



IRIDIAN PARK

# Object 1

Dubai is a Gallery,  
and Buildings are Showpieces



## IR1DIAN PARK

District 13, Jumeirah Village Circle

**Building Description:** G+P+5

**Anticipated Handover:** Q2 2027

**Anticipated Service Charge:** AED 15/Sq.Ft.

Welcome to IR1DIAN PARK, a residential gem inspired by the brilliance of iridescence — where light and nature come together to create a vibrant and dynamic living experience.

Located in the heart of Jumeirah Village Circle (JVC), this residential haven offers a perfect balance of urban convenience and a welcoming neighborhood atmosphere.



IRIDIAN PARK

# Floor Plans



IRIDIAN PARK





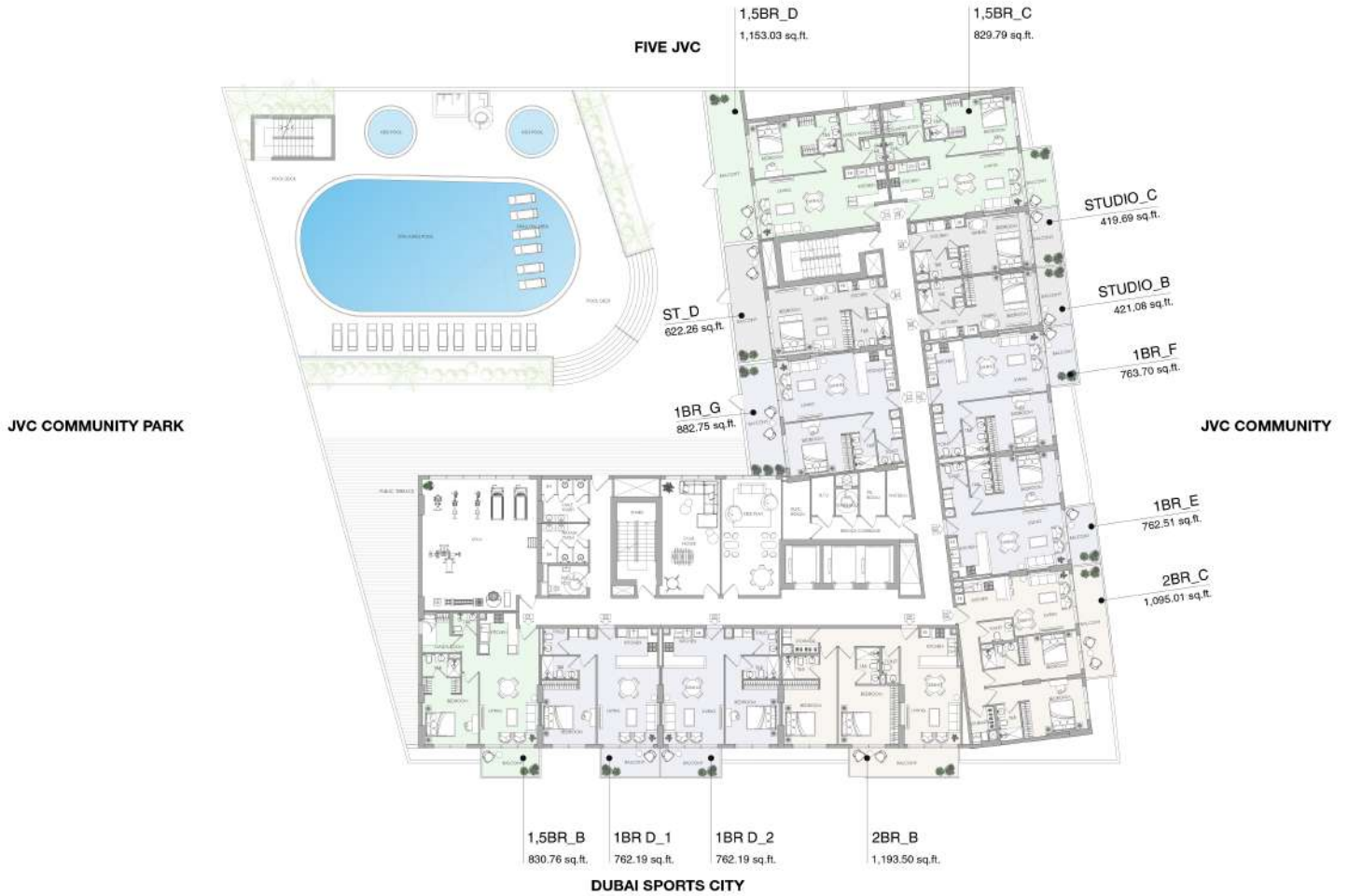


# TYPICAL FLOOR PLAN

FLOOR: 1



IRIDIAN PARK



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# ROOF FLOOR PLAN

FLOOR: 2-3



IRIDIAN PARK

FIVE JVC

JVC COMMUNITY PARK

JVC COMMUNITY



DUBAI SPORTS CITY



# ROOF FLOOR PLAN

FLOOR: 4



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# ROOF FLOOR PLAN

FLOOR: 5



IRIDIAN PARK

FIVE JVC

JVC COMMUNITY PARK

JVC COMMUNITY



DUBAI SPORTS CITY





IRIDIAN PARK

Studio

**STUDIO**  
FLOOR: G



IRIDIAN PARK



**STUDIO TYPE A**

SUITE AREA	<b>349.50</b>	sq. ft
BALCONY AREA	<b>155.97</b>	sq. ft
TOTAL SELLABLE AREA	<b>505.47</b>	sq. ft

# STUDIO

FLOOR: 1, 2, 3



IRIDIAN PARK



## STUDIO TYPE B

SUITE AREA	<b>331.85</b>	sq. ft
BALCONY AREA	<b>89.23</b>	sq. ft
TOTAL SELLABLE AREA	<b>421.08</b>	sq. ft



# STUDIO

FLOOR: 1, 2, 3



IRIDIAN PARK



## STUDIO TYPE C

SUITE AREA	<b>332.50</b>	sq. ft
BALCONY AREA	<b>87.19</b>	sq. ft
TOTAL SELLABLE AREA	<b>419.69</b>	sq. ft

**STUDIO**  
FLOOR: 1



IRIDIAN PARK



**STUDIO TYPE D**

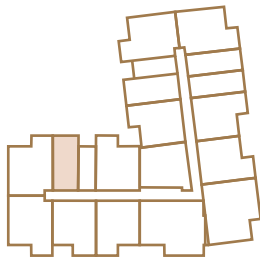
SUITE AREA	<b>405.15</b>	sq. ft
BALCONY AREA	<b>217.11</b>	sq. ft
TOTAL SELLABLE AREA	<b>622.26</b>	sq. ft

# STUDIO

FLOOR: 2, 3, 4, 5



IRIDIAN PARK



## STUDIO TYPE E

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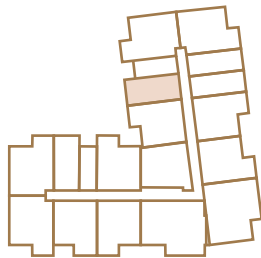
SUITE AREA	<b>405.37</b> sq. ft
BALCONY AREA	<b>106.13</b> sq. ft
TOTAL SELLABLE AREA	<b>511.50</b> sq. ft

# STUDIO

FLOOR: 2, 3, 4, 5



IRIDIAN PARK



## STUDIO TYPE F

SUITE AREA	<b>405.80</b>	sq. ft
BALCONY AREA	<b>106.13</b>	sq. ft
TOTAL SELLABLE AREA	<b>511.93</b>	sq. ft





IRIDIAN PARK

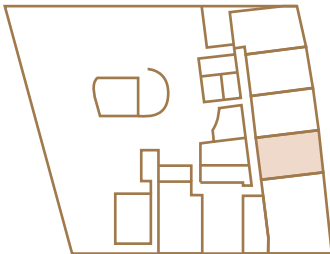
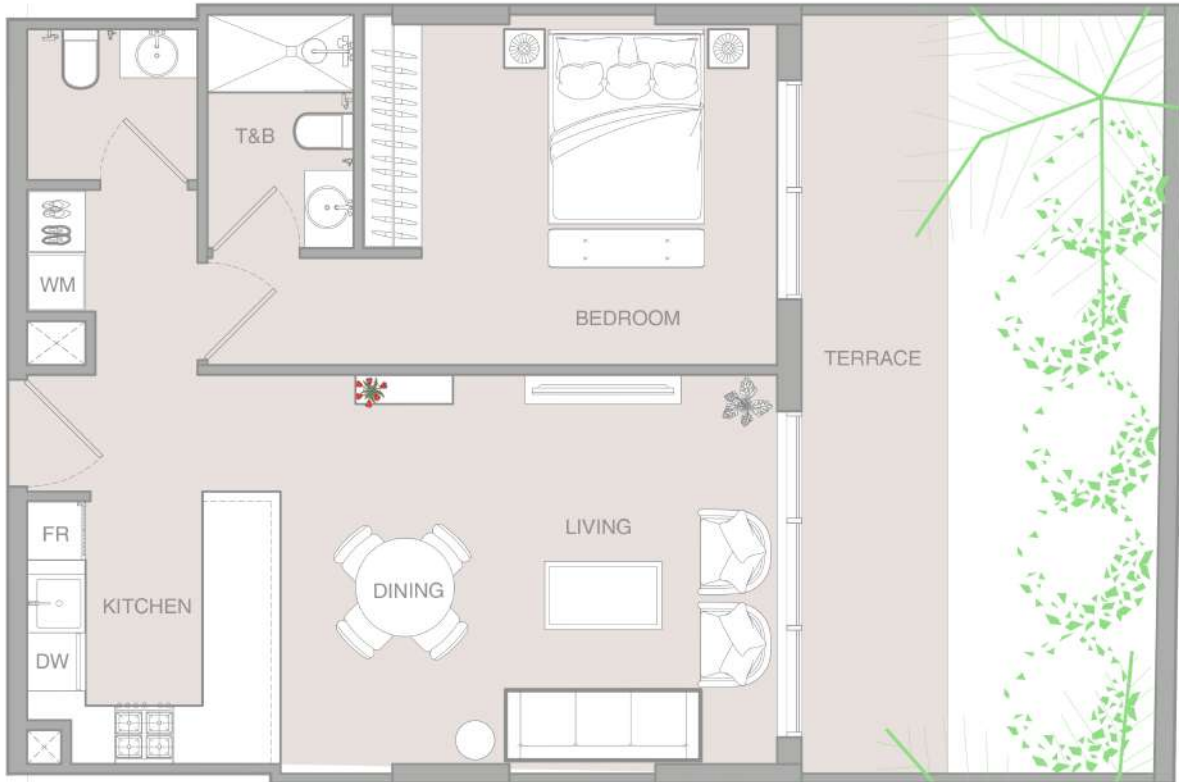
One Bedroom

