

# EXOTICA

*By* Al Marina

WHERE ELEGANCE  
MEETS SERENITY



# 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.



INVESTMENT  
DIVISION



HOSPITALITY  
DIVISION



RETAIL  
DIVISION



CONTRACTING  
DIVISION





EXOTICA  
*by* Al Marina

# 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



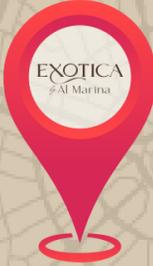
**JUMEIRAH BEACH  
RESIDENCES (JBR)**  
18 Minutes



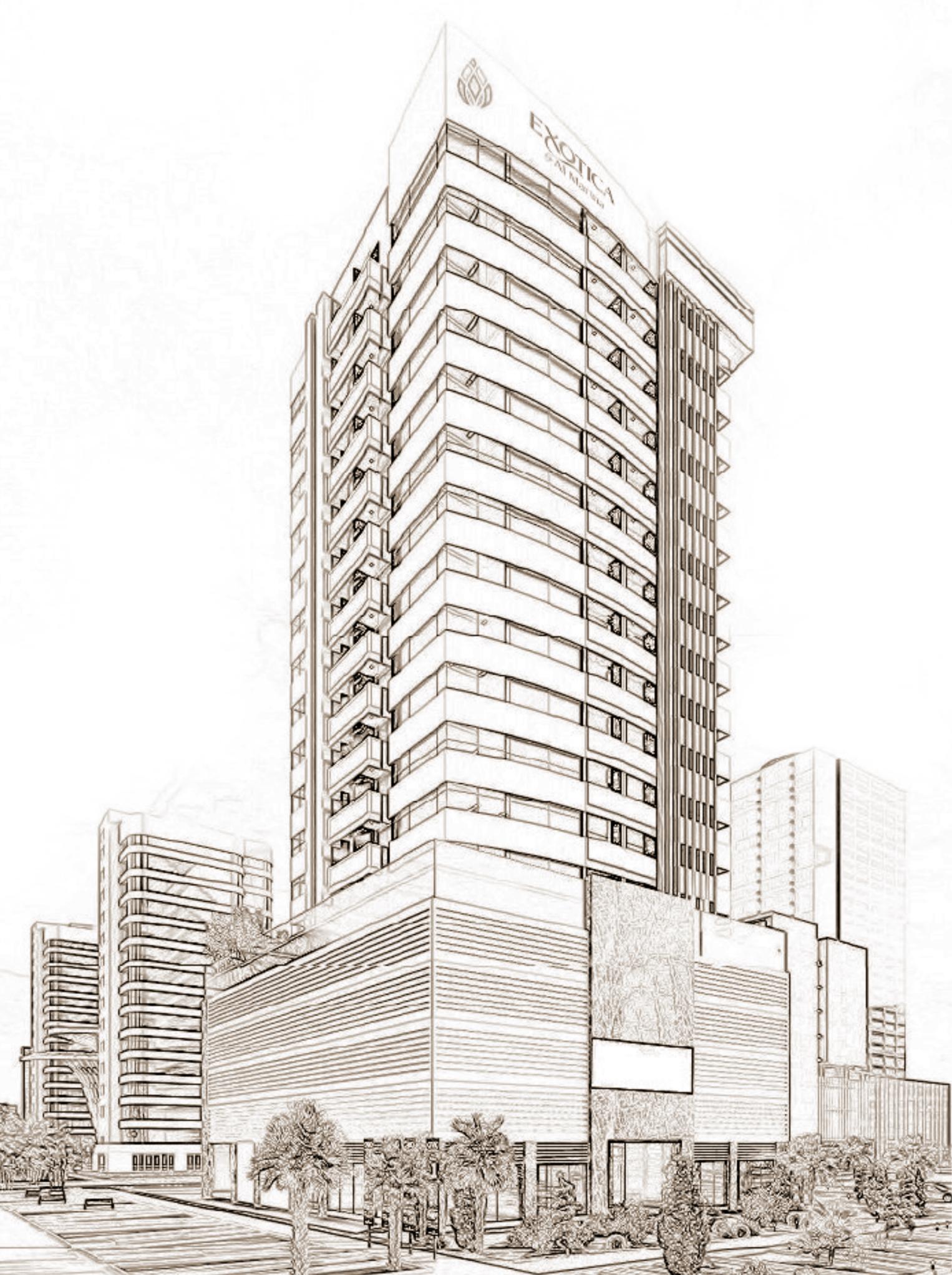
**DUBAI MALL /  
BURJ KHALIFA**  
20 Minutes



**DUBAI INTERNATIONAL  
AIRPORT**  
25 Minutes



**JVC**  
Jumeirah Village Circle



# 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 والرسومات التوضيحية ومخططات الطوابق والأوصاف الواردة في هذا الكتيب هي انطباعات فنية وقابلة للتغيير دون إشعار. قد يختلف التصميم الفعلي والميزات والمواصفات الخاصة بالعمارة

The images, illustrations, floor plans, and descriptions included in this brochure are artistic impressions and are subject to change without notice. The actual design, features, and specifications of the property may vary.

