

# THE PROMISE VILLAS

A new standard of  
living in Jumeirah  
Village Circle.

Magazine

📍 *Dubai — United Arab Emirates*

Contemporary  
residences crafted for  
elevated urban life:

· Prime Location at the Heart  
of Jumeirah Village Circle

· Spacious Villas Designed for  
Comfort & Privacy

· Family-Centric Community  
Surrounded by Green  
Landscapes

· Modern Architecture with  
Refined Minimalist Lines

· Direct Access to Key Dubai  
Urban Corridors

· High-End Finishes Inspired by  
Contemporary Arabian Living

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# Welcome Letter

Welcome to HNB Vision Real Estate.

We invite you to discover our vision for modern living through The Promise Villas – an exclusive residential project located in Dubai's most dynamic family community. At HNB Vision, our values are grounded in Design Excellence, Transparency, Strategic Partnerships, and Long-Term Vision. This brochure is designed to guide you through every key detail of the project.

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## ▶ 1. Welcome to HNB Vision Real Estate Development 03-04

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## ▶ 2. Project Overview 05-06

A comprehensive snapshot of The Promise Villas in Jumeirah Village Circle.  
Discover what makes The Promise Villas a unique investment opportunity – location, scale, and positioning within Dubai's fastest-growing community.

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## ▶ 3. Key Features 07-08

The pillars that define The Promise Villas: Architecture, Finishes, Community, and Location.  
Explore four key aspects that set this project apart in both lifestyle experience and long-term value.

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## ▶ 4. Master Plan 09-12

Detailed project layout and positioning within Jumeirah Village Circle.  
Includes project site plan and villa distribution map. The Promise Villas is part of Plot 185 (681-6351), Al Barsha South Fourth, Dubai.

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## ▶ 5. Villa Types Overview 13-36

A summary of all villa types available within the development.  
Get to know the variety of sizes and layouts designed to meet different family and investment needs.

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# WELCOME TO HNB VISION

## WHO WE ARE?

### Who We Are — A Strategic Alliance

*HNB Vision is the developer behind each project — from land acquisition and planning to design and construction oversight.*

*Pure Vision Real Estate is the official real estate representative, curating and offering each property to the market with precision and style.*

*Together, we offer a complete, coherent and elevated experience — from groundbreaking to key handover.*

HNB  
VISION

1.

*At HNB Vision Real Estate, we believe that architecture is more than buildings — it is the foundation of community, legacy, and future growth.*

*Based in Dubai, HNB Vision Real Estate is a premium real estate development firm specializing in high-end residential projects that combine modern design, strategic locations, and long-term investment value.*

*Our mission is to create living spaces that inspire, elevate, and endure.*



Our values are  
grounded in:

Design Excellence

Transparency and Integrity

Strategic Partnerships

Long-Term Vision

*The Promise Villas represents this commitment: an exclusive development that embodies quality, elegance, and modern family living in Dubai's fastest-growing community.*

# PROJECT



# 2. OVER

# T

The Promise Villas is a premium residential development located in the heart of Jumeirah Village Circle, Dubai's fastest-growing family-oriented community.

The project consists of 18 exclusive modern townhomes, each designed to offer a balance of architectural elegance, high-end finishes, and functional living spaces. Strategically positioned within a vibrant urban environment, Vision 18 combines privacy, accessibility, and long-term investment value, making it the ideal choice for modern families and discerning investors.

## Project Overview

Project Name: The Promise Villas

Location: Jumeirah Village Circle (JVC),

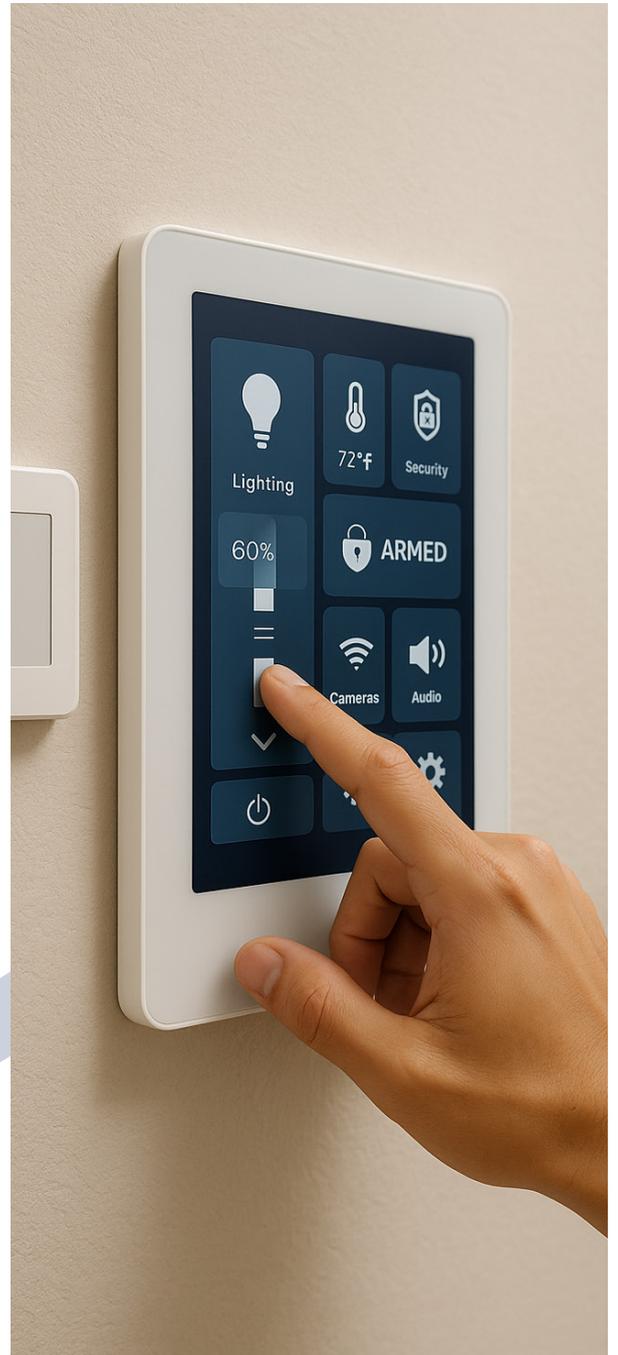
Dubai, UAE



# ERVIEW

# KEY

# FEAT



3.

# FEATURES

## *Modern Architecture*

*Contemporary villa design with clean lines, balanced proportions, and thoughtful spatial distribution.*

## *High-Quality Finishes*

*Premium materials and details across flooring, fixtures, façades, and interior layouts, ensuring durability and sophistication.*

## *Family-Oriented Community*

*The Promise Villas is located within Jumeirah Village Circle, offering green spaces, schools, and services ideal for family living.*

## *Strategic Location*

*Easy access to Dubai's key business, shopping, and leisure hubs – a prime address with strong long-term investment potential.*

## JUMEIRAH VILLAGE CIRCLE (JVC) MASTERPLAN

The Promise Villas is strategically positioned within Jumeirah Village Circle (JVC), one of Dubai's fastest-growing and most dynamic residential districts. The project is part of Plot 185 (681-6351), Al Barsha South Fourth.

