



INSIDE
~realty

Object 1

ELARIS

Rise

A BREATH OF FRESH LIVING

JVT: SERENE COMMUNITY

Jumeirah Village Triangle (JVT) is a sustainable green freehold development offering a serene atmosphere. This peaceful suburban community is considered as one of the top family-friendly neighbourhoods in Dubai is situated on the northern side of Dubai. It is a city on its own, offering its residents a thriving community filled with parks, schools and mosques.

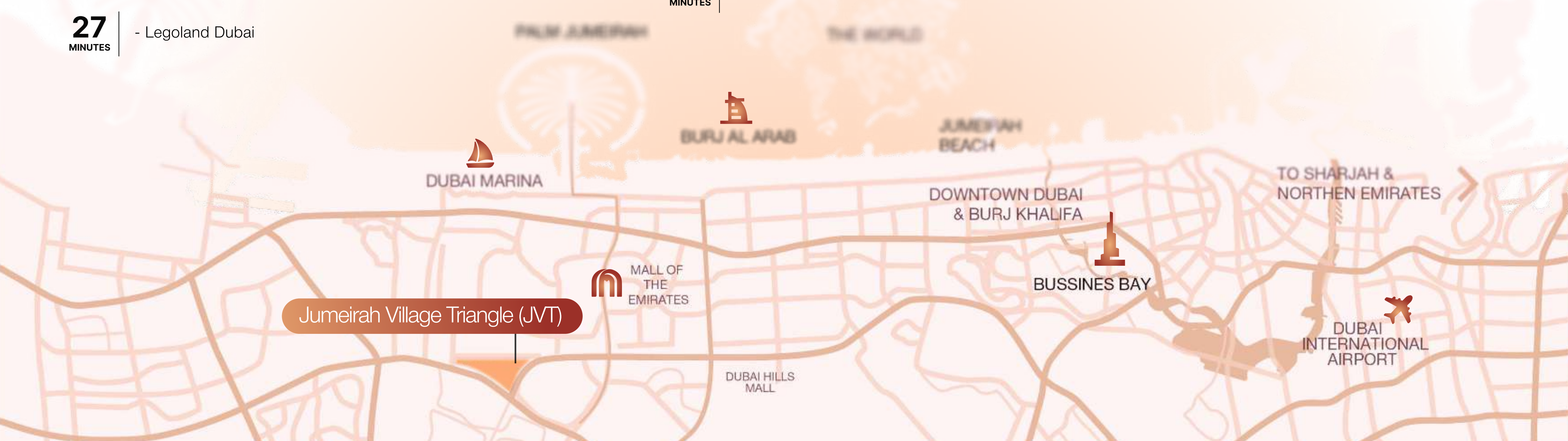
The neighborhood is an ideal choice for property investors eyeing lucrative returns as well as residents seeking a tranquil living experience. This community is preferred mostly by families and individuals who are seeking a premium and exceptional lifestyle.



CONNECTED TO THE CITY

Jumeirah Village Triangle (JVT) located at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), conveniently located near the coastal areas to Jumeirah Island, Palm Jumeirah, and Palm Jebel Ali. It Offers easy access to central locations within the emirate.

 Attractions	 Golf clubs	 Kids	 Malls	 Hotels
9 MINUTES - Dubai Miracle Garden	15 MINUTES - Jumeirah Golf Estates Golf Course	2 MINUTES - Sunmarke School	11 MINUTES - City Centre Meaisem	2 MINUTES - Novotel JVT
20 MINUTES - The Walk JBR	17 MINUTES - Montgomerie Golf Course	5 MINUTES - Arcadia School	15 MINUTES - Circle Mall	2 MINUTES - Mövenpick Hotel JVT
22 MINUTES - Palm Jumeirah		12 MINUTES - JSS International School	15 MINUTES - Mall of the Emirates	15 MINUTES - Aloft Me'aisam
25 MINUTES - Motiongate Theme Park		18 MINUTES - GEMS Founders School	17 MINUTES - Dubai Hills Mall	15 MINUTES - FIVE Jumeirah Village Hotel
27 MINUTES - Legoland Dubai				



ELARIS

Rise

DISTRICT 3, JUMEIRAH VILLAGE TRIANGLE

ELARIS Rise is a visionary residential development that captures the essence of **air, light, and life**. Inspired by the Greek elements "Element" and "Aris" (hope/air), Elaris is more than a place to live — it is a **sanctuary of balance, tranquility, and natural harmony**.

