

# OAKYARD

RECHARGE YOUR LIFE

RECHARGE YOUR INVESTMENT





ENGLAND, LONDON

GERMANY, FRANKFURT AM MAIN

UKRAINE, KYIV

SPAIN, BARCELONA

MONTENEGRO: KOLASHIN, TIVAT

GEORGIA, TBILISI

UAE

## KEY PROJECT INVESTOR

**FUTURA EDGE –**  
the main partner, and international investment company with 16 years of experience in real estate development and a portfolio of projects in the United Kingdom, Germany, Spain, Georgia, and Ukraine.

## WHY WE CHOSE DUBAI

I have been in real estate development for over 15 years.

During that time, we have delivered projects in London, Frankfurt, Barcelona, Tbilisi, and Ukraine.

Each market has its own journey and its own challenges.

But when we took a close look at Dubai, one thing became very clear: this city is not just a trend — it is a new global platform for sustainable real estate growth.

## WHAT ATTRACTED US TO DUBAI

- **Transparency & Regulation:** A market with clear rules and strong government support for business
- **Economic Stability:** Consistent growth over the last 5-7 years, making it one of the most reliable markets globally
- **Standards:** Continuous movement toward higher quality and more professional real estate development

## WHY ENTER SUCH A COMPETITIVE MARKET?

Because competition here isn't a threat — it's a challenge and an opportunity. It's in this kind of environment that real competitive advantages are built.

Having a presence in Dubai isn't just about local success — it's about driving growth across all our markets.



ANTON VIKTOROV  
GENERAL MANAGER



# Futura EDGE - 16 Years of Expertise in Shaping Global Real Estate. On the EDGE of the future.

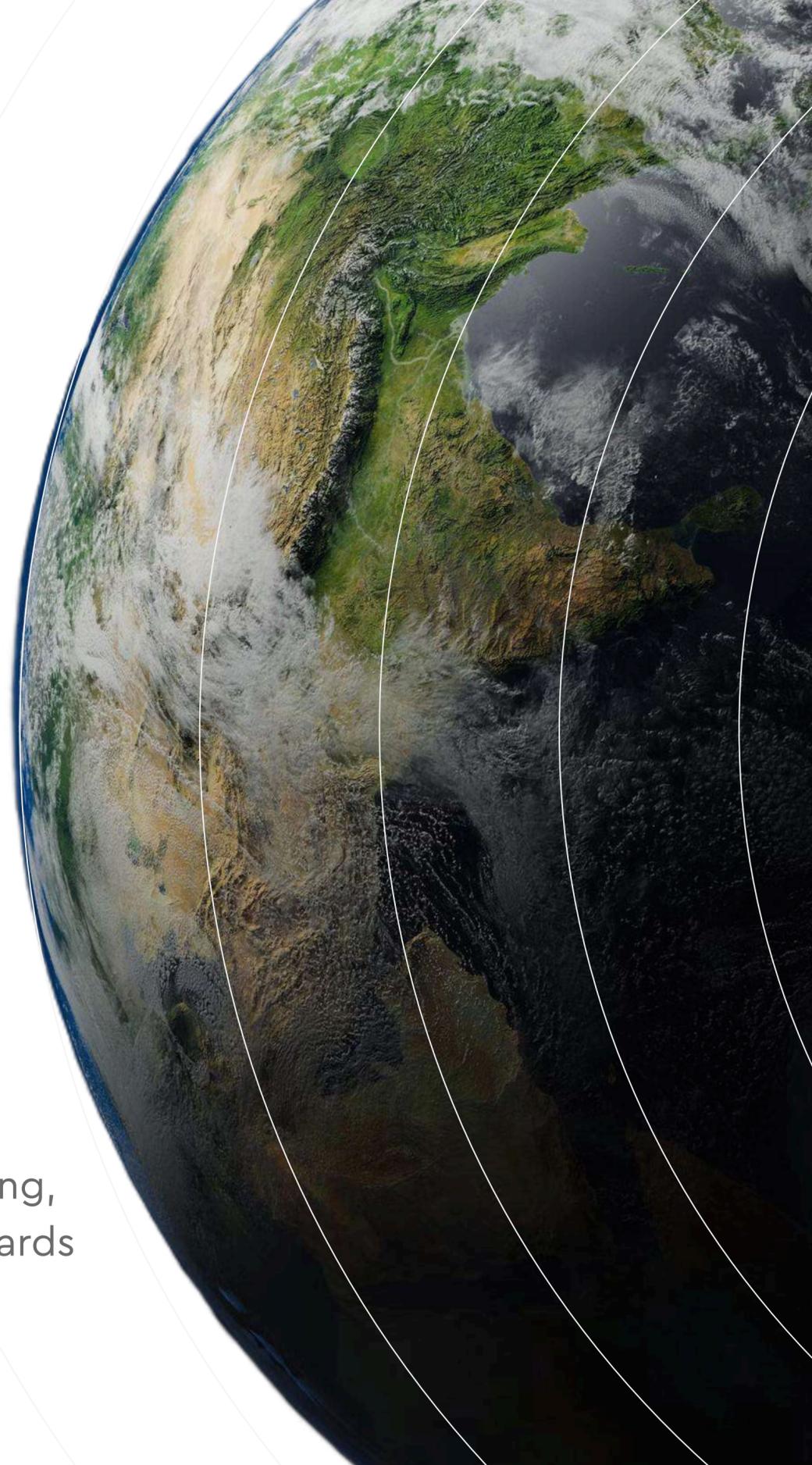
TRANSFORMING URBAN SPACES WITH QUALITY AND SCALE

★ Over **16** years of experience in  
residential & commercial development

★ **3,000,000+** m<sup>2</sup>  
of delivered real estate

★ **20+** completed  
large-scale projects

★ Expertise in architecture, planning,  
and modern construction standards



# Futura EDGE's



EXPERIENCE AS AN INVESTOR SINCE 2009



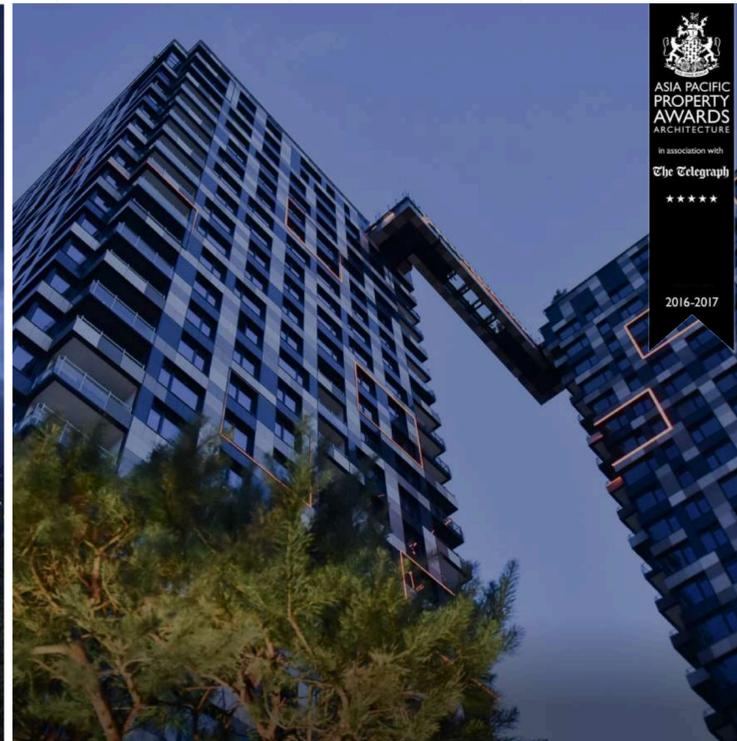
📍 Kyiv, Ukraine

## IQ BUSINESS CENTER

IQ — A+ business center

💰 \$115,000,000

[iqbc.ua](http://iqbc.ua)