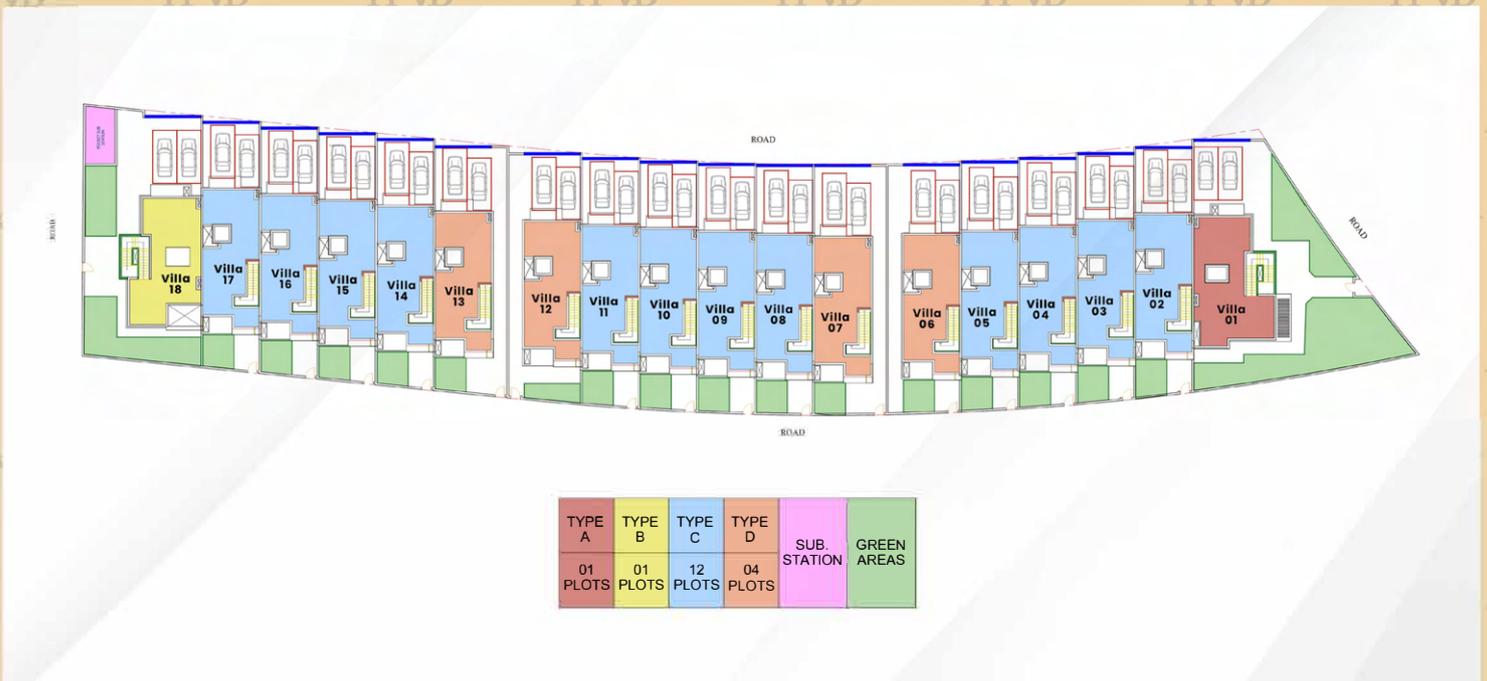


# 4 ●

### THE PROMISE VILLAS SITE PLAN

The development features a carefully planned distribution of 18 modern townhomes across the plot, offering balanced layouts, private access, and green communal areas.

# MASTER PLAN





# MASTER





5.



PLAN.

TAILORED LIVING FOR EVERY LIFESTYLE.

*The Promise Villas offers four distinct villa types – A, B, C, and D – thoughtfully designed to accommodate diverse family structures and investment goals. Each unit blends modern architecture with functional layouts, premium finishes, and private outdoor spaces.*

*From spacious corner units with generous gardens to efficiently planned interiors for modern families, the variety of villas ensures a perfect match for different lifestyles, preferences, and budgets.*

*Discover the configuration that suits you best – and step into a home that reflects your vision.*



# 6. VILLA TYPES

# VILLA *TYPE A*



# OVERVIEW

# VILLA *TYPE A*



HVB  
VISION



PURE VISION

**Total Unit Area: 3,398 sq. ft. / 315.69m<sup>2</sup>**  
**Plot Area: 4,197 sq. ft. / 389.91m<sup>2</sup>**



**04** BEDROOM



**06** BATHROOM



**06** WARDROBE



**02** CAR PARKING



**01** MAIDROOM



**01** LIFT

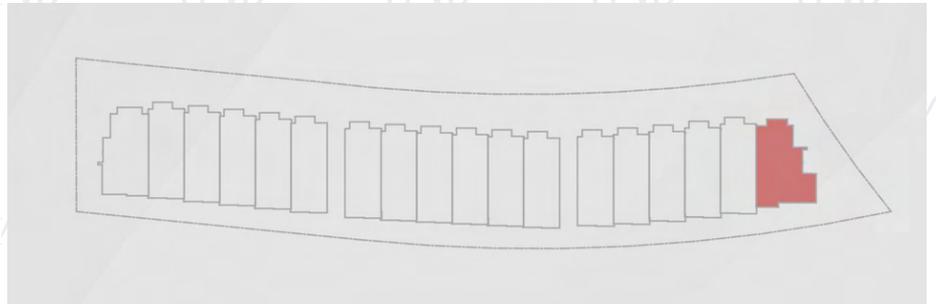


*A contemporary three-level villa defined by balance and sophistication. Thoughtfully distributed interiors blend comfort with open, naturally lit spaces that flow seamlessly toward outdoor areas.*

