

EXOTICA

by Al Marina

WHERE ELEGANCE
MEETS SERENITY



THE DEVELOPER

Al Marina Holding is a visionary holding company that stands as an integrated asset owner, investor, and developer in the United Arab Emirates. With deep-rooted connections in the UAE, we are firmly committed to investing capital into a diverse range of businesses and opportunities that contribute to the economic growth of the nation.

Our portfolio encompasses a wide array of sectors, each carefully selected to align with our strategic goals and values. Through our integrated subsidiaries, we provide comprehensive services that cater to the evolving needs of the market. From real estate development and hospitality ventures to infrastructure projects and innovative technologies, we actively pursue opportunities that drive progress and prosperity.

Al Marina Investment is our dedicated development arm, focused on bringing visionary projects to life. With a deep understanding of market trends and a passion for innovation, we strive to create iconic developments that not only enhance the built environment but also enrich the lives of individuals and communities.

Our Vision: We believe in the power of collaboration and innovation. We leverage our expertise, industry knowledge, and strategic partnerships to create sustainable solutions that have a lasting impact. Our commitment to excellence, integrity, and professionalism drives us to continuously explore new avenues for growth and success.



INVESTMENT
DIVISION



HOSPITALITY
DIVISION



RETAIL
DIVISION



CONTRACTING
DIVISION





EXOTICA

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DUBAI

From the magnificent Burj Khalifa to the stunning Palm Jumeirah, Dubai offers a captivating blend of modernity and tradition, creating an extraordinary backdrop for residents of Exotica to immerse themselves in the rich tapestry of this remarkable city.

JVC

Jumeirah Village Circle

Welcome to Jumeirah Village Circle,
a vibrant community nestled in the heart of Dubai.
Situated amidst lush green landscapes and scenic
views, this premier residential development offers
the perfect balance between modern living and
tranquility.



WELL-CONNECTED LOCATION

Conveniently located, Jumeirah Village Circle provides easy access to key destinations, including major highways, shopping malls, schools, and healthcare facilities. Whether you're commuting to work or exploring the city's attractions, you'll find yourself well-connected to everything Dubai has to offer.