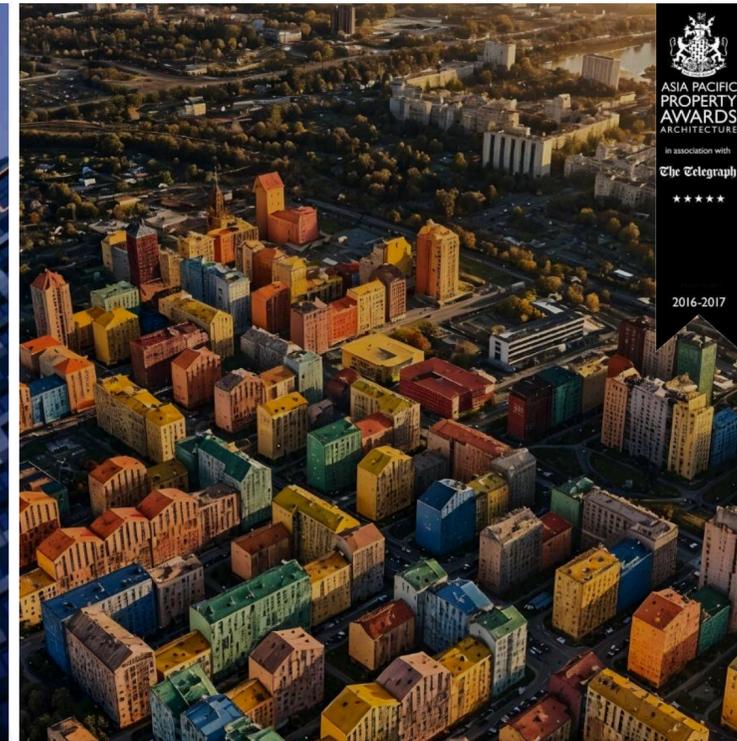
📍 Kyiv, Ukraine

## TETRIS HALL

★ Elite      🏠 188 apartments

💰 \$30,140,000 investments

[tetrishall.com.ua](http://tetrishall.com.ua)



📍 Kyiv, Ukraine

## COMFORT TOWN

★ Comfort +      🏠 6,560 apartments

💰 \$413,566,000 investments

[comforttown.com.ua](http://comforttown.com.ua)



📍 Kyiv, Ukraine

## CENTRAL PARK

🏢 Business      🏠 689 apartments

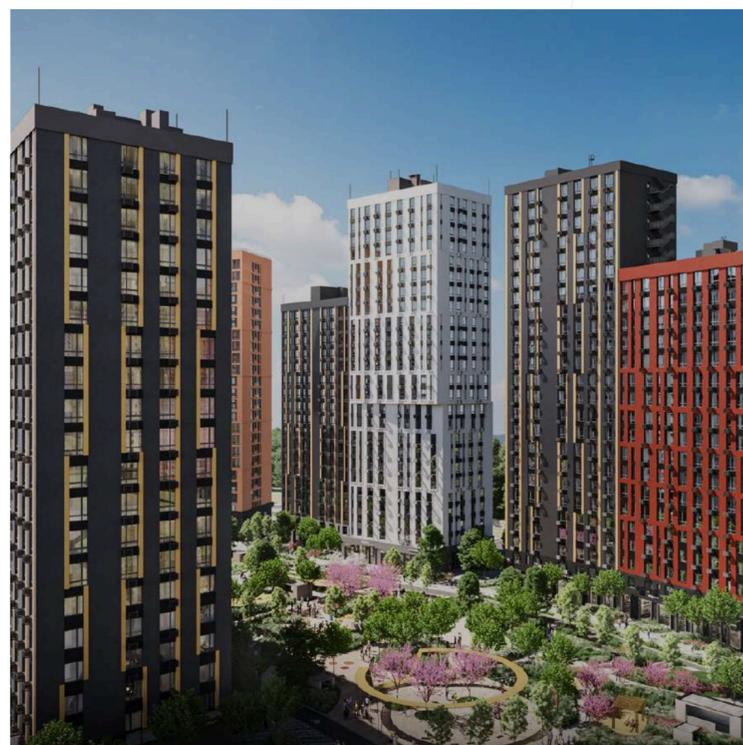
💰 \$68,026,000 investments

[centralpark.com.ua](http://centralpark.com.ua)

# Futura EDGE's



EXPERIENCE AS AN INVESTOR SINCE 2009



📍 Kyiv, Ukraine

## SVITLO PARK

★ Comfort +    🏠 7.500+ apartments

[svitlopark.ua](http://svitlopark.ua)

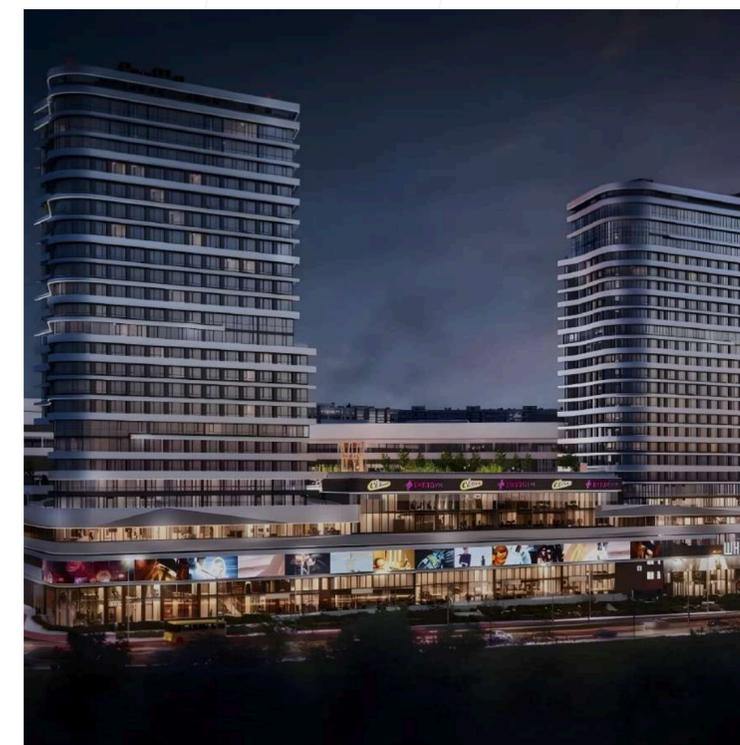


📍 Kyiv, Ukraine

## EDELDORF HILLS

🏢 Business    🏠 482 apartments

[edeldorf.com.ua](http://edeldorf.com.ua)



📍 Kyiv, Ukraine

## WHITE LINES

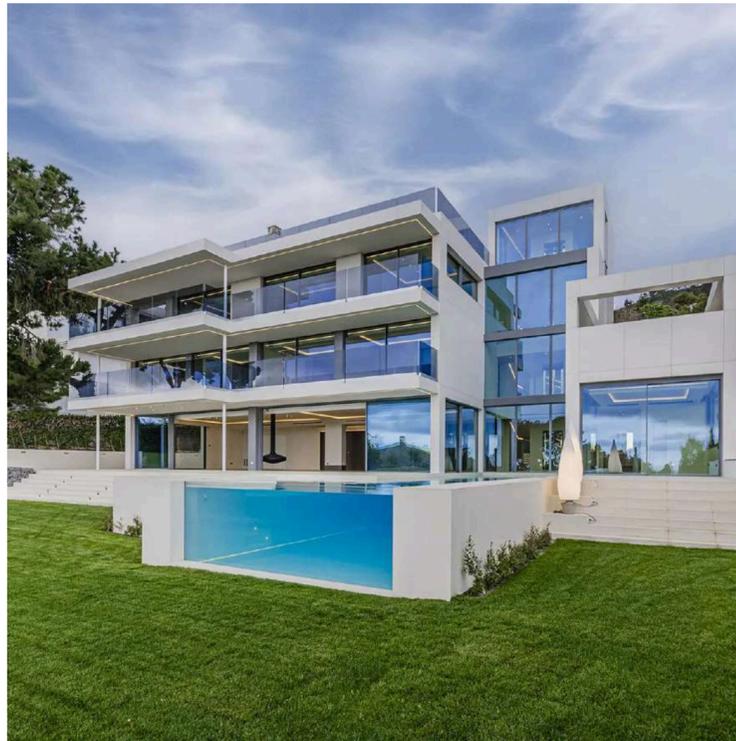
🏢 Business    🏠 566 apartments

[whitelines.com.ua](http://whitelines.com.ua)

