MAYA V

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COMMUNITY.



CONNECTIVITY.





CONVENIENCE.

EFFORTLESS LIVING, PERFECTLY POSITIONED!

Deep within our DNA, an innate longing persists – the yearning to connect. These connections, threads that weave the fabric of our lives, possess the remarkable ability to enable growth and prosperity. They`re the essence of our journey, from meeting basic needs to being a part of vibrant communities. Our productivity, creativity, and inspiration bloom effortlessly when different aspects of connectivity converge.



MAYA V

Located in the heart of Jumeirah Village Triangle, MAYA V exudes a modern and elegant design with sweeping views of Dubai's iconic landmarks like Burj Al Arab and Dubai Marina. With malls, entertainment centers, parks, and connections to metro stations and bus lines nearby, MAYA V has something for everyone.

The development features an exclusive mix of 59 residences, offering a diverse range of choices from spacious 1 and 2-bedroom units to unique 2 and 3-bedroom duplexes, making it a truly distinctive and well-connected living space in a buzzing community.

- Distinctive architectural design
- Thoughtfully planned spaces
- Premium amenities
- Family-friendly environment
- Access to retail outlets and outdoor activities
- Well-connected location
- Access to popular transportation links

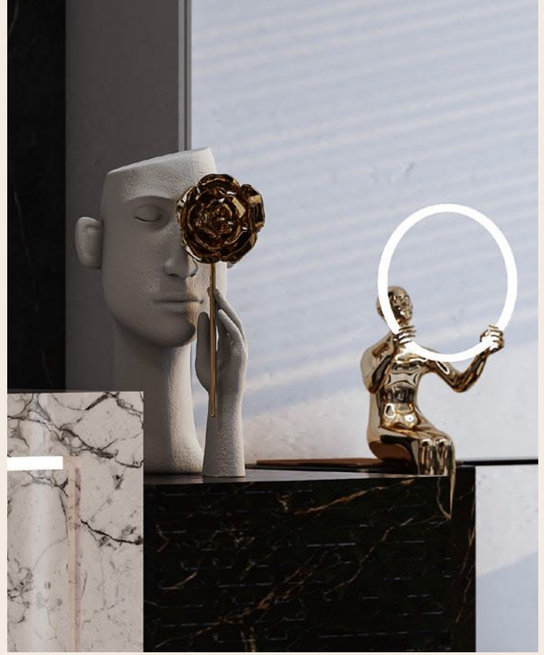


JUMEIRAH VILLAGE TRIANGLE



ARCHITECTURE FRAMED IN ELEGANCE





At MAYA V, contemporary design is beautifully framed in an essence of elegance. Our architectural vision is to facilitate seamless city living, creating a harmonious blend of contemporary aesthetics and comfort.



LIVING AREA



MASTER BEDROOM



STRIKING LINES, THOUGHTFUL DETAILS

MAYA V is a gateway to a lifestyle that embraces both style and functionality.



Striking lines converge with thoughtful details, crafting a living space that not only captivates the eye but also provides a sense of balance. Each room is a canvas, an invitation to embrace a lifestyle that is as chic as it is comfortable.



MASTER BEDROOM



BATHROOM



KITCHEN



KITCHEN

INVITING THE OUTDOORS IN

Floor-to-ceiling windows invite the outdoors in, connecting your living space to the vibrant pulse of the city. Natural light streams through the glass, casting a warm glow that highlights the textures and finishes carefully chosen to elevate your surroundings. Enjoy panoramic views of Dubai Marina, Burj Al Arab, and the neighboring Jumeirah Village Circle right from the comfort of your home.

