

LA RESIDENCE

L A R E S I D E N C E



ZARWAH



A bespoke curated series of residences that combines the exactitude of geometry and the subtlety of detail.



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Zarwah Developments

Pushing the boundaries of creating remarkable living in exceptional communities, Zarwah Developments is a property developer based in UAE with operations in Oman and United Kingdom.

With developments spanning two continents, our aspiration is to deliver projects with a touch of luxury and comfort – at prices that truly stand out.

We intend to establish long-term relationships with our clients by providing unmatched customer service and support. With our group operating since 2007, our brand seeks to introduce an element of innovation, which will redefine the norm of the industry.

Zarwah Developments takes pride in its unique capabilities and expertise of sourcing only the world's most brilliant high-end products – made to order for its residential projects.

La Residence is a sterling example of our projects in the UAE. Located in one of Dubai's newest neighborhoods, it is truly an incomparable property and investment opportunity.





La Residence

An artistic take on traditional architectural values, this is a building in which every element has been lovingly considered and crafted.





# Welcome to La Residence



A new standard in living stylishly. As part of the up-and-coming Jumeirah Village Triangle community, a brilliant neighbourhood and lifestyle is harmonized by outstandingly well designed units, including stylish studios and choice of 1-, 2- and 3-bedroom apartments.

Architecture is at the forefront of La Residence. Light has been manipulated so that every property can bask in the glory of the sun's rays. The exterior is confident in its presence, and intelligently utilizes linear accents to bring out its

contemporary design. Beautiful glass window facades – from top to bottom – give an air of European sophistication, while the magnetic wood finishing hints at the property's natural surroundings. Uninterrupted views of Dubai's newest quarters, like Dubai Marina and Jumeirah Lake towers, make La Residence's proposition ever more attractive.

It's a carefully considered development, with the utmost craftsmanship dedicated to all of its elements. La Residence offers a truly connected lifestyle, at affordable prices.





*Combining a clean, modern sensibility with traditional design values, this is a building in which every detail has been lovingly considered and crafted.*



*High concept Italian kitchens with elegantly designed cabinets.*





## Neighborhood

Jumeirah Village Triangle, lovingly called 'JVT' by members of the community, is a stylish, budding area with many things going for it, especially for families – namely its proximity to the city's main thoroughfares, airports and world famous attractions. Schools & one of the largest shopping malls in the area.







THE PALM JEBEL ALI

THE WORLD ISLANDS

25 KMS

20 KMS

15 KMS

10 KMS

5 KMS

SHEIKH ZAYED ROAD

JEBEL ALI  
FREE ZONE

EXPO  
2020

DUBAI WORLD CENTRAL

EMIRATES ROAD

DUBAI  
INVESTMENTS  
PARK

JABEL ALI  
VILLAGE

DISCOVERY  
GARDENS

AL  
FURJAN

JUMEIRAH  
GOLF  
ESTATES

JUMEIRAH VILLAGE  
TRIANGLE

JUMEIRAH  
ISLAND

PALM JUMEIRAH

MOTOR  
CITY

DUBAI STUDIO  
CITY

AL KHAIL ROAD

AL BARSHA

MOHAMMED BIN  
RASHID CITY

AL QUOZ

UMM SUQEIM

DISTRICT ONE

BUSINESS  
BAY

DOWNTOWN  
DUBAI

WATERBIRD AND  
WILDLIFE AREA

ZABEEL

SHEIKH MOHAMMED BIN ZAYED ROAD

DUBAI  
INTERNATIONAL  
AIRPORT

DUBAI  
FESTIVAL  
CITY

NAD AL SHEBA

SILICON  
OASIS

INTERNATIONAL  
CITY

THE VILLA

DUBAI LAND



Not only is La Residence a truly connected way of life, it represents an ideal location for further discoveries.



With the new Al Khail Avenue mall opening in JVT, residents will have the enviable luxury of calling the city's newest malls as their neighbors.

Al Khail Avenue mall includes 350 shops encompassing internationally renowned brands, an eclectic mix of cafes and restaurants, multi-screen Reel Cinemas and upmarket food shopping. Hilton and Nakheel are developing a 256-room hotel that will be connected to the mall. The hotel will include a restaurant, coffee shop, lounge, outdoor terrace, pool deck, gym and leisure club.