CIRCLE MALL
2 Minutes



NEAREST SCHOOL
5 Minutes



NEAREST HOSPITAL
5 Minutes



PALM JUMEIRAH
15 Minutes



DUBAI MARINA
15 Minutes



**MALL OF THE
EMIRATES**
15 Minutes



BURJ AL ARAB
15 Minutes



**JUMEIRAH BEACH
RESIDENCES (JBR)**
18 Minutes



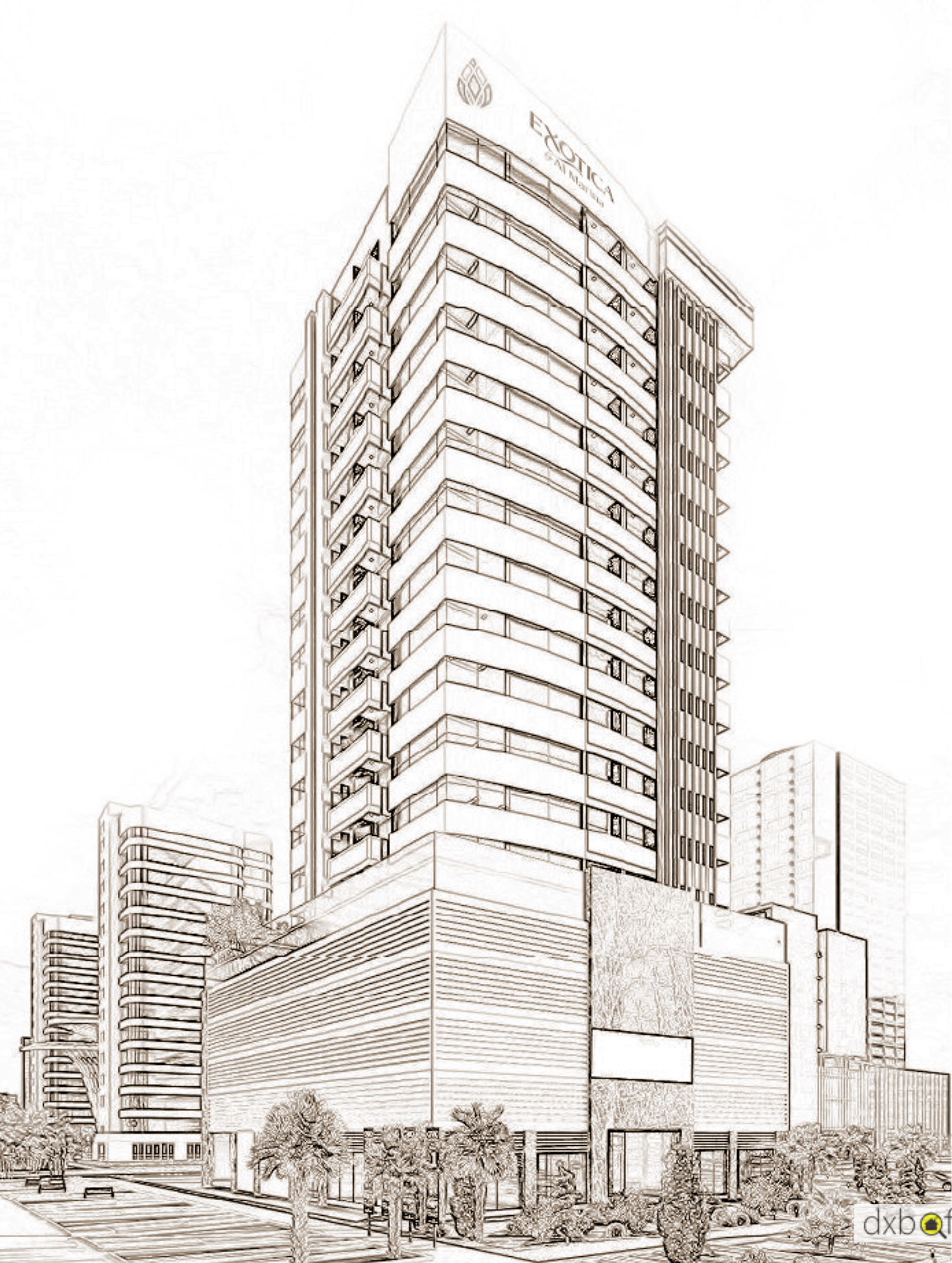
**DUBAI MALL /
BURJ KHALIFA**
20 Minutes



**DUBAI INTERNATIONAL
AIRPORT**
25 Minutes



JVC
Jumeirah Village Circle



OWN IT LIVE IT

The exterior facade of Exotica showcases a harmonious blend of contemporary and timeless design elements.

The sleek lines, modern finishes, and exquisite architectural details come together to create a stunning visual composition that sets Exotica apart from the rest.



Welcome home to
EXOTICA

Residential living
at the heart of JVC.

الصور والرسومات التوضيحية ومخططات الطوابق والأوصاف الواردة في هذا الكتيب هي إرشادات عامة وقابلة للتغيير دون إشعار. قد يختلف التصميم الفعلي والميزات والمواصفات الخاصة بالعقار

The images, illustrations, floor plans, and descriptions included in this brochure are artistic representations and should not be relied upon for accuracy. The actual design, features, and specifications of the property may vary.

MODERN ELEGANCE

From everyday essentials to luxury indulgences,
available convenient retail options cater to your
every need.

ون إشعار. قد يختلف التصميم الفعلي والميزات والمواصفات الخاصة بالعقار
The images, illustrations, floor plans, and descriptions included in this brochure are artistic

dxboffplan

الصور والرسومات التوضيحية ومخططات الطوابق والأوصاف الواردة في هذا الكتيب
may change without notice. The actual design, features, and specifications of the property may vary.

EXOTICA

WHERE FUNCTIONALITY MEETS AESTHETICS

From the carefully curated finishes to the thoughtfully designed layouts, each detail has been crafted to create an ambiance of refined living. Enjoy spacious living areas, stylish kitchens equipped with modern appliances, and breathtaking views of the surrounding landscapes.





