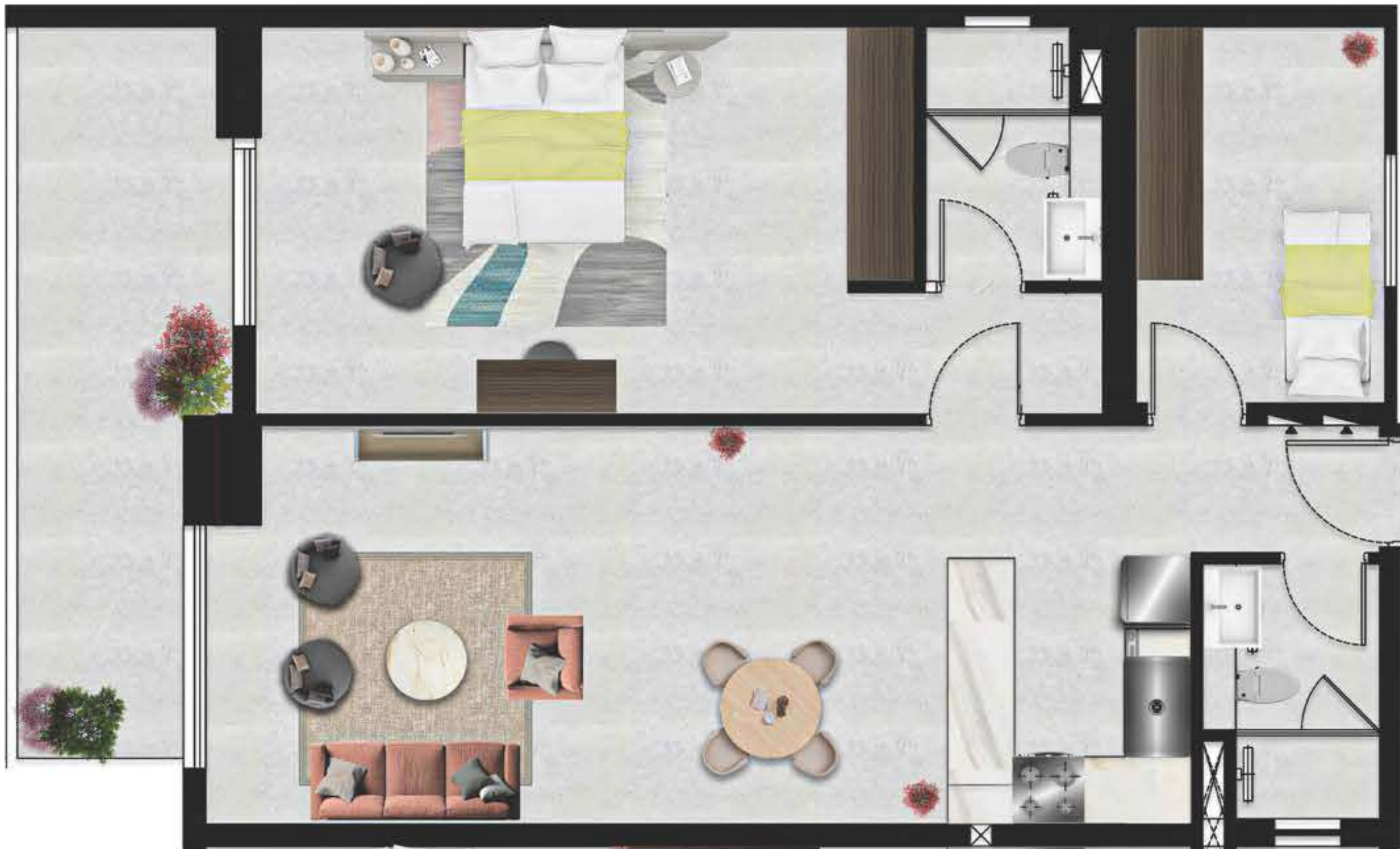


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UNIT 15 / 1ST FLOOR

1 BEDROOM TYPE - L

TYPICAL UNIT TYPE



TOTAL AREA

973.60 SQ.FT. 90.45 SQ.M.

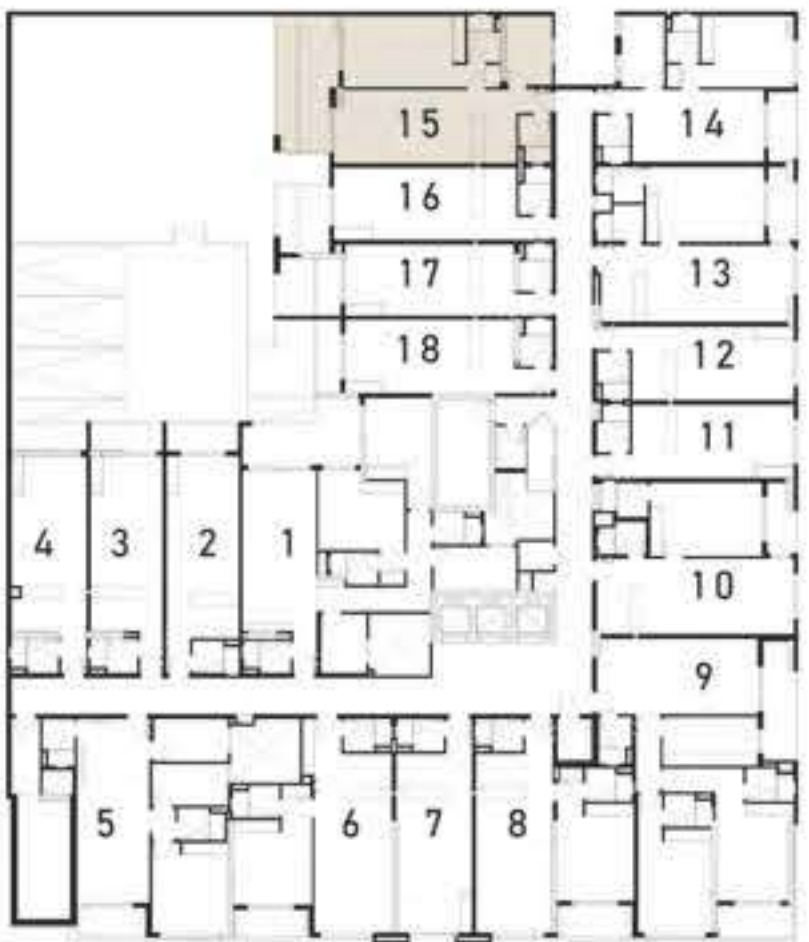
TOTAL INTERNAL AREA

831.94 SQ.FT. 77.29 SQ.M.

TOTAL EXTERNAL AREA

