
CAVARA
CIRCLE
A CIRCLE WITHIN JUMEIRAH VILLAGE CIRCLE
PARK-SIDE. LOW-RISE. NEAR HANDOVER



CAVARA DEVELOPMENT × BRDG HOUSE

A STRATEGIC DEVELOPMENT PARTNERSHIP

Cavara Development is backed by a diversified business group with established interests across real estate and pharmaceuticals, bringing financial strength, operational discipline and a long-term perspective to its developments.

Cavara has partnered with BRDG House to bring an additional layer of strategic and market perspective to its development journey.

Led by Paula Gambrell and Wissam Breidy, BRDG House is a UAE-based Strategic Development Partner built on recognized experience and a deep understanding of the Dubai real estate market.

Together, Cavara Development and BRDG House share one vision to create considered projects that respond to the market, deliver lasting value and stand with confidence.

CAVARA
DEVELOPMENT

Building What Matters

BRDG
HOUSE

We Build Value Before We Build Projects

THE PROJECT IN NUMBERS

71

private residences

B+G+4

low-rise architecture

Q2 2027

anticipated completion

3.2m

ceilings in living rooms and bedrooms

2

Elevators

AED 18-20

anticipated service charge per sq. ft.

A PARK-SIDE, LOW-RISE RESIDENCE OF ONLY 71 HOMES.



In a calmer part of JVC with seamless access and exit points

Two minutes from Hessa Street

Anticipated Q2 2027, on a 30/70 plan

AN ESTABLISHED COMMUNITY. A MUCH SHORTER WAIT.



A limited B+G+4 residence of only 71 homes

Two minutes from Hessa Street

One minute from the community park

Eight ground-floor townhomes and only four penthouses

Anticipated completion Q2 2027 · 30/70 payment plan

CLOSE TO EVERYTHING.
WITH ROOM TO BREATHE.



A calmer, within the residential pocket JVC

Two minutes from Hessa Street; with easy entry and exit points

One minute from the park, situated among villas and greenery

71 residences · 3.2-metre ceilings · First floor amenity level

Q2 2027 · 30/70 payment structure



THE LOCATION

CONNECTED TO THE ACTIVITY, PROTECTED FROM THE INTENSITY.

THE COMMUNITY



WHERE IT SITS WITHIN THE CIRCLE

2 MINS

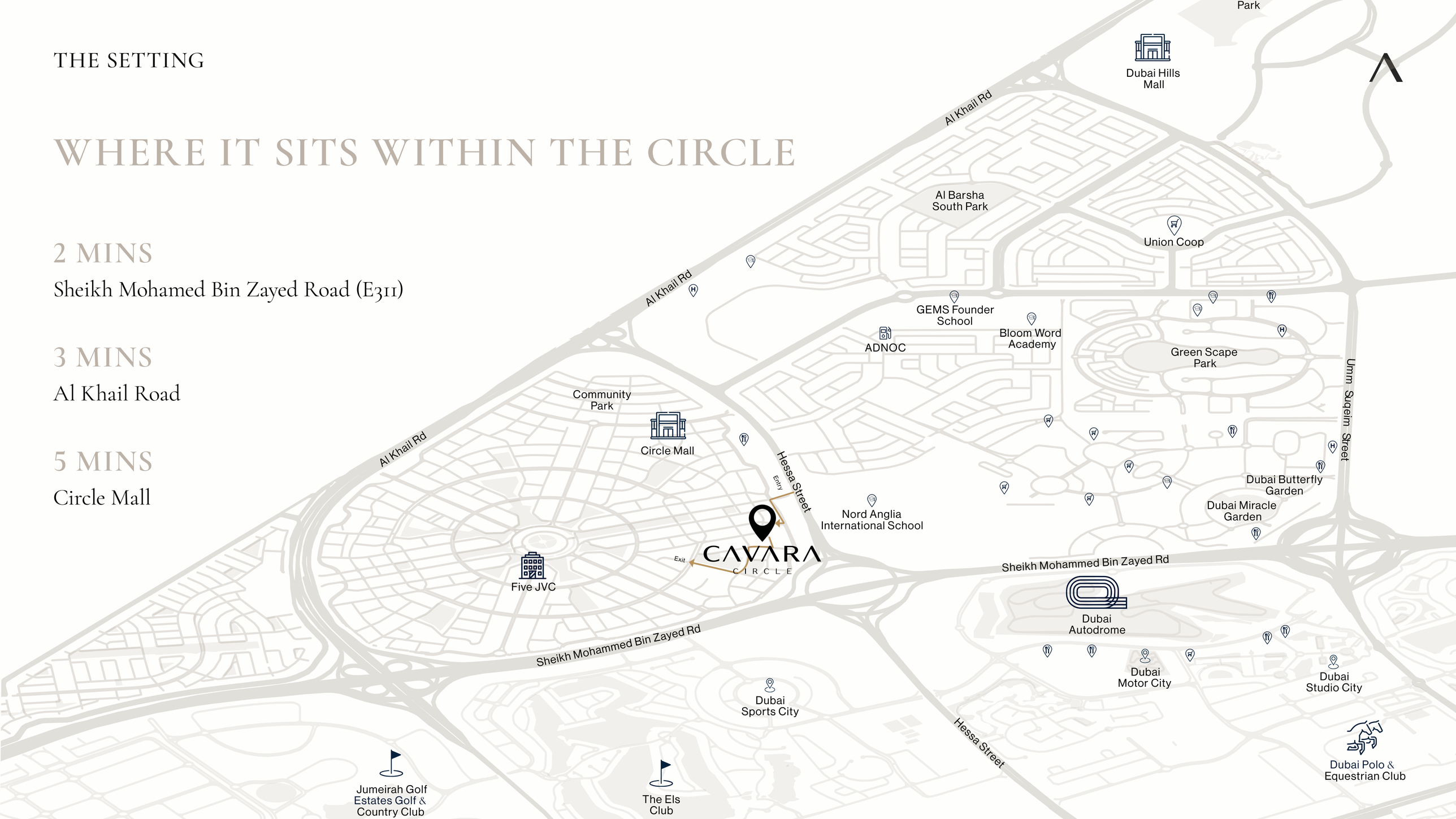
Sheikh Mohamed Bin Zayed Road (E311)