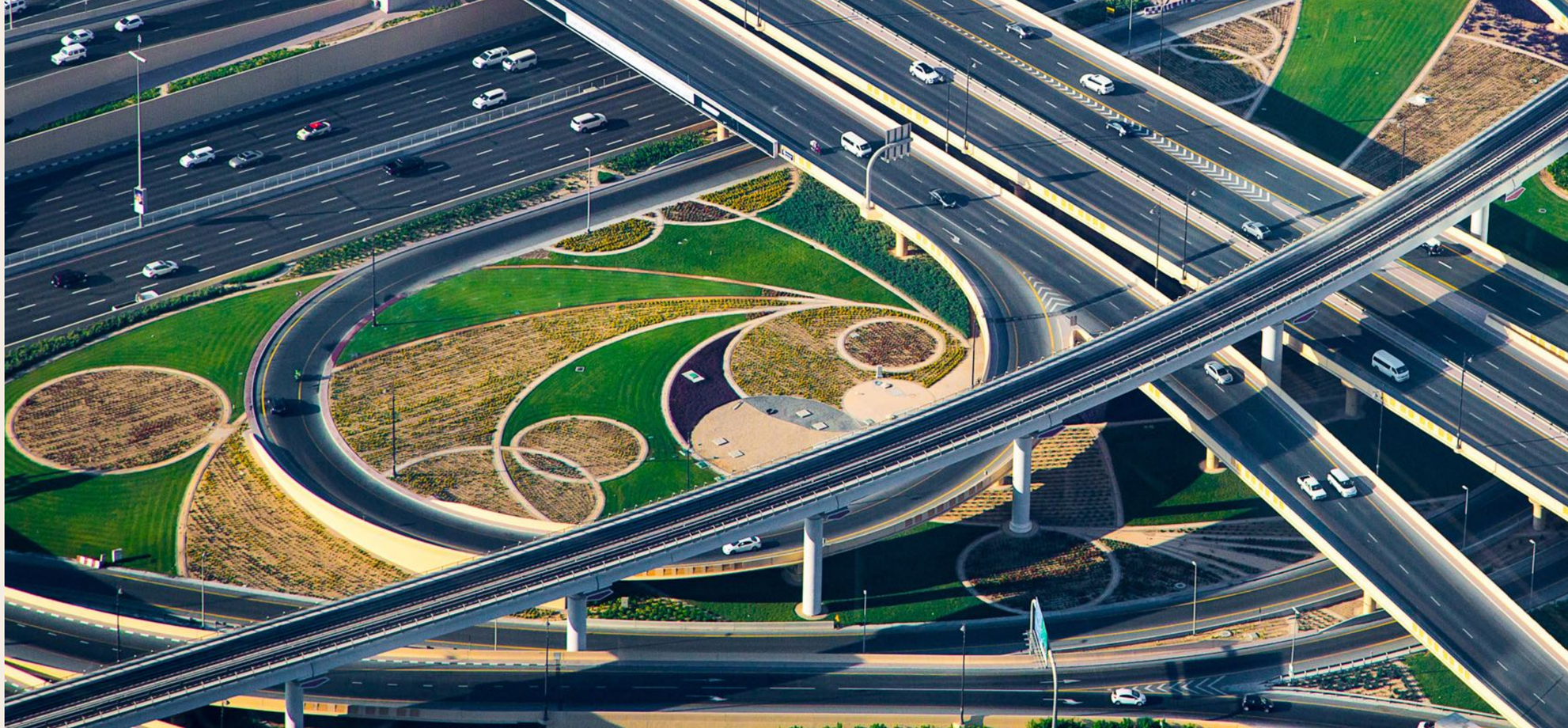




CONNECTED WITH CONVENIENCE

EXPLORING JUMEIRAH VILLAGE TRIANGLE

Discover the rhythm of the Jumeirah Village Triangle – a harmonious blend of convenience, culture, and connectivity – and let your journey unfold in this vibrant community.





SHOP

Discover an array of retail options that cater to various tastes. Unearth hidden gems and explore well-known brands in cozy boutiques and department stores.

DINE

Explore a range of restaurants, cafes, and eateries for a delightful culinary journey that satisfies every palate. Jumeirah Village Triangle has an active dining scene that promises a world of flavors.





