GATEWAY

by PREMIER CHOICE

JUMEIRAH VILLAGE CIRCLE

Premier Choice
INTERNATIONAL REAL ESTATE DEVELOPERS

INSPIRING LIFESTYLES FOR TOMORROW

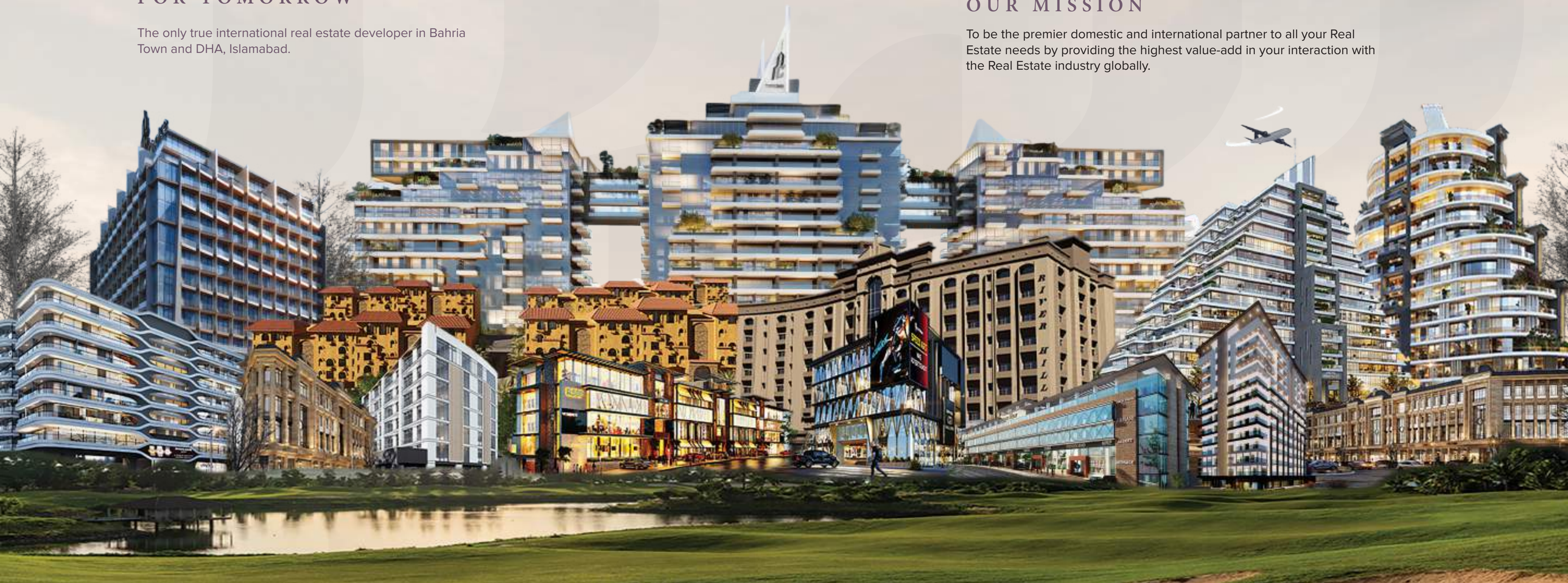
The only true international real estate developer in Bahria Town and DHA, Islamabad.

OUR VISION

To maximize value-creation for everyone involved in the Real Estate Chain — from pre-development investors to rental tenants.

OUR MISSION

To be the premier domestic and international partner to all your Real Estate needs by providing the highest value-add in your interaction with the Real Estate industry globally.



ENGINEERED TO PERFECTION

Premier Choice International draws on more than twelve years of expertise in crafting inspiring developments. Our internationally experienced engineering team lays the foundation for revolutionary projects, supported by efficient processes, rigorous quality control measures, and meticulous planning to exceed the expectations of our esteemed clients.

RIVER LOFT, ISLAMABAD

BURAQ HEIGHTS, ISLAMABAD

RIVER COURTYARD,ISLAMABAD

BARARI VIEWS, DUABI

GRAND ORCHARD, ISLAMABAD

FORTUNATO, DUBAI

STETTLER CROSSROAD, CANADA

INTRODUCING

GATEWAY
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Nestled in the heart of Dubai's vibrant community, the residential project in Jumeirah Village Circle (JVC) offers a unique blend of luxury, convenience, and contemporary design. Designed to cater to the discerning tastes of individuals seeking an elevated lifestyle, this development stands as a testament to sophistication and refined living.

One of the defining features of this residential project is its open balconies, where residents can bask in the breathtaking views of the surrounding landscape while enjoying the gentle breeze that wafts through the air. These spacious balconies create an outdoor oasis within the comfort of your own home, offering a perfect setting for relaxation, entertaining guests, or simply appreciating the stunning vistas that Dubai has to offer.