141.65 SQ.FT. 13.16 SQ.M.

FLOOR PLATE

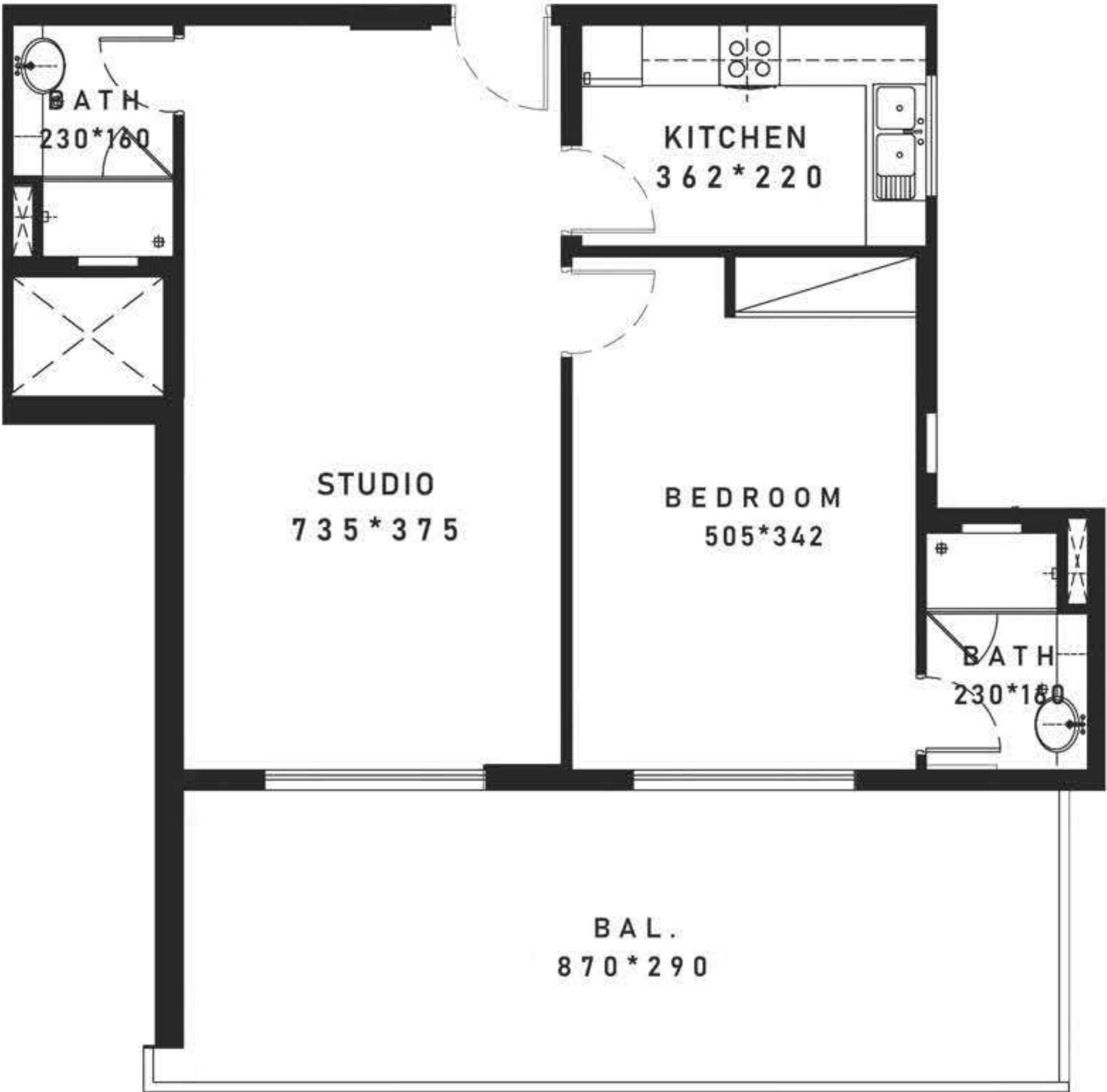


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UNIT 05 / 7TH FLOOR

1 BEDROOM TYPE - M

UNIT TYPE



TOTAL AREA	
994.05 SQ.FT.	92.35 SQ.M.
TOTAL INTERNAL AREA	
697.82 SQ.FT.	64.83 SQ.M.
TOTAL EXTERNAL AREA	
296.22 SQ.FT.	27.52 SQ.M.

