



INSPIRED BY ITALIAN DESIGN



**BOULEVARD  
BY BAM ESKAN**



Welcome to a new standard of **ITALIAN STYLE** living.

We aim to set new standards for real estate development and redefine new possibilities. We welcome you to join us in a journey fuelled by uncompromising dedication to quality.

Experience the epitome of modern elegance in Jumeirah Village Circle with

**BAMX**

JUMEIRAH VILLAGE CIRCLE, DUBAI

Where modern building blends serenity and community into city living, Jumeirah Village Circle has created a tranquil and peaceful environment in the heart of Dubai.



AL KHAIL ROAD

FIVE JUMEIRAH  
VILLAGE HOTEL

CIRCLE MALL

SHEIKH MOHAMMAD  
BIN ZAYED ROAD

311 BOULEVARD  
BY BAM ESKAN



## A Legacy in excellence & experience

311 Boulevard offers residents and investors a unique opportunity to acquire an outstanding project. Backed by innovative architecture, Italian interior design, impeccable execution, and unwavering attention to detail, 311 Boulevard is a testament to our commitment to excellence.



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BOULEVARD





EVERY APARTMENT TELLS A STORY , LET **BAMX**'S TELL YOURS

where we invite you to embark on a journey driven by our unwavering commitment to excellence. Embrace a lifestyle defined by unparalleled dedication to distinction, as we strive to set new standards in affordable luxury living.



# A Central Hub Of Connectivity

## BEACHES

THE WALK	- 20 MINS
JBR	- 20 MINS
MARINA BEACH	- 25 MINS
SUNSET BEACH	- 25 MINS

## SCHOOLS

BLOOM WORLD ACADEMY	- 10 MINS
ARCADIA SCHOOL	- 15 MINS
GEMS FOUNDERS SCHOOL	- 15 MINS
REPTON SCHOOL	- 15 MINS

## MALLS

CIRCLE MALL	- 5 MINS
MY CITY CENTRE	- 15 MINS
IBN BATTUTA MALL	- 15 MINS
DUBAI HILLS MALL	- 20 MINS
MARINA MALL	- 20 MINS

## MEDICAL

CLINIC	- 7 MINS
HOSPITAL	- 8 MINS
PHARMACY	- 11 MINS





ABOUT THE PROJECT

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LOCATION  
JUMEIRAH VILLAGE CIRCLE

PLOT AREA  
5625.09 SQ.M | 60547.96 SQ.FT

PROPERTY TYPE  
RESIDENTIAL & COMMERCIAL

DESCRIPTION  
G + 3P + 15 FLOORS + ROOF

TOTAL UNIT NUMBERS 399







## Delivering ITALIAN STYLE

311 Boulevard presents meticulously designed interiors featuring marble accents and sleek wooden finishes, which exude an atmosphere of refined elegance, as provided by BELMORE-MOLON of Milan.

Belmore Collection Milano is a leading Italian company in Design & Building material contracts for a decade base in Milano created BELMOE MOLON brand to enter more deeply in luxurious interiors and home furnishings

Today BAMX property development is an official partner of the brand.









## STYLISH & CHIC ITALIAN INTERIOR DESIGN

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STUDIO APARTMENTS,

in 3 different types of floor plans,

From 498.8 sq.ft

To 608.3 sq.ft







## STYLISH & CHIC ITALIAN INTERIOR DESIGN

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ONE-BEDROOM APARTMENTS,  
in 11 different types of floor plans,

From 807.2 sq.ft  
To 1428.3 sq.ft














## STYLISH & CHIC ITALIAN INTERIOR DESIGN

TWO-BEDROOM APARTMENTS,  
in 6 different types of floor plans,

From 1120.6 sq.ft  
To 2644.3 sq.ft





A peaceful retreat  
offering 26,300 sq.ft of  
premium amenities

## Amenities

-  UNIQUE GRAND ENTRANCE LOBBY
-  EXTENSIVE SWIMMING POOL AREA
-  KIDS POOL | LILLY POOL
-  BBQ AND PARTY DECK
-  KIDS PLAY AREA
-  FITNESS PAVILION M | W
-  YOGA DECK | OUTDOOR GYM
-  SKY GARDEN
-  MINI GOLF COURT
-  GAME CENTER
-  TABLE GAME AREA
-  ROOFTOP CINEMA
-  2 SQUASH COURTS

Embodying sophistication and comfort, the meticulously crafted amenities at our Residences redefine luxury living in Jumeirah Village Circle, Dubai. Here, residents enjoy unparalleled elegance and convenience, setting a new standard for contemporary urban lifestyles.







