



VISTA

— VISION —





MESSAGE FROM OUR CEO

We chose to create spaces that families would truly appreciate living in. Our approach prioritizes generous space reminiscent of our ancestors' dwellings, yet infused with the modern sophistication of today.

Vision is more than just a company; it represents innovation,

unwavering commitment, and Emirati excellence. Through our vertically integrated real estate development platform, our legacy extends beyond mere bricks and mortar. It is crafted from visionary concepts, meticulous planning, and flawless execution.

Investing in Dubai presents a compelling proposition for discerning investors and prospective residents alike. Renowned for its unmatched safety, competitive property prices, and vibrant economy, Dubai stands as a beacon of opportunity in the global landscape. With a reputation for high capital appreciation and a business-friendly environment make it first in the region for ease of doing business, Dubai offers a conducive platform for entrepreneurial endeavors and investment growth.

Moreover, the absence of personal income tax, coupled with the allure of long-term residency through the Golden Visa program, adds to its appeal as a destination of choice. Strategically positioned as a global business hub with seamless worldwide connectivity, Dubai offers a lifestyle enriched by world-class amenities and cultural diversity. Embrace the promise of a prosperous future and elevate your standard of living by investing in the dynamic and vibrant city of Dubai.

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INVESTING IN VISTA

Grants you the opportunity to secure a renewable two-year residency permit.

TAX

The absence of Income Tax, makes Dubai an ideal destination for investors.

GREENER DUBAI

Grants you the opportunity to secure a renewable two-year residency permit.

POPULATION GROWTH

Dubai's Vision 2040 targets a population of 5.4 million.

100% BUSINESS OWNERSHIP

Applicable for all commercial companies

EASE OF INVESTMENT

The absence of Income Tax, makes Dubai an ideal destination for investors.

♦ INVESTING IN DUBAI'S VISION 2040



LUXURY UNLEASHED, THE DUBAI EXPERIENCE

Discover the stunning elegance of Dubai, where sophistication and beauty shine in every corner. Dubai captivates with its luxury, offering pristine beaches and excellent facilities for a top-notch lifestyle. Here, the extraordinary is normal, with wonders like the grand Burj Khalifa. Enjoy vibrant nightlife, rich culture, and unique shopping experiences. In Dubai, luxury is a part of everyday life, promising a world of exquisite living.





DISCOVER

Dubai

Production city

Vista , located in the heart of Dubai Production City, captures the true spirit of modern urban living. Offering the perfect blend of comfort, convenience, and connectivity, it ensures effortless access to the city while surrounding residents with serene ponds, lush green parks, and dedicated play areas for all ages.

With its thoughtfully designed infrastructure and prime location just steps away from City Centre Me'aisem, Vista reflects Dubai's vision of excellence - providing a contemporary, connected, and vibrant lifestyle for its community.

LOCATION & LANDMARKS

Vista enjoys a prime location, surrounded by some of Dubai's most vibrant communities and lifestyle destinations, including Jumeirah Village Triangle, Jumeirah Village Circle, Dubai Miracle Garden, Dubai Sports City, City Centre Me'aisem, and Jumeirah Golf Estates.

JUMEIRAH VILLAGE TRIANGLE (JVT)

10 mins

JUMEIRAH VILLAGE CIRCLE (JVC)