3 MINS

Al Khail Road

5 MINS

Circle Mall



DRIVING DISTANCES

~1 min
Community Park

~2 mins
Hessa Street

~5 mins
Circle Mall

~5 mins
Dubai Metro Gold Line

~8 mins
Dubai Motor City

~8 mins
Els Golf Club

~10 mins
American Hospital
Dubai Science Park

~10 mins
Dubai Miracle
Garden

~11 mins
GEMS Founders
School

~13 mins
Dubai Hills Mall

~25 mins
Dubai Int’l Airport

~25 mins
Dubai World Central

EVERY DECISION, CONSIDERED.



Access	Minutes from major highways
Greenery	33 landscaped parks across more than 44M sq. ft. of green space
Calm	A deliberate low-rise configuration
Intimacy	A limited collection of only 71 residences
Certainty	Structure complete, with handover scheduled for Q2 2027


LOW-RISE
LIVING


CAVARA
CIRCLE



THE RESIDENCES

INTIMATE IN SCALE. CONSIDERED IN EVERY DETAIL.

ESSENTIAL COLLECTION

Type	Units	Sq. ft.	Price
Studios	20	443-598	from AED 783,304
1-bed apartments	33	736-954	from AED 1,130,670

75%

studios and one-bedrooms JVC's most liquid categories

FAMILY COLLECTION

Type	Units	Sq. ft.	Price
2-bed apartments	6	1,392-1,421	from AED 2,138,593

TOWNHOMES COLLECTION

Type	Units	Sq. ft.	Price
1-bed townhomes	6	914-1,206	from AED 1,250,094
2-bed townhomes	2	2,018-2,047	from AED 2,867,869

12

townhomes and penthouses

PENTHOUSE COLLECTION

Type	Units	Sq. ft.	Price
1-bed penthouses	2	1,222-1,224	from AED 1,535,351
2-bed penthouses	2	1,820-2,585	from AED 2,488,223

Studio apartment






1 bedroom apartment













A LIMITED COLLECTION, AVAILABLE ONLY WHILE IT LASTS.



20

Studios

443–598 sq. ft.

33

One-beds

from 736-954 sq. ft.

A LIMITED OPPORTUNITY WITHIN JVC.



6

Two-beds

1,392–1,421 sq. ft.

EIGHT RESIDENCES. ONE OPPORTUNITY THAT WILL NOT RETURN.



6

One-bed
914–1,206 sq. ft.

2

Two-bed
2,018–2,047 sq. ft.

FOUR HOMES AT THE PINNACLE OF JVC.



2

One-bed

1,222–1,224 sq. ft.

2

Two-bed

1,820–2,585 sq. ft.

THE TRUE LUXURY IS THE LAYOUT.



Internal living spaces designed to function, not merely measure.

Ceiling heights that speak volumes.

Views that open onto the park and the surrounding community.



THE AMENITIES

THE EXPERIENCE CONTINUES BEYOND YOUR FRONT DOOR.

MOVE. UNWIND. PLAY. GATHER.



Wellbeing

Fitness studio. Outdoor fitness area. Adults pool



Family

Children’s pool. Kids play area



Leisure

Cabanas. Sun loungers.



Social

Lobby and lounge. BBQ and dining area. Outdoor seating areas.