# ONE BEDROOM

FLOOR: G



IRIDIAN PARK



## 1 BR TYPE A\_1

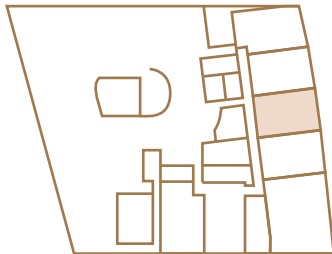
SUITE AREA	<b>673.60</b>	sq. ft
BALCONY AREA	<b>336.37</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,009.98</b>	sq. ft

# ONE BEDROOM

FLOOR: G



IRIDIAN PARK



1 BR TYPE A\_2

SUITE AREA	<b>674.79</b>	sq. ft
BALCONY AREA	<b>335.19</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,009.98</b>	sq. ft

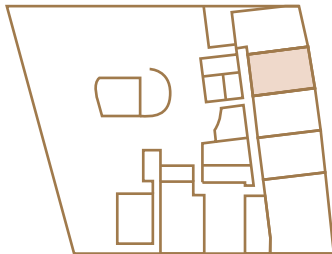
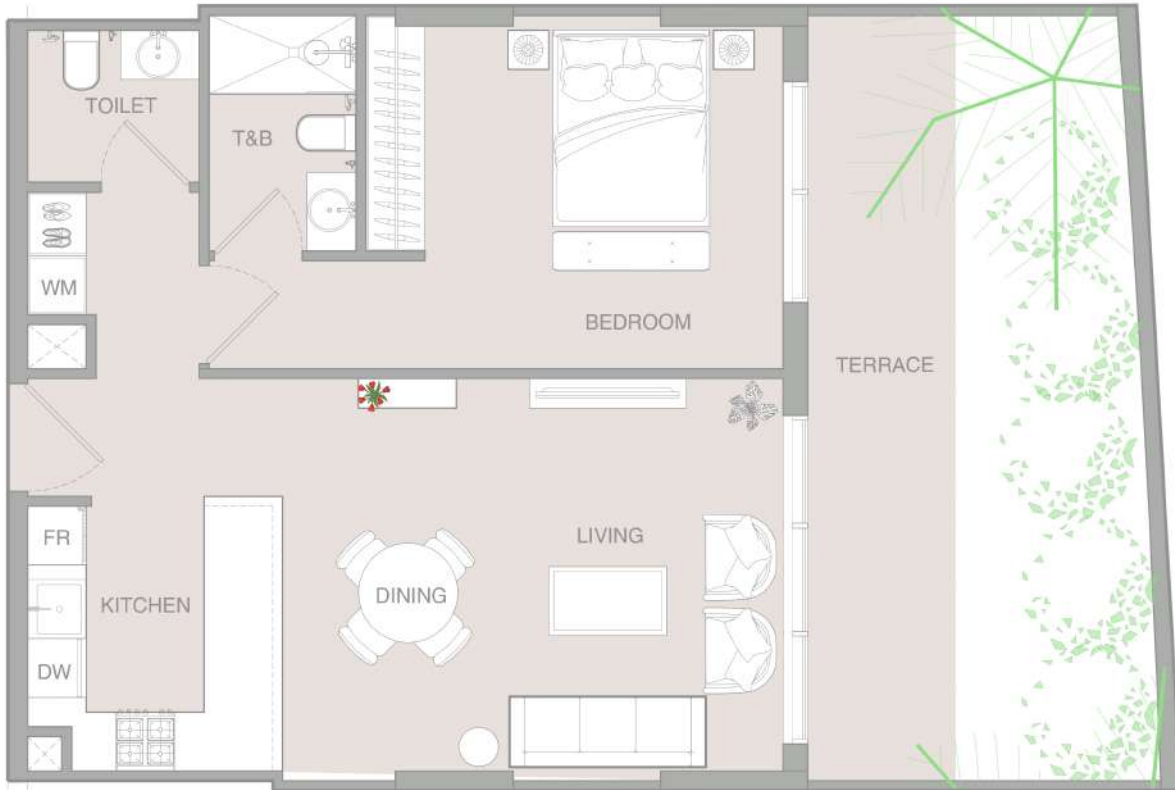
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# ONE BEDROOM

FLOOR: G



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## 1 BR TYPE B

SUITE AREA	<b>671.77</b>	sq. ft
BALCONY AREA	<b>310.32</b>	sq. ft
TOTAL SELLABLE AREA	<b>982.10</b>	sq. ft

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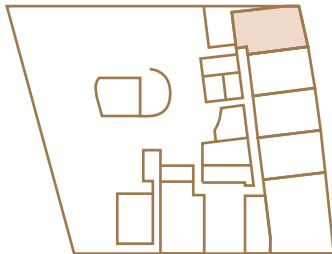


# ONE BEDROOM

FLOOR: G



IRIDIAN PARK



## 1 BR TYPE C

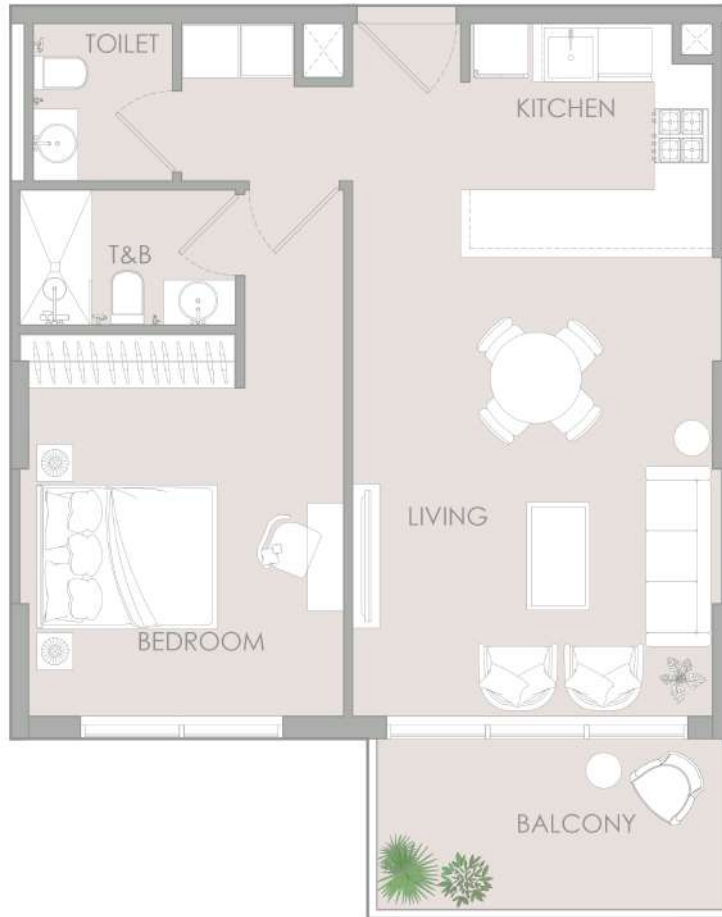
SUITE AREA	<b>806.11</b>	sq. ft
BALCONY AREA	<b>253.17</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,059.28</b>	sq. ft

# ONE BEDROOM

FLOOR: 1



IRIDIAN PARK



## 1 BR TYPE D\_1

SUITE AREA	<b>673.28</b>	sq. ft
BALCONY AREA	<b>88.91</b>	sq. ft
TOTAL SELLABLE AREA	<b>762.19</b>	sq. ft

# ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK



## 1 BR TYPE D\_2

SUITE AREA	<b>673.28</b>	sq. ft
BALCONY AREA	<b>88.91</b>	sq. ft
TOTAL SELLABLE AREA	<b>762.19</b>	sq. ft