City Centre Me'aisem – situated on the other side of the Al Khail Road – is another mall with great options for dining, shopping and children's entertainment.

La residence offers easy access to the nearby Dubai Marina, JBR and fantastic Mall of the Emirates, Marina Mall and Dubai Mall. Sports enthusiasts are spoilt for choice with Dubai Autodrome, Dubai Cricket Stadium, Montgomerie and Emirates Golf Club.

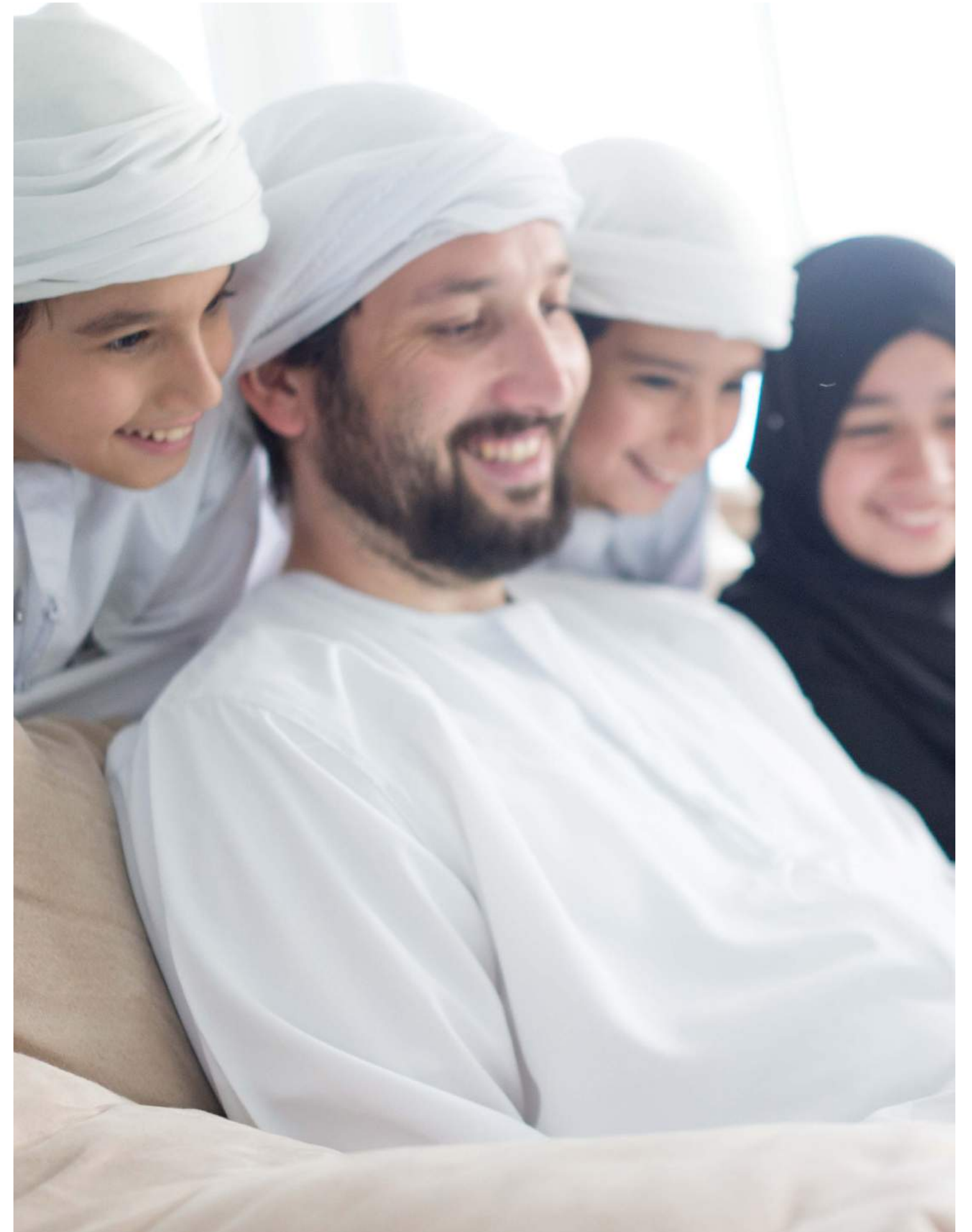
Jumeirah Village Triangle is nestled between Sheikh Mohammed bin Zayed Road and Al Khail Road. La Residence is located in the center of Dubai's newest addition to an ideal lifestyle.