# Futura EDGE's



EXPERIENCE AS AN INVESTOR SINCE 2009

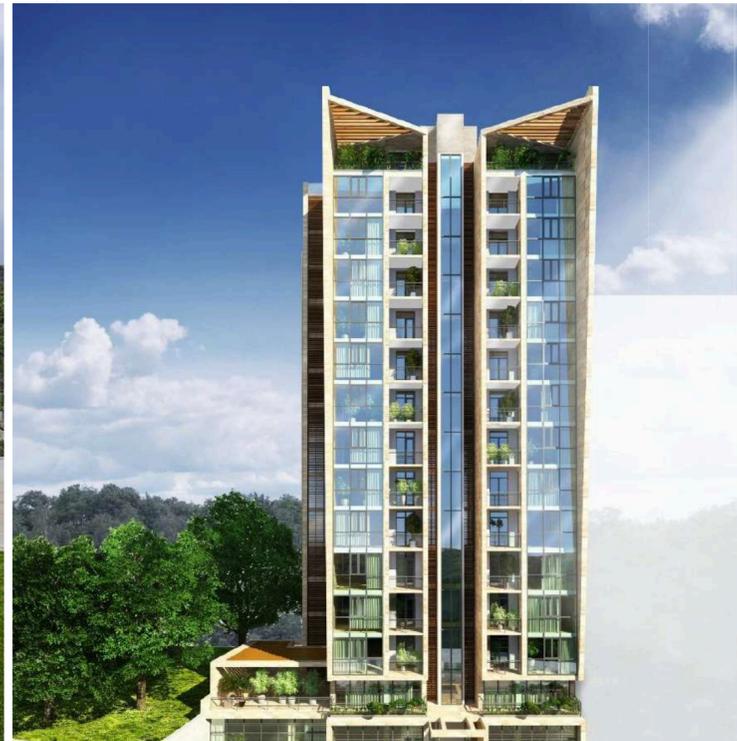


Spain, Barcelona

## VILLA IN PEDRALBES

Villa with pool, SPA and intelligent control system

€20 000 000



Georgia, Tbilisi

## DOMUS BAGEBI

★ Comfort + 1,500 sq.m.

\$ 30,140,000 investments



25 Hanover Square  
Mayfair, London W1

England, London

## HANOVER SQUARE

Business center 1,246.86 sq.m

producing a rental income of £1, 188,810 pa



Germany, Frankfurt am Main

## WESTEND

Business center 3,865 sq.m

Value €30 000 000

# Projects

IN MONTENEGRO



📍 Kolashin, Montenegro

## BREZA HOTEL AND RESIDENCES

★ 5 star hotel

🏠 17 apartments

🏠 144 rooms



📍 Tivat, Montenegro

## LA ROCHE HOTEL AND BEACH BAR

★ Boutique hotel

🏠 9 rooms

# Vision Catalyst

FOUNDED IN 2008, VISION CATALYST CONSTRUCTION LLC IS A LEADING CONTRACTOR SPECIALIZING IN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL PROJECTS ACROSS THE UAE, EUROPE, AND AFRICA. KNOWN FOR INTEGRITY, QUALITY CRAFTSMANSHIP, AND INNOVATIVE APPROACHES, VISION CATALYST CONSISTENTLY DELIVERS OUTSTANDING RESULTS, EXCEEDING CLIENT EXPECTATIONS.



**VISION CATALYST**



FIVE LUXE JBR BEACH (JBR, DUBAI)



ABU DHABI TERMINAL

[More](#)

[Construction Update](#)

# Strategic Partnership with McCone

Oak Yard has partnered with **McCone Properties** and **McCone Living** — one of the most dynamic and reputable real estate brokerages in Dubai.

Together, we deliver a new level of service for Oak Yard investors, combining developer expertise with world-class property management and sales execution.



## MCCONE PROPERTIES:

- Recognized as one of Dubai's top agencies by Property Finder & Bayut
- Large team of RERA-certified brokers specializing in sales, leasing & investments
- Trusted by clients worldwide, offering premium service and a personalized approach

## MCCONE LIVING:

- Professional property management — from tenant sourcing to full asset management
- Helps investors maximize ROI and minimize vacancy risks
- Provides transparent reporting and full income tracking for owners

# NO STRESS RENTAL MANAGEMENT AND MAXIMUM ROI WITH MCCONE LIVING

## SHORT-TERM RENT — 15% PER YEAR

- Maximized profit for the property owner
- Flexible stay — up to 60 days per year
- Professional management and dynamic pricing

## LONG-TERM RENT — 8% PER YEAR

- Optimal stable income for owners
- 12-month fixed lease terms
- Hassle-free management and tenant relations



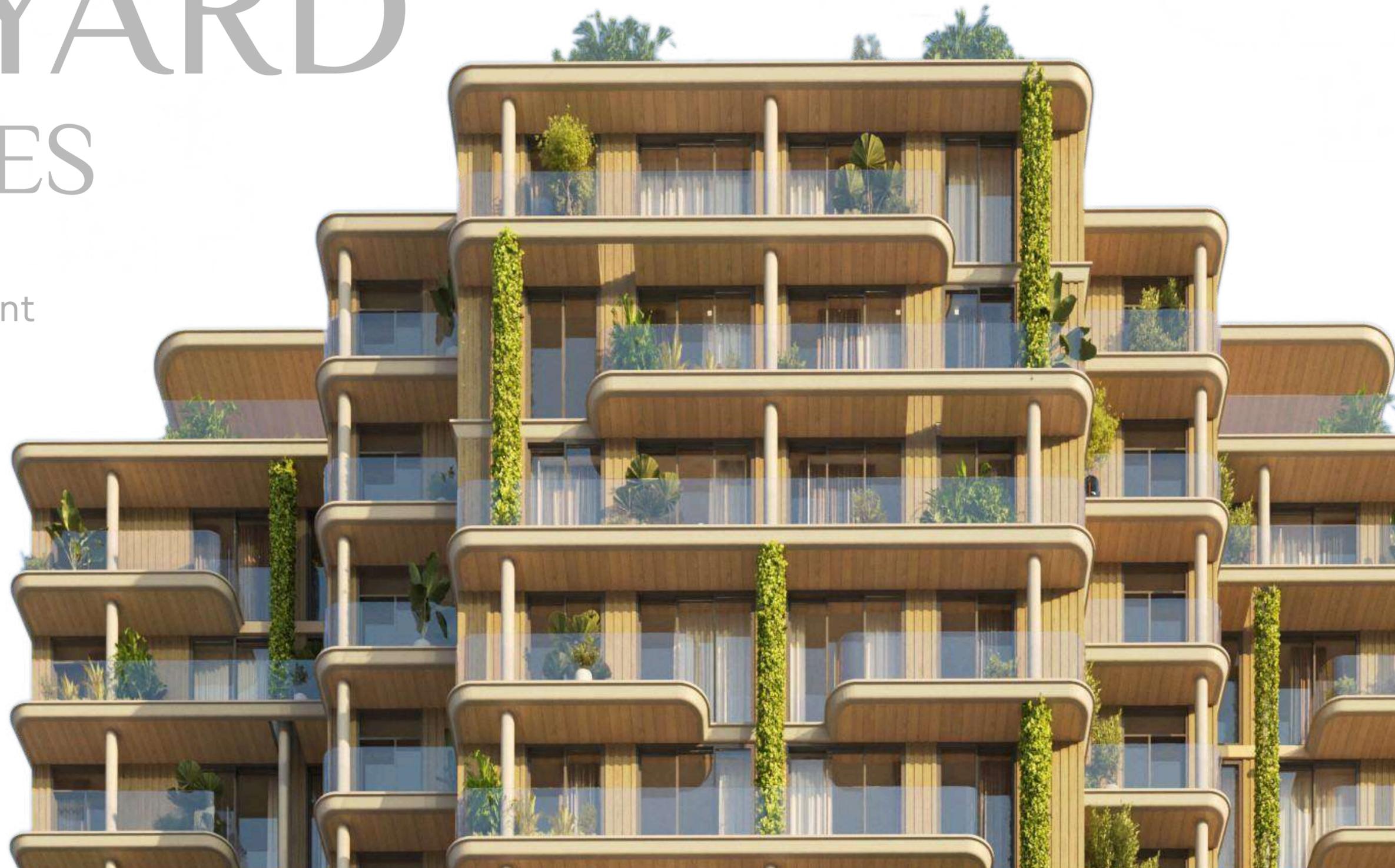
McCone Living ensures high occupancy rates, transparent reporting, and peace of mind for every Oak Yard investor.