The architecture and interior design of these residences exude a sense of modernity and elegance, blending seamlessly with the contemporary urban fabric of JVC. Each unit has been thoughtfully crafted to maximize natural light and open spaces, creating an ambiance that is both inviting and refreshing. The sleek lines, premium materials, and meticulous attention to detail resonate throughout the development, leaving an indelible mark on those who experience it.

Beyond the luxurious interiors, this residential project offers a wealth of amenities and services that cater to residents' desires for a lavish lifestyle. Immerse yourself in the tranquility of the landscaped gardens, indulge in a refreshing dip in the sparkling swimming pools, or rejuvenate your mind and body at the state-of-the-art fitness center. The project also boasts a range of recreational facilities, including tennis courts, spa and wellness centers, and dedicated spaces for children, ensuring that there is something for everyone within the community

GATEWAY
by PREMIER CHOICE

BUILDING CONFIGURATION

Ground Floor
4 Typical Parking Floors
11 Residential Floors
Rooftop Sports Facility

PARKING

4 typical floors for parking space

ELEVATORS

3 Passenger elevator

KEY AMENITIES

Rooftop Infinity Pool
Rooftop Cinema
Open to Sky Barbeque Area

Residence Only Co-working Lounge
Gym and Open to Sky Yoga Space
Padel Court

Half Basketball Court
Kids Splash Pool
Kids Learning Center

GATEWAY
by PREMIER CHOICE

Introducing a new era of living, where elegance, opulence, and impeccable attention to detail redefine the standard of luxury.

RECEPTION / LOBBY AREA

Step into our welcoming building lobby, where luxury and hospitality await, with a delightful view of the charming coffee shop on the same floor. Immerse yourself in the warm ambiance, offering a perfect setting for relaxation and socializing. Experience the convenience and elegance of this extraordinary space, designed to elevate your living experience.

FEATURES

HIGH END
FIXTURES

OPEN / CLOSED
KITCHEN

MODERN
LIVING SPACE

BREATH-TAKING
VIEWS

HOME
AUTOMATION

SPACIOUS
BEDROOMS

MODERN APARTMENTS

Luxury starts from the comfort of your own home. With this philosophy in mind, Premier Choice takes pride in always creating the most innovative and sleek living spaces. Our open-plan apartments, state-of-the-art interiors, and high-end fittings are designed to provide the ultimate combination of luxury and comfort. We collaborate with top professionals in the industry to consistently implement our vision of elevating your lifestyle.

REFRESHINGLY LIGHT THEMED APARTMENTS

Our light-theme apartments offer a haven of timeless refinement. Bathed in natural light, the interiors exude a soothing and breezy ambiance that promotes harmony and well-being. Carefully selected fixtures complement the play of light, creating a serene retreat where you can recharge yourself for the day ahead and bask in the uplifting energy. Embrace the blissful atmosphere and experience the perfect blend of comfort and aesthetics that these thoughtfully designed spaces provide.

ELEGANTLY DARK THEMED APARTMENTS

We cater to varied tastes with our masterfully curated dark-themed apartments, where the captivating allure of this sophisticated design ensures an exclusive and personalized living experience for each resident. Embrace the allure of a charming environment enhanced by carefully curated ambient lighting, refined dark fixtures, and impeccably designed modern spaces that epitomize elegance and class. Your home will be a masterpiece of refined taste and a sanctuary of timeless poise.

LIGHT THEMED LIVING AREA

Create your tranquil haven with a light theme living room. Serene colors, inviting furniture, and natural elements blend seamlessly to infuse your space with elegance and comfort. Embrace minimalism and personal touches, all while reflecting light to make your room feel more spacious.

DARK THEMED LIVING AREA

Embark on a journey of luxury with an opulent living room adorned in deep, rich hues and lavish textures. Indulge your senses in an ambiance fit for royalty, where every element exudes luxury and refinement.

CLASSIC OPEN KITCHEN

Step into a culinary oasis with a light theme kitchen. Natural light, soft hues, and minimalist design create an inviting and functional space for your cooking endeavors. Elevate your culinary experience and let your creativity soar in this charming and modern setting.

LAVISH OPEN KITCHEN

Create lasting memories in your private culinary retreat. Our kitchens exude deep sophistication with ambient lighting and enigmatic fixtures. Disconnect and savor cherished moments with loved ones, whether entertaining or enjoying a quiet night.

LIGHT THEMED MASTER BEDROOM

Experience the ultimate comfort of a customized bedroom designed to cater to your preferences. With a lighter theme, enjoy a seamless blend of space and soothing colors that will delight your eyes. Indulge in the bliss of unwinding in a room that offers a sense of boundless relaxation and serenity.

DARK THEMED MASTER BEDROOM

Escape to an enchanting retreat with a luxurious bedroom that embraces you in deep, rich colors and textures. Disconnect from the world as you unwind in the captivating ambiance and dim, ambient lighting. Restore your mind and body in this intimate sanctuary.