GROUND FLOOR
AMENITIES PLAN

01 MAIN ENTRANCE

02 LOBBY ENTRANCE

03 LOBBY RECEPTION

04 LOBBY LOUNGE

05 LIFT LOBBY

TO COMMUNITY PARK



TO HESSA STREET



Lobby Entrance



Lobby Reception



Lobby Lounge



Lift Lobby

FIRST FLOOR
AMENITIES PLAN

01 ADULT'S POOL

02 KID'S POOL

03 CABANAS & SUN LOUNGERS

04 KID'S PLAY AREA

05 OUTDOOR SEATING AREAS

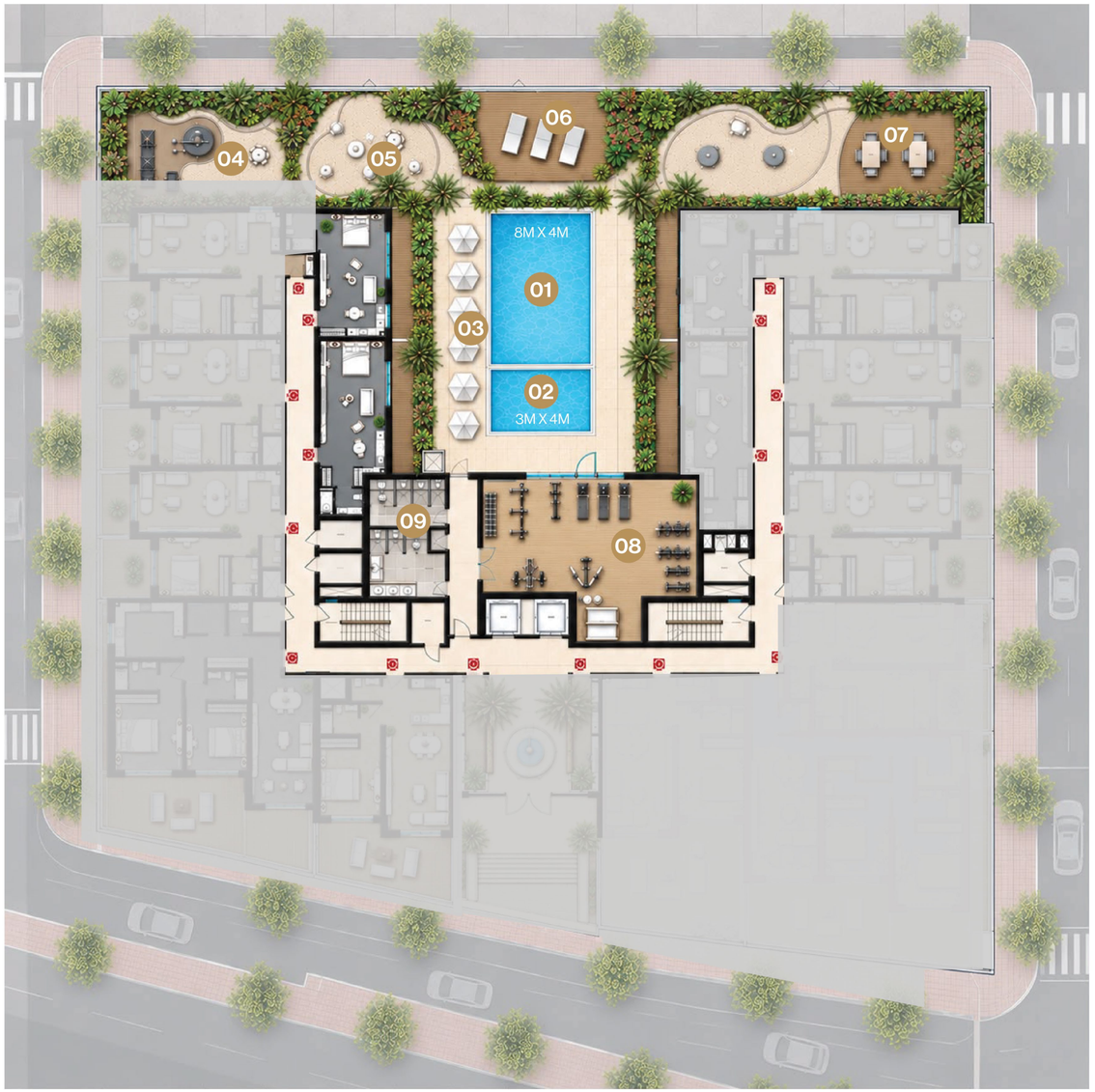
06 OUTDOOR FITNESS AREA

07 BBQ AND DINING AREA

08 FITNESS STUDIO

09 CHANGING ROOMS

TO COMMUNITY PARK



TO HESSA STREET



Pool Area



Outdoor Fitness Area


Kids Play Area



Outdoor Lounge Area



Outdoor dining and barbeque area



Fitness studio





WHY
CAVARA CIRCLE

CLOSER TO COMPLETION THAN CONCEPTION



Handover is approaching

Progress is already visible on site

A shorter wait to move in or to rent.

