

1WOOD
Residence 2

Object 1



An Elevated Expression
Of Nature And Urban Living

Master Community

Jumeirah Village Circle (JVC) is a vibrant, family-friendly community in the heart of new Dubai, offering a blend of modern living and peaceful green spaces. With its central location, JVC provides easy access to key areas like Downtown Dubai and Dubai Marina, while maintaining a serene, residential atmosphere.

The community is ideal for families and young professionals, featuring a range of housing options, schools, parks, and essential services like supermarkets and clinics. Its affordability and strong rental demand make JVC an attractive choice for first-time buyers and investors, offering excellent potential for long-term returns and growth.

JVC has become a hotspot for real estate investment, thanks to its competitive pricing, high rental demand, and steady appreciation. With ongoing development and its strategic location, it offers excellent returns for investors seeking both short-term and long-term gains.



Connected To The City

Attractions

- Dubai Miracle Garden – **9 minutes**
- Motiongate Theme Park – **25 minutes**
- Legoland Dubai – **27 minutes**
- The Walk JBR – **20 minutes**
- Palm Jumeirah – **22 minutes**

Golf clubs

- Jumeirah Golf Estates Golf Course – **15 minutes**
- Montgomerie Golf Course – **17 minutes**

Kids

- Sunmarke School – **2 minutes**
- Arcadia School – **5 minutes**
- JSS International School – **12 minutes**
- GEMS Founders School – **18 minutes**

Hotels

- Novotel JVT – **2 minutes**
- Mövenpick Hotel JVT – **2 minutes**
- Aloft Me'aisam – **15 minutes**
- FIVE Jumeirah Village Hotel – **15 minutes**

Malls

- Circle Mall – **15 minutes**
- City Centre Meaisem – **11 minutes**
- Dubai Hills Mall – **17 minutes**
- Mall of the Emirates – **15 minutes**





1WOOD Residence 2

District 10, Jumeirah Village Circle

| | |
|----------------------------|---------------------|
| Building Description | B+G+4P+2(O)+10(R)+R |
| Anticipated Handover | Q4 2027 |
| Anticipated Service Charge | AED 15/Sq.Ft. |

| STUDIO | 1 BEDROOM | 1.5 BEDROOM | 2 BEDROOM | 2,5 BEDROOM | TOTAL |
|--------|-----------|-------------|-----------|-------------|-------|
| 90 | 40 | 50 | 1 | 10 | 191 |

1WOOD Residence 2 is a thoughtfully designed residential development that redefines contemporary living through a seamless blend of natural aesthetics and smart functionality. Set in the vibrant community of Jumeirah Village Circle, this elegant mid-rise building offers a tranquil sanctuary just moments from Dubai's dynamic urban energy.



1WOOD Residence 2

From its striking architecture enriched with warm wood textures to its serene interiors and lush landscaping, every aspect of 1WOOD Residence 2 is crafted to inspire a sense of calm, connection, and comfort. 1WOOD Residence 2 invites you to experience elevated living with a natural touch — where home becomes a place of ease, elegance, and everyday inspiration.



Object 1

1WOOD
Residences 2



1WOOD Residence 2

Amenities



LOBBY



POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



KIDS PLAY
ROOM



OUTDOOR KIDS
PLAY AREA



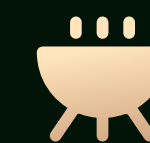
CLUBHOUSE



GYM



OUTDOOR
CROSSFIT



BBQ AREA





JVC COMMUNITY



1WOOD Residence 2

Podium Amenities Floor

- 1 POOL
- 2 KIDS POOL
- 3 POOL DECK WITH SUN LOUNGERS
- 4 OUTDOOR CROSSFIT
- 5 OUTDOOR KIDS PLAY
- 6 KIDS PLAY ROOM
- 7 CLUBHOUSE
- 8 GYM
- 9 BBQ AREA



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JVC: A Modern Community With Timeless Appeal

1WOOD Residence 2



THRIVING RESIDENTIAL HUB

A mix of modern apartments, townhouses, and villas for various lifestyles.



POPULAR WITH YOUNG PROFESSIONALS

Affordable housing options and proximity to business districts attract a growing number of young residents.



COMMUNITY-CENTRIC LAYOUT

Designed with landscaped walkways and green spaces, fostering relaxation and connectivity.



FAMILY-FRIENDLY ENVIRONMENT

Close to schools and nurseries, making it ideal for families.



RETAIL & DINING CONVENIENCE

Shops, cafes, and supermarkets within walking distance for daily needs.



RECREATION & LEISURE

Parks, sports fields, gyms, and pools support an active lifestyle.



RISING INVESTMENT POTENTIAL

Steady growth in property prices and rental demand offers attractive returns.



EFFORTLESS CONNECTIVITY

Quick access to major areas via Al Khail Road and Sheikh Mohammed Bin Zayed Road.



SUSTAINABLE GROWTH

Focus on green living and ongoing development enhances long-term value.

Golden Visa

Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Ability to apply for a Schengen visa and a U.S. visa



Obtaining a local driving license, which is an international license

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www.object-1.com