Building Description: B+G+5P+2(O)+21+MF+R
RETAIL 1-4
OFFICE 1-12

Anticipated Handover: Q3 2028

Anticipated Service Charge: AED 15/Sq.Ft.

STUDIO	1 BEDROOM	2 BEDROOM	TOTAL
18	138	42	198



ELARIS

Rise



Designed for modern urban living, it harmonizes sustainable design with timeless elegance, offering a lifestyle of balance, clarity, and quiet luxury. Within its flowing architecture, spaces for living, working, and gathering coexist seamlessly, creating a vibrant ecosystem that breathes with its surroundings.

ELARIS
Rise



ELARIS
Rise

PREMIUM VIEWS

ELARIS
Rise

PREMIUM VIEWS

ELARIS

Rise

AMENITIES



LOBBY



POOL



POOL DECK WITH
SUN LOUNGERS



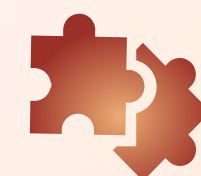
GYM



KIDS POOL



KIDS PLAY
ROOM



CLUBHOUSE



OUTDOOR
LOUNGE



PRAYER
ROOMS



ELARIS
Residence

ELARIS
Residence

LOBBY

ELARIS
Rise

SWIMMING POOL



ELARIS
Rise

KIDS POOL



ELARIS
Rise

OUTDOOR LOUNGE



ELARIS
Rise

KIDS PLAY ROOM



ELARIS

GYM





ELARIS

Plus

CLUBHOUSE



Floor 12

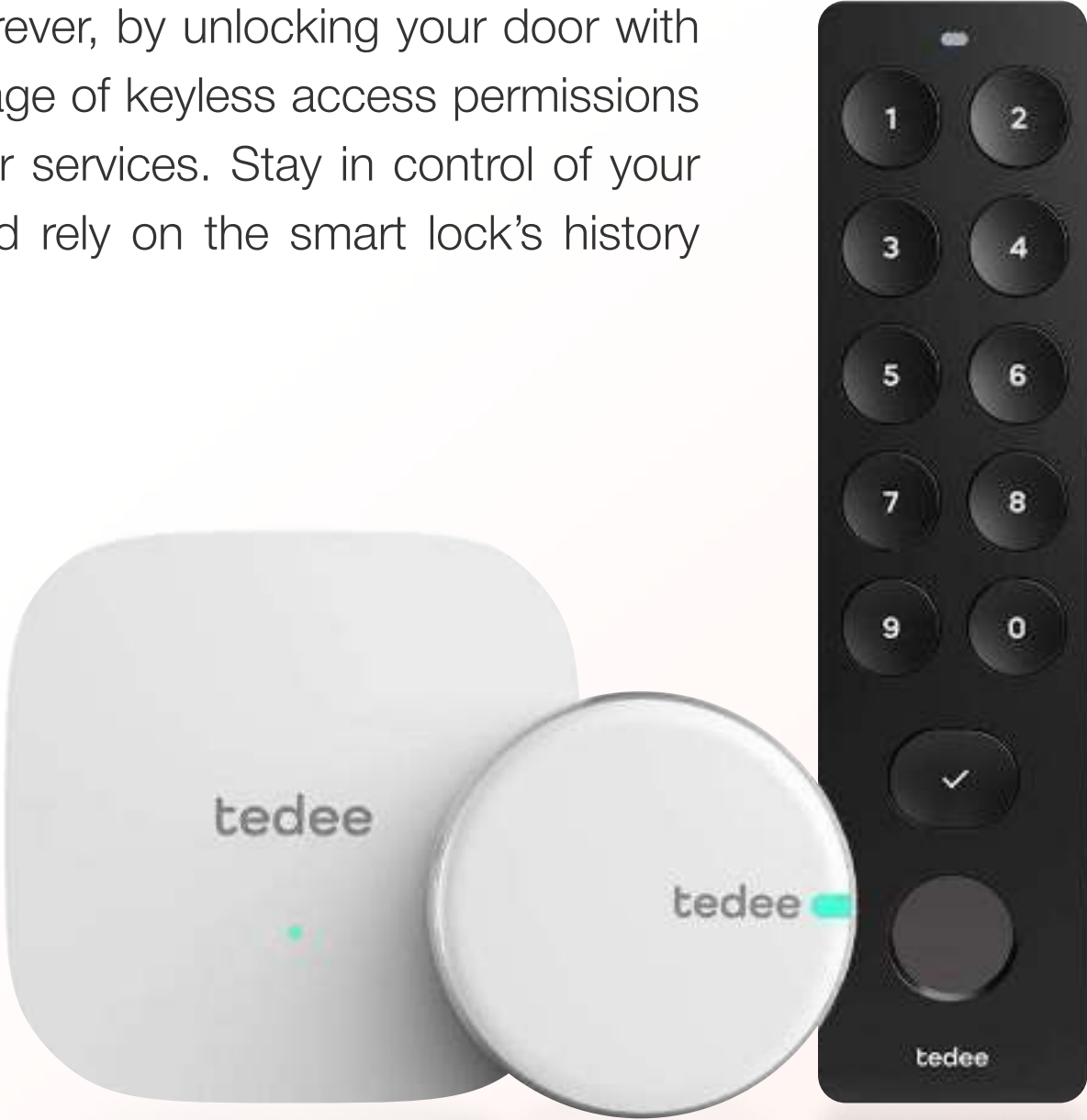
- 1 CLUBHOUSE
- 2 KIDS PLAY ROOM
- 3 GYM
- 4 OUTDOOR LOUNGE
- 5 POOL DECK WITH SUN LOUNGERS
- 6 KIDS POOL
- 7 SWIMMING POOL

