



THE
COMUNITY

THE
COMUNITY



Dubai

The City That Never Stops

As a modern and dynamic city, Dubai is constantly growing-upwards and outwards. Under the visionary leadership of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai, the ambitious growth plans outlined in the government's Vision 2021 have resulted in Dubai's extraordinary success in diversified development.

A safe haven location for private investors looking for both prime residential and commercial property, conveniently located at the gateway between East and West, political stability, business transparency and 0% taxation on capital appreciation, has made Dubai one of the world's most attractive destinations for investment.

The region's most important business hub and home to many of the world's most famous tourist attractions and international commercial exhibitions, as well as a number of new theme parks, the city's on going development is forecast to attract millions of visitors and generate tens of billions of Dirhams in revenue per annum.

0% taxation on capital appreciation has made Dubai one of the world's most attractive destinations for investment.





Jumeirah Village Triangle

Dubai's New Residential Heart

Jumeirah Village Triangle is one of the most exciting new developments in the UAE. Dubai's new residential heart, this established, self-contained community is ideally situated at the centre of everything the city has to offer.

Located at the intersection of two major transport arteries, Jumeirah Village Triangle offers easy access to the city's business districts and many tourist attractions, as well as Dubai International Airport and Al Maktoum International Airport.

With lush communal green spaces and other essential community amenities, including a large-scale shopping, leisure and entertainment destination, Al Khail Avenue, Jumeirah Village Triangle provides everything residents need for a comfortable lifestyle, right on their doorstep, making it an ideal location for wise investment.





The Community

The Future of Living

The Community presents a brand new co-living concept which is gaining popularity among millennials, young professionals and entrepreneurs worldwide encouraging interaction among residents and giving them a sense of belonging, by creating a feeling of a big family, with a reduced financial burden. As a fully integrated lifestyle community, the co-living concept offers an affordable yet sociable housing solution.

Residents of The Community will have their own private apartment with bedroom, living area, kitchen and bathroom. Other living spaces, such as social lounges, library, gaming hub, laundry room and many state-of-the-art facilities and amenities will be shared.

This concept allows like-minded people to spend time together outside work and achieve professional and personal growth through socialising, forming new friendships, supporting each other and creating new business connections.

The Community is more than just a co-living concept, it's a co-working space allowing young professionals to work from the comfort of their home. It is a premium hotel-style living with a novel approach to daily activities.



Swimming Pool





The Community

Unique Investment Opportunity

The Community, the new trendy co-living concept in Dubai, is the ideal project for investors who are looking for a sound return on investment through resale or rental income.

Due to high-end facilities and cheaper rental prices of co-living projects in comparison to regular apartments, there is an increase in demand for this type of living concept on the market, giving investors an additional edge assuring steady rental yields.

Best features of The Community are its unrivaled number of unique facilities which include a cinema, bowling lane, golf simulator, library, gaming hub, social lounge, food court, PropahTea café & restaurant, gym, spa, yoga club, convenience store and more.

The Community's units set a new benchmark of comfort. Finished with the highest standards and attractive interior design with the option of furnishing, this co-living concept ensures a true sense of home away from home.

Studio sizes range from 272 sq.ft. to 454 sq.ft.

1 Bedroom sizes range from 377 sq.ft. to 712 sq.ft

2 Bedroom size 748 sq.ft.







Interior & Finishing

The Apartment

Apartments are fitted with quality materials as well as appliances by well-known European brands and equipped with designer furniture.

Walls and floors are laid with full-body porcelain tiles by renowned Spanish brand Living Ceramic. Sanitary ware and sanitary brass ware are of other esteemed Spanish brand, International Water & Wellness.

The units are equipped with kitchen appliances by renowned global brands.

Common Areas

Vibrant meeting lounges are set in the majestic quadruple height lobby. Exposed ceilings are enriched with artistic lighting. Terrazzo pavements are separated with brass expansion joints and decorated with designer furniture.

Restaurant floors are connected with convenient oversize feature seating stairs. Co-working floors come with flexible working spaces for those working from home.

The entertainment area includes: cinema rooms with movie theatre seats, gaming hub with virtual sports simulators and a professional bowling alley with parquet flooring and textured arched concrete walls.



Food Court

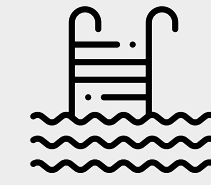




The Community Facilities

The concept behind The Community revolves around socialising, so a total area of 22,000 sq.ft. of public spaces have been dedicated to numerous facilities, encouraging residents to spend quality time together.

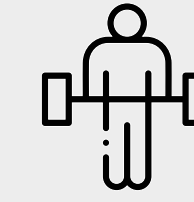
Meticulous attention to detail has been paid to every aspect of the building to make it the most desirable and convenient place to stay either short term or long term.



