THE F1FTH
TOWER

Object 1



MASTER COMMUNITY

THE F1FTH
TOWER

Jumeirah Village Circle (JVC) is one of the most family-friendly master communities, located at the heart of new Dubai and amidst landscaped gardens, it boasts a range of amenities making it an ideal spot for renters and buyers

Jumeirah Village Circle attracts an equal mix of families, young couples and singles. Expat families in the emirate appear to be particularly fond of living here thanks to its abundance of schools, parks and fitness centres. The area is also extremely popular amongst real estate investors due to its lucrative pricing and high rental yields from the area

Those living in JVC love the calm ambience of the area, surrounded by lush gardens and canals evoking a much-needed sense of serenity in a bustling metropolis like Dubai.



LIVING IN **JVC**

01 FAMILY FRIENDLY

JVC is home for a multitude of different nationalities and races, making it a melting pot of cultures.

02 A FIVE STAR HOTEL

Home to Five JVC, a vibrant hotel with great facilities and nightlife, it is a popular destination with local residents and party lovers.

03 CONNECTIVITY

In a strategic location just off Hessa Street close to Sheikh Zayed Road, Al Khail Road (E44) and Sheikh Mohamed Bin Zayed Road (E311). If you don't have a car don't worry because the bus service is reliable and efficient and connects you with all major areas across the city.

04 AMENITIES

JVC offers a variety of amenities for residents, including Circle Mall and a plethora of cafes, restaurants, shops and convenience stores.

05 EDUCATION

JVC is perfect for families as it is close to numerous reputable schools including JSS International School and Sunmarke School.

06 COSMOPOLITAN

JVC is home for a multitude of different nationalities and races, making it a melting pot of cultures.

07 PET-FRIENDLY

JVC is a pet-friendly community so animal lovers can live here without having to worry about their four-legged friends.

THE F1FTH
TOWER

08 SPORT & FITNESS

Cycling tracks are also easily accessible and landscaped parks, perfect for walking, jogging and exercising outdoors all-year-round. Golf enthusiasts will enjoy being close to various golf courses including The Els Club at Victory Heights in Sports City, The Address Montgomerie in Emirates Hills and Emirates Golf Club.

M

THE F1FTH
TOWER
Jumeirah Village Circle

Object 1



THE F1FTH
TOWER

District 16, Jumeirah Village Circle

G + 5P + 30 + R

Handover: Q4 2026

The Fifth is the anniversary and the highest project of Object 1 at the moment. The building boasts 36 floors and features a beautiful concept — family fun without leaving home. Everything here is designed so that neither children nor adults get bored: pools, a creative children's playground (one of the best in JVC), a barbecue area, a game room, and, of course, gorgeous landscaping.

UNIT TYPES

STUDIO	1BR	2BR	TOTAL
34	256	50	340

THE F1FTH
TOWER

Brings together the 4 elements for the top-notch family fun from the comfort of your own home.

Water

- Shaded Kids Pool
- Swimming Pool



Earth

- Lush green landscaped gardens
- Green Walkway with Refreshing Mist System





Fire

- BBQ Area
- Sauna & Steam Room



Air

- Creative Playground
- Outdoor Gym

Connected to the city

Attractions

Dubai Miracle Garden – **9 minutes**
Motiongate Theme Park – **28 minutes**
Legoland Dubai – **28 minutes**
The Walk JBR - **21 minutes**
Palm Jumeirah – **22 minutes**

Golf clubs

Montgomerie Golf Course – **19 minutes**
Jumeirah Golf Estates Golf Course – **15 minutes**