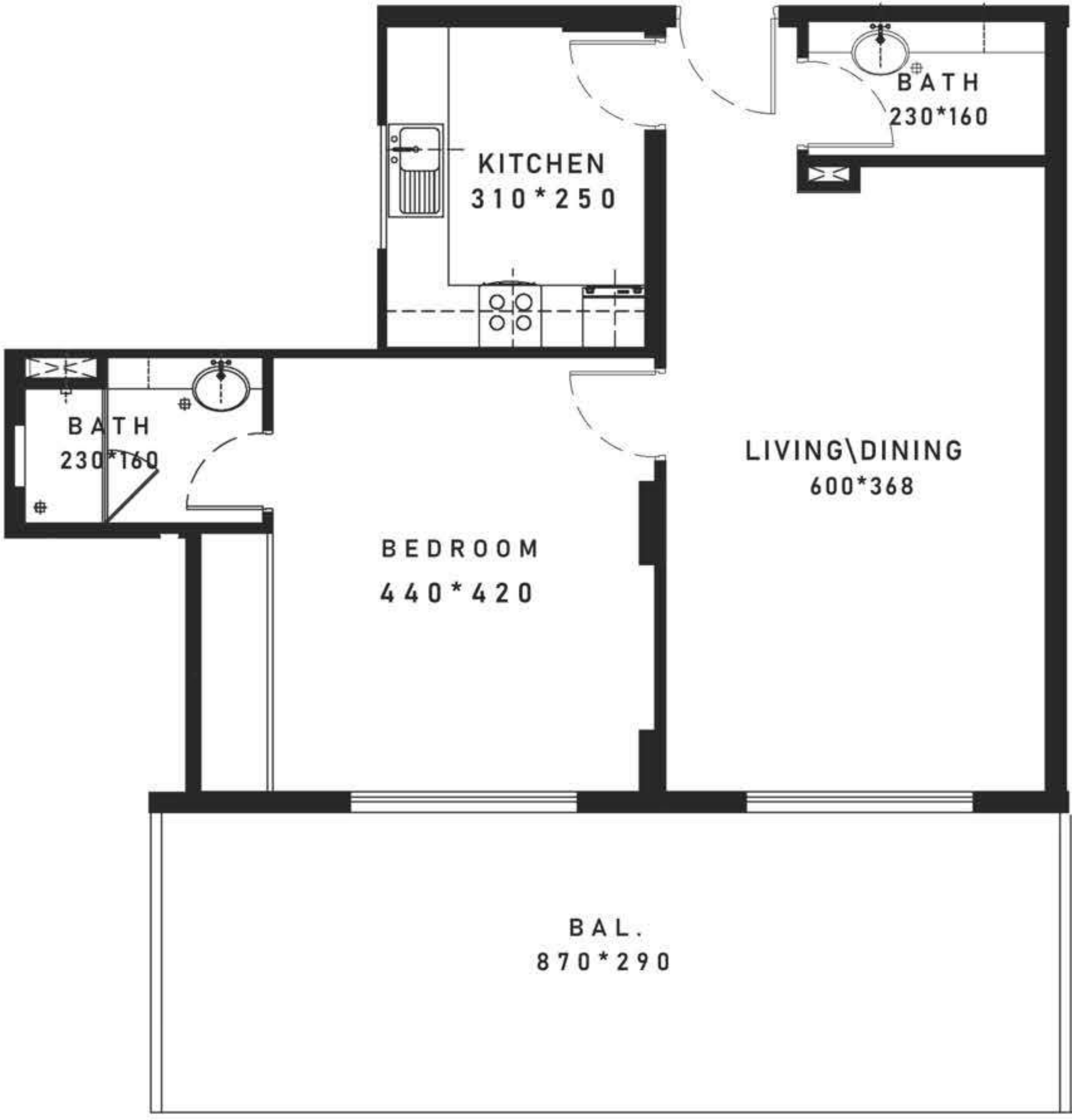


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UNIT 06 / 7TH FLOOR

1 BEDROOM TYPE - N

UNIT TYPE



TOTAL AREA	
938.40 SQ.FT.	87.18 SQ.M.
TOTAL INTERNAL AREA	
647.23 SQ.FT.	60.13 SQ.M.
TOTAL EXTERNAL AREA	
291.16 SQ.FT.	27.05 SQ.M.