# ONE BEDROOM

FLOOR: 1



IRIDIAN PARK



## 1 BR TYPE E

SUITE AREA	<b>673.60</b>	sq. ft
BALCONY AREA	<b>88.91</b>	sq. ft
TOTAL SELLABLE AREA	<b>762.51</b>	sq. ft

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# ONE BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK



## 1 BR TYPE F

SUITE AREA	<b>674.79</b>	sq. ft
BALCONY AREA	<b>88.91</b>	sq. ft
TOTAL SELLABLE AREA	<b>763.70</b>	sq. ft

# ONE BEDROOM

FLOOR: 1



IRIDIAN PARK



## 1 BR TYPE G

SUITE AREA	<b>673.71</b>	sq. ft
BALCONY AREA	<b>209.03</b>	sq. ft
TOTAL SELLABLE AREA	<b>882.75</b>	sq. ft

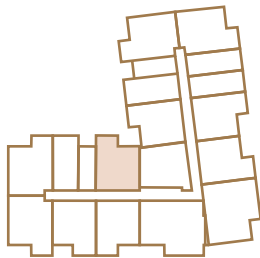
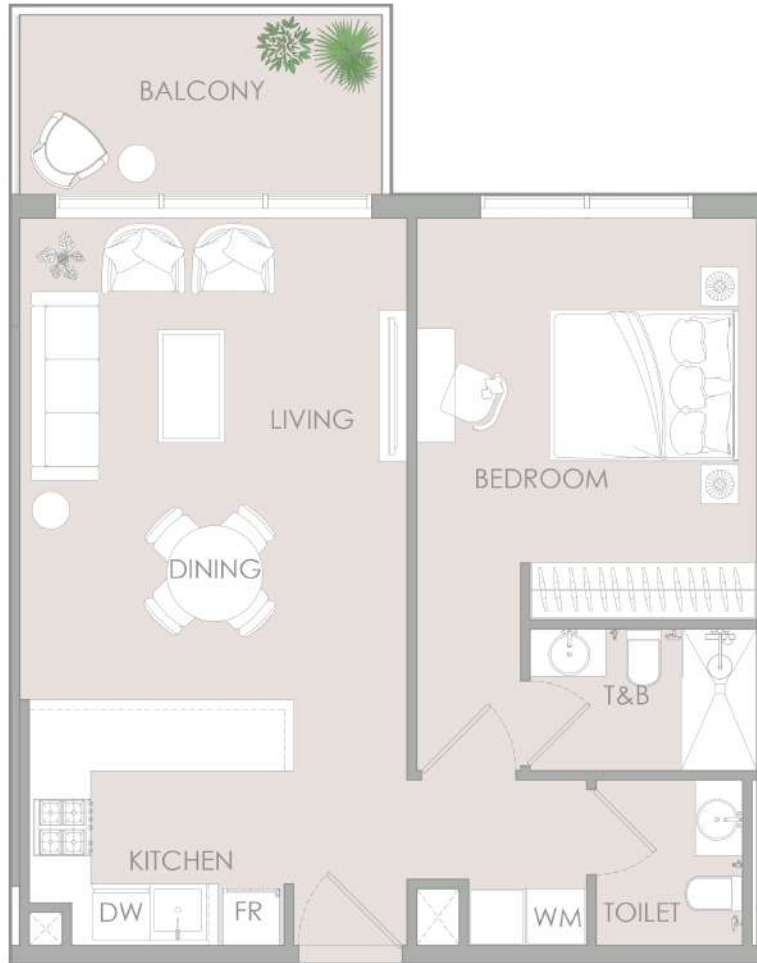
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# ONE BEDROOM

FLOOR: 2, 3



INDIAN PARK



## 1 BR TYPE H

SUITE AREA	<b>682.75</b>	sq. ft
BALCONY AREA	<b>87.83</b>	sq. ft
TOTAL SELLABLE AREA	<b>770.59</b>	sq. ft

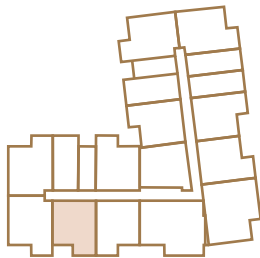
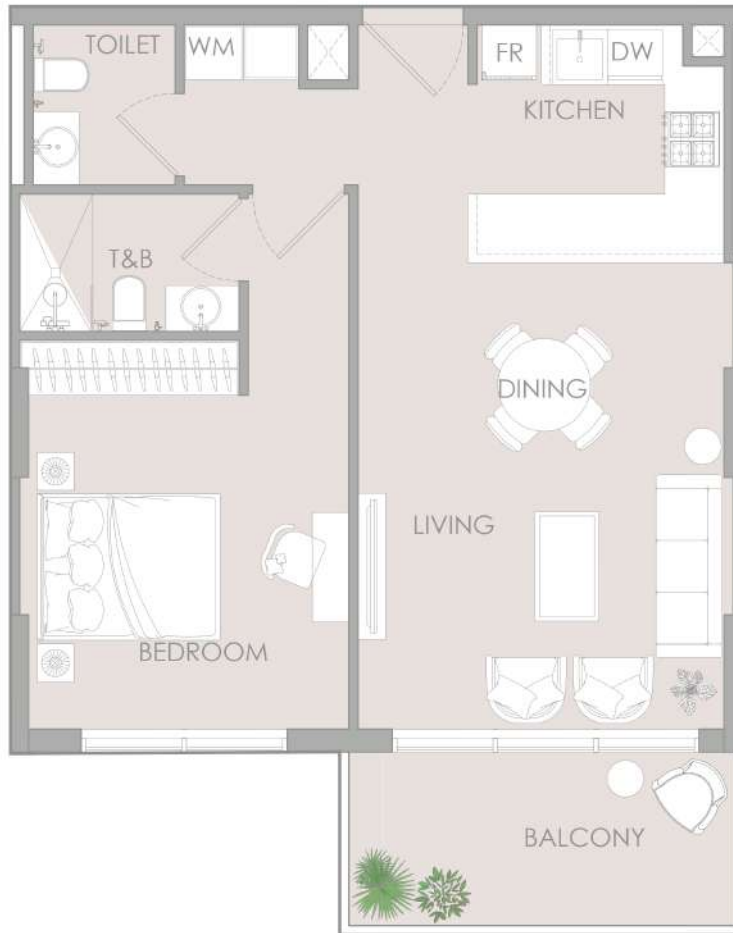


# ONE BEDROOM

FLOOR: 2, 3



IRIDIAN PARK



## 1 BR TYPE I

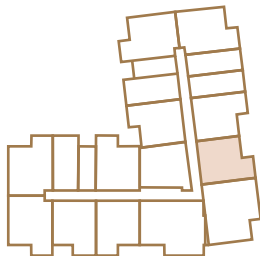
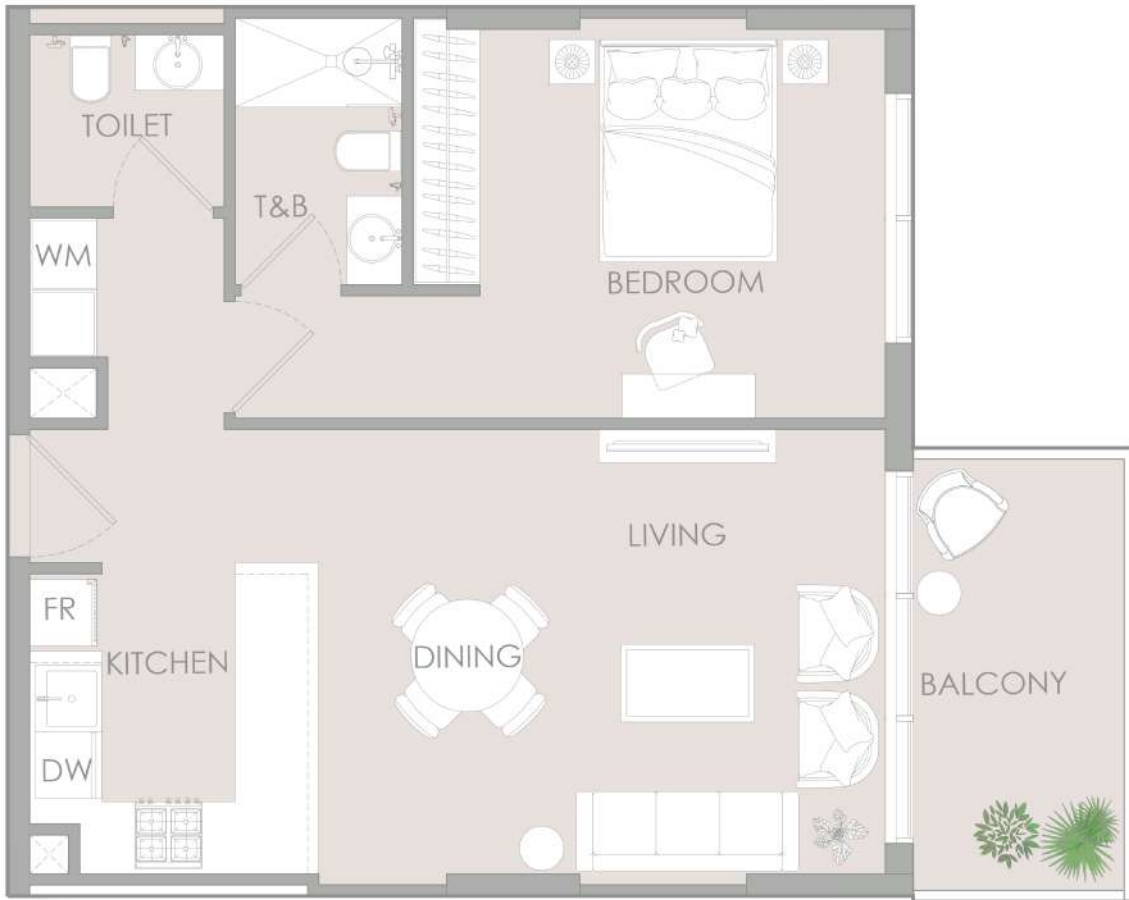
SUITE AREA	<b>673.60</b>	sq. ft
BALCONY AREA	<b>97.20</b>	sq. ft
TOTAL SELLABLE AREA	<b>770.80</b>	sq. ft