GROUND FLOOR
TYPICAL PLAN

1 BEDROOM TOWNHOUSE

2 BEDROOM TOWNHOUSE



FIRST FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM



2ND & 3RD FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM



4TH FLOOR
TYPICAL PLAN

STUDIO

1 BEDROOM

1 BEDROOM PENTHOUSE

2 BEDROOM PENTHOUSE



UNIT PLAN

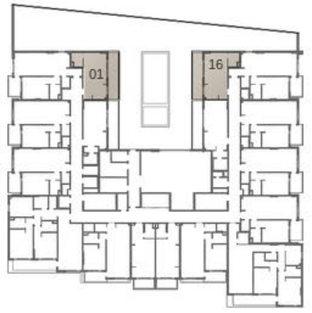
STUDIO



TYPE A

AREA	SQ FT
INTERNAL AREA	417.21
BALCONY AREA	152.09
TOTAL AREA	**569.30**

1ST FLOOR



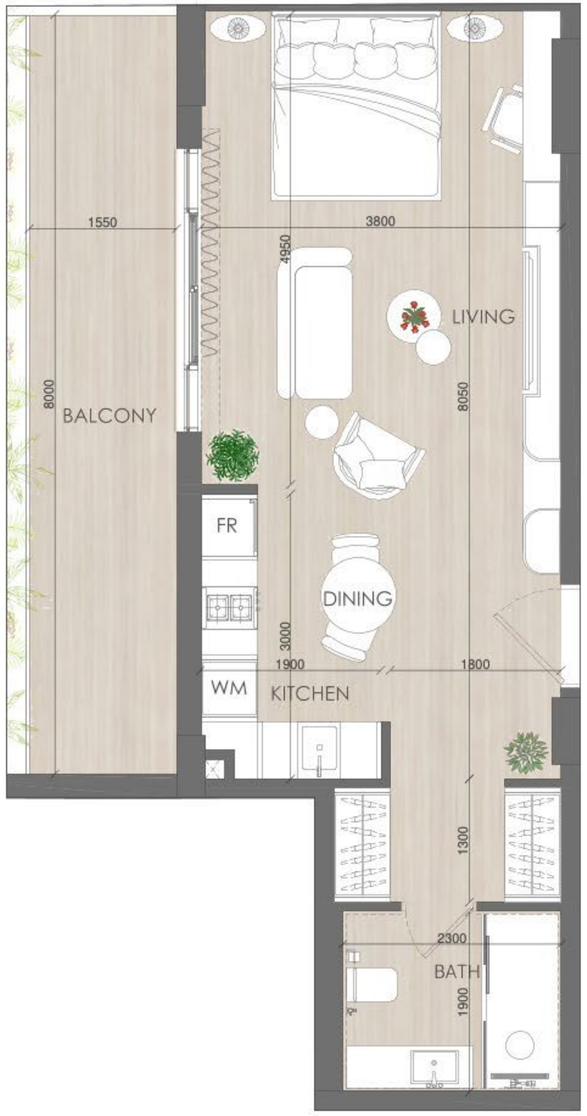
2ND & 3RD FLOOR



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UNIT PLAN

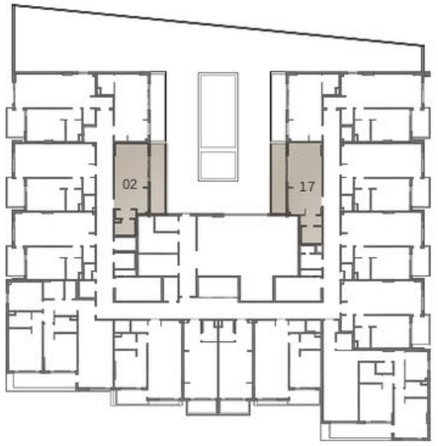
STUDIO



TYPE B

AREA	SQ FT
INTERNAL AREA	446.70
BALCONY AREA	151.66
TOTAL AREA	**598.36**

1ST FLOOR



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UNIT PLAN

STUDIO



TYPE C

AREA	SQ FT
INTERNAL AREA	384.81
BALCONY AREA	58.13
TOTAL AREA	**442.94**

1ST FLOOR



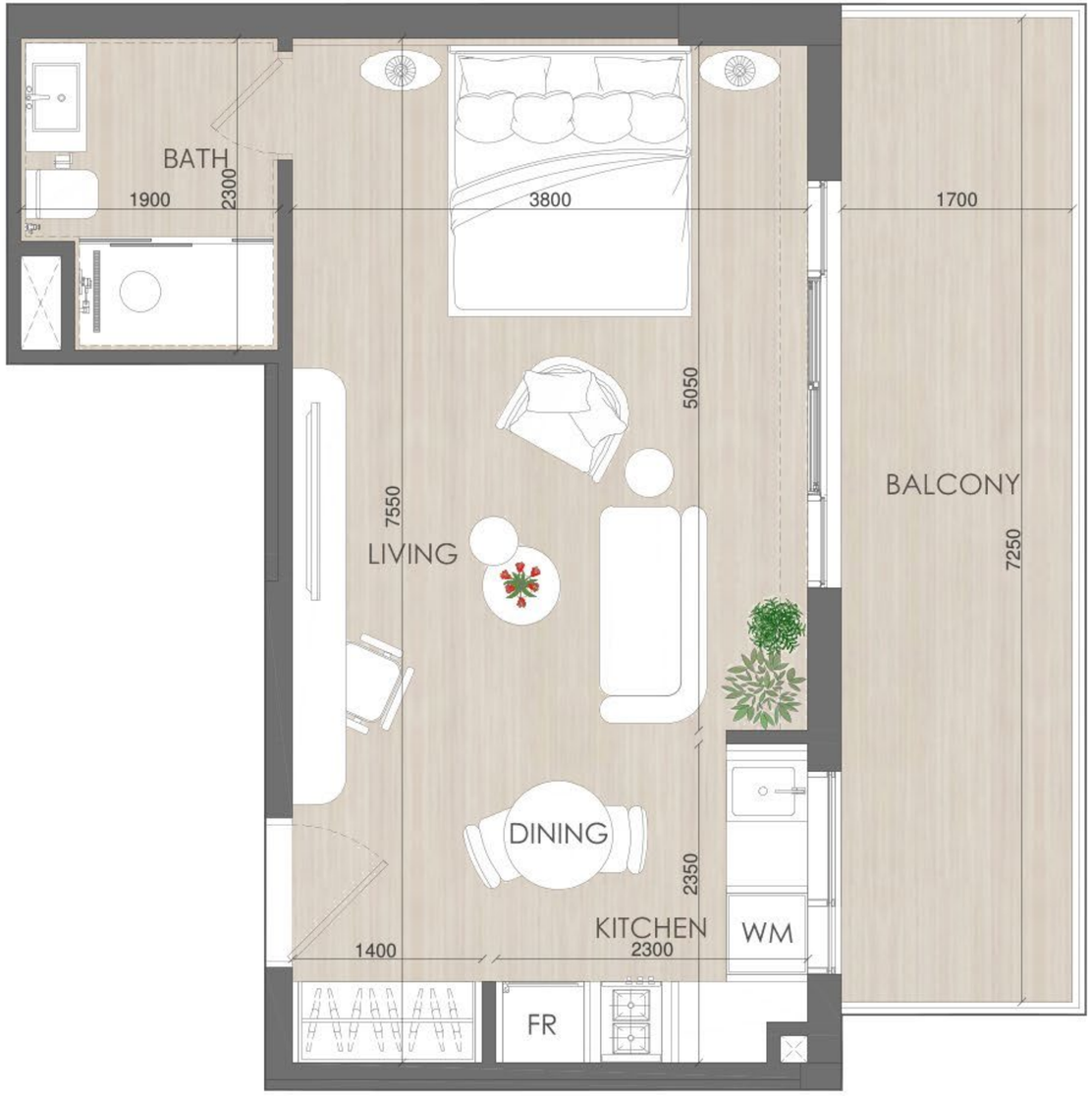
2ND & 3RD FLOOR



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UNIT PLAN

STUDIO



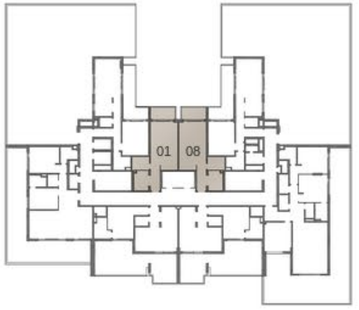
TYPE D

AREA	SQ FT
INTERNAL AREA	386.10
BALCONY AREA	147.03
TOTAL AREA	**533.13**

2ND & 3RD FLOOR



4TH FLOOR