FLOOR PLATE

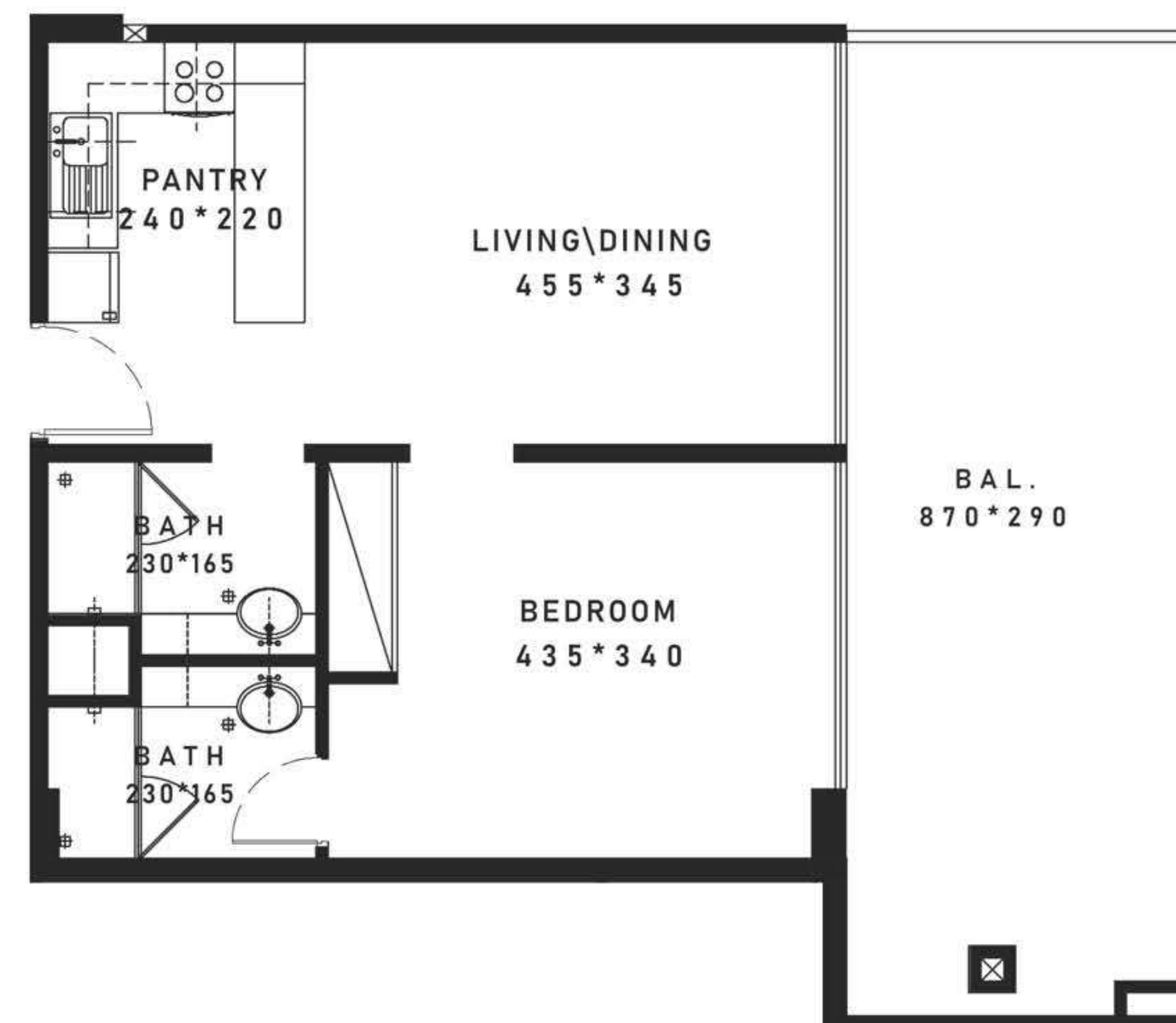


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UNIT 08 / 7TH FLOOR

1 BEDROOM TYPE - O

UNIT TYPE



TOTAL AREA

795.56 SQ.FT. 73.91 SQ.M.

TOTAL INTERNAL AREA

524.09 SQ.FT. 48.69 SQ.M.

TOTAL EXTERNAL AREA

271.47 SQ.FT. 25.22 SQ.M.

FLOOR PLATE

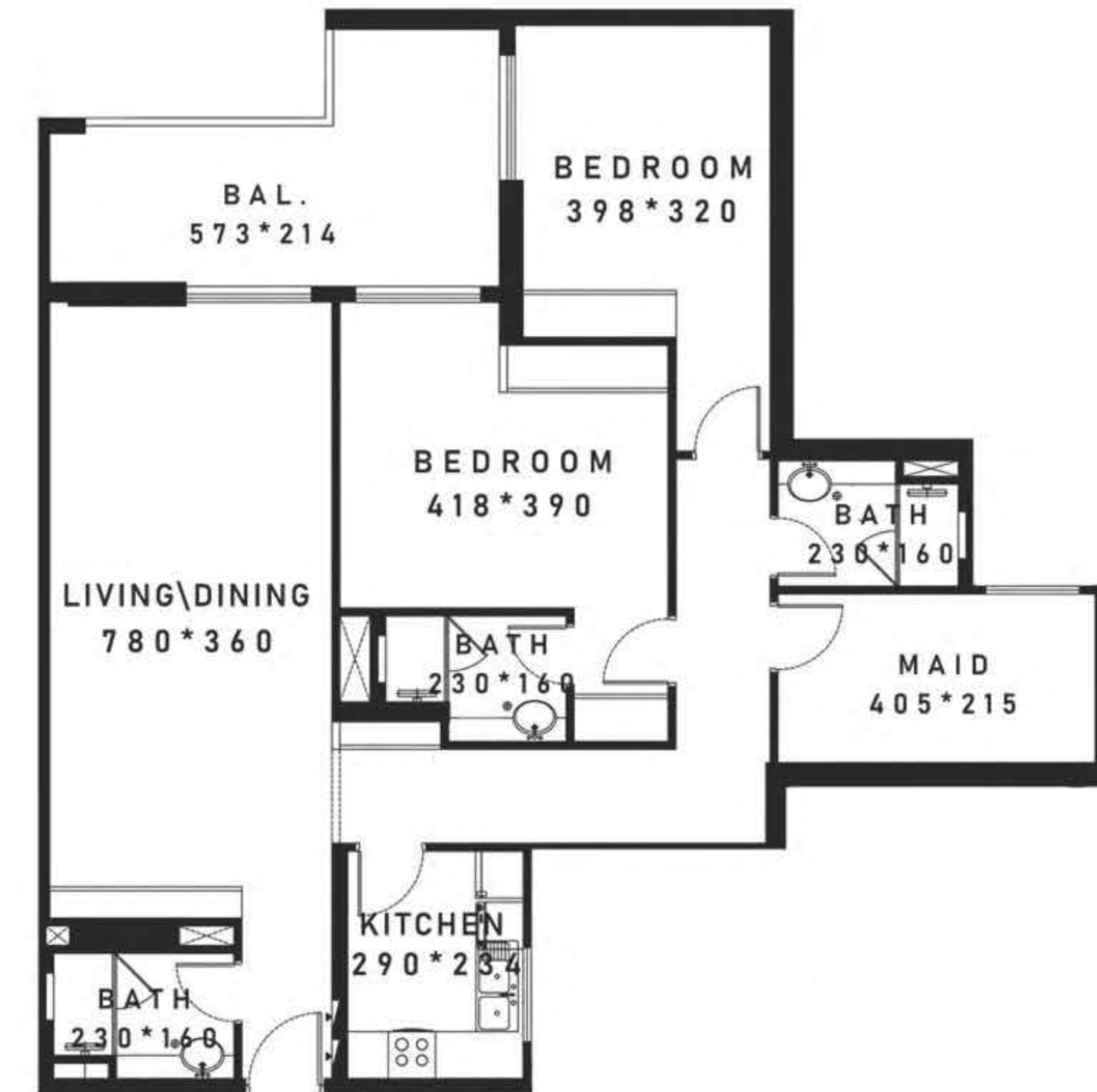


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UNIT 01 / 1ST FLOOR