PLAY

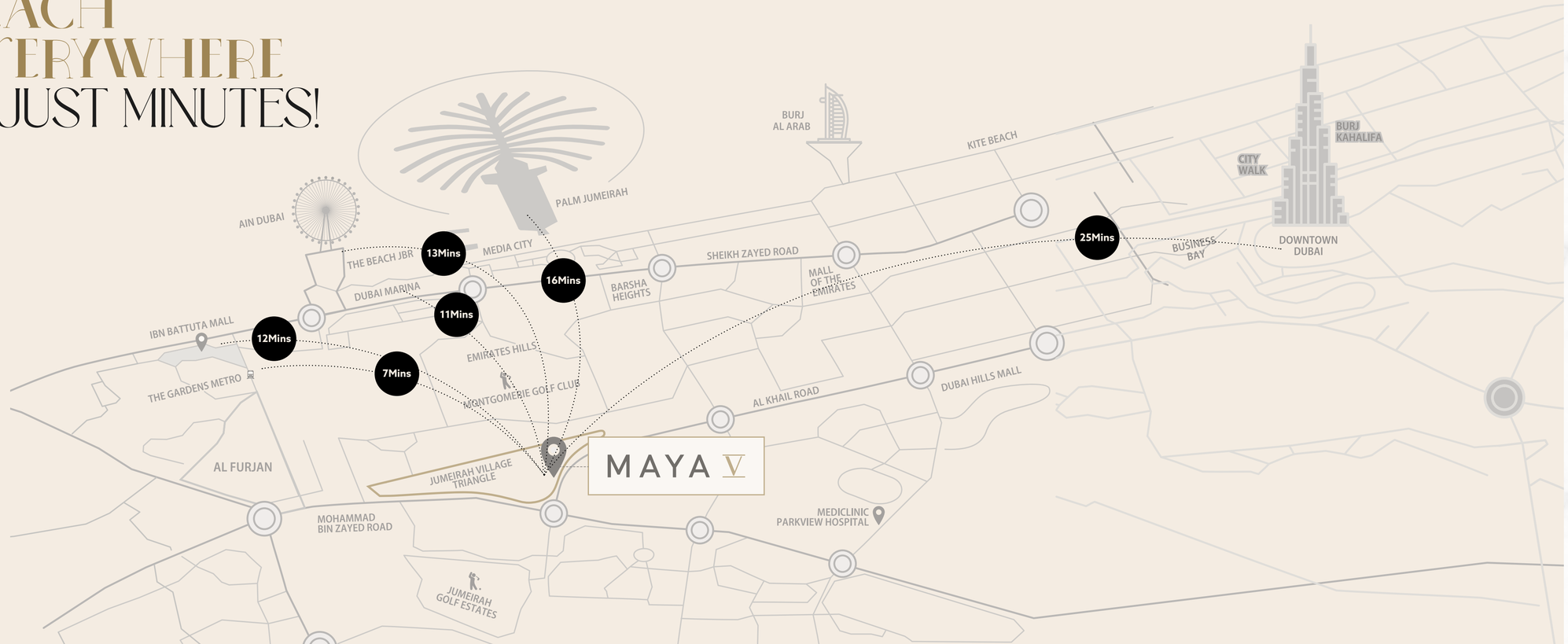
Families and outdoor enthusiasts will find their ideal destination here. Whether it›s a leisurely stroll or a fun playtime for the kids, the neighborhood›s welcoming environment ensures that moments of joy and bonding are never far away.

COMMUTE

Seamlessly navigate Dubai›s vibrant offerings, commute with convenience, and explore iconic landmarks without missing a beat. Jumeirah Village Triangle is centrally located offering easy access to main highways, metro stations, and bus lines. The neighborhood›s connectivity becomes your gateway to the city›s experiences.



REACH EVERYWHERE IN JUST MINUTES!