## 3D PERSPECTIVE - REAR

# 04 BEDROOMS

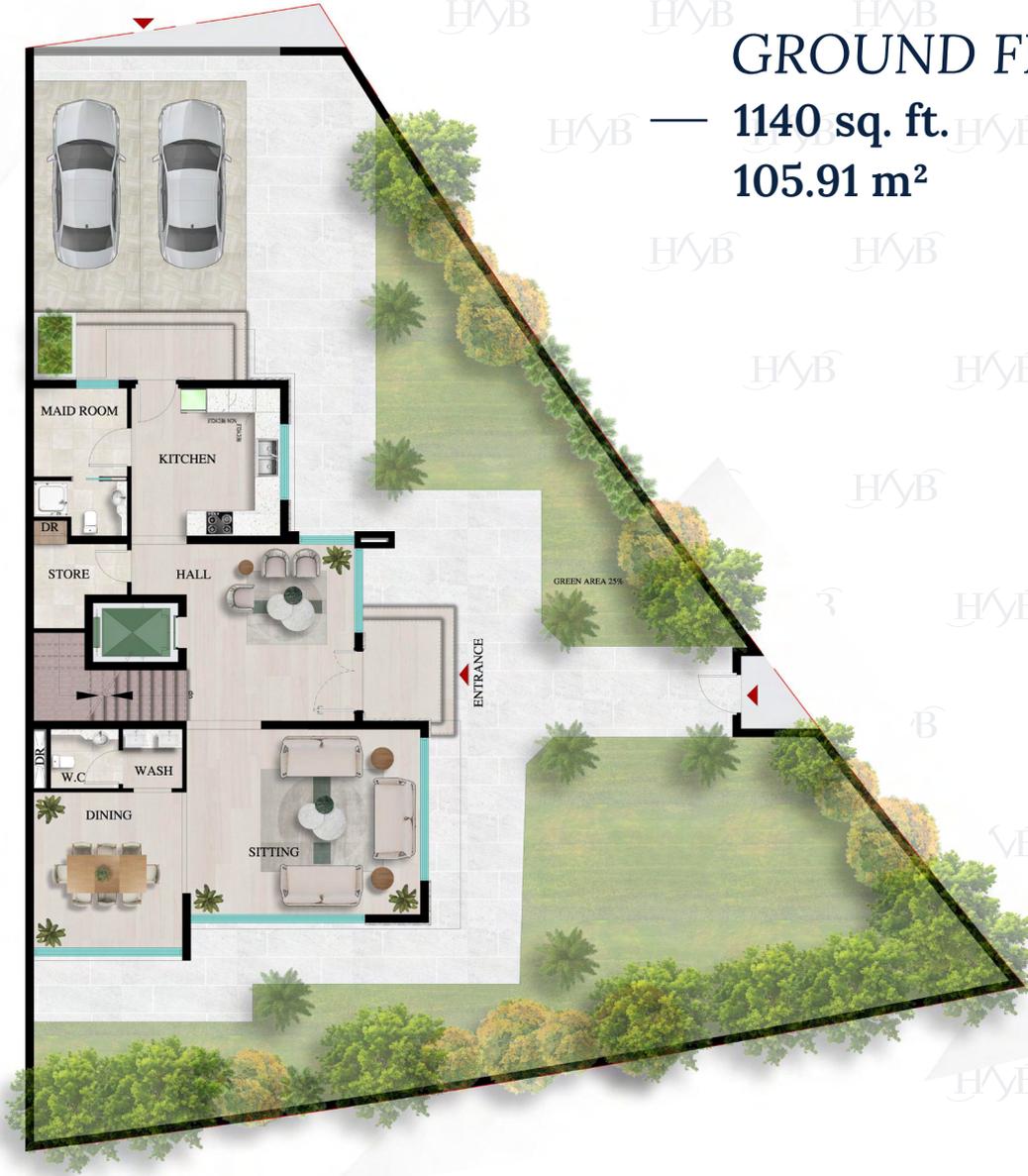
# VILLA TYPE A



## GROUND FLOOR AREA:

— 1140 sq. ft.

105.91 m<sup>2</sup>



# VILLA TYPES DETAILS



**FIRST FLOOR AREA:**  
— **1146 sq. ft.**  
**106.47 m<sup>2</sup>**

**SECOND FLOOR AREA:**  
**1112 sq. ft.** —  
**103.31 m<sup>2</sup>**



# VILLA *TYPE B*



HYB  
VISION



PURE VISION

**Total Unit Area: 3,120 sq.ft. / 289.86m<sup>2</sup>**

**Plot Area: 3,278 sq.ft. / 304.54m<sup>2</sup>**

# 3D PERSPECTIVE - FRONT

04 BEDROOMS



*Compact yet stylish, Type B Villas capture a modern lifestyle through efficient design and elegant simplicity. Perfect for those seeking an intimate living experience within a refined community setting.*

# 3D PERSPECTIVE - REAR





**04** BEDROOM



**06** BATHROOM



**06** WARDROBE



**02** CAR PARKING



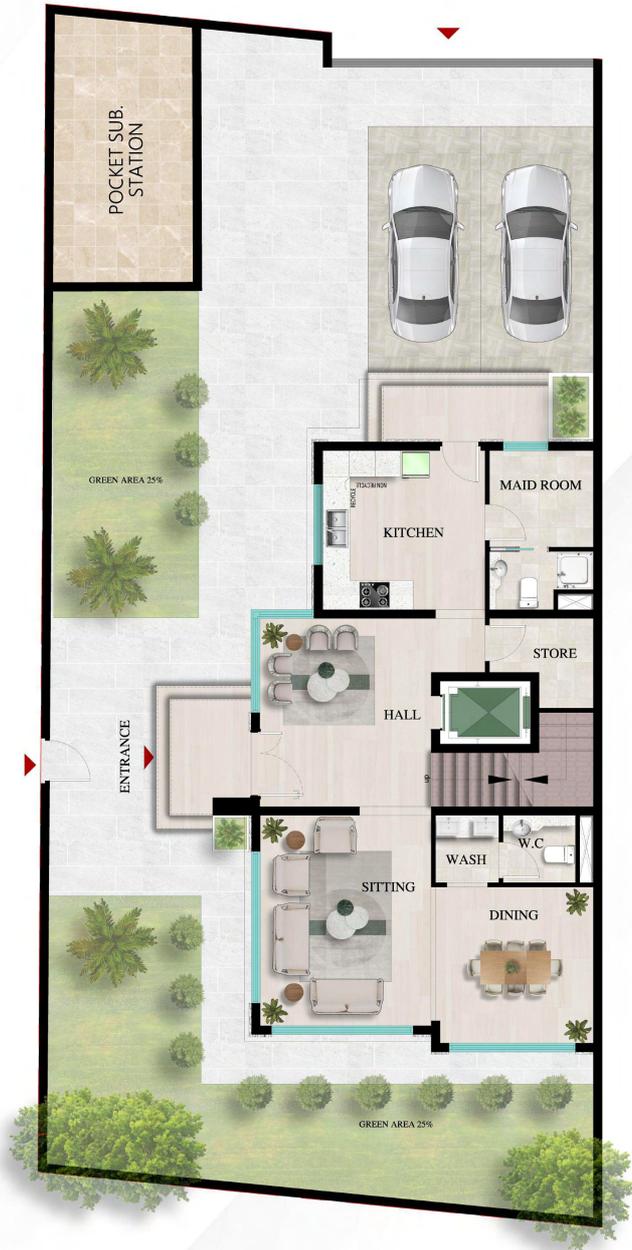
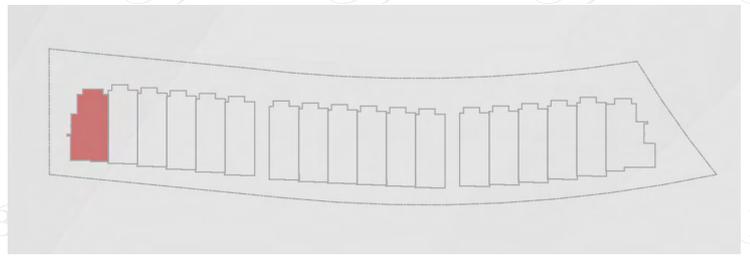
**01** MAIDROOM