Extremely well-linked to the main highways of Dubai, travelling to the city's old quarters, two main airports, as well as to Abu Dhabi, is absolutely seamless. And so too are the city's business hubs, like Dubai Media City, Internet City, IMPZ and Studio city.



Contemporary Living

All apartments feature a rich palette of natural materials, with refined and beautiful finishes to create a neutral canvas.







*A series of private balconies and terraces offer beautiful park views and a place of Zen.*

Step from the hustle and bustle of the city into the warm welcome of the La Residence private residents' lobby.

The elegant geometry of the exterior design creates a series of discrete and sociable terrace spaces, and allows light to flood into the main living areas.

From the commanding park to the walks one can take around it, and from the safe

and secure feeling one gets from an optimal community lifestyle, this neighborhood provides to access to a plethora of shopping centers, hotels, restaurants and natural surroundings.

Nearby attractions and establishments include the main business and financial districts, the world's most luxurious shopping malls and miles of untouched beaches.

*The spacious lobby is designed to create a clear and calming separation between the streetscape and the home.*





Inspiring finishes

Exteriors that embrace light are complemented by interiors that use the natural light in clever ways. Carefully-sourced Italian kitchens and tiles, Swiss wardrobes of pristine wood, bathroom fittings from the world's finest suppliers, including Villeroy and Boch and Grohe – all add to intimate touches and perfect finish.





# Curated down to fine details.

Every detail has been utilized to its full potential to ensure that all properties are full of light, and that every room is intelligent in both space and living.

Wood and glass expressions seal an aesthetically-pleasing backdrop to the sparkling ceramics and metals, and the clinical matt finishes in the kitchens and bathrooms.

Natural sunlight and considered planning make the luxurious bathrooms a treasure in which to revitalize. Bespoke lighting and finish details complete the effect.

A contemporary take on finishes results in simple, yet elegant tones, accented by bright touches and a rich palate of materials and colors.









