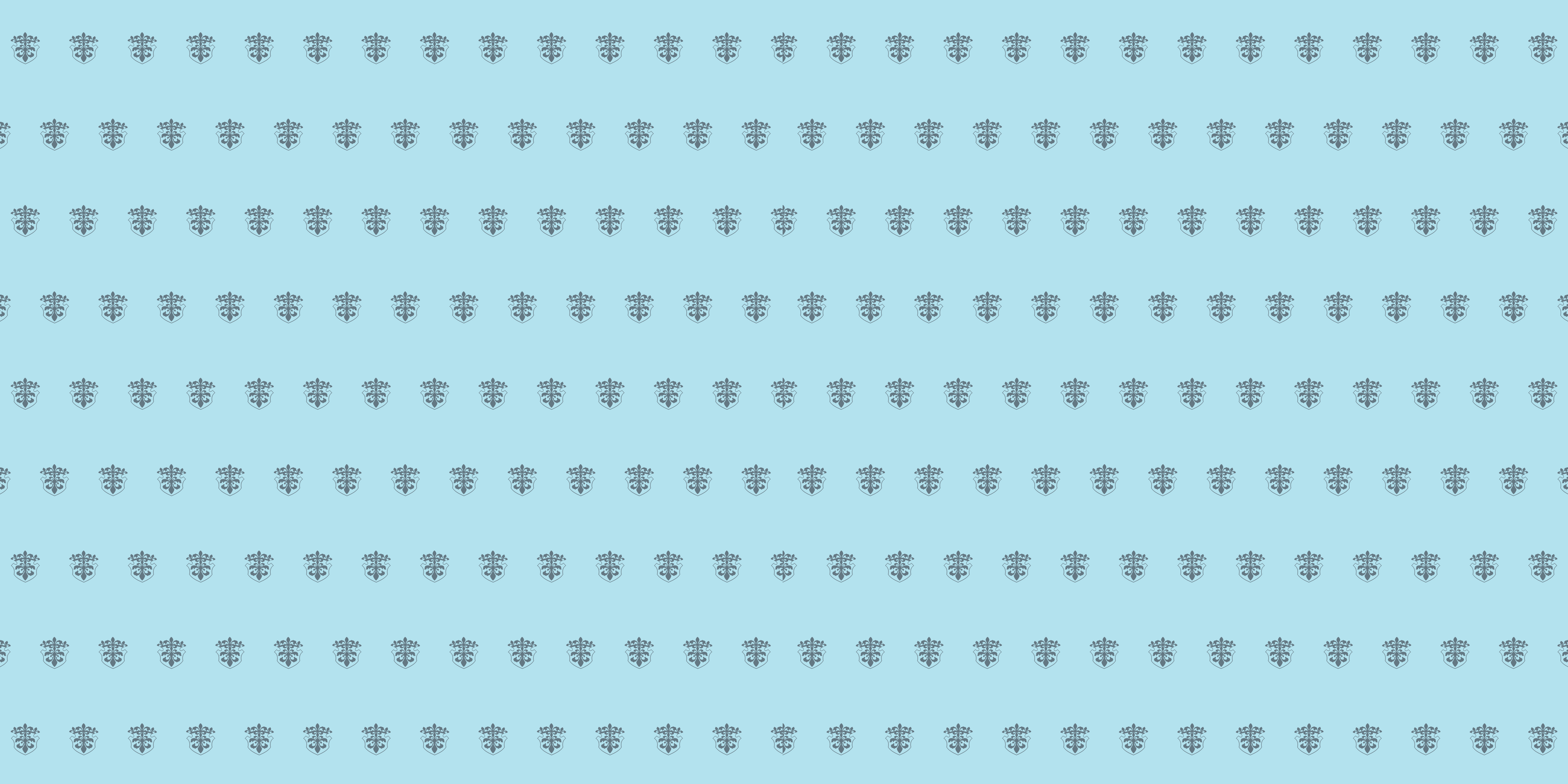




JUMEIRAH VILLAGE CIRCLE
ACES CHATEAU
DUBAI

ACES PROPERTY LIMITED





JUMEIRAH VILLAGE CIRCLE

ACES CHATEAU

DUBAI

*Get in Vogue with French
Renaissance in a Modern Dubai*



Vivez la Renaissance! Experience the World of Renaissance!

The eclectic Golden Age architecture conveys artistry and delicate designs that synonymously speak of authentic romance, culture and pure European beauty. Well-manicured grounds, lush landscapes, classical-inspired country estate, and intricate interiors – these Renaissance elements can now be found in your home. ACES Château promises to bring you sophisticated symmetrical facade of details for your next home. Its plush atmosphere creates a harmonious balance of comfort, leisure and poise while it offers you contemporary lifestyle in the beautiful city of Dubai.



La ville où les rêves impossibles se réalisent The city where impossible dreams happen

Considered the Pearl of the Middle East, Dubai's vitality has always boasted entrepreneurial and cultural spirit, allowing it to accelerate its pace of diversification. The cosmopolitan metropolis represents its past and present – from the timeless equanimity of the desert to the many innovative large construction projects that makes the city a haven of skyscrapers and high-rise buildings.

Dubai boasts its overseeing creation of lavish tourist's facilities, kaleidoscope of appeal and state-of-the-art innovations. The city is an authentic sanctuary of luxury lifestyle, modern residential spaces and well-designed commercial establishments that turns ordinary living into an extraordinary dynamism. We at ACES Château believe that you deserve to be at home – where prosperity meets comfort, where your vessel of dreams becomes a vessel of reality.





"ACES Château is a classy yet modern environment that represents a mirage of two influences bound to bring a change in perspective imposed by various scientific and innovative ideas."

Kashif Shahzad
President
ACES PROPERTY LIMITED



Bievenue à Aces Château Welcome to Aces Château

Behold as the magnificent doors of ACES Château is opening for you! Rising from a magnificent estate that articulates composure and vibrancy, ACES Château is a Renaissance-inspired manor that springs in the neighbourhood of already an elegant community. It offers a homey yet luxurious appeal for individuals and families who want to own lavishness and tranquillity at home while staying connected to the metropolis. The property's exterior and interior facets are executed to be at par with world-class standards, enticing the feel of elegance and heritage at the same time. ACES Château is an ideal home for residential and investor's community as it offers a vibrant enclave - all in one estate.

Front Elevation
Daytime*



Group Partner



14 - 15

ACES CHATEAU



Le Development The Development

ACES Château brings you the French Stucco-style architecture that executes the expression of true beauty and composure of a home you deserve! The priceless choices of apartments occupy a 4-floor building that is bound to suit your taste and needs. We have a variety of options to fit to your choice of residential spaces.

Our residents at ACES Château will enjoy the easy access of impeccable facilities of the property. Shop what you need at our well-situated, over 2000 Sq.ft convenience stores located on the ground floor. Take pleasure on the rooftop and experience an unruffled peace in the gardens, a barbeque party at the barbeque lounge or feel the relaxing dip at our swimming pool on top of the sparkling city lights at night. Grow your investment every day and live every moment of your life in the splendour of French extravagance at ACES Château.

Location: District 11
Plot No: JVC11BBMRA005

Front Elevation
Nighttime*



Le Promoteur
The Developer

ACES is a Dubai focused real estate development company managed by a highly experienced team. The business provides a real estate operating platform for high quality residential, Commercial and mixed-use development opportunities.

The founding directors of ACES have operated through many market cycles and have a proven track record. ACES

have been involved in acquisitions of real estate on a strategic basis with a goal of realizing capital gains and income.

ACES Sales team is connected to the pulse of the UAE and international property market by extending its reach into key investment markets in the UK, Russia/CIS, Indian Sub-continent and North America.



KASHIF SHAHZAD
Founding Director/President

Kashif has over 10 years experience in both commercial and residential property development, joint ventures and investment in Dubai, Abu Dhabi and London.

Over the past decade, Kashif has focused predominantly on Dubai and prime central London Real Estate. This has included high-end residential, mixed-use and office schemes.



RIJAS GROUP started as a small trading enterprise in 1966 by visionary, Mian Waseem Shahzad, has grown it into a global business empire with a diversified investment portfolio spanning Textiles, Retail, Real Estate Development, Agriculture, Air-Logistics, distribution and many other businesses.

The Group focus has been on creating brands that add value to the lives of all associated including customers, employees, as well as stake-holders. Business excellence has been embedded in RIJAS through processes and methodologies that enable the group companies to continually improve operations and achieve world-class status.



MIAN WASEEM SHAHZAD
Chairman



Rijas Polo Team



RIJAS TEXTILES consists of manufacturing, exports and international RETAIL network of embroidered fabrics, home textiles and accessories. RIJAS is an internationally acclaimed fashion and household brand.

RIJAS REAL ESTATE DEVELOPMENT and its shareholders have achieved a turnover in excess of 1 billion US Dollars.

RIJAS FARMS have been committed to providing highest quality poultry products to its customers. RIJAS Broiler farms follow strict bio security protocols designed to eliminate flow of viruses, bacteria and parasites.



Rijas Textiles

Group Partner

LEADERSHIP

Leadership excellence has been an integral component of work methodologies at Rijas. Rijas maintains the lead position in the field of POLO. The RIJAS POLO TEAM has earned the lead position in the LAHORE OPEN POLO CUP.

TRUST

At RIJAS we are committed to improving the quality of life of the communities we serve. We do this by striving for leadership and global competitiveness in the business sectors we operate. Our practice is returning to society what we earn. Our believes are that what comes from people goes back to the people many times over.

RIJAS EDUCATIONAL INITIATIVES

Believing the education is a must for progress and development at all levels, RIJAS sponsors initiatives for providing free education to the under-privileged.



For detailed profile visit www.rijas.com
Contact Person: Mr Faisal Shahzad
Tel: +9242 11-11-RIJAS
Cell: +92321-8414433



Le Hall d'Entrée The Entrance Hall

Welcome to the age of renaissance - at Aces Château, an estate residence that has been built and designed to the highest specification, paying tribute to its many heritage features and materials.

The entrance is of particular note that is developed with its distinctive private atmosphere and extensive use of exquisite Italian marble. Inspired by the renaissance period, the entrance provides residents and their guests with a rich and sumptuous welcome and a space in which to relax and enjoy the unique atmosphere.

From the ornamental marble floor to its patterned and decorative ceiling, every detail of this majestic entrance has been meticulously crafted to showcase the renaissance style. On arrival, residents will be welcomed from a member of security staff who ensures privacy and security all at the same time.



Les Couloirs The Corridors

Just right after the entrance, grand corridors decorated with italian marble flooring will allure with a very inviting environment, as if residents were walking through luxurious yet very sensuous pathways. Embedded with glamour, the corridors will not just serve as narrow passages, but will also draw the residents back to the memories of the golden age.



Services et Aménagements Services and Facilities

Complete rejuvenation for body, mind and soul converge beautifully in ACES Château's amenities. Comfortable lounge areas are available on the roof top. If you are looking for a little more recreation, enjoy the swimming pool's invigorating sparkling waters or choose a more relaxing Jacuzzi to soothe you down.