REJUVNEATING LIGHT BATHROOM

Embrace a serene sanctuary in a light theme minimalist bathroom. Clean lines and soft tones create an open and welcoming ambiance, while abundant natural light adds to the sense of spaciousness for an ultimate wellness experience.

ALLURING DARK BATHROOM

Experience the epitome of sophistication in our deeper bathroom interiors, where sleekness and an undeniable allure intertwine to create a space of pure indulgence. Immerse yourself in seamless luxury and elegance for a heightened sense of refinement and relaxation.

CLOSED KITCHEN OPTIONALITY*

Welcome to the comfort of our closed kitchen apartments, where privacy meets functionality. Experience culinary bliss in a thoughtfully designed space, ensuring cooking remains discreet and clutter-free. Embrace the tranquility and convenience of your personal culinary sanctuary in our exquisite homes.

* Closed kitchen optionality is available to all clients

AMENITIES

ROOFTOP
INFINITY POOL

OPEN TO SKY
BBQ AREA

INDOOR &
OUTDOOR GYM

ROOFTOP
CINEMA

CO-WORKING
LOUNGE

PADEL
TENNIS COURT

BASKETBALL
COURT

KIDS SPLASH
POOL

KIDS LEARNING
CENTER

HIGH END AMENITIES

EMBARK ON AN UNMATCHED JOURNEY OF RELAXATION AND REJUVENATION

A splendid fusion of recreational facilities provide an escape from the monotony and turmoil of everyday routines. Enjoy designated recreational areas for children, co-working spaces for adults, an outdoor cinema, infinity pool, gym, and a unique rooftop padel tennis court. Unwind in serene yoga areas, energize at the outdoor gym, and watch your little ones play in dedicated areas. Take leisurely strolls on scenic walking tracks, relax on the outdoor terraces, and embrace the captivating urban views of Dubai. Live a life that rejuvenates you at Gateway.

1st FLOOR AMENITIES

The first floor boasts an array of innovative facilities, thoughtfully crafted for your young ones to play, learn, and grow in. Anchored by a tech-based early learning center, and complemented by a delightful kiddie pool and vibrant play areas, this floor nurtures the family-friendly environment at Gateway. The adults also get to enjoy an array of activities through the basketball court and a charming sitting area.

RECREATIONAL ZONES

Half Basketball Court
Open Siting Area

CHILDREN'S RECREATIONAL ZONES

Early Learning Center
Children's Play Area
Kiddie Pool

OPEN SITTING AREA

Find solace through the art of disconnection in our dedicated outdoor sitting. Adorned with artistic pergolas, comfortable furniture, and lush greenery, it's the perfect place to bond with family or indulge in the blissful aroma of a freshly brewed cup of coffee in solitude.

OPEN SITING AREA

KIDS SPLASH POOL

BASKETBALL COURT

KIDS LEARNING CENTRE

9TH FLOOR-COWORKING LOUNGE

11th FLOOR AMENITIES

Meticulously crafted to cater to the diverse needs of Gateway's residents, this floor offers a harmonious blend of recreational and wellness amenities. From a state-of-the-art infinity pool to an enchanting outdoor cinema, each resident is ensured to have a delightful and fulfilling experience at Gateway.

RECREATIONAL ZONES

Basketball Court
Rooftop Deck
Infinity Pool
Outdoor Cinema
BBQ Areas

HEALTH AND WELLNESS

Indoor Gym
Outdoor Gym
Yoga Area
Sauna

INFINITY POOL

Perched on the 11th floor, our infinity pool is a striking statement feature that offers hypnotic views of the city, creating an enchanting experience where you can relax and immerse yourself in the enthralling sights unfolding right before your eyes.