Kids

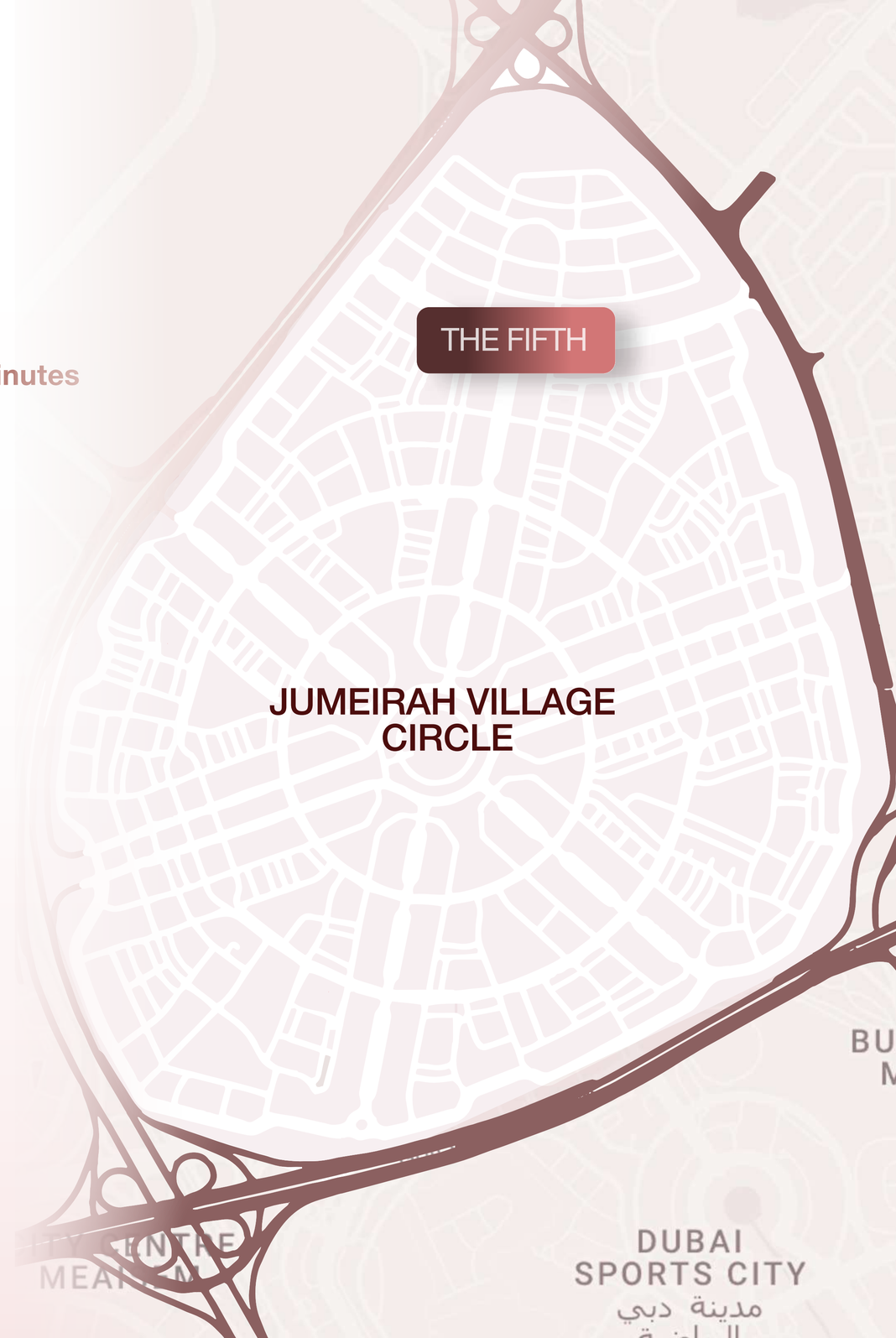
JSS International School – **4 minutes**
Sunmarke School – **12 minutes**
GEMS Founders School – **10 minutes**

Malls

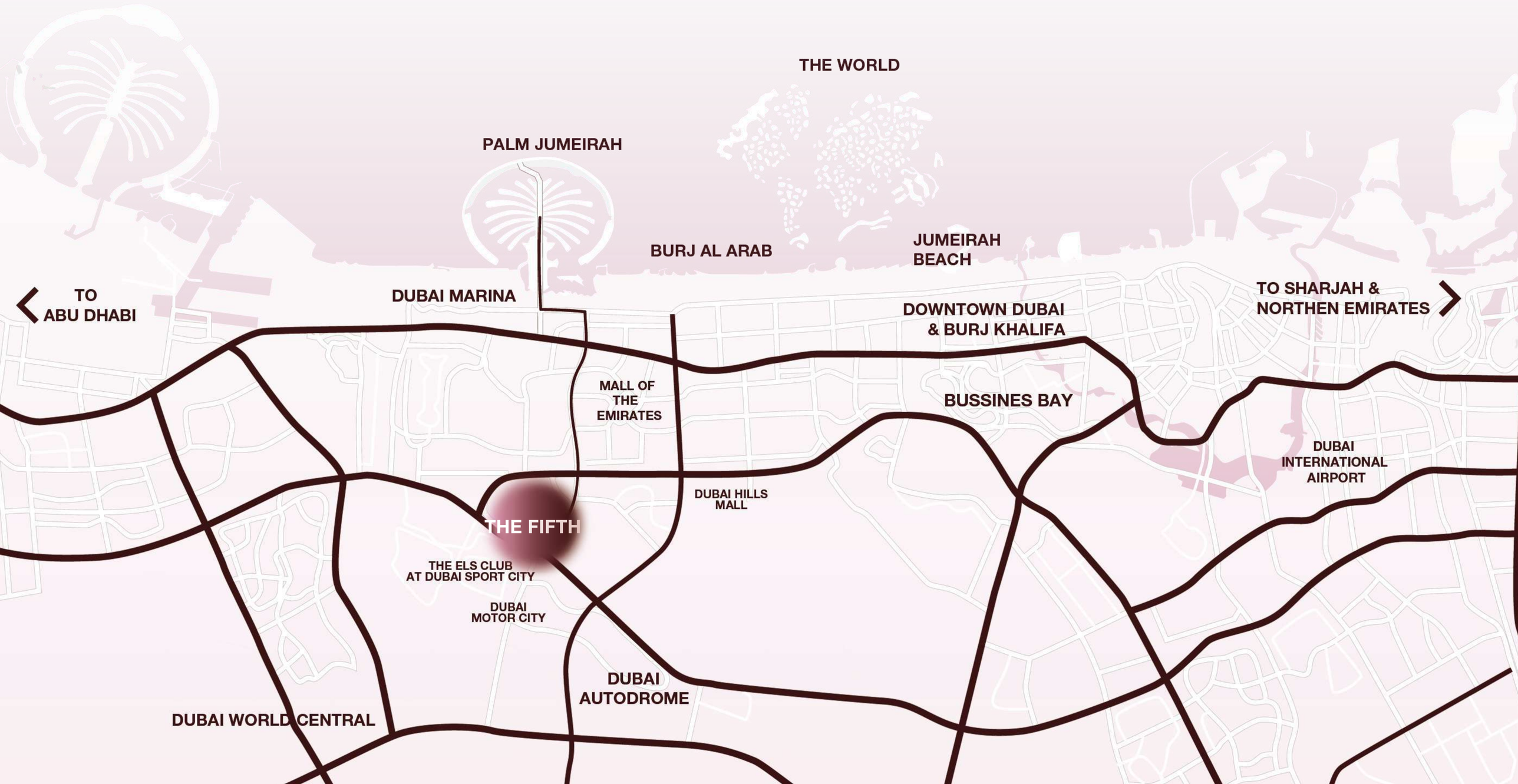
Mall of the Emirates – **15 minutes**
Dubai Mall – **20 minutes**
Circle Mall – **4 minutes**