# ONE BEDROOM

FLOOR: 2, 3



IRIDIAN PARK



## 1 BR TYPE J

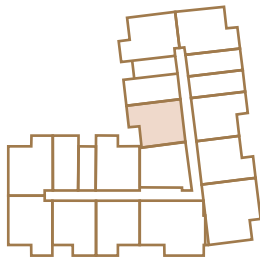
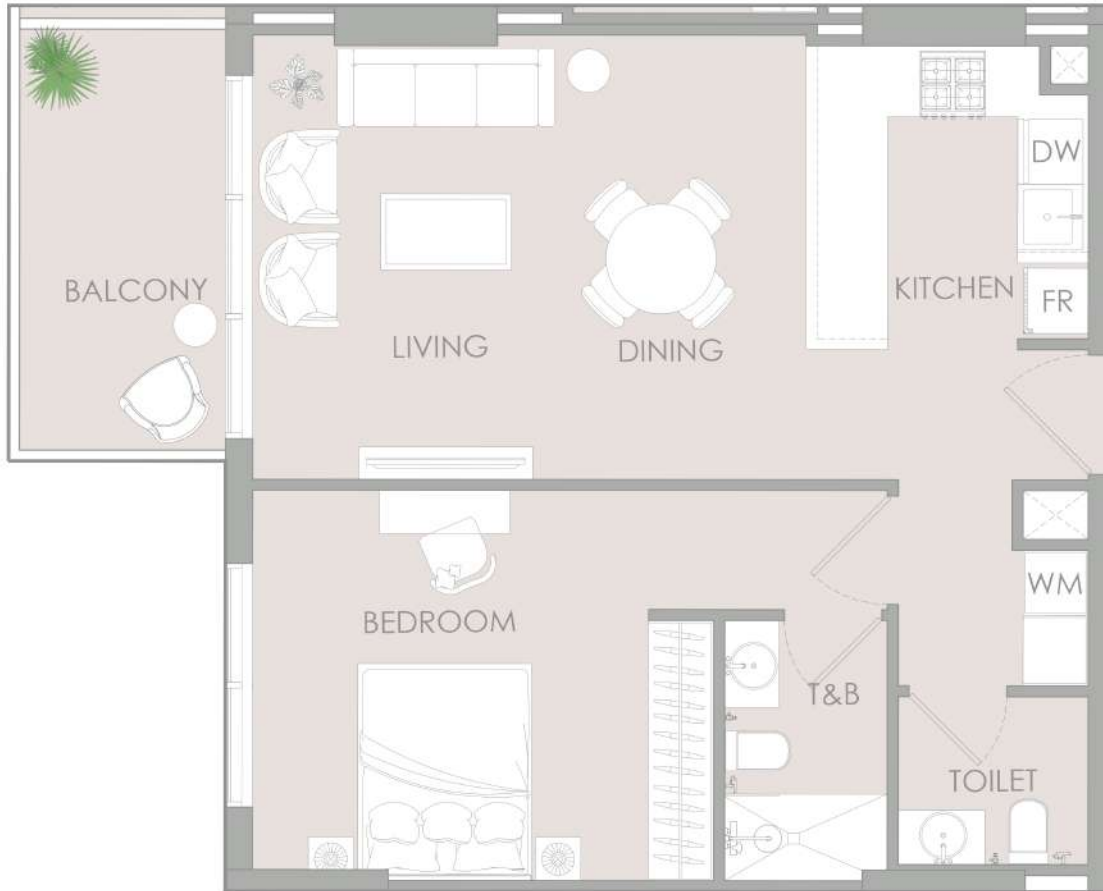
SUITE AREA	<b>673.50</b>	sq. ft
BALCONY AREA	<b>88.91</b>	sq. ft
TOTAL SELLABLE AREA	<b>762.41</b>	sq. ft

# ONE BEDROOM

FLOOR: 2, 3, 4, 5



IRIDIAN PARK



## 1 BR TYPE K

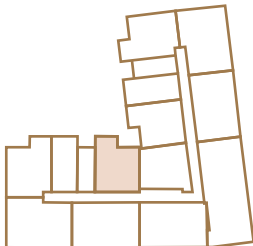
SUITE AREA	<b>673.07</b>	sq. ft
BALCONY AREA	<b>88.91</b>	sq. ft
TOTAL SELLABLE AREA	<b>761.98</b>	sq. ft

# ONE BEDROOM

FLOOR: 4, 5



IRIDIAN PARK



## 1 BR TYPE L

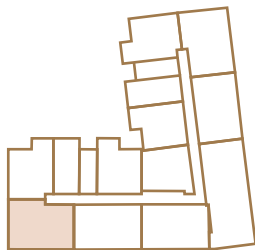
SUITE AREA	<b>682.54</b>	sq. ft
BALCONY AREA	<b>87.83</b>	sq. ft
TOTAL SELLABLE AREA	<b>770.37</b>	sq. ft

# ONE BEDROOM

FLOOR: 4



IRIDIAN PARK



## 1 BR TYPE M

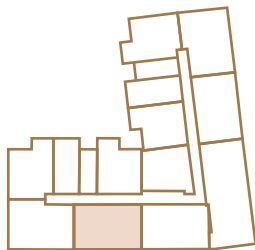
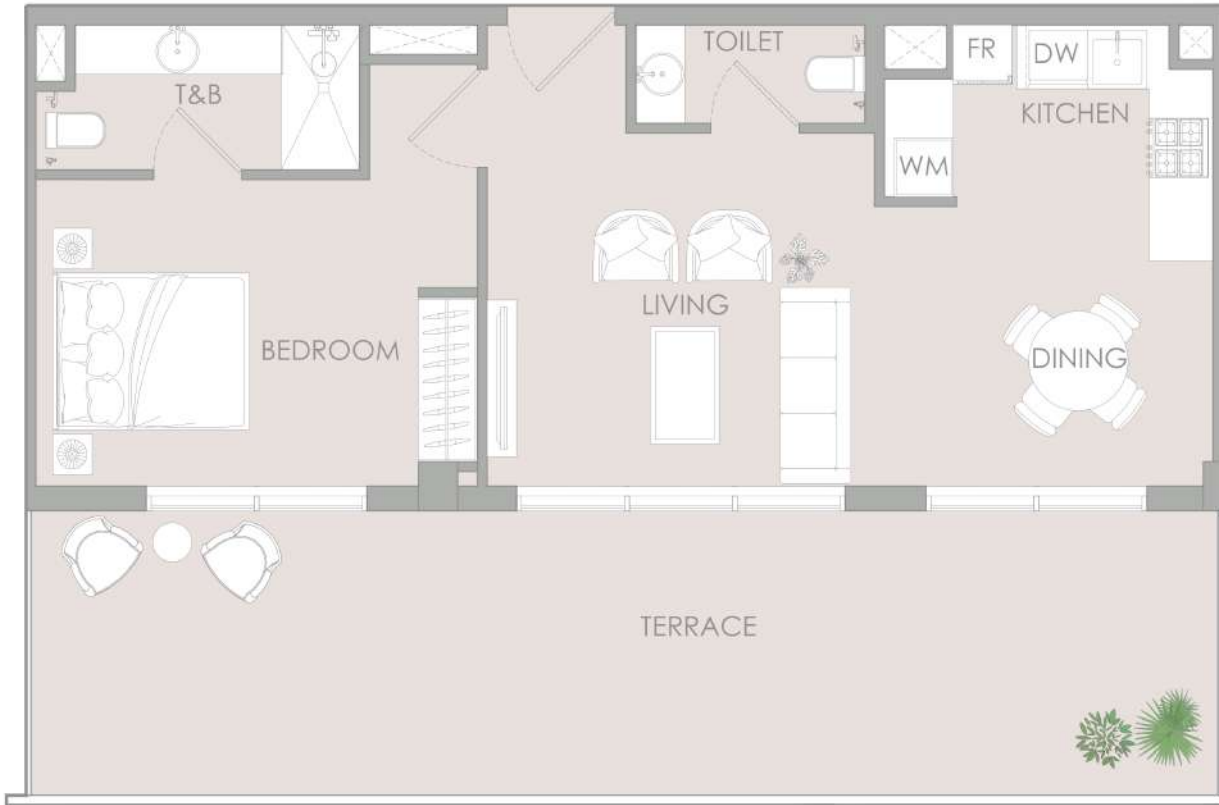
SUITE AREA	<b>686.31</b> sq. ft
BALCONY AREA	<b>392.24</b> sq. ft
TOTAL SELLABLE AREA	<b>1,078.54</b> sq. ft