AMENITIES & SERVICES



STATE-OF-THE-ART
GYM



BBQ AREA



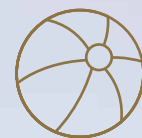
ZEN
GARDEN



PREMIUM
PARK VIEW



STEAM ROOM
/ SPA



KIDS PLAY
AREA



TEMPERATURE
CONTROLLED
SWIMMING POOL



LUXURY
SMART HOME
SYSTEM



MODULAR KITCHEN
WITH BRANDED
APPLIANCES



CLUB HOUSE
WITH BILLIARD
TABLE



OUTDOOR
CINEMA



EXTENSIVE
HARDSCAPE
& LANDSCAPING



24 HOURS
SECURITY

EXOTICA

ZEN GARDEN WHERE SERENITY BLOOMS

Nestled within your residence, a Zen garden offering a serene escape for your family. Designed to cultivate harmony and balance. With meticulously arranged stones, delicately raked sand, and lush greenery, this enchanting retreat fosters a sense of well-being and togetherness.

EXOTICA

WHERE FUN IS THE ONLY RULE

For our little residents, we have dedicated kids play areas that are both safe and stimulating. These spaces are designed to encourage creativity, imagination and physical activity.

EXOTICA

OPEN AIR CINEMA

Immerse yourself in the magic of cinema under the stars at our open-air cinema nestled within your residence. With comfortable seating, soft blankets, and state-of-the-art audiovisual equipments, our open air cinema provides the perfect backdrop for an evening of entertainment and relaxation.

EXOTICA

BBQ CORNER

With state-of-the-art grilling equipment, ample seating, and a cozy ambiance, it's the perfect spot to sizzle up your favorite dishes and create lasting memories with family and friends.

EXOTICA

WHERE EVERY DAY
FEELS LIKE A VACATION

WHERE FITNESS MEETS CONVENIENCE

Exotica understand the importance of maintaining a balanced lifestyle. The gym and pool facilities are designed to cater to your well-being, allowing you to stay fit, rejuvenate, and embrace the essence of luxurious living.

EXOTICA

LUXURY SMART HOME SYSTEM

Experience seamless control with the luxury smart home system, compatible with Alexa, Google Home, and Siri. From lighting to temperature... , manage every aspect of your home effortlessly.

EXOTICA

by Al Marina

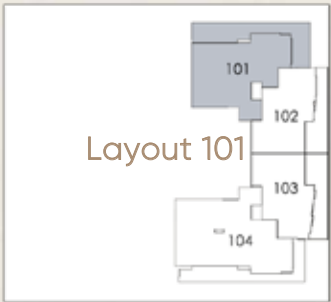
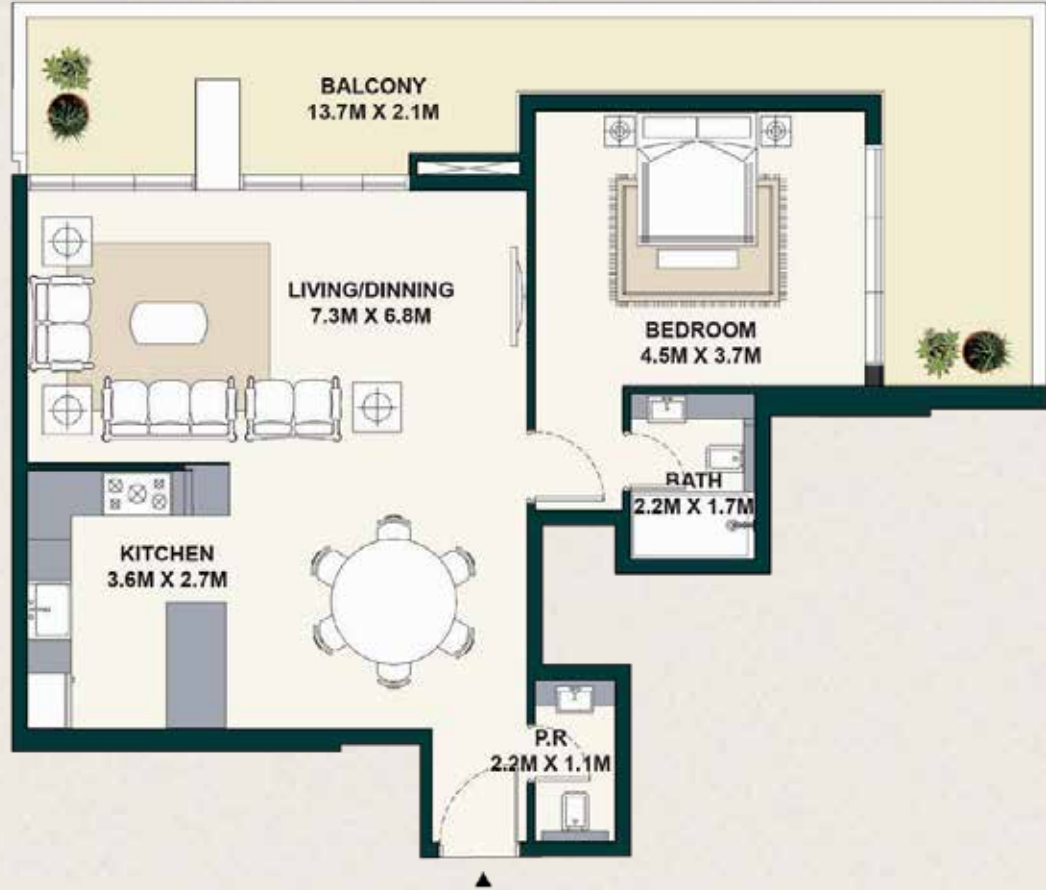
Step into a world of architectural grandeur as you enter Exotica by Al Marina. Designed with meticulous attention to detail, every aspect of these new residences embodies sophistication, opulence, and a harmonious blend of contemporary design elements