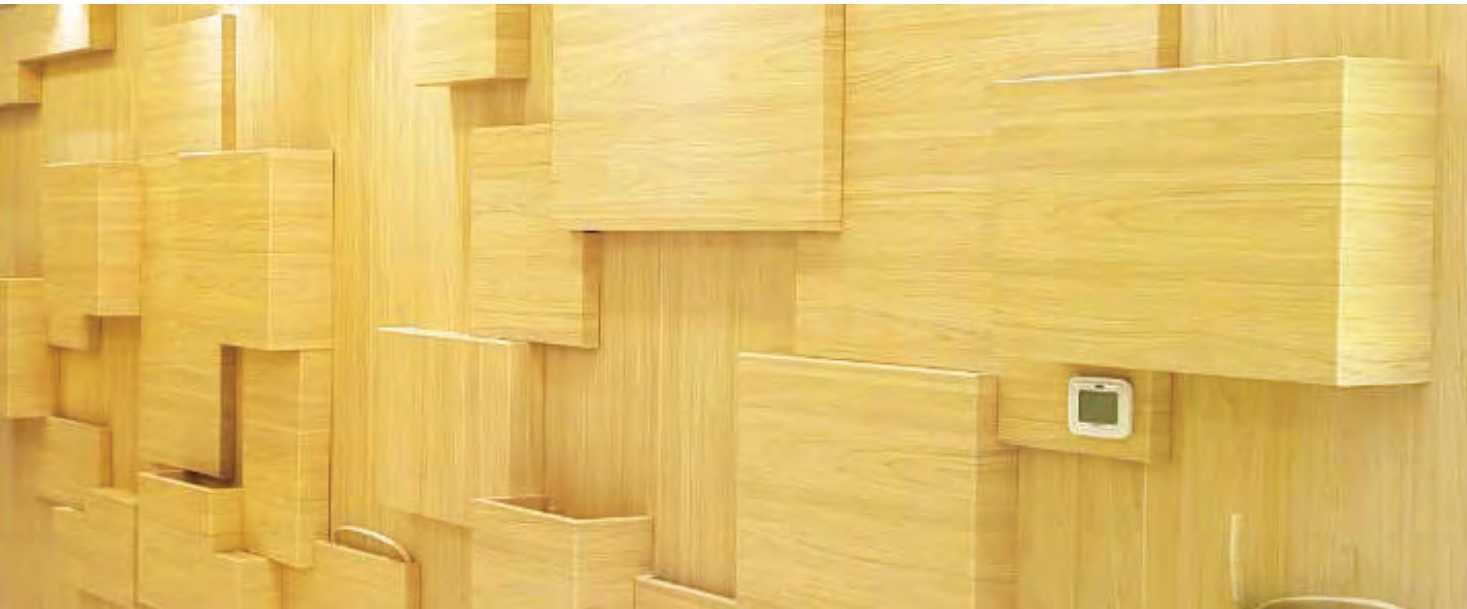
# Materials and Finishes

**Apartment:**

- Threshold - Granite
- Solid Core mahogany doors - Straight Grain with steel strips
- White Silver Finish Ironmongery
- Floor Matching porcelain tiles and side skirting
- Soft white painted ceilings
- Service cupboard doors concealed within timber paneling with minimal ironmongery
- Jotun Ivory wall paint

**Kitchen:**

- Imported Italian Kitchen
- Top of the range and high quality stainless steel sink and top
- Built in utensil trays and crockery holders
- Tempered glass full size back splash throughout the kitchen
- Concealed ambience enhancing LEDs
- Designer white granite top breakfast counter



## Details

**Bedroom:**

- Wooden texture floor tiles
- Bespoke Italian wardrobes with integrated lighting

**Washroom:**

- High quality floor and wall tiles
- Villeroy and boch / Grohe fittings
- Artificial Granite Vanities
- Glass Shower cubicals
- Concealed rain showers
- Chrome towel rail
- Full size designer mirrors with inbuilt LED lights

**Electrical Fittings:**

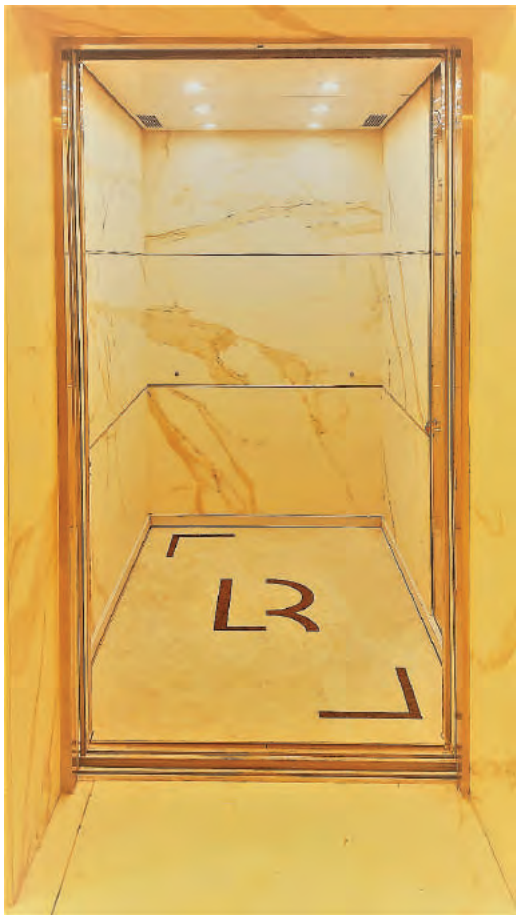
- DM approved switches
- Concealed LED spot lights
- LED ambience lights

**Communications:**

- Integrated central control system (access control)