INFINITY POOL

INDOOR GYM

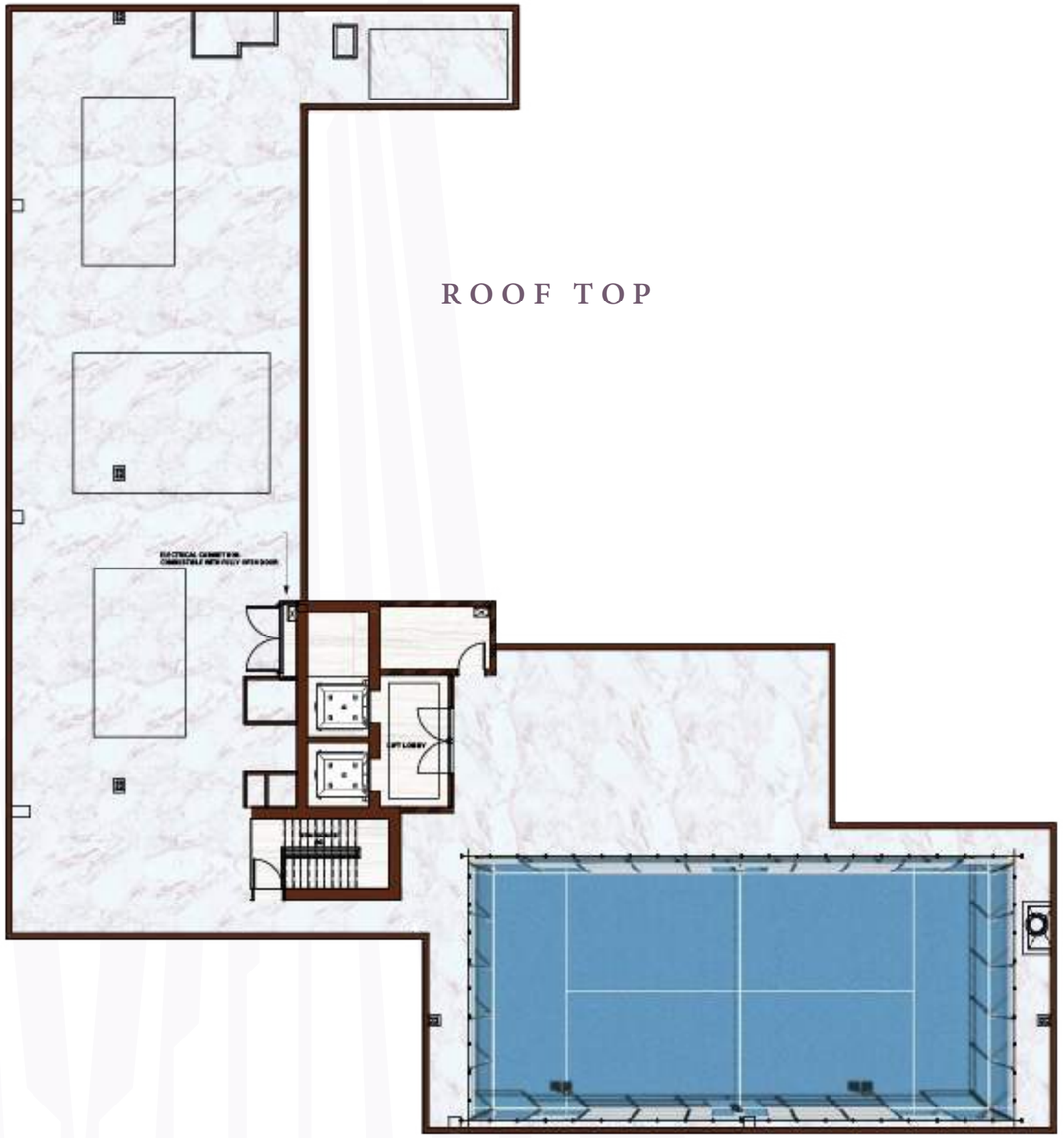
GYM & YOGA SPACE

OPEN TO SKY BBQ AREA

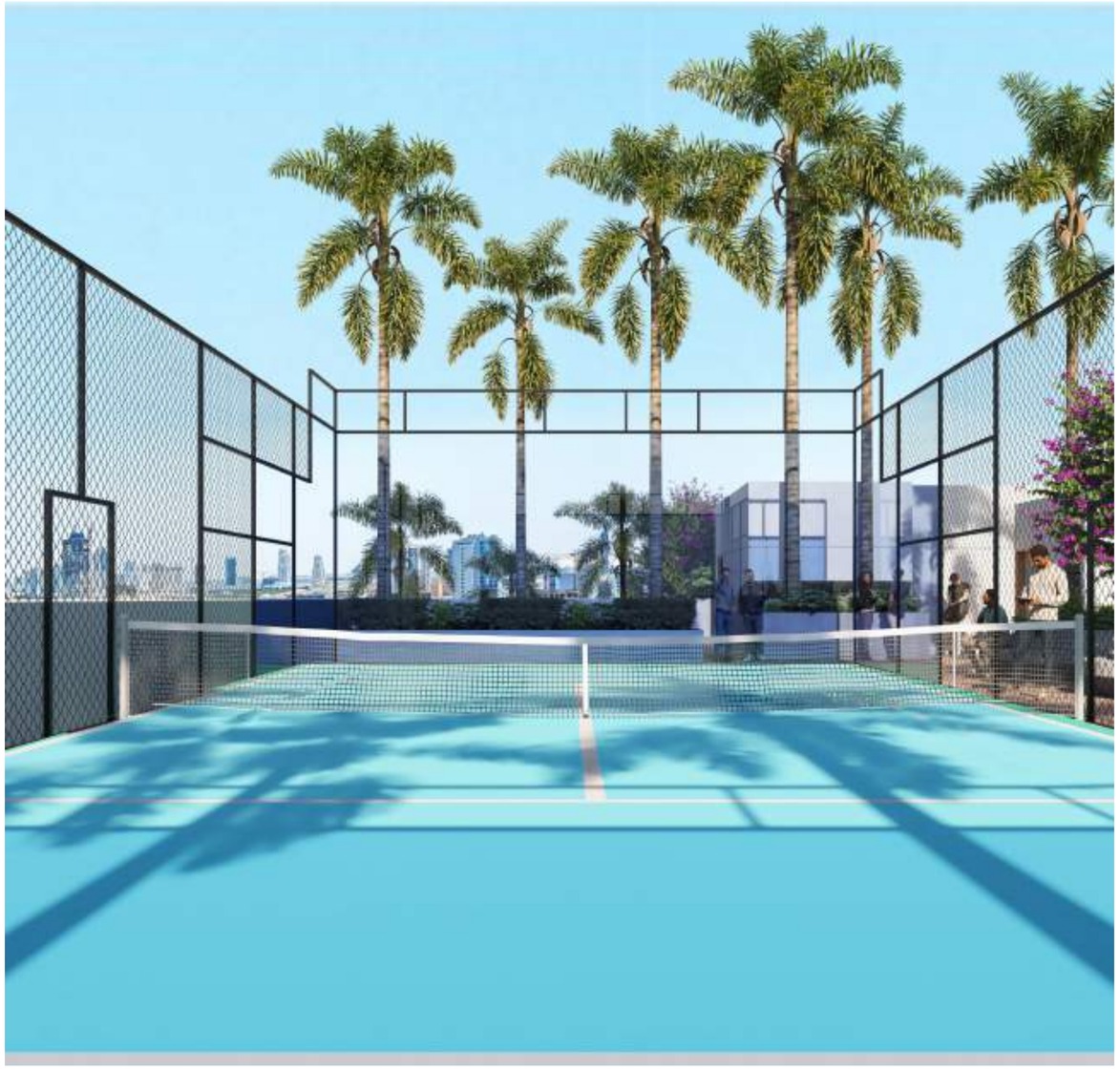
The outdoor BBQ area at Gateway is a lively and inviting space where families can savor a delightful change of pace while creating scrumptious food and making cherished memories. It's an ideal location to celebrate special events and enjoy the company of loved ones.