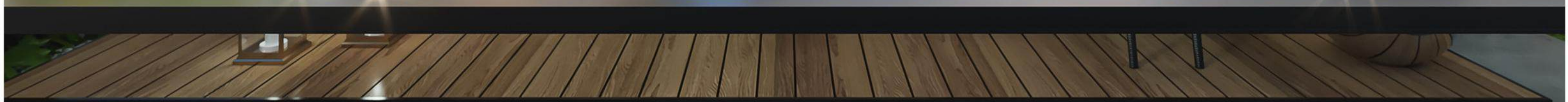
## ACTIVITIES FOR RESIDENTS OF ALL AGES

We have various spaces including barbecue and recreational areas where families can enjoy life together.

Kids have their own dedicated play area where they can play safely.

Everyone can use the state-of-the-art sports facilities designed to help residents stay healthy and active.









## SKY GARDENS & BBQ AREAS

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Rooftop gardens and barbecue areas offer a perfect blend of nature and leisure. The rooftop garden provides a serene green space where residents can relax and enjoy fresh air amidst beautiful plants and flowers. Adjacent to this tranquil setting, the barbecue area is ideal for hosting gatherings, cooking meals, and spending quality time with family and friends. Together, they create an inviting and versatile outdoor space that enhances the overall living experience.





## 3000 SQ.FT GOLF COURT AREA

Step into a vibrant world where lush greens and challenging holes await. With stunning views of the city skyline as your backdrop, enjoy a leisurely round of mini golf with friends and family. It's an experience above the ordinary, right here in the heart of our community.

