EXOTICA

by Al Marina

WHERE ELEGANCE
MEETS SERENITY

AL MARINA
INVESTMENT



THE DEVELOPER

Al Marina Holding is a visionary holding company that stands as an integrated asset owner, investor, and developer in the United Arab Emirates. With deep-rooted connections in the UAE, we are firmly committed to investing capital into a diverse range of businesses and opportunities that contribute to the economic growth of the nation.

Our portfolio encompasses a wide array of sectors, each carefully selected to align with our strategic goals and values. Through our integrated subsidiaries, we provide comprehensive services that cater to the evolving needs of the market. From real estate development and hospitality ventures to infrastructure projects and innovative technologies, we actively pursue opportunities that drive progress and prosperity.

Al Marina Investment is our dedicated development arm, focused on bringing visionary projects to life. With a deep understanding of market trends and a passion for innovation, we strive to create iconic developments that not only enhance the built environment but also enrich the lives of individuals and communities.

Our Vision: We believe in the power of collaboration and innovation. We leverage our expertise, industry knowledge, and strategic partnerships to create sustainable solutions that have a lasting impact. Our commitment to excellence, integrity, and professionalism drives us to continuously explore new avenues for growth and success.

AL MARINA
HOLDING

INVESTMENT DIVISION

- AL MARINA INVESTMENT
- AL MARINA HORIZON REAL ESTATE

HOSPITALITY DIVISION

- WESTERN HOSPITALITY
- WESTERN HOTELS
- WESTERN HOSPITALITY & CATERING
- AL MARINA HOTEL MANAGEMENT

RETAIL DIVISION

- AL DHAFRA WALK
- TIVOLI DOME FACILITIES MANAGEMENT
- WESTERN SOUK & MALL

CONTRACTING DIVISION

- TRANS CAPITAL GENERAL CONTRACTING
- CAPITAL GENERAL TRANSPORTING
- TRANS CAPITAL FACILITIES MANAGEMENT



EXOTICA

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DUBAI

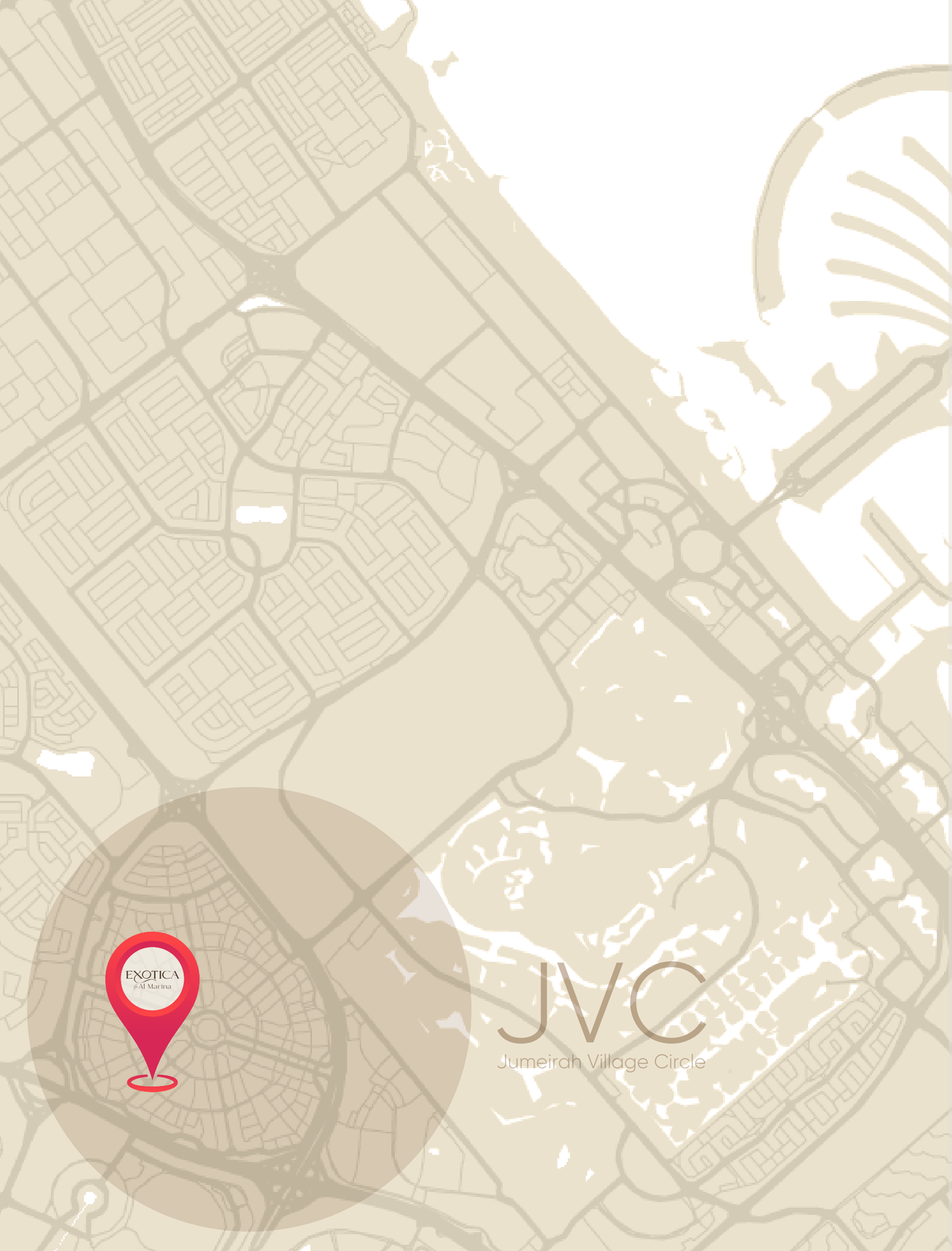
From the magnificent Burj Khalifa to the stunning Palm Jumeirah, Dubai offers a captivating blend of modernity and tradition, creating an extraordinary backdrop for residents of Exotica to immerse themselves in the rich tapestry of this remarkable city.

