

SOL TERRA GARDENS

YOUR PLACE, YOUR TRACE

DISTRICT 11, JUMEIRAH VILLAGE CIRCLE
DUBAI



YOUR PLACE, YOUR TRACE

WHERE THE CITY SOFTENS & GREENERY LEADS THE WAY

At SOL TERRA GARDENS, life unfolds beside flourishing landscapes where morning light filters through leaves, paths wind gently forward and every day grows with intention, balance and calm. This is where your future takes root.



BECAUSE THIS IS WHERE
I BELONG WHERE MY ROOTS
GROW DEEPER AND MY
HORIZONS BLOOM BEYOND
THE TREES



STEP INTO A COMMUNITY WHERE COMFORT MEETS CONNECTION AND OPPORTUNITY UNFOLDS NESTLED IN THE HEART OF JUMEIRAH VILLAGE CIRCLE.

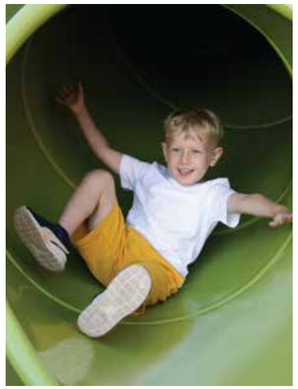
WHERE DESIGN MEETS GREENERY AND COMMUNITY THRIVES CREATING A SETTING THAT INSPIRES BALANCE, BELONGING AND WELLNESS.

SOL TERRA Gardens Ultra Luxury living moves in harmony with its surrounding greenery, where natural light and gentle shadows sculpt every space, softly blurring the line between indoors and outdoors.



STEP INTO A LIFESTYLE SHAPED BY HARMONY, SURROUNDED BY NATURE AND VIBRANT GREEN LANDSCAPES.









WHERE CONTEMPORARY LIVING MEETS NATURAL HARMONY, SOL TERRA GARDENS TRANSCENDS TRADITIONAL LIVING. IT IS A LIFESTYLE SHAPED BY BELONGING, WHERE EVERY STEP BECOMES PART OF YOUR STORY.











ROOTED IN PLACE, DEFINED BY YOU



A dynamic multi-activity podium crafted to foster wellness, connection and vibrant community living seamlessly woven into its natural surround-ings to promote balance and well-being.



INDOOR FACILITIES

- KIDS PLAY AREA
- MULTI PURPOSE ENTERTAINMENT ROOM
- OUTDOOR CINEMA
- INDOOR GYM
- CHANGING ROOM & SPA
- YOGA STUDIO

OUTDOOR FACILITIES

- MULTI PURPOSE COURT
- KIDS PLAY AREA
- BBQ & DINING
- OUTDOOR DECKS
- PET GARDEN
- YOGA AREA
- SUN LOUNGERS
- TABLE TENNIS
- JACUZZI
- SWIMMING POOL
- KIDS POOL
- OUTDOOR RUN TRACK





INDOOR GYM

MULTIPURPOSE ENTERTAINMENT ROOM

ULTRA LUXURY LIVING

WITH 30,000 SQ.FT OF LUXURY AMENITIES

LUXURY IS NOT ONLY EXPRESSED THROUGH DESIGN AND MATERIALS, BUT THROUGH THE QUIET PRESENCE OF GREENERY, SUNLIGHT AND OPEN SPACE.

At SOL TERRA GARDENS, architecture is conceived as an extension of the landscape. Clean contemporary lines are softened by greenery, shaded terraces and garden views that bring nature into every home.




SOL TERRA GARDENS
RESIDENCES
GF

UNIT FLOOR PLANS LAYOUT

STUDIO

EVERY STUDIO AT SOL TERRA GARDENS IS A COMPACT HAVEN OF SMART DESIGN, WHERE EVERY INCH IS OPTIMIZED FOR FUNCTIONALITY AND COMFORT WITH GARDEN VIEWS.



STUDIO APARTMENT_TYPE 1-A'

	SQ.M	SQ.FT
INTERNAL AREA	35.15	378.35
EXTERNAL AREA	12.37	133.14
TOTAL AREA	47.52	511.50



1 BEDROOM







1 BEDROOM & STUDY



THE 1 BEDROOM AT SOL TERRA GARDENS IS THOUGHTFULLY DESIGNED WITH A HUMAN CENTERED APPROACH, ENSURING SEAMLESS FLOW, FUNCTIONALITY AND COMFORT WITH OPEN GARDEN VIEWS.