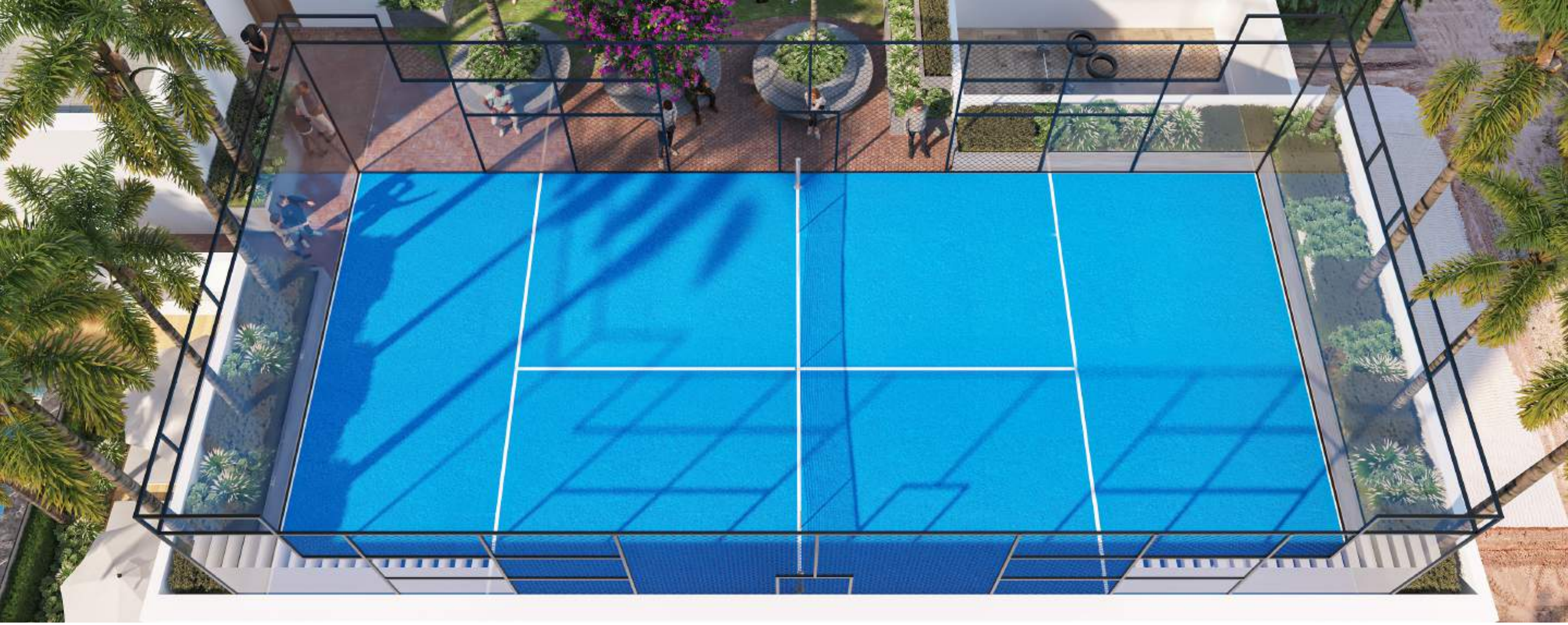
ROOFTOP CINEMA

Experience movie magic under the stars at Gateway’s cozy outdoor cinema. With comfortable seating and state-of-the-art audiovisual equipment, enjoy unforgettable moments of entertainment and togetherness with a backdrop of Dubai’s vibrant atmosphere.



