

VELOR

A P L A C E A P A R T

C O N T E N T S

DOWNTOWN DISTRICT

THE ULTIMATE PRIVATE ENCLAVE

STEP INTO GRANDEUR

ARRIVE EFFORTLESSLY

SOPHISTICATED LIVING SPACES

PROJECT DETAILS

THE DEVELOPER

THE PARTNERS



DOWNTOWN
DISTRICT

A NEIGHBOURHOOD OF NOTABLES

Dubai is rapidly transforming from a tourism destination into a global icon of luxury and innovation.

At its heart is the iconic Downtown District which features The Burj Khalifa, Dubai Mall, and the Dubai Fountain – the world's tallest performing fountain – as shining examples of the city's ambition and grandeur.

The Dubai Opera - the city's premier venue for the performing arts is a fixture here too, loved by culture aficionados.





Life here exceeds expectations with serene canal promenades, exclusive fitness clubs, and rooftop infinity pools.

Dubai's most prestigious district offers a rare blend of activity and relaxation, challenging you to rethink leisure.

It features upscale hotels, residential buildings, diverse dining options, and a bustling urban lifestyle with tree-lined promenades.





MAP

VELOR promises unparalleled access to bespoke experiences, some right around the corner and others just a quick drive away.

📍 5-10 MINUTES

- Burj Khalifa
- Dubai Mall
- Dubai Opera
- Dubai Canal
- City Walk
- Bay Avenue Mall & Park

📍 10-15 MINUTES

- DIFC (Dubai International Financial Centre)
- J1 Beach
- Burj Al Arab
- Mall of The Emirates

📍 15-20 MINUTES

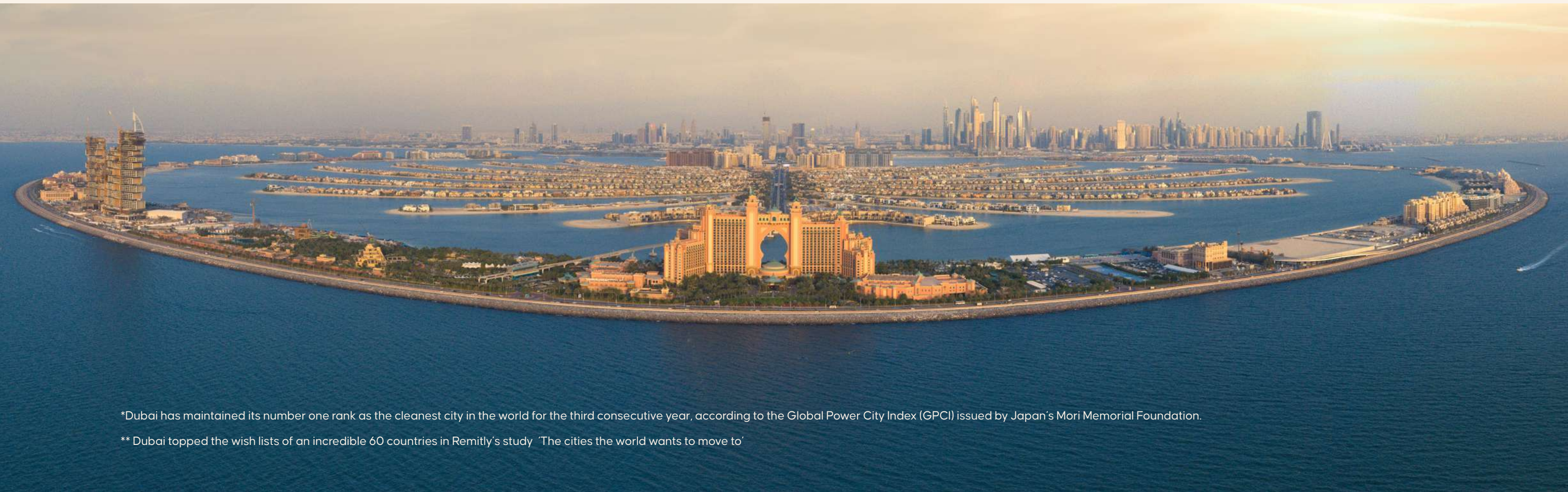
- Palm Jumeirah
- Dubai Marina
- Dubai International Airport



WHY INVEST IN DUBAI

Dubai offers a dynamic environment where business and lifestyle seamlessly intersect, making it one of the most attractive investment destinations in the world. Here's why:

- Golden Visa
- One Of The Safest Cities, Globally*
- Strategic Location
- Education & Healthcare
- Investor-Friendly Policies
- Quality Of Life
- Exceptional Transport, Communication, And Logistical Networks
- Tax-Free Economy
- The Cleanest City In The World, With A Focus On Sustainability**
- Diverse And Vibrant Community

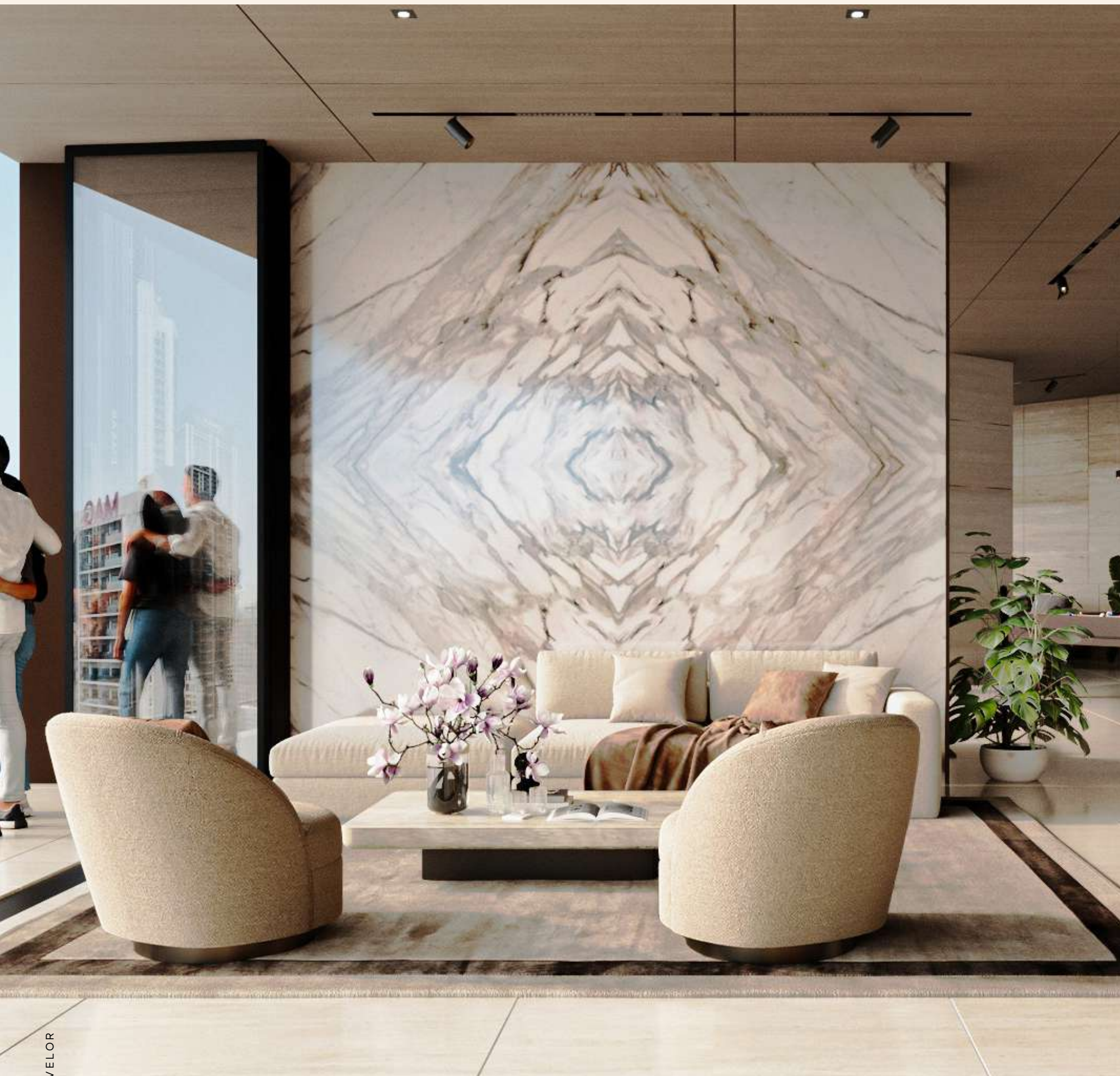


*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

** Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'



THE ULTIMATE
PRIVATE ENCLAVE



WHERE THE SELECT FEW GATHER

**Only the exceptional understand that
'average' is never an option.**

Here, distinction is the standard,

Where privacy effortlessly intertwines
with prestige.

This is a space for those who know what
it takes

A reflection of intentional choices

And understated strength

An experience that cannot be replicated.

This is VELOR.



