



Q GARDENS
— ALIYA —
BROCHURE

#myays

LEGACY OF CRAFTING MASTERPIECES

Promises to redefine luxury living with its spacious apartments, world-class amenities, and prime location.

This development represents one more concept in JVC, upholding the renowned. AYS Quality you've come to expect.



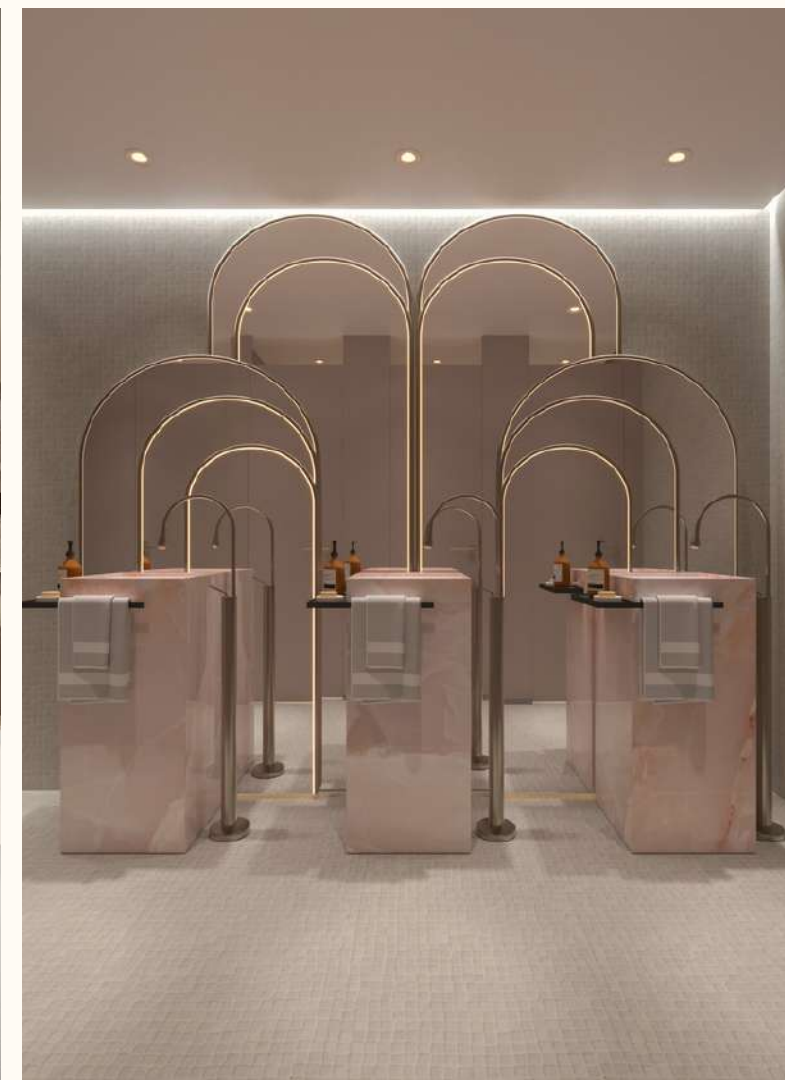


THE LUXURIES OF ROYAL AMENITIES

WELCOME TO Q GARDENS ALIYA

Explore exceptional living opportunities in Dubai.

Q Gardens Aliya offers luxurious apartments
and a prime location in Jumeirah Village Circle.





EXQUISITE LIVING

- Equipped Kitchens (Italy)
- High Ceilings
- Bertolotto Porte Doors (Italy)
- Floor-to-Ceiling Panoramic Windows
- Backsplash & Countertop by Michelangelo (Italy)
- Schneider Switches & Sockets
- Villeroy & Boch / Grohe Sanitaryware
- Siemens Electric Appliances