2 BEDROOM TYPE - A

TYPICAL UNIT TYPE



TOTAL AREA

1352.38 SQ.FT. 125.64 SQ.M.

TOTAL INTERNAL AREA

1176.71 SQ.FT. 109.32 SQ.M.

TOTAL EXTERNAL AREA

175.67 SQ.FT. 16.32 SQ.M.

FLOOR PLATE

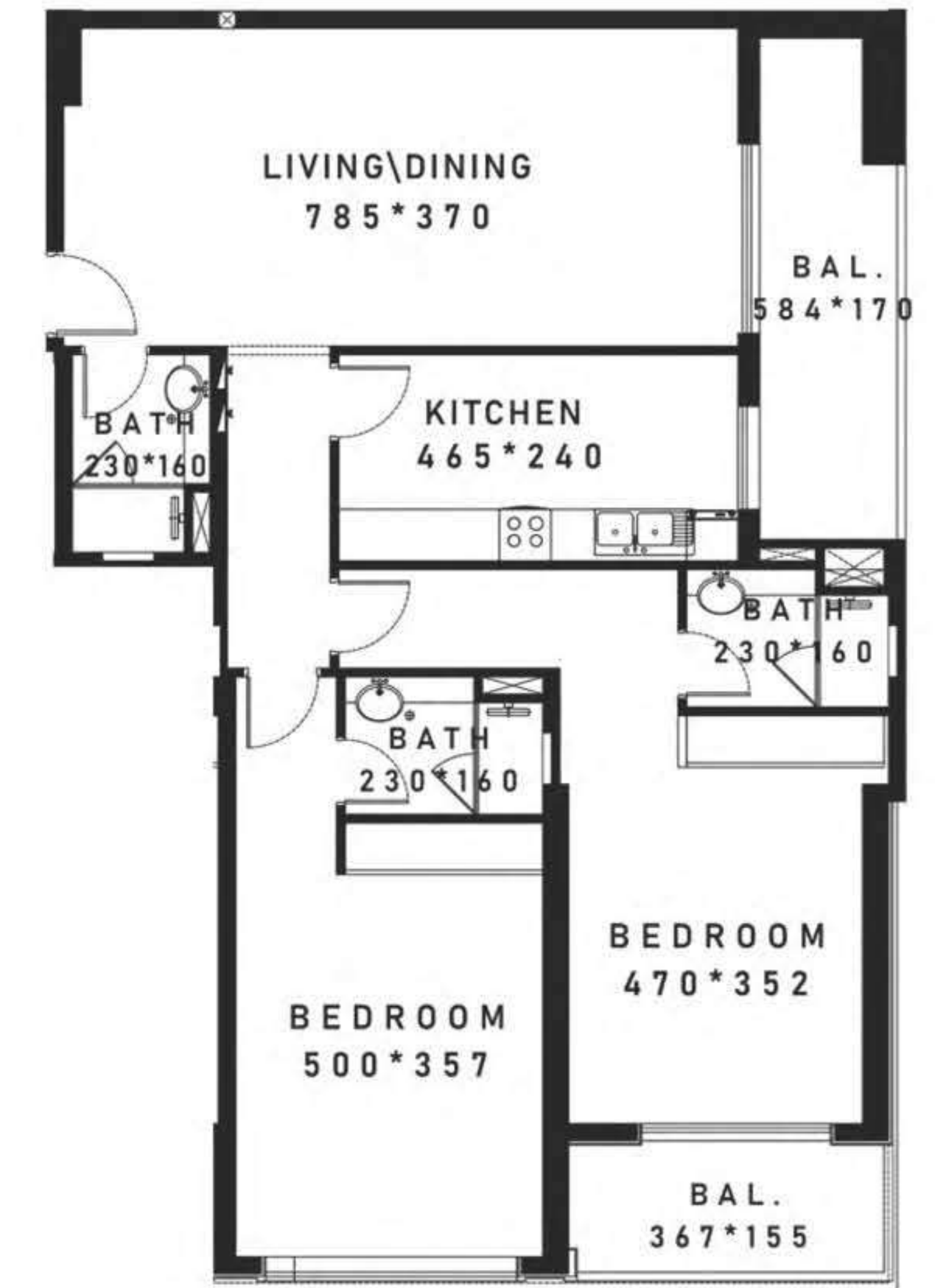


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UNIT 09 / 1ST FLOOR

2 BEDROOM TYPE - B

TYPICAL UNIT TYPE

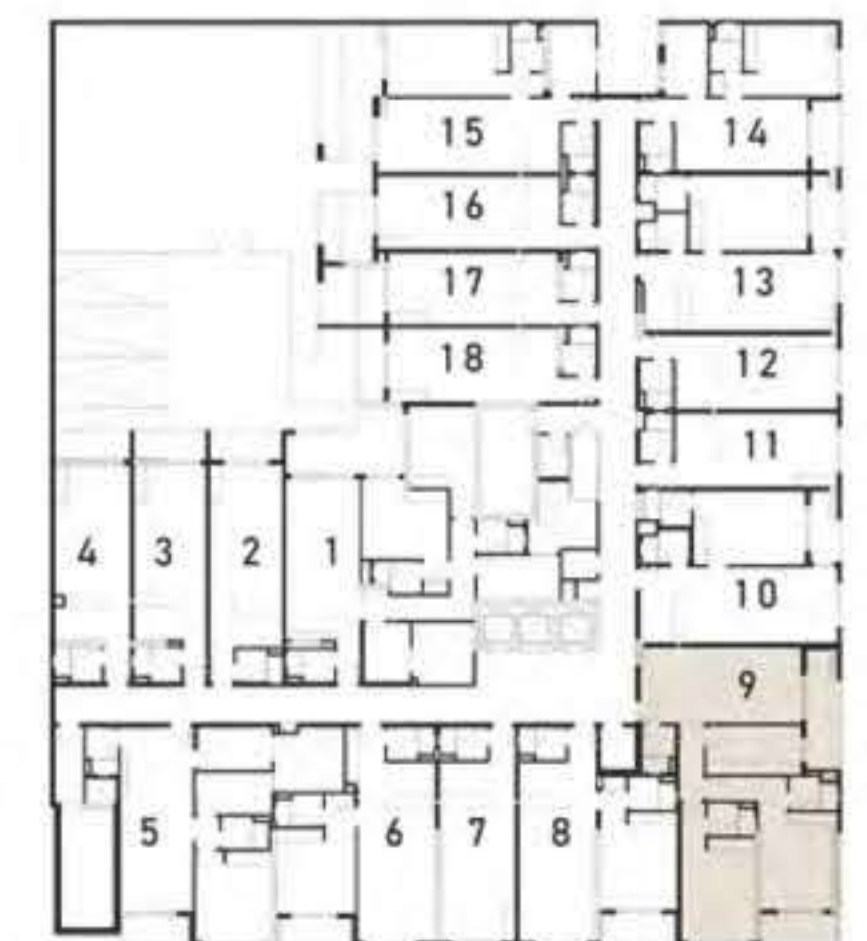


TOTAL AREA
1333.43 SQ.FT. 123.88 SQ.M.

TOTAL INTERNAL AREA
1148.62 SQ.FT. 106.71 SQ.M.

TOTAL EXTERNAL AREA
184.82 SQ.FT. 17.17 SQ.M.

FLOOR PLATE



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UNIT 01 / 7TH FLOOR

2 BEDROOM TYPE - C

UNIT TYPE



TOTAL AREA
1363.57 SQ.FT. 126.68 SQ.M.

TOTAL INTERNAL AREA
1056.59 SQ.FT. 98.16 SQ.M.

TOTAL EXTERNAL AREA
306.99 SQ.FT. 28.52 SQ.M.

