

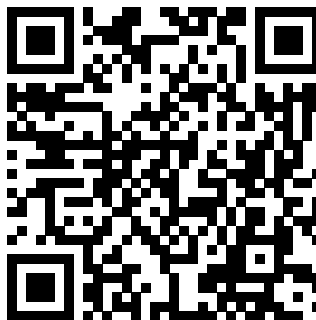


## THE PORTMAN

AED 745 828 - 1 361 828

### PARAMETERS

City	Dubai
Type	Development
To sea	11700 m
To city center	22000 m
Completion date	I quarter, 2025



### THE PORTMAN RESIDENTIAL COMPLEX IN JUMEIRAH VILLAGE CIRCLE, DUBAI

The Portman is a 16-story residential complex launched in 2022 by Ellington in Dubai's popular Jumeirah Village Circle (JVC) residential area. The facades of the building will be executed in a modern style with decorative eco-elements.

### THE PORTMAN APARTMENTS

In this new complex, you can purchase studios and 1 and 2- bedroom apartments with stylish interior decoration, large floor-to-ceiling windows, and spacious balconies. All kitchens are equipped with modern furniture and high-quality built-in appliances.

### THE PORTMAN KEY AMENITIES

Inside the building, excellent conditions for recreation and a comfortable life will be created:

- Luxurious lobby decorated with natural stone and local artists' artworks
- Cozy lounge area for the complex' guests and residents
- Open-air-terrace swimming pool with cabanas, sun loungers, and an outdoor shower
- Children's playground
- Shaded area for barbecue and relaxation
- Children's playroom with areas for reading, drawing, and creativity
- Fitness studio with beautiful views of the pool from large panoramic windows
- Sauna and steam room
- Charging stations for electric vehicles within the residential complex territory

### THE PORTMAN LOCATION

The residential complex will be located in the JVC area, featuring well-developed infrastructure. There are bus stops in all residential areas. The road network is also well-developed here and you can easily reach any Dubai district by car.

The city center and Downtown Dubai can be reached in just 20 minutes. The observation deck in the park near the large musical fountain is worth visiting, as it offers a beautiful view of the famous Burj Khalifa skyscraper.

The international airport can be reached in 27 minutes. Al Maktoum Airport is 34 minutes away.

#### Supermarkets Nearby

There are several food supermarkets not far from The Portman complex:

- Nine Star Supermarket
- Holiday Minimarket
- Cistys Supermarket and cafe
- Greens Minimarket
- Ever Fresh Mart Supermarket

In the JVC area, there is a large shopping center, Circle Mall, which includes a modern sports center, a swimming pool, several beauty salons, and numerous cafes and eateries, including the popular McDonald's and Starbucks. Within the territory of the shopping center, there are different shops where you can buy clothes, shoes, accessories, electronics, and children's goods. There is also a large grocery supermarket.

#### Nurseries and Schools

The Portman residential complex is perfect for living with kids, as there are several schools and kindergartens in the area, which can be quickly reached on foot, by car, or by public transport.

Nearest children's educational institutions:

- JSS International School
- Kids World Nursery
- Little Wonders Nursery
- Nord Anglia International School
- Green Roots Nursery

### INVESTING IN THE PORTMAN

In the modern Dubai real estate market, there is a gradual increase in prices for both rentals and housing purchases. In the JVC area, at the beginning of this year, a 1.93% increase in rental rates was recorded in the apartment segment. Investing in The Portman real estate in the JVC area can generate a 6.32% annual return when renting out a property. It is also worth considering that when buying a real estate unit during the construction phase, you can count on a lower cost per square meter, and you also have the opportunity to pay in stages as the property is completed.

Please feel free to contact our experts if you have any questions regarding prices, profitability, layouts, and the area of apartments in a new residential complex.

### PROPERTY FEATURES

#### LOCATION

- Close to the bus stop
- Close to shopping malls
- Close to the kindergarten
- Prestigious district
- Close to international schools
- Great location
- Close to the school
- City view
- Panoramic view
- Beautiful view

#### FEATURES

- Balcony
- Terrace on the roof with barbecue area and sun loungers

## INDOOR FACILITIES

- Children's playroom
- Restaurant
- Cafe
- Bar
- Healthcare facilities
- Pharmacies
- Laundry
- Recreation area
- Steam room
- Sauna
- SPA centre
- Fitness room

## OUTDOOR FEATURES

- Barbecue area
- CCTV
- Security
- Children's playground
- School
- Landscaped garden
- Landscaped green area
- Transport accessibility
- Car park
- Park
- Swimming pool
- Common area with pool
- Sports ground
- Shop
- Supermarket

## PHOTO GALLERY