JVC

Jumeirah Village Circle

Welcome to Jumeirah Village Circle,
a vibrant community nestled in the heart of Dubai.
Situated amidst lush green landscapes and scenic views, this premier residential development offers the perfect balance between modern living and tranquility.





WELL-CONNECTED LOCATION

Conveniently located, Jumeirah Village Circle provides easy access to key destinations, including major highways, shopping malls, schools, and healthcare facilities. Whether you're commuting to work or exploring the city's attractions, you'll find yourself well-connected to everything Dubai has to offer.

CIRCLE MALL
2 Minutes

NEAREST SCHOOL
5 Minutes

NEAREST HOSPITAL
5 Minutes

PALM JUMEIRAH
15 Minutes

DUBAI MARINA
15 Minutes

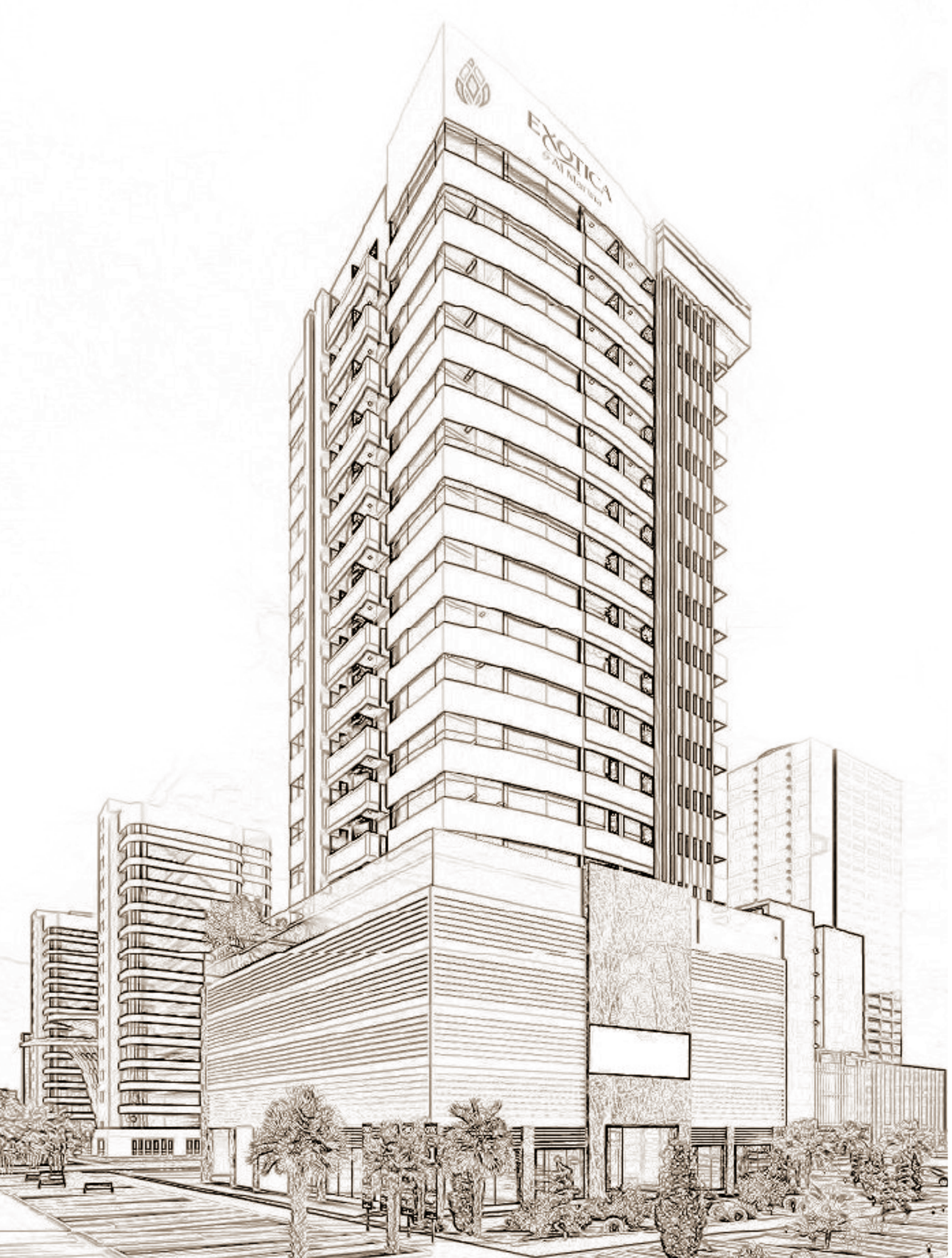
MALL OF THE EMIRATES
15 Minutes

BURJ AL ARAB
15 Minutes

JUMEIRAH BEACH RESIDENCES (JBR)
18 Minutes

DUBAI MALL / BURJ KHALIFA
20 Minutes

DUBAI INTERNATIONAL AIRPORT
25 Minutes



OWN IT
LIVE IT

The exterior facade of Exotica showcases a harmonious blend of contemporary and timeless design elements.

The sleek lines, modern finishes, and exquisite architectural details come together to create a stunning visual composition that sets Exotica apart from the rest.

Welcome home to

EXOTICA

Residential living at the heart of JVC.

الصور والرسوم التوضيحية ومخططات الطوابق والأوصاف الواردة في هذا الكتيب هي انطباعات فنية وقابلة للتغيير دون إشعار. قد يختلف التصميم الفعلي والميزات والمواصفات الخاصة بالعقار

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MODERN ELEGANCE

From everyday essentials to luxury indulgences, available convenient retail options cater to your every need.

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EXOTICA

WHERE FUNCTIONALITY MEETS AESTHETICS

From the carefully curated finishes to the thoughtfully designed layouts, each detail has been crafted to create an ambiance of refined living.
Enjoy spacious living areas, stylish kitchens equipped with modern appliances, and breathtaking views of the surrounding landscapes.

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AMENITIES & SERVICES

STATE-OF-THE-ART GYM

BBQ AREA