UNIT TYPES & FLOOR PLANS

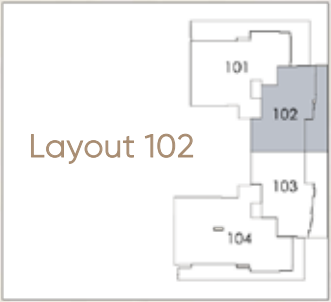
1 BEDROOM APARTMENTS

Type 1: 1252.60 sq.ft



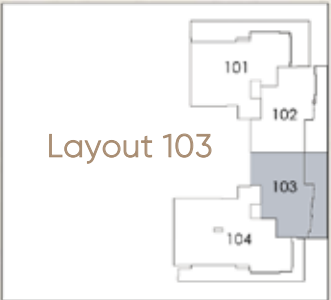
Suite Area	82.83 sqm	891.57 sq.ft
Balcony Area	33.54 sqm	361.02 sq.ft
Total Area	116.37 sqm	1252.60 sq.ft

Type 2: 835.82 sq.ft



Suite Area	58.31 sqm	627.64 sq.ft
Balcony Area	19.34 sqm	208.17 sq.ft
Total Area	77.65 sqm	835.82 sq.ft

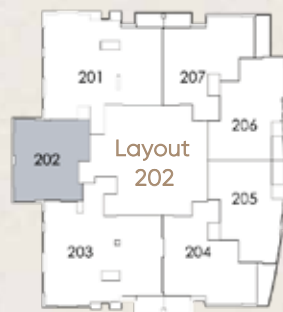
Type 3: 840.88 sq.ft



Suite Area	56.59 sqm	609.13 sq.ft
Balcony Area	21.53 sqm	231.75 sq.ft
Total Area	78.12 sqm	840.88 sq.ft

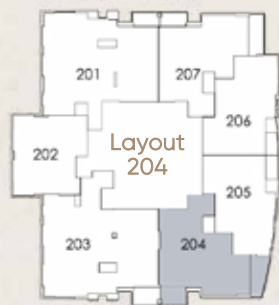
1 BEDROOM APARTMENTS

Type 4: 590.19 sq.ft



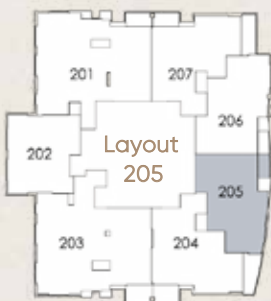
Suite Area	54.83 sqm	590.19 sq.ft
Balcony Area	-	-
Total Area	54.83 sqm	590.19 sq.ft