THIS IS VELOR

Standing proudly among global icons offering unparalleled access to bespoke experiences, VELOR is where every detail is crafted with refinement and elegance—felt in every moment, every space, and every encounter.

**Designed for those who demand
nothing short of perfection.**



VELOR

ABOVE. BEYOND. APART

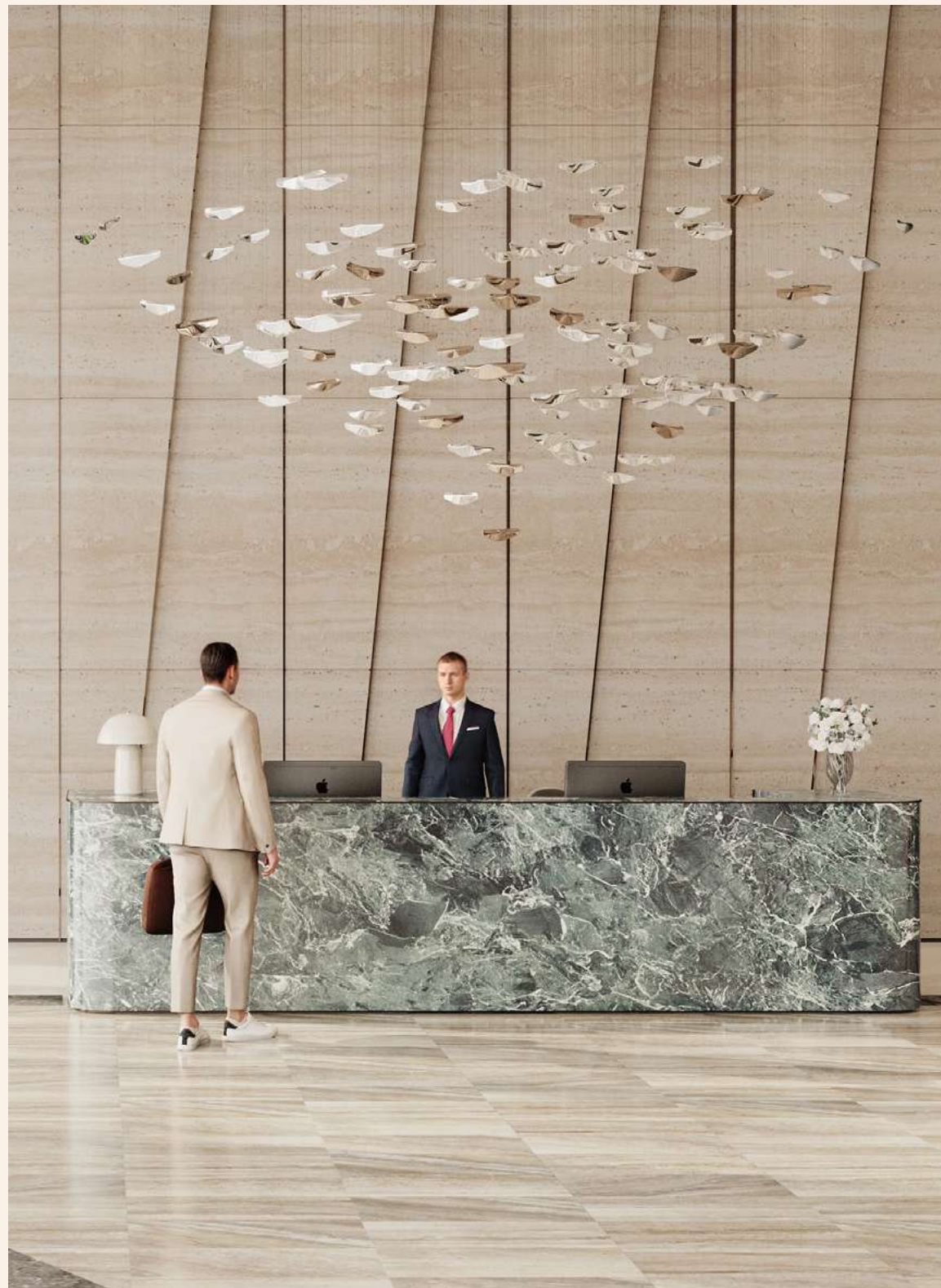
VELOR's exterior is a true architectural triumph: sleek lines, bold contours, and expansive windows frame panoramic views, evoking openness and grandeur.

The striking façade commands attention in a neighbourhood already rich with architectural splendour.

This seamless blend of form and function creates a thoughtfully designed, visually captivating space.



STEP INTO
GRANDEUR



Upon entering, the lobby exudes understated elegance, with rich textures and exquisite finishes defining every surface.