# OAK YARD

## RESIDENCES

Recharge Your Life

Recharge Your Investment



# WHY JVC

## DUBAI: A MARKET OF OPPORTUNITIES

**01 +35.8% PRICE GROWTH**  
in JVC over the past 10 years (2015–2024)

**02 10-15% INCREASE IN  
APARTMENT PRICES IN 2024**  
compared to 2023

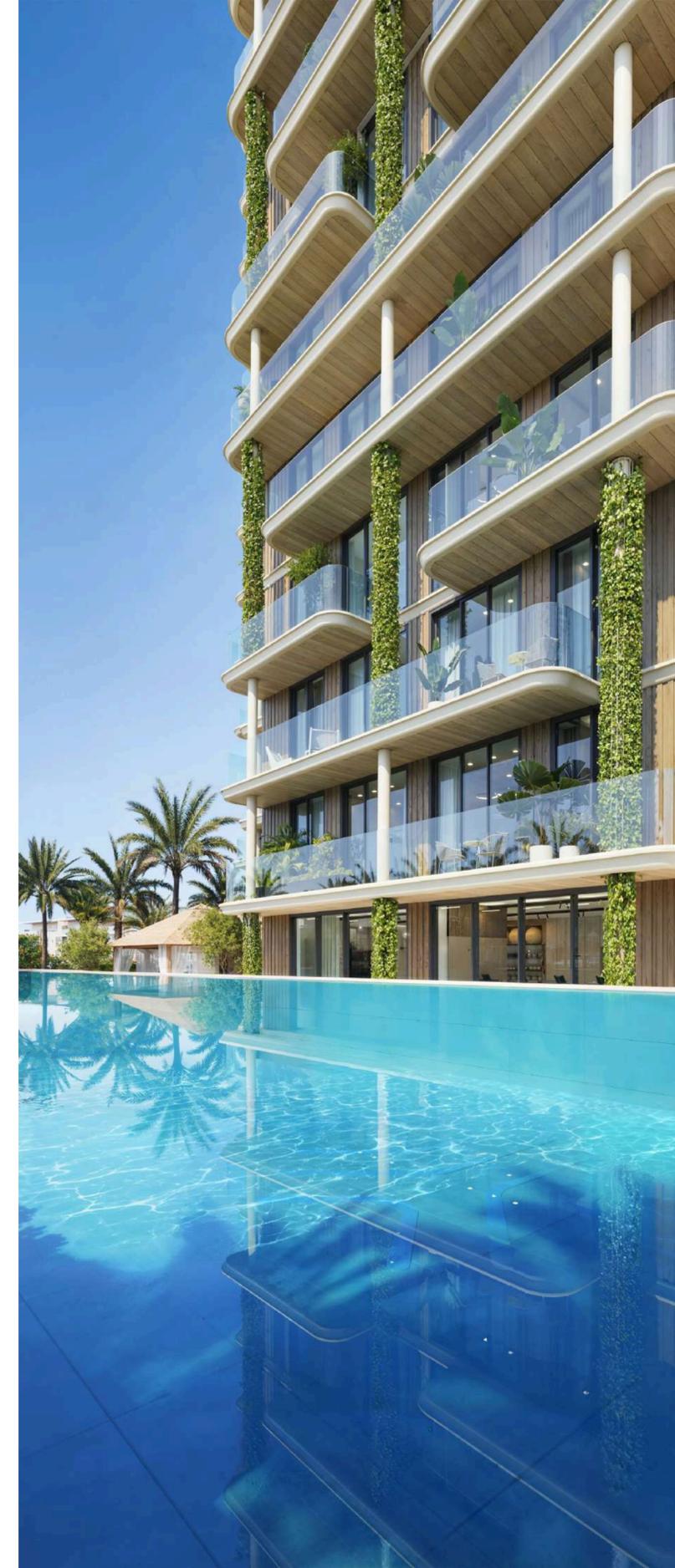
**03 16.8M VISITORS IN 2024**  
(Jan-Nov), +9% year-on-year, fueling rental demand

**04 POPULATION GROWTH  
+3-5% PER YEAR,**  
with over 4M residents in 2025

**05 0% INCOME TAX —**  
investors keep 100% of rental income

**06 TRANSPARENT AND  
REGULATED MARKET**  
with 100% freehold ownership rights for foreign investors

**07 INFRASTRUCTURE BOOST —**  
new metro lines and major roads will  
further increase property values by 2030



# OAK YARD — SMART LIVING, LASTING VALUE

## Location

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- JVC, one of Dubai's most established districts
- Surrounded by real infrastructure, steady demand, and a vibrant mix of professionals, families, and expats.

## Product

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- Focus on one-bedroom apartments, the most in-demand format for both investors and end-users.
- Every unit includes a private balcony and efficient layouts that adapt to different lifestyles.

## Infrastructure

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- Spaces for work, fitness, and relaxation within one integrated community.

## Advantages

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- Combines style, technology, and stability in a balanced neighborhood.
- A product built for long-term value – made for living, not just speculating.





# BUILDING YOUR SAFE AND STEADY INVESTMENT IN JVC

## PROVEN LOCATION

Oak Yard is rising in JVC – a mature, well-connected district with stable demand and proven liquidity. This is an investment with minimal risk and maximum potential.

## THE LARGEST GYM IN JVC

200m<sup>2</sup> of training space with professional equipment and zones for cardio, strength, and group workouts – the biggest fitness area in the entire district.

## 27-METER POOL

A real swimming pool – 27 meters long, perfect for laps, fitness sessions, or evening relaxation — without the crowd.