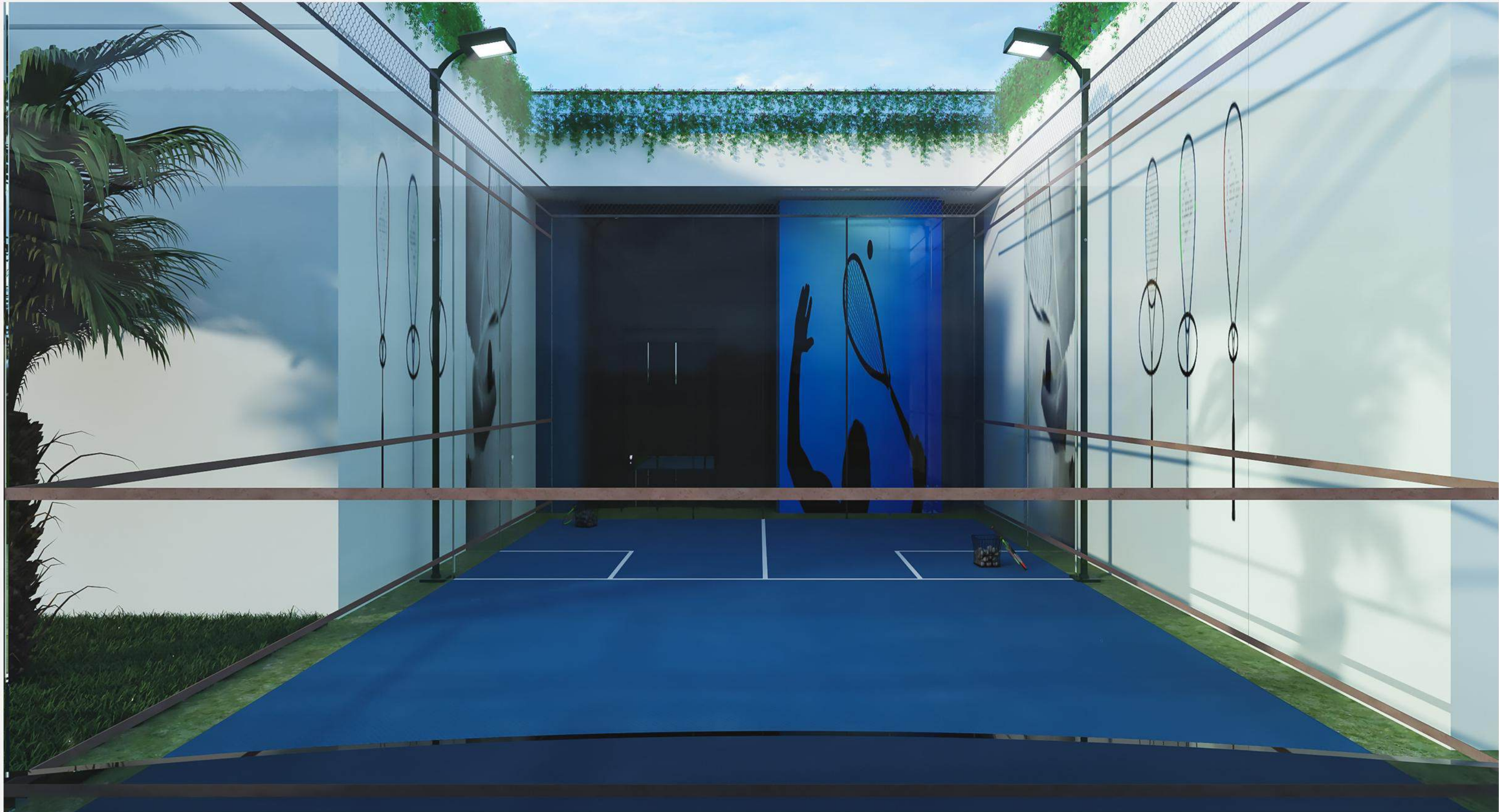
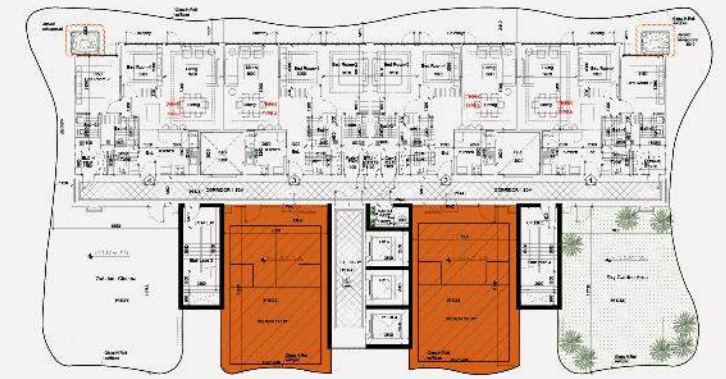






## Two Standard Squash Courts

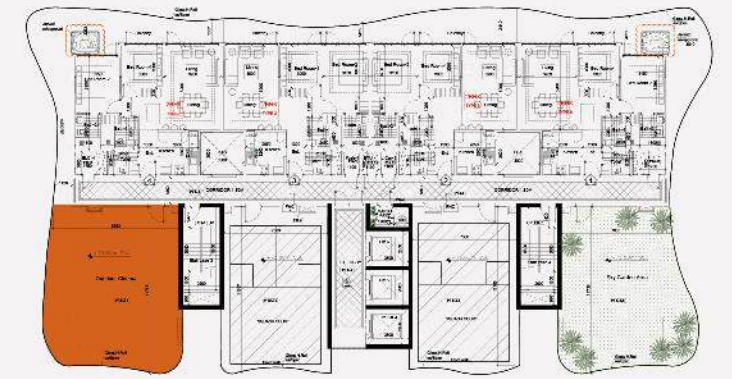
This space is equipped with top-notch facilities and offers easy access, making it the perfect choice for squash enthusiasts. We invite you to join us for an unforgettable game experience!