ASPIRING TO BE CLASSY



DESIGNED BY ALEENA WAQAS



VILLEROY AND BOCH



GYM



SWIMMING-POOL



SALT WATER POOL

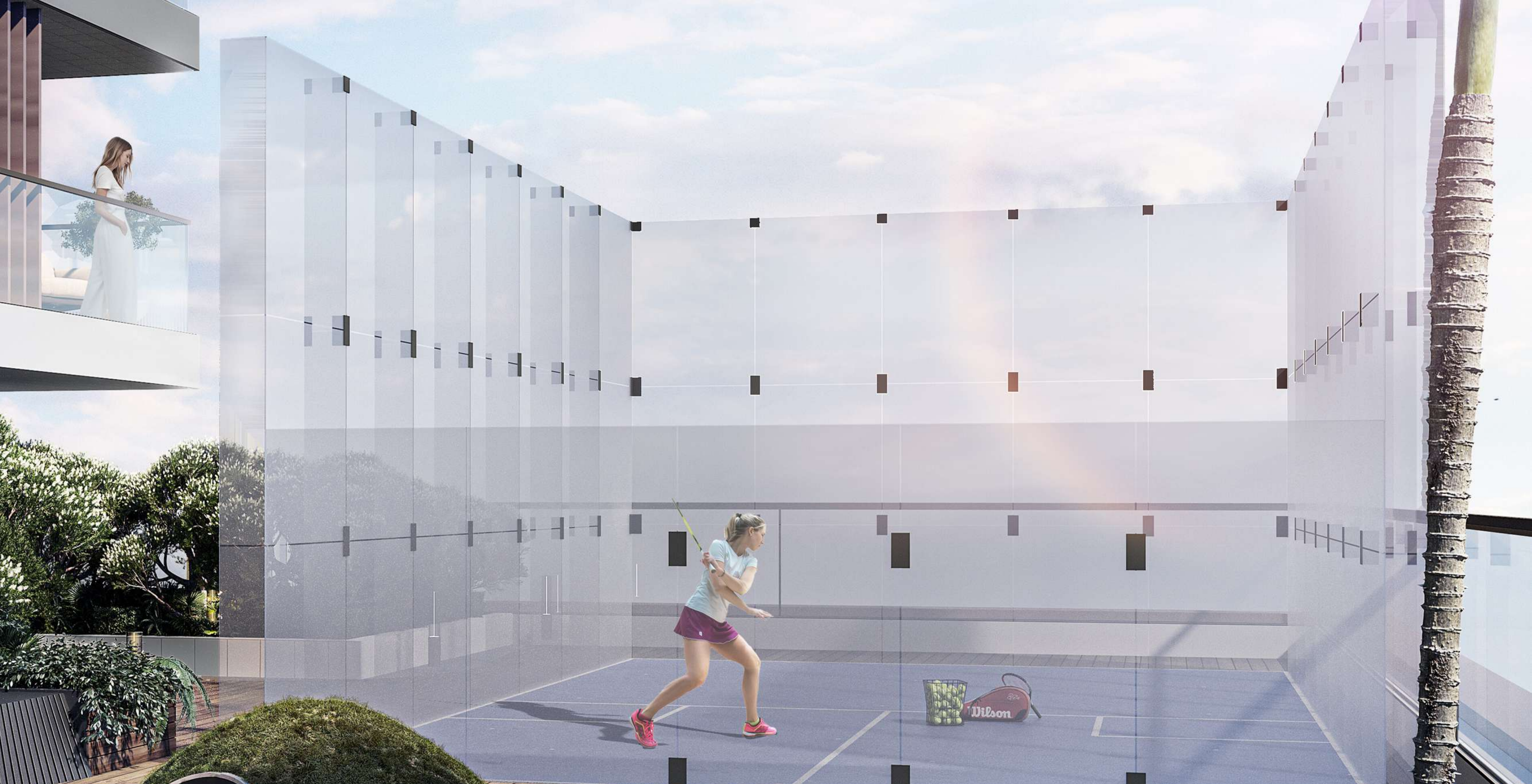


OUTDOOR & INDOOR KIDS PLAY AREA

ENTERTAINMENT FACILITIES

- Entertainment Arcade & Game Room
(Billiards, Table Tennis, Golf Simulator)
- Rooftop Sky Garden Lounge Area
- Business Lounge / Co-working Spaces with
Conference Room, Espresso Bar &
Panoramic City View
- Cycling Studio