Services and Facilities

Security staff

CCTV - Security control system

Underground car parking system

Residents common pool and facilities

Retail spaces



Les Espaces de Vente The Retail Spaces

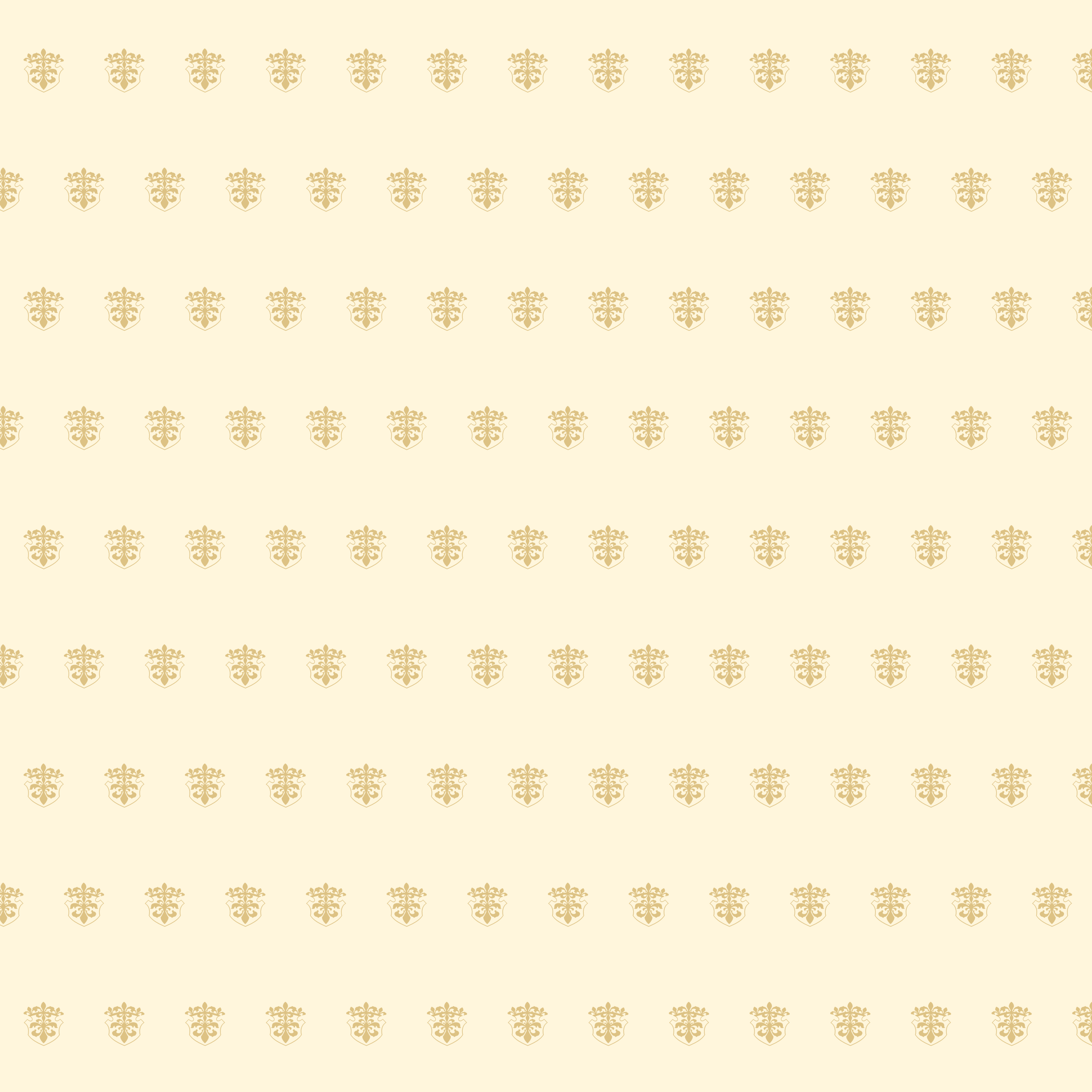
ACES Property Limited believes in constructing and developing aesthetically designed and functionally efficient retail spaces which you can transform into your own commercial complexes. You can always choose to boost your entrepreneurial spirit with us, as you witness your investment come into a boom. Our Renaissance-inspired spaces, occupying over 2000 Sq.ft, reflect engineering and design excellence that creates an aura of vibrant destination for customers and investor's community.



Mode de Vie Lifestyle

We at ACES Château strive to turn your dreams into reality as we present blissful living. Our elegant architecture will please your eyes while our spacious residential apartments will ensure your comfort. ACES Château is developed to pamper the epicure in you as it is showcased in the central location with amenities designed to especially suit the lifestyle of royals and you.

The apartments at ACES Château are strategically located in Jumeirah Village Circle to offer you the scenic views of iconic landmarks in Dubai. Its epic magnificence of architecture and exuberance of serene ambience make the living here beyond doubt 'heavenly'.



Les Espaces The Spaces

One size doesn’t fit all. When it comes to choosing the perfect space you will call home, we offer a diversity of floor plans to fit to your lifestyle.

ACES Château’s **studio apartment** is a perfect choice for individuals who are looking for a personal space that is especially designed to maximize space and furniture in one room. Satisfy your eyes with the view of the city from your balcony or spoil your green thumbs on your personal garden. It is a haven for both peace and privacy.

The **spacious one-bedroom apartments** offer the ideal solution for small families and starting individuals who prefer a division between their personal space and little getaway. This type of space generally comes with a private garden and/ or balcony for personal relaxation. You can also create your own personal working space at home with the study room or customize it to be your little one’s sweet haven. Our most spacious one also offers a laundry-cum-storage room in which you can make use for a different purpose.

Welcome home to your **2-bedroom apartment** of style and beauty. ACES Château takes pride on developing a floor

plan suited for families. Feel the essence of a private working space in your home with a study room. Other unit include a laundry room where you can equip with essentials to keep your clothing neat and pleasant.

Our **3-bedroom apartments** speak of high class and luxury. Special attention to details is showered to their interior with contemporary ideas mixing the classic era touches the feel. Augmenting your senses and maximizing your lifestyle, these spacious apartments in Aces Château are bound to captivate families who are looking for a bigger personal space.

The Royal Suites

Your throne, your magnificence, your kingdom... ACES Château promises top luxury on an upscale living. Call one of our 3-bedroom penthouses your own and experience the life of a royalty in your own personal space. Take a dip in your uniquely tiled private pool as it offers you a dramatic ambiance of both fun and relaxation or be one with nature on your small garden by the roof. Allow your sense to experience extravagant modern living with the gleaming lights of the city in ACES Château’s royal penthouses.



The Spaces Details

Studio

1-Bedroom

1-Bedroom + Study

1-Bedroom + Study + Laundry /Store

2-Bedroom + Study

2-Bedroom + Study + Laundry /Store

3-Bedroom + Study

3-Bedroom Royal (Penthouse) Suites

Retail Spaces



Les Chambres The Bedrooms

Your bedroom is the quintessence of a comfortable living. Get a taste of your own suite and wake up to the lush ambience especially designed to bring you the magnificent bedroom that sets the real trend for class, quality and luxury.

With its smooth gloss, intricate surface and large french windows, ACES Château's bedrooms will ease you into a bright new day and redefine affluent living with exquisite majestic views across the city.



Les Cuisines The Kitchens

Some styles radiate a quality of timeless elegance. A classic look was reinterpreted with a keen eye on contemporary functionality yet with a soothing appeal. The mixture of hues in our kitchen represents a diverse yet refined passion for a cooking space.

It encapsulates appropriate beauty and exquisite furnishing that combines the ideas from the past alongside with the modern designs of today, resulting in a captivating tension.



Les Salles de Bains The Bathrooms

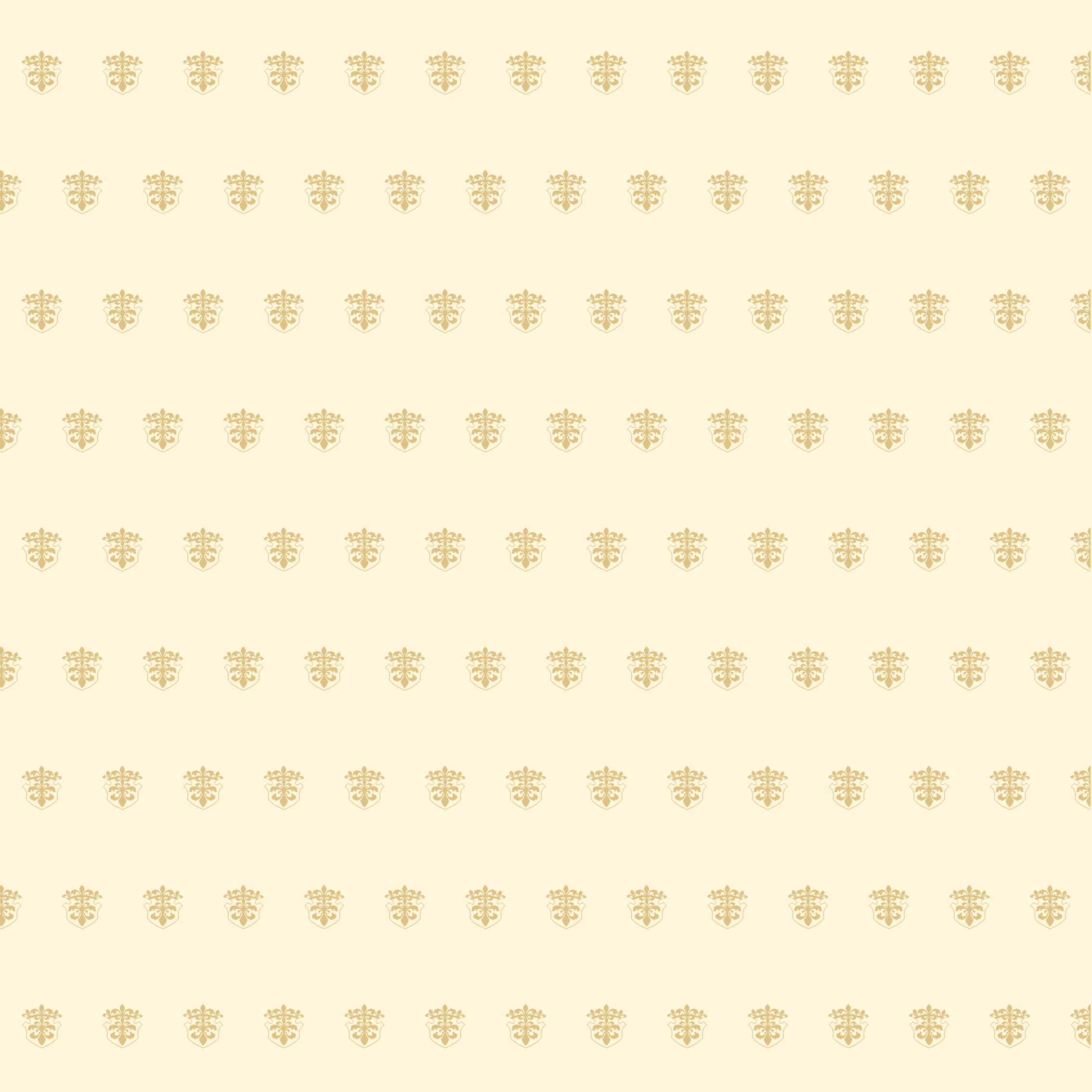
ACES Château features a bathroom of functionality and vitality that speaks relaxation and refreshing ambience to enliven and lift your senses. Immerse yourself in a half-filled bathtub or feel refreshed in a walk-in standing shower.

With its high quality marble flooring, gleaming countertops and aesthetically-designed space, feel comfortable attending to your hygienic needs while maximizing relaxation at its best.



"When we planned ACES Château, we thought that classics should never go out of style. Rather, they should be reinvented. Our passion for perfection has driven us forward, allowing us to create this wonderful real estate property that is bound to mesmerize the residential and investor's community alike."

Kashif Shahzad
President
ACES PROPERTY LIMITED



Les Suites Royales The Royal Suites

Experience the life of a king in your own personal space as ACES Château brings you your throne with our magnificent Royal Suites – magnificent 3-bedroom penthouse suites. Each of these are superbly designed to give you the sense of hierarchy and extravagance of modern day living.

Allow yourself to indulge a regal lifestyle in plush architectural schemes that are destined to become your noble home. Our four Royal Suites namely “La Suite du Roi”, “La Suite de la Reine”, “La Suite du Prince”, and “La Suite de la Princesse” are bound to be the modern day marvel of the city.





Les Suites Royales
The Royal Suites

Suites	Bedrooms	Floor	Unit	Sq.ft
LA SUITE DU ROI	3	4	405	3344.24
LA SUITE DE LA REINE	3	4	404	3272.12
LA SUITE DU PRINCE	3	4	401	2726.5
LA SUITE DE LA PRINCESSE	3	4	408	2627.25

Every suite has a private pool and private garden on the roof.



ACES CHATEAU
LA SUITE DU ROI
DUBAI



ACES CHATEAU
LA SUITE DE LA REINE
DUBAI



ACES CHATEAU
LA SUITE DU PRINCE
DUBAI



ACES CHATEAU
LA SUITE DE LA PRINCESSE
DUBAI

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Rooftop
Private Pool *





Les Suites Royales*



Experience the luxury of a king style living with the four 3-bedroom suites, each one with a private pool and greenery.





La Localisation Location

0-5 min.	Nakheel Mall Jebel Ali Racecourse The Els Club Golf Course
5-10 min.	Dubai Internet City Dubai Polo & Equestrian Club Dubai International Cricket Stadium
10-15 min.	Burj Al Arab Dubai Marina Global Village Expo 2020 Mall of the Emirates Palm Jumeirah
15-20 min.	Al Maktoum Int'l Airport Burj Khalifa Dubai Int'l Airport Dubai Festival City Dubai Mall Dubai Meydan Racecourse Dubai Silicon Oasis



50- 51

ACES CHATEAU



L'Accès The Access

Indulge in one of a kind leisure and supreme amenities as we bring you home to Jumeirah Village Circle, one of Nakheel's posh communities where lavish living meets the urban feel.

Be a part of Dubai's most sought-after district and get instant entrée to existing shopping markets, community centres, sports and relaxation facilities, country clubs, international schools and surrounding innovative projects of the metropolis. With its view of the coastal horizon on the side and direct access to national roads and Al Makhtoum International Airport, Aces Château is the real emirate living that gives you everything you need all within its strategic location.

Side Elevation
Nighttime*



Jumeirah Village Circle



Les Alentours The Community

A collection of more than 2,000 spacious villas and townhouses inspired in classic Mediterranean styles, Jumeirah village offers its residents the spirit of community living. The master-planned community by Nakheel entirely covers the convenience ideal for family living and excellent location within the city.

Nestled in the heart of Dubai with lush parkland and community center, Jumeirah Village is planned to be the home of international schools, various shops, community clubs, sports, and community centres, providing everyone what they need for a self-sustained 21st century lifestyle.

On the same vision ACES Château brings you the blissful living that offers a never-before style and luxury, in close proximity to this modern complex.



EXPO 2020

ACES Château welcomes you for Expo 2020! World expos are the focal point for global community to share innovations and make progress on different issues of international relevance. With Dubai as the centre for modernization in Middle East, the city has witnessed a frenzy of marketing activity, making it the ultimate hub for business, cultural and social awareness. With the dynamic technology in Dubai reaching

its Golden Age, it is expected to receive over 25 million visitors to the emirate.

ACES Château offers an ideal home for investors and individuals eyeing towards experiencing the international event. With its strategic location, allow yourself to experience firsthand opportunities, mobility and sustainability in the thematic zone.

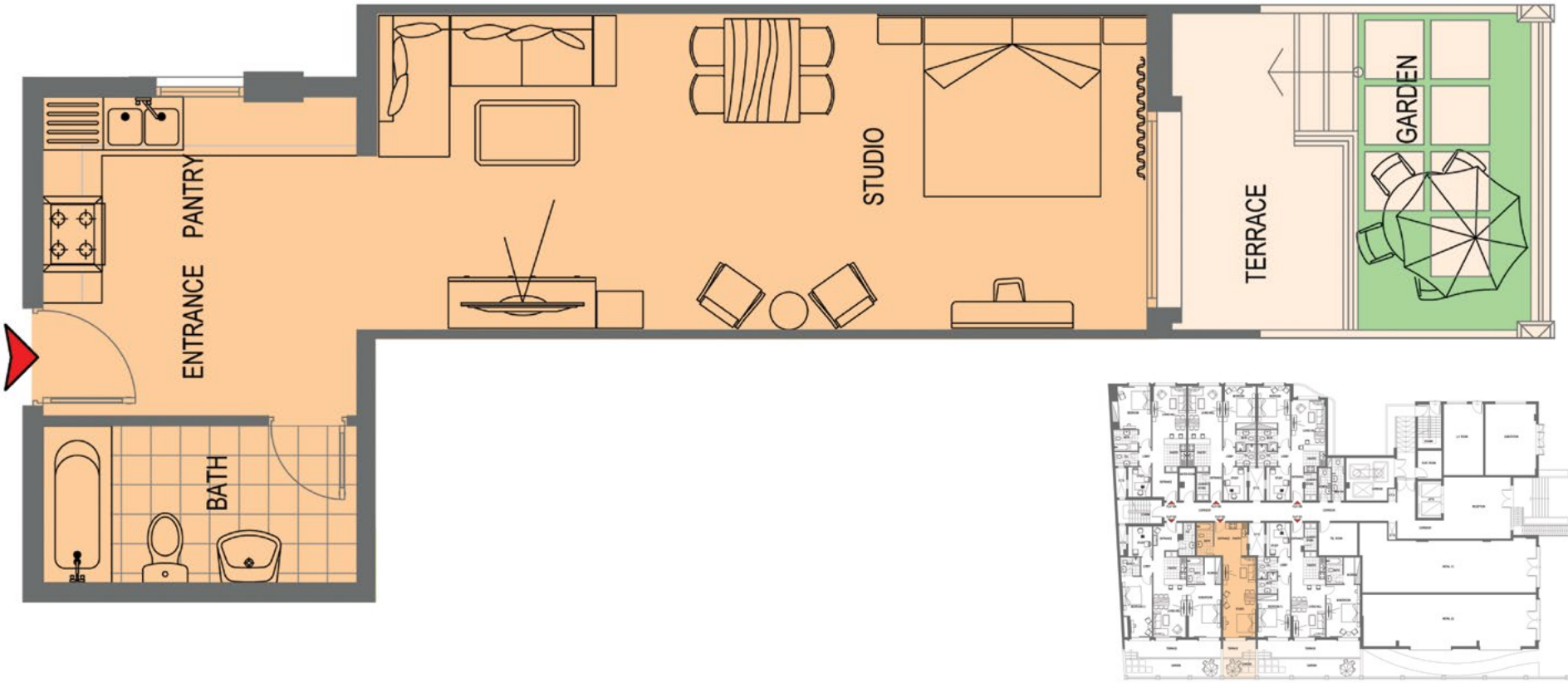
Dubai
Downtown





STUDIO

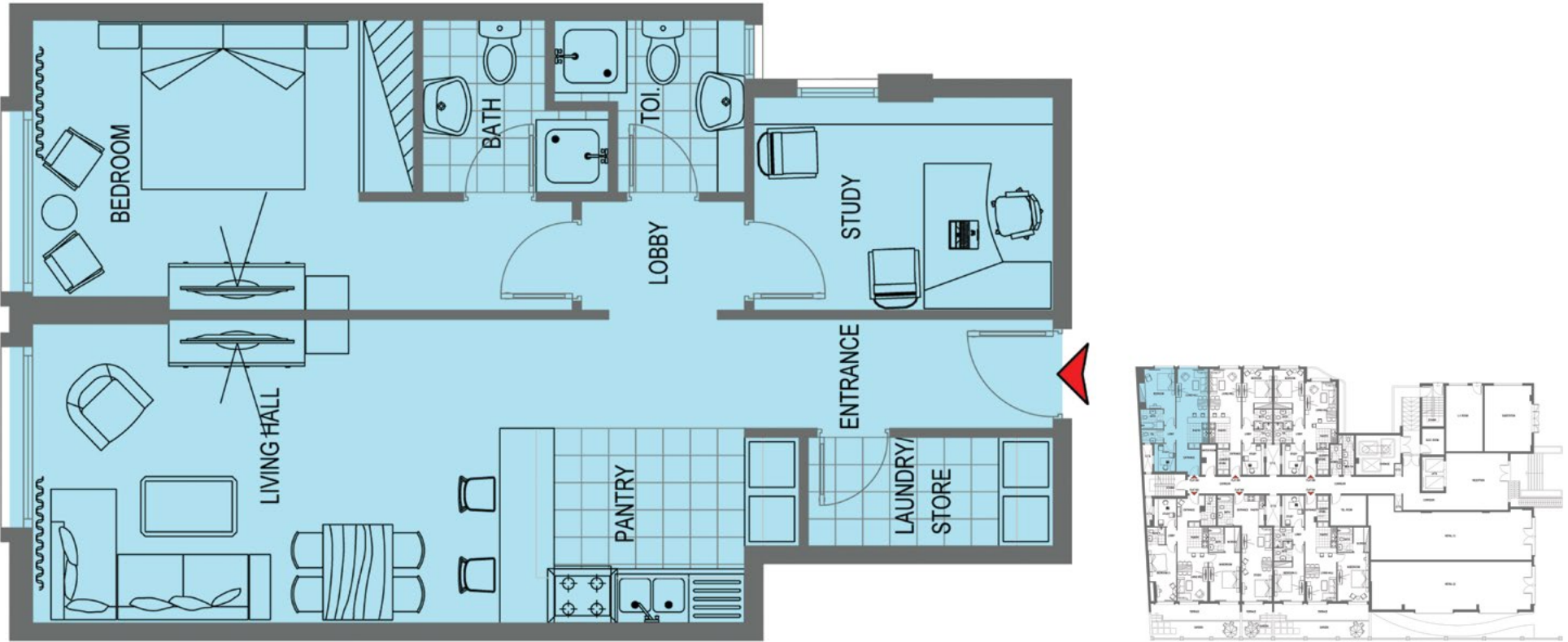
APARTMENT AREA		BALCONY AREA		TOTAL AREA	
46.89 Sq.M	504.72 Sq.Ft	13.36 Sq.M	143.8 Sq.Ft	60.22 Sq.M	648.52 Sq.Ft



*Sizes are indicative only and may change at any time, subject to regulatory approvals and planning permissions.

1 BEDROOM + STUDY
TYPE 1A

APARTMENT AREA		BALCONY AREA		TOTAL AREA	
79.68 Sq.M	857.67 Sq.Ft			79.68 Sq.M	857.67 Sq.Ft



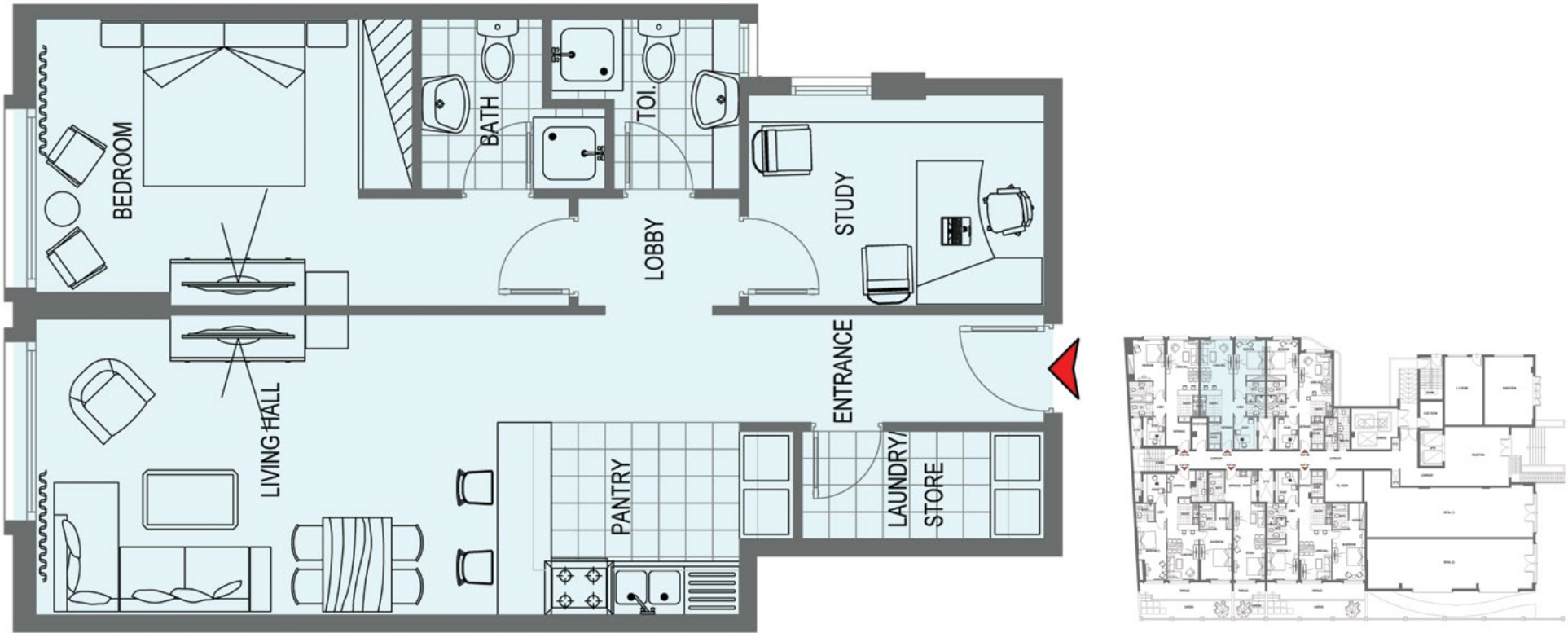
**Floor plans not to scale. For identification purposes only.



1 BEDROOM + STUDY + LAUNDRY / STORE

TYPE 1B

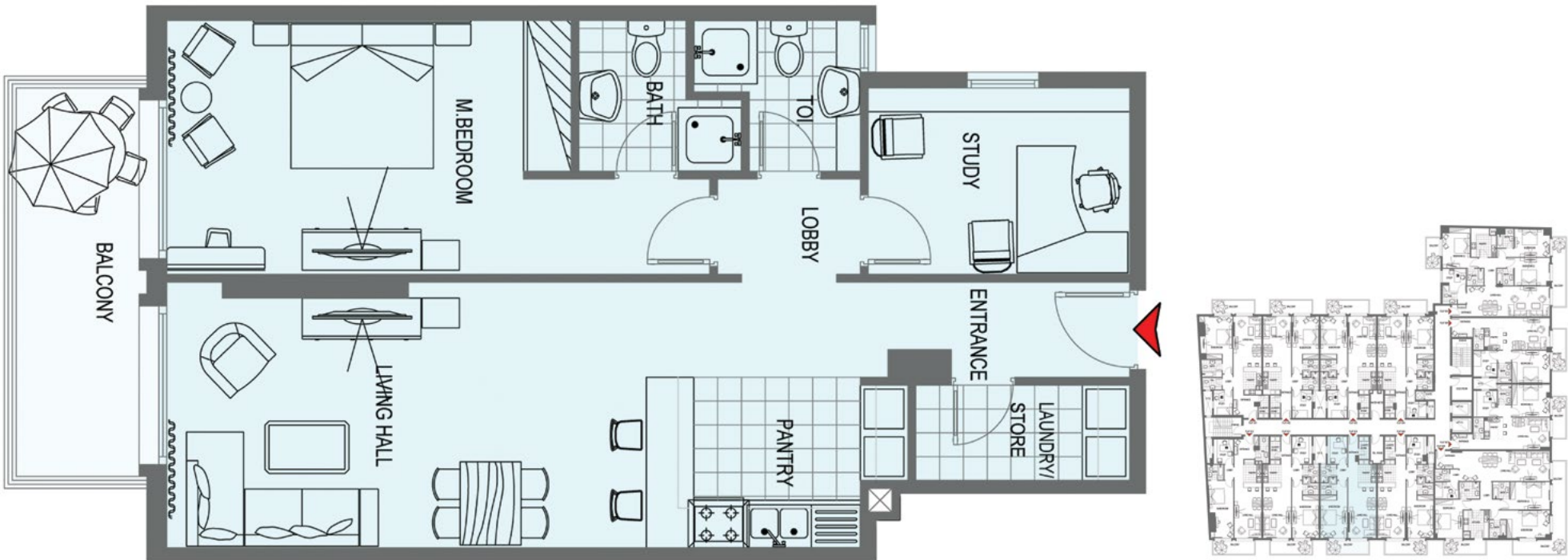
APARTMENT AREA		BALCONY AREA	TOTAL AREA
75.05 Sq.M	807.83 Sq.FT		75.05 Sq.M 807.83 Sq.FT



1 BEDROOM + STUDY + LAUNDRY / STORE

TYPE 1C

APARTMENT AREA		BALCONY AREA	TOTAL AREA
81.21 Sq.M	874.14 Sq.FT	9.45 Sq.M 101.72 Sq.FT	90.66 Sq.M 975.86 Sq.FT



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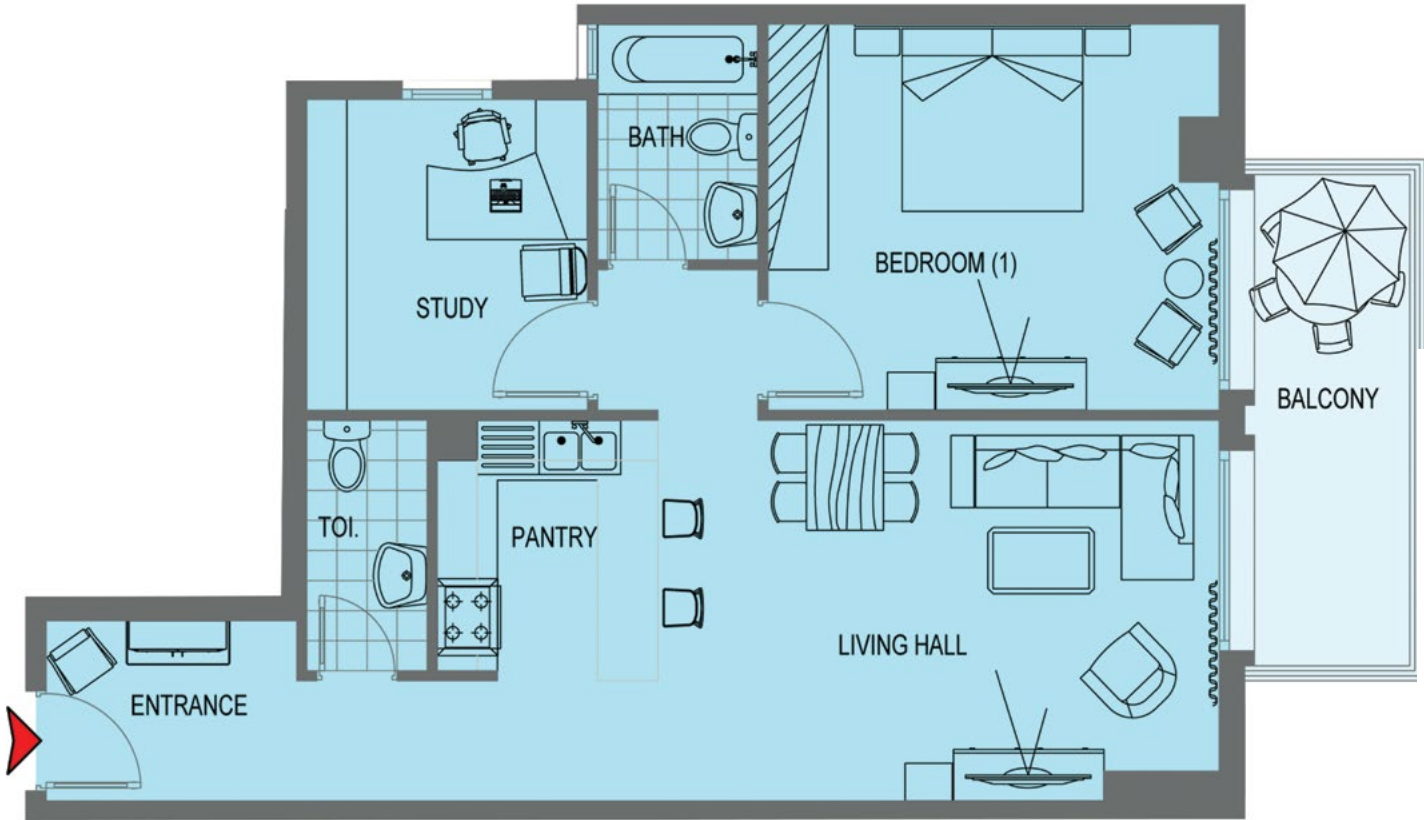
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1 BEDROOM + STUDY

TYPE 1D

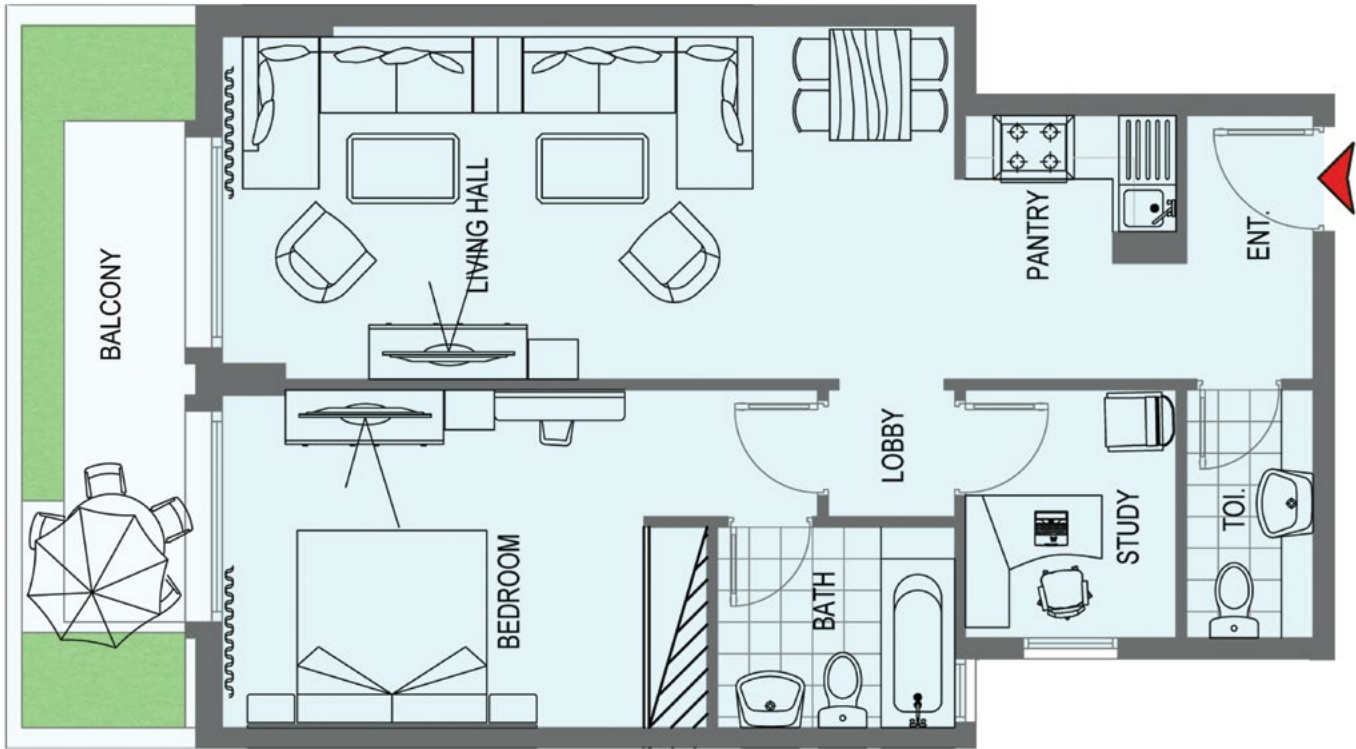
APARTMENT AREA		BALCONY AREA		TOTAL AREA	
79.82 Sq.M	859.18 Sq.FT	9.45 Sq.M	101.72 Sq.FT	89.27 Sq.M	960.9 Sq.FT



1 BEDROOM + STUDY

TYPE 1E

APARTMENT AREA		BALCONY AREA		TOTAL AREA	
68.88 Sq.M	741.42 Sq.FT	12.33 Sq.M	132.72 Sq.FT	81.21 Sq.M	874.14 Sq.FT



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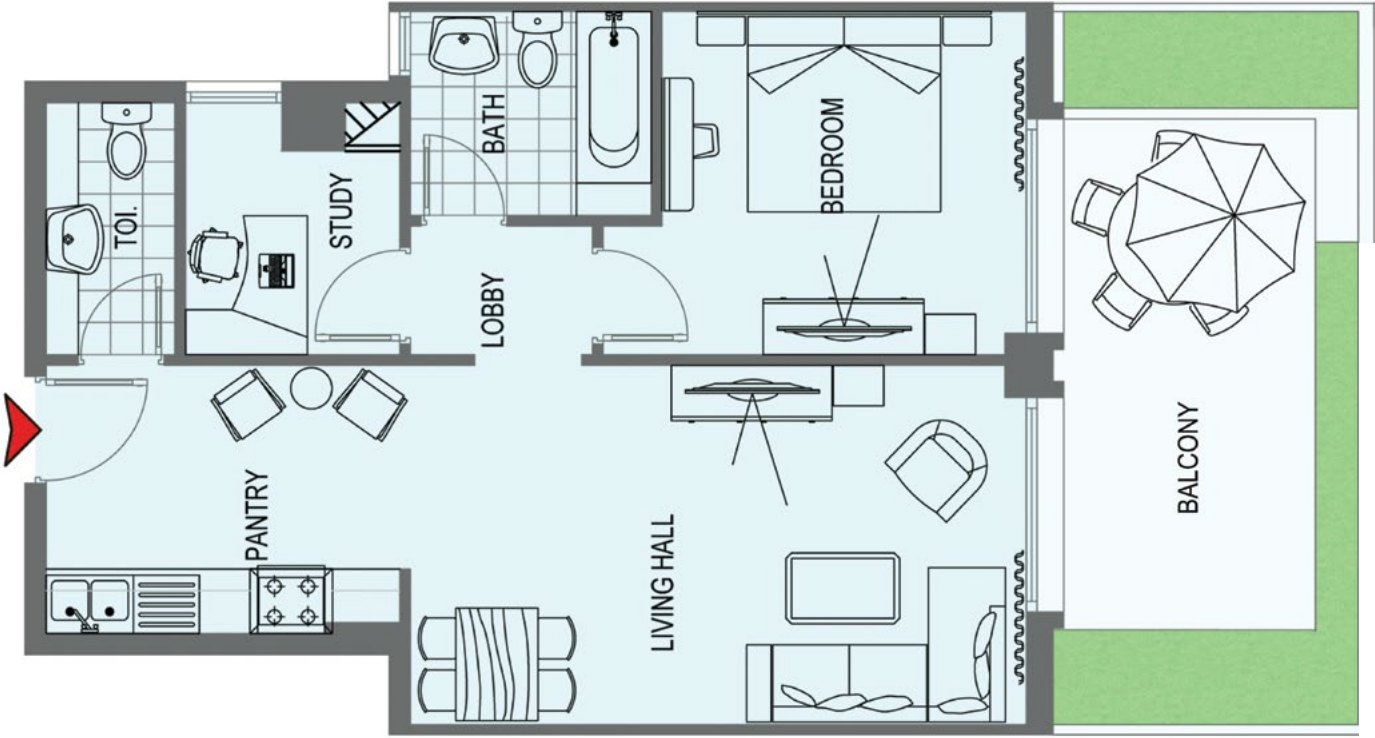
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1 BEDROOM + STUDY

TYPE 1F

APARTMENT AREA		BALCONY AREA		TOTAL AREA	
60.66 Sq.M	652.94 Sq.FT	20.55 Sq.M	221.20 Sq.FT	81.21 Sq.M	874.14 Sq.FT



2 BEDROOM + STUDY + LAUNDRY / STORE

TYPE 2A

APARTMENT AREA		BALCONY AREA		TOTAL AREA	
103.52 Sq.M	1114.28 Sq.FT	40.47 Sq.M	435.61Sq.FT	143.99 Sq.M	1549.89 Sq.FT



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2 BEDROOM + STUDY

TYPE 2B

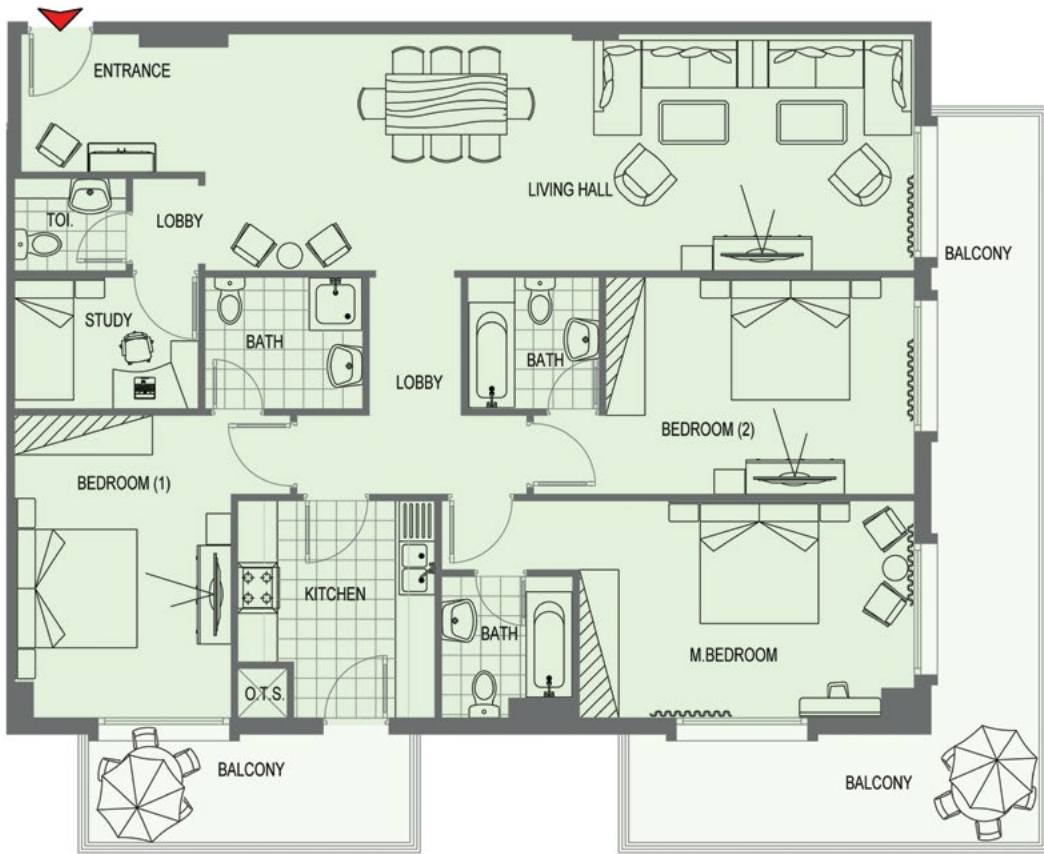
APARTMENT AREA		BALCONY AREA		TOTAL AREA	
100.14 Sq.M	1077.90 Sq.FT	37.9 Sq.M	407.95 Sq.FT	138.04 Sq.M	1485.85 Sq.FT



3 BEDROOM + STUDY

TYPE 3A

APARTMENT AREA		BALCONY AREA		TOTAL AREA	
150.66 Sq.M	1621.69 Sq.FT	38.47 Sq.M	414.09 Sq.FT	189.13 Sq.M	2035.78 Sq.FT



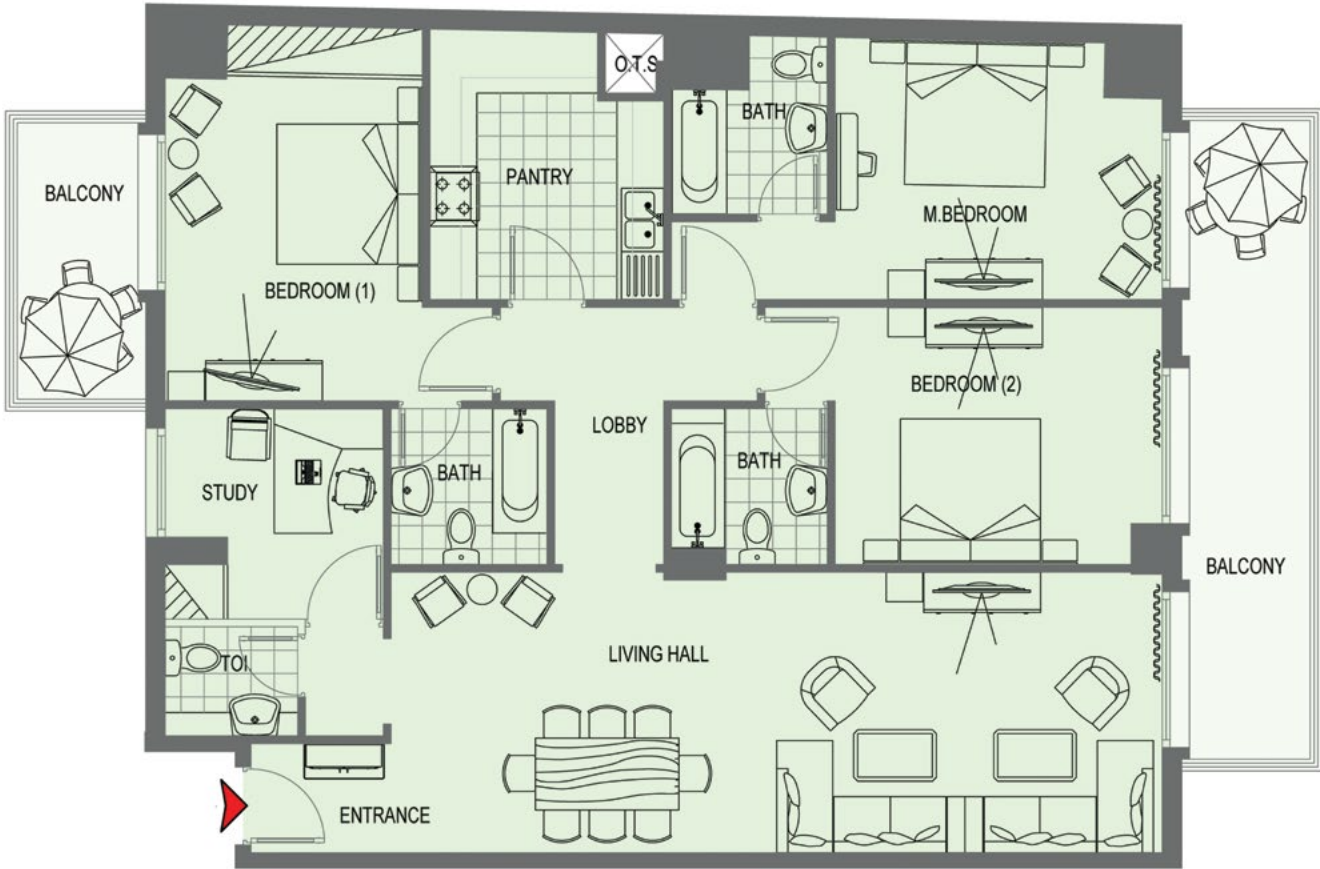
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3 BEDROOM + STUDY

TYPE 3B

APARTMENT AREA		BALCONY AREA		TOTAL AREA	
142.03 SQ.M	1528.80 SQ.FT	22.12 SQ.M	238.10 SQ.FT	164.15 SQ.M	1766.9 SQ.FT

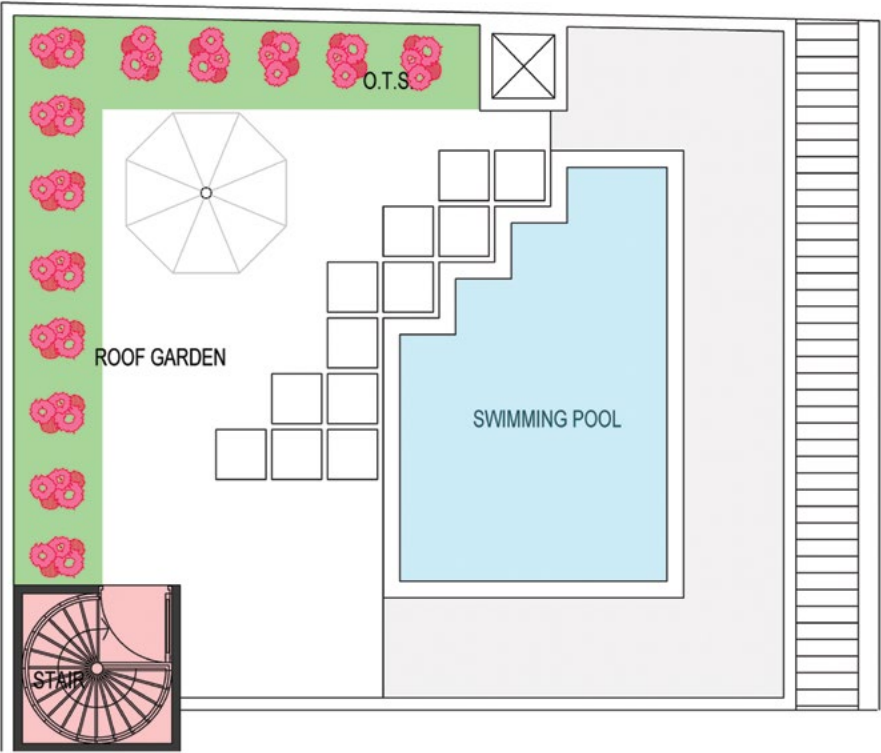
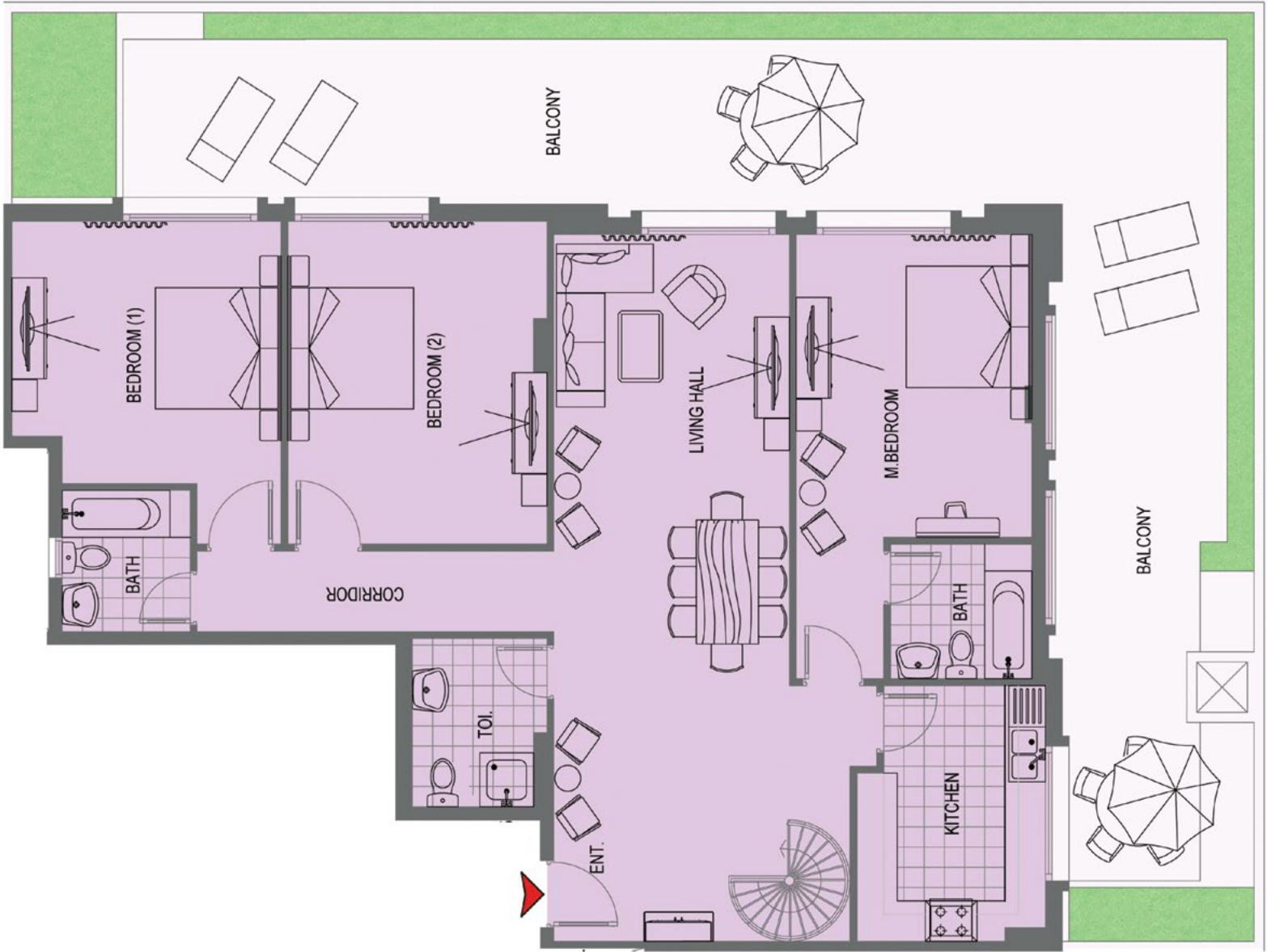


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ROYAL SUITES
LA SUITE DU ROI

APARTMENT AREA		BALCONY AREA		ROOFTOP AREA		TOTAL AREA	
141.80 Sq.M	1526.32 Sq.FT	88.69 Sq.M	954.65 Sq.FT	80.20 Sq.M	863.27 Sq.FT	310.69 Sq.M	3344.24 Sq.FT



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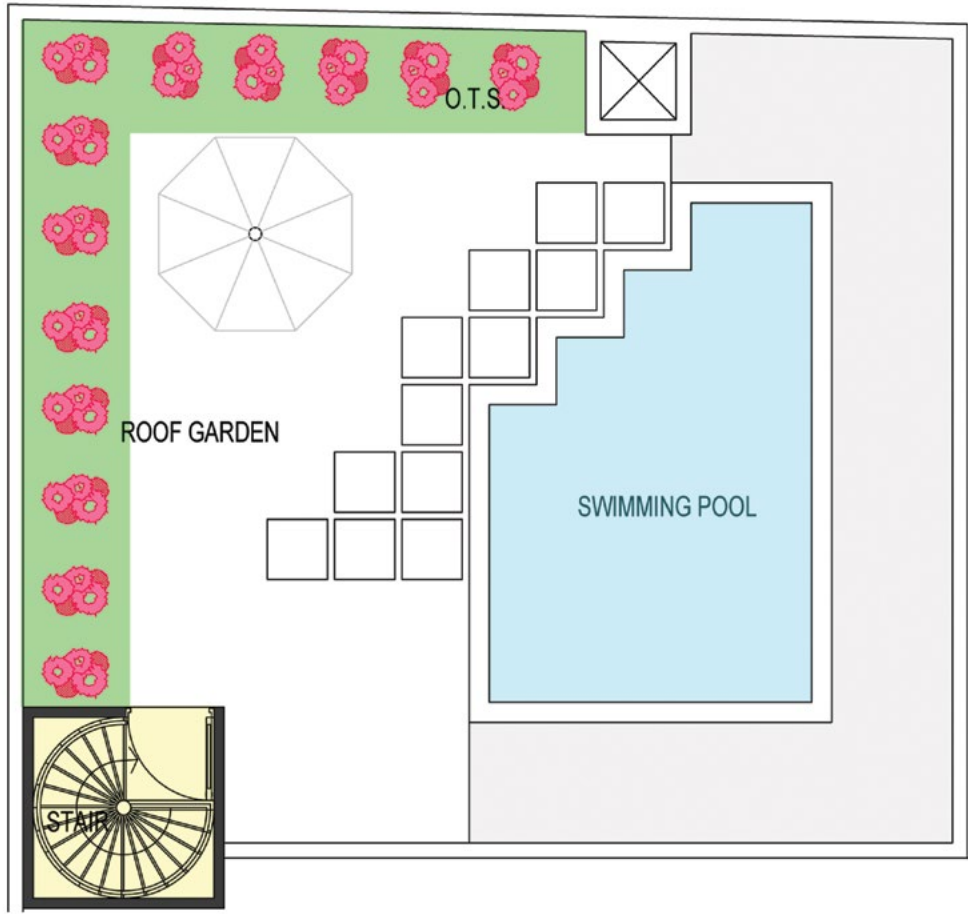
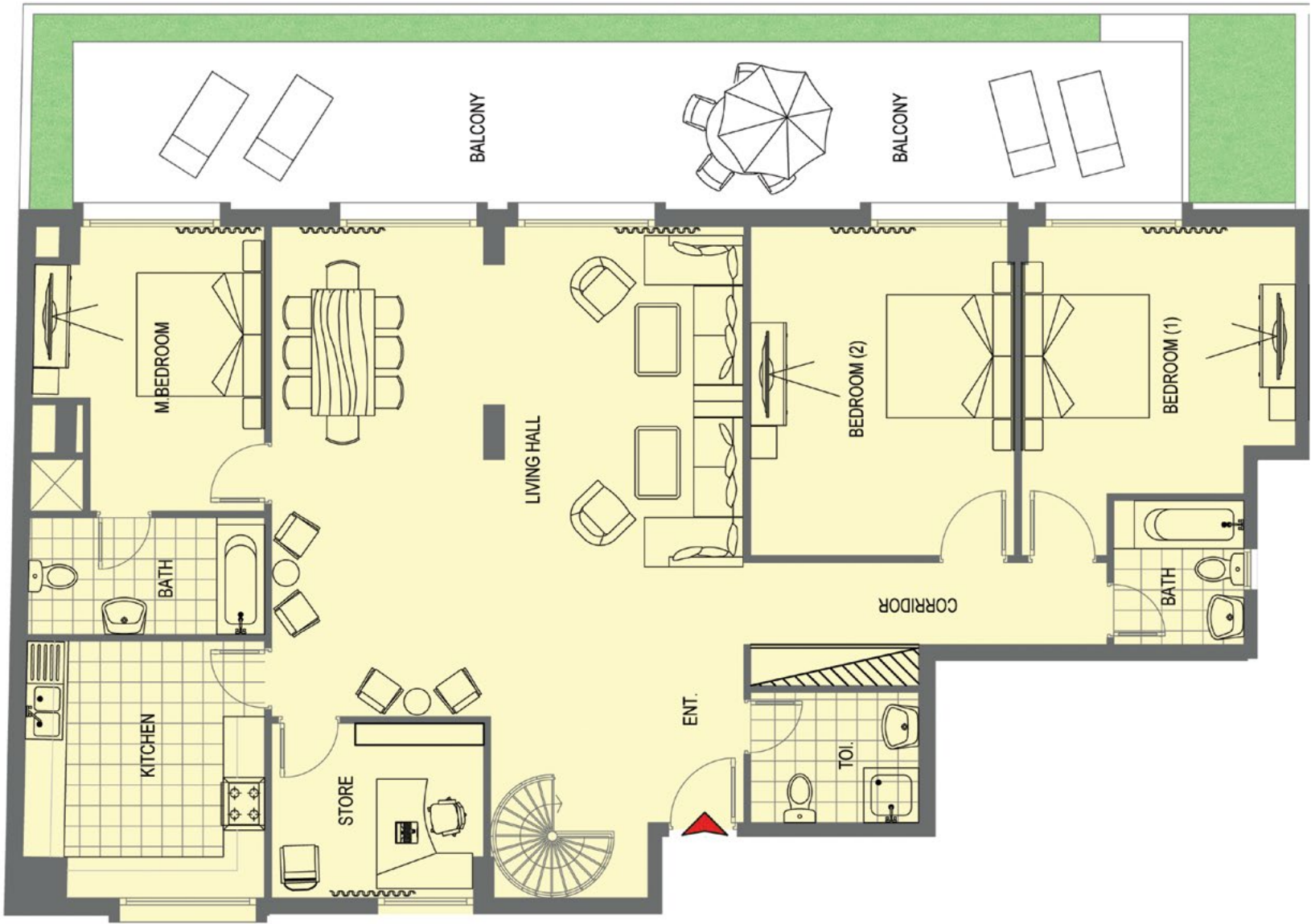
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ROYAL SUITES

LA SUITE DE LA REINE

APARTMENT AREA		BALCONY AREA		ROOFTOP AREA		TOTAL AREA	
167.17 Sq.M	1799.40 Sq.Ft	56.11 Sq.M	603.96 Sq.Ft	80.71 Sq.M	868.76 Sq.Ft	303.99 Sq.M	3272.12 Sq.Ft



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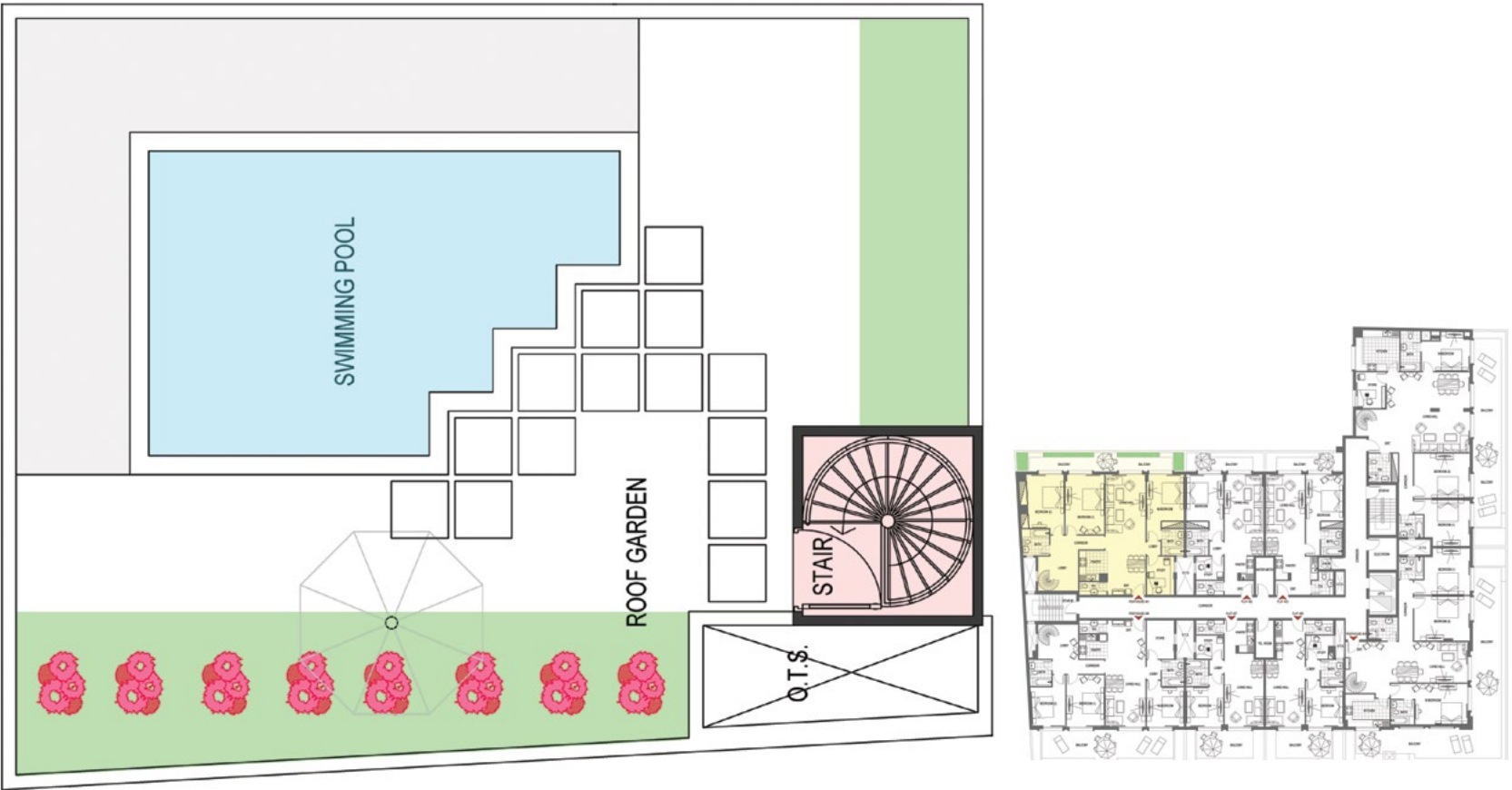
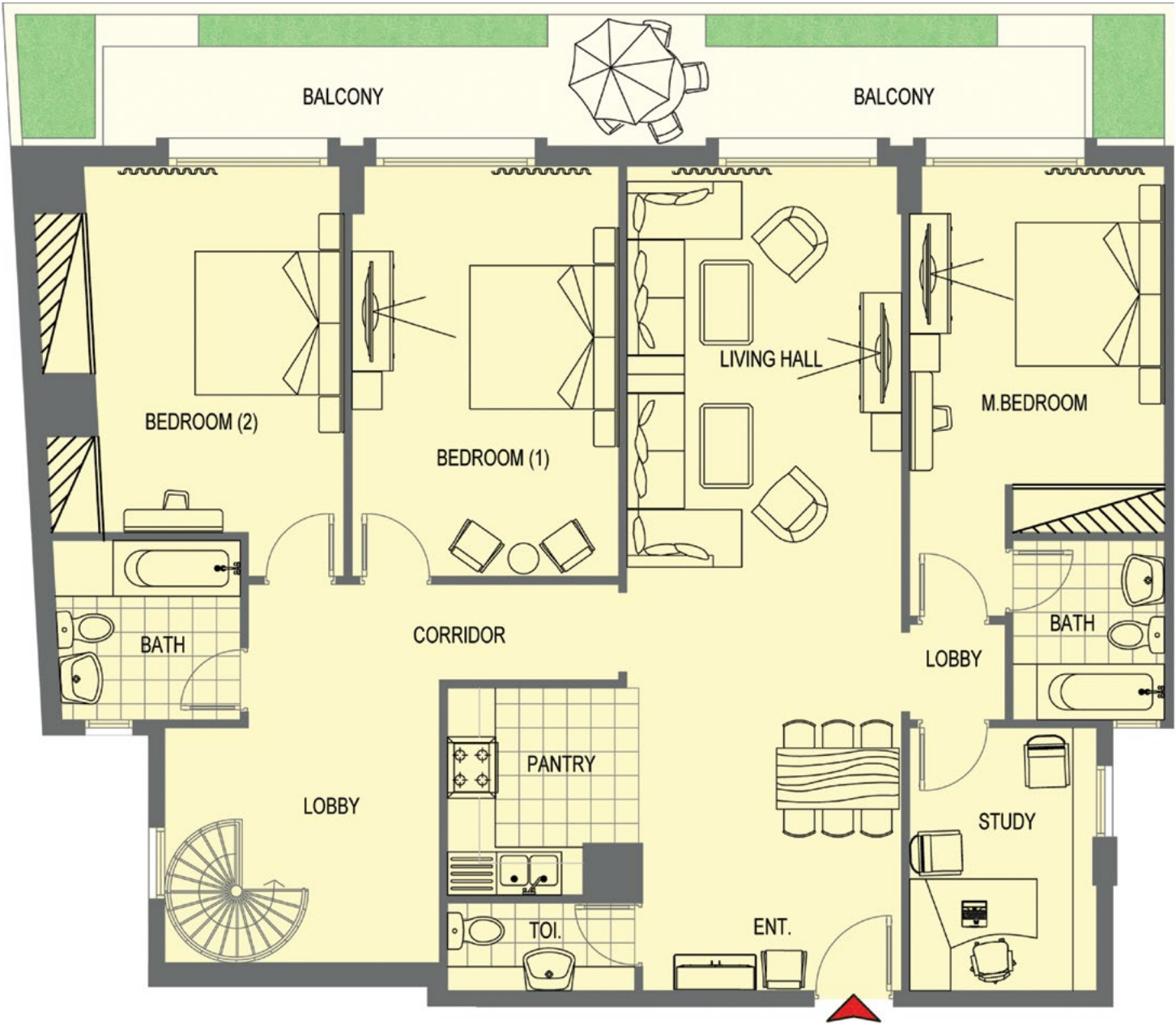
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ROYAL SUITES