## 1130 SQ.FT ROOFTOP CINEMA

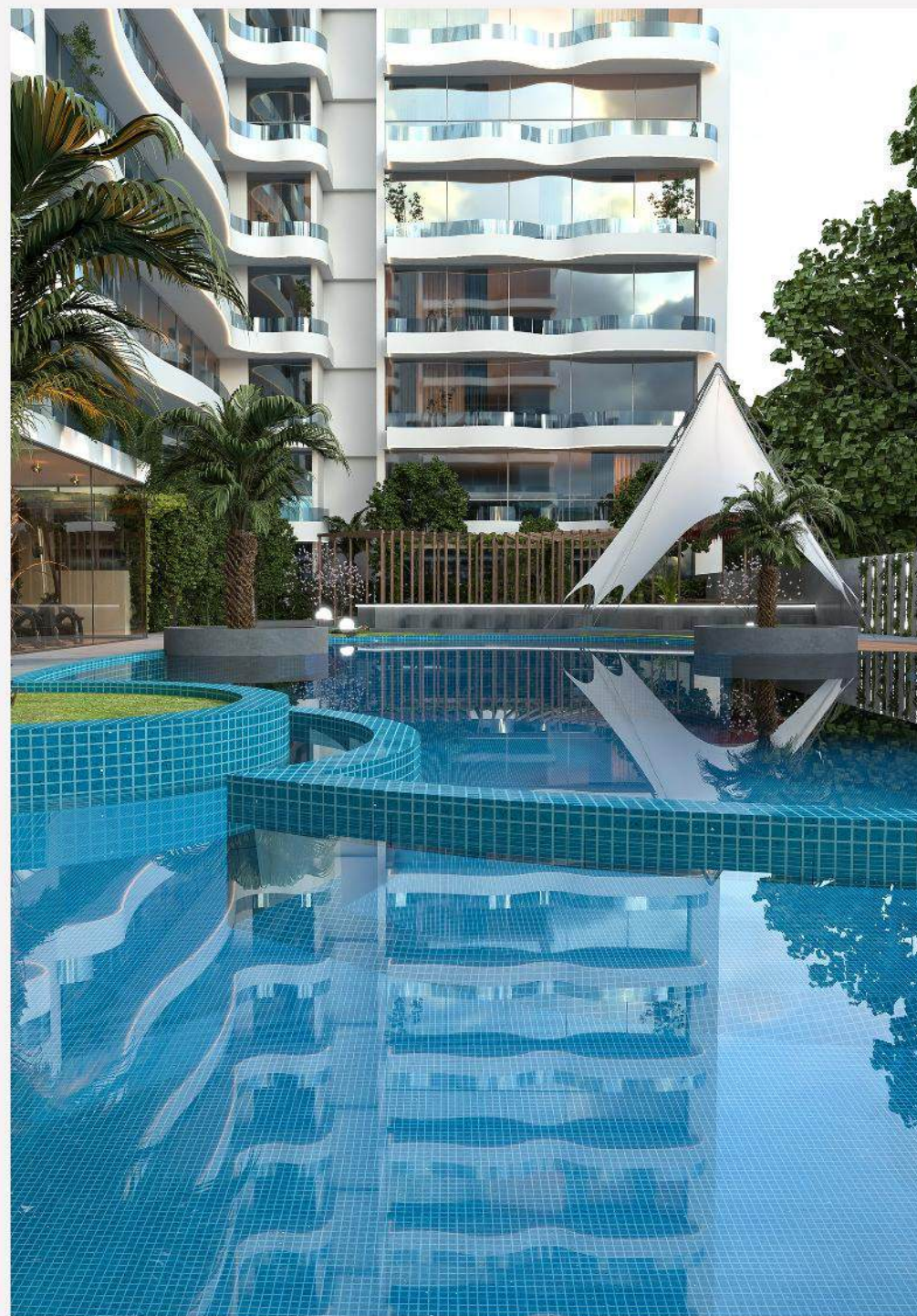
This intimate setting provides a cozy retreat where neighbors gather under the evening sky, surrounded by the city lights below.











