



Q GARDENS
— ALIYA —

BROCHURE

LEGACY OF CRAFTING MASTERPIECES

Promises to redefine luxury living with its spacious apartments, world-class amenities, and prime location.

This development represents one more concept in JVC, upholding the renowned. AYS Quality you've come to expect.



The background of the image is a classic marbled paper pattern, often used in book covers. It features a complex, organic design with swirling, cell-like shapes in various shades of brown, tan, and beige. Overlaid on this pattern is a faint, light-colored grid or diamond pattern, which adds a subtle geometric structure to the overall texture.

THE LUXURIES OF ROYAL AMENITIES

WELCOME TO Q GARDENS ALIYA

Explore exceptional living opportunities in Dubai.

Q Gardens Aliya offers luxurious apartments and a prime location in Jumeirah Village Circle.





EXQUISITE LIVING

- Equipped Kitchens (Italy)
- High Ceilings
- Bertolotto Porte Doors (Italy)
- Floor-to-Ceiling Panoramic Windows
- Backsplash & Countertop by Michelangelo (Italy)
- Schneider Switches & Sockets
- Villeroy & Boch / Grohe Sanitaryware
- Siemens Electric Appliances



ASPIRING TO BE CLASSY



DESIGNED BY ALEENA WAQAS



VILLEROY AND BOCH