Hotels

The First Collection at Jumeirah Village Circle – **7 minutes**
FIVE Jumeirah Village Hotel – **6 minutes**
HE Hotels – **4 minutes**



Connected to the city




object 1
THE FIFTH


Object 1

Amenities

- Swimming Pool
- Gym
- Green Walkway with Refreshing Mist System
- BBQ Area & Outdoor dining
- Outdoor Gym
- Creative Playground
- Parking
- Cinema
- Kids Room
- Lounge Lobby
- Sauna & Steam Room
- Clubhouse
- Game Room
- Shaded Kids Swimming Pool

THE F1FTH
TOWER



Lounge Lobby

The spacious bright lobby with a cozy soft lounge area and 24/7 concierge service welcomes residents and their guests, offering a sense of comfort and serenity.

BBQ Area & Outdoor dining

Experience all the benefits of outdoor living without actually leaving the building. Relax with family or friends while preparing your favorite meals in a perfectly landscaped location.

Gym

State-of-the-art sports equipment combines with a great view to boost residents' energy for one more prolific day in the city.

Outdoor Gym

Outdoor gym workout or an energising ping-pong match — choose your passion for today. It’s going to be a win-win anyway!

Swimming Pool

An outdoor swimming pool with showers, poolside sun loungers, and cabanas is here to immerse you in the pleasures of well-being and happiness.

Green Walk Path with Water Mist System

Take a relaxing walk in the green area that cools your mind and refreshes your body.



Shaded Kids Swimming Pool

A safe, shallow pool for your little ones to have fun and enjoy the outdoors.

Sauna & Steam Room

An ideal place to unwind after a busy day or a quality workout. Steam targets all the right spots in your body, providing immediate relaxation

Creative Playground

Outdoor futuristic playground with just enough equipment to keep children busy and enough space to let them create their own worlds.



Cinema

A cozy space for family movie nights or watching sports with friends

Game Room

A gamer's paradise: PlayStation, big-screen TV, gaming computers, and VR — a room you'd never want to leave

Clubhouse

A great place for socializing, playing games, and relishing the vibrant community of The Fifth