## 4620 sq.ft pool area

includes jacuzzi, kids pool, lilly pool with poolside beds. in a beautifully landscaped green space next to a barbecue area and a children's play zone, the pool area provides the opportunity to enjoy pleasant times with family and friends and take advantage of all the amenities in one place.

The poolside area provides ample space for residents to relax and socialize. The soothing sound of water features adds to the ambiance, creating a peaceful atmosphere perfect for escaping the hustle and bustle of daily life.

For those who enjoy outdoor dining, our pool area includes shaded tables and seating areas where you can enjoy a meal or snacks with friends and family.



**BOULEVARD  
BY BAM ESKAN**

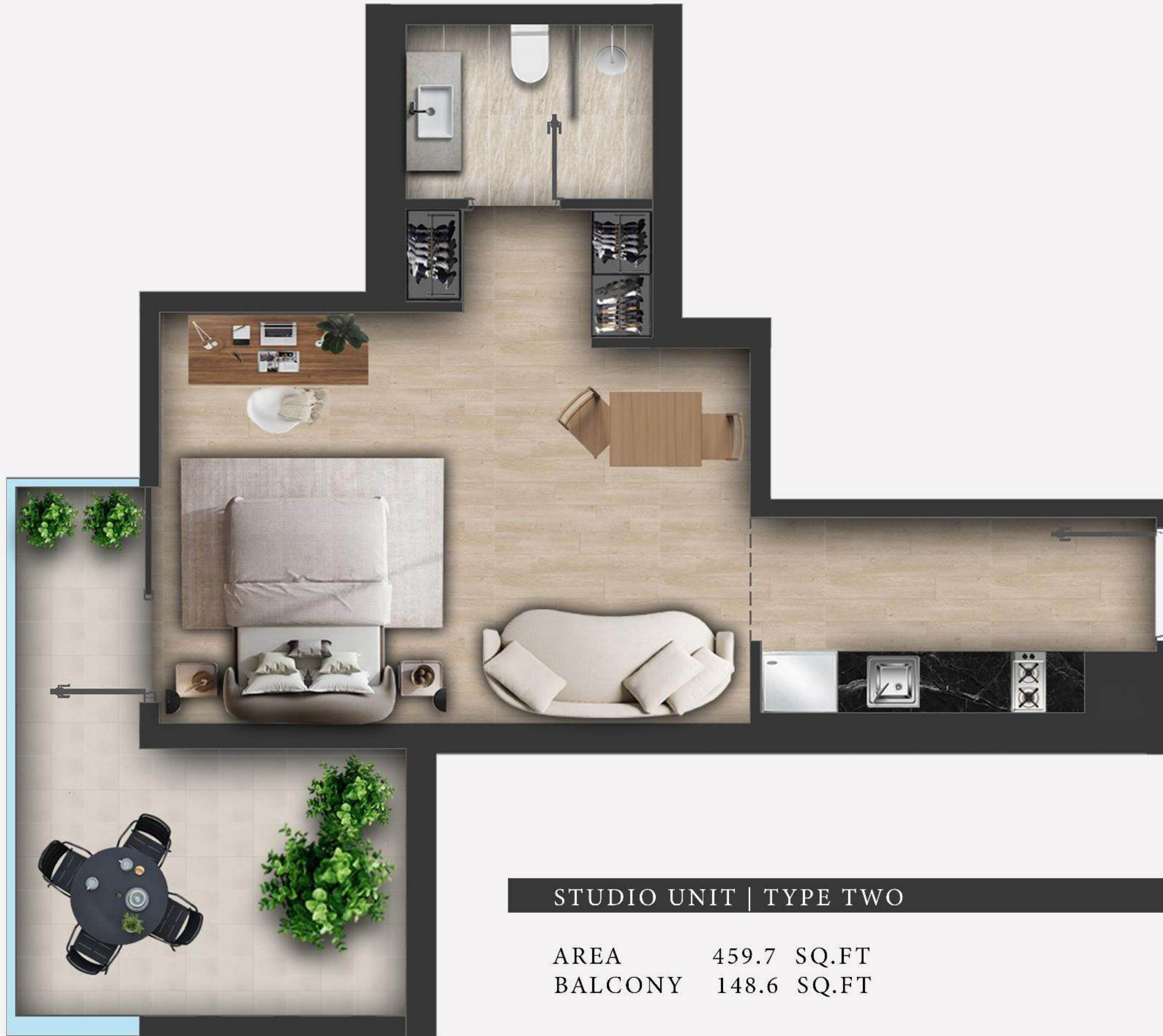
**EXQUISITELY  
DESIGNED & ENGINEERED  
FLOOR PLANS**