1 BEDROOM

APARTMENT_TYPE 2-A

	SQ.M	SQ.FT
INTERNAL AREA	64.81	697.60
EXTERNAL AREA	19.76	212.69
TOTAL AREA	84.57	910.30



1 BEDROOM & STUDY

APARTMENT_TYPE 1-D

	SQ.M	SQ.FT
INTERNAL AREA	61.96	666.93
EXTERNAL AREA	8.62	92.78
TOTAL AREA	70.58	759.71



1 BEDROOM & STUDY

APARTMENT_TYPE 1-E

	SQ.M	SQ.FT
INTERNAL AREA	61.96	666.93
EXTERNAL AREA	12.52	134.76
TOTAL AREA	74.48	801.69



1 BEDROOM & STUDY

APARTMENT_TYPE 1-F

	SQ.M	SQ.FT
INTERNAL AREA	61.92	666.50
EXTERNAL AREA	47.17	507.73
TOTAL AREA	109.09	1174.23



1 BEDROOM & STUDY

APARTMENT_TYPE 1-H

	SQ.M	SQ.FT
INTERNAL AREA	61.98	667.14
EXTERNAL AREA	16.79	180.72
TOTAL AREA	78.77	847.87



1 BEDROOM & STUDY

APARTMENT_TYPE 1-I

	SQ.M	SQ.FT
INTERNAL AREA	61.66	663.70
EXTERNAL AREA	55.23	594.49
TOTAL AREA	116.89	1258.19



1 BEDROOM & STUDY

APARTMENT_TYPE 1-K

	SQ.M	SQ.FT
INTERNAL AREA	61.92	666.50
EXTERNAL AREA	25.80	277.70
TOTAL AREA	87.72	944.21



1 BEDROOM & STUDY

APARTMENT_TYPE 2-B

	SQ.M	SQ.FT
INTERNAL AREA	61.16	658.32
EXTERNAL AREA	10.57	113.77
TOTAL AREA	71.73	772.09



2 BEDROOM







2 BEDROOM & STUDY



THE 2 BEDROOM AT SOL TERRA GARDENS IS THOUGHTFULLY DESIGNED WITH A HUMAN CENTERED APPROACH, ENSURING SEAMLESS FLOW, FUNCTIONALITY AND COMFORT WITH OPEN GARDEN VIEWS.