# ONE BEDROOM

FLOOR: 4



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## 1 BR TYPE N\_1

SUITE AREA	<b>629.69</b> sq. ft
BALCONY AREA	<b>403.75</b> sq. ft
TOTAL SELLABLE AREA	<b>1,033.44</b> sq. ft

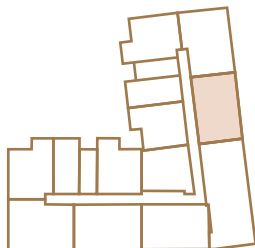
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# ONE BEDROOM

FLOOR: 4



IRIDIAN PARK



## 1 BR TYPE N\_2

SUITE AREA	<b>629.69</b>	sq. ft
BALCONY AREA	<b>403.75</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,033.44</b>	sq. ft

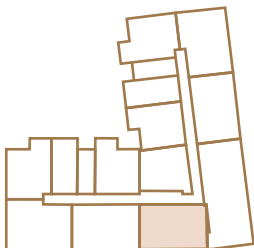
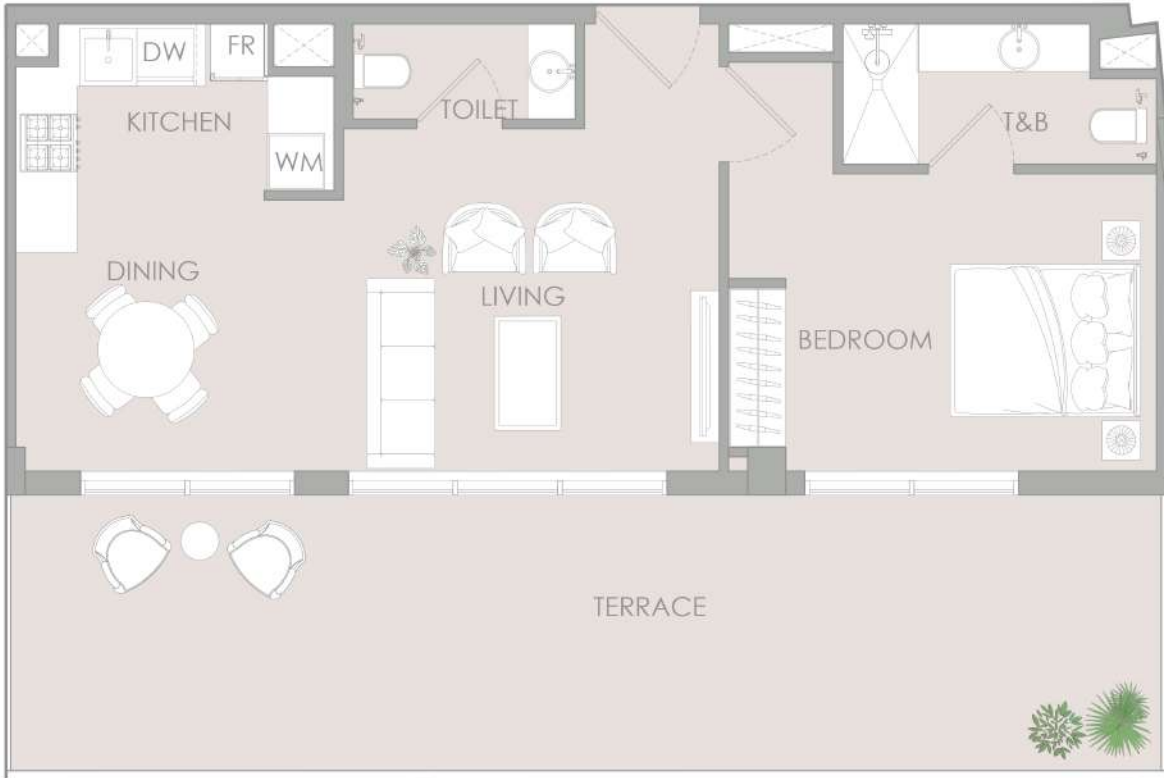


# ONE BEDROOM

FLOOR: 4



IRIDIAN PARK



## 1 BR TYPE O

SUITE AREA	<b>635.18</b>	sq. ft
BALCONY AREA	<b>403.86</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,039.04</b>	sq. ft

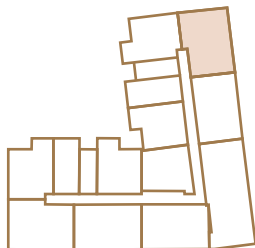
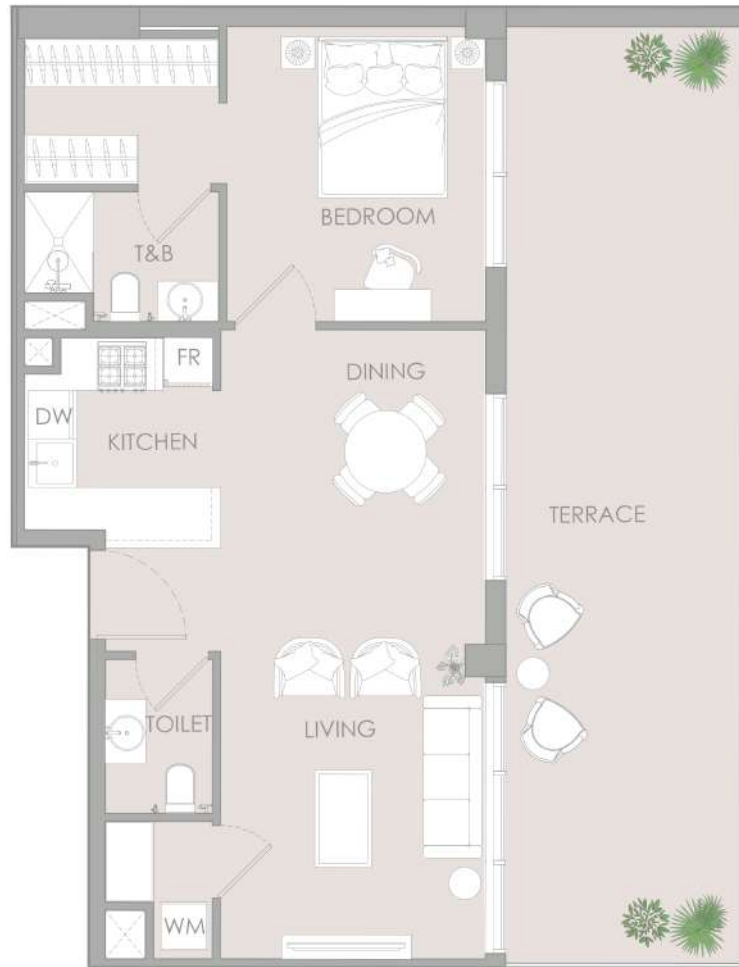
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# ONE BEDROOM

FLOOR: 4



IRIDIAN PARK



## 1 BR TYPE P

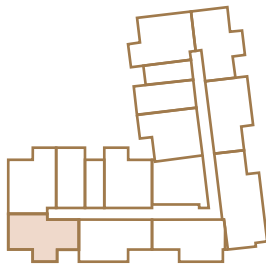
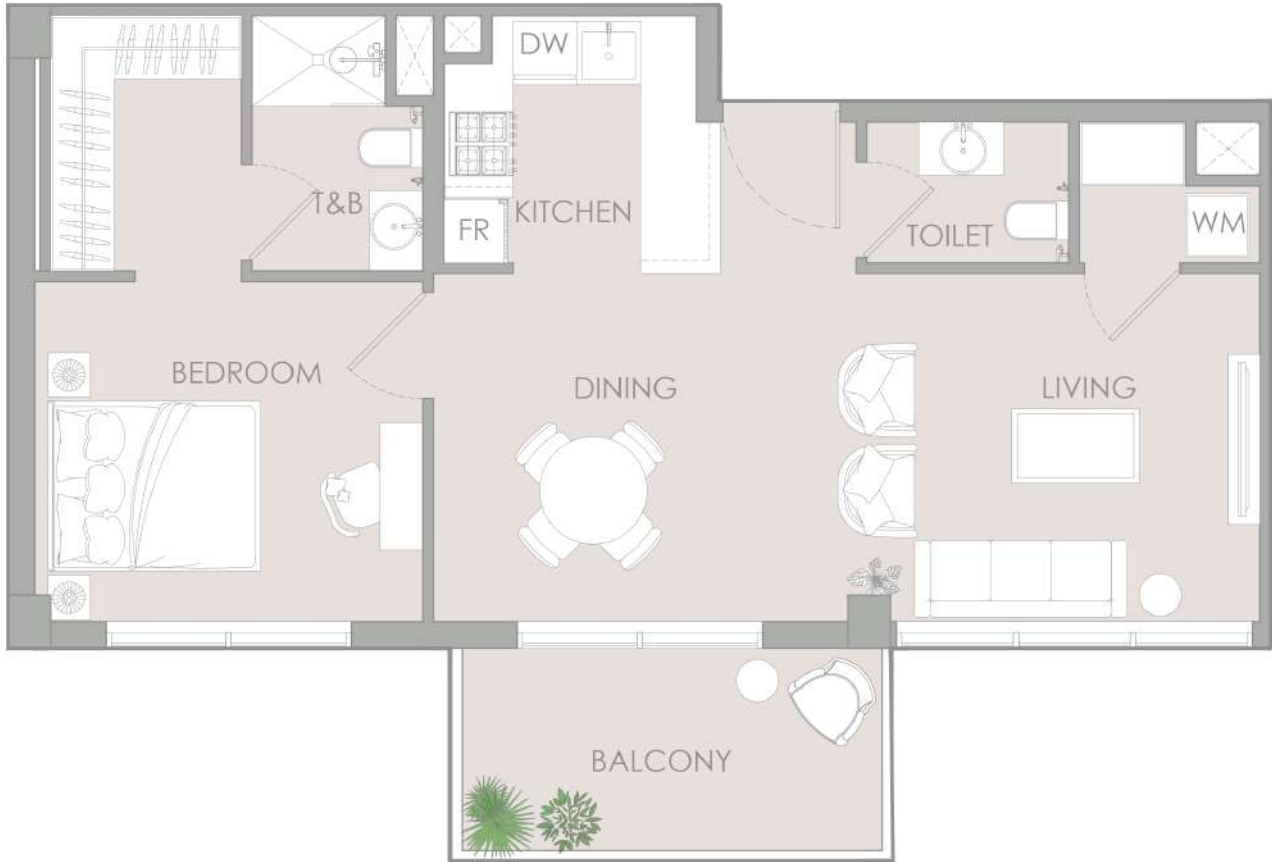
SUITE AREA	<b>680.71</b>	sq. ft
BALCONY AREA	<b>392.24</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,072.95</b>	sq. ft

# ONE BEDROOM

FLOOR: 5



IRIDIAN PARK



## 1 BR TYPE Q

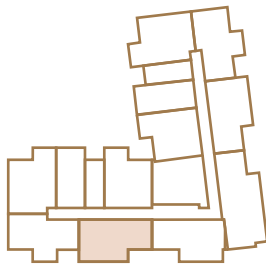
SUITE AREA	<b>686.31</b>	sq. ft
BALCONY AREA	<b>90.42</b>	sq. ft
TOTAL SELLABLE AREA	<b>776.72</b>	sq. ft

# ONE BEDROOM

FLOOR: 5



IRIDIAN PARK



## 1 BR TYPE R

SUITE AREA	<b>629.69</b>	sq. ft
BALCONY AREA	<b>182.45</b>	sq. ft
TOTAL SELLABLE AREA	<b>812.14</b>	sq. ft

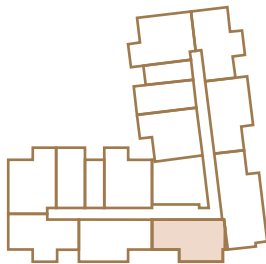
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# ONE BEDROOM

FLOOR: 5



IRIDIAN PARK



## 1 BR TYPE S

SUITE AREA	<b>635.18</b>	sq. ft
BALCONY AREA	<b>162.86</b>	sq. ft
TOTAL SELLABLE AREA	<b>798.04</b>	sq. ft

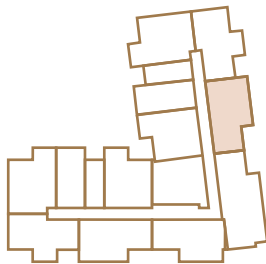
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# ONE BEDROOM

FLOOR: 5



IRIDIAN PARK



## 1 BR TYPE T

SUITE AREA	<b>629.69</b>	sq. ft
BALCONY AREA	<b>182.77</b>	sq. ft
TOTAL SELLABLE AREA	<b>812.46</b>	sq. ft

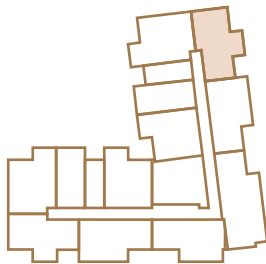
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# ONE BEDROOM

FLOOR: 5



IRIDIAN PARK



## 1 BR TYPE U

SUITE AREA	<b>680.71</b>	sq. ft
BALCONY AREA	<b>89.66</b>	sq. ft
TOTAL SELLABLE AREA	<b>770.37</b>	sq. ft





IRIDIAN PARK

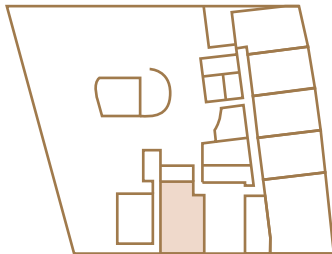
One Bedroom Pro

# ONE BEDROOM PRO

FLOOR: G



IRIDIAN PARK



## 1,5 BR TYPE A

SUITE AREA	<b>845.61</b>	sq. ft
BALCONY AREA	<b>263.72</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,109.33</b>	sq. ft

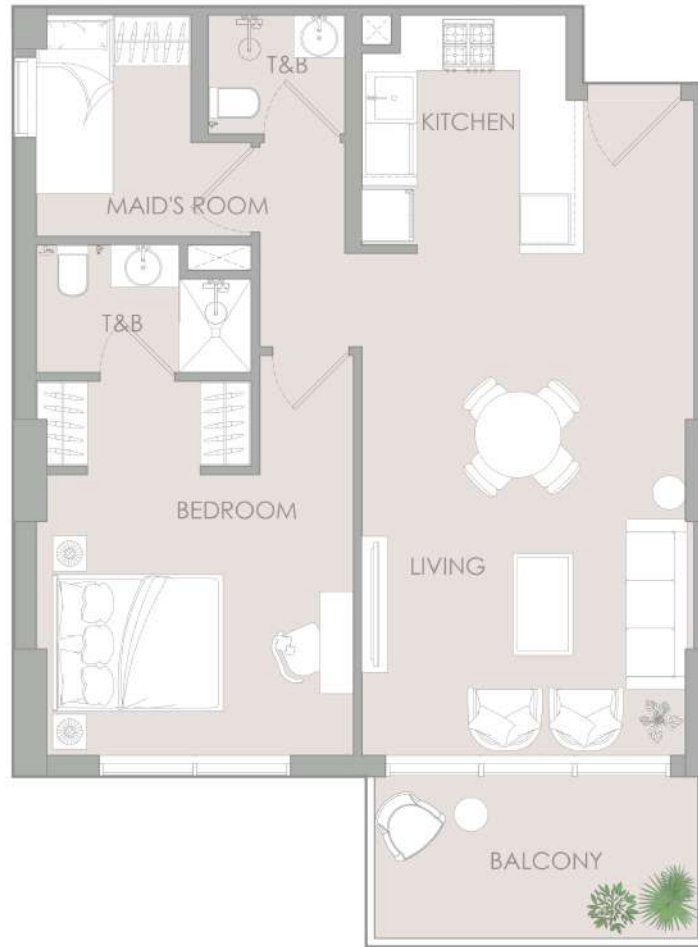
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# ONE BEDROOM PRO

FLOOR: 1



IRIDIAN PARK



## 1,5 BR TYPE B

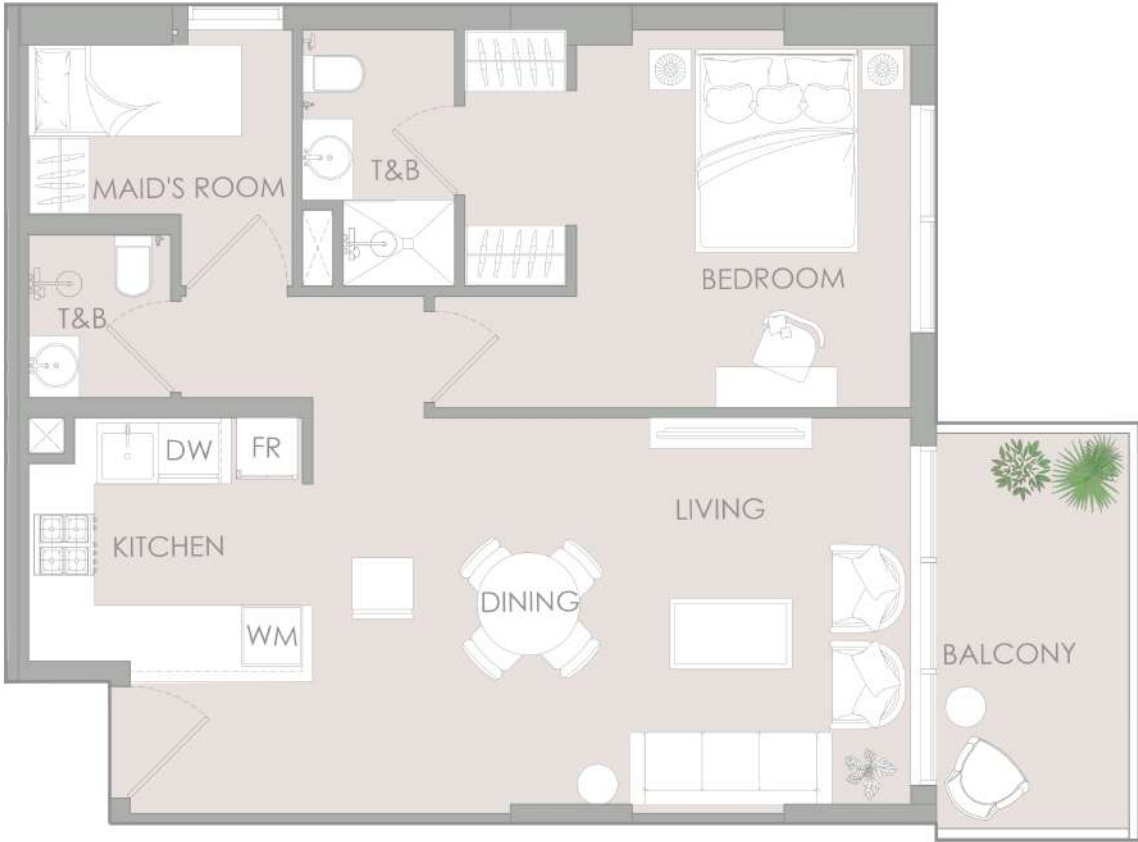
SUITE AREA	<b>743.68</b>	sq. ft
BALCONY AREA	<b>87.08</b>	sq. ft
TOTAL SELLABLE AREA	<b>830.76</b>	sq. ft