Swimming Pool



Barbecue area



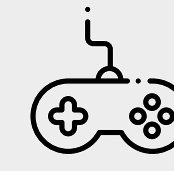
State-of-the-art
Gymnasium



Sauna and
Steam Room



Yoga
Club



Gaming
Hub



Bowling
Lane



Cinema



Golf
Simulator



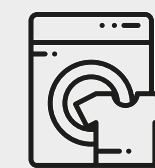
Library



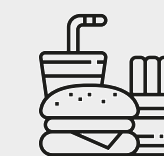
Social
Lounge



Flexible
Workspace



Laundry
Room



Food Court



Café and
Restaurant



Convenience
Store

Gaming Hub



State-of-the-art Gymnasium



Flexible Workspace

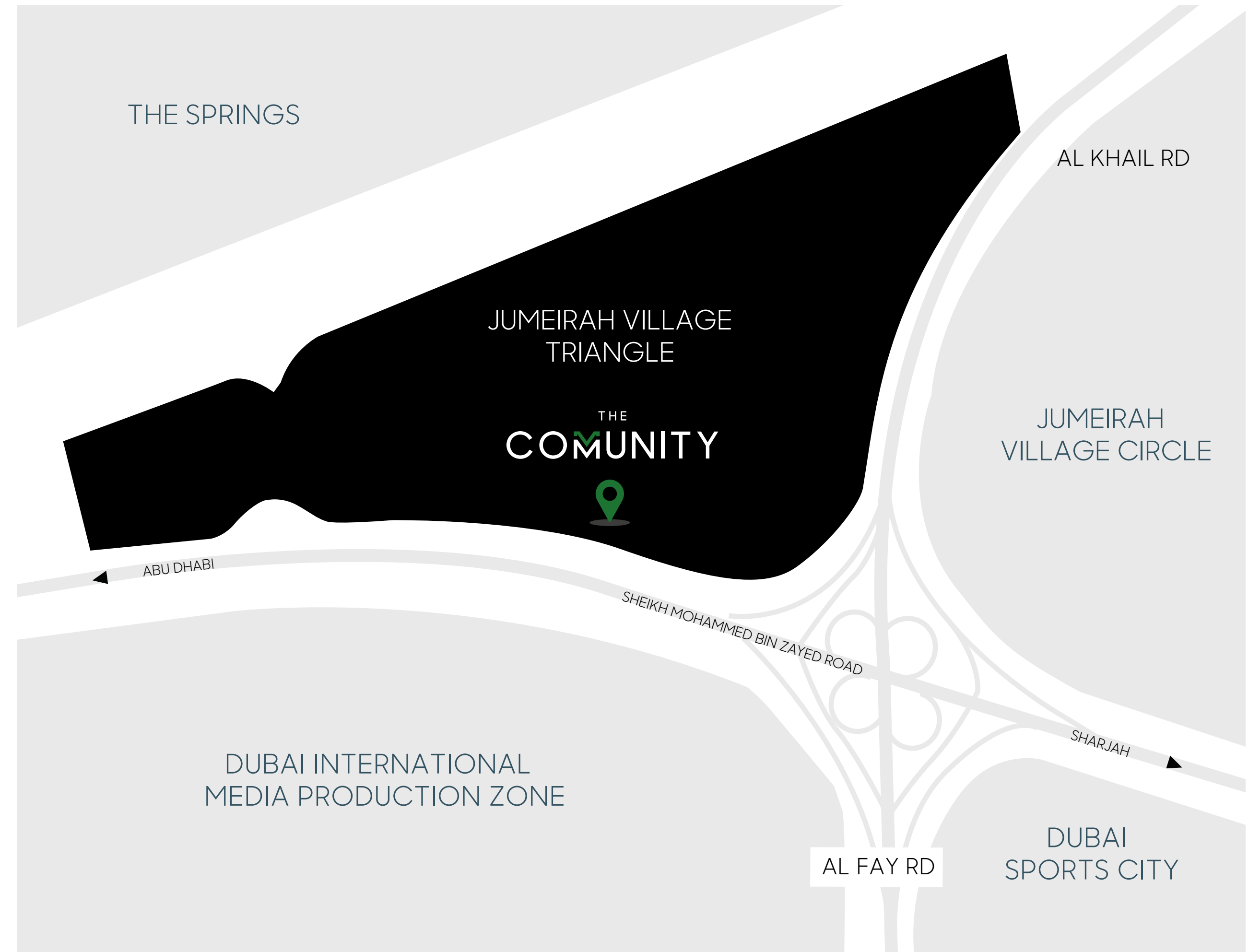




Location

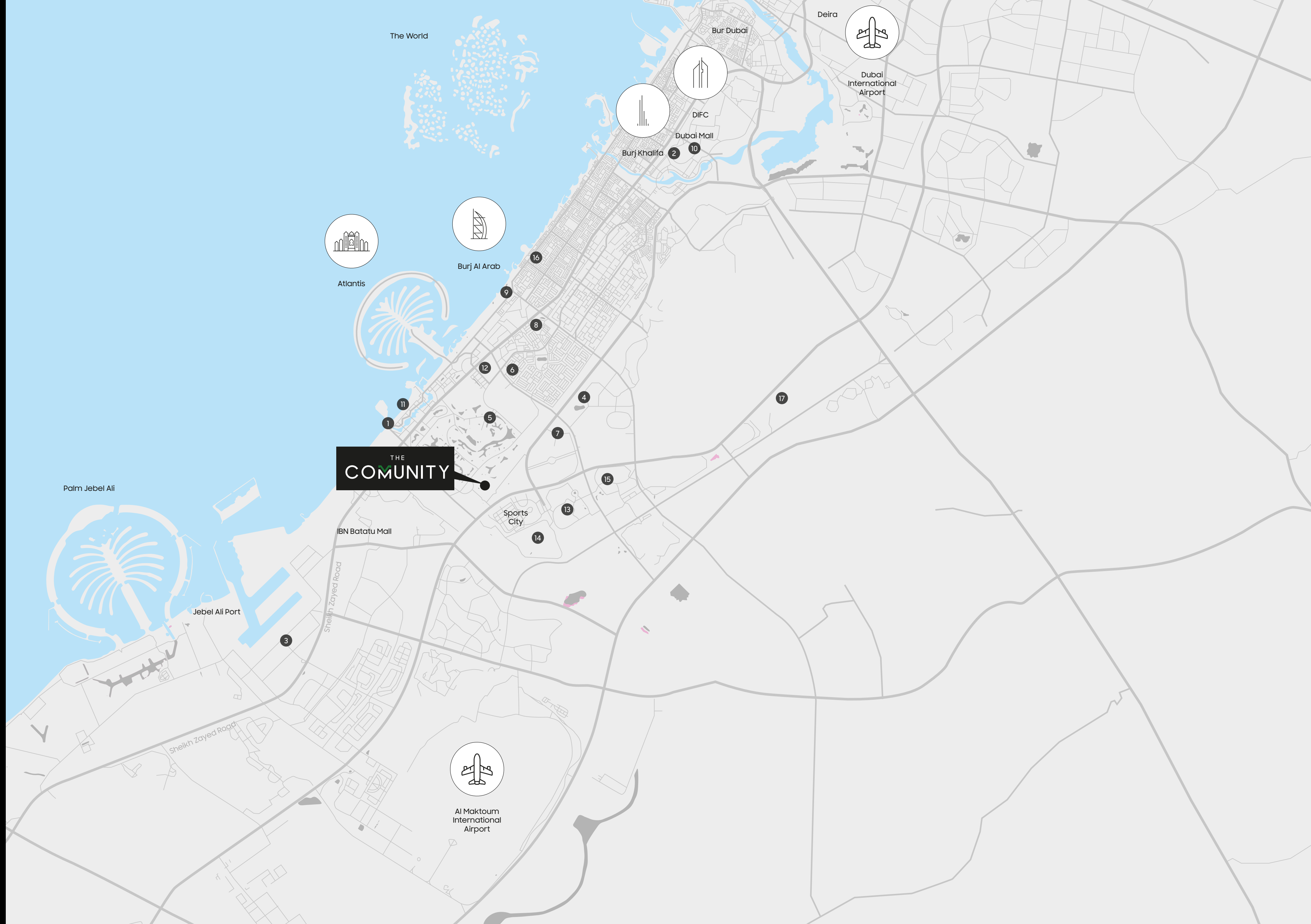
Where To Find Us

The Community is situated on the edge of Jumeirah Village Triangle and is ideally located for accessing all the business and tourism destinations across Dubai.



Location Map

- 1 Dubai Marina
- 2 Downtown Dubai
- 3 Jebel Ali Free Zone
- 4 Gems World Academy
- 5 Dubai International Academy
- 6 Saudi German Hospital
- 7 Karama Medical Centre JVC
- 8 Mall of the Emirates
- 9 Souk Madinat Jumerah
- 10 Dubai Mall
- 11 Jumeirah Beach Residence
- 12 Emirates Golf Club
- 13 The Els Golf Club
- 14 Jumerah Golf Estates
- 15 Dubai Autodrome and Go Kart Track
- 16 Wild Wadi Water Park
- 17 IMG Worlds of Adventure





THE
COMUNITY

THE
COMUNITY



Smile

COMUNITY

McM's Best
COFFEE

TODAY
IS A
good
DAY

THE
COMUNITY



fam[®]

THE
COMMUNITY
Properties

Toll Free: **800 326 800**

Email: info@famproperties.com

Web: www.famproperties.com