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UNIT PLAN

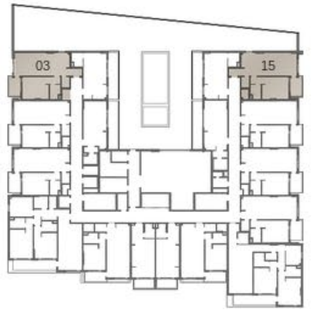
1 BR



TYPE A

AREA	SQ FT
INTERNAL AREA	731.95
BALCONY AREA	74.06
TOTAL AREA	**806.01**

1ST FLOOR



2ND & 3RD FLOOR



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UNIT PLAN

1 BR



TYPE B

AREA	SQ FT
INTERNAL AREA	698.90
BALCONY AREA	73.95
TOTAL AREA	**772.85**

1ST FLOOR



2ND & 3RD FLOOR



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UNIT PLAN

1 BR



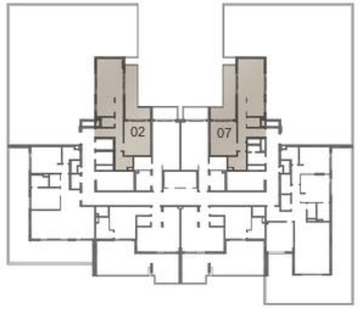
TYPE C

AREA	SQ FT
INTERNAL AREA	763.16
BALCONY AREA	190.63
TOTAL AREA	**953.79**

2ND & 3RD FLOOR



4TH FLOOR



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UNIT PLAN

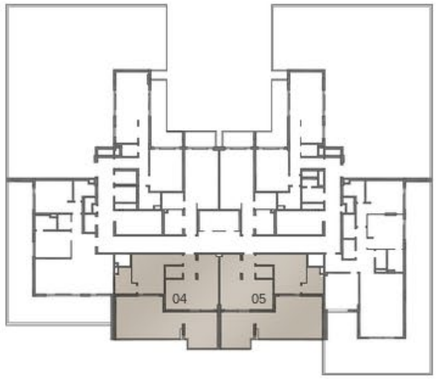
PH 1 BR



TYPE A

AREA	SQ FT
INTERNAL AREA	687.92
BALCONY AREA	536.47
TOTAL AREA	**1,224.39**

4TH FLOOR



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UNIT PLAN

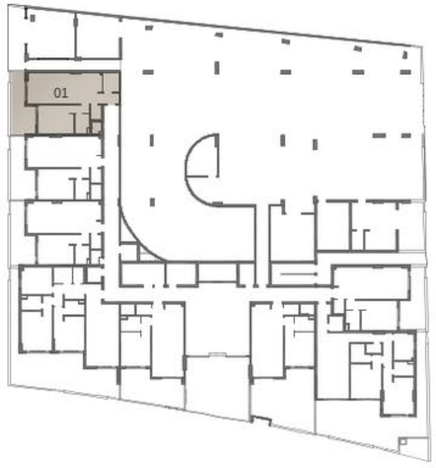
TH 1 BR



TYPE A

AREA	SQ FT
INTERNAL AREA	787.59
BALCONY AREA	214.63
TOTAL AREA	**1,002.22**

GROUND FLOOR



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UNIT PLAN

TH 1 BR



TYPE B

AREA	SQ FT
INTERNAL AREA	698.79
BALCONY AREA	214.74