**01** LIFT



# VILLA TYPE B



**GROUND FLOOR AREA:**  
— 1060 sq. ft.  
98.48 m<sup>2</sup>

# VILLA TYPES DETAILS



**FIRST FLOOR AREA:**

**1052 sq. ft.**

**97.73 m<sup>2</sup>**

**SECOND FLOOR AREA:**

**1008 sq. ft.**

**93.65 m<sup>2</sup>**



# VILLA *TYPE C*



**Total Unit Area: 2,799 - 2805sq.ft. / 260m<sup>2</sup>**

**Plot Area: 1,680 - 1,692sq.ft. / 156.07 - 157.19m<sup>2</sup>**



*Spacious and elegant, Type C Villas offer expansive layouts ideal for family living. The design integrates refined architectural elements with functional luxury, emphasizing privacy and modern comfort.*

**3D PERSPECTIVE - FRONT**

**04 BEDROOMS**



**04** BEDROOM



**06** BATHROOM



**05** WARDROBE



**02** CAR PARKING



**01** MAIDROOM



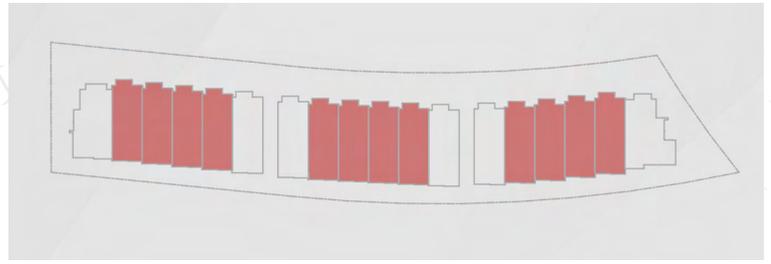
**01** LIFT



# 3D PERSPECTIVE - REAR



# VILLA TYPE C



— GROUND FLOOR AREA:  
**911 sq. ft.**  
**84.63 m<sup>2</sup>**

# VILLA TYPES DETAILS



— FIRST FLOOR AREA:

971 - 981 sq. ft.

90.77 - 91.14 m<sup>2</sup>

— SECOND FLOOR AREA:

911 - 914 sq. ft.

84.63 - 84.91 m<sup>2</sup>



# VILLA *TYPE D*



**HYB**  
VISION



PURE VISION

**Total Unit Area: 2,848 sq.ft. / 264.59m<sup>2</sup>**

**Plot Area: 2,127 – 2,137 sq.ft. / 197.6m<sup>2</sup> – 198.53m<sup>2</sup>**

# 3D PERSPECTIVE - FRONT

04 BEDROOMS



*Type D Villas embody a new perspective of contemporary living – slender façades, luminous interiors, and fluid connections between spaces. Designed to enhance both privacy and openness, this villa type merges timeless architecture with urban sophistication.*



**04** BEDROOM



**06** BATHROOM



**05** WARDROBE



**02** CAR PARKING



**01** MAIDROOM



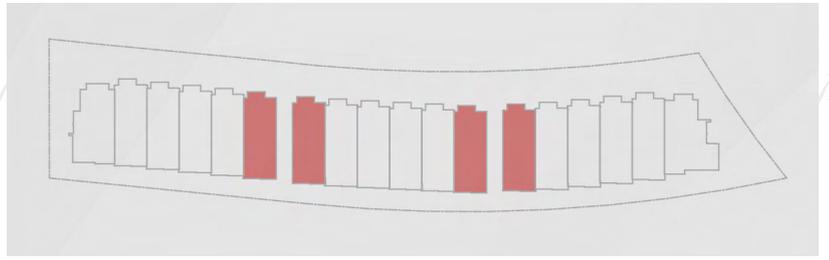
**01** LIFT



# 3D PERSPECTIVE - REAR



# VILLA TYPE D



— GROUND FLOOR AREA:  
928.00 sq. ft.  
86.21 m<sup>2</sup>

# VILLA TYPES DETAILS



— FIRST FLOOR AREA:  
993.00 sq. ft.  
92.25 m<sup>2</sup>

— SECOND FLOOR AREA:  
927.00 sq. ft.  
86.12 m<sup>2</sup>



7.