# MODERN ELEGANCE

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

# 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.



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

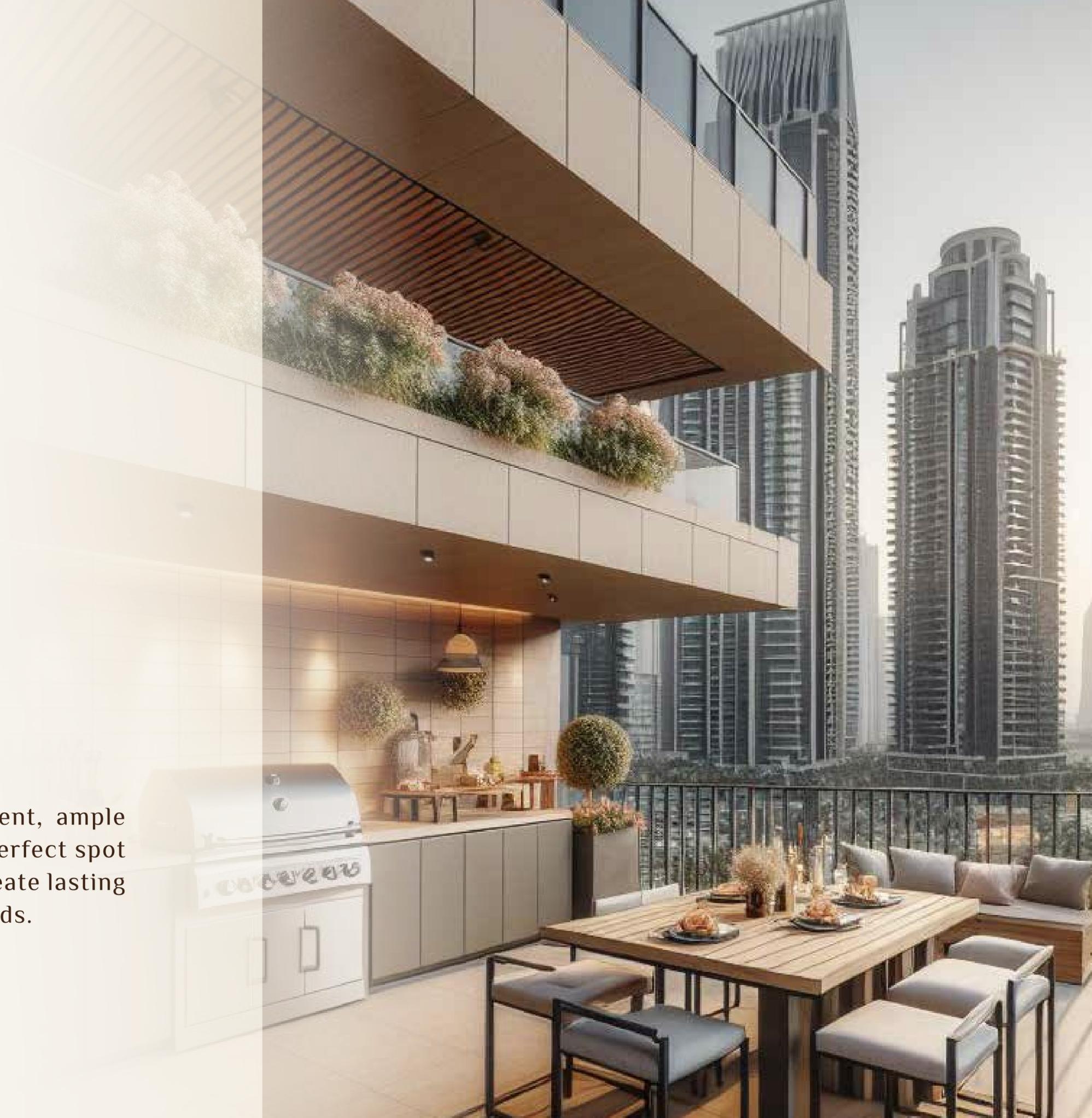
Immerse yourself in the magic of cinema under the stars at our open-air cinema nestled within your residence. With comfortable seating, soft blankets, and state-of-the-art audiovisual equipments, our open air cinema provides the perfect backdrop for an evening of entertainment and relaxation.