1 Min.
Al Khail Avenue Mall

7 Min.
Discovery Gardens Metro Station

11 Min.
Dubai Marina

12 Min.
Ibn Battuta Mall

13 Min.
Jumeirah Beach Residences

16 Min.
Palm Jumeirah

20 Min.
Al Maktoum International Airport

25 Min.
Downtown Dubai



CONNECTED TO JOY

STEP UP YOUR DAILY LIVING

Experience a lifestyle brimming with joy at MAYA V, where an array of meticulously crafted amenities awaits you. Unwind in our landscaped green areas, stay active in our high-end gym, or take a refreshing dip in the sparkling pool. Your everyday living is seamlessly connected to moments of pure joy.



SWIMMING POOL

THOUGHTFUL AMENITIES









- Outdoor landscape & green areas
- Adult & kid's swimming pool
- Kid's play area
- Indoor gym
- BBQ area
- Residents' lounge
- Residential parking
- 24/7 Smart security



PROJECT DETAILS

Experience the synergy of modern living within a vibrant community at MAYA V, where comfort, convenience, and connection seamlessly intertwine.

Property: MAYA V

Property Type: Apartments

Number of Units: 59

Location: Jumeirah Village Triangle

Handover: Q4 2024

Unit Types

Floors: Gf + P + 6

1 Bedroom: 25

2 Bedroom: 18

2 Bedroom Duplex: 7

3 Bedroom Duplex: 9

Total Units: 59

Sizes

1 Bedroom - 695.88 to 891.78 sq.ft.

2 Bedroom - 974.24 to 1878.41 sq.ft.

3 Bedroom - 1751.28 to 2198.95 sq.ft.





RECEPTION

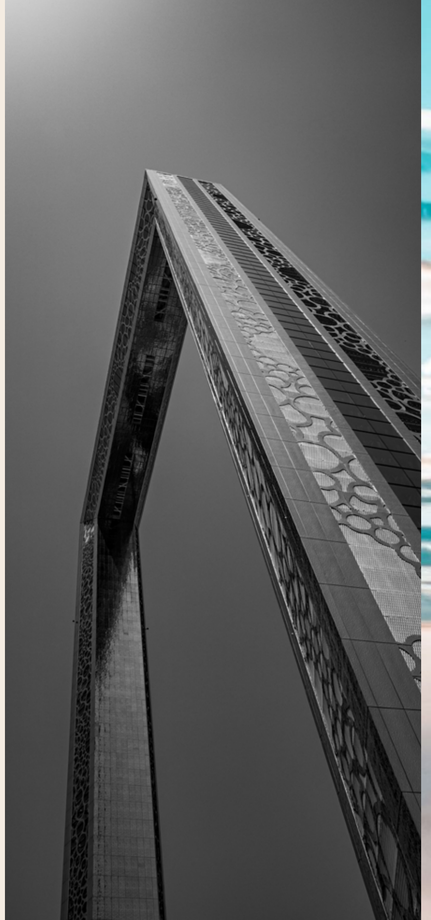


WAITING AREA



WHY INVEST IN DUBAI

Dubai, a city renowned for its iconic skyline and thriving economy, presents a great opportunity for property investment. With strong rental yields, the potential for capital appreciation, and minimum-tax income, Dubai offers a compelling proposition for investors. With its vibrant culture, world-class entertainment, luxurious shopping destinations, and an enviable culinary scene, Dubai promises a lifestyle that seamlessly blends excitement and indulgence. Invest in Dubai and unlock a world of financial gains, enriching experiences, and a remarkable way of life.