ROOF TOP





PADEL TENNIS COURT

The spectacular addition of a rooftop padel court offers a unique opportunity to adopt an active lifestyle fueled by sport. Feel like you're on top of the world while engaging in thrilling tournaments.

YOUR SMART HOME

PLAY YOUR FAVORITE MUSIC

CHECK NEWS AND WEATHER UPDATES

CHECK SPORTS UPDATES

SET ALARMS AND REMINDERS

MAKE CALLS TO FRIEND AND FAMILY

SEND MESSAGES

CONTROL YOUR SMART HOME

GET ANSWERS TO YOUR QUESTIONS

CHECK EMAILS

HOME AUTOMATION SYSTEM

Introducing our comprehensive home automation system, featuring the Amazon Echo device, digital locks, and smart panels. Simplify your life with voice-controlled convenience, enhanced security, and seamless control of your home's functionality. Our home automation system redefines modern innovative living, providing residents with an unparalleled level of convenience, security, and comfort. Whether it's controlling the ambiance, ensuring security, or simplifying daily routines, our integrated solution empowers residents to effortlessly manage their living spaces and embrace the benefits of a smart, connected lifestyle. Embrace the future of smart living today!

ORVIBO SMART PANELS

The smart home control panel automates your entire house with a single touch, allowing temperature control, lighting schedules, and comprehensive monitoring. It brings comfort, energy efficiency, and enhanced security to your fingertips.

VIRTUAL ASSISTANT TECHNOLOGY

Every Gateway Apartment comes with its own dedicated Amazon Echo Show 10 (3rd Generation) device that is integrated with all the home automation functionalities.

Every unit comes with

amazon echo

ACCESS CONTROL

Our modern apartments feature convenient access control using personalized card systems. Say goodbye to traditional keys and enjoy a safe and hassle-free living experience with our advanced technology.

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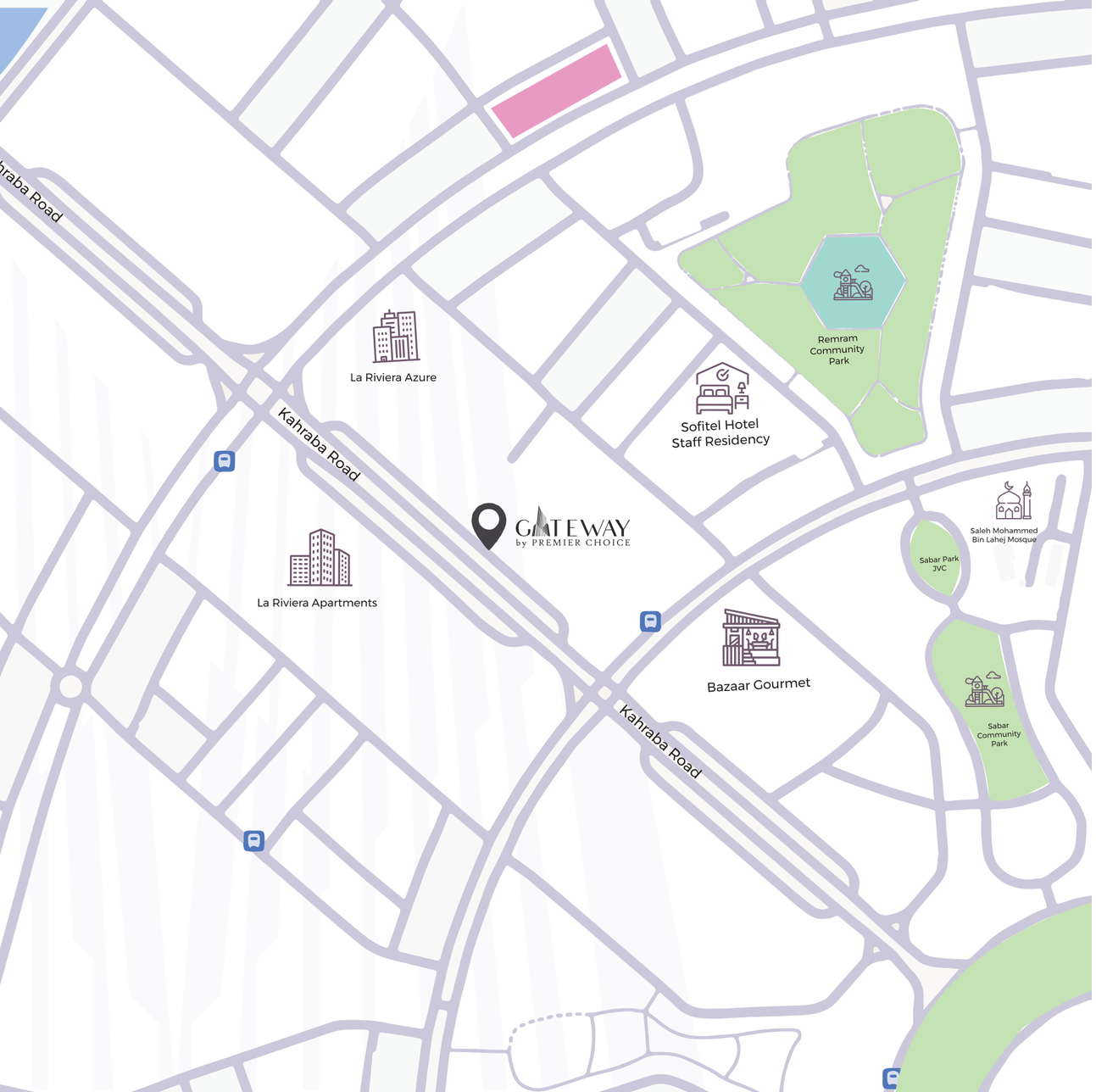