Kids Room

Ground Floor

1 Main Entrance

2 Main Lobby

3 Lift Lobby

4 Retail 1

5 Retail 2

6 Retail 3

7 Retail 4

8 Retail 5

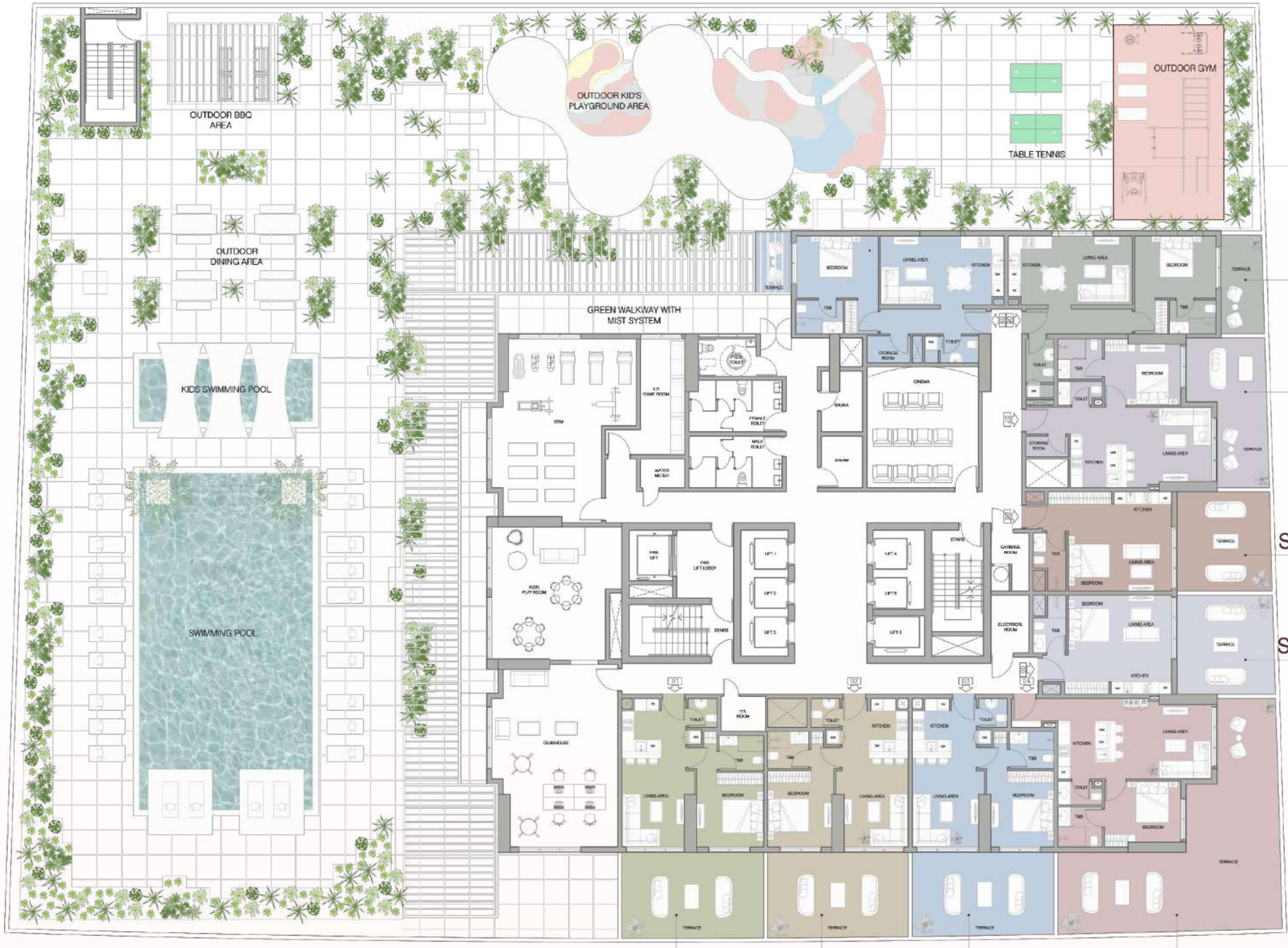
9 v



Podium Floor

1 Swimming Pool
2 Kids Pool
3 Swimming pool deck area
4 Clubhouse
5 Kids Play Room
6 Gym & Yoga Room
7 VR Game Room
8 Male Shower & Changing Room
9 Female Shower & Changing Room
10 Disabled Toilet
11 Steam room
12 Sauna
13 Cinema
14 BBQ & Kitchen Area
15 Open Air Dining Area
16 Green Walkway with Refreshing Mist System
17 Outdoor Kids Play Area
18 Table Tennis
19 Outdoor Gym

THE F1FTH
TOWER



1BR_G
670,70 sq.ft.

1BR_F
709,88 sq.ft.

1BR_E
845,61 sq.ft.

STUDIO_B
624,63 sq.ft.

STUDIO_A
615,26 sq.ft.

1BR_A
847,33 sq.ft.

1BR_B
845,61 sq.ft.

1BR_C
844,86 sq.ft.

1BR_D
1375,41 sq.ft.

FIRST FLOOR PLAN

THE F1FTH
TOWER



TYPICAL **2-5** FLOOR PLAN

THE F1FTH
TOWER

1BR_Q
664,99 sq.ft.

1BR_P
645,30 sq.ft.