GYM



SWIMMING-POOL



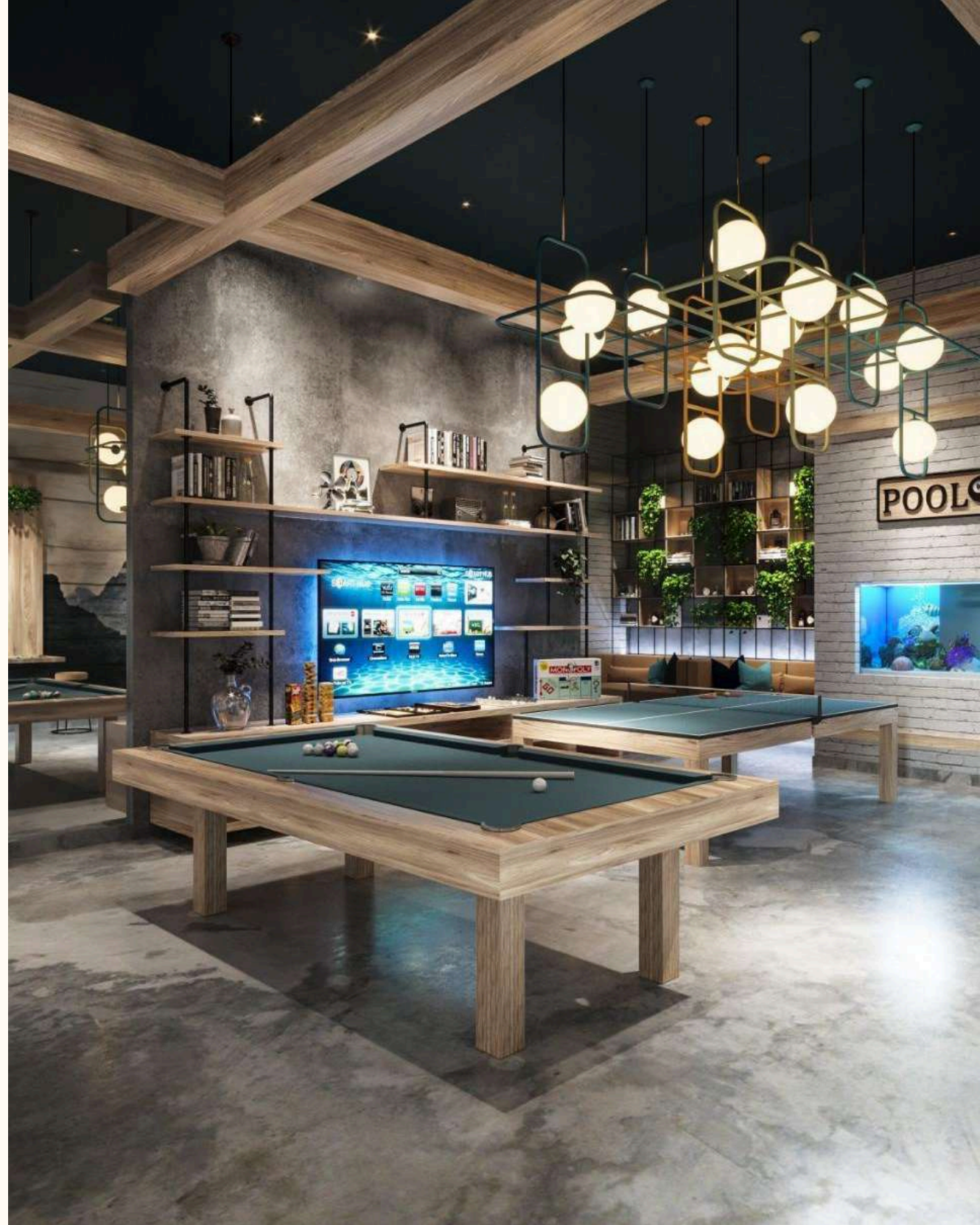
SALT WATER POOL

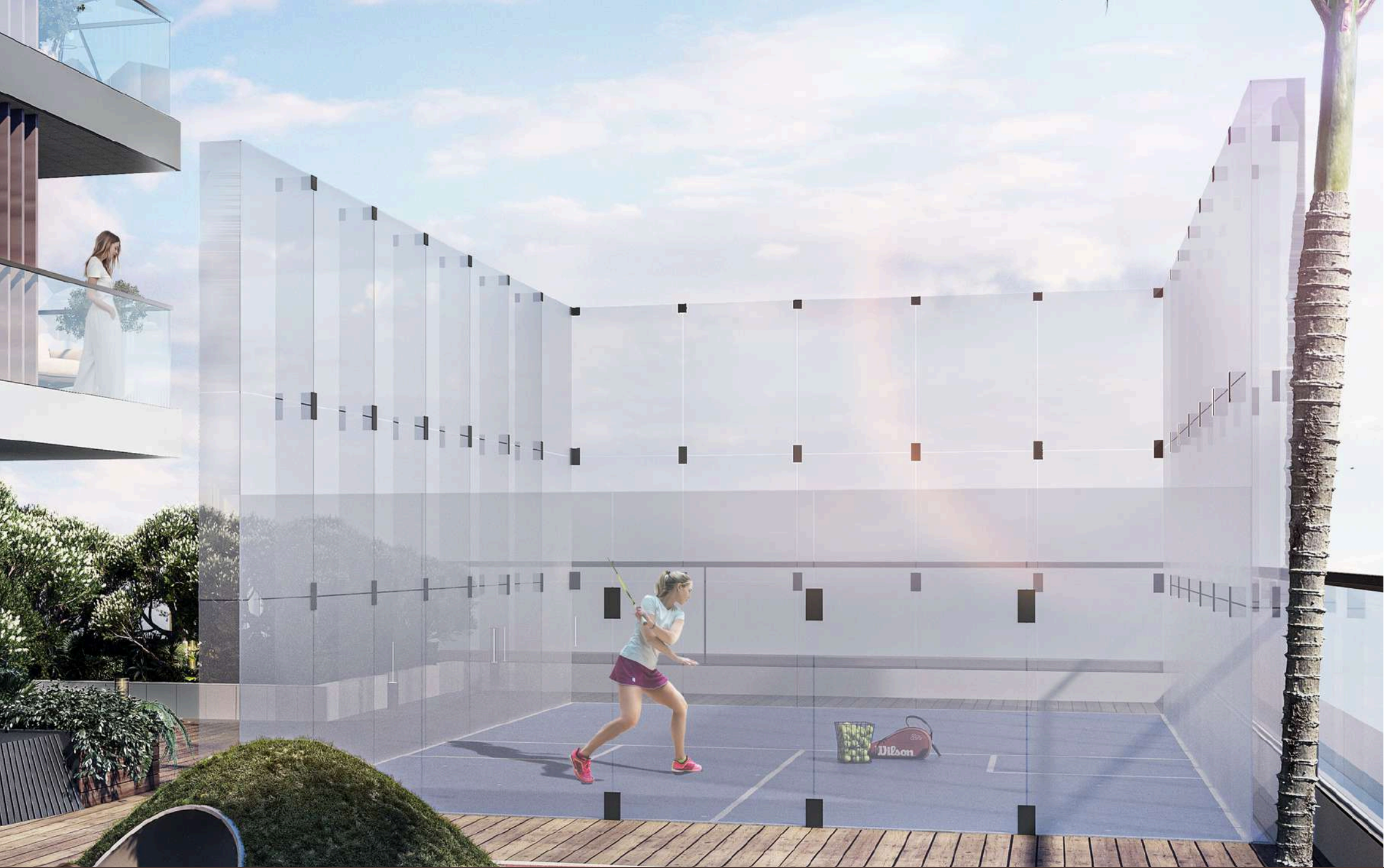


OUTDOOR & INDOOR KIDS PLAY AREA

ENTERTAINMENT FACILITIES

- Cycling Studio
- Rooftop Sky Garden Lounge Area
- Business Lounge / Co-working Spaces with Conference Room, Espresso Bar & Panoramic City View
- Entertainment Arcade & Game Room (Billiards, Table Tennis, Golf Simulator)





JOGGING TRACK SQUASH COURT

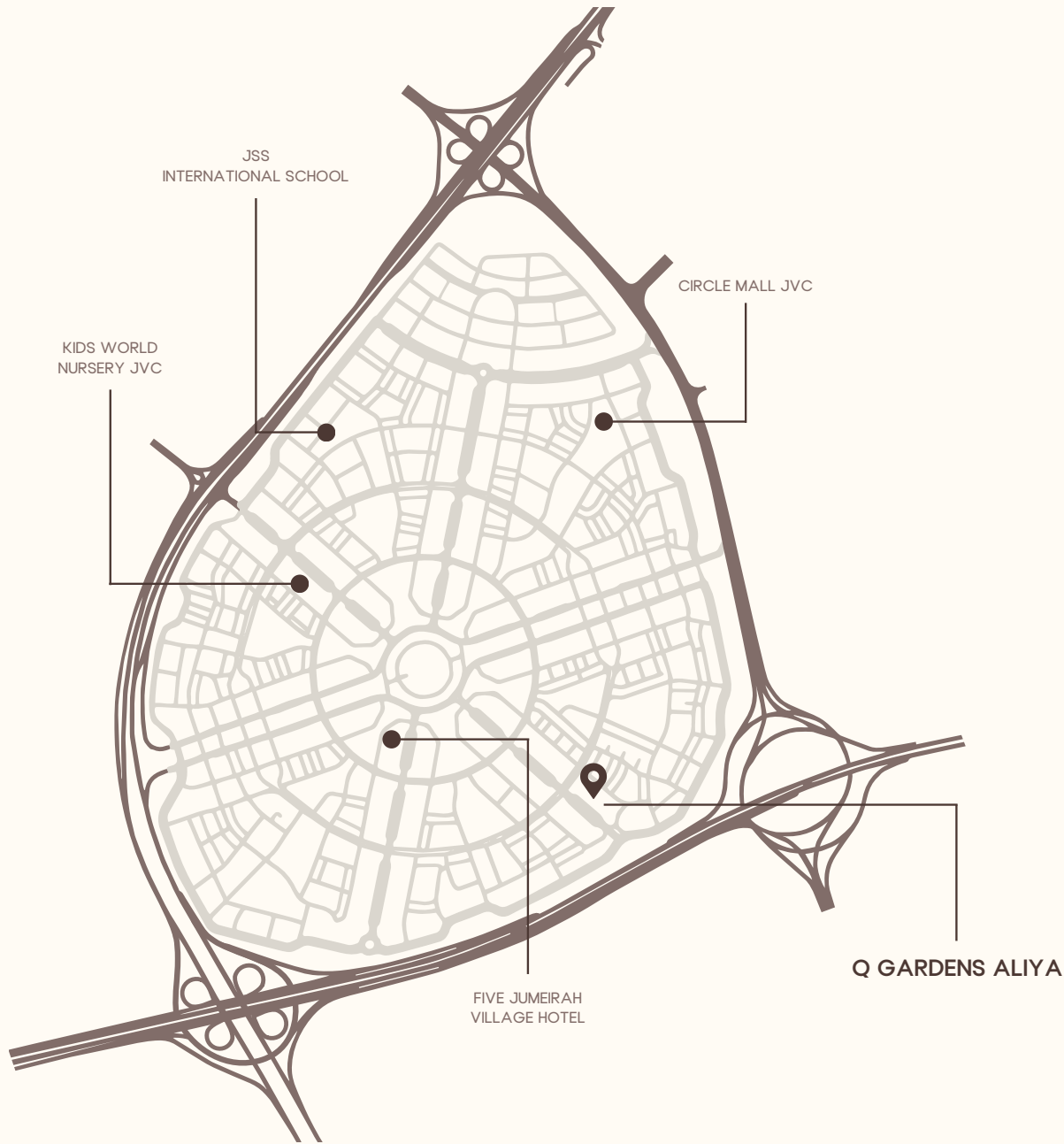




CINEMA ROOM FOR RESIDENTS



BARBEQUE & GRILL AREA



Located in District 12, near the entrances and exits of the JVC.