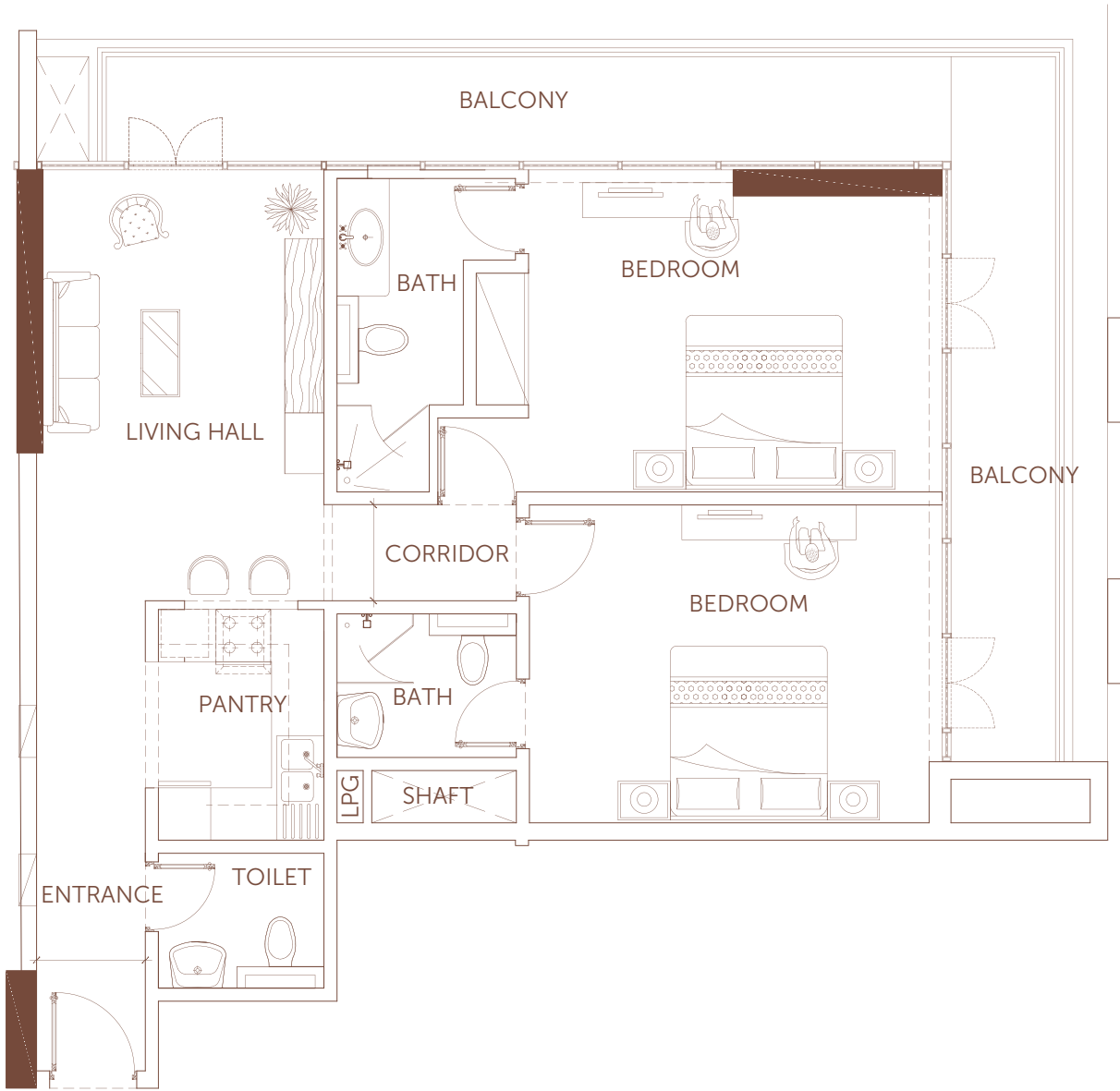
**Communal areas:**

- KONE lifts
- Wall to wall designer wooden texture panels throughout all corridors
- 1mx 3m Italian wall and floor tiles with beautiful feature wall and reception counter.