# INTERIOR

# ORS

# A NEW STANDARD OF LIVING





THE PROMISE

# Villas

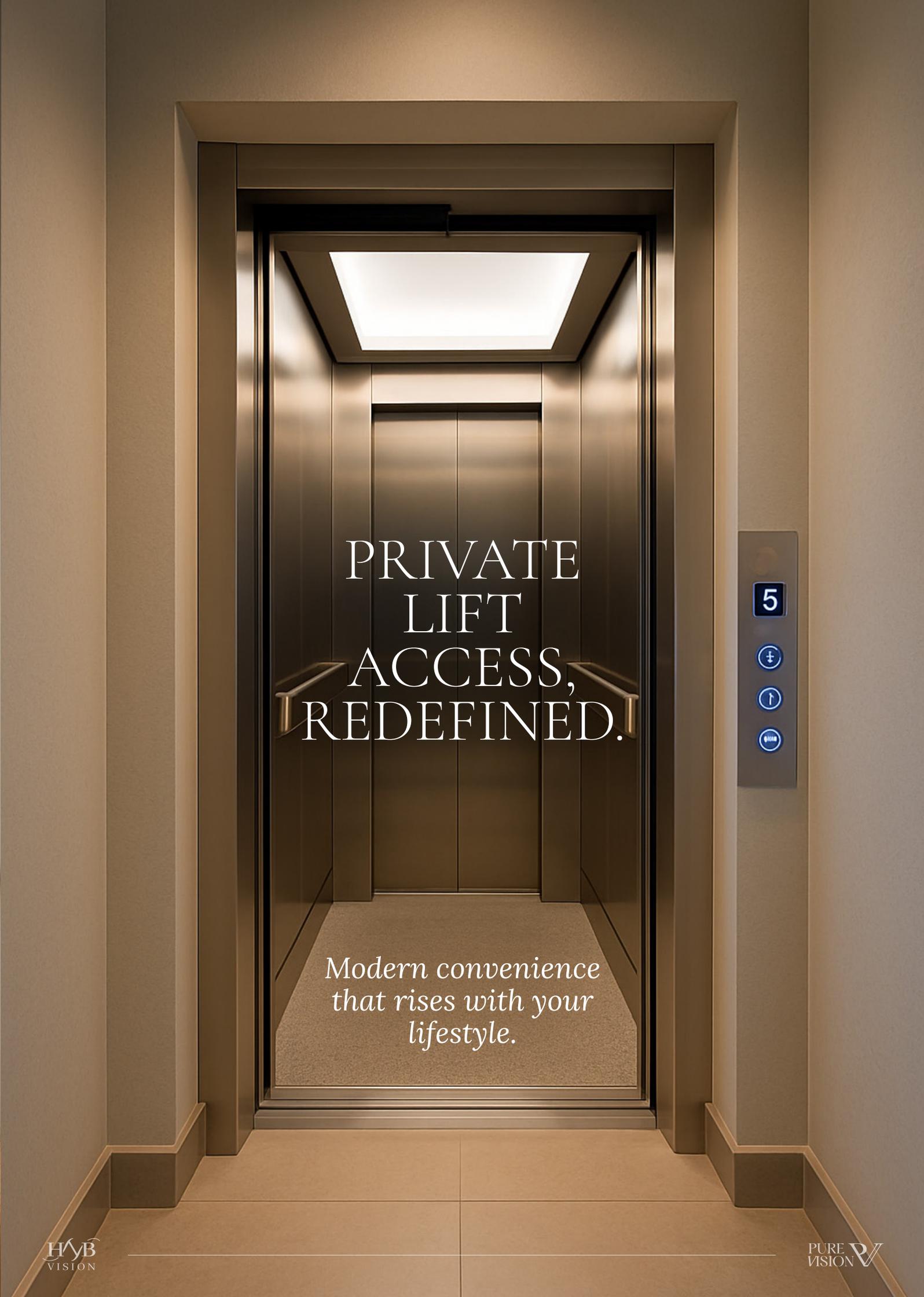




# SEAMLESS LIVING AT YOUR FINGERTIPS.



*Control lights, climate,  
and security with  
intuitive elegance.*



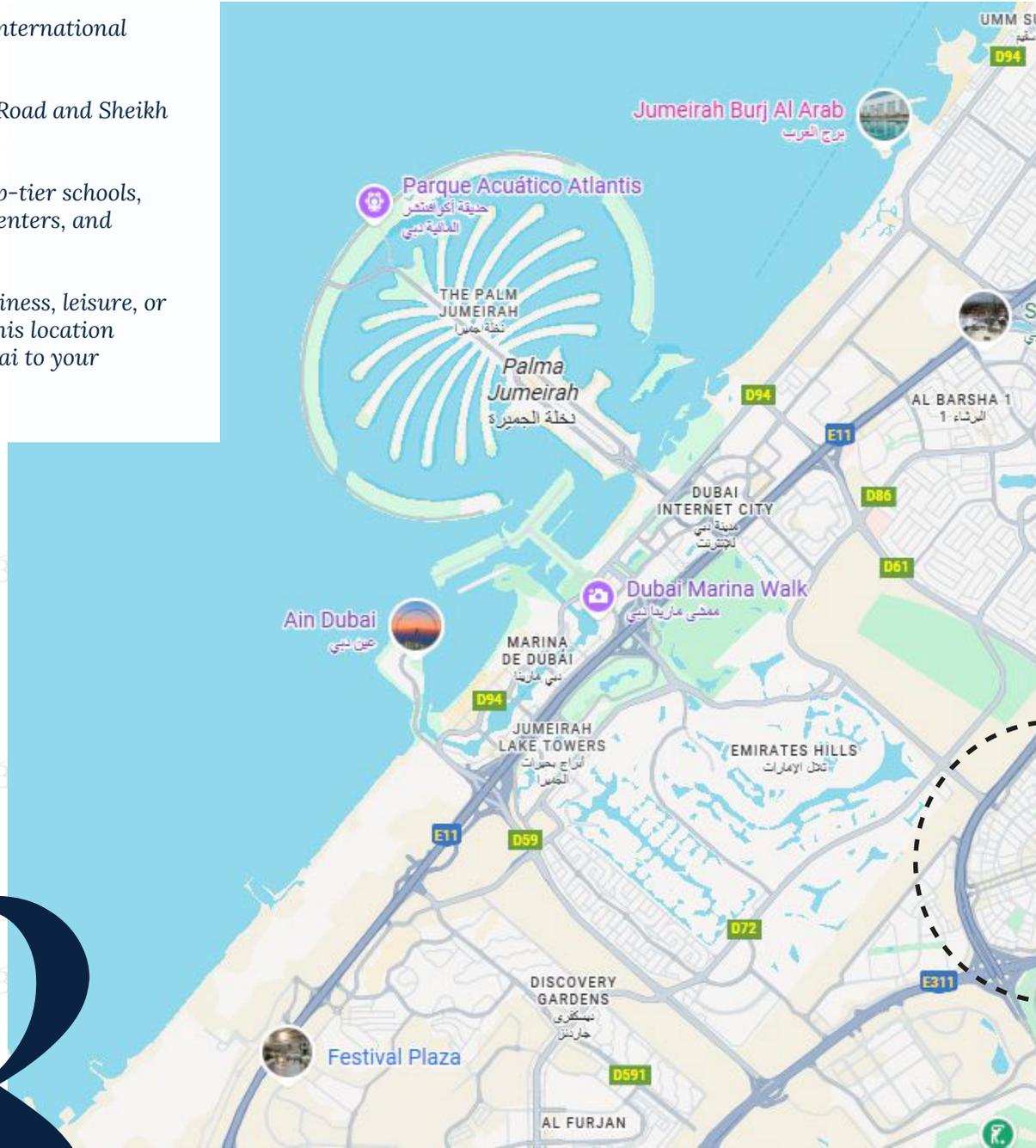
PRIVATE  
LIFT  
ACCESS,  
REDEFINED.

*Modern convenience  
that rises with your  
lifestyle.*

The Promise Villas is nestled within this dynamic neighborhood, granting residents quick access to the city's most important destinations:

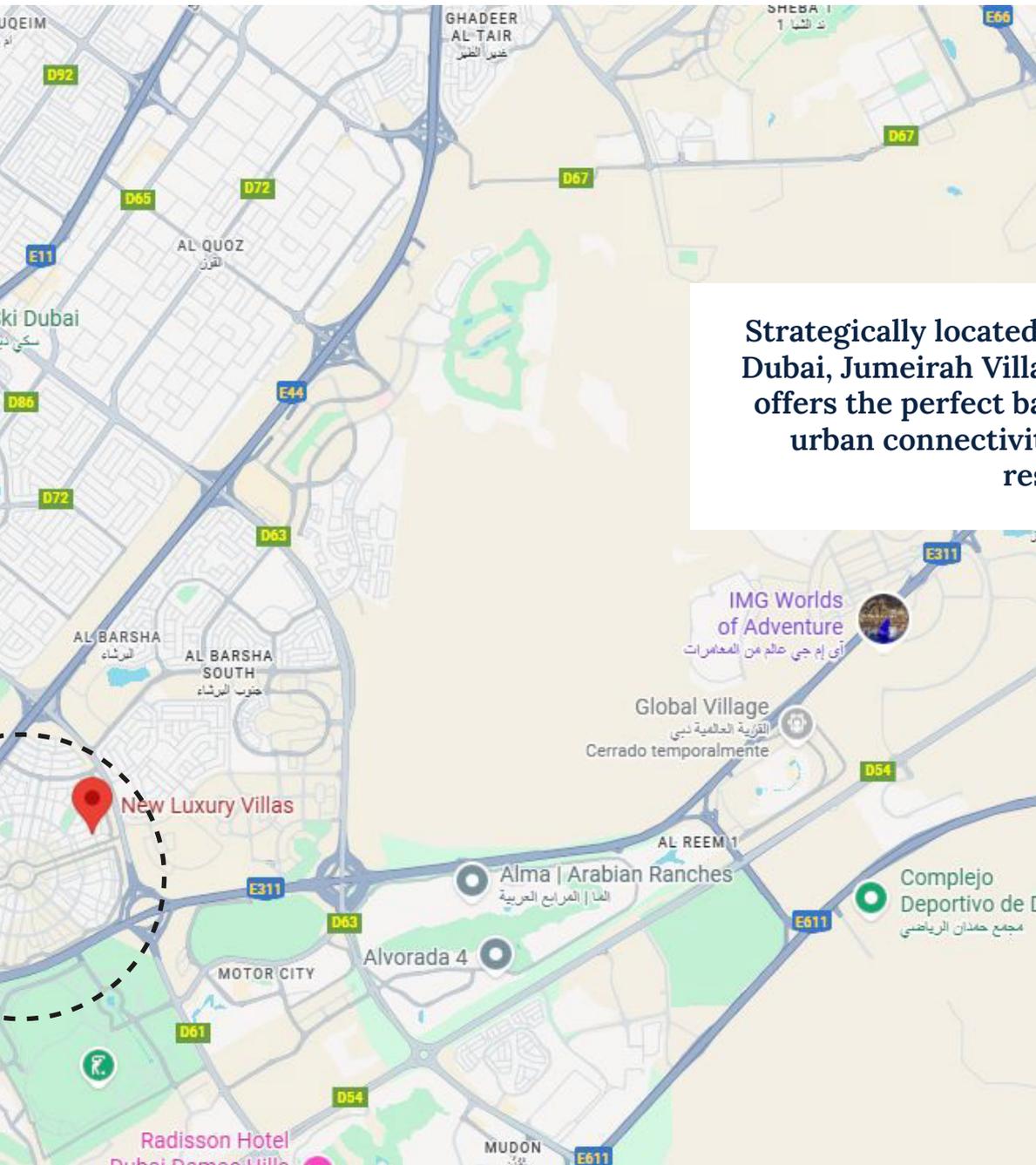
- + 15 min to Downtown Dubai
- + 10 min to Dubai Marina
- + 12 min to Palm Jumeirah
- + 25 min to Dubai International Airport
- + 5 min to Al Khail Road and Sheikh Zayed Road
- + Surrounded by top-tier schools, parks, shopping centers, and medical facilities

Whether you seek business, leisure, or family convenience, this location brings the best of Dubai to your doorstep.



# 8. CONNECTION

# CATION

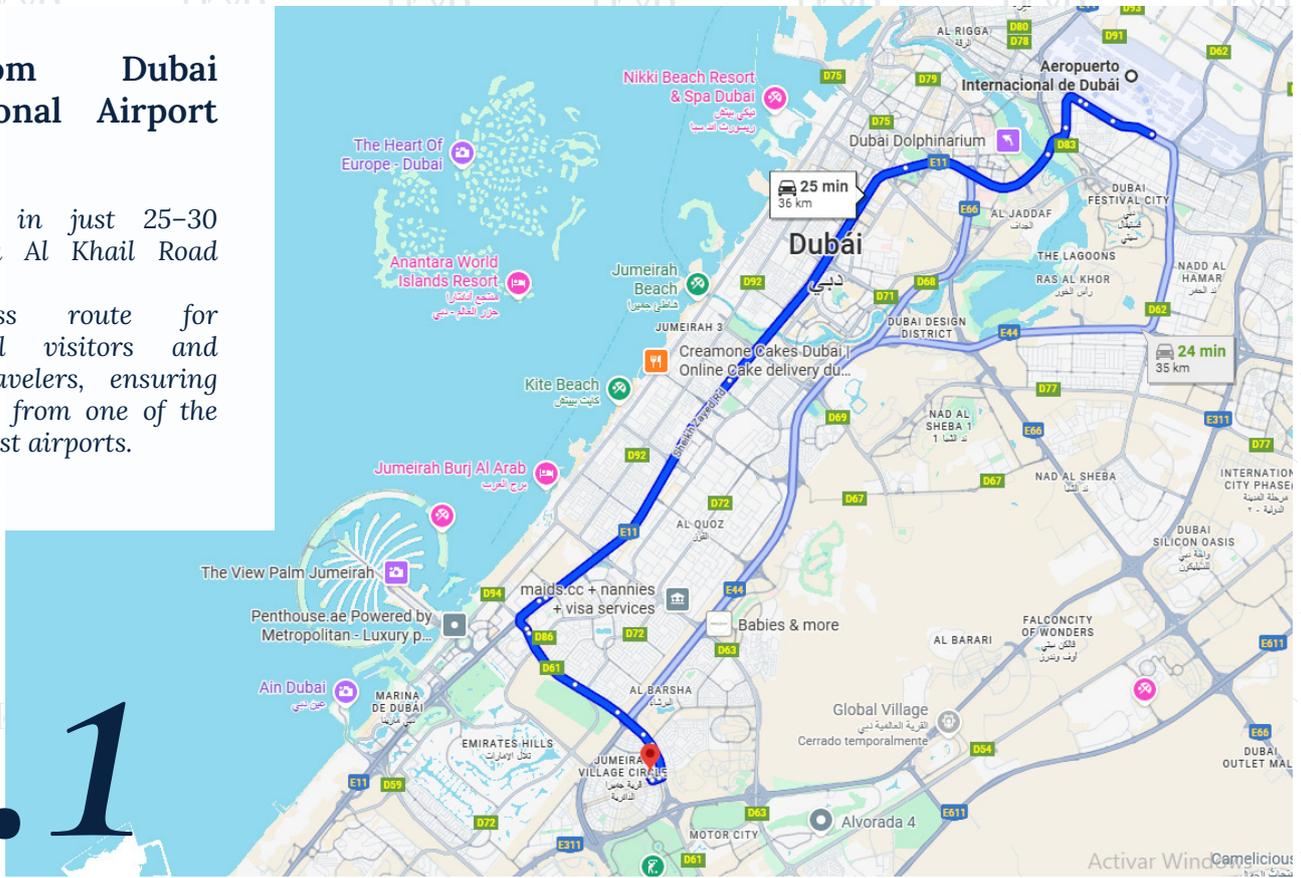


Strategically located in the heart of Dubai, Jumeirah Village Circle (JVC) offers the perfect balance between urban connectivity and peaceful residential living.