JUMEIRAH VILLAGE CIRCLE

With our vision of creating only the most exclusive developments, Premier Choice International is proud to launch Gateway in the Jumeirah Village Circle. Located in the prime of the city, this community development is also known as the heart of Dubai. Jumeirah Village Circle combines all your favorite aspects of urban development with a sense of exclusivity, privacy, and serenity. A vast variety of townhouses, villas, and apartments complete this community to provide a hearty lifestyle for each family.

The community stands out by providing the residents with quick and easy access to the best schools, clinics, hospitals, parks, and fitness centers. Along with these favorable qualities, the appeal of the area to investors lies in the possibility of earning high rental yields and a vast scope of opportunities.

This community development by Nakheel is most suited for families that enjoy living in modernity but do not want to invite the hustle and bustle of traditional cities. Developed with the aim to provide a differentiated lifestyle, Gateway is being developed to allow residents to enjoy all the offerings of Jumeirah Village Circle, amplified by the scale of facilities and amenities Premier Choice International takes pride in.

JUMEIRAH VILLAGE CIRCLE

LOCATION PROXIMITY

The community is distinguished by offering residents convenient and effortless access to top-tier schools, shopping malls, dining facilities, notable landmarks of Dubai, and healthcare facilities. In addition to these desirable attributes, the development's favoritism contributes to the area's strong appeal among investors, who are enticed by the promising potential for high rental yields and a diverse range of opportunities.

7 MINUTES
Dubai Hills Mall

10 MINUTES
Mall of the Emirates

30 MINUTES
Dubai International Airport

10 MINUTES
Dubai Marina

20 MINUTES
Jumeirah Beach

20 MINUTES
Museum of the Future

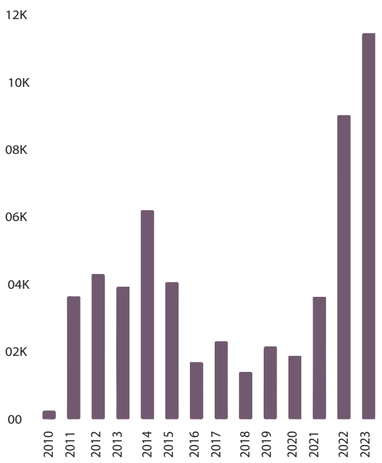
18 MINUTES
The Palm Jumeirah

15 MINUTES
Burj Khalifa

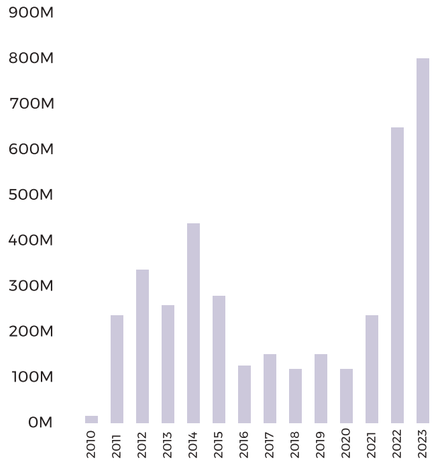
15 MINUTES
Burj Al Arab

YEARLY VOLUME IN JVC

Number of property sales transactions in Dubai over years based on the Dubai Land Department