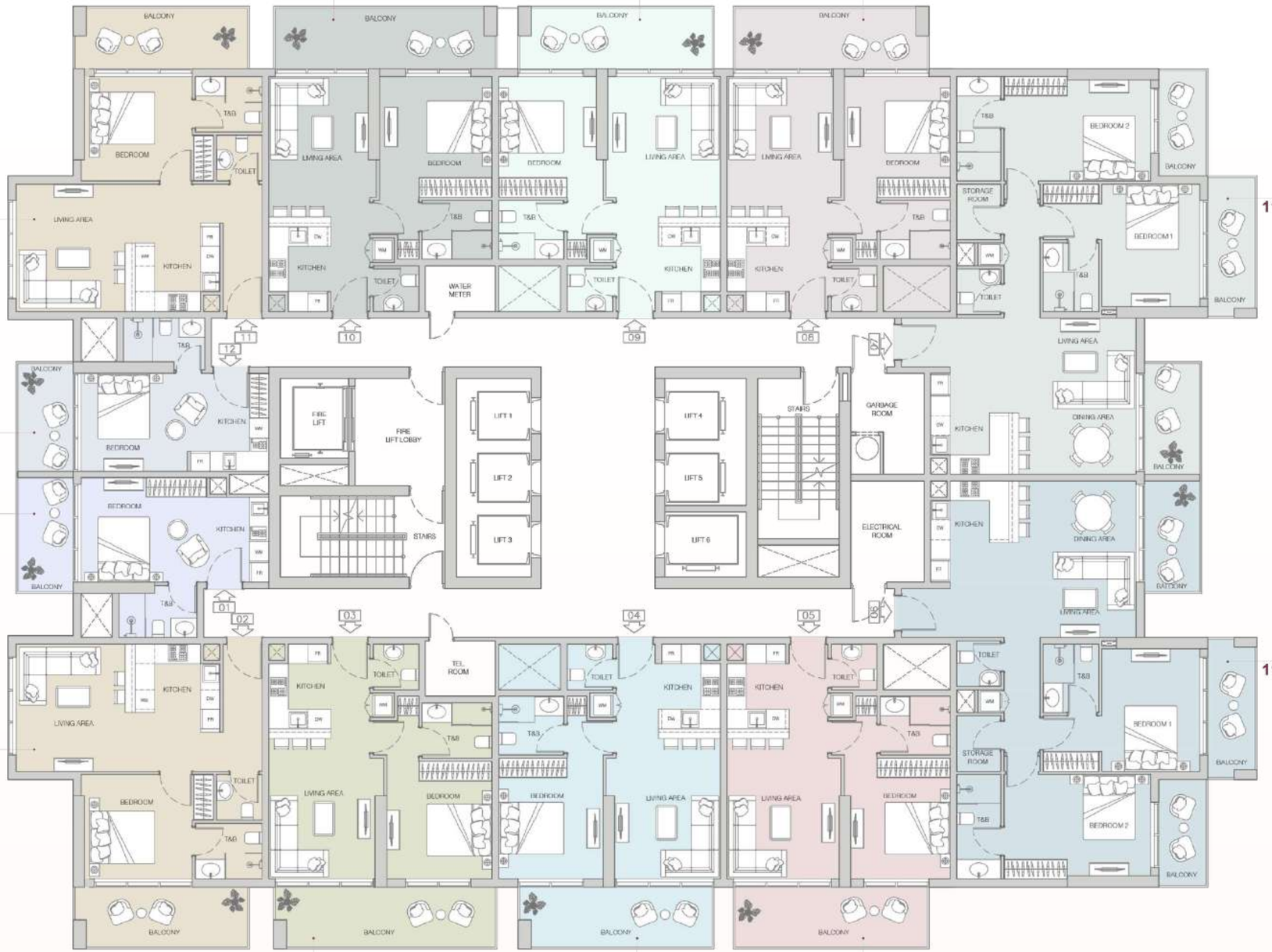
1BR_O
646,70 sq.ft.

1BR_U
653,37 sq.ft.

2BR_B
1113,09 sq.ft.

STUDIO_F
329,27 sq.ft.

STUDIO_E
328,30 sq.ft.



1BR_I
654,34 sq.ft.

2BR_A
1112,34 sq.ft.

1BR_J
660,15 sq.ft.

1BR_K
645,19 sq.ft.

1BR_L
649,92 sq.ft.

TYPICAL **6-13** FLOOR PLAN

THE F1FTH
TOWER



TYPICAL **14-17** FLOOR PLAN

THE F1FTH
TOWER



1BR_T
650,14 sq.ft.

1BR_I
654,34 sq.ft.

1BR_J
660,15 sq.ft.

1BR_K
645,19 sq.ft.

1BR_S
648,20 sq.ft.

2BR_B
1113,09 sq.ft.

2BR_A
1112,34 sq.ft.

TYPICAL **18-19** FLOOR PLAN

THE F1FTH
TOWER

TC_1BR_H
664,99 sq.ft.

TC_1BR_G
645,30 sq.ft.

TC_1BR_F
646,70 sq.ft.

TC_1BR_I
653,37 sq.ft.

TC_2BR_B
1113,09 sq.ft.



TC_1BR_A
650,14 sq.ft.

TC_2BR_A
1112,34 sq.ft.

TC_1BR_B
654,34 sq.ft.

TC_1BR_C
660,15 sq.ft.

TC_1BR_D
645,19 sq.ft.

TC_1BR_E
649,92 sq.ft.

TYPICAL **20-22** FLOOR PLAN

THE F1FTH
TOWER

TC_1BR_H
664,99 sq.ft.

TC_1BR_M
646,80 sq.ft.

TC_1BR_L
648,20 sq.ft.

TC_1BR_I
653,37 sq.ft.

TC_2BR_B
1113,09 sq.ft.



TC_1BR_A
650,14 sq.ft.

