NUVÉ

BY ZOYA

The *Essence* of Modern Dubai

Dubai has become one of the world's most desirable cities to live and invest in, a global hub where innovation and opportunity continue to raise the standard of living. With world-class infrastructure, vibrant business districts, and a growing sense of community, the city offers a lifestyle defined by progress, comfort, and connectivity.

As one of the fastest-growing real estate markets in the world, Dubai combines long-term stability with exceptional potential. Its strong economy, transparent regulations, and investor-friendly policies have established it as a leading destination for global investment. Supported by consistent demand for quality residences and a thriving population, Dubai offers enduring value and a sense of confidence rarely found elsewhere.

Beyond investment, Dubai represents a way of life that is both modern and inclusive. Excellent education, healthcare, and leisure facilities, combined with year-round sunshine and safety, make it a city designed for people, a place where ambition and well-being coexist in perfect balance.

Dubai Land Residential Complex *Masterplan*

Dubai Land Residence Complex (DLRC) is one of Dubai's most forward-thinking masterplans, a vibrant community built around accessibility, sustainability, and quality of life. Designed to connect residential, commercial, and leisure spaces, it combines intelligent infrastructure with open landscapes and thoughtful urban design.

Reflecting Dubai's dynamic lifestyle, DLRC offers the balance of city energy and everyday comfort. With smart technologies, energy-efficient systems, and sustainable planning, it embodies Dubai's vision for connected, future-ready living, making it both a prime destination for investment and an exceptional place to call home.

14 Million sq. ft	AED 1+ Million	8-10%+
Masterplan community	Average off-plan list price	Rental yield potential

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DEVELOPMENTS

EXPERIENCE LEGACY

With over a decade of experience in the UAE, Zoya Developments continues to shape modern communities that blend architectural precision with every-day comfort. Each project reflects Zoya's commitment to design excellence, functionality, and contemporary living.

Built on values of transparency, innovation, and sustainability, Zoya creates developments that go beyond housing, crafting spaces where people feel connected, inspired, and at home.

Reflecting Zoya's Vision

Zoya Developments believes great communities begin with people. Guided by innovation, transparency and care, each residence is designed to enrich everyday life. As Zoya expands across the UAE, they remain committed to creating homes and experiences defined by trust, quality and enduring elegance.

14+

Years of successful experience in real estate industry

100,000+

Units Delivered

AED 2 billion+

Investment committed to shaping Dubai's new era of modern living

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A Life in Perfect *Balance*

Dubai Land Residence Complex (DLRC) offers a lifestyle where nature, well-being, and convenience come together in perfect balance. Surrounded by landscaped parks, green corridors, and open spaces, residents enjoy a calm suburban environment that encourages an active and connected way of life.

With schools, retail stores, dining destinations, and essential services all within easy reach, DLRC is designed for effortless everyday living. Its strategic location provides seamless access to major highways and key Dubai landmarks, making it ideal for families and professionals seeking both comfort and connectivity.

Here, life moves at a steady, harmonious pace, grounded in community, surrounded by greenery, and shaped by the rhythm of modern Dubai.

ZOYA PRESENTS

The *Flow* of Peace

LOVA

Inspired by The Flow of Peace, Nuvé is designed as a Place of *Calm Within the City.*

Architecture in Perfect *Harmony*

Every element of Nuvé's design has been carefully considered to achieve balance and precision. The facade features soft, continuous lines and refined geometry, creating a distinctive architectural identity within Dubai Land Residence Complex. Its facade expresses movement through gentle lines and balanced proportions, creating a sense of quiet elegance that defines its character.

The design focuses on light, proportion, and functionality. Warm finishes, open layouts, and natural textures create a calm and cohesive environment. Each residence combines aesthetic quality with everyday comfort, offering a contemporary living experience shaped by a quiet sense of peace.

A Community *Connected* to Everything

Set within one of Dubai's most established and fast-evolving communities, Nuvé is part of a thoughtfully planned neighborhood in DLRC that balances urban accessibility with residential calm. Designed around connectivity and ease, it offers a lifestyle where every destination feels effortlessly within reach.

Close to What *Matters*

Nuvé's strategic location offers effortless connectivity to Dubai's key destinations, with quick access to major highways linking Downtown, Business Bay, and both international airports.

Surrounded by quality schools, healthcare, retail, and leisure hubs, it combines urban convenience with a calm residential atmosphere.