Floor-to-ceiling windows invite natural light to flood the area, enhancing the beauty of the materials.

The reception area offers a serene welcome, setting the tone for the experience that awaits you in every corner.

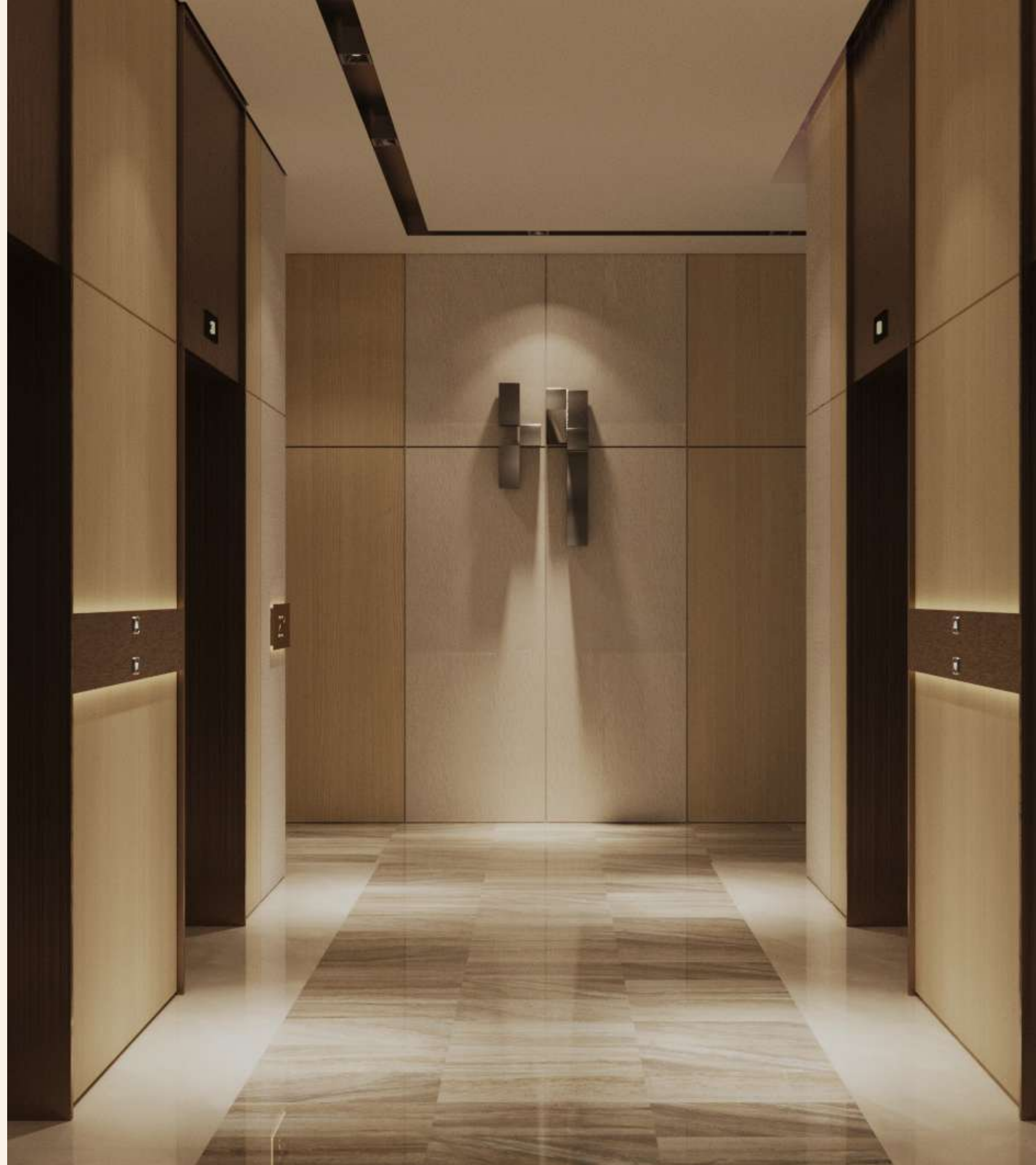


RECEPTION

ARRIVE
EFFORTLESSLY

The lift lobby is designed to prioritize privacy, offering an uninterrupted, smooth journey to your residence.

With every detail in place, you arrive with ease, the world outside feeling miles away.





LIFT LOBBY

SOPHISTICATED
LIVING SPACES





At VELOR, each apartment is designed with attention to every detail.

Spacious, light-filled interiors offer expansive living areas, creating a sense of openness that complements the building's grand architecture.