Type 5: 818.06 sq.ft



Suite Area	64.94sqm	699.01 sq.ft
Balcony Area	11.06 sqm	119.05 sq.ft
Total Area	76.00 sqm	818.06 sq.ft

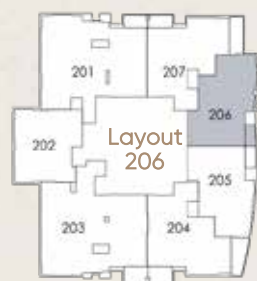
Type 6: 639.38 sq.ft



Suite Area	56.45 sqm	607.62 sq.ft
Balcony Area	2.95 sqm	31.75 sq.ft
Total Area	59.40 sqm	639.38 sq.ft

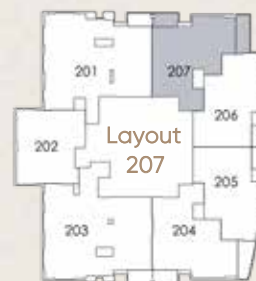
1 BEDROOM APARTMENTS

Type 7: 657.35 sq.ft



Suite Area	58.38 sqm	628.40 sq.ft
Balcony Area	2.69 sqm	28.95 sq.ft
Total Area	61.07 sqm	657.35 sq.ft

Type 8: 784.58 sq.ft



Suite Area	63.04 sqm	678.56 sq.ft
Balcony Area	9.85 sqm	106.02 sq.ft
Total Area	72.89 sqm	784.58 sq.ft