### STUDIO UNIT | TYPE ONE

AREA	499.4 SQ.FT
BALCONY	41.1 SQ.FT

Disclaimer: Actual suite area may differ from stated area; drawings are not to scale, and revisions may occur. Suite area calculation includes the area within demising or partition walls, exterior walls, and corridor walls. Balcony area calculation includes demising walls, the outer guard face, and the adjoining balcony's external face. Measurements are based on a typical floor; column sizes may vary by floor level. Unit sizes and details may vary slightly by unit type; refer to the sales and purchase agreement for specific unit sizes.



### STUDIO UNIT | TYPE TWO

AREA	459.7	SQ.FT
BALCONY	148.6	SQ.FT

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ONE-BEDROOM UNIT | TYPE EIGHT

AREA	739.1	SQ.FT
BALCONY	96.1	SQ.FT

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**TWO-BEDROOM UNIT | TYPE THREE**

AREA	968.8	SQ.FT
BALCONY	281.2	SQ.FT

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**TWO-BEDROOM UNIT | TYPE ONE**

AREA            1060.2 SQ.FT  
 BALCONY       189.1 SQ.FT

Disclaimer: Actual suite area may differ from stated area; drawings are not to scale, and revisions may occur. Suite area calculation includes the area within demising or partition walls, exterior walls, and corridor walls. Balcony area calculation includes demising walls, the outer guard face, and the adjoining balcony's external face. Measurements are based on a typical floor; column sizes may vary by floor level. Unit sizes and details may vary slightly by unit type; refer to the sales and purchase agreement for specific unit sizes.



THREE-BEDROOM UNIT | TYPE ONE

AREA 1399.5 SQ.FT  
BALCONY 1014 SQ.FT

Disclaimer: Actual suite area may differ from stated area; drawings are not to scale, and revisions may occur. Suite area calculation includes the area within demising or partition walls, exterior walls, and corridor walls. Balcony area calculation includes demising walls, the outer guard face, and the adjoining balcony's external face. Measurements are based on a typical floor; column sizes may vary by floor level. Unit sizes and details may vary slightly by unit type; refer to the sales and purchase agreement for specific unit sizes.





FUTURE OF LIVING

## SMART APARTMENTS

- Smart homes utilize advanced technology to provide homeowners with enhanced comfort, security, and energy efficiency. These homes are equipped with interconnected devices that can be controlled remotely through a smartphone or a computer.
- From lighting and temperature control to security systems and curtain control, smart homes offer seamless automation and convenience.