With premium finishes, large windows framing scenic views, and open-plan layouts, every apartment at VELOR is a perfect blend of premium living and comfort.



Bedroom





Master Bedroom



Bedroom



Bedroom



Bathroom





Master Wardrobe





Lounge





Formal Living







Formal Dining







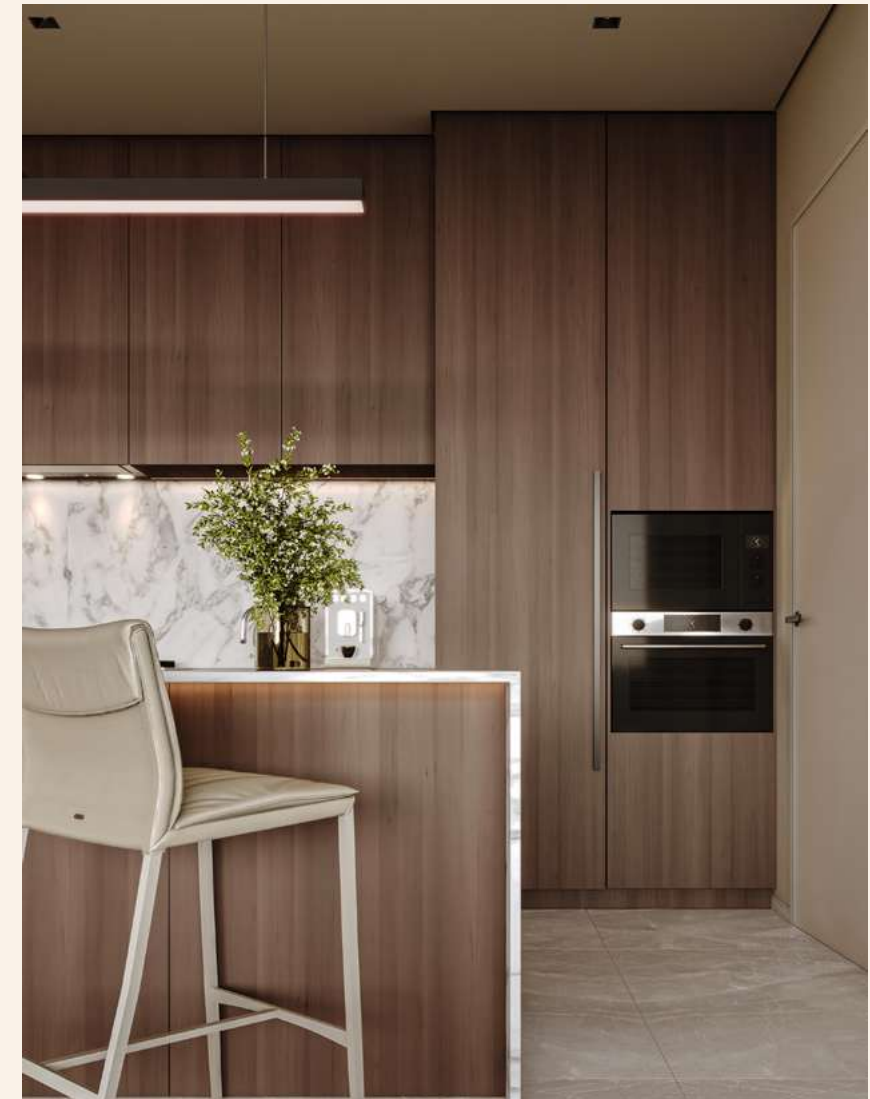
Entertainment Room





Service Kitchen

The kitchen features state-of-the-art appliances, custom cabinetry, and premium stone countertops, while spa-inspired bathrooms provide an unmatched level of relaxation.



Show kitchen





Ingenious storage solutions, such as concealed pantries and built-in vanity compartments, ensure a clutter-free lifestyle.





Laundry



ELITE OFFERINGS,
TAILORED FOR YOU



Zen Area

VELOR’S premium services and amenities deliver experiences that exceed expectations.