7 MINUTES
Dubai Hills Mall



10 MINUTES
Mall of the Emirates



10 MINUTES
Dubai Marina



15 MINUTES
Downtown Dubai & Burj Khalifa



18 MINUTES
The Palm Jumeirah



20 MINUTES
Jumeirah Beach



28 MINUTES
Dubai World Central



25 MINUTES
Dubai International Airport



15 MINUTES
Burj Al Arab



20 MINUTES
Museum of the Future

**STUDIO
FLOOR PLANS**



- | | | |
|---|----------|---------------|
| ① | KITCHEN | مطبخ |
| ② | BEDROOM | غرفة نوم |
| ③ | WARDROBE | خزانة الملابس |
| ④ | BATHROOM | حمام |
| ⑤ | BALCONY | شرفة |

STUDIO -A

LOCATION: 2ND -3RD-4TH-8TH-10TH-14TH-15TH-16TH-20TH-21TH-22TH FLOOR

استديو - A

الموقع : الطابق ٢-٣-٤-٨-١٠-١٤-١٥-١٦-٢٠-٢١-٢٢



①	KITCHEN	مطبخ
②	BEDROOM	غرفة نوم
③	WARDROBE	خزانة الملابس
④	BATHROOM	حمام
⑤	BALCONY	شرفة

STUDIO -B

LOCATION: 2ND -3RD-4TH-8TH-10TH-11TH-12TH-
13TH-14TH-15TH-16TH-20TH-21TH-
22TH-23TH-24TH-25TH-26TH FLOOR

استديو - B

الموقع : الطابق ٢-٣-٤-٨-١٠-١١-١٢-١٣-١٤-١٥
١٦-٢٠-٢١-٢٢-٢٣-٢٤-٢٥-٢٦



- | | | |
|---|----------|---------------|
| ① | KITCHEN | مطبخ |
| ② | BEDROOM | غرفة نوم |
| ③ | WARDROBE | خزانة الملابس |
| ④ | BATHROOM | حمام |
| ⑤ | BALCONY | شرفة |

STUDIO -C

LOCATION: 2ND -3RD-4TH-8TH-10TH-14TH-15TH-16TH-20TH-21TH-22TH FLOOR

استديو - C

الموقع : الطابق ٢-٣-٤-٨-١٠-١٤-١٥-١٦-٢٠-٢١-٢٢



①	KITCHEN	مطبخ
②	BEDROOM	غرفة نوم
③	WARDROBE	خزانة الملابس
④	BATHROOM	حمام
⑤	BALCONY	شرفة

STUDIO -D

LOCATION: 2ND -3RD-4TH-5TH-6TH-7TH-8TH-10TH-14TH-15TH-16TH-17TH-18TH-19TH-20TH-21TH-22TH FLOOR

استديو - D

الموقع : الطابق ٢-٣-٤-٥-٦-٧-٨-١٠-١٤-١٥-١٦-١٧-١٩-٢٠-٢١-٢٢



- | | | |
|---|----------|---------------|
| ① | KITCHEN | مطبخ |
| ② | BEDROOM | غرفة نوم |
| ③ | WARDROBE | خزانة الملابس |
| ④ | BATHROOM | حمام |
| ⑤ | BALCONY | شرفة |

STUDIO -E

LOCATION: 2ND -3RD-4TH-8TH-10TH-11TH-12TH-
13TH-14TH-15TH-16TH-20TH-21TH-
22TH-23TH-24TH-25TH-26TH-27TH FLOOR

استديو - E

الموقع : الطابق ٢-٣-٤-٨-١٠-١١-١٢-١٣-١٤-١٥
١٦-٢٠-٢١-٢٢-٢٣-٢٤-٢٥-٢٦-٢٧



- | | | |
|---|----------|---------------|
| ① | KITCHEN | مطبخ |
| ② | BEDROOM | غرفة نوم |
| ③ | WARDROBE | خزانة الملابس |
| ④ | BATHROOM | حمام |
| ⑤ | TERRACE | تراس |