LA SUITE DU PRINCE

APARTMENT AREA		BALCONY AREA		ROOFTOP AREA		TOTAL AREA	
146.68 Sq.M	1578.85 Sq.FT	26.34 Sq.M	283.52 Sq.FT	80.28 Sq.M	864.13 Sq.FT	253.3 Sq.M	2726.5 Sq.FT



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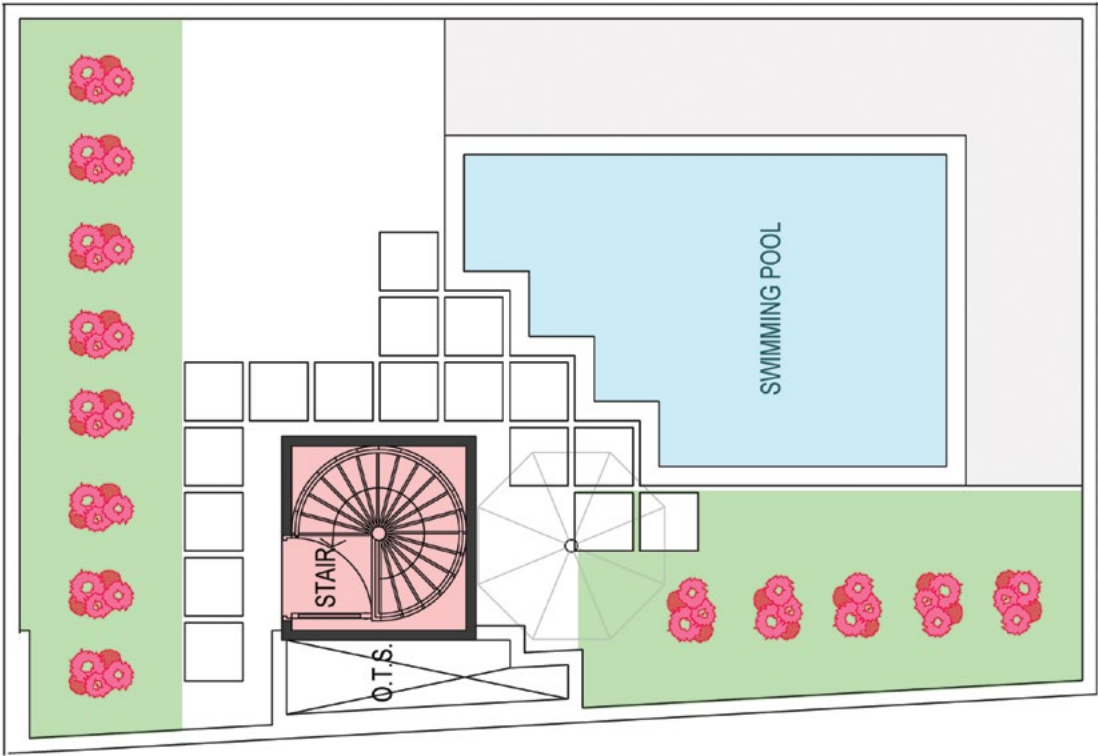
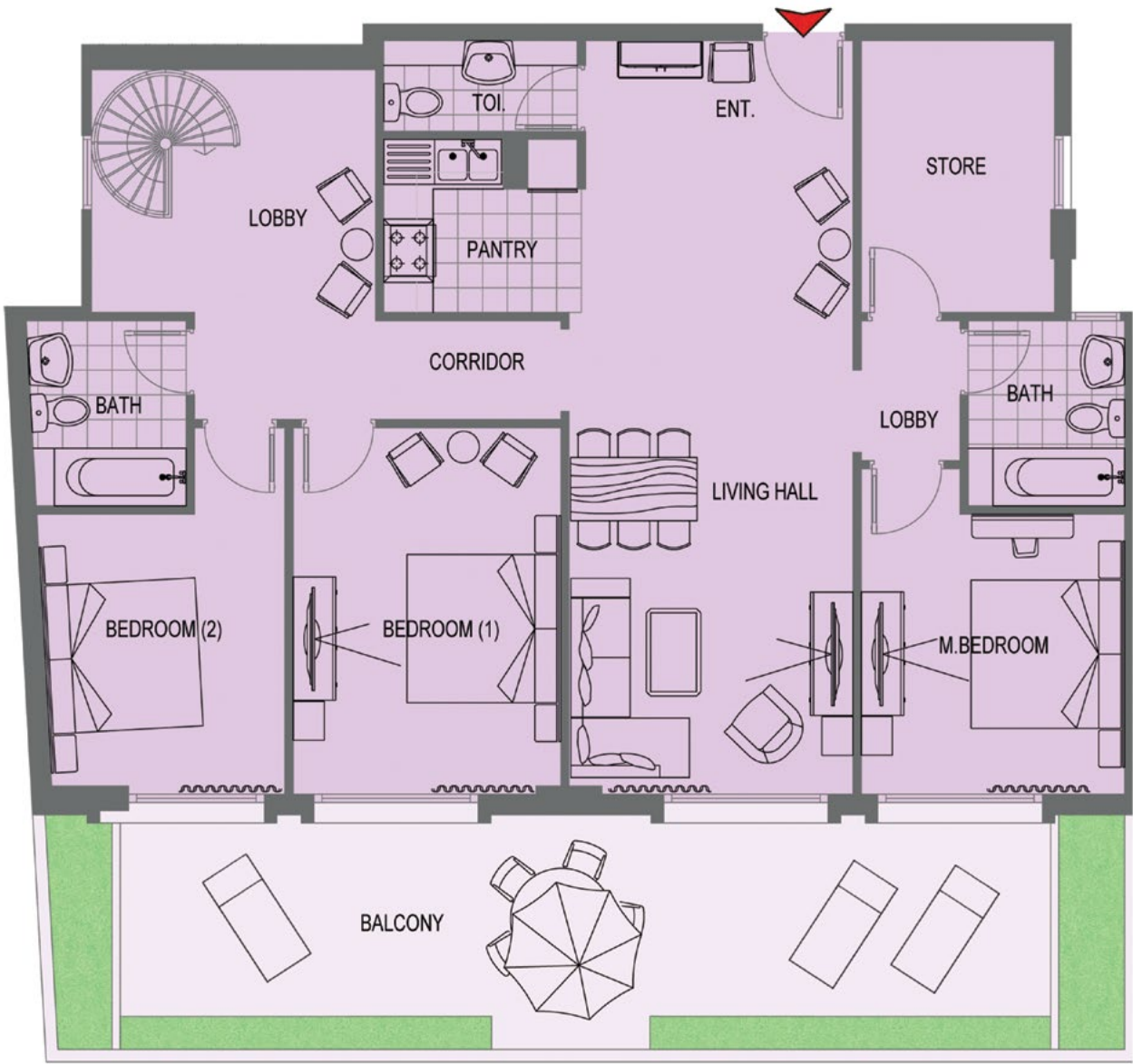
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ROYAL SUITES

LA SUITE DE LA PRINCESSE

APARTMENT AREA		BALCONY AREA		ROOFTOP AREA		TOTAL AREA	
124.18 Sq.M	1336.66 Sq.FT	39.85 Sq.M	428.94 Sq.FT	80.05 Sq.M	861.65 Sq.FT	244.08 Sq.M	2627.25 Sq.FT



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