FLOOR PLATE

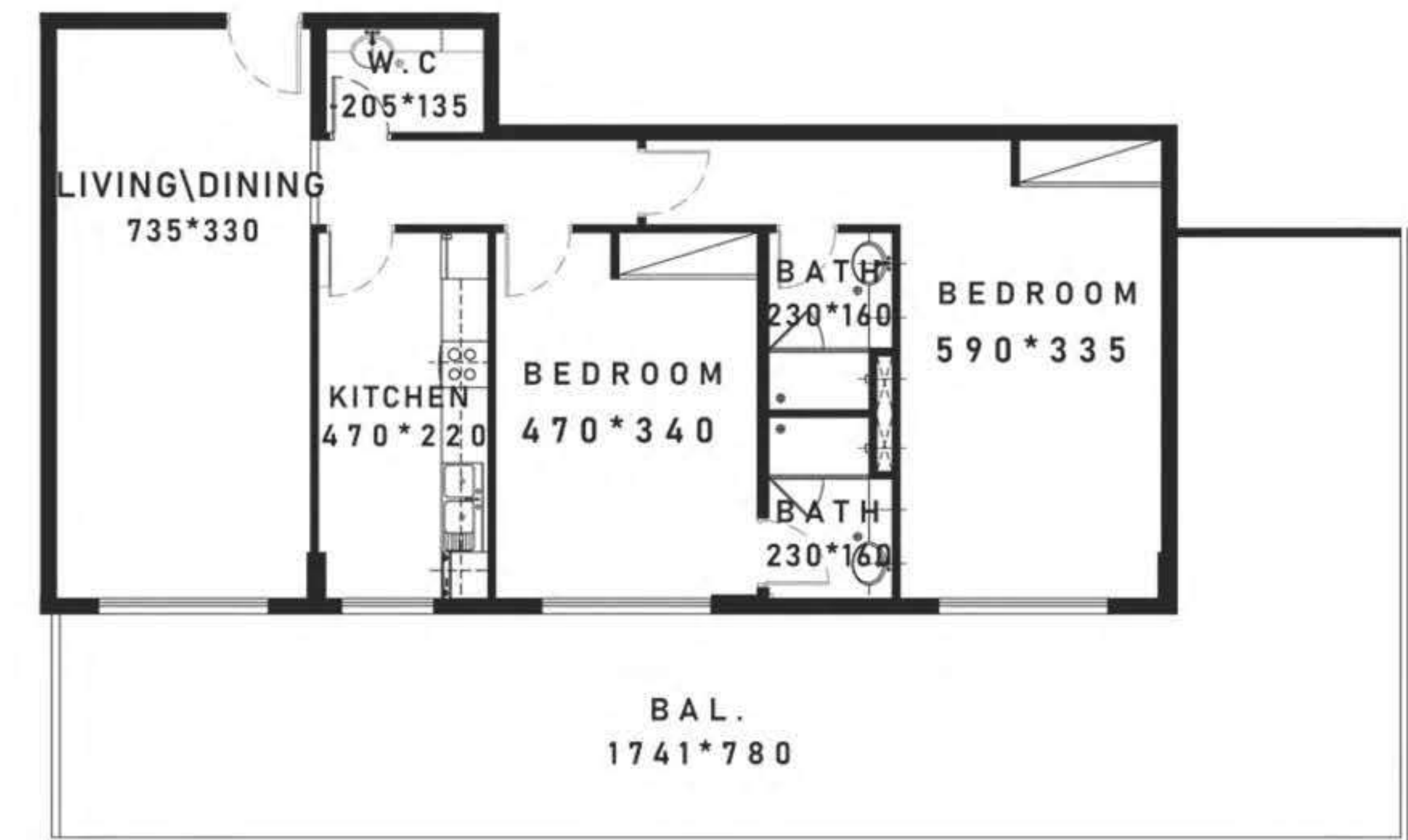


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UNIT 07 / 7TH FLOOR

2 BEDROOM TYPE - D

UNIT TYPE

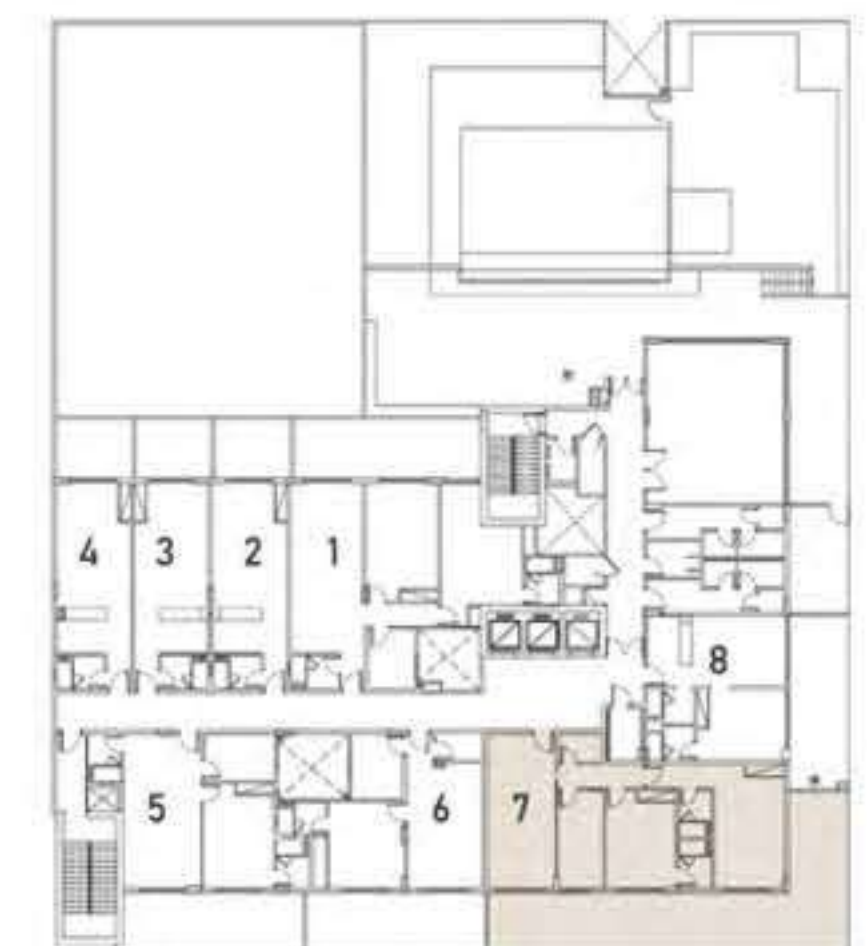


TOTAL AREA
1781.53 SQ.FT. 165.51 SQ.M.

TOTAL INTERNAL AREA
1042.92 SQ.FT. 96.89 SQ.M.

TOTAL EXTERNAL AREA
738.62 SQ.FT. 68.62 SQ.M.

FLOOR PLATE



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