

🕒 Completion - Q4 2026

Elitz 3

Jumeirah Village Circle (JVC)



MMT International Real Estate

Dubai, United Arab Emirates

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Elitz 3

 Furnishing - Yes

 Parking -

 Floors -
B+G+4P+41floors;
B+G+4P+35floors

 Service charge -
12-14 AED/sqft

Project general facts

Elitz 3, developed by Danube Properties, represents the newest introduction in residential real estate, set to redefine the concept of opulent living in the heart of Dubai's Jumeirah Village Circle (JVC). Serving as an architectural masterpiece, this development stands proudly as a symbol of contemporary sophistication, featuring a unique glass exterior that distinguishes it from other projects in the vicinity.

This lavish residential tower presents an assortment of intricately crafted homes, tailored to cater to the diverse requirements and desires of potential residents. Alongside its prime location, it guarantees an unparalleled living experience by providing an impressive array of amenities. Dwellers can relax in meticulously landscaped gardens, enjoy a revitalizing swim in the pool, or engage in workouts at the state-of-the-art fitness center. The building's considerate design ensures an abundance of natural light and ventilation, resulting in a tranquil and environmentally sustainable living space.

Finishing and materials

The interiors are crafted with utmost attention to detail, providing a harmonious blend of comfort and sophistication. Every detail is meticulously crafted to evoke a sense of refined elegance.

Kitchen and appliances

With kitchen appliances. Premium kitchens, crafted with sleek finishes, and intelligent design, offering a seamless fusion of style and functionality.

Furnishing

Fully-furnished apartment

Location description and benefits

The location of the development at JVC provides easy access to major road networks, making commuting to key destinations effortlessly convenient. Residents can effortlessly connect to Al Khail Road, Sheikh Mohammed Bin Zayed Road, and Sheikh Zayed Road, allowing them to explore various parts of Dubai with ease.

Real estate in Jumeirah Village Circle is one of the most sought-after housing options. It is popular among both potential tenants and investors. About 2,000 housing units are available in the complex, which includes huge villas,

townhouses, studio flats, and multi-bedroom apartments in high-rise buildings. There are still plenty of under-construction facilities. JVC is home to cutting-edge mid-rise buildings and renowned hotels. The Nakheel company, the project's developer, aimed to create a space that was pleasant for living as well as resting and unwinding. There are three nurseries, a university, a school, a hospital, and a shopping mall. There are numerous green zones and parks with playgrounds in the area. Because of this, renting out a residence in JVC is a fantastic idea. Rental income brings in 6.8%, one of the highest rates in Dubai, the United Arab Emirates.