# ONE BEDROOM PRO

FLOOR: 1



IRIDIAN PARK



## 1,5 BR TYPE C

SUITE AREA	<b>740.45</b>	sq. ft
BALCONY AREA	<b>89.34</b>	sq. ft
TOTAL SELLABLE AREA	<b>829.79</b>	sq. ft

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# ONE BEDROOM PRO

FLOOR: 1



IRIDIAN PARK



## 1,5 BR TYPE D

SUITE AREA	<b>749.81</b>	sq. ft
BALCONY AREA	<b>403.22</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,153.03</b>	sq. ft

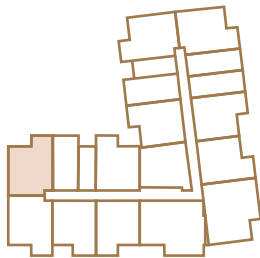
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# ONE BEDROOM PRO

FLOOR: 2, 3



IRIDIAN PARK



**1,5 BR TYPE E**

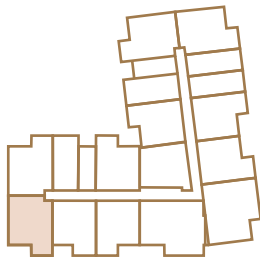
SUITE AREA	<b>745.29</b>	sq. ft
BALCONY AREA	<b>87.08</b>	sq. ft
TOTAL SELLABLE AREA	<b>832.37</b>	sq. ft

# ONE BEDROOM PRO

FLOOR: 2, 3



IRIDIAN PARK



## 1,5 BR TYPE F

SUITE AREA	<b>743.68</b>	sq. ft
BALCONY AREA	<b>82.67</b>	sq. ft
TOTAL SELLABLE AREA	<b>826.34</b>	sq. ft

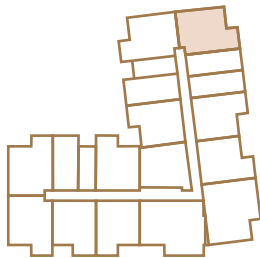


# ONE BEDROOM PRO

FLOOR: 2, 3



IRIDIAN PARK



## 1,5 BR TYPE G

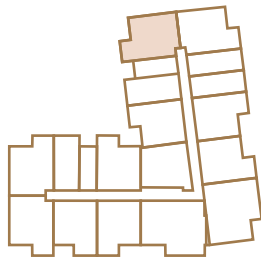
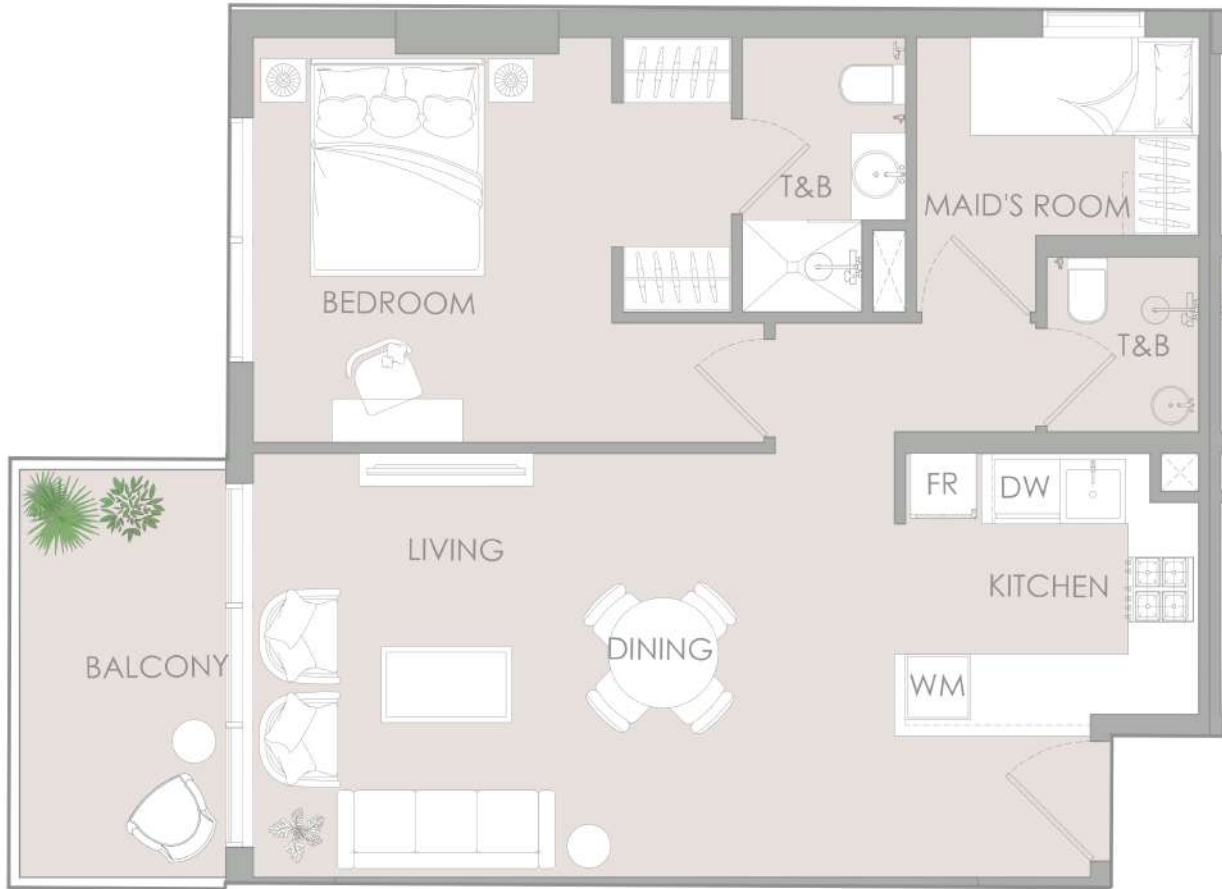
SUITE AREA	<b>744.32</b>	sq. ft
BALCONY AREA	<b>89.34</b>	sq. ft
TOTAL SELLABLE AREA	<b>833.66</b>	sq. ft

# ONE BEDROOM PRO

FLOOR: 2, 3



IRIDIAN PARK



## 1,5 BR TYPE H

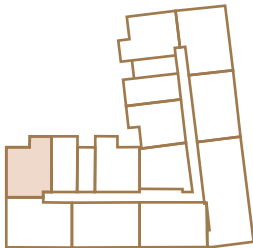
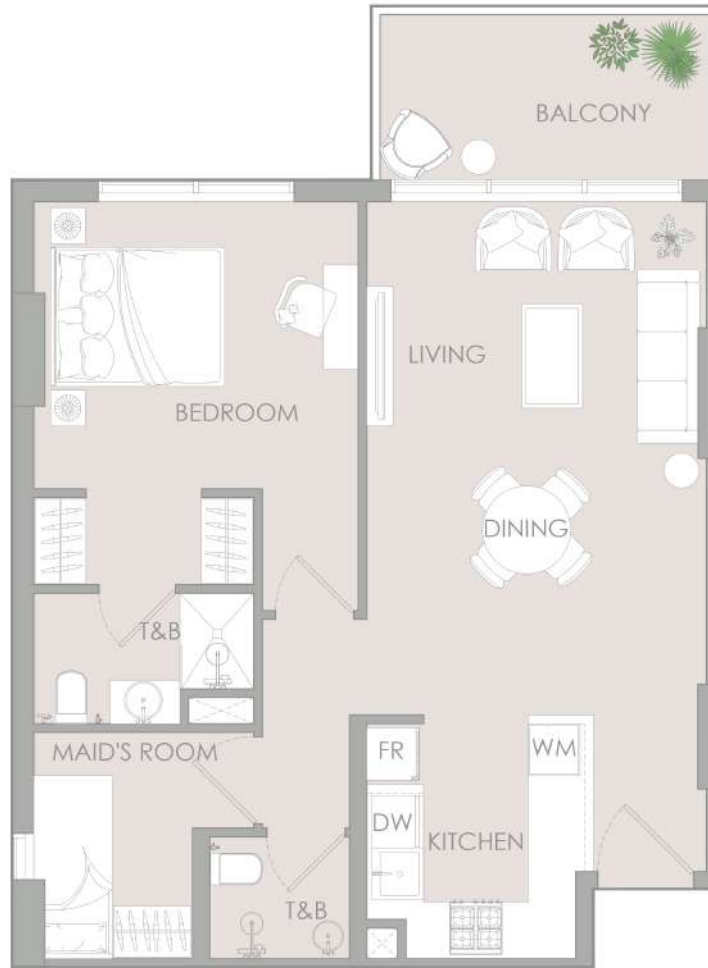
SUITE AREA	<b>749.28</b>	sq. ft
BALCONY AREA	<b>127.34</b>	sq. ft
TOTAL SELLABLE AREA	<b>876.62</b>	sq. ft