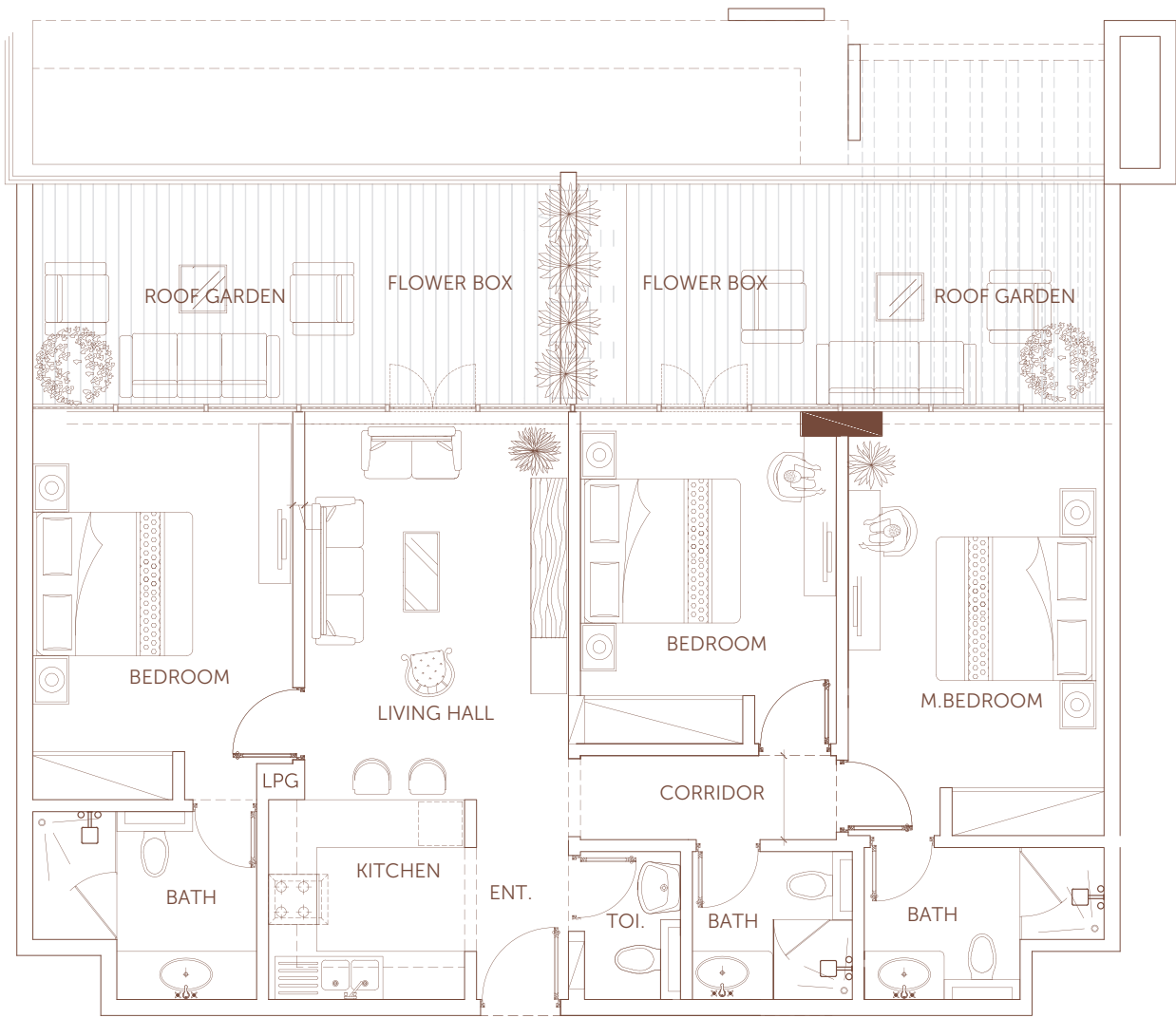
# 2 BEDROOM

Suite Area : 1179.94 Sq.Ft.  
Balcony Area : 73.73 Sq.Ft.  
Total Area : 1253.67 Sq.Ft.



# 3 BEDROOM

Suite Area : 1102.65 Sq.Ft.  
Balcony Area : 417.21 Sq.Ft.  
Total Area : 1519.86 Sq.Ft.









For more information  
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