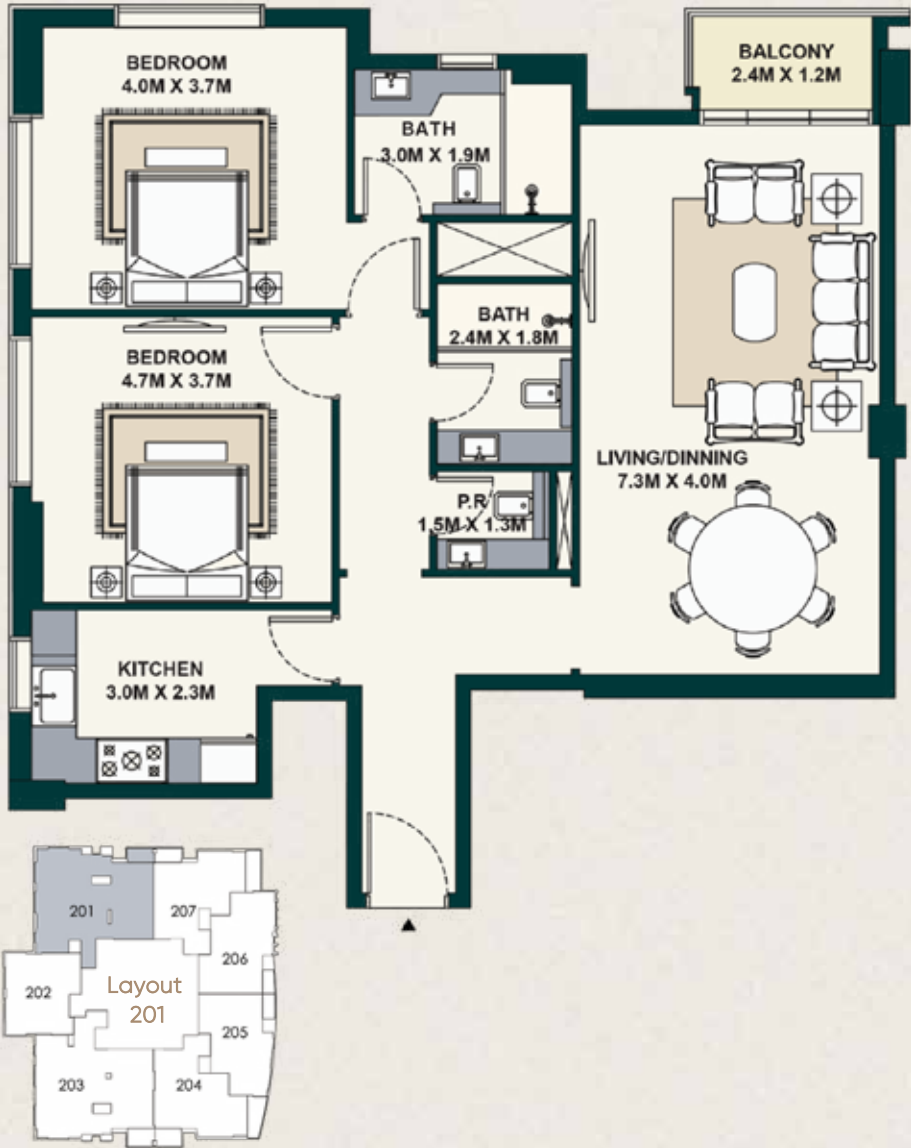
2 BEDROOM APARTMENTS

Type 1: 1363.03 sq.ft



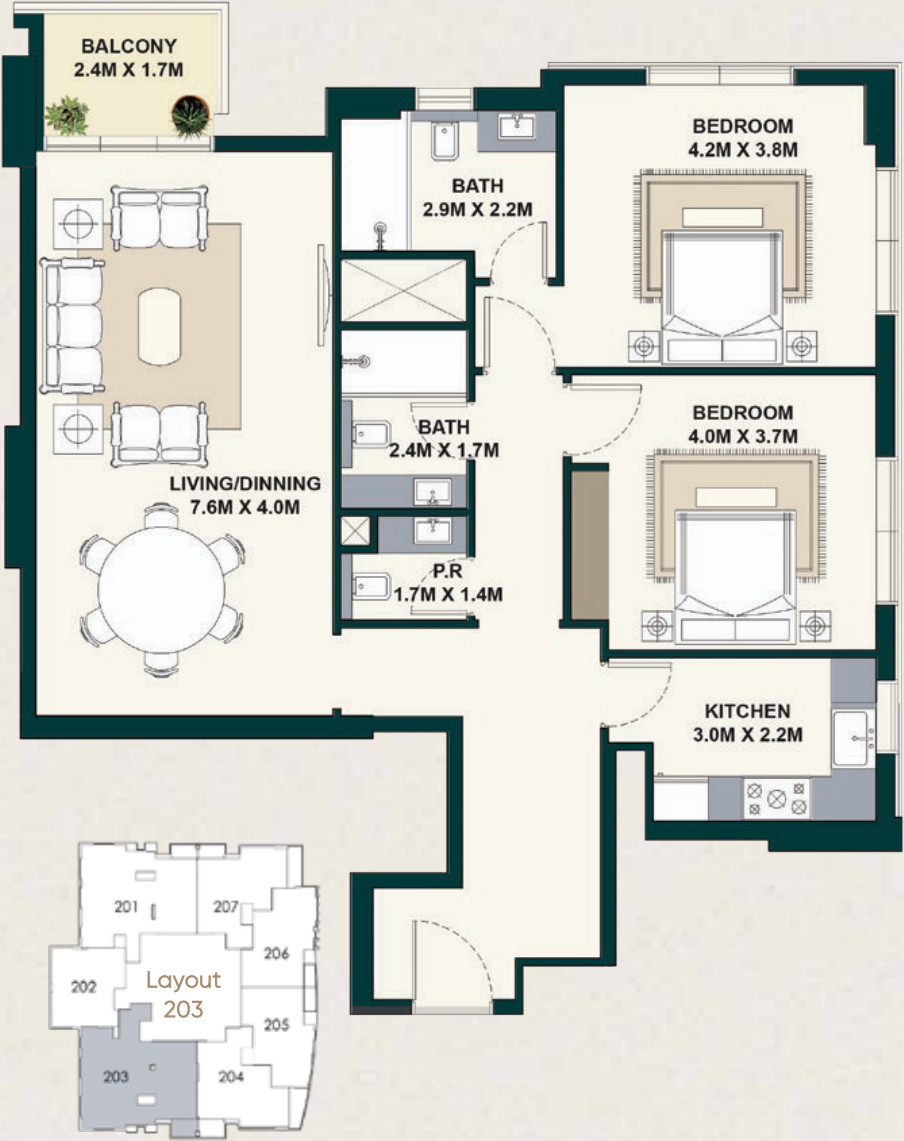
Suite Area	100.48 sqm	1081.56 sq.ft
Balcony Area	26.15 sqm	281.48 sq.ft
Total Area	126.63 sqm	1363.03 sq.ft