5 mins

JUMEIRAH GOLF ESTATES

10 mins

BURJ KHALIFA

20 mins

DUBAI MALL

20 mins

CITY CENTRE ME'AISEM

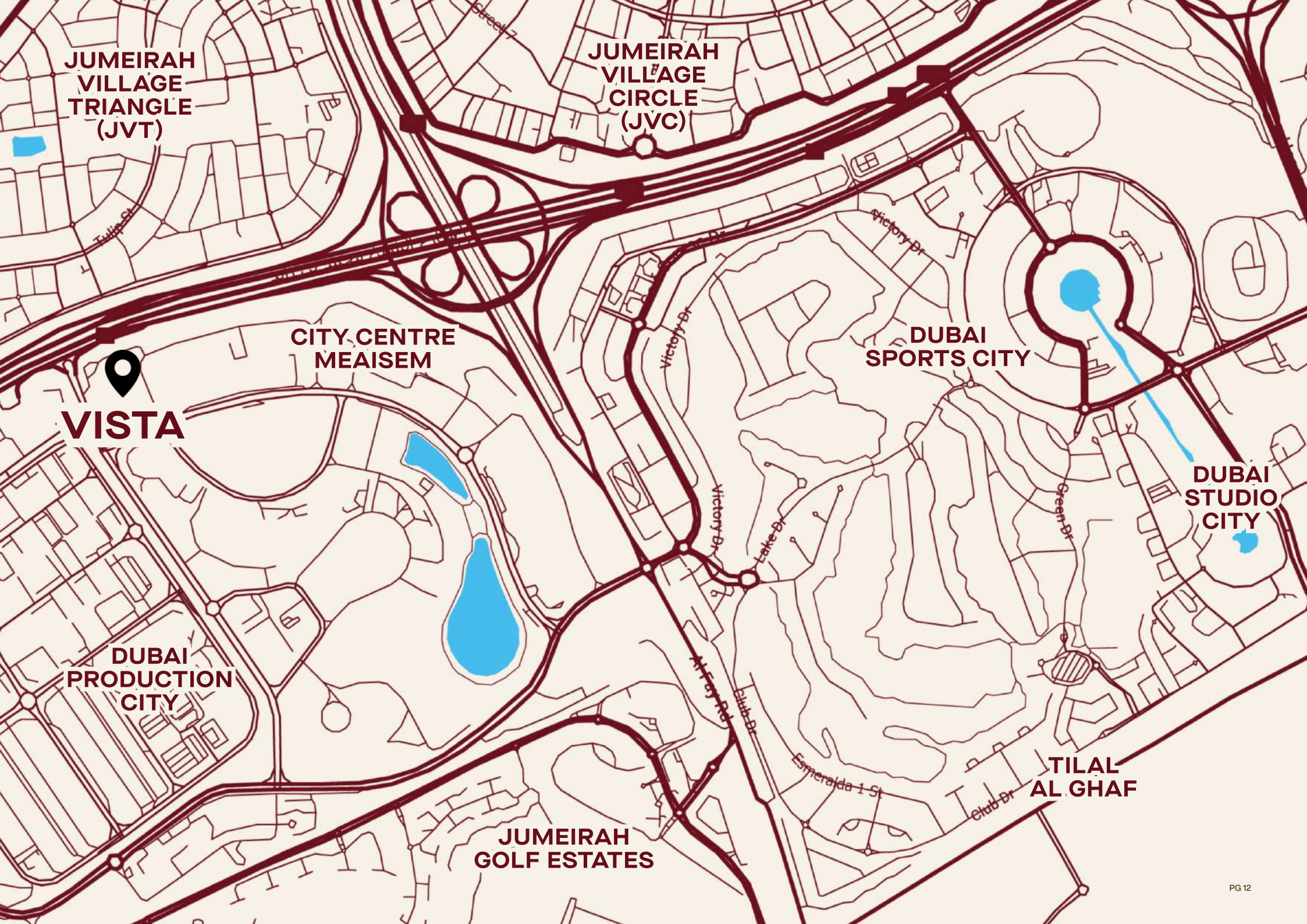
5 mins

ALMAKTOUM INTERNATIONAL AIRPORT

20 mins

DUBAI STUDIO CITY

5 mins



**JUMEIRAH
VILLAGE
TRIANGLE
(JVT)**

**JUMEIRAH
VILLAGE
CIRCLE
(JVC)**

**CITY CENTRE
MEAIEM**

**DUBAI
SPORTS CITY**

**DUBAI
STUDIO
CITY**

**DUBAI
PRODUCTION
CITY**

**JUMEIRAH
GOLF ESTATES**

**TILAL
AL GHAF**

VISTA



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Welcome to Vista, a place where modern living meets inspired design. Here, every detail has been carefully considered to offer you a lifestyle full of energy, comfort, and connection. With cutting-edge amenities woven into the community, you'll enjoy the perfect harmony of convenience and sophistication. Discover a space where you can truly live well, grow freely, and experience the vibrant essence of Dubai at its finest.



LUXURY CORRIDORS AND LOBBY REDEFINED



Luxury lobby and corridors redefine the standards for upscale living and professional environments. These spaces blend sophistication with functionality, featuring high-end finishes, advanced technology, and bespoke furnishings. Thoughtfully designed and strategically laid out, they embody a commitment to excellence, ensuring every journey through them is an experience of true luxury.







YOUR SPACE MATTERS.

Studies indicate that spacious living environment positively impact health by providing more natural light, improving air quality, and offering space for physical activity, which enhances mental and physical well-being.