Access & Roads

Accessible via Sheikh Mohammed Bin Zayed Road (E311)
Accessible via Al Ain Road

Academic City	– 10 minutes
Dubai International Airport	– 18 minutes
Al Maktoum International Airport	– 30 minutes

Education

GEMS FirstPoint School	– 2 minutes
The Aquila School	– 4 minutes
GEMS Wellington Academy	– 10 minutes
Zayed University	– 10 minutes
University of Dubai	– 10 minutes

Healthcare

Fakeeh Hospital	– 10 minutes
Life Medical Center	– 10 minutes
iCARE Blue Clinic	– 20 minutes
Mediclinic Parkview Hospital	– 20 minutes

Public Transportation:

Creek Metro Station	– 15 minutes

Bus Stops: Dubai Sky Courts, Windsor Residence, Ajmal Sarah Tower and Nilona Residence

Retail

Dubai Outlet Mall	– 10 minutes
Silicon Central Mall	– 10 minutes
Dubai Mall	– 20 minutes
Dubai Hills Mall	– 25 minutes

Entertainment

Global Village	– 15 minutes
IMG Worlds of Adventure	– 15 minutes
Burj Khalifa	– 20 minutes
Meydan Racecourse	– 20 minutes
Dubai Marina	– 30 minutes

Spaces Crafted for Modern *Comfort*

Nuvé offers a curated collection of fully furnished studios, one-bedroom, and two-bedroom residences designed for comfort, functionality, and elegance. Each home features refined interiors, open layouts, and high-quality finishes that reflect the project's architectural harmony.

Unit Types & Sizes

Area	Size (sq.ft)	No of Units
1 Bedroom	770-899	51
2 Bedroom	1177	12
Studio	414-519	169

Total Units _____ 232
Levels _____ B+G+2P+13+R
Project Status _____ Off-Plan
Handover _____ Q2 2028

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A Lifestyle *Shaped* Around You

At Nuvé, every detail is designed to elevate everyday living. Thoughtfully curated amenities bring together relaxation, wellness, and connection, from serene poolside retreats and landscaped courtyards, to rooftop terraces and modern fitness areas.

Each environment is crafted to enhance both body and mind, offering residents the freedom to unwind or engage at their own rhythm.
More than a collection of amenities, Nuvé embodies a refined way of life, where comfort feels natural, and luxury is found in every quiet moment.

Serene Waterscapes and *Reflective Retreats*

The water spaces at Nuvé are designed for moments of quiet indulgence and relaxation. Residents can unwind by the infinity pool or jacuzzi, enjoy the warmth of the sun on the pool deck, or spend peaceful moments in the sunken lounge surrounded by water. Shaded cabanas and floating islands offer private escapes, while the gentle reflections of the water garden create a tranquil rhythm. Every element invites you to slow down, recharge, and embrace the calm beauty of sun and water in perfect balance.

Moments of Warmth and *Connection*

From open-air lounges to rooftop cabanas and fire pit terraces, Nuvé's social spaces invite residents to slow down and connect. Elegant dining areas and barbecue zones create welcoming settings for gatherings, while shaded seating and softly lit lounges evoke a quiet sense of togetherness. Whether unwinding beside the fire or sharing a meal with friends, every space embodies the effortless elegance of open-air living in the calm of the city.

Fitness, Wellness and Everyday *Renewal*

Nuvé's fitness and wellness areas are designed to restore balance and energy. Each space encourages residents to energize the body, refocus the mind, and find calm through everyday routines

Designed for Life in *Balance*

Reflexology Path

A therapeutic walkway designed to restore balance and vitality.

Cabana

Private shaded lounges offering comfort and tranquility by the pool.

Infinity Pool

A tranquil rooftop escape with panoramic city views.

Jacuzzi

A hydrotherapy experience offering complete calm and rejuvenation.

Sunbath Area

Open-air decks crafted for relaxation under the Dubai sun.

Indoor and Outdoor Gym

Contemporary gym and fitness spaces for daily well-being.

Outdoor Lounges

Outdoor seating areas designed for social gatherings.

Firepit and Barbecue Area

Dedicated outdoor space for dining and leisure.

Landscaped Gardens

Green open spaces that bring calm into everyday life.

Sightseeing Deck

An elevated space offering serene city views and moments of quiet reflection.

Floating Island

A tranquil water lounge designed for peaceful relaxation.

Children's Play Area

Safe and engaging space for young residents.

At Nuvé, design is more than form, it's a philosophy of balance and movement. Every detail, from the flowing façade to the softly layered interiors and serene leisure spaces, has been thoughtfully composed to bring calm to modern living.

Each feature reflects harmony between architecture, light, and lifestyle, creating a connected environment where every space serves both beauty and purpose. With inviting social areas, tranquil pools, and curated amenities, Nuvé offers an experience where design, comfort, and everyday life move effortlessly together.