Type 2: 1141.19 sq.ft



Suite Area	102.30 sqm	1101.15 sq.ft
Balcony Area	3.72 sqm	40.04 sq.ft
Total Area	106.02 sqm	1141.19 sq.ft

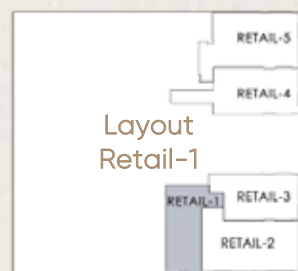
Type 3: 1220.84 sq.ft



Suite Area	108.66 sqm	1169.61 sq.ft
Balcony Area	4.76 sqm	51.24 sq.ft
Total Area	113.42 sqm	1220.84 sq.ft

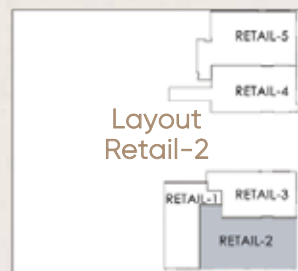
RETAIL UNITS

Type 1: 638.08 sq.ft



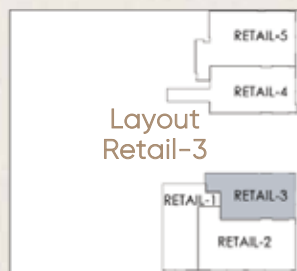
Total Area 59.28 sqm 638.08 sq.ft

Type 2: 972.41 sq.ft



Total Area 90.34 sqm 972.41 sq.ft

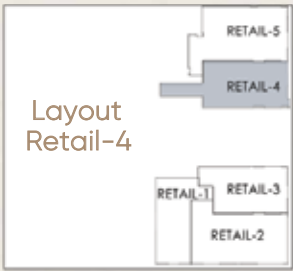
Type 3: 679.07 sq.ft



Total Area 64.76 sqm 697.07 sq.ft

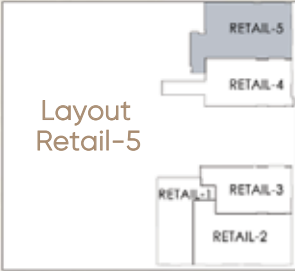
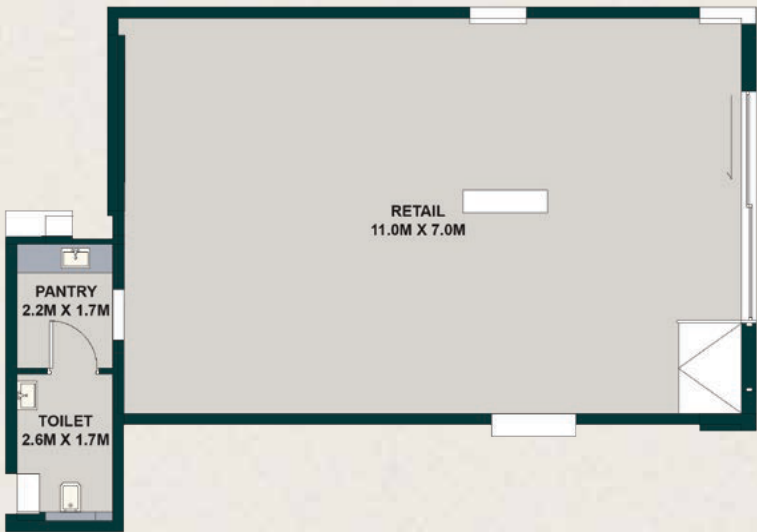
RETAIL UNITS

Type 4: 848.19 sq.ft



Total Area 78.80 sqm 848.19 sq.ft

Type 5: 976.17 sq.ft



Total Area 90.69 sqm 976.17 sq.ft