SMART HOME SYSTEM

With the growth of digital technology, our daily lives and constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

SMART LOCK

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.



ELARIS
Rise

HOME AUTOMATION CONTROLS

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.



WHY INVEST IN JUMEIRAH VILLAGE TRIANGLE (JVT)?



PRIME LOCATION

Direct access to major highways. 15–20 min to Marina, Downtown, and airports.



FAMILY-FRIENDLY LIVING

Peaceful villas and townhouses. Parks, schools, and play areas in walking distance.



HIGH ROI POTENTIAL

Strong rental demand and capital appreciation. Excellent long-term investment.



SAFE & SECURE

Dubai ranks among the world's safest cities. Gated, patrolled community.



TOP SCHOOLS NEARBY

Arcadia, Sunmarke, and other leading schools within or near JVT.



MODERN HEALTHCARE

Hospitals and clinics close by with world-class facilities.



CONVENIENT AMENITIES

Circle Mall, supermarkets, gyms, salons, cafes all within minutes.



TAX-FREE INVESTMENT

No property or capital gains tax. Stable USD-pegged currency (1 USD = 3.65 AED).



RESIDENT VISA ELIGIBILITY

Invest \$205,000+ and receive a UAE resident visa for your family.



FUTURE GROWTH

Backed by Dubai 2040 Master Plan. Infrastructure and lifestyle upgrades ongoing.



REMOTE & CRYPTO FRIENDLY

Fully remote booking. Cryptocurrency payments accepted in selected properties.

ELARIS
Rise

Inside Services

We solve your matters in the UAE quickly and efficiently: real estate investments, Emirates ID issuance, Golden Visa processing, and business registration. A full range of services for all needs with comprehensive support at every stage.

- **Buying and selling real estate in the UAE**
- **Mortgage processing**
- **Commercial real estate**
- **Golden Visa**
- **2 Year Property Investment Visa**
- **Family (Dependent) Visa**
- **5 Years Retirees Residency**
- **Property Evaluation**
- **Company establishment in the UAE**
- **Work visas for your company**
- **Mortgage Processing**
- **Bank account opening**

We handle all matters for you, so you can focus on your priorities with peace of mind.





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