TOTAL AREA	**913.53**

GROUND FLOOR



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UNIT PLAN

2 BR



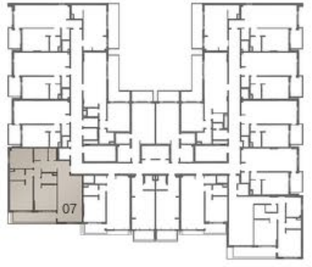
TYPE A

AREA	SQ FT
INTERNAL AREA	1,286.29
BALCONY AREA	134.76
TOTAL AREA	**1,421.05**

1ST FLOOR



2ND & 3RD FLOOR



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UNIT PLAN

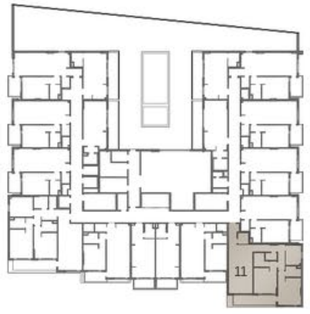
2 BR



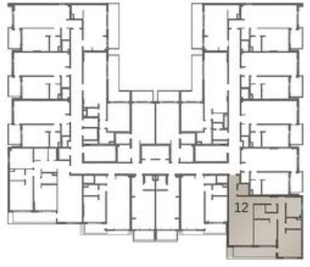
TYPE B

AREA	SQ FT
INTERNAL AREA	1,256.25
BALCONY AREA	135.30
TOTAL AREA	**1,391.55**

1ST FLOOR



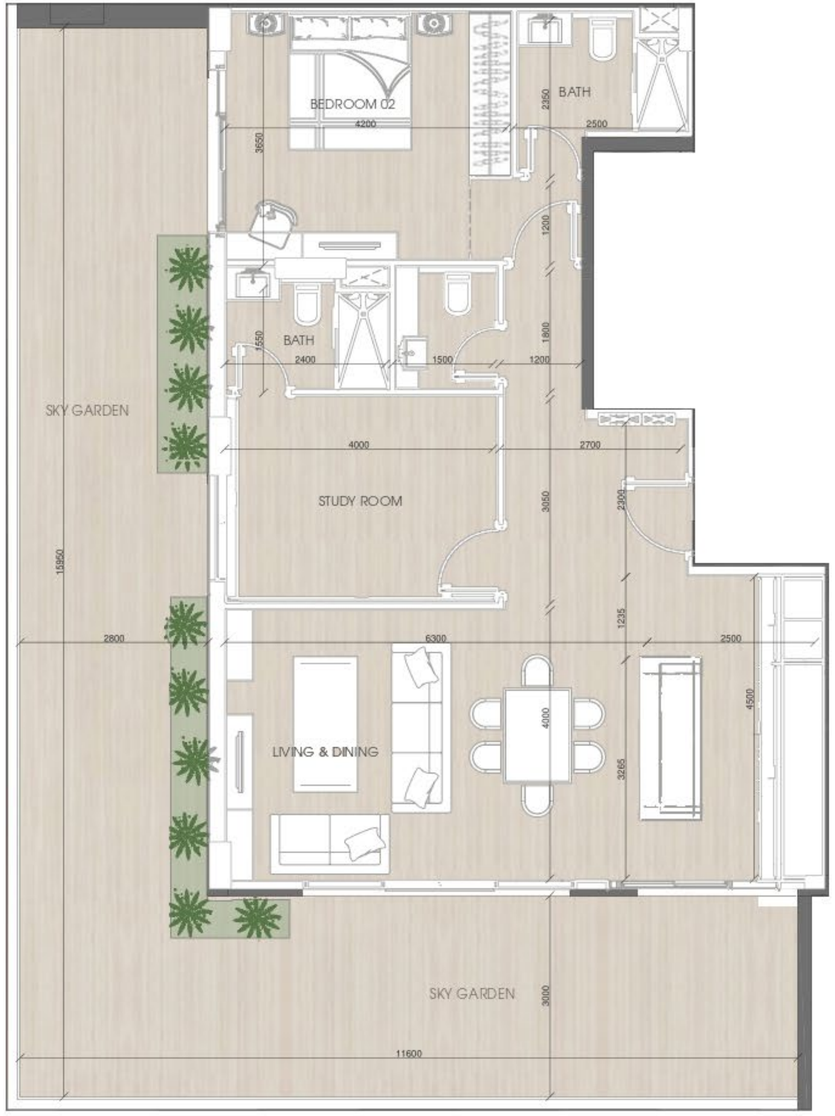
2ND & 3RD FLOOR



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UNIT PLAN

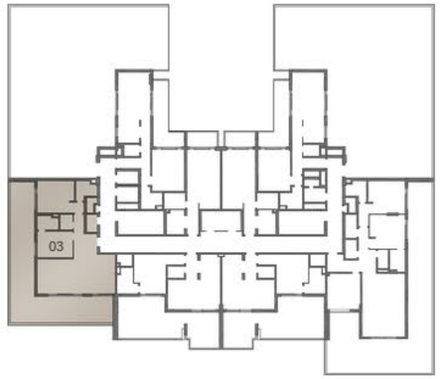
PH 2 BR



TYPE A

AREA	SQ FT
INTERNAL AREA	1,022.25
BALCONY AREA	798.04
TOTAL AREA	**1,820.29**

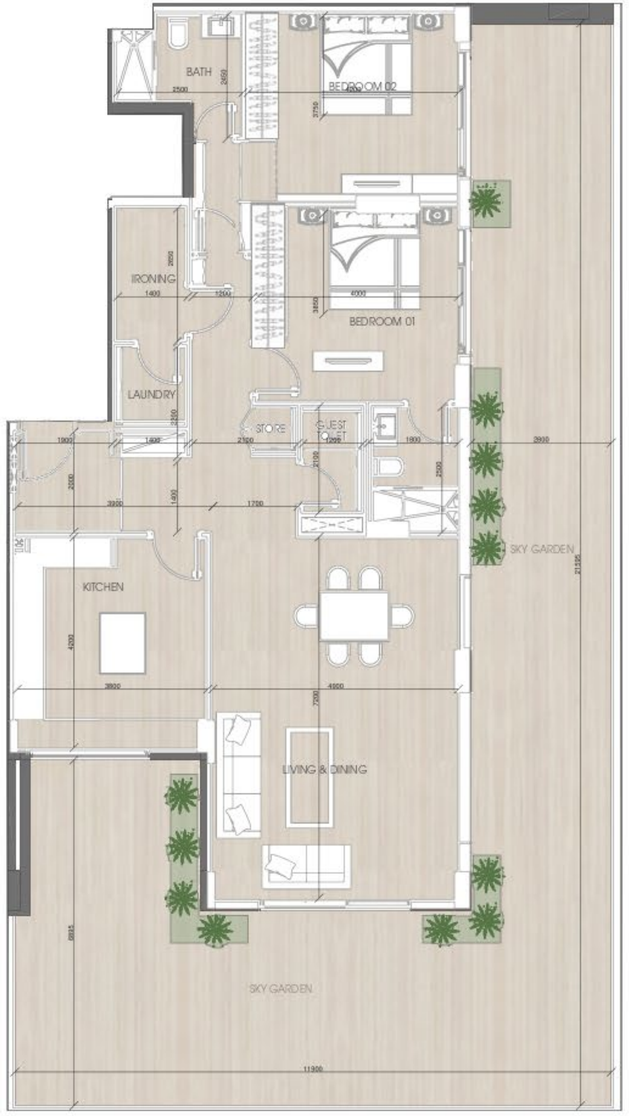
4TH FLOOR



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UNIT PLAN

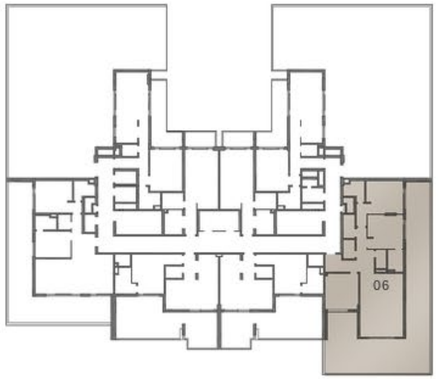
PH 2 BR



TYPE B

AREA	SQ FT
INTERNAL AREA	1,393.39
BALCONY AREA	1,191.99
TOTAL AREA	**2,585.38**

4TH FLOOR



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UNIT PLAN

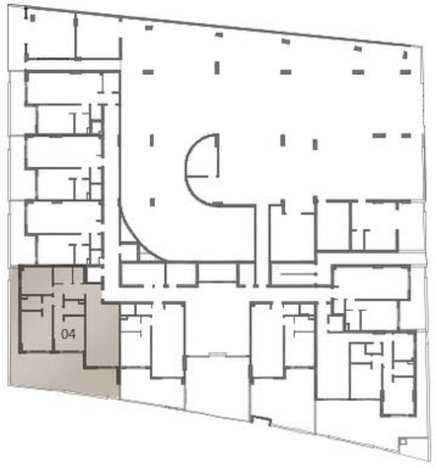
TH 2 BR



TYPE A

AREA	SQ FT