Whether you are seeking relaxation, wellness, or recreation, the facilities cater to your every need;

Safety and Convenience

- EV Charging Stations
- Visitor Parking
- Ample Parking Space

Wellness and Recreation

- Rooftop Infinity Pool
- Fitness Center
- Outdoor Yoga
- Gym
- Spa & Sauna
- Mini Golf





Zen Garden



Zen Lounge

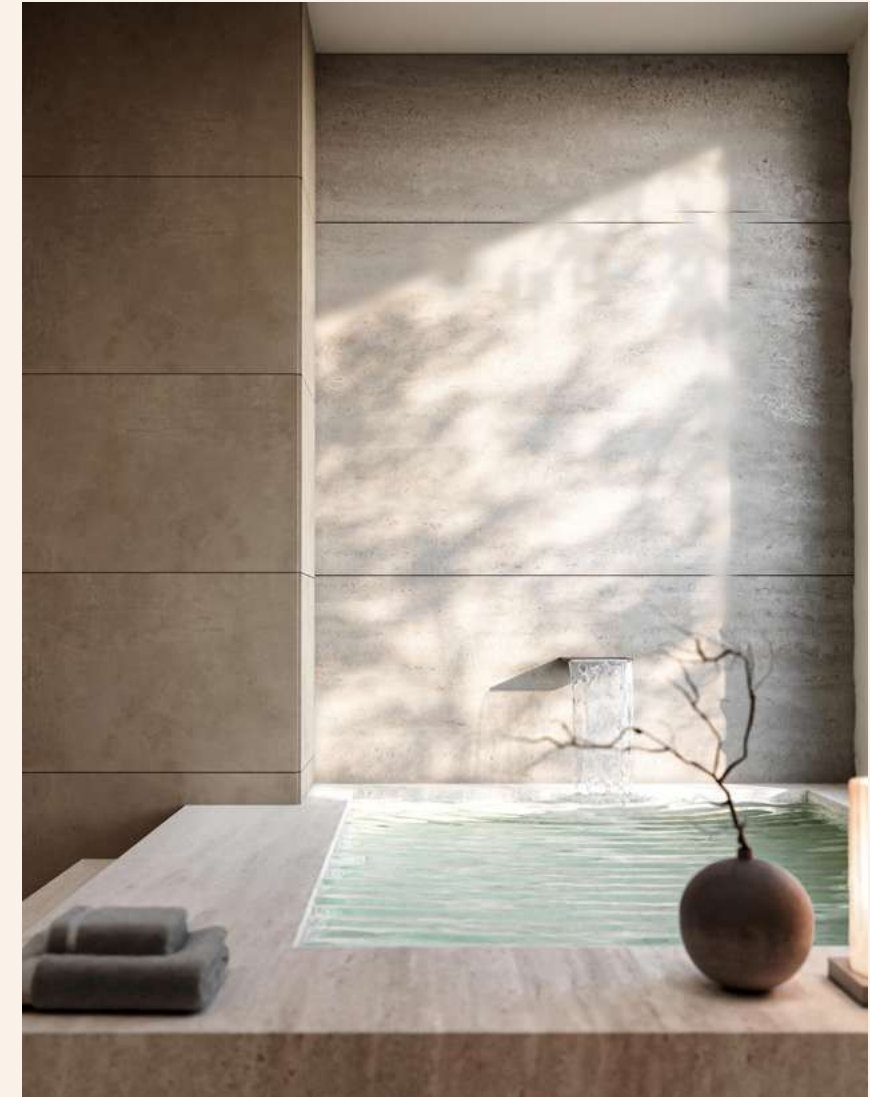




Infinity Pool

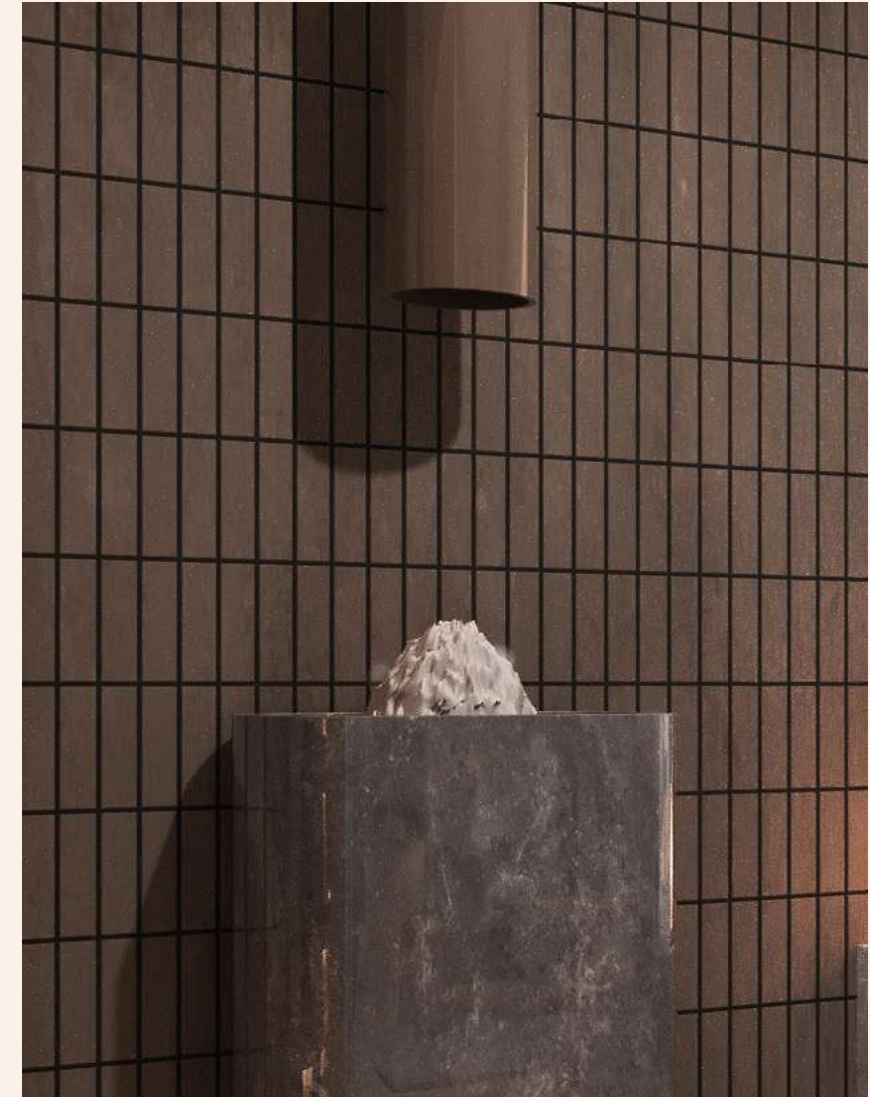


Kid's Play Area



Female Spa





Male Spa





BBQ Area

Family and Community

- Kids Play Area
- Family-Friendly Spaces
- BBQ Area
- Outdoor Recreation Spaces

Luxury Dining and Retail

- Cafés
- Executive Lounge
- Restaurants



BBQ Area





Kids Play Area



Executive Lounge







FOR THOSE WHO DESERVE MORE

Our carefully crafted services blend convenience, innovation, and elegance, creating a living experience like no other.