# ECTIVITY

# 1. From Dubai International Airport (DXB)

Reach JVC in just 25-30 minutes via Al Khail Road (E44). A seamless route for international visitors and frequent travelers, ensuring quick access from one of the world's busiest airports.

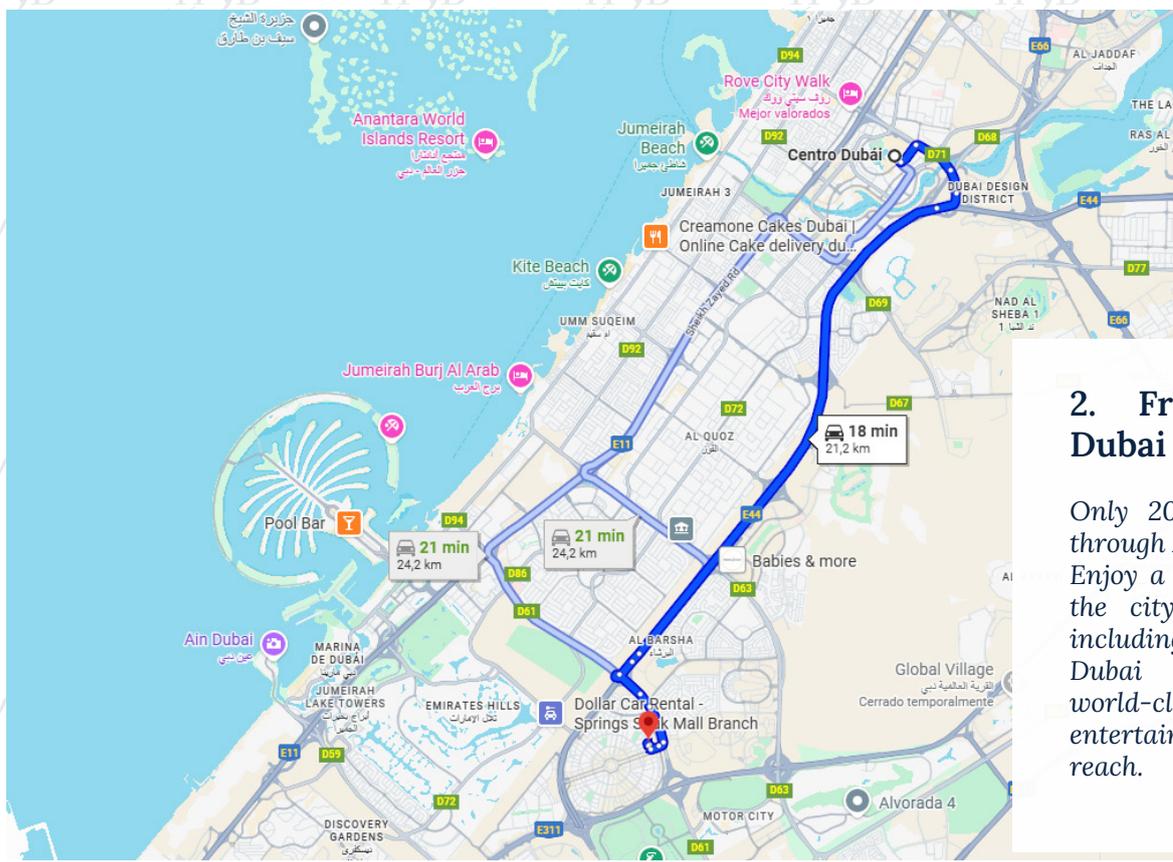


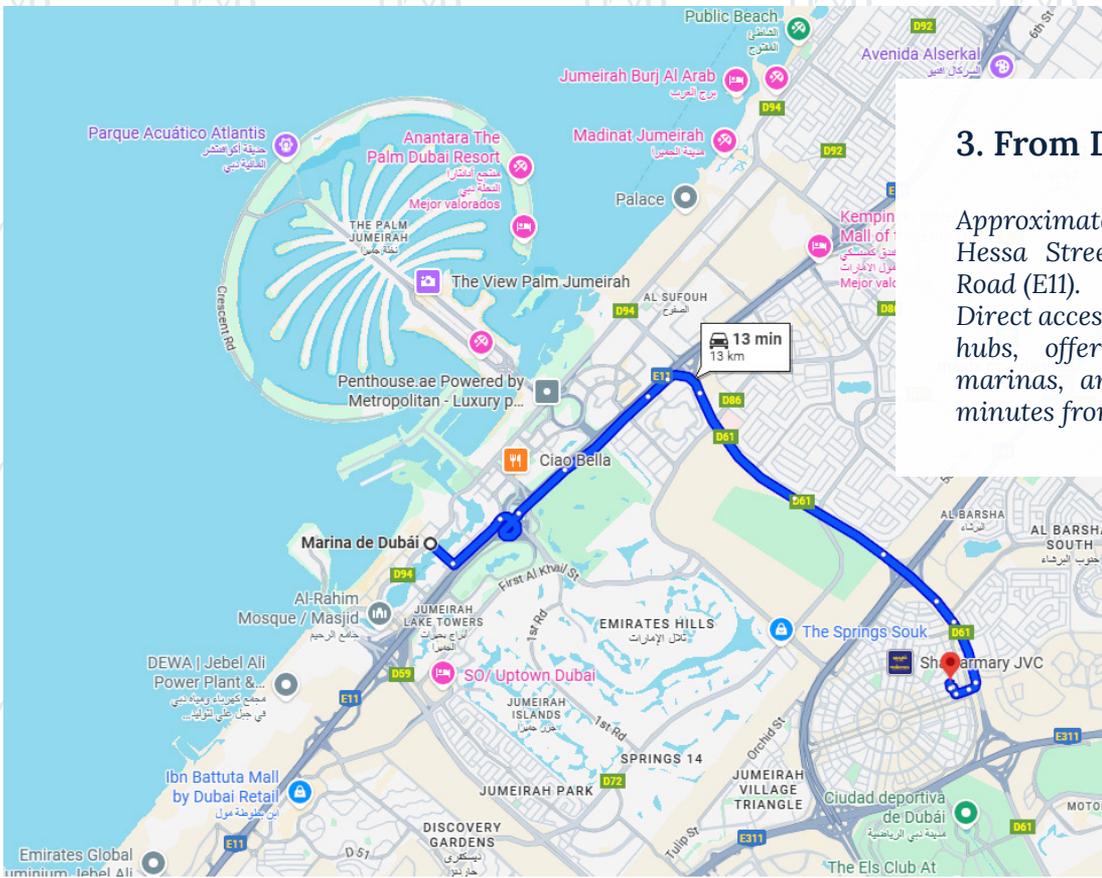
# 8.1

# KEY ACCESSES

## 2. From Downtown Dubai

Only 20-25 minutes by car through Al Khail Road (E44). Enjoy a smooth connection to the city's iconic landmarks, including Burj Khalifa and The Dubai Mall, placing world-class shopping and entertainment within easy reach.