- Secure Your UAE Golden Visa
- Among the Safest Countries in The World
- Advanced Infrastructure
- Global Strategic Location
- High-End Lifestyle Opportunity
- The Best Healthcare & Education Facilities
- Minimum Tax Economy
- Stable Market

PAYMENT PLAN

40 / 60

10%	10%	10%	10%	60%
Down Payment + 4% DLD	30 days from Booking (SPA)	in 3 months from 1st Instalment	in 3 months from 2nd Instalment	on Handover approx Dec 2024
Upon Booking	*1st Instalment*	*2nd Instalment*	*3rd Instalment*	

DOCUMENTS REQUIRED

PRIVATE INDIVIDUAL

NATIONAL / UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- Visa Page
- Emirates ID
- Contact Details
- Address Details

NON-UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- National ID Card (Where Applicable)
- Contact Details
- Address Details
- 10% Reservation Deposit of Unit Value in AED through Credit Card or Cheque

COMPANY

MAINLAND
- Board of Resolution
- Certificate of Good Standing
- Trade License / Certificate of Incorporation
- Memorandum of Association - Memorandum of Articles - English and Arabic Translation
- NOC Owning Properties
- Recent Certificate of Incumbency / Share Certificate

OFFSHORE COMPANY

- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Good Standing
- Copy of Trade License / Certificate of Incorporation
- Incumbency Certificate
- MOA - English and Arabic Translation
- NOC - Owning a Property in Dubai
- Share Certificate

Booking Process

RESERVATION / APPLICATION FORM
The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

PAYMENT OF RESERVATION DEPOSIT
Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

SALES & PURCHASE AGREEMENT (SPA)
Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

ISSUANCE OF INITIAL AGREEMENT FOR SALE
Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

SUBSEQUENT PAYMENTS
To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

LEGEND

SPA: Sales & Purchase Agreement , DLD: Dubai Land Department , RERA: Real Estate Regulatory Agency
DED: Department of Economy & Tourism, DMCC: Dubai Multi Commodities Centre
MOA: Memorandum of Association, NOC: No Objection Certificate, POA: Power of Attorney



LONDON GATE

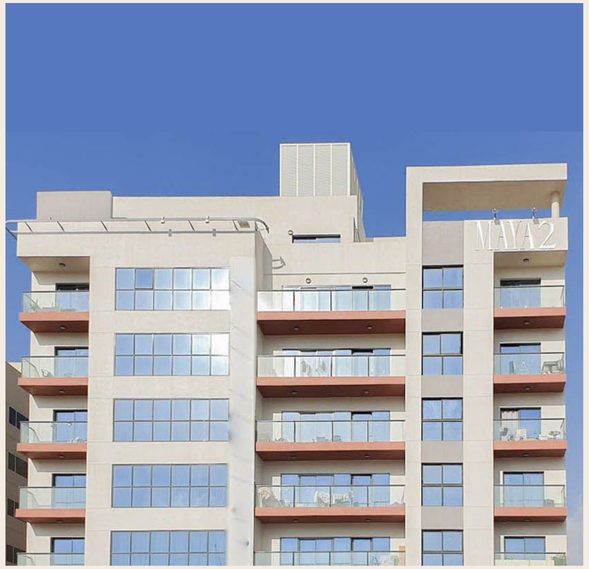
As a renowned real estate developer, London Gate has firmly established our presence in Dubai›s property market. Every endeavor we undertake reflects the essence of our expertise. Throughout the years, we have earned a reputation synonymous with unwavering quality, ceaseless innovation, and unrivaled craftsmanship.

At London Gate, we embody a refined lifestyle and meticulous attention to detail, consistently setting new benchmarks in Dubai›s ever-evolving real estate landscape. Our commitment to excellence and our unique vision for creating distinctive living spaces have garnered the trust and admiration of discerning individuals and investors alike. As we forge ahead, our signature style continues to redefine the standards of luxury and reshape urban living in Dubai

EXISTING DEVELOPMENTS



Maya 1
Jumeirah Village Triangle



Maya 2
Dubailand



Maya 3
Dubailand



Maya 4
Jumeirah Village Triangle

MAYA V

Exclusive Sales Partner

ONE BROKER GROUP