Valet Service
Concierge Service
Porter Service
Dedicated Delivery Area
Chef on Demand
Laundry on Demand



PROJECT DETAILS

PROJECT NAME	VELOR
PROJECT TYPE	Luxury Residences
LOCATION	Downtown District
UNIT TYPES	5 Bedroom Suites
TOTAL FLOORS	26
AVERAGE AREA	6,017 sq. ft.
HANDOVER	Q4 2027
PAYMENT PLAN	60/40

2 Basements | 3 Podium Levels | 26 Floors

VELOR

LEVEL 04-26 | 5 BEDROOM UNIT | UNIT 01

SUITE AREA	454.04 SQ.M.	4887.246 SQ.FT.
BALCONY AREA	105.04 SQ.M.	1130.641 SQ.FT.
TOTAL AREA	559.08 SQ.M.	6017.887 SQ.FT.



DISCLAIMER: 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Isabul are men, wrou the rated ty whatsawings are not to scale 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/alterations at

VELOR

LEVEL 01-03 | 4 BEDROOM UNIT | UNIT 01

SUITE AREA	226.18SQ.M.	2434.47 SQ.FT.
BALCONY AREA	52.52 SQ.M.	565.32 SQ.FT.
TOTAL AREA	278.69 SQ.M.	2999.79 SQ.FT.