### 3. From Dubai Marina / JBR

Approximately 15–20 minutes via Hessa Street (D61) or Sheikh Zayed Road (E11).

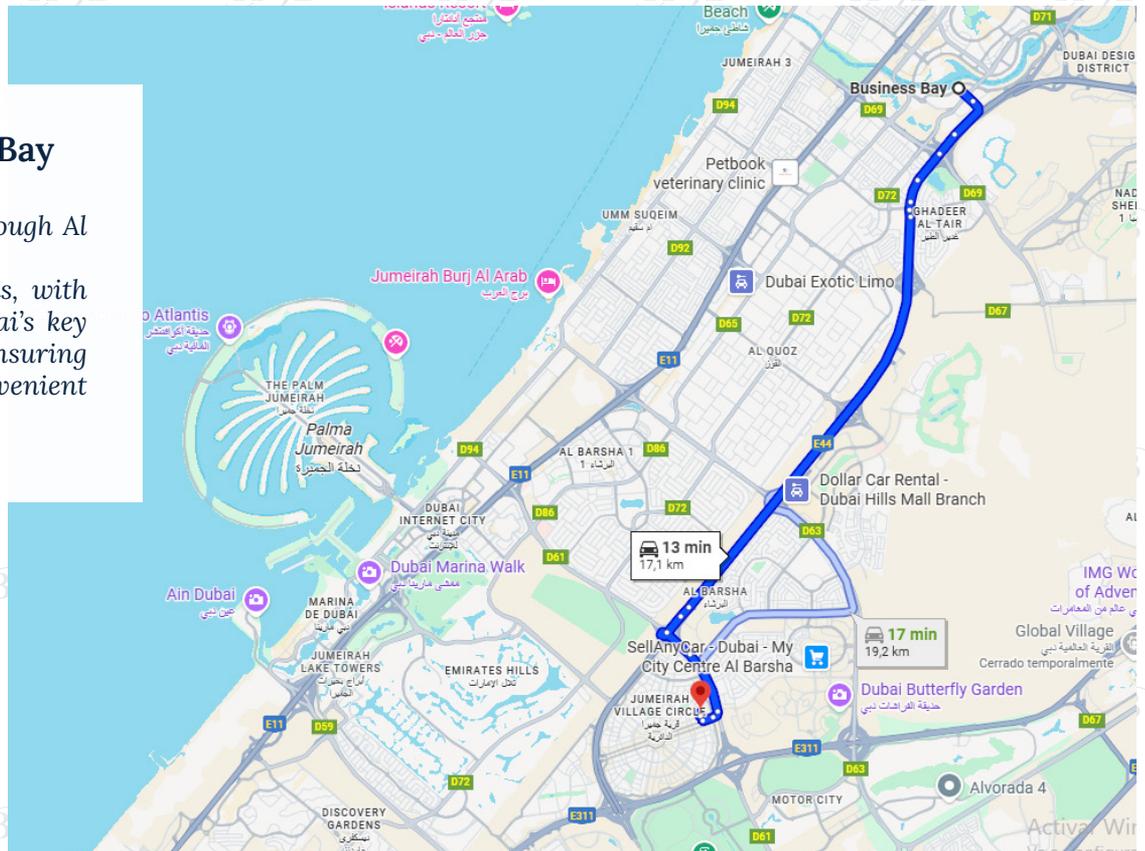
Direct access to Dubai's coastal lifestyle hubs, offering fine dining, luxury marinas, and beachfront leisure just minutes from home.

# SS ROUTES

### 4. From Business Bay

Around 20 minutes through Al Khail Road (E44).

Perfect for professionals, with close proximity to Dubai's key business district, ensuring daily commutes are convenient and efficient.



# Where Growth Meets Lifestyle

Strategically located in the heart of new Dubai, Jumeirah Village Circle (JVC) is one of the city's most dynamic and rapidly expanding residential and commercial districts. Its unique mix of urban convenience and community-centric living makes JVC a prime destination for real estate investment, offering exceptional value appreciation and steady rental yields.

JVC is home to a diverse array of residential villas, townhouses, and high-rise apartment buildings, all designed around beautifully landscaped parks, walking trails, and vibrant community hubs. With its proximity to key landmarks such as Dubai Marina, Jumeirah Lakes Towers, and the Expo 2020 site, JVC has become a magnet for investors seeking long-term capital growth in a stable and evolving environment.



INVESTMENT OPPORTUNITY

# Key Highlights for Investors

1. High Rental Demand driven by young professionals, families, and entrepreneurs.
2. Competitive Pricing compared to other prime areas in Dubai, with excellent return potential.
3. Ongoing infrastructure development and connectivity upgrades enhancing long-term value.
4. A self-sufficient community featuring schools, clinics, retail spaces, and leisure amenities.
5. Strong track record of ROI across residential and mixed-use developments.



Whether you are seeking luxury apartments, boutique commercial spaces, or tailored investment portfolios, JVC presents a compelling opportunity to invest in the future of Dubai.



# INVESTMENT OPPORTUNITIES



HVB HVB HVB HVB HVB HVB HVB HVB HVB HVB

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# INTERIORS

HVB HVB HVB HVB HVB HVB HVB HVB HVB HVB

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HYB HYB HYB HYB HYB HYB HYB HYB

# INTERIORS

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# SERVICES THAT *SHAPE VISION* INTO *REALITY*

## OUR STRATEGIC CAPABILITIES

At HNB Vision, we don't just build properties. We craft future-ready environments where lifestyle, design and investment meet.

### Explore our core services:

1. *Concept-to-Completion Development*  
From master planning to turnkey delivery, we manage every detail.
2. *Boutique Architectural Design & Innovation*  
Distinctive design for elevated living, tailored to premium lifestyles.
3. *Construction & Engineering Excellence*  
High-standard execution backed by precision, technology and performance.
4. *Smart Living Integration*  
Intelligent home systems, security, energy optimization, and seamless control.
5. *Interior Customization & Fit-Out*  
Premium interiors curated to reflect modern luxury and personal taste.
6. *Asset Management & Value Growth*  
Long-term strategic vision for property appreciation and investor confidence.

Crafted by HNB Vision – Delivered through Pure Vision Real Estate

# 10.

**HNB**  
VISION



PURE VISION



# 11.

## CONTACT INFO



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ESTATE DEVELOPMENT



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