YEARLY SALES VOLUME IN JVC

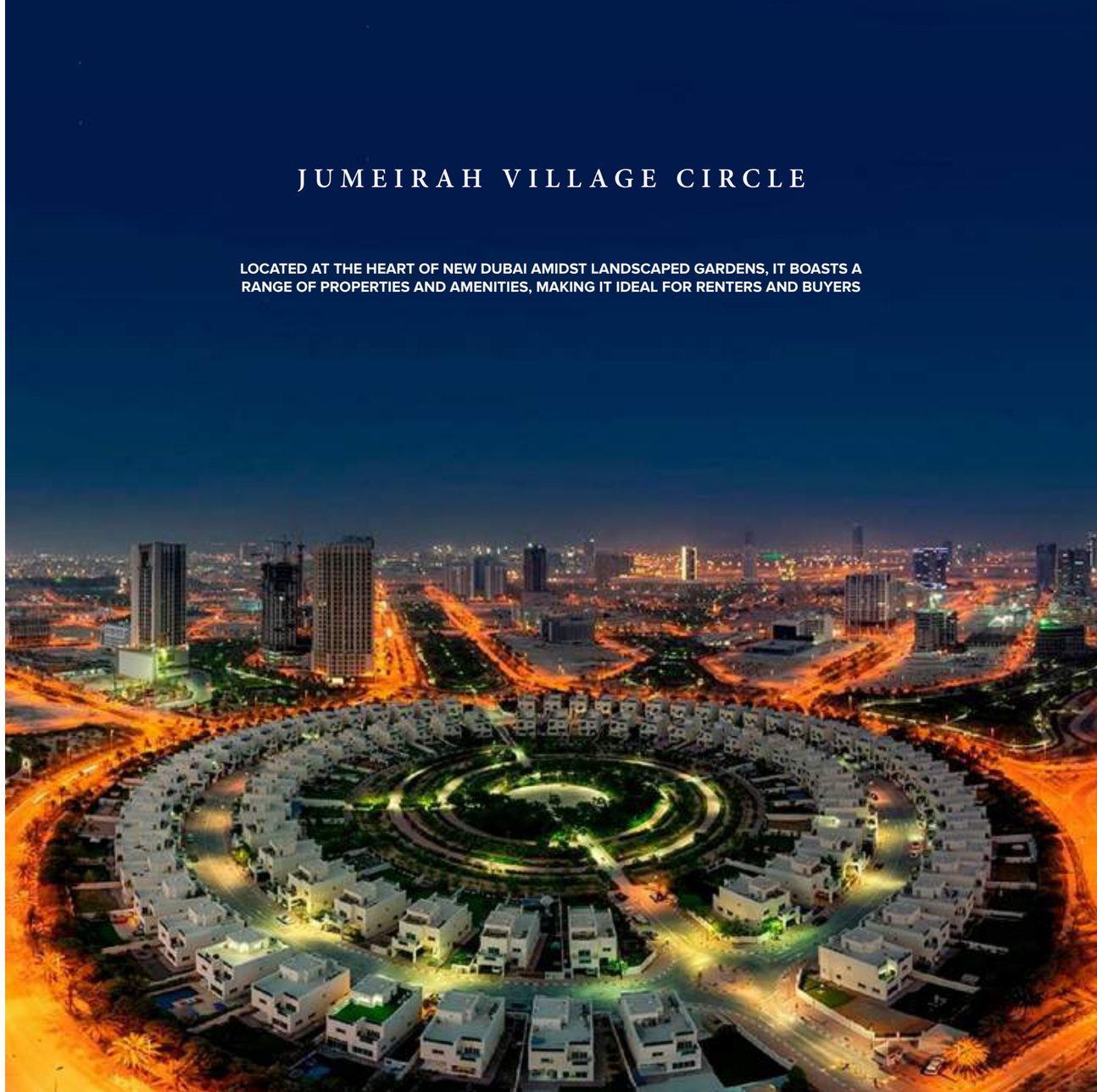


AREA WISE TRANSACTIONS SUMMARY - 2023, YTD

AREA	JVC	Business Bay	Dubai Marina	Dubai Creek Harbour	Damac Lagoons, Golf City	MBR City., (Al Merakadh)	Dubai Hills Estates	Wadi Al Safa 5	Downtown Dubai	JLT, Jumeirah Park, Jumeirah Islands
VOLUME (2022)	1809	2776	2322	1138	1946	1706	911	1400	1347	891
VOLUME (2023)	4490	3377	3063	2173	1735	1715	1680	1654	1441	1408
YOY%	▲ 148.20	▲ 21.60	▲ 31.90	▲ 90.90	▲ 10.80	▲ 0.50	▼ 84.40	▲ 18.10	▲ 7.00	▲ 58.00

JUMEIRAH VILLAGE CIRCLE

LOCATED AT THE HEART OF NEW DUBAI AMIDST LANDSCAPED GARDENS, IT BOASTS A RANGE OF PROPERTIES AND AMENITIES, MAKING IT IDEAL FOR RENTERS AND BUYERS



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PROJECT BY: