CAPITAL ONE

JVC

CENTURION
PROPERTIES



ABOUT DEVELOPER

BUILDING TOMORROW'S URBAN LEGACY

Centurion Developers is transforming urban spaces with innovative, sustainable real estate designed for modern business. We specialize in high-performance office environments that support productivity, flexibility, and long-term growth. With a focus on smart design, quality execution, and future-ready solutions, our developments help companies thrive and cities evolve. We create places where people can live, work, and thrive, blending modern design with long-term value.

With every project, we're not just building for today—we're helping shape smarter, more connected cities.

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



ABOUT
JUMEIRAH VILLAGE CIRCLE

Jumeirah Village Circle (JVC) in the heart of Dubai offers a prime location with great connectivity to various parts of the emirate, making it a sought-after destination for both renters and buyers looking for affordable apartments and villas. Its popularity among investors is further boosted by its freehold status, competitive prices, and attractive rental yields.

Nakheel, the master developer behind JVC, has crafted a community known for its tranquil ambiance, complemented by lush gardens, parks, and a range of amenities. This blend of serene surroundings and modern conveniences makes JVC an attractive option for those seeking a balanced lifestyle in Dubai.



ABOUT
CAPITAL ONE JVC

Building on the success of Capital One Motor City, this project redefines luxury office space once again; this time in the heart of Jumeirah Village Circle.

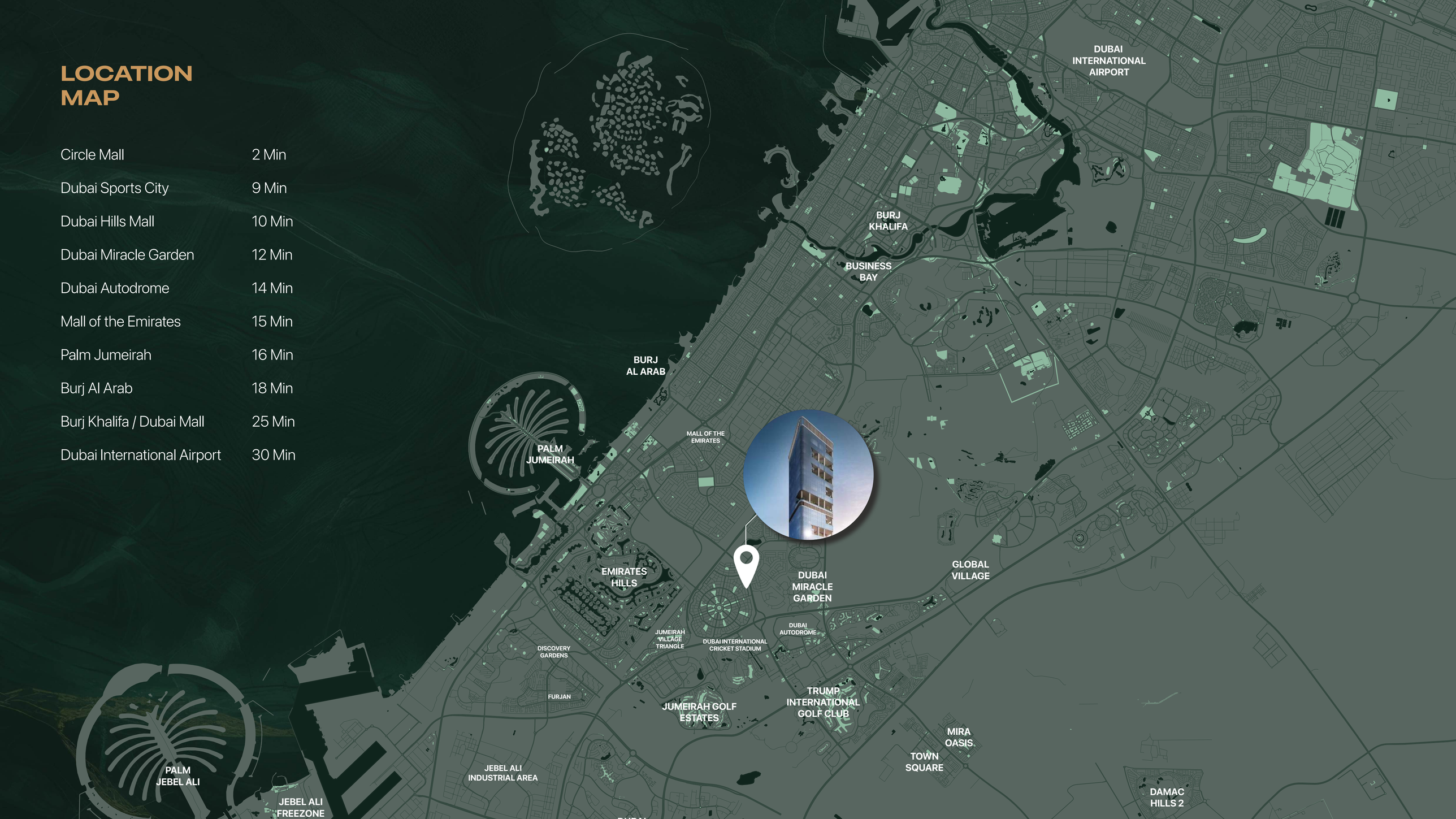
Offering premium offices that rival the best in town, the project is designed with a futuristic concept, creating a seamless, inspiring work environment.

With a strategic location, breathtaking design, and thoughtful details, Capital One JVC is the ideal destination for dynamic businesses seeking sophistication and functionality.

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

LOCATION MAP

Circle Mall	2 Min
Dubai Sports City	9 Min
Dubai Hills Mall	10 Min
Dubai Miracle Garden	12 Min
Dubai Autodrome	14 Min
Mall of the Emirates	15 Min
Palm Jumeirah	16 Min
Burj Al Arab	18 Min
Burj Khalifa / Dubai Mall	25 Min
Dubai International Airport	30 Min



PLOT LOCATION



DISTRICT 16

JSS

DISTRICT 10

CIRCLE MALL

DISTRICT 11

AL KHAIL ROAD

HESSA STREET

DISTRICT 17

DISTRICT 15

JUMEIRAH VILLAGE CIRCLE

DISTRICT 12

DISTRICT 18

DISTRICT 13

DISTRICT 14

SHEIKH MOHAMMED BIN ZAYED ROAD

- PARKS
- CIRCLE MALL
- JSS INTERNATIONAL SCHOOL
- HESSA STREET ACCESS
- AL KHAIL ROAD ACCESS

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

FACADE



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



ROOF FLOOR

23 FLOORS - OFFICES
(FLOOR 10 - MECHANICAL FLOOR)

5 PODIUMS

GROUND FLOOR

BUILDING STRUCTURE

Typical 1	Floor 1
Typical 2	Floor 2 & 12
Typical 3	Floor 3, 4, 7, 13, 16, 19, & 22
Typical 4	Floor 5, 17, 20
Typical 5	Floor 6, 18, 21
Typical 6	Floor 8, 14, 23
Typical 7	Floor 9, 15, 24
Typical 8	Floor 11

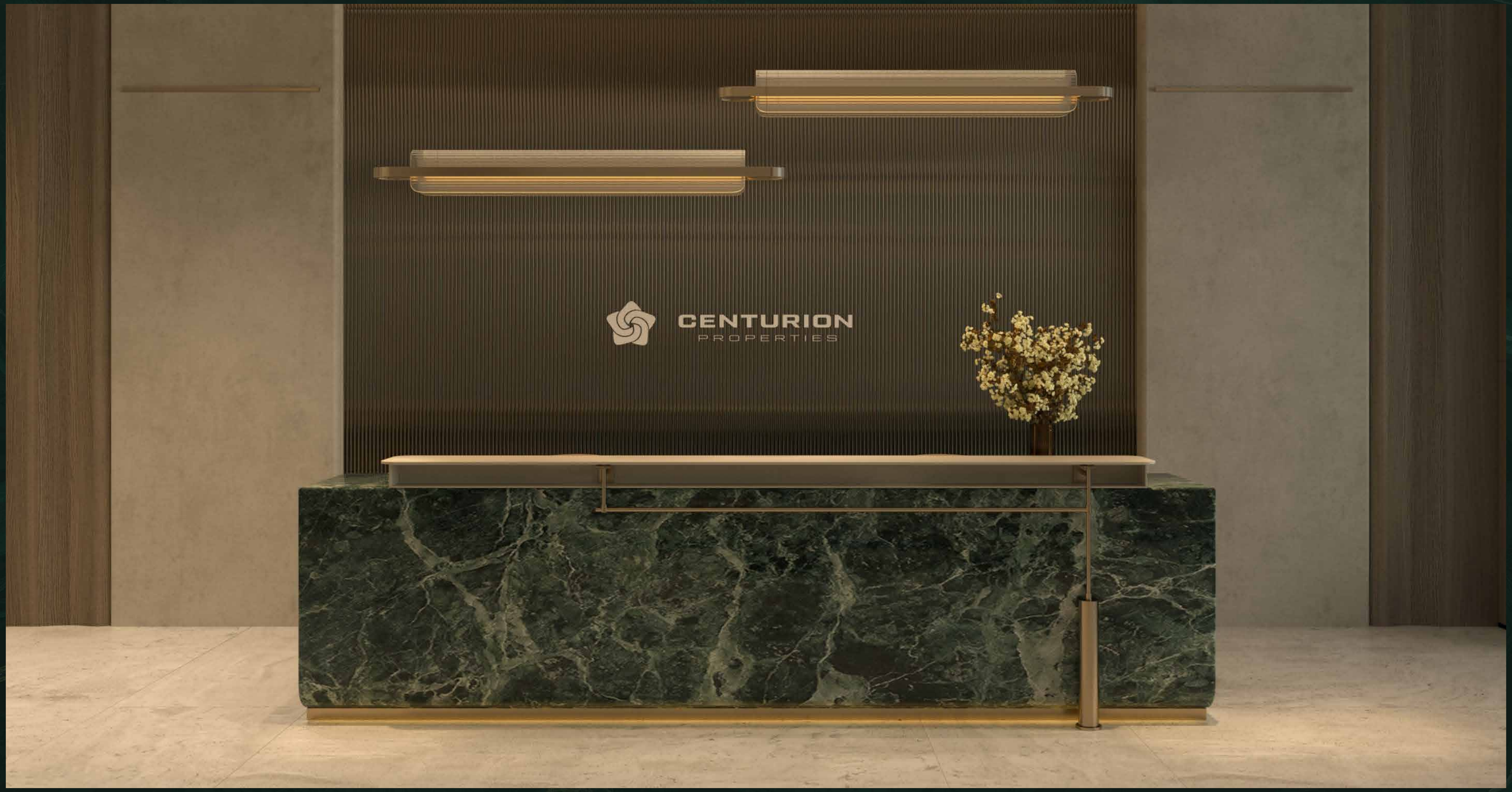
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

DROP-OFF



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

LOBBY



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

PROJECT DETAILS

Project Name	Capital One JVC
Developer	Centurion Star Developers L.L.C
Architect	Datum Engineering Consultants
Location	Jumeirah Village Circle
Est. Completion Date	July 2028
Tower Height	3B+G+5P+23+S+R
Furnished / Unfurnished	Unfurnished
Finished / Unfinished	Shell & Core
Lobby Ceiling Height	4550 mm
Estimated Service Charges	AED 15 per sqft
Parking	1 space for every 50 sqm of office space
	1 space for every 70 sqm of retail space

Unit Mix

Type	Units	Size Range
Office	91 Units	870 to 1,370 Sqft
Office with Terraces	34 Units	1,165 to 3,110 Sqft
Retail	3 Units	720 to 4,210 Sqft

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

AMENITIES

AMENITIES FLOOR PLAN

1. **LAP POOL** (65.77 ft. x 9.58 ft)
2. **INDOOR GYM**
3. **OUTDOOR GYM**
4. **OUTDOOR LOUNGE**
5. **OUTDOOR SEATING**



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

OUTDOOR SEATING



INDOOR GYM



OUTDOOR GYM



LAP POOL



RETAIL AREA

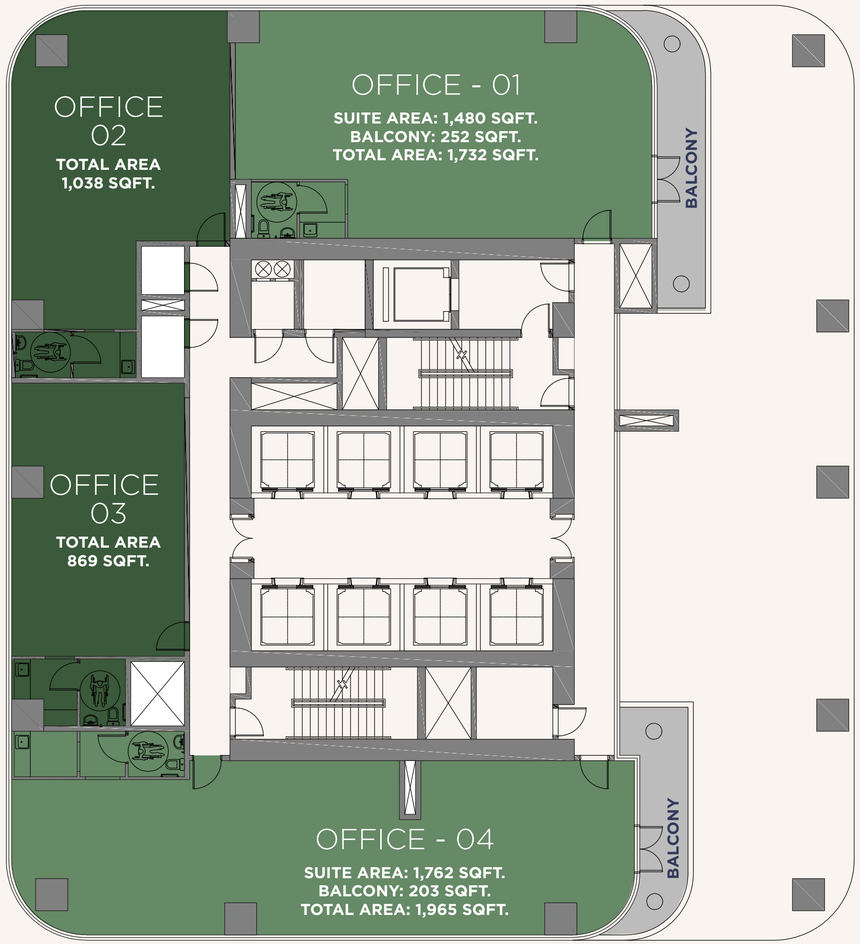


TYPICAL FLOOR PLANS

TYPICAL 1 - FLOOR 1



TYPICAL 2 - FLOOR 2 & 12



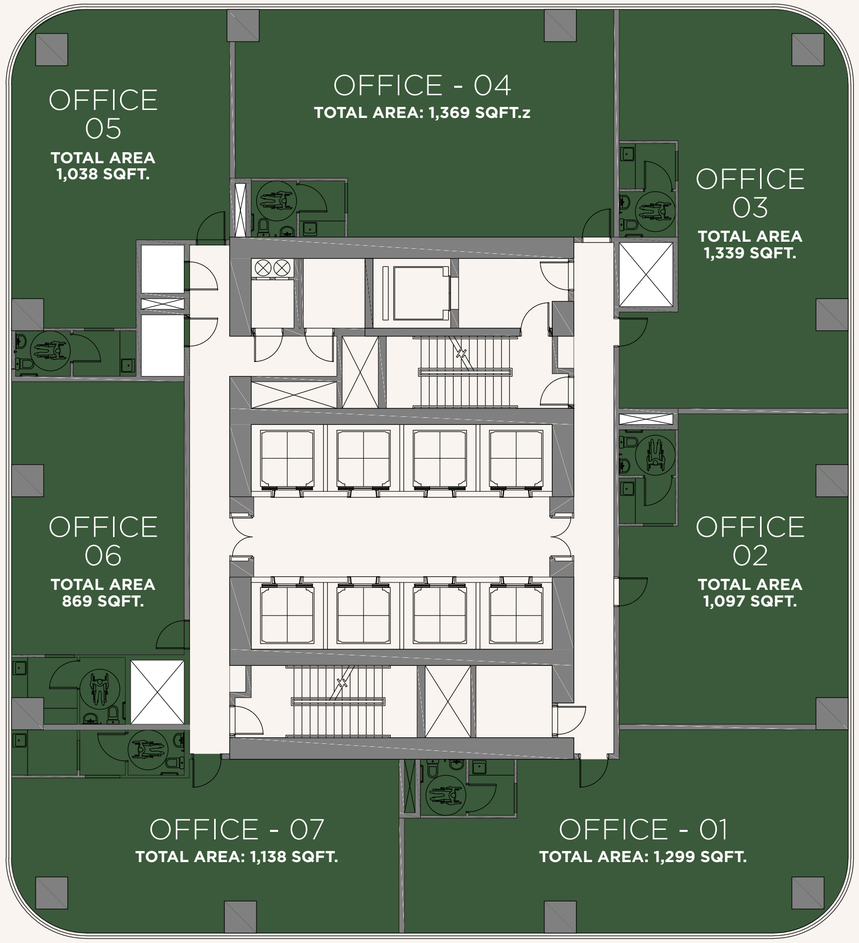
N

OFFICE WITHOUT BALCONY

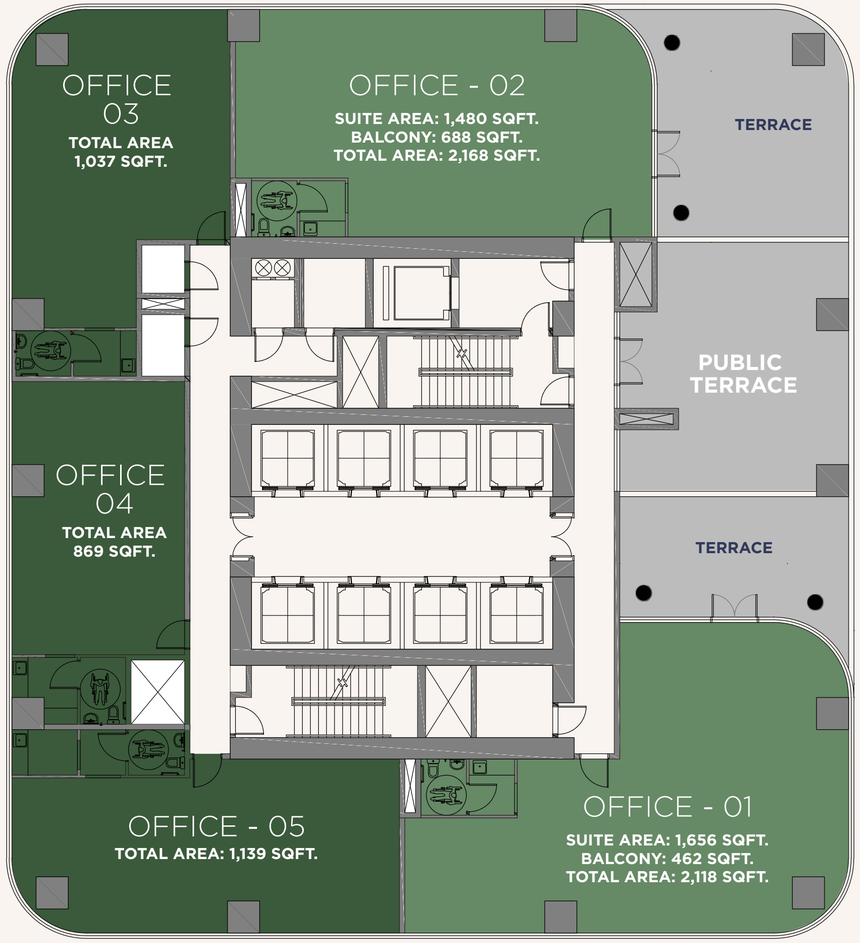
OFFICE WITH TERRACE / BALCONY

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

TYPICAL 3 - FLOOR 3, 4, 7, 13, 16, 19, & 22



TYPICAL 4 - FLOOR 5, 17, 20



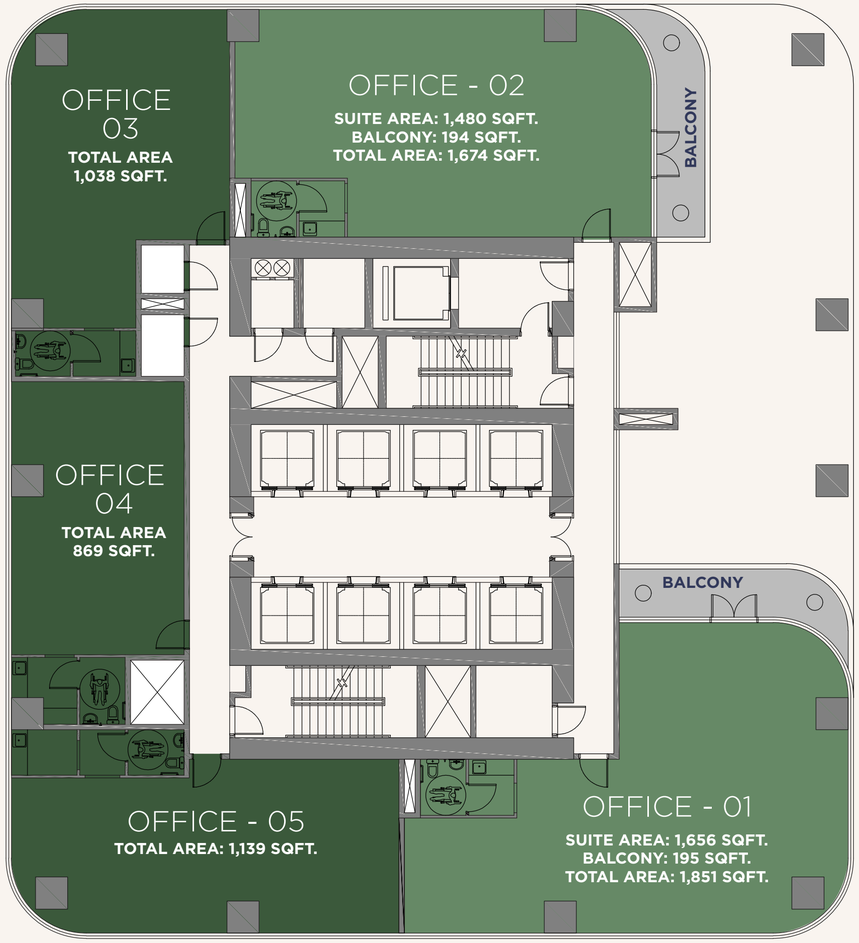
N

OFFICE WITHOUT BALCONY

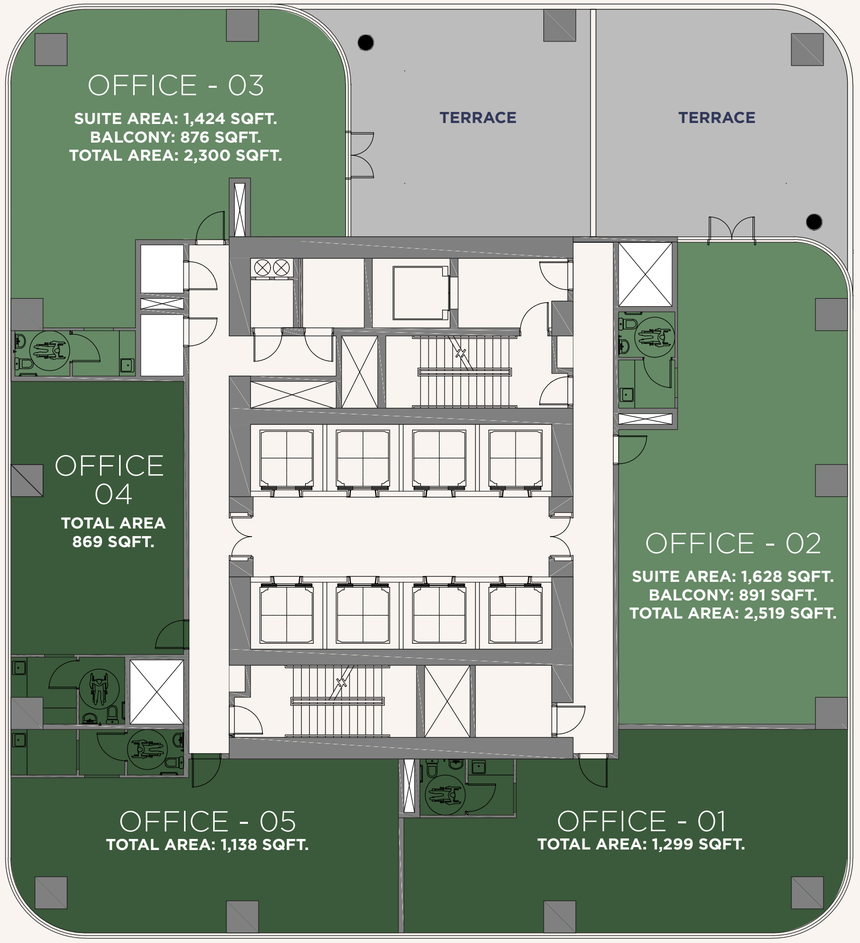
OFFICE WITH TERRACE

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

TYPICAL 5 - FLOOR 6, 18, 21



TYPICAL 6 - FLOOR 8, 14, 23



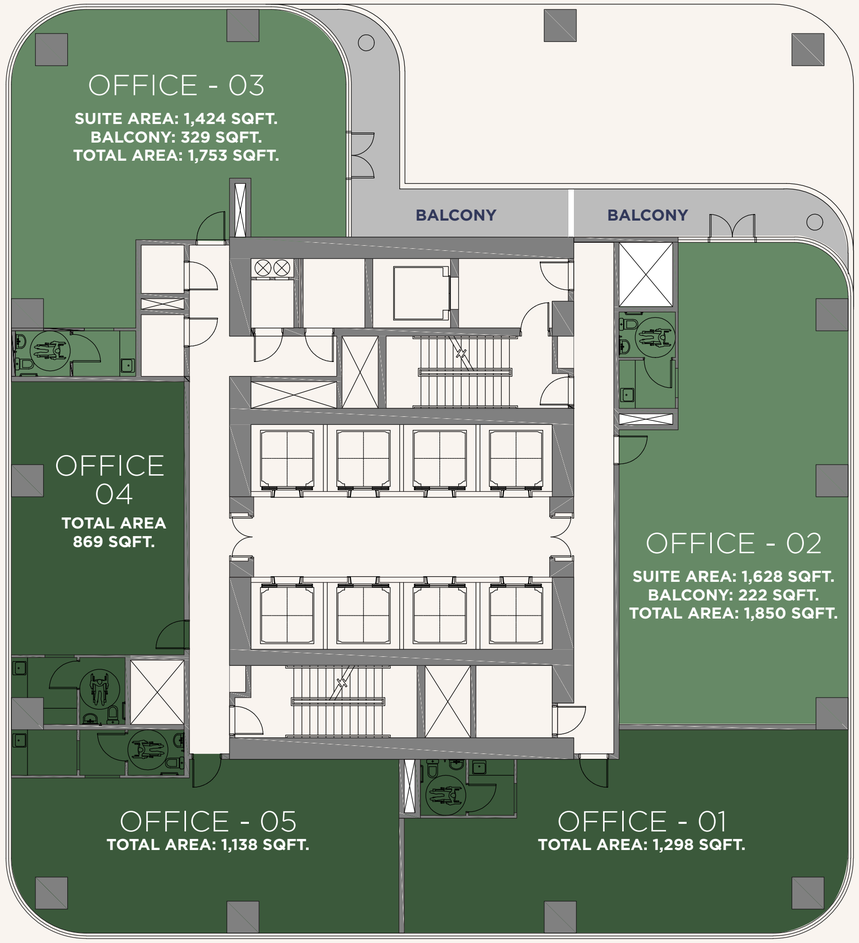
N

OFFICE WITHOUT BALCONY

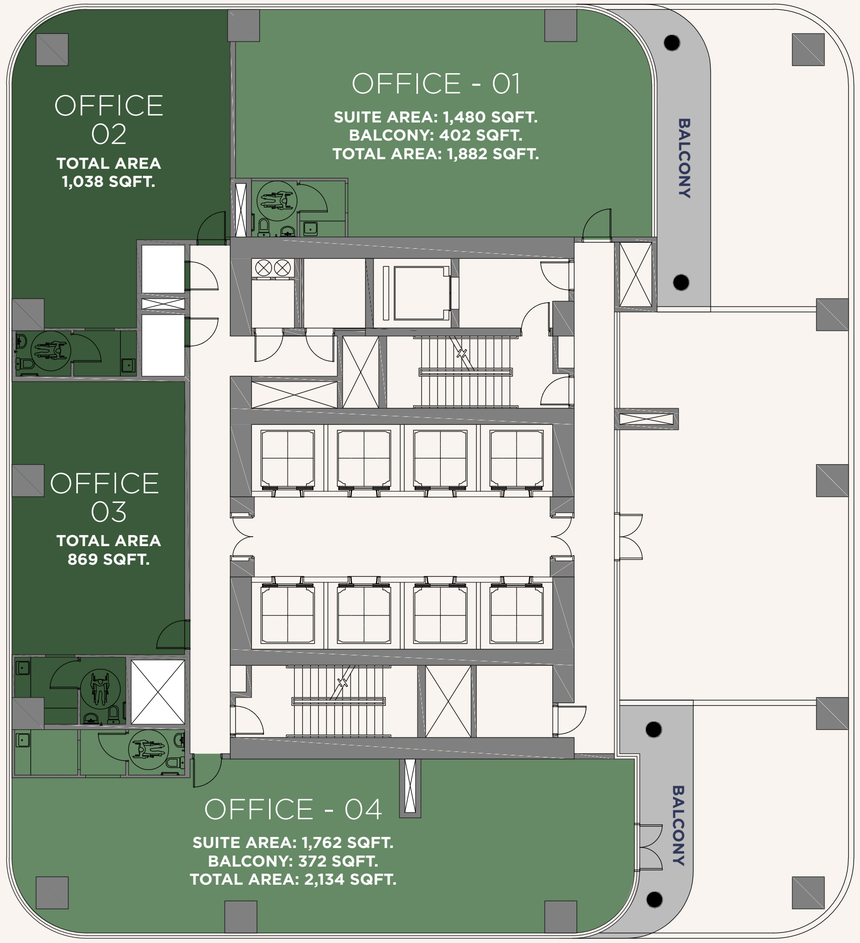
OFFICE WITH TERRACE / BALCONY

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

TYPICAL 7 - FLOOR 9, 15, 24



TYPICAL 8 - FLOOR 11



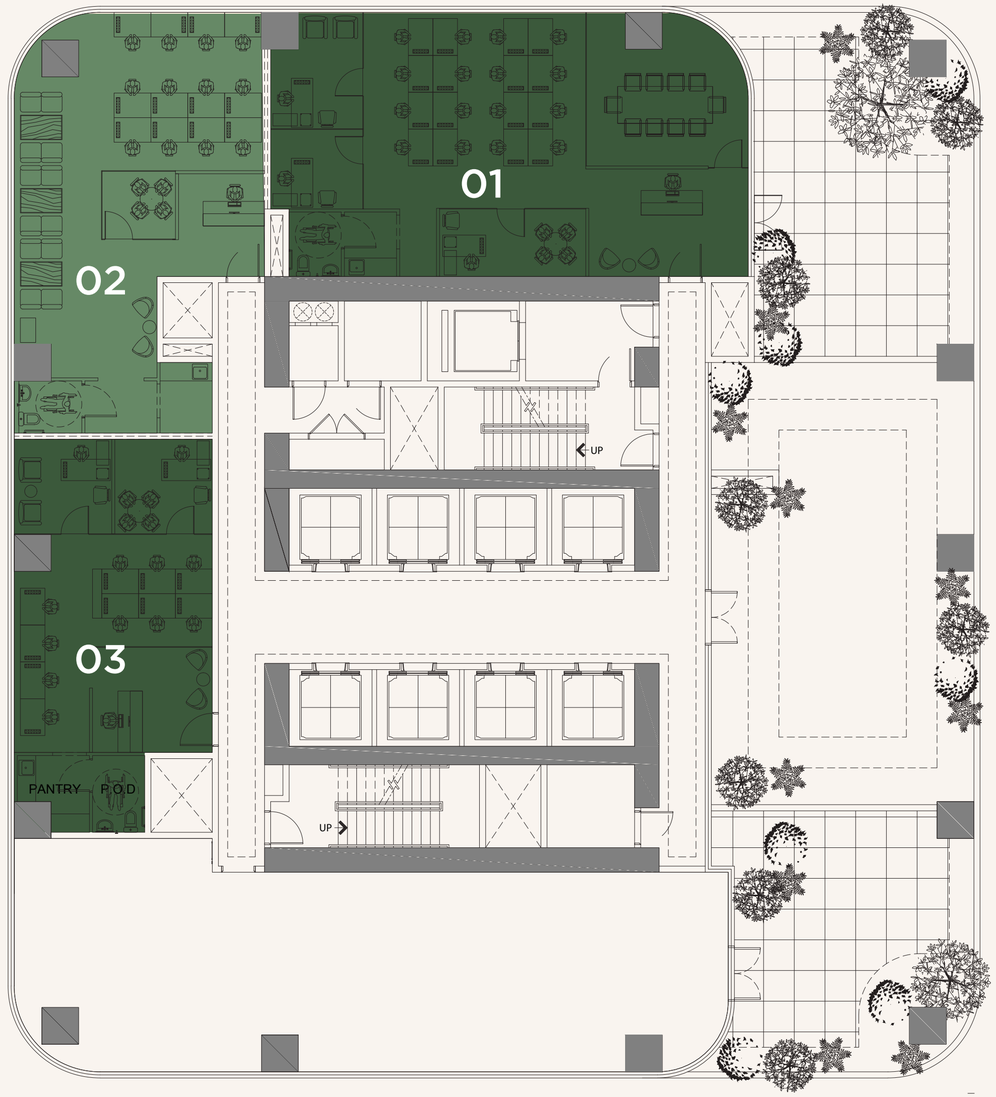
N

OFFICE WITHOUT BALCONY

OFFICE WITH BALCONY

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

TEST FIT FLOOR - 1



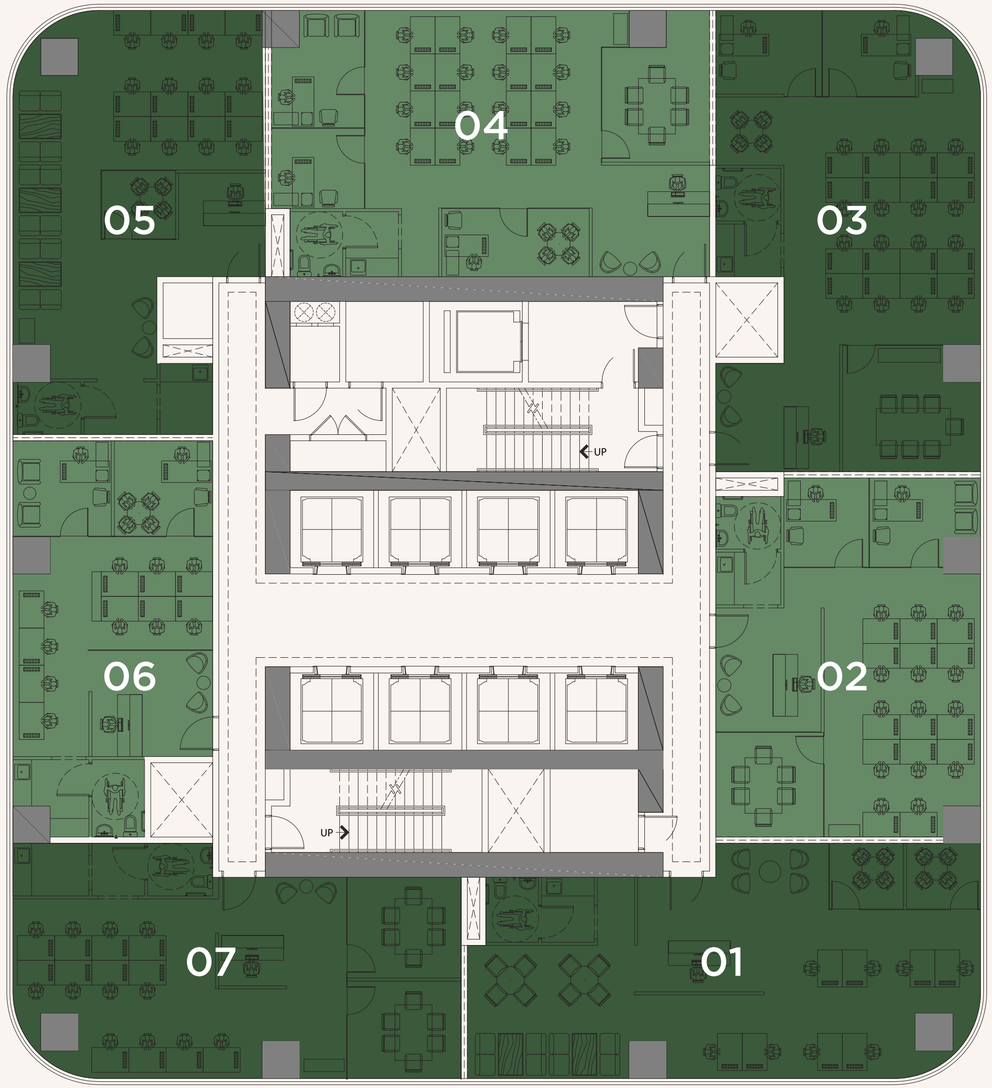
PRIVATE FAMILY OFFICE PLAN - 01
LEASABLE AREA: 129.64.40SQM.
OPEN PLAN DESK: 16
RECEPTION AREA: 1
MEETING ROOM SEATS: 10
MANAGER'S OFFICE: 2
TOTAL OCCUPANCY: 29 or 30pax. approx.

PRIVATE FAMILY OFFICE PLAN - 02
LEASABLE AREA: 95.83 SQM.
OPEN PLAN DESK: 24
RECEPTION AREA: 1
MEETING ROOM SEATS: 4
TOTAL OCCUPANCY: 29 or 30pax. approx.

PRIVATE FAMILY OFFICE PLAN - 03
LEASABLE AREA: 65.78 SQM
OPEN PLAN DESK: 10
RECEPTION AREA: 1
MANAGERS OFFICE/CABIN: 2
TOTAL OCCUPANCY: 13 or 15pax. approx.

N

TEST FIT FLOORS - 3, 4, 7, 12, 15, 18, 21



OPEN PLAN - OFFICE 01
LEASABLE AREA: 114.40SQM.
OPEN PLAN DESK: 24
RECEPTION AREA: 1
MEETING ROOM SEATS: 8
TOTAL OCCUPANCY: 33-40pax approx.

OPEN PLAN - OFFICE 02
LEASABLE AREA:97.85SQM
OPEN PLAN DESK: 14
RECEPTION AREA: 1
MEETING ROOM SEATS: 6
CEO/DIRECTOR'S OFFICE: 2
TOTAL OCCUPANCY: 23-25pax approx.

OPEN PLAN - OFFICE 03
LEASABLE AREA: 119.55SQM.
OPEN PLAN DESK:16
RECEPTION AREA: 1
MEETING ROOM SEATS: 8
MANAGERS OFFICE/CABIN: 2
TOTAL OCCUPANCY: 27-30PAX APPROX.

OPEN PLAN - OFFICE 04
LEASABLE AREA: 120.37 SQM.
OPEN PLAN DESK: 16
RECEPTION AREA: 1
MEETING ROOM SEATS: 6
MANAGER'S OFFICE: 3
TOTAL OCCUPANCY: 26-30pax approx.

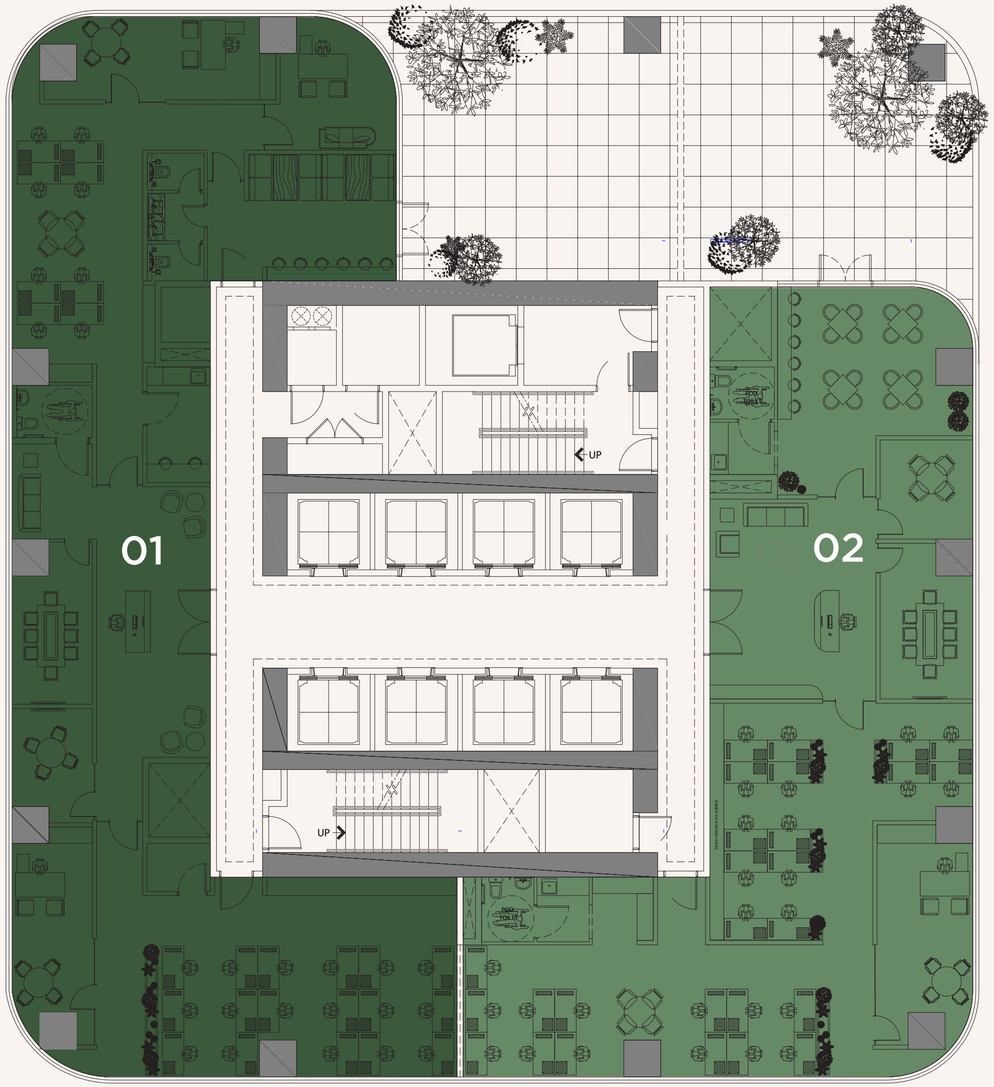
OPEN PLAN - OFFICE 05
LEASABLE AREA: 101.30 SQM.
OPEN PLAN DESK: 24
RECEPTION AREA: 1
MEETING ROOM SEATS: 4
TOTAL OCCUPANCY: 29-35pax aprox

OPEN PLAN - OFFICE 06
LEASABLE AREA: 83.84 SQM.
OPEN PLAN DESK: 10
RECEPTION AREA: 1
MEETING ROOM SEATS: 0
CEO/DIRECTOR'S OFFICE: 2
TOTAL OCCUPANCY: 13-15pax. approx.

OPEN PLAN - OFFICE 07
LEASABLE AREA: 99.50 SQM.
OPEN PLAN DESK: 12
RECEPTION AREA: 1
MEETING ROOM SEATS: 12
TOTAL OCCUPANCY: 25pax approx.

N

TEST FIT FLOORS - 8, 13, 22



COLLABORATIVE & COMBINED OFFICE PLAN-01

LEASABLE AREA: 321.14SQM.
OPEN PLAN DESK: 25
RECEPTION AREA: 1
MEETING ROOM SEATS: 12
MANAGER'S OFFICE: 3
HUDDLE AREA: 4
TOTAL OCCUPANCY: 45-50pax approx.

COLLABORATIVE & COMBINED OFFICE PLAN 02

LEASABLE AREA:269.35SQM
OPEN PLAN DESK: 27
RECEPTION AREA: 3
MEETING ROOM SEATS: 12
MANAGER'S OFFICE: 1
HUDDLE AREA: 4
TOTAL OCCUPANCY: 47-50pax approx.

N

REASONS TO INVEST

GRADE A OFFICES

The highest quality commercial office spaces in the real estate market. These offices are designed to offer premium features, prime locations, and a high standard of construction.

SPACIOUS SPACES, SMART VALUE

Thoughtfully designed, each unit offers expansive layouts that maximize space and flexibility; delivering premium office environments at an unmatched price point.

FREEHOLD OWNERSHIP

JVC offers full freehold ownership, allowing both local and international investors long-term security and strong capital appreciation in a growing district.

PRIME LOCATION

Located in the heart of Jumeirah Village Circle, the project provides direct access to Dubai's top destinations, retail hubs, and major roads, offering unmatched connectivity for professionals and clients.

BALANCED COMMUNITY LIVING

Surrounded by parks, schools, and recreational amenities, the project is embedded within a serene yet vibrant neighborhood that supports both work and lifestyle needs.

MASTER-PLANNED DEVELOPMENT

Developed by Nakheel, JVC features comprehensive infrastructure with residential, commercial, and leisure spaces, ensuring long-term growth and investment stability.

INDICATIVE UNIT SIZE AND PRICE

Type	Starting Size	Starting Price
Office	870 Sqft	AED 1,700,000

The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

PAYMENT PLAN 50 / 50 ON HANDOVER

EOI PROCESS

To particpate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

1. Client's Document Required: Client's Passport Copy and Emirates ID Copy (for UAE Residents).
2. Signed EOI form (attached), with correct customer details, valid email address, and phone number to issue the receipt(s).
3. Payment: Cheque and Wire Transfer should be in favour of "**CENTURION STAR DEVELOPERS LLC**".
4. Cash payment will be accepted for the EOI campaign up to **AED 50,000** for all units.

Bank Details for Wire Transfer

Description	Details
Account Name	CENTURION STAR DEVELOPERS LLC
Account No.	3708494433301
IBAN No.	AE470340003708494433301
Swift Code	MEBLAEAD
Bank Name	EMIRATES ISLAMIC BANK
Branch Name	EI HEALTH CARE CITY
Bank Address	EXECUTIVE OFFICE BUILDING - G FLOOR, BUILDING 16 - DUBAI HEALTHCARE CITY – DUBAI
Currency	AED

Any EOI received not containing the above will not be considered.

Allocation will be on First Come First Serve basis & Receipt issuance confirmation by "**Centurion**".

EOI request to be sent at email address salesops@octaproperties.com with customer preferred Unit options. Please note, upon unit allocation for all EOI confirmed deals, we require balance payment & documentation for unit booking.

If the client is not able to get the desired unit, EOI will be refunded to the client within 15 working days from the date the client shares the correct account details.

In the event of cancellation of the Expression of Interest (EOI), the refund amount shall be equivalent to the actual amount received by the Developer in their bank account, net of any applicable bank charges.

Please feel free to contact our sales team at +971 50 206 6888 or info@octaproperties.com if you need any assistance, our team is here to assist you throughout the purchase process.

We look forward to receiving your expression of interest and working together to make the "**Capital One-JVC**" Project a landmark.

CAPITAL ONE
JVC

CENTURION
PROPERTIES

PRESENTED BY
OCTA
PROPERTIES