# BATHROOMS FINISHING DETAILS

All selected & matched by Milanese design house



SANITARY WARES  
Built-in Matte Black



DIVIDER  
Black Glass



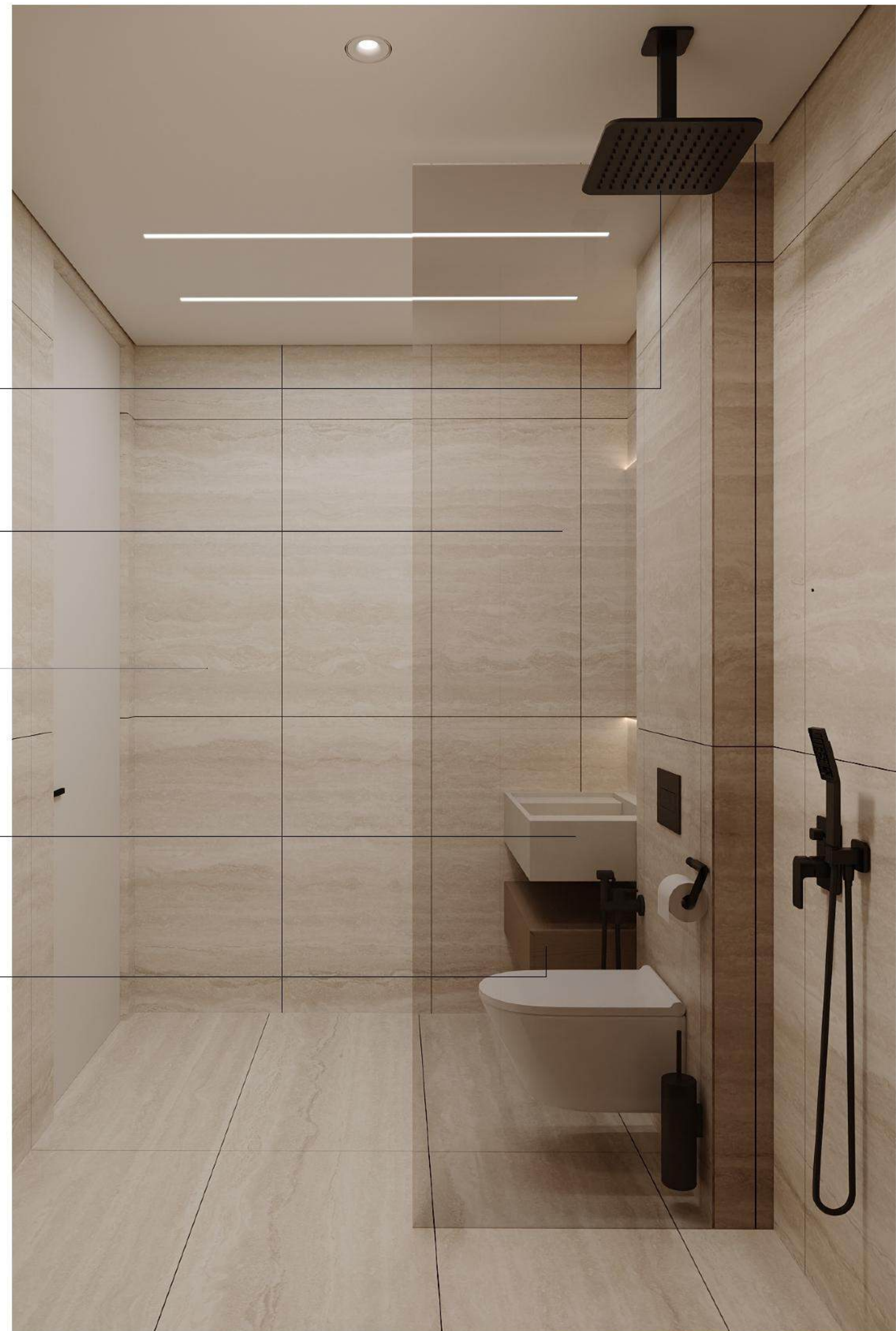
FLOORS & WALLS  
Italian Style ceramics



VANITY  
Porcelain or Equivalent



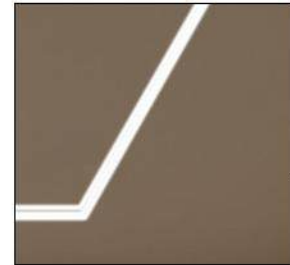
JOINARY  
Wooden Box Vanity





# KITCHEN FINISHING DETAILS

All selected & matched by Milanese design house



LIGHTINGS  
Linear Light



KITCHEN MIXER  
Matte Black



WHITE WOODS  
High Quality Built-in



CABINETS  
Wooden Looks



FLOORINGS  
Ceramics









*“Your New Beginning Awaits”*

At 311 BOULEVARD , we believe in creating spaces that offer more than just a place to live. Our residential community combines modern design, exceptional amenities, and a prime location to provide you with a lifestyle of comfort and convenience.