TC_2BR_A
1112,34 sq.ft.

TC_1BR_B
654,34 sq.ft.

TC_1BR_J
661,66 sq.ft.

TC_1BR_K
646,70 sq.ft.

TC_1BR_E
649,92 sq.ft.

TYPICAL **23** FLOOR PLAN

THE F1FTH
TOWER

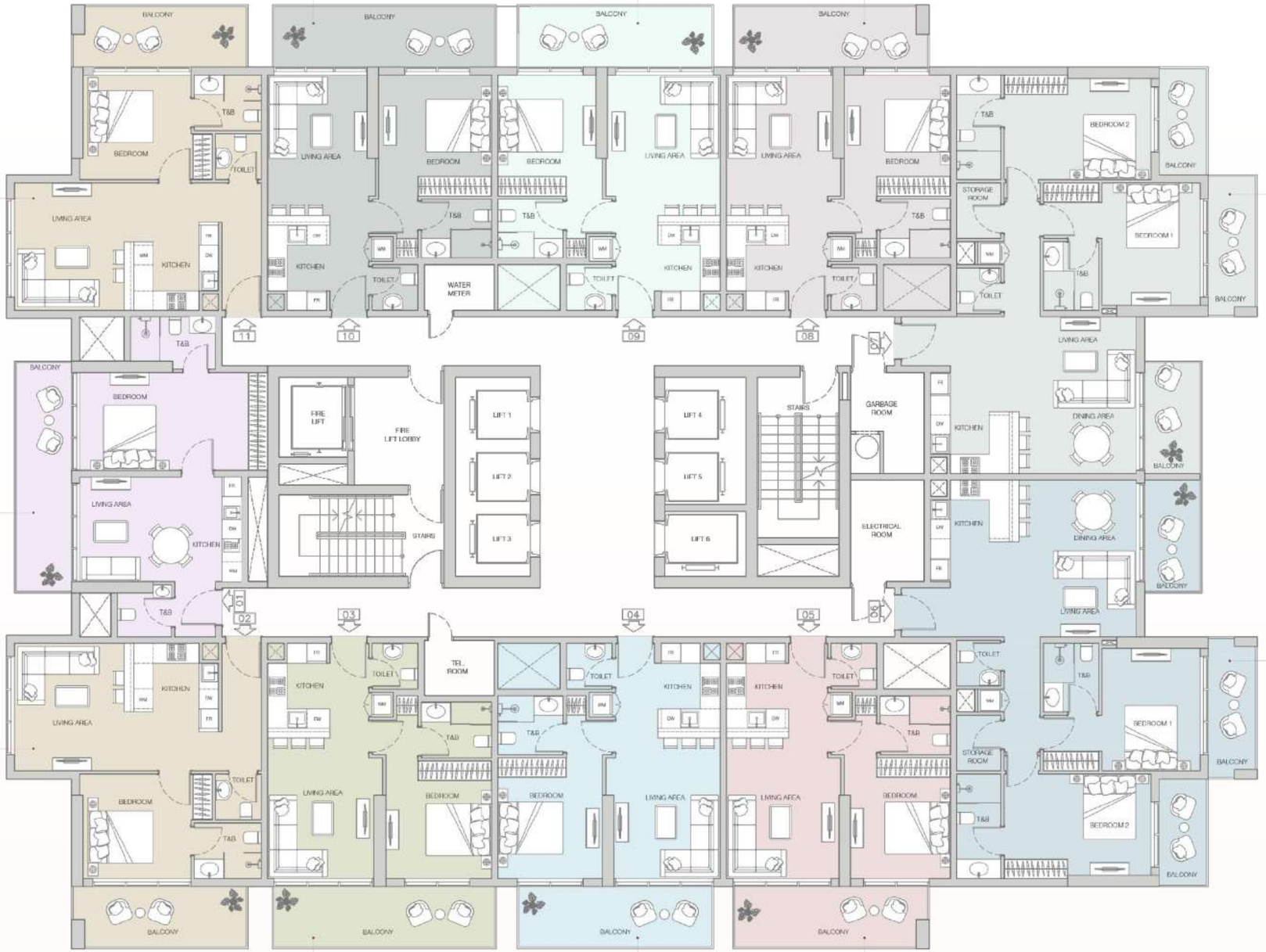
TC_1BR_O
666,50 sq.ft.

TC_1BR_M
646,80 sq.ft.

TC_1BR_F
646,70 sq.ft.

TC_1BR_I
653,37 sq.ft.

TC_2BR_B
1113,09 sq.ft.



TC_1BR_A
650,14 sq.ft.

TC_2BR_A
1112,34 sq.ft.

TC_1BR_B
654,34 sq.ft.

TC_1BR_J
661,66 sq.ft.

TC_1BR_K
646,70 sq.ft.

TC_1BR_N
648,52 sq.ft.