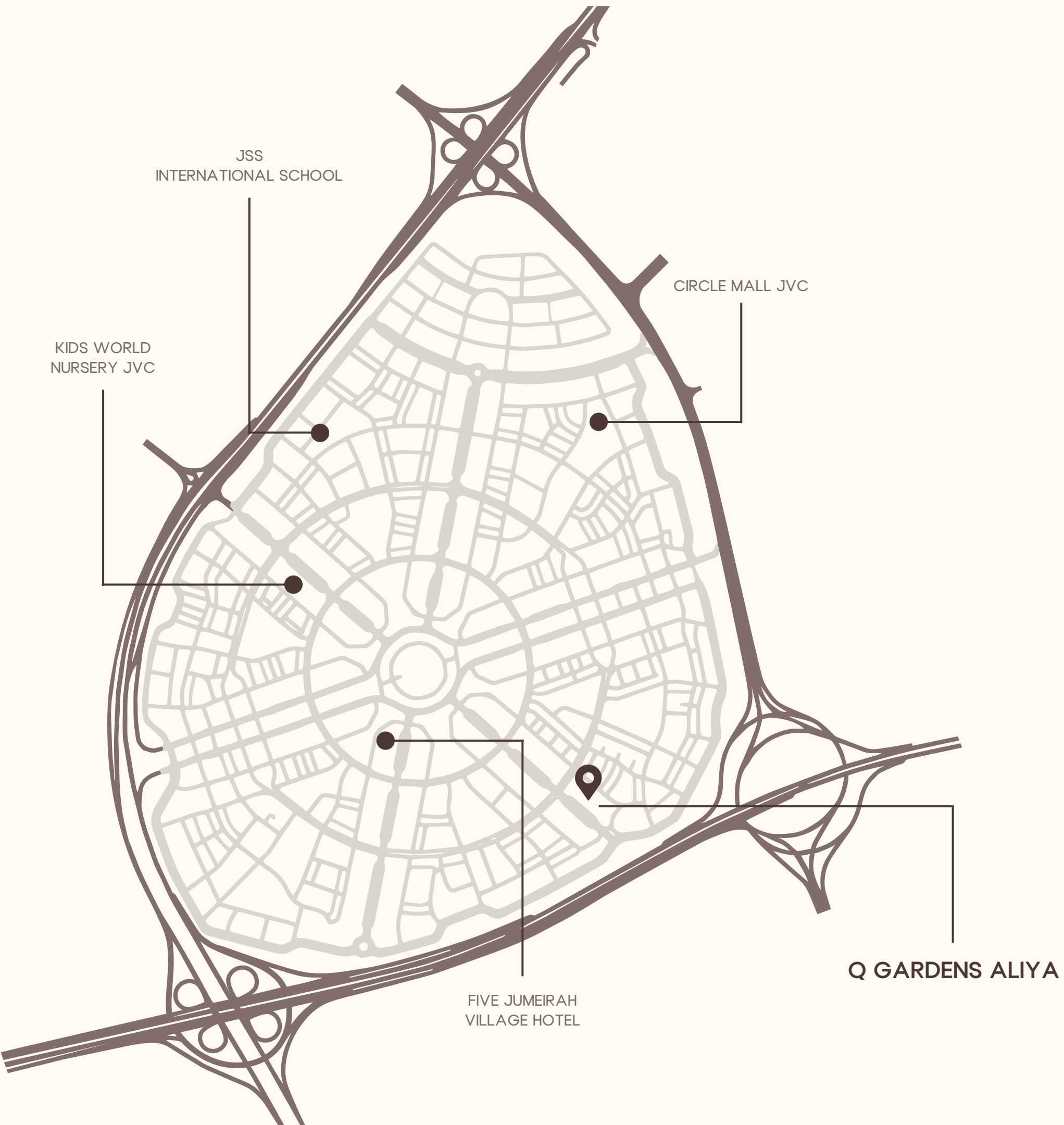
JOGGING TRACK SQUASH COURT



CINEMA ROOM FOR RESIDENTS



BARBEQUE & GRILL AREA



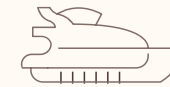
Located in District 12, near the entrances and exits of the JVC.



7 MINUTES
Dubai Hills Mall



10 MINUTES
Mall of the Emirates



10 MINUTES
Dubai Marina



15 MINUTES
Downtown Dubai & Burj Khalifa



18 MINUTES
The Palm Jumeirah



20 MINUTES
Jumeirah Beach



28 MINUTES
Dubai World Central



25 MINUTES
Dubai International Airport



15 MINUTES
Burj Al Arab



20 MINUTES
Museum of the Future



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****Disclaimer:**** All dimensions are in metric, measured to wall finishes. All materials, dimensions, and drawings are approximate. Information is subject to change without notice, at AYS Developers' absolute discretion. Actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. AYS Developers reserve the right to make revisions or alterations, at their absolute discretion, without any liability whatsoever.