# EXOTICA

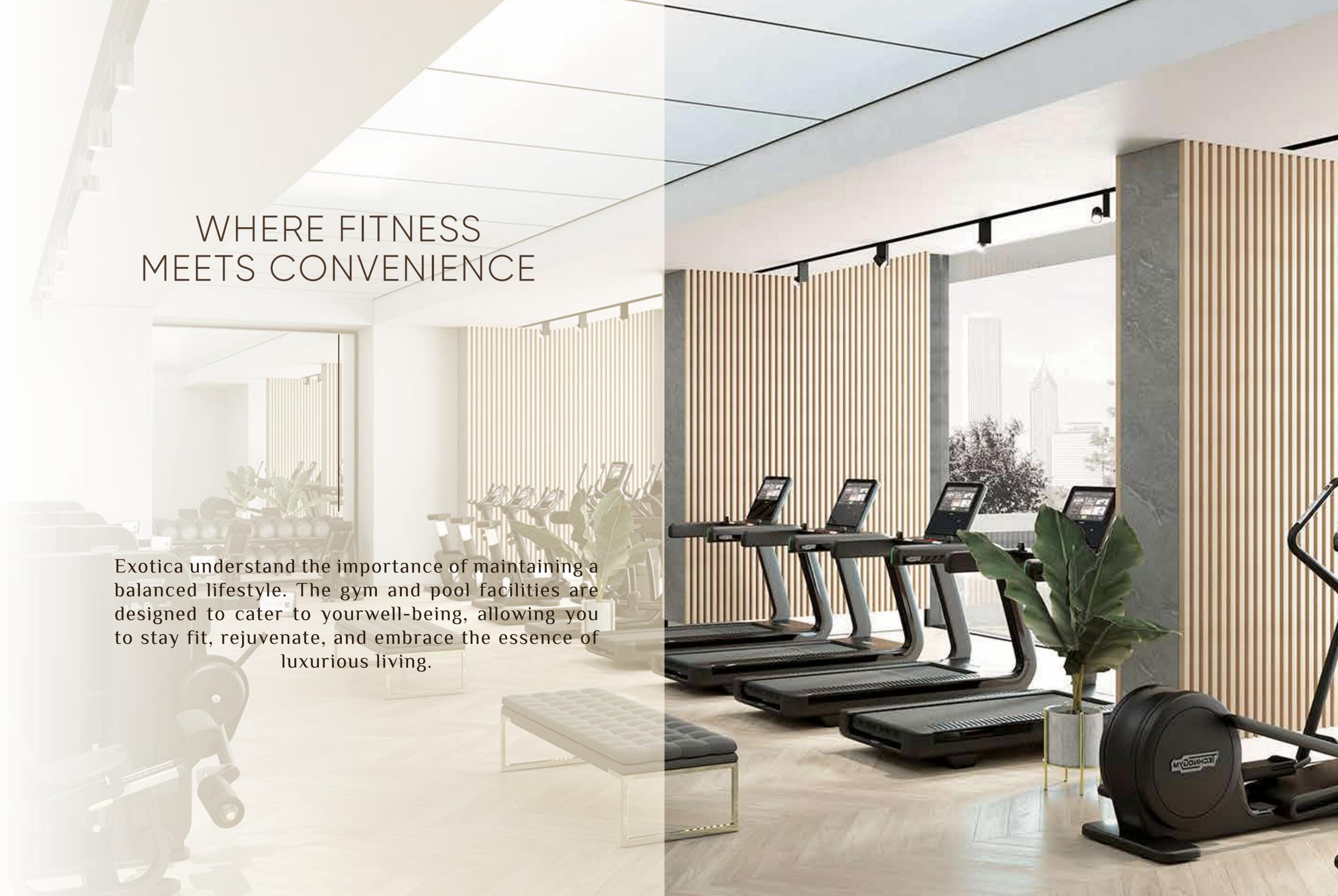
## BBQ CORNER

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

A modern gym interior with a clean, minimalist aesthetic. The space features a row of treadmills with digital displays, a rowing machine, and a tufted bench. Large windows with vertical wooden slat blinds offer a view of a city skyline. The lighting is bright and even, highlighting the high-quality equipment and the overall design.

## WHERE FITNESS MEETS CONVENIENCE

Exotica understand the importance of maintaining a balanced lifestyle. The gym and pool facilities are designed to cater to your well-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





## CONTACT US

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## ADDRESS

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Oud Metha, Dubai