[Source]
Journal of Environmental Psychology

Space is What We Need in Today's Congested Life

FLOOR-TO-FLOOR WINDOWS

Floor to floor windows, bringing in more natural light

SPACIOUS APARTMENTS

Our apartments are 22% larger than the average apartments

180° OPEN VIEWS

Our apartments offer 180° open views, connecting residents to a breathtaking panorama of natural landmarks, enhancing your home with beauty and tranquility

ELEVATED CEILINGS

High ceilings, at 3.2 meters. Our ceiling height is higher than the average



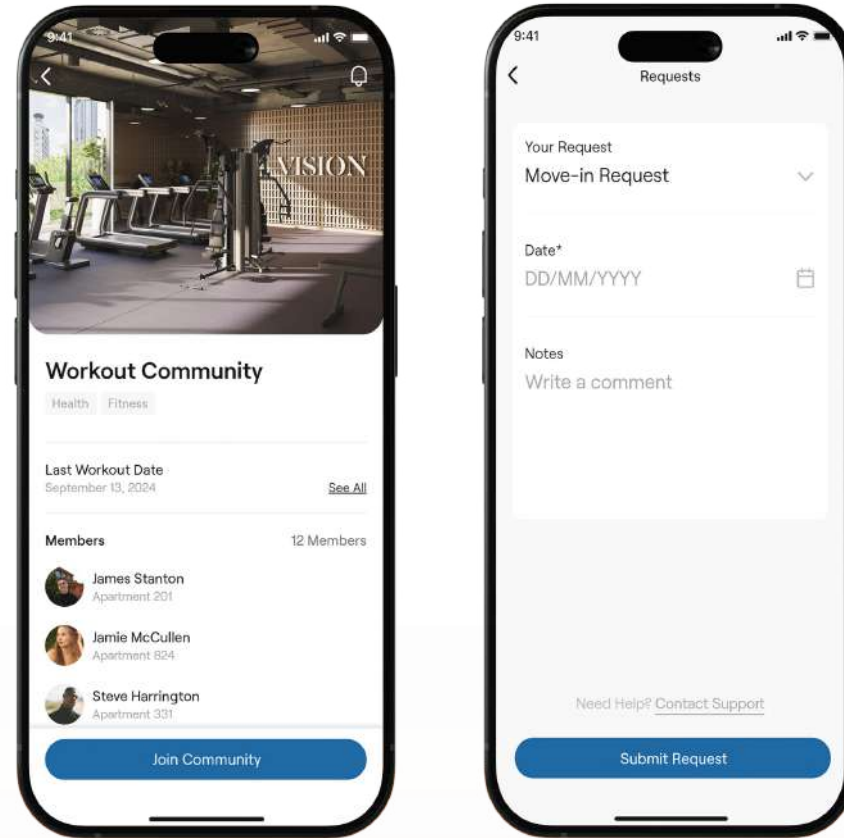
PREMIUM FURNISHING AT EVERY STEP

From intricately tiled lobby and corridors to elegantly finished walls, our commitment to premium quality shines through at every step. Each element of our design has been carefully selected and crafted to ensure a luxurious living experience.



WE ARE RIGHT WHERE YOU ARE

At Vista , you will be able to communicate with your community and building management in various ways. You can call our toll-free number, contact us via our 24/7 WhatsApp line, or use the app and portal to process your requests.



BOOKING FACILITIES

Such as, Reserving the gaming room for your kids' birthday party with ease!

ENGAGE WITH THE COMMUNITY

Engage with the community on the community wall

SMOOTH MOVE IN AND MOVE OUT

Hassle-free process for your move-ins and move-outs.

TRACK YOUR REQUESTS

Effortlessly track the status of your requests.

WORK PERMITS AND NOC'S

Apply for work permits and NOCs easily.

ELEVATING EVERY CORNER OF YOUR LIVING SPACE

Our residences are equipped with Smart thermostats and smart door locks for automated comfort and security. You can enhance your living experience by adding other compatible Smart Home devices, allowing for a personalized and integrated smart home setup.



ELEVATING EVERY CORNER OF YOUR LIVING SPACE

At Vista , we've taken your well-being monitoring sensors. Breathe easy clean and healthy, promoting a better



to heart by installing air quality knowing that the air you inhale is lifestyle for you and your family.

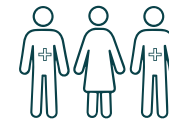
AIR QUALITY MONITORING SYSTEM

Installing air quality sensors in buildings can significantly enhance resident health by continuously monitoring and managing indoor air conditions, reducing pollutants and ensuring optimal air quality.

(Source: Building and Environment Journal)



**15% Energy
Saving**



**Boost Facility
Management
Efficiency**



**60% Reduction
in Absenteeism**



**Boost Your
Energy &
Concentration**



**Reduce Infection
Risk (COVID 19,
Flu etc.)**



**50% Increase
in
Productivity**

THIS IS NOT JUST A BUILDING, IT'S A LIFESTYLE



CONCIERGE SERVICE

At Vista , true luxury goes beyond lavish amenities. Our concierge team is dedicated to providing personalized support, ensuring residents enjoy unparalleled comfort and convenience.

ON DEMAND HOUSE KEEPING

Experience the epitome of convenience and care with out on-demand housekeeping service. Tailored for the discerning, our housekeeping ensures your home remains a pristine sanctuary.