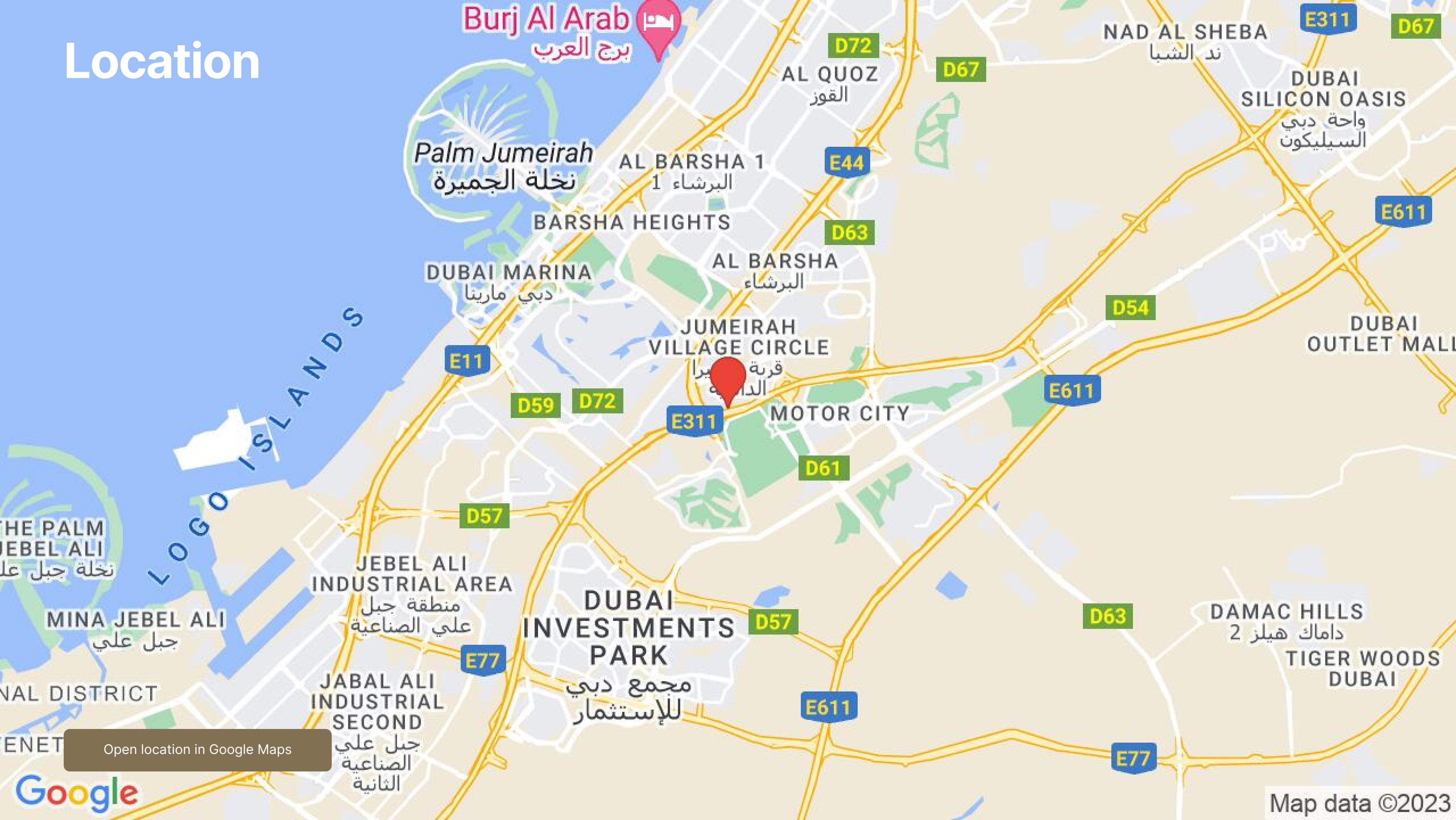
There will undoubtedly be a park close by, regardless of the residence or apartment you reside in. After all, 33 parks are spread out in a small housing complex with an area of 8 km². Some of them are rather small and are only suitable for a playground or benches under trees. However, some of them like Circle Community Park or JVC Community Park, can be referred to as completely green parks.

There are green spaces here for people of all ages. The housing development features dog parks and playgrounds. Since there is also a pet-friendly cafe where pets are welcome, the location is perfect for pet owners overall.

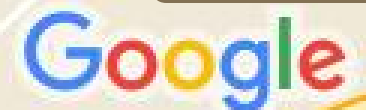
Interior



Location



Open location in Google Maps





LEGEND

- 1 Swimming pool
- 2 Lazy Lounge
- 3 Kids swimming pool
- 4 Jaquzzi
- 5 Water Feature
- 6 Aquatic gym
- 7 BBQ area
- 8 Outdoor cinema
- 9 Skating park
- 10 Badminton court
- 11 Multipurpose court
- 12 Mini Basket ball court
- 13 Cricket pitch
- 14 Mini golf
- 15 Kids play zone outdoor
- 16 Trampoline area
- 17 Rain shower
- 18 Kids splash pad
- 19 Shaded kids play
- 20 Open air yoga zone
- 21 Outdoor gym
- 22 Table tennis and chess area
- 23 Snooker zone
- 24 Relaxation zone
- 25 Health bar
- 26 Health club
- 27 Doctor on call
- 28 Cafe lounge
- 29 Library
- 30 Multi purpose hall
- 31 Work zone
- 32 Business center
- 33 Kids day care
- 34 Beauty saloon
- 35 Dance studio
- 36 Outdoor party hall
- 37 Cigar lounge
- 38 Male toilet
- 39 Female toilet
- 40 Cabana seating
- 41 Water feature with seating
- 42 Jogging track
- 43 Sunken seating

AMENITIES 1st FLOOR



Facilities



SWIMMING POOL

Visualisation from developer



BUSINESS CENTER

Visualisation from developer



CAFE LOUNGE

Visualisation from developer



LIBRARY

Visualisation from developer



HEALTH BAR

Visualisation from developer



GYM

Visualisation from developer



AQUATIC GYM

Visualisation from developer

Payment plan



6 years Payment Plan

10% payment	On booking
55% payment	During construction
35% payment	During 35 months Post Handover

