



Q GARDENS

— ALIYA —

BROCHURE

# LEGACY OF CRAFTING MASTERPIECES

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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.

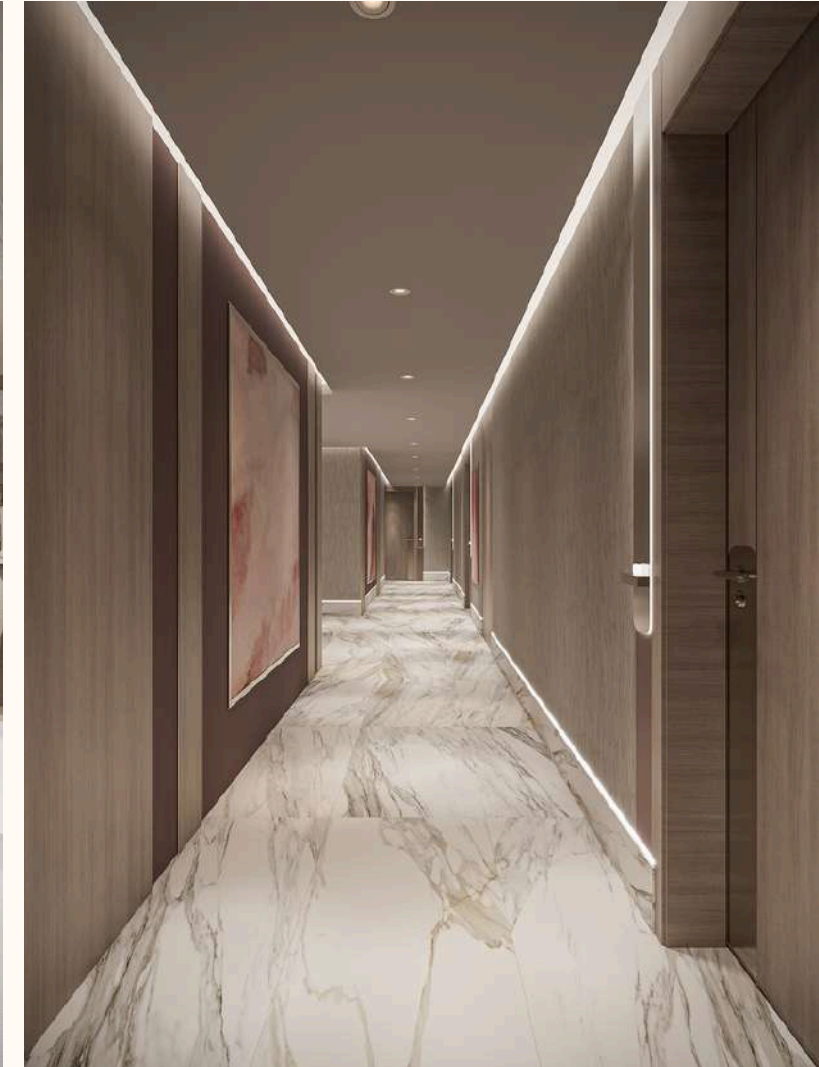




THE LUXURIES OF  
ROYAL AMENITIES

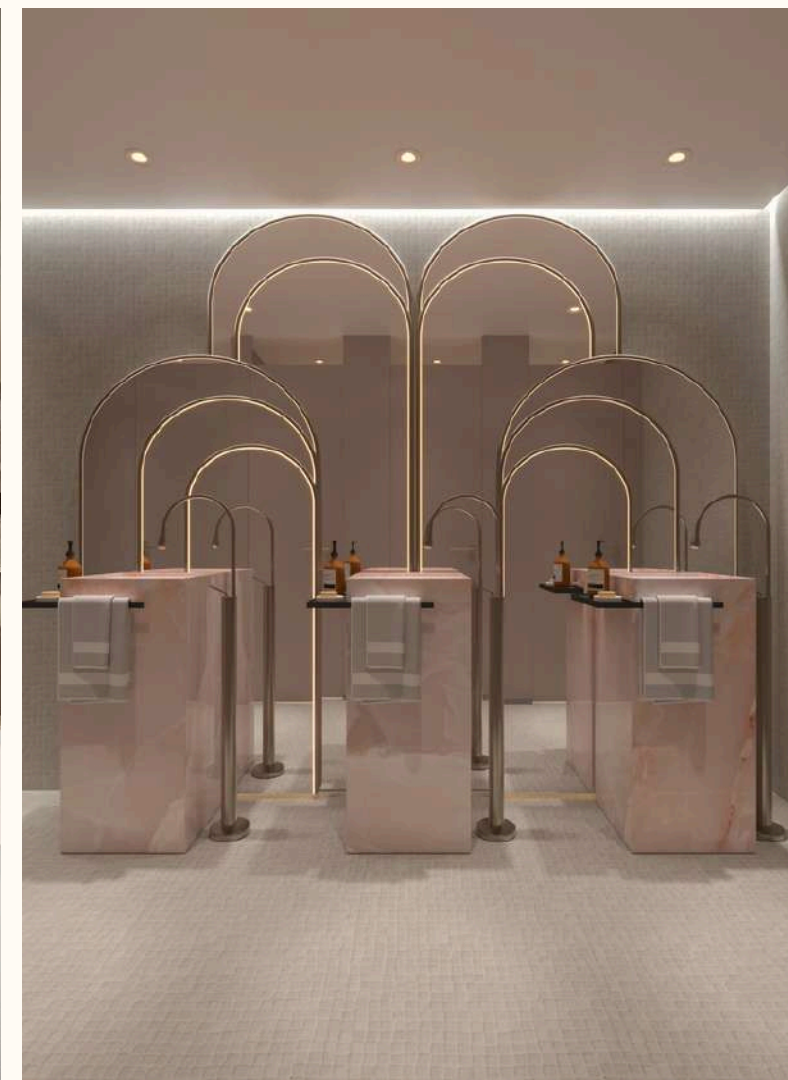
# WELCOME TO Q GARDENS ALIYA

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Explore exceptional living opportunities in Dubai.

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





## EXQUISITE LIVING

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- 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





NO  
EXCUSES

GYM



SWIMMING-POOL



SALT WATER POOL



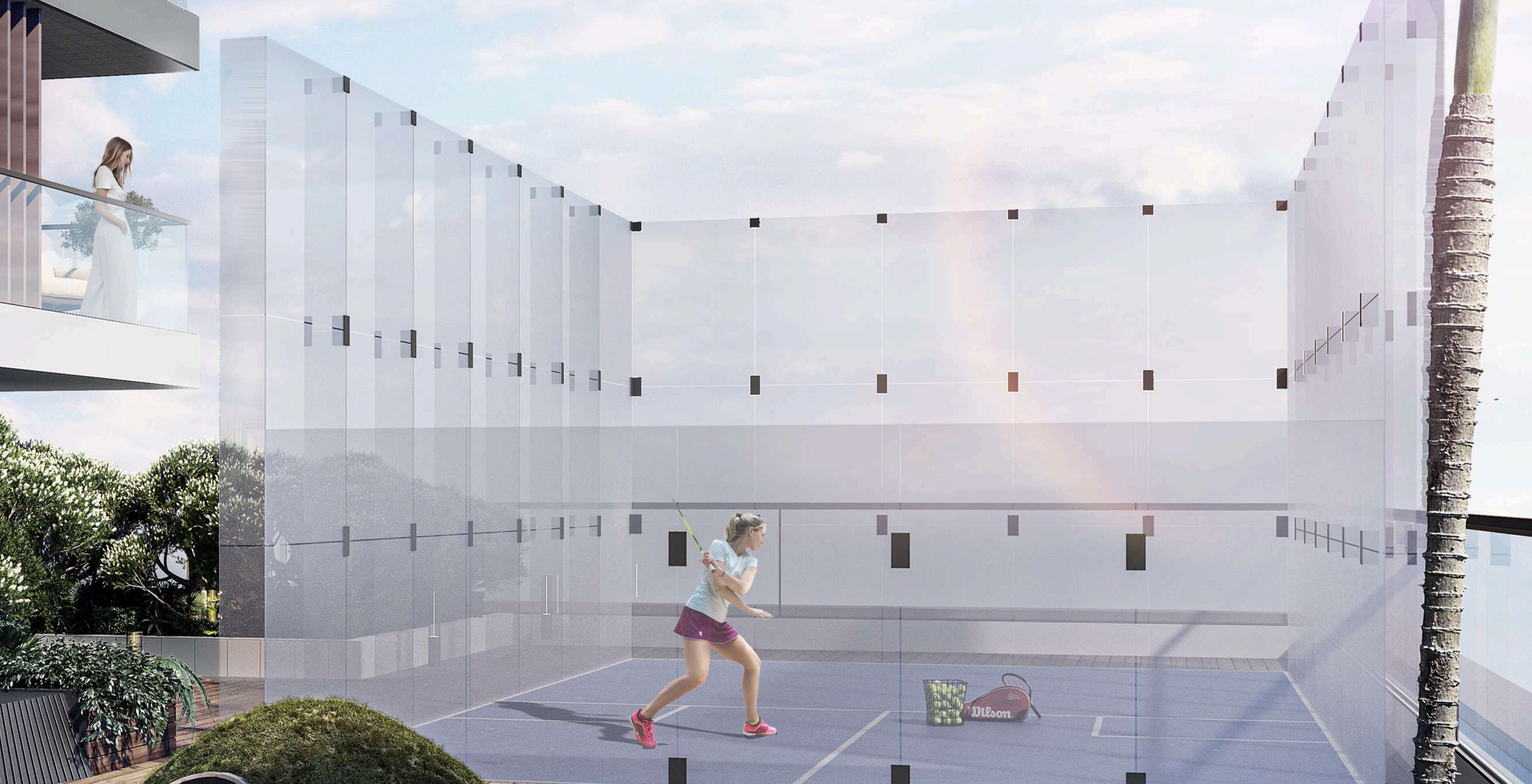
OUTDOOR & INDOOR KIDS PLAY AREA

# ENTERTAINMENT FACILITIES

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- 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

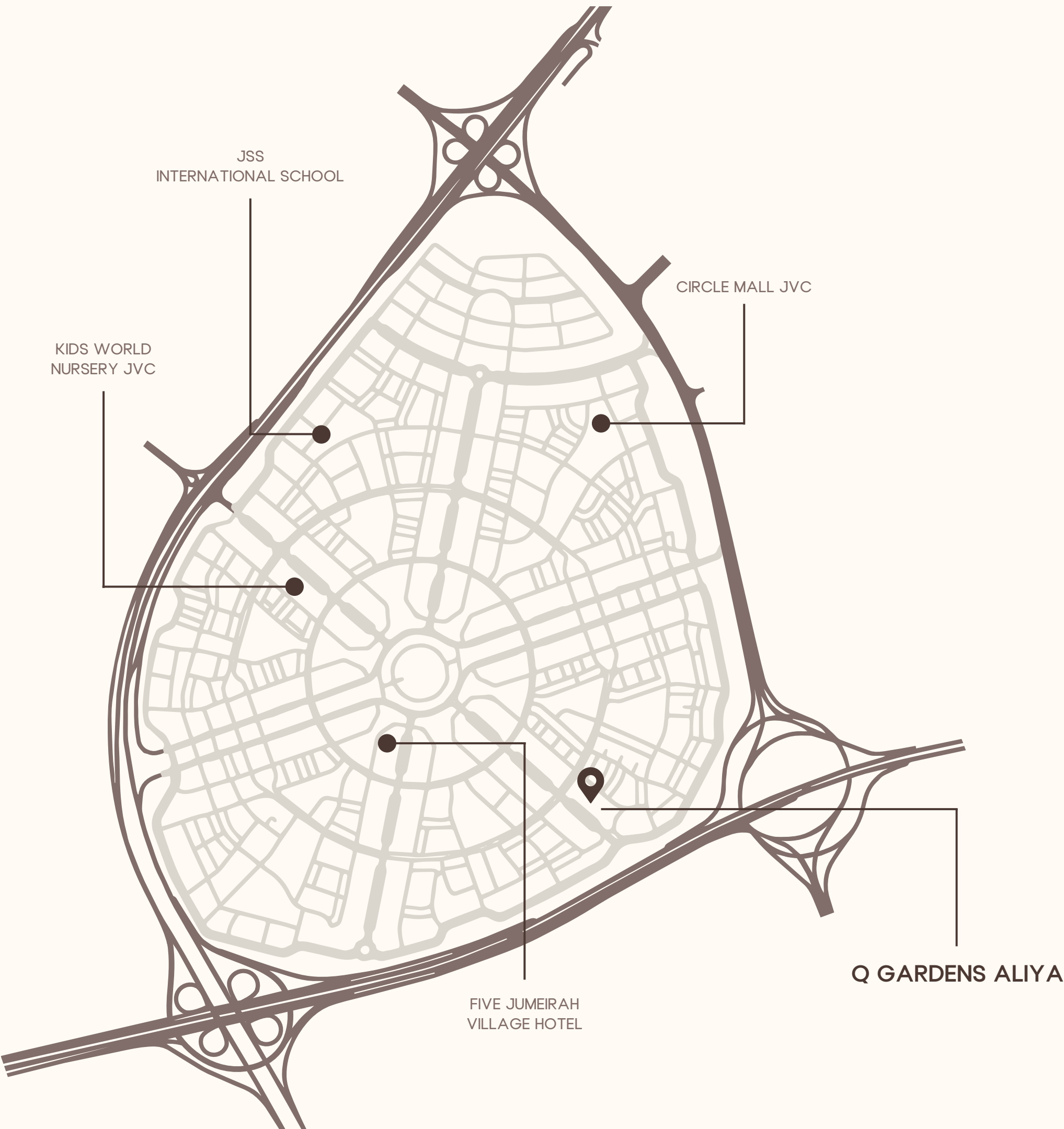


CINEMA ROOM FOR RESIDENTS



BARBEQUE & GRILL AREA





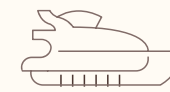
Located in District 12, near the entrances and exits of the JVC.



**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.