ON DEMAND DAY CARE

Our on demand daycare offers a nuturing environment for your little ones, blending educational activities with fun in a secure setting. This symbolize our dedication to enhancing your lifestyle and peace of mind.



BUILDING FEATURES AND AMENITIES

At Vista , every day is a delight filled with relaxation and joy, offering a life of unparalleled comfort with world-class amenities and dedicated services. Start your mornings with a boost of energy in our state-of-the-art gym, featuring the latest fitness equipment and personalized workout sessions tailored to your needs. Unwind by the pool in the afternoon, surrounded by the sounds of laughter and family fun as you soak up the sun in a serene environment. As evening falls, savor breathtaking panoramic views from our rooftop terrace, relaxing and taking in the stunning sunsets or the twinkling city lights.

With everything you need for enjoyment and relaxation at your fingertips, including a luxurious pool and fully-equipped gym, our dedicated team ensures seamless living with meticulously maintained facilities and personalized services. Welcome to a lifestyle focused on luxury and ease, where your comfort and satisfaction are our top priorities. Embrace the joy of living at Vista , where every detail is designed to enhance your experience.

- 1 - INFINITY SWIMMING POOL
AND KIDS POOL**
- 2 - SWIMMING POOL DECK**
- 3 - BBQ AREA**
- 4 - PARTY HALL**
- 5 - INTERNAL KIDS PLAY AREA**
- 6 - EXTERNAL KIDS PLAY AREA**
- 7 - GAMING ROOM**
- 8 - GYM**
- 9 - CINEMA**
- 10 - WORK SPACE**
- 11 - LOUNGE AREA**



STEP IN TO A WORLD OF POSSIBILITIES



Welcome to our state-of-the-art gym, where every workout is a step towards becoming your best self. Our fitness center is equipped with the latest machines and designed for your ultimate comfort, creating an environment that encourages you to push your limits and achieve your wellness goals. Whether you are a beginner or a seasoned fitness enthusiast, our gym offers a comprehensive experience that nurtures your body, mind, and spirit.





ENJOY THE WORLD OF ENTERTAINMENT



Welcome to our next-generation cinema, where storytelling comes to life. Designed with cutting-edge sound and visual technology, and featuring ultra-comfortable seating, our theater ensures an exceptional movie experience from start to finish. Whether you're here for a relaxing night out or a cinematic adventure, every detail is curated to fully engage your senses and immerse you in the magic of film.

THE ULTIMATE POOL EXPERIENCE



Nestled at the heart of our elegant residential community, our beautifully designed swimming pool is more than just a place to swim, it's a lifestyle feature. Whether you're looking to unwind in a serene, resort-like atmosphere or enjoy a refreshing, invigorating swim, this tranquil oasis offers the perfect balance of relaxation and recreation. It's where leisure meets luxury, right outside your door.



EXPERIENCE TOGETHERNESS AT VISTA

GAMER'S HAVEN

An immersive gaming experience awaits in our state-of-the-art gaming room, equipped with the latest consoles and games for hours of entertainment.

ENTERTAINMENT OASIS

Unwind and enjoy various recreational activities in our entertainment room, perfect for socializing, playing board games, or watching your favorite shows.

PLAYTIME PARADISE

A vibrant safe space filled with fun and interactive activities, designed to spark joy and creativity in children of all ages.

CINEMATIC ESCAPE

Experience the magic of cinema in our private theatre, complete with plush seating and cutting-edge audio-visual technology for an unforgettable movie night.





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it represents innovation, unwavering commitment, and Emirati excellence.

YOUR FULLY EQUIPPED KITCHEN



Enhance your cooking experience in your fully equipped kitchen, complete with modern appliances, spacious countertops and elegant finishes tailored to meet your needs.





SUPERIOR CRAFTSMANSHIP IN EVERY DETAIL



Our dedication to premium quality is evident in every detail of our spaces, from the intricately tiled lobby and corridors to the elegantly finished walls. Each element is meticulously crafted to reflect our high standards, ensuring a sophisticated and luxurious environment.

THE PINNACLE OF MODERN LIVING

Experience the superior craftsmanship of Vista , where every element is constructed with the highest quality materials. The attention to detail in every aspect, from the soundproof walls to the energy-efficient lighting, guarantees a space that is not only stunning but also built to endure.









ALL THE MATERIALS ARE CRAFTED WITH EXCELLENCE, BUILT TO LAST

Crafted with the finest high-end materials, our luxury apartments promise unparalleled durability and elegance. Enjoy a home where quality and beauty seamlessly blend, providing you with a sanctuary of style and strength.

FINISHING MATERIALS





VISTA