# ONE BEDROOM PRO

FLOOR: 4, 5



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## 1,5 BR TYPE I

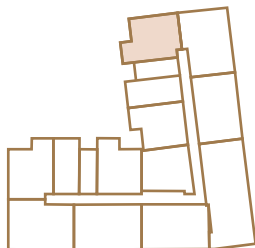
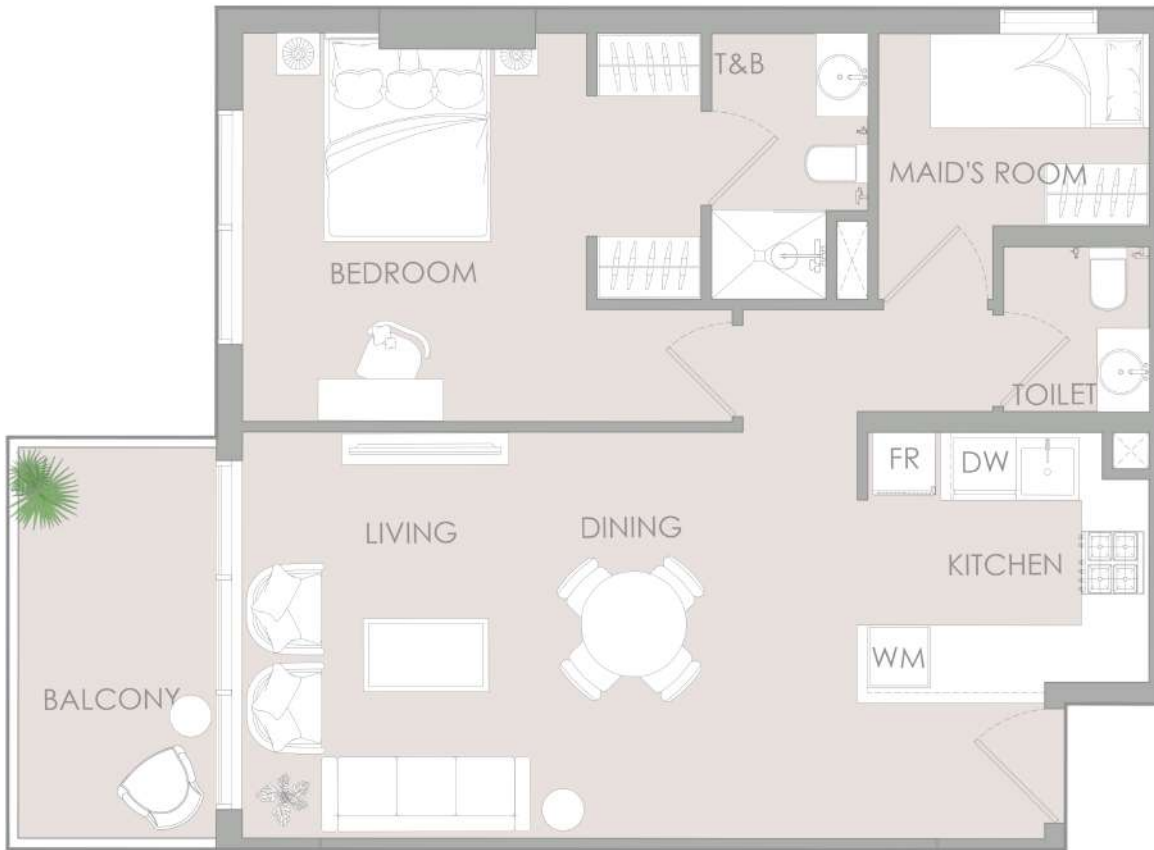
SUITE AREA	<b>742.17</b>	sq. ft
BALCONY AREA	<b>87.08</b>	sq. ft
TOTAL SELLABLE AREA	<b>829.25</b>	sq. ft

# ONE BEDROOM PRO

FLOOR: 4, 5



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## 1,5 BR TYPE J

SUITE AREA	<b>749.28</b>	sq. ft
BALCONY AREA	<b>86.00</b>	sq. ft
TOTAL SELLABLE AREA	<b>835.28</b>	sq. ft



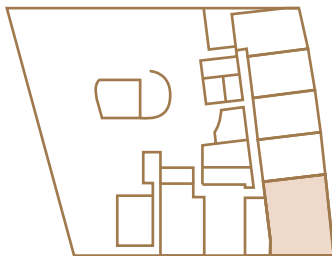
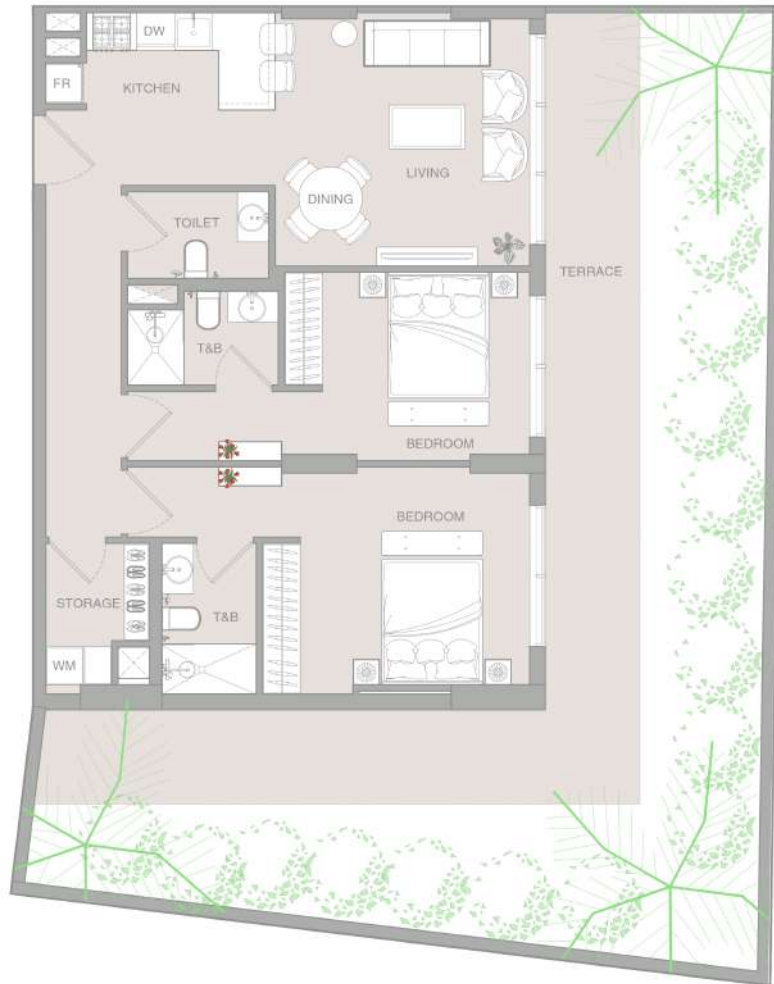
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Two Bedroom

**TWO BEDROOM**  
FLOOR: G



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**2 BR TYPE A**

SUITE AREA	<b>925.70</b>	sq. ft
BALCONY AREA	<b>918.70</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,844.39</b>	sq. ft

# TWO BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK



## 2 BR TYPE B

SUITE AREA	<b>1,030.64</b> sq. ft
BALCONY AREA	<b>162.86</b> sq. ft
TOTAL SELLABLE AREA	<b>1,193.50</b> sq. ft

# TWO BEDROOM

FLOOR: 1, 2, 3



IRIDIAN PARK



## 2 BR TYPE C

SUITE AREA	<b>926.99</b>	sq. ft
BALCONY AREA	<b>168.02</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,095.01</b>	sq. ft

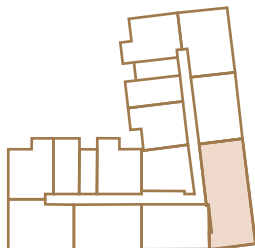


# TWO BEDROOM

FLOOR: 4



IRIDIAN PARK



## 2 BR TYPE D

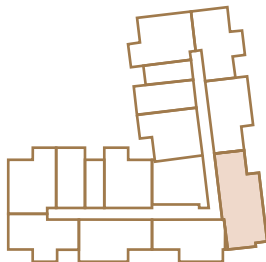
SUITE AREA	<b>815.80</b>	sq. ft
BALCONY AREA	<b>806.75</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,622.55</b>	sq. ft

# TWO BEDROOM

FLOOR: 5



IRIDIAN PARK



## 2 BR TYPE E

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SUITE AREA	<b>815.80</b>	sq. ft
BALCONY AREA	<b>257.04</b>	sq. ft
TOTAL SELLABLE AREA	<b>1,072.84</b>	sq. ft

**Object 1**