TYPICAL **24-26** FLOOR PLAN

THE F1FTH
TOWER

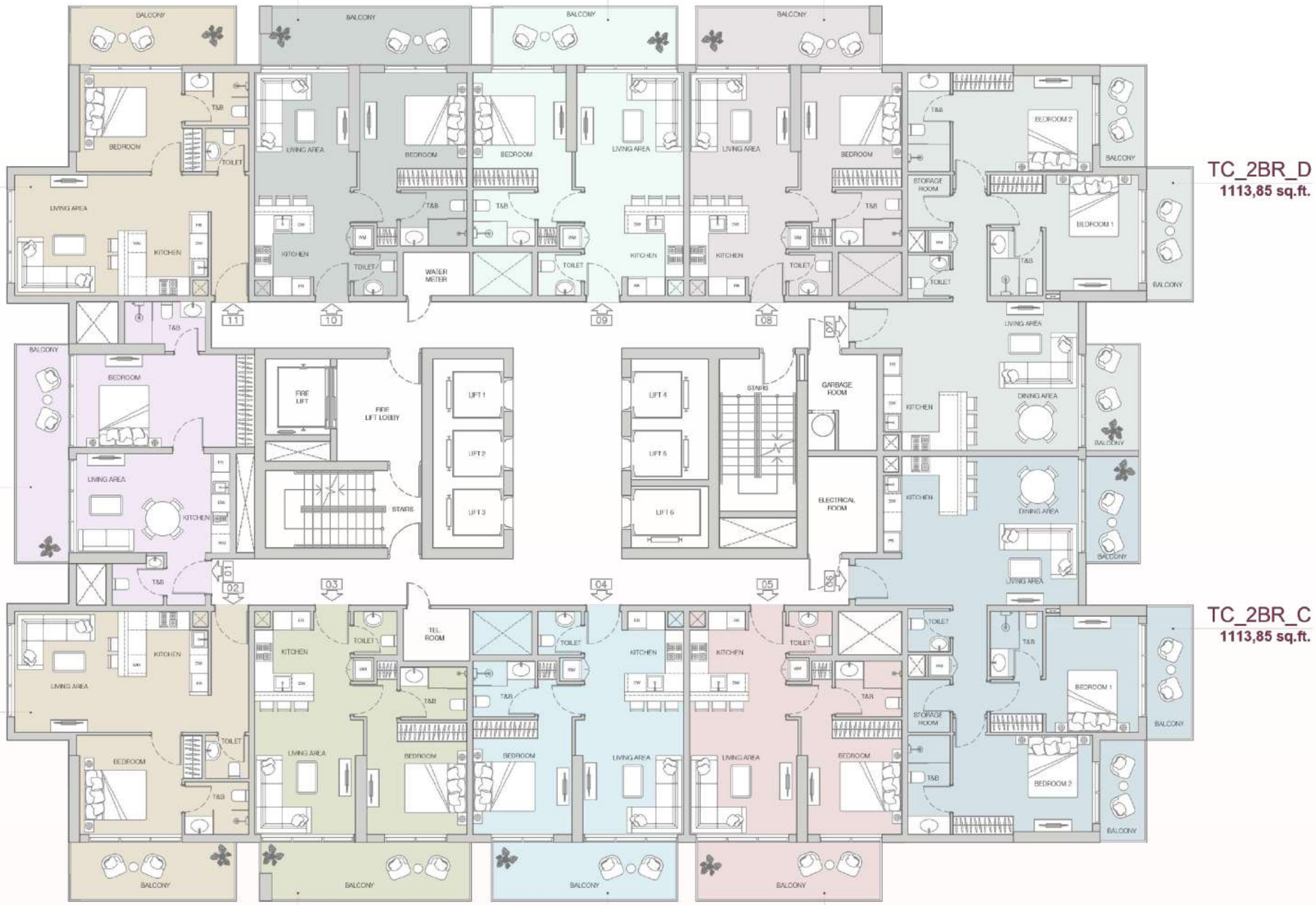
TC_1BR_H
664,99 sq.ft.

TC_1BR_M
646,80 sq.ft.

TC_1BR_F
646,70 sq.ft.

TC_1BR_R
654,88 sq.ft.

TC_2BR_D
1113,85 sq.ft.



TC_1BR_A
650,14 sq.ft.

TC_1BR_P
655,74 sq.ft.

TC_2BR_C
1113,85 sq.ft.

TC_1BR_C
660,15 sq.ft.

TC_1BR_K
646,70 sq.ft.

TC_1BR_E
649,92 sq.ft.