STUDIO -H

LOCATION: 1ST FLOOR

استديو - H

الموقع : الطابق الأول



- | | | |
|---|----------|---------------|
| ① | KITCHEN | مطبخ |
| ② | BEDROOM | غرفة نوم |
| ③ | WARDROBE | خزانة الملابس |
| ④ | BATHROOM | حمام |
| ⑤ | TERRACE | تراس |

STUDIO -I

LOCATION: 1ST FLOOR

استديو - ا

الموقع : الطابق الأول

1 BEDROOM FLOOR PLANS



- | | |
|------------------|---------------|
| ① KITCHEN | مطبخ |
| ② LIVING /DINING | غرفة معيشة |
| ③ BEDROOM | غرفة نوم |
| ④ WARDROBE | خزانة الملابس |
| ⑤ BATHROOM | حمام |
| ⑥ GUEST BATHROOM | حمام الضيوف |
| ⑦ BALCONY | شرفة |

ONE-BEDROOM -A

LOCATION: 2ND -3RD-4TH-5TH-6TH-7TH-8TH-10TH-11TH-12TH-13TH-14TH-15TH-16TH-17TH-18TH-19TH-20TH-21TH-22TH-23TH-24TH-25TH-26TH FLOOR

غرفة نوم وصالة -A

الموقع : الطابق ٢-٣-٤-٥-٦-٧-٨-١٠-١١-١٢-١٣-١٤-١٥
١٦-١٧-١٨-١٩-٢٠-٢١-٢٢-٢٣-٢٤-٢٥-٢٦



- | | |
|-------------------|---------------|
| ① KITCHEN | مطبخ |
| ② LIVING / DINING | غرفة معيشة |
| ③ BEDROOM | غرفة نوم |
| ④ WARDROBE | خزانة الملابس |
| ⑤ BATHROOM | حمام |
| ⑥ GUEST BATHROOM | حمام الضيوف |
| ⑦ BALCONY | شرفة |

ONE-BEDROOM -B

LOCATION: 2ND -3RD-4TH-5TH-6TH-7TH-8TH-10TH-11TH-12TH-13TH-14TH-15TH-16TH-17TH-18TH-19TH-20TH-21TH-22TH-23TH-24TH-25TH FLOOR

غرفة نوم وصالة -B

الموقع : الطابق ٢-٣-٤-٥-٦-٧-٨-١٠-١١-١٢-١٣-١٤-١٥
١٦-١٧-١٨-١٩-٢٠-٢١-٢٢-٢٣-٢٤-٢٥



- | | |
|------------------|---------------|
| ① KITCHEN | مطبخ |
| ② LIVING /DINING | غرفة معيشة |
| ③ BEDROOM | غرفة نوم |
| ④ WARDROBE | خزانة الملابس |
| ⑤ BATHROOM | حمام |
| ⑥ GUEST BATHROOM | حمام الضيوف |
| ⑦ BALCONY | شرفة |

ONE-BEDROOM -C

LOCATION: 2ND -3RD-4TH-8TH-10TH-14TH-15TH-16TH-20TH-21TH-22TH FLOOR

غرفة نوم وصالة -C

الموقع : الطابق ٢-٣-٤-٨-١٠-١٤-١٥-١٦-٢٠-٢١-٢٢



- | | |
|------------------|---------------|
| ① KITCHEN | مطبخ |
| ② LIVING /DINING | غرفة معيشة |
| ③ BEDROOM | غرفة نوم |
| ④ WARDROBE | خزانة الملابس |
| ⑤ BATHROOM | حمام |
| ⑥ GUEST BATHROOM | حمام الضيوف |
| ⑦ BALCONY | شرفة |

ONE-BEDROOM -D

LOCATION: 2ND -3RD-4TH-5TH-6TH-7TH-8TH-10TH-11TH-12TH-13TH-14TH-15TH-16TH-17TH-18TH-19TH-20TH-21TH-22TH-23TH-24TH-25TH FLOOR

غرفة نوم وصالة -D

الموقع : الطابق ٢-٣-٤-٥-٦-٧-٨-١٠-١١-١٢-١٣-١٤-١٥
١٦-١٧-١٨-١٩-٢٠-٢١-٢٢-٢٣-٢٤-٢٥



- | | |
|------------------|---------------|
| ① KITCHEN | مطبخ |
| ② LIVING /DINING | غرفة معيشة |
| ③ BEDROOM | غرفة نوم |
| ④ WARDROBE | خزانة الملابس |
| ⑤ BATHROOM | حمام |
| ⑥ GUEST BATHROOM | حمام الضيوف |
| ⑦ BALCONY | شرفة |