## COWORKING & MEETING ROOMS

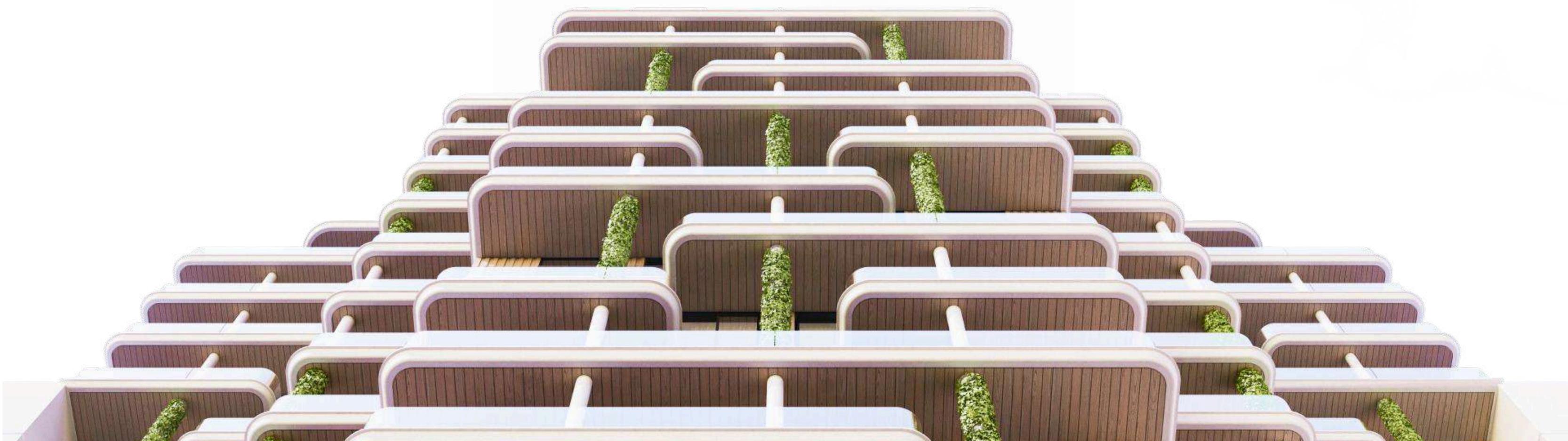
A dedicated coworking space with Zoom rooms, private booths, and lounge areas for work, calls, and meetings right in your building.

## SMART INTERIORS

Apartments with European kitchen appliances, built-in wardrobes, and efficient layouts – designed for maximum comfort and functionality.

## CLEAN AIR & HEALTHY LIVING

Each apartment features an advanced air filtration system with 99.9% purification – fresh, virus-free air at home every day.





# THE MAIN THINGS ABOUT OAK YARD

**#1 IN PRICE**

among new projects in JVC

**100%**

of apartments with terraces

**11**

apartments per floor

**19**

floors

**18**

studios

**190**

apartments

**131**

1-bedroom apartments

**39**

2-bedroom apartments

**2**

two-storey penthouses

**245 M<sup>2</sup> (2637 ft<sup>2</sup>)**

of commercial space

**Q4 2026**

completion

**4**

elevators per floor

**3**

parking levels + ground floor

**20+**

services for residents



JVC - BALANCE LOCATION

*Recharge Location*

PROVEN LOCATION

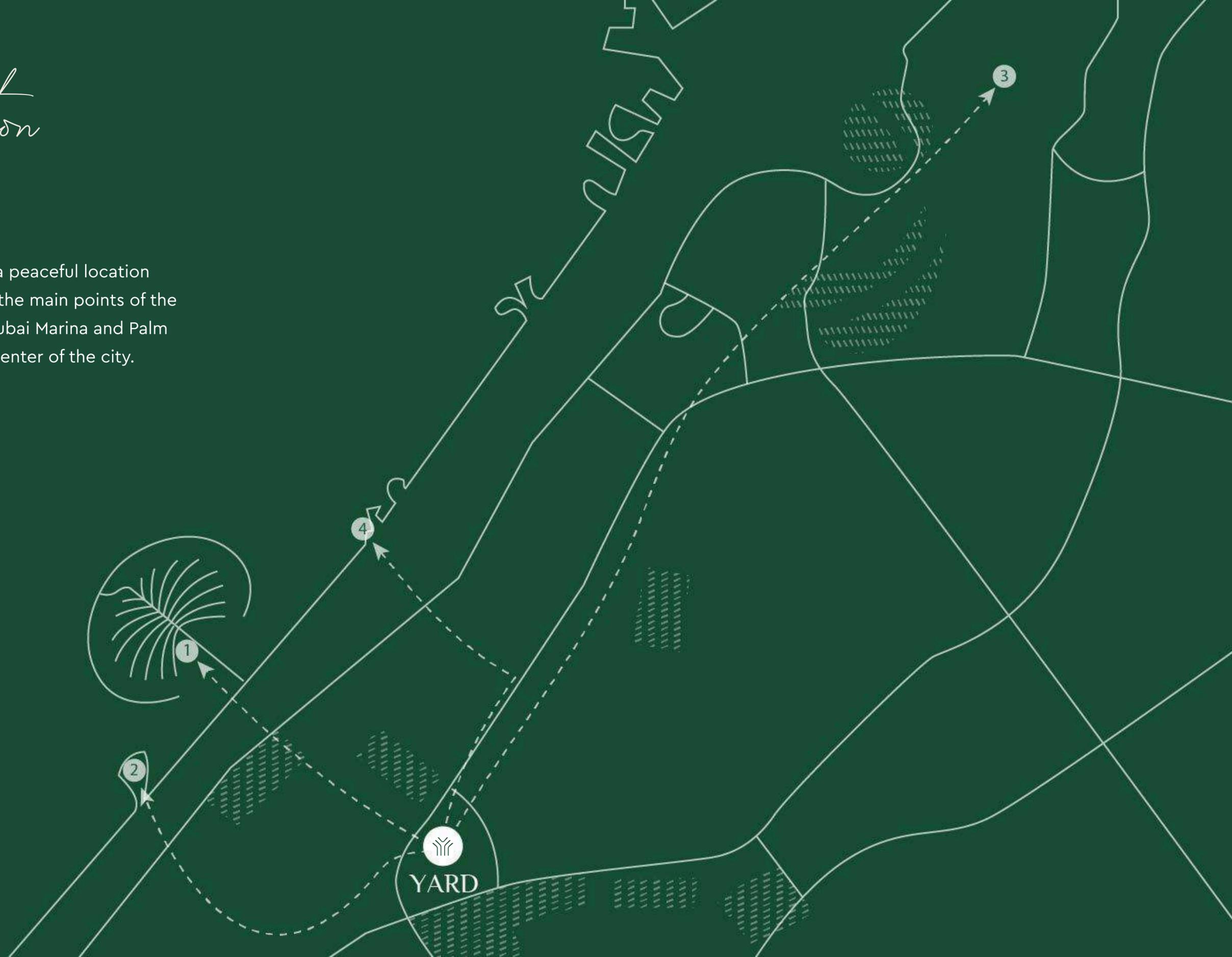
# Recharge Location

## PROVEN LOCATION

Jumeirah Village Circle (JVC) means living in a peaceful location without the crowds and walking distance to the main points of the city. The neighborhood is 20 minutes from Dubai Marina and Palm Jumeirah, close to the sea and the business center of the city.

## #1 NEIGHBORHOOD BY NUMBER OF TRANSACTIONS

- ① Palm Jumeirah (15 minutes)
- ② Blue Waters (20 minutes)
- ③ Dubai International Airport (30 minutes)
- ④ Burj Al Arab (22 minutes)



# PROPERTY PRICE GROWTH IN JVC



AED 1,496/SQF

Current average price per square foot (Nov 2024)



+35.8%

Price growth over the past 10 years (since 2015)



10-15%

Increase in apartment prices in 2024 vs 2023



~7.7%

Average rental yield – one of the highest in Dubai



AED 1.07M

Average sale price for a 1-bedroom in Nov 2024



2024

Saw a significant rise in both prices and transaction volumes



## PROSPECTIVE METRO LINE FOR THE JVC AREA

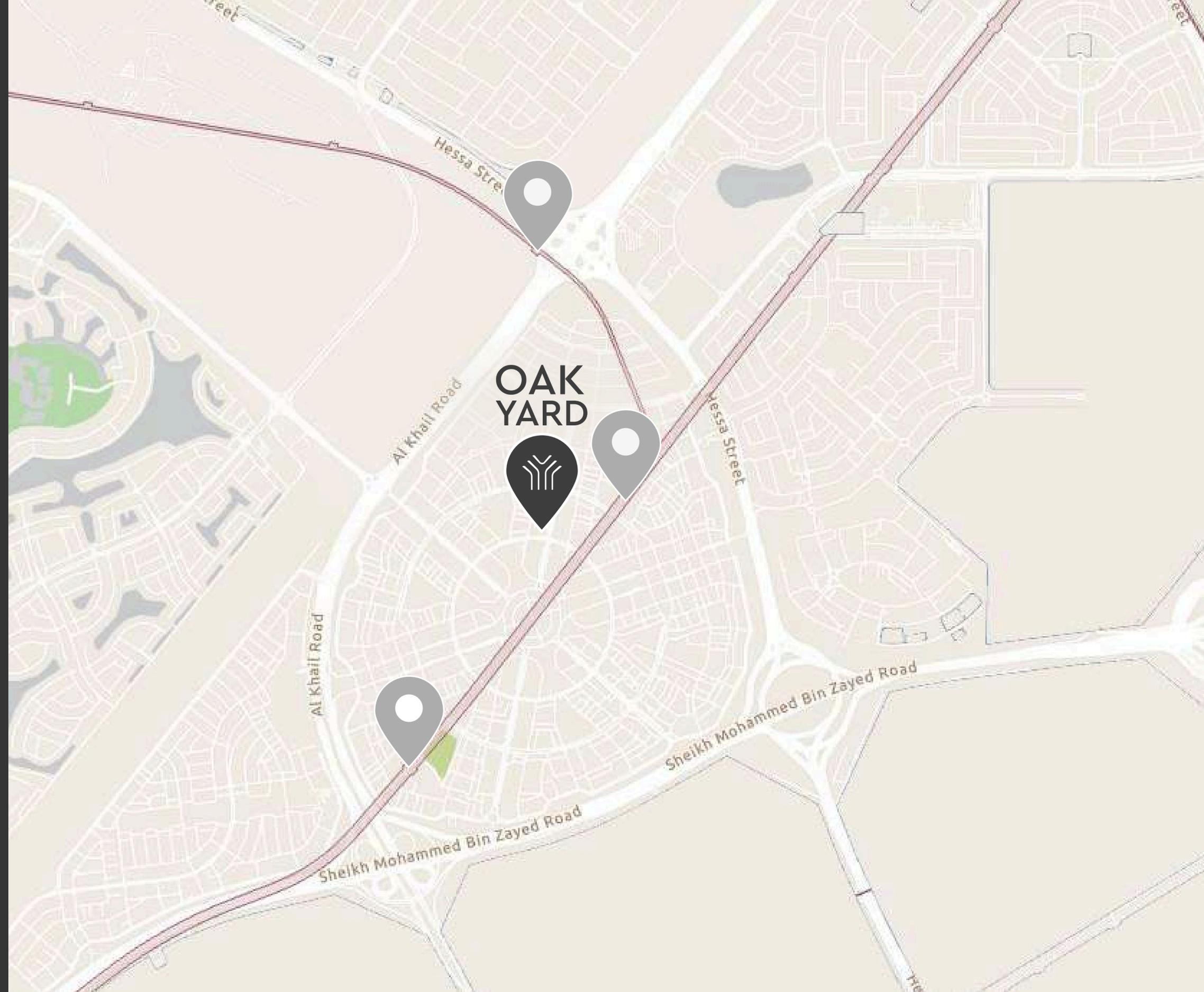
As part of Dubai's long-term urban infrastructure strategy, the city is working on the expansion of its metro network.

Among the directions currently being reviewed, JVC is included as one of the districts considered for a possible future metro line.

Although the exact route and implementation timeline have not yet been announced, the ongoing planning work in this direction indicates that JVC is viewed as an important area for a potential future metro station or line.

The introduction of a metro connection could significantly improve accessibility and enhance the district's long-term investment appeal.

This information is based on general urban planning concepts and publicly discussed development directions in Dubai.





NATURAL AESTHETICS OF ARCHITECTURE

*Aesthetics Recharge*

AESTHETIC ARCHITECTURE



# AESTHETIC ARCHITECTURE

## *Aesthetics Recharge*

The architecture of the building is based on the principles of bio-architecture

Modern architecture with using natural wood creates a warm and harmonious image of the building

Curved forms



*Aesthetics Recharge*

AESTHETIC ARCHITECTURE

Decorated columns and  
vertical gardens

NATURAL AESTHETICS OF INTERIORS

*Aesthetic of Architecture*



# Natural aesthetic

Natural materials in the interior give it warmth and aesthetics

Nature-inspired texture

Plant decor



*Natural aesthetic*

Natural color palette



*Refined Textures*

Natural lightening

Natural materials



## A NEW STANDARD OF INFRASTRUCTURE IN JVC

UNIQUE LIFESTYLE CONCEPT  
WITH MAXIMUM COMFORT

# #1 HOME IN JVC IN TERMS OF INFRASTRUCTURE PER RESIDENT

## LOBBY AREA

with concierge desk and natural tree

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## 5 FITNESS ZONES

cardio, strength, yoga, TRX and outdoor yoga

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## STORAGE OF BELONGINGS

at any time you can leave your belongings in the storage room

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## MULTIFUNCTIONAL COWORKING

100 m2 of quality workspaces with fast WiFi

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## CHILDREN'S ROOM

with bio-living room concept

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## +1000 M<sup>2</sup> (10 764 ft<sup>2</sup>)

pool area with BBQ, sun loungers and cabanas

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## 27 METERS

long pool with cabanas and sun beds

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## RETAIL SPACE

as per conceptual principles of the project

# Nature Lounge

## ECO-LOBBY WITH A PLEASANT ATMOSPHERE

Trees, calm tones, sound and scenting systems create a space for relaxation

Bonsai tree



Nature Lounge

Y YARD

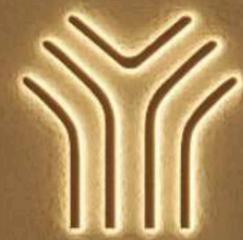
Aromatherapy

Concierge-desk



ECO-LOBBY WITH A NICE ATMOSPHERE

*Nature Lounge*

 YARD

Background music

*Nature Lounge*

Reduced waiting time

Convenience for  
residents with disabilities

4

ELEVATORS FOR  
11 APARTMENTS

(on the floor)

Large capacity

High security

# #1 MOST SPACIOUS GYM IN THE JVC

*The Largest Gym*

2152 sq.ft.

## CARDIO AREA

Development of the cardiovascular system and endurance

## POWER AREA WITH WEIGHTS

Improvement of muscle tone

## YOGA AND PILATES

Elasticity, strength and balance

## TRX

Coordination and balance development

## OUTDOOR YOGA AREA

Oxygenation and reduction of stress levels in the body



# The Largest Gym

The gym has an area of 200 m<sup>2</sup> (2150 ft<sup>2</sup>)  
It's four times larger than gyms in similar  
residential projects in JVC



Recharge The Largest Gym in JVC



in JVC



PERFECT PLACE TO WORK

# Recharge Workhubs

Our NextGen Workhub is a fully equipped coworking space – ideal for freelancers, entrepreneurs, and remote professionals.

No extra costs for office rent and no wasted time commuting.



## LECTURE ROOM

for events and presentations

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## ZOOM ROOMS

soundproof booths for calls

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## CONFERENCE ROOMS

for focused meetings

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## SOFT AREA

reading, brainstorming, relaxation

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## WORKPLACES

quiet desks for productivity

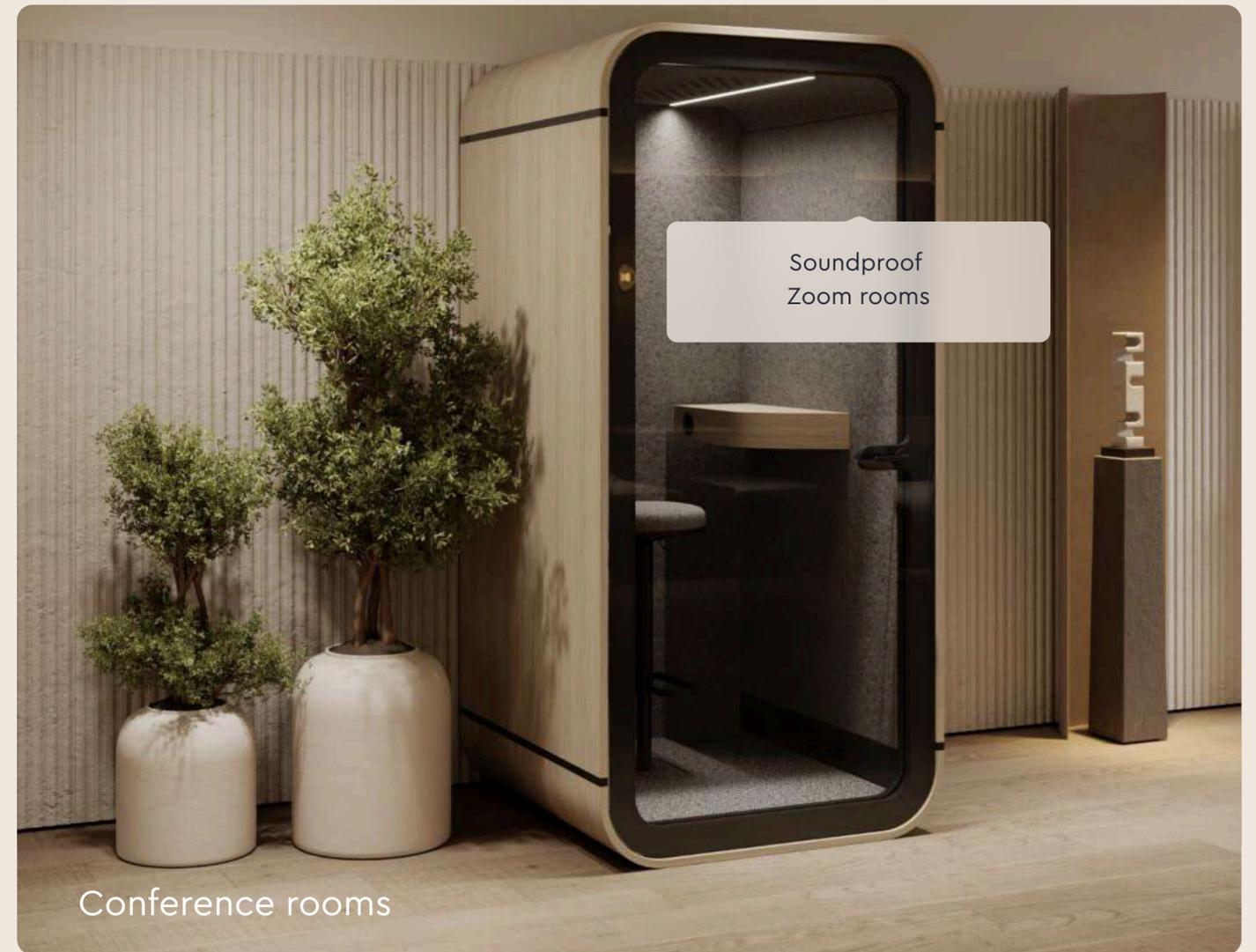
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PERFECT PLACE TO WORK

*Recharge Workhubs*



# Recharge Workhubs



PERFECT PLACE TO WORK

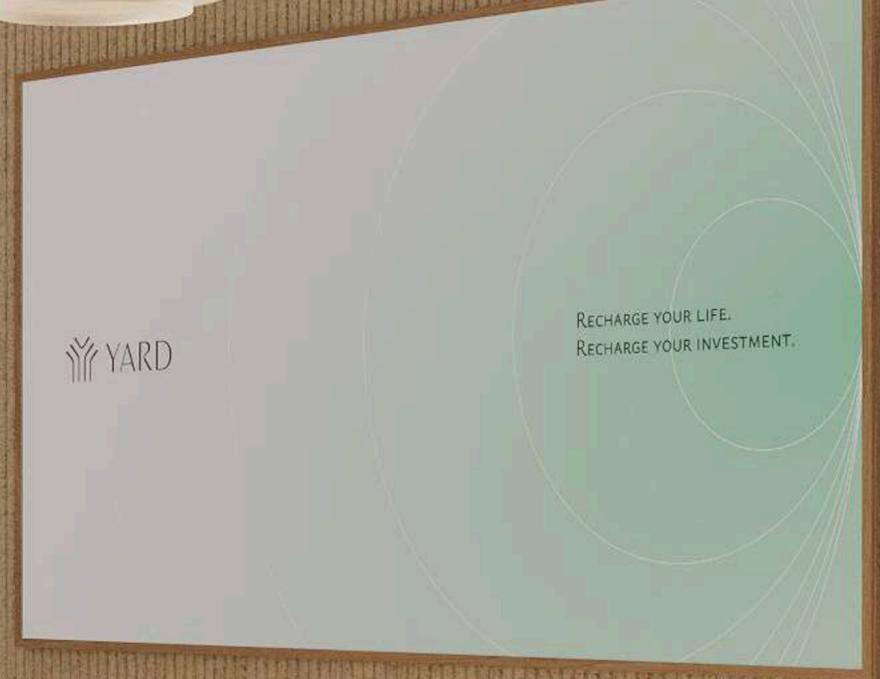
# Recharge Workhubs



BIOLIVING SPACE FOR KIDS

# Recharge Kids' activity center

Biophilic design develops children's creativity and promotes a love of the eco-environment from a young age