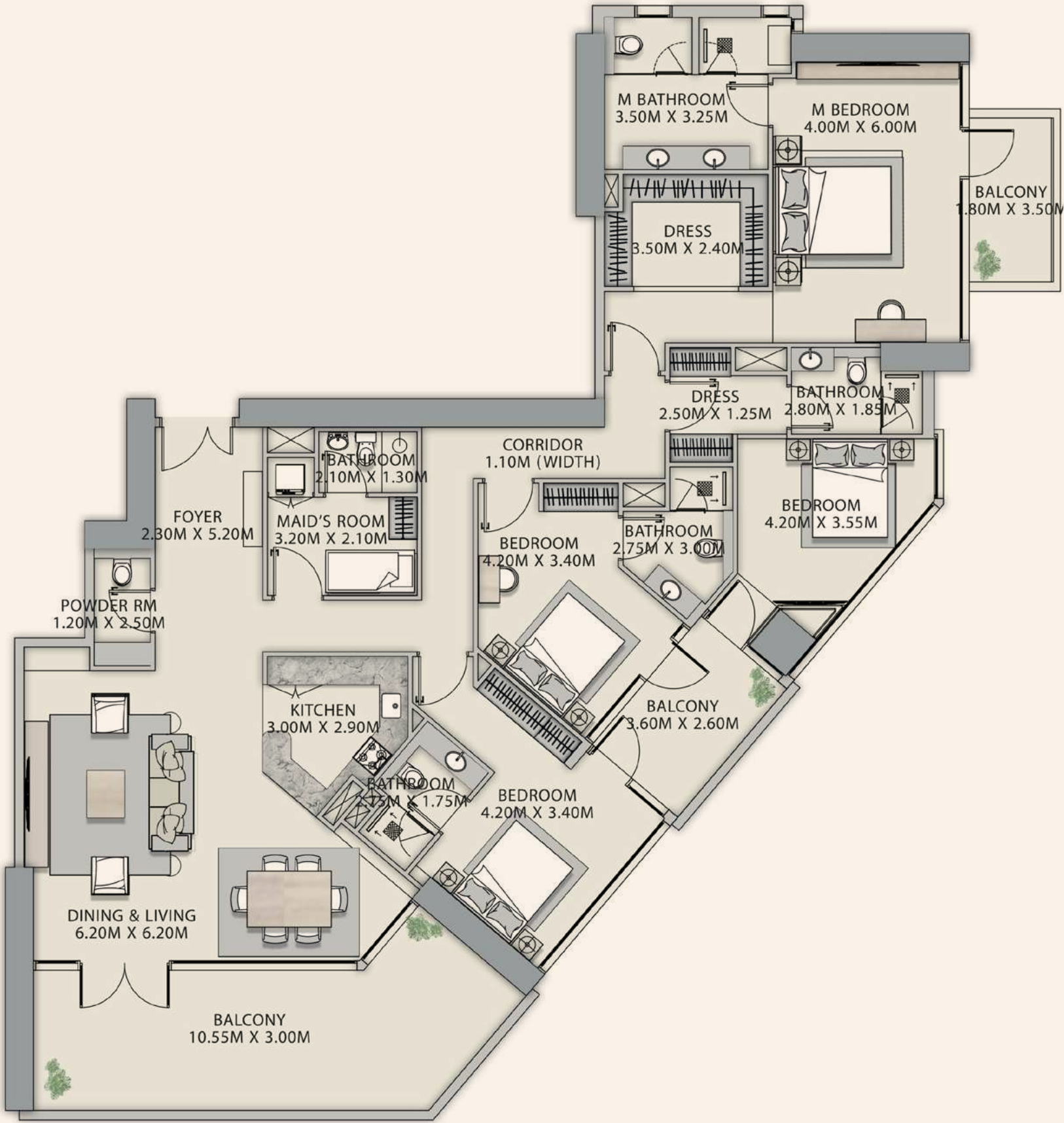
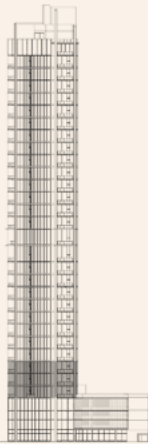


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VELOR

LEVEL 01-03 | 4 BEDROOM UNIT | UNIT 02

SUITE AREA	226.18SQ.M.	2434.58 SQ.FT.
BALCONY AREA	52.52 SQ.M.	565.32 SQ.FT.
TOTAL AREA	278.70 SQ.M.	2999.90 SQ.FT.



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THE DEVELOPER



GINCO PROPERTIES

With a legacy spanning over 45 years, GINCO Group has left an indelible mark on the evolving skyline of the region. Established in 1975 by the founder, Mr. Gheyath Mohammad Gheyath, we have embarked on a journey of success guided by a team of world-class experts, specialists, and seasoned professionals.

Guided by visionary leadership and steadfast partnerships, we at GINCO Properties, a member of GINCO Group, are committed to shaping many success stories and advancing the legacy of our parent company.



THE PARTNERS



ONE BROKER GROUP

EXCLUSIVE SALES PARTNER

An award-winning real estate agency focused on selling prestigious and renowned residential properties in Dubai. One Broker Group brings a wealth of experience, knowledge, and transactional expertise in handling high-end projects and nurturing relationships with stakeholders.



U R B A N

DEVELOPMENT MANAGEMENT

With over 20 years of experience in the Dubai real estate market, we pride our-selves on delivering excellence in every project. Our comprehensive approach, from feasibility studies and project planning to seamless execution, ensures that each development meets market demands with unmatched proficiency and finesse.

VELOR