ZEN GARDEN

PREMIUM PARK VIEW

STEAM ROOM / SPA

KIDS PLAY AREA

TEMPERATURE CONTROLLED SWIMMING POOL

LUXURY SMART HOME SYSTEM

MODULAR KITCHEN WITH BRANDED APPLIANCES

CLUB HOUSE WITH BILLIARD TABLE

OUTDOOR CINEMA

EXTENSIVE HARDSCAPE & LANDSCAPING

24 HOURS SECURITY

EXOTICA

ZEN GARDEN
WHERE SERENITY BLOOMS

Nestled within your residence, a Zen garden offering a serene escape for your family. Designed to cultivate harmony and balance. With meticulously arranged stones, delicately raked sand, and lush greenery, this enchanting retreat fosters a sense of well-being and togetherness.

EXOTICA

WHERE FUN IS THE ONLY RULE

For our little residents, we have dedicated kids play areas that are both safe and stimulating. These spaces are designed to encourage creativity, imagination and physical activity.



EXOTICA

OPEN AIR CINEMA

lmmerse yourself in the magic of cinema under the stars at our open-air cinema nestled within your residence. With comfortable seating, soft blankets, and state-of-the-art audiovisual equipments, our open air cinema provides the perfect backdrop for an evening of entertainment and relaxation.



EXOTICA

BBQ CORNER

With state-of-the-art grilling equipment, ample seating, and a cozy ambiance, it's the perfect spot to sizzle up your favorite dishes and create lasting memories with family and friends.



EXOTICA

WHERE EVERY DAY
FEELS LIKE A VACATION

WHERE FITNESS MEETS CONVENIENCE

Exotica understand the importance of maintaining a balanced lifestyle. The gym and pool facilities are designed to cater to yourwell-being, allowing you to stay fit, rejuvenate, and embrace the essence of luxurious living.



EXOTICA

LUXURY SMART HOME SYSTEM

Experience seamless control with the luxury smart home system, compatible with Alexa, Google Home, and Siri. From lighting to temperature... , manage every aspect of your home effortlessly.

EXOTICA
by Al Marina

Step into a world of architectural grandeur as you enter Exotica by Al Marina. Designed with meticulous attention to detail, every aspect of these new residences embodies sophistication, opulence, and a harmonious blend of contemporary design elements