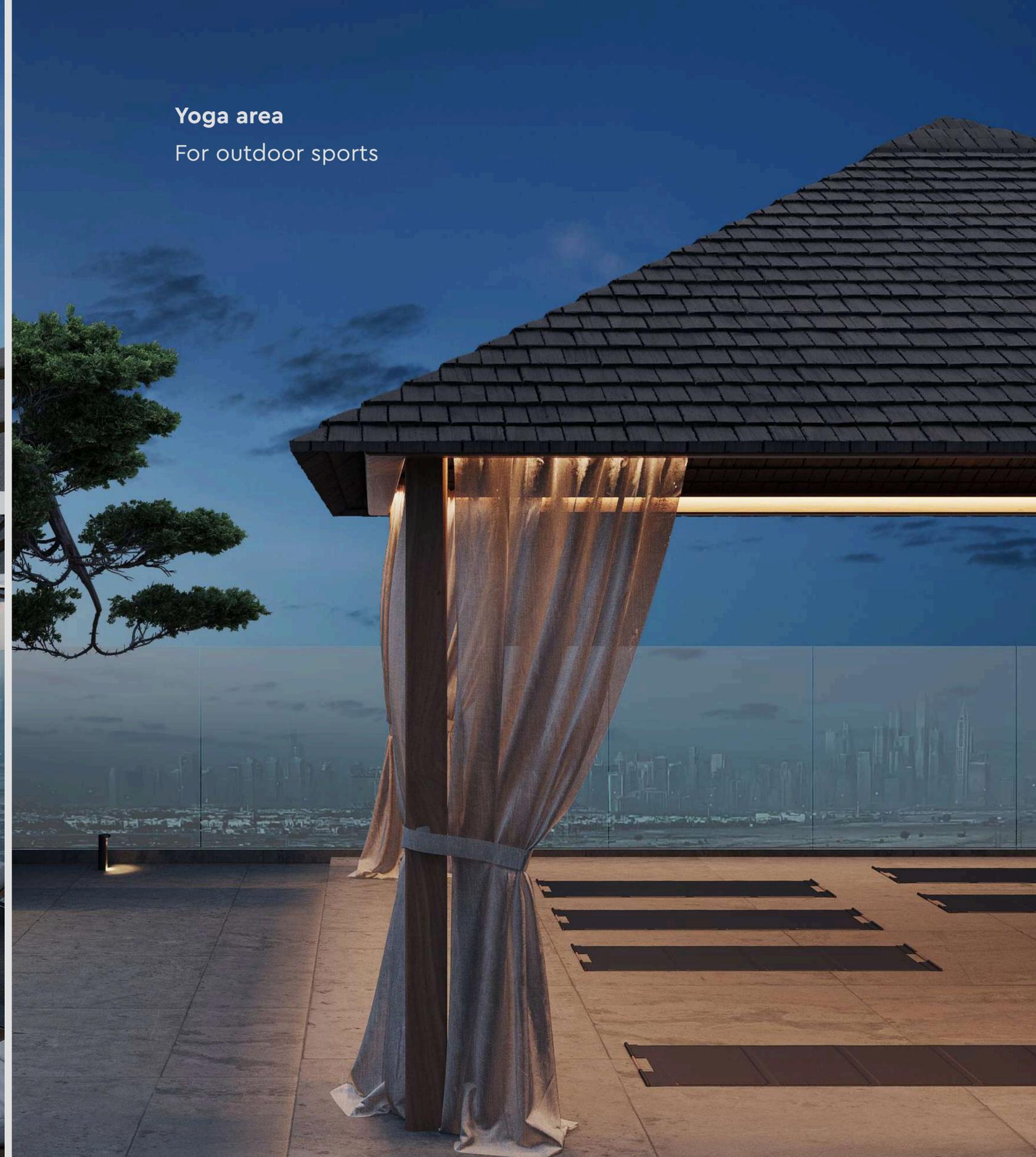
**Pool 27 meters**

Length of the pool with cabanas and sunbeds



**Yoga area**

For outdoor sports



BBQ area

Private areas with grill



2 saunas

Regular and infrared





## STORAGE SPACE

# Resident Storage



- Storage for personal belongings during departure, business trips, renting out for your apartments
- 24/7 monitoring and security
- Protecting stuff from moisture, dust and other external influences



# Park & Charge

- Storage cellers
- Carts for heavy loads
- Infrastructure for electric cars
- Access control by BLE locks





# DIGITALIZATION

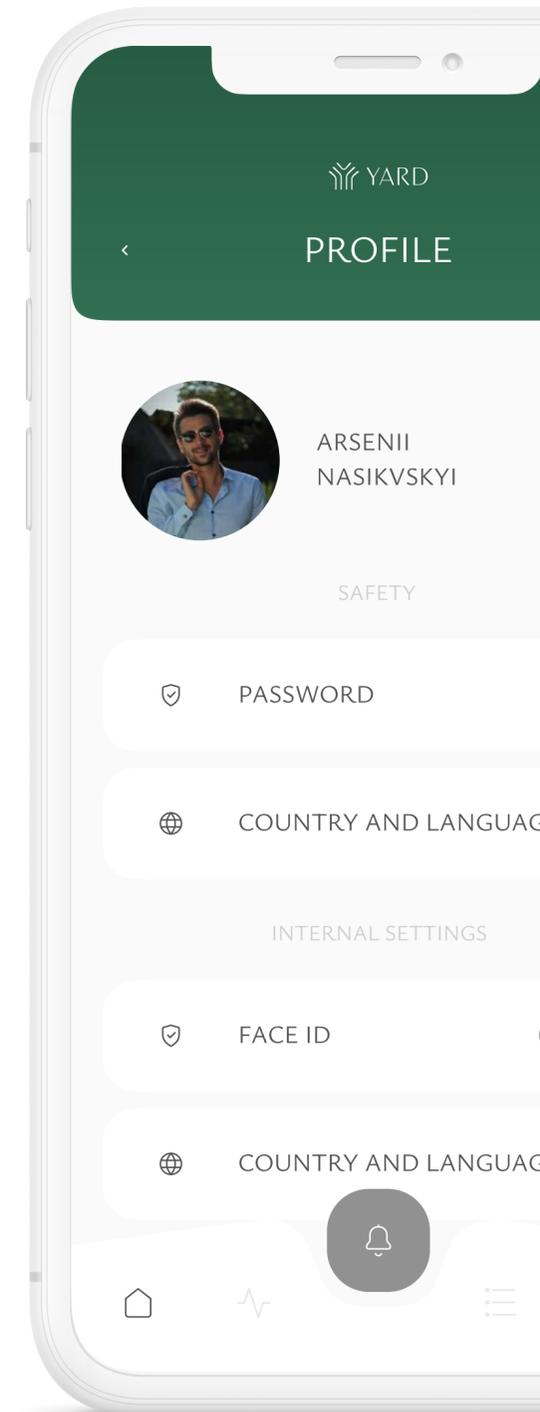
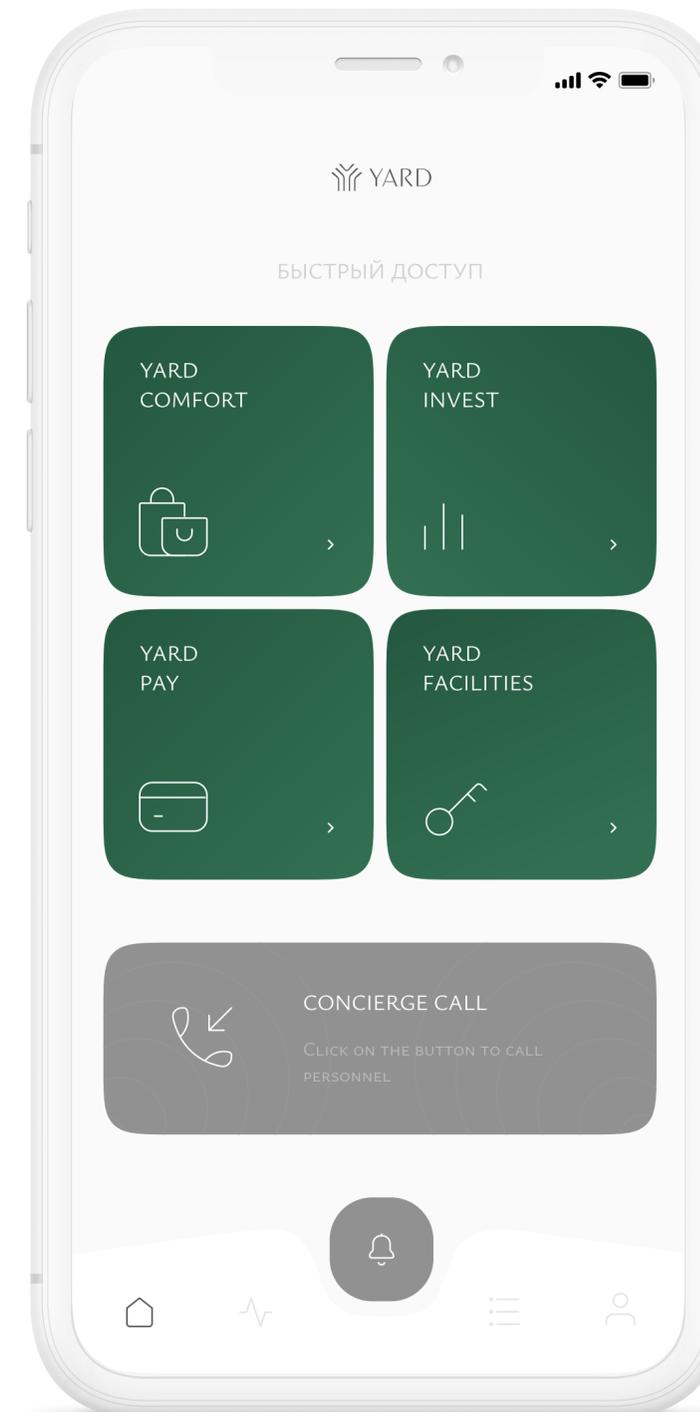