TYPICAL **27-30** FLOOR PLAN

THE F1FTH
TOWER

Studio Apartment













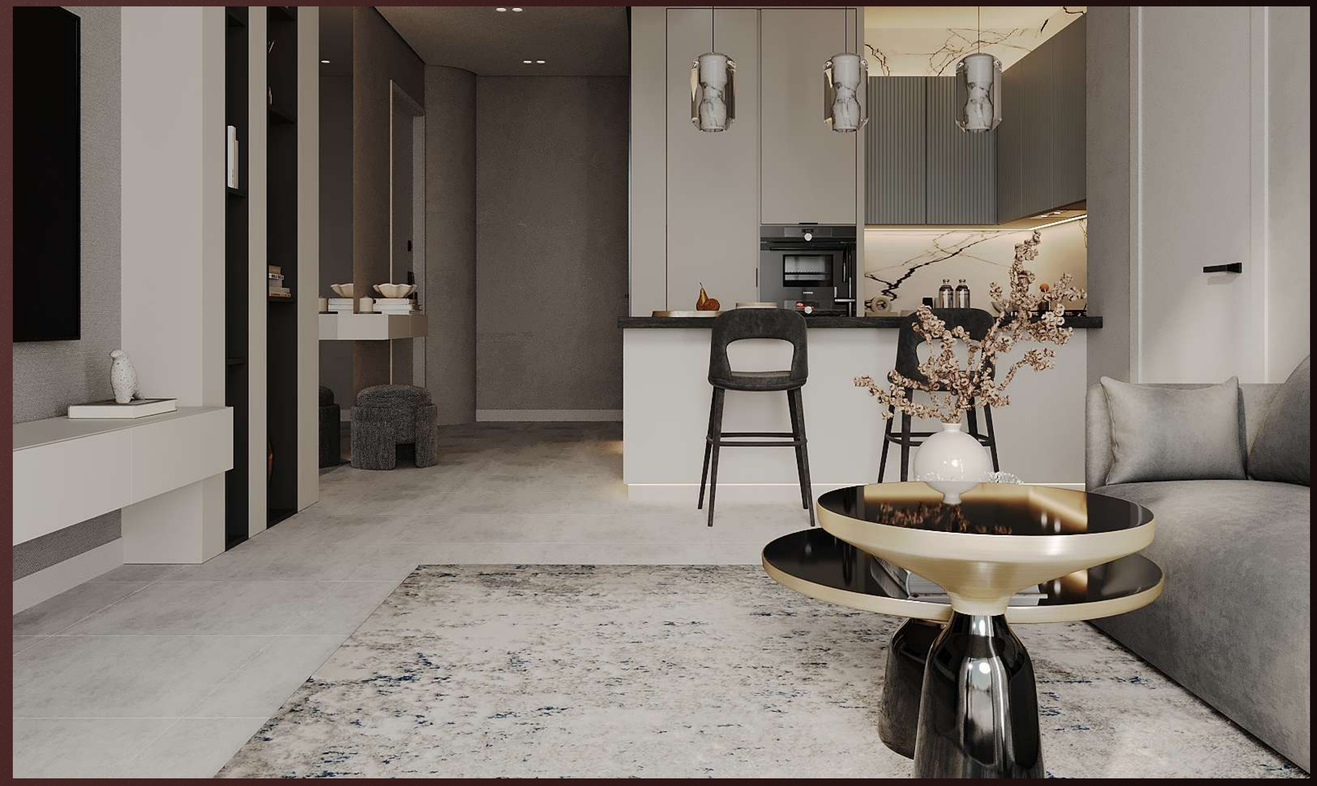


THE F1FTH
TOWER

One Bedroom Apartment


















Sunday,October 17 / 2019
7:56 am
Monday
15-18°
Tuesday
10-14°
Wednesday
10-12°

THE F1FTH
TOWER

Furnishing

Bedroom

- Wardrobe systems by the European manufacturers

Kitchen

- Kitchen cabinets
- Household appliances
  - Refrigerator
  - Microwave oven
  - Oven
  - Gas hob
  - Dishwasher
  - Built-In Hood

Bathroom

- Sanitary ware by Gala (Spain)
- Taps by leading brand Ramon Soler (Spain)
- Tiles (Türkiye)

DUBAI IS A RELIABLE CITY FOR INVESTMENT

Fastest growing country

In just 50 years, the United Arab Emirates has transformed from 7 poor emirates to one of the richest and fastest growing countries in the world, visited by millions of tourists every year

Growth Rate

Among all cities in the world, Dubai's growth rate is second only to China's Shanghai

GDP Growth

In 2022, the Arab Emirates' GDP grew to $504 billion

Economy Prosperity

UAE Minister of Economy Abdullah bin Tuq Al Marri forecasts the country's economy to grow by 7% in 2023



DUBAI BENEFITS

Exchange rate

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1$ = 3.65 AED

Loyal Down payment

The down payment on the purchase is only from 10-15%

Resident Visa

When buying real estate for an amount of $205,000 in Dubai you can get a resident visa for all family members

Favorable installments

Property can be purchased without a mortgage thanks to favorable installments at 0% up to 5 years from developers



DUBAI IS A RELIABLE CITY FOR INVESTMENT

Dubai is among the top cities with the lowest percentage of real estate bubble risk.



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:

1. Being in the country without restrictions
2. Opening a local bank account for international transactions
3. Medical care in the UAE's world clinics under insurance programs
4. Free to open and conduct business in the UAE
5. Ability to apply for a Schengen visa and a U.S. visa
6. Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries
7. Obtaining a local driving license, which is an international license