INTERNAL AREA	1,278.97
BALCONY AREA	739.16
TOTAL AREA	**2,018.13**

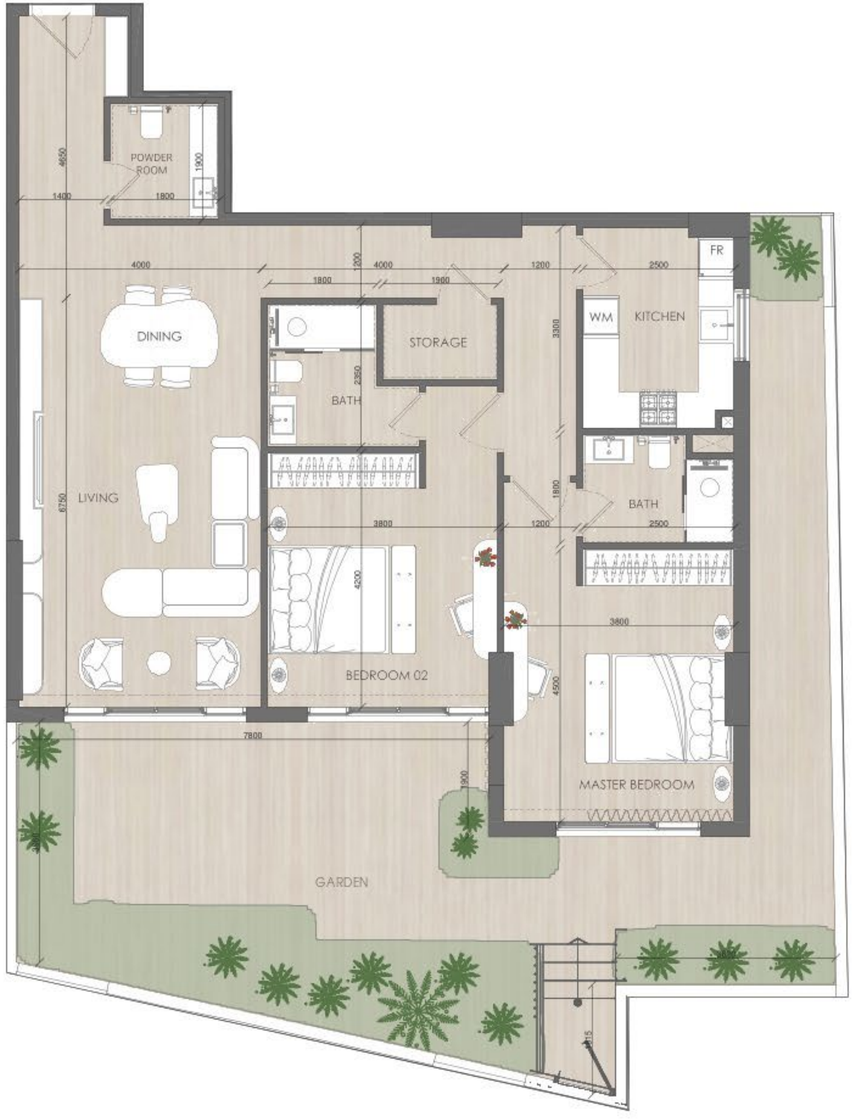
GROUND FLOOR



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UNIT PLAN

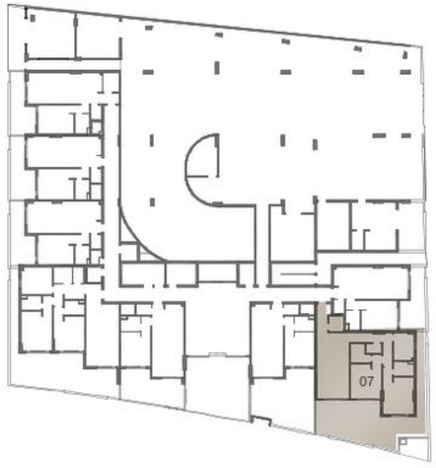
TH 2 BR



TYPE B

AREA	SQ FT
INTERNAL AREA	1,249.69
BALCONY AREA	796.85
TOTAL AREA	**2,046.54**

GROUND FLOOR



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30% OVER 6 MONTHS
70% ON COMPLETION OR MORTGAGED

5%
Upon reservation

5%
30 Days from the reservation date

5%
60 Days from the reservation date

5%
90 Days from the reservation date

5%
150 Days from the reservation date

5%
180 Days from the reservation date

70%
On Completion


THE
BUYER

A CALMER HOME IN A CONNECTED COMMUNITY



Everything JVC has to offer, within easy reach.

The park and Hessa Street, close at hand.

30% payment plan spread across six months.

THE COMMUNITY PROVIDES DEMAND; THE PROJECT PROVIDES DIFFERENTIATION.



Three-quarters of the residences are studios and one-bedrooms.

A shorter path to rental income.

Returns are calculated, never promised.

BEGIN WITH BUYER'S SITUATION

THE JVC TENANT

Continue renting, or own a more differentiated home in the same community?

THE FIRST-TIME BUYER

An accessible entry into ownership.

THE FAMILY

Considered as a home, not simply compared as another JVC apartment.

THE INVESTOR

An established rental community and a shorter path to completion.

THE TOWNHOME BUYER

Only eight townhomes in the entire project.

THE PENTHOUSE BUYER

A scarcity decision rather than simply a size decision.



CLOSING

THE PROJECT STORY CONVINCES THE BUYER

GUIDE THE CHOICE. NEVER FORCE IT.



Would you like me to check which preferred layouts are still available?

Should I reserve the strongest option while we review the complete numbers?

Should I arrange a site visit?

7%

for a limited period

5% on 10% collection and SPA signing

2% on 20% total collection

EVERY DECISION, CONSIDERED.



JVC	Everything residents need, right where they need it.
The plot	Easy access in every direction.
The park	Greener surroundings, closer to home.
Low-rise	A calmer setting with a stronger sense of home.
Timing	Closer to completion. Closer to making it yours.

BRAND PROMISE

Every CAVARA DEVELOPMENT
begins with one question:

“Will this matter five years from today?”

If the answer isn’t yes,
we don’t build it.





BUILDING
WHAT
MATTERS