ONE-BEDROOM -E

LOCATION: 2ND -3RD-4TH-8TH-10TH-14TH-15TH-16TH-20TH-21TH-22TH FLOOR

غرفة نوم وصالة -E

الموقع : الطابق ٢-٣-٤-٨-١٠-١٤-١٥-١٦-٢٠-٢١-٢٢



① KITCHEN	مطبخ
② LIVING /DINING	غرفة معيشة
③ BEDROOM	غرفة نوم
④ WARDROBE	خزانة الملابس
⑤ BATHROOM	حمام
⑥ GUEST BATHROOM	حمام الضيوف
⑦ BALCONY	شرفة

ONE-BEDROOM -F

LOCATION: 2ND -3RD-4TH-5TH-6TH-7TH-8TH-10TH-11TH-12TH-13TH-14TH-15TH-16TH-17TH-18TH-19TH-20TH-21TH-22TH-23TH-24TH-25TH FLOOR

غرفة نوم وصالة -F

الموقع : الطابق ٢-٣-٤-٥-٦-٧-٨-١٠-١١-١٢-١٣-١٤-١٥
١٦-١٧-١٨-١٩-٢٠-٢١-٢٢-٢٣-٢٤-٢٥



① KITCHEN	مطبخ
② LIVING /DINING	غرفة معيشة
③ BEDROOM	غرفة نوم
④ WARDROBE	خزانة الملابس
⑤ BATHROOM	حمام
⑥ GUEST BATHROOM	حمام الضيوف
⑦ TERRACE	تراس

ONE-BEDROOM -G

LOCATION: 1ST FLOOR

غرفة نوم وصالة -G

الموقع : الطابق الأول



- | | |
|------------------|---------------|
| ① KITCHEN | مطبخ |
| ② LIVING /DINING | غرفة معيشة |
| ③ BEDROOM | غرفة نوم |
| ④ WARDROBE | خزانة الملابس |
| ⑤ BATHROOM | حمام |
| ⑥ GUEST BATHROOM | حمام الضيوف |
| ⑦ TERRACE | تراس |

ONE-BEDROOM -H
LOCATION: 1ST FLOOR

غرفة نوم وصالة -H
الموقع : الطابق الأول



- | | |
|------------------|---------------|
| ① KITCHEN | مطبخ |
| ② LIVING /DINING | غرفة معيشة |
| ③ BEDROOM | غرفة نوم |
| ④ WARDROBE | خزانة الملابس |
| ⑤ BATHROOM | حمام |
| ⑥ GUEST BATHROOM | حمام الضيوف |
| ⑦ TERRACE | تراس |

ONE-BEDROOM -H
LOCATION: 1ST FLOOR

غرفة نوم وصالة -H
الموقع : الطابق الأول



① KITCHEN	مطبخ
② LIVING /DINING	غرفة معيشة
③ BEDROOM	غرفة نوم
④ WARDROBE	خزانة الملابس
⑤ BATHROOM	حمام
⑥ GUEST BATHROOM	حمام الضيوف
⑦ TERRACE	تراس

ONE-BEDROOM -I
 LOCATION: 1ST FLOOR

غرفة نوم وصالة -I
 الموقع : الطابق الأول



- | | |
|------------------|---------------|
| ① KITCHEN | مطبخ |
| ② LIVING /DINING | غرفة معيشة |
| ③ BEDROOM | غرفة نوم |
| ④ WARDROBE | خزانة الملابس |
| ⑤ BATHROOM | حمام |
| ⑥ GUEST BATHROOM | حمام الضيوف |
| ⑦ TERRACE | تراس |

ONE-BEDROOM -J
LOCATION: 1ST FLOOR

غرفة نوم وصالة -J
الموقع : الطابق الأول



- | | |
|------------------|---------------|
| ① KITCHEN | مطبخ |
| ② LIVING /DINING | غرفة معيشة |
| ③ BEDROOM | غرفة نوم |
| ④ WARDROBE | خزانة الملابس |
| ⑤ BATHROOM | حمام |
| ⑥ GUEST BATHROOM | حمام الضيوف |
| ⑦ TERRACE | تراس |

ONE-BEDROOM -K
LOCATION: 1ST FLOOR

غرفة نوم وصالة -K
الموقع : الطابق الأول