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Crafted for *Belonging*

Nuvé's interiors embody the harmony of modern Italian design and timeless sophistication. Each space has been thoughtfully composed to balance elegance with ease, blending soft neutral palettes, brushed gold accents, and tactile natural finishes. Light enhances every surface, from warm wood tones to smooth stone textures, creating a home that feels refined, inviting, and effortlessly serene.

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1 & 2 Bedroom Residences

The one and two-bedroom residences are generously proportioned and thoughtfully designed for modern families who value both comfort and contemporary style. Each home offers a fluid layout that transitions seamlessly between living, dining, and private spaces, enhanced by refined finishes and a warm, inviting atmosphere. These residences provide an elegant backdrop for a balanced, connected way of life.

Studio

Smartly designed for modern living, the studio residences feature an open living and sleeping area that flows seamlessly into a contemporary kitchen-ette and private balcony. Expansive glazing fills the interiors with natural light, maximizing both space and comfort while maintaining a refined balance of functionality and design.

Floor Plans

Planned with *Precision*, Designed for *Flow*

Every layout at Nuvé has been thoughtfully designed to enhance light, movement, and livability. From open-plan studios to spacious two-bedroom residences, each floor plan reflects a seamless balance of function and elegance.

Smart spatial planning ensures comfort in every detail, generous window openings, well-defined living zones, and a natural sense of continuity between indoor and outdoor spaces. Whether for individuals, couples, or small families, Nuvé's residences are crafted to offer flexibility, privacy, and an enduring sense of calm.

Typical Floor

2nd to 13th Floor

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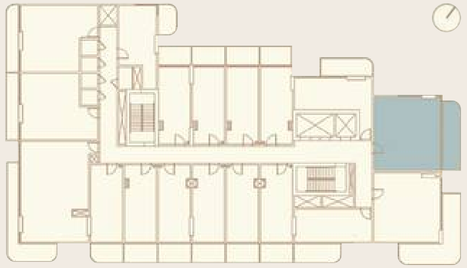
1 Bedroom

Area	Square Meters	Square Feet
Suite area	58.43	629
Balcony area	13.93	150
Total area	72.36	779



Key Plan

Typical Floor

2nd to 13th Floor

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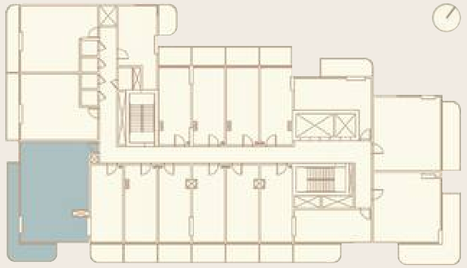
2 Bedroom

Area	Square Meters	Square Feet
Suite area	82.40	887
Balcony area	26.94	290
Total area	109.34	1,177



Key Plan

Typical Floor

2nd to 13th Floor

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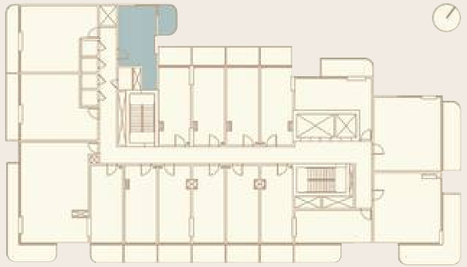
Studio

Area	Square Meters	Square Feet
Suite area	30.57	329
Balcony area	7.90	85
Total area	38.47	414



Keyplan

Payment Plan

Change the body text to Nuvé offers a straightforward 50/50 payment plan with monthly instalments from 1%, giving buyers an easy, flexible route to ownership. With investor-friendly terms and Zoya's trusted, transparent approach, securing a premium home in DLRC becomes effortlessly attainable.

10%

On Booking
+ 4% DLD Fee

10%

Within 45 days
of booking

30%

During Construction
1% × 30 Months

10%

Handover
Q2 2028

35%

Post-Handover
Plan (3 Years)
1% × 35 Months

5%

Final Installment
completes 100%
of the payment

The Future *Lies* In Dubai

Within Dubai's ever-evolving landscape, Nuvé represents more than a residence. It is a symbol of progress and possibility. As the city continues to shape the future of global living, Nuvé stands as an expression of modern elegance, connection, and enduring value.

Designed for contemporary living, Nuvé combines architectural precision with everyday comfort. It offers a lifestyle that reflects Dubai's vision for the future, refined, connected, and built to last. Investing here means joining Dubai's forward vision, where modern living and lasting value go hand in hand.

WELCOME TO
ZOYA DEVELOPMENTS,
WHERE PEOPLE MATTER
AND LEGACIES ARE MADE.

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NUVÉ

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