2 BEDROOM

APARTMENT_TYPE 2-A

	SQ.M	SQ.FT
INTERNAL AREA	81.05	872.41
EXTERNAL AREA	25.18	271.03
TOTAL AREA	106.63	1147.75



2 BEDROOM & STUDY

APARTMENT_TYPE 1-B

	SQ.M	SQ.FT
INTERNAL AREA	93.33	1004.59
EXTERNAL AREA	25.66	276.20
TOTAL AREA	118.99	1280.79



2 BEDROOM & STUDY

APARTMENT_TYPE 2-A

	SQ.M	SQ.FT
INTERNAL AREA	93.33	1004.59
EXTERNAL AREA	64.14	690.39
TOTAL AREA	157.52	1695.53



2 BEDROOM & STUDY

APARTMENT_TYPE 3

	SQ.M	SQ.FT
INTERNAL AREA	89.36	961.86
EXTERNAL AREA	114.36	1230.96
TOTAL AREA	203.72	2192.82





AIRPORTS

Al Maktoum
International Airport (DWC) - 25 min

Dubai
International Airport (DXB) - 30 min

POINT TO GO

0. Dubai Fountain, Burj Khalifa - 20 min
1. The Walk JBR - 20 min
2. Palm Jumeirah - 22 min
3. Dubai Marina -

ATTRACTIONS

3. Dubai Miracle Garden - 9 min
4. Motiongate Theme Park - 28 min
5. Legoland Dubai - 28 min

SCHOOLS

6. JSS International School - 7 min
7. Sunmarke School - 4 min
8. GEMS Founders School - 10 min

MALLS

9. Mall of the Emirates - 15 min
10. Dubai Mall - 20 min
11. Circle Mall - 4 min

GOLF CLUB

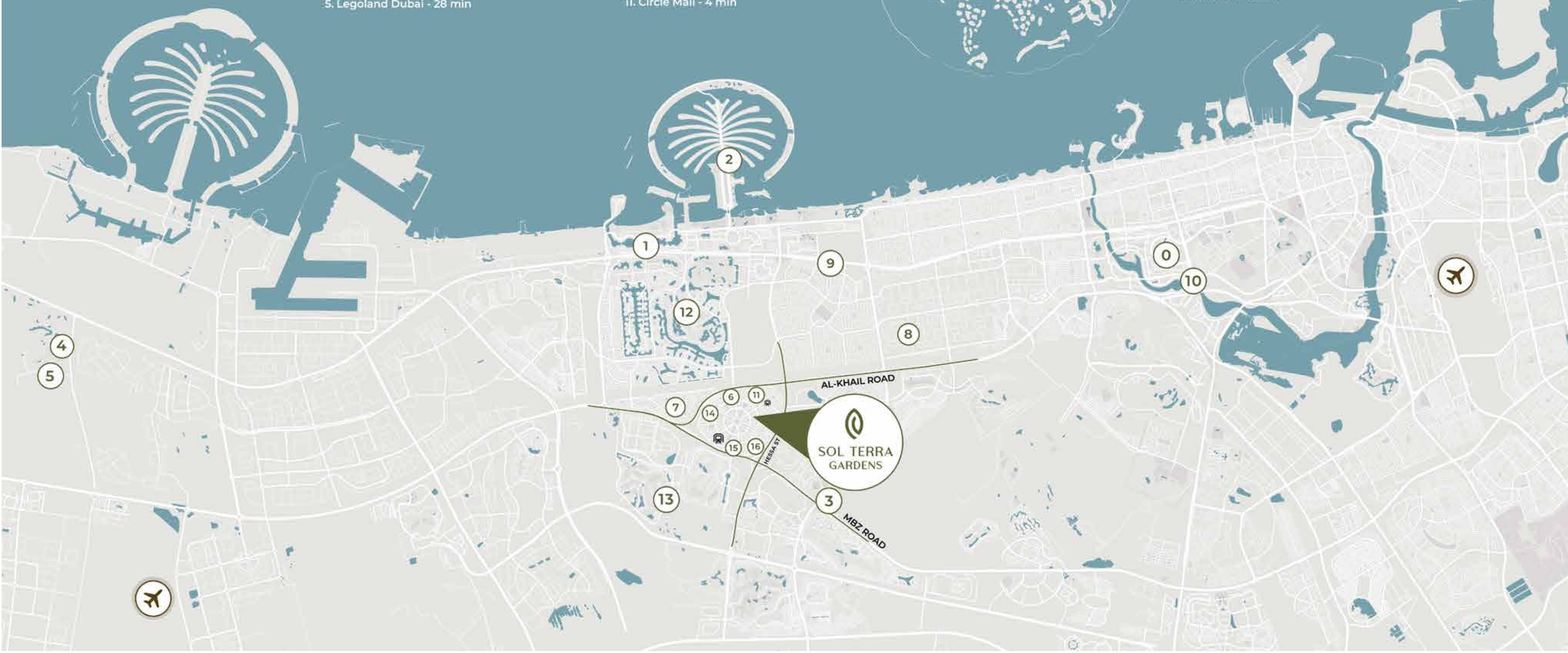
12. Montgomerie Golf Course - 20 min
13. Jumeirah Golf Estates Golf Course - 15 min

HOTELS

14. The First Collection at Jumeirah Village Circle - 7 min
15. FIVE Jumeirah Village Hotel - 6 min
16. HE Hotels - 4 min

METRO STATION

Station 01 - 5 min
Station 02 - 10 min



**NESTLED IN THE HEART OF DUBAI WITHIN JUMEIRAH VILLAGE CIRCLE (JVC), PREMIUM LOCATION OF DISTRICT 11.
THE ADDRESS OFFERS EXCEPTIONAL ACCESSIBILITY ACROSS THE COMMUINITY PARKS. THE MOST ULTRA LUXURY RESIDENCES WITH GARDENS VIEWS.**

METRO STATION

Station 01 - 5 min
Station 02 - 10 min

HEALTH

23. Life Medical Centre - 10 min
24. Mediclinic Me'aisem - 9 min
25. Saudi German Hospital - 15 min

SCHOOLS

6. JSS International School - 7 min
7. Sunmarke School - 5 min
17. Arcadia British school - 5 min
18. Redwood Montessori Nursery - 4 min
19. Jumeirah International Nursery - 4 min

HOTELS

14. The First Collection at JVC - 7 min
15. FIVE Jumeirah Village Hotel - 6 min
16. HE Hotels - 4 min
20. Novotel JVT - 2 min
21. Address Montgomerie - 7 min

MALLS

11. Circle Mall - 2 min
22. Alkhail Avenue Mall - 5 min

PARKS

27. JVC Community Park - accross the street
28. Gadaf Park/ JVC Cricket Nets - 3



SOL
PROPERTIES

SOL PROPERTIES, CULTIVATED UNDER THE PATRONAGE OF THE BHATIA GROUP SINCE 1975, EMERGES AS A VISIONARY IN DUBAI'S PROPERTY DEVELOPMENT SECTOR, WITH A PORTFOLIO OF OVER 250 TRANSFORMATIVE PROJECTS.

50 YEARS
of experience

OVER 250
developments delivered

As a guiding light for those seeking a brighter life, SOL fosters growth and vibrancy through innovative environments.
More than just property, SOL combines creative ingenuity and architectural excellence to craft luxury living experiences.
From luxury apartments in Dubai, luxury hotels chains, site developments to government ventures, each project showcases our unwavering commitment to innovation. Our people, the creative forces behind our endeavors, shape a new narrative for elevated living.

PAYMENT PLAN 60-40

INSTALLMENT	%	MILESTONE
ON BOOKING	10%	IMMEDIATE
DOWN PAYMENT	10%	WITHIN 30 DAYS OF DOWN PAYMENT
1ST INSTALLMENT	7.5%	6 MONTHS FROM SPA
2ND INSTALLMENT	7.5%	12 MONTHS FROM SPA
3RD INSTALLMENT	7.5%	18 MONTHS FROM SPA
4TH INSTALLMENT	7.5%	24 MONTHS FROM SPA
FINAL INSTALLMENT	50%	ON HANDOVER (4TH QUARTER 2029)
TOTAL	100%	

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