Condition for the unit resale

Not specified

Typical units and prices



Apartments

1 bedroom

FROM
AED 1,241,000

TO
No info

766 sqft / 71 m²



Apartments

1 bedroom + pool

FROM
AED 1,279,000

TO
AED 1,503,000

762 sqft / 71 m²

866 sqft / 80 m²



Apartments

2 bedroom

FROM
AED 1,688,000

TO
AED 1,887,000

1108 sqft / 103 m²

Typical units and prices



Apartments

2 bedroom + pool

FROM
AED 1,773,000

TO
AED 2,092,000

1103 sqft / 102 m²

1287 sqft / 120 m²



Apartments

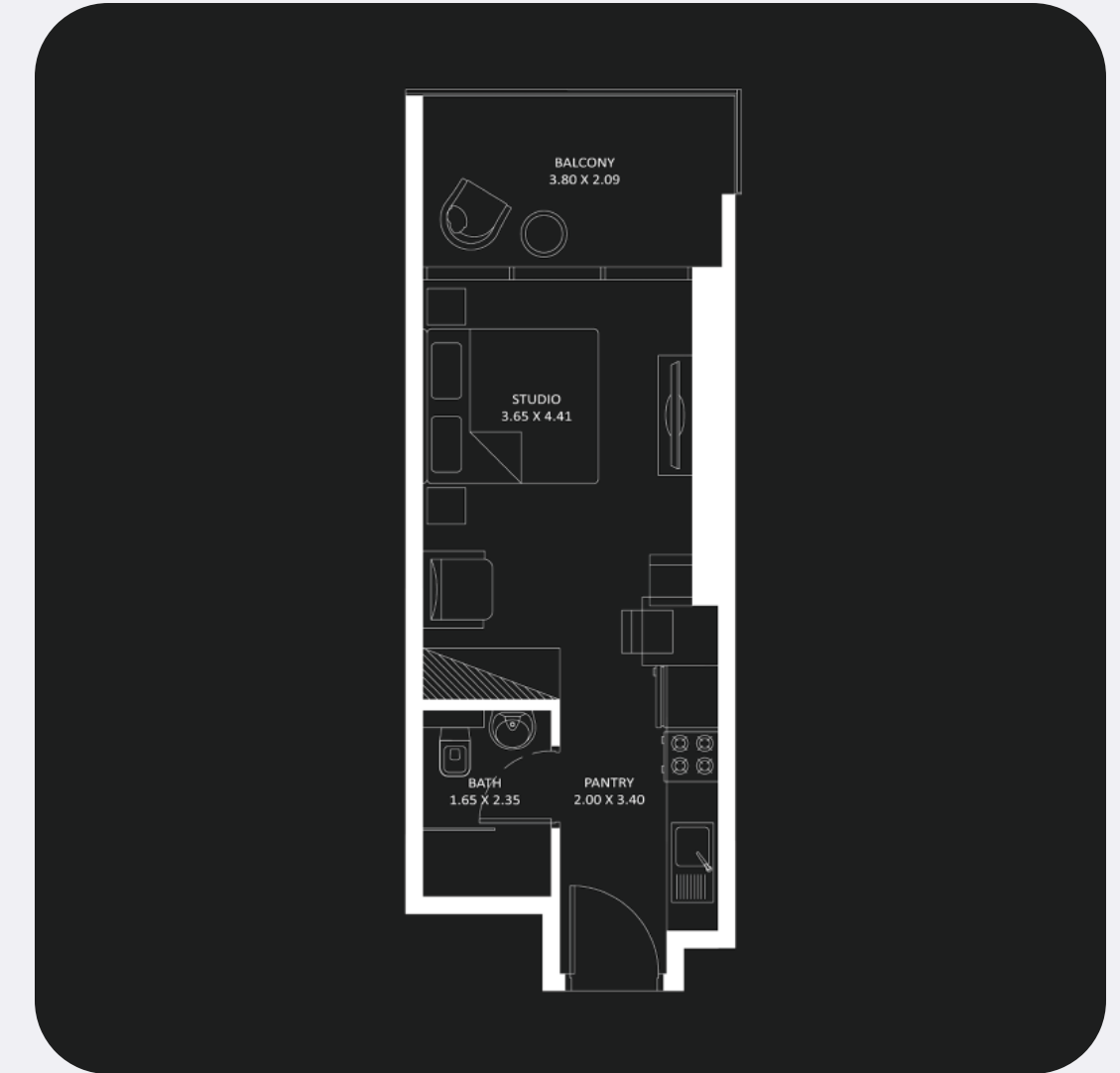
3 bedroom + pool

FROM
AED 2,407,000

TO
AED 2,434,000

1521 sqft / 141 m²

1523 sqft / 141 m²



Apartments

Studio

FROM
No info

TO
No info

Typical units and prices



Apartments

Studio + Pool

FROM

No info

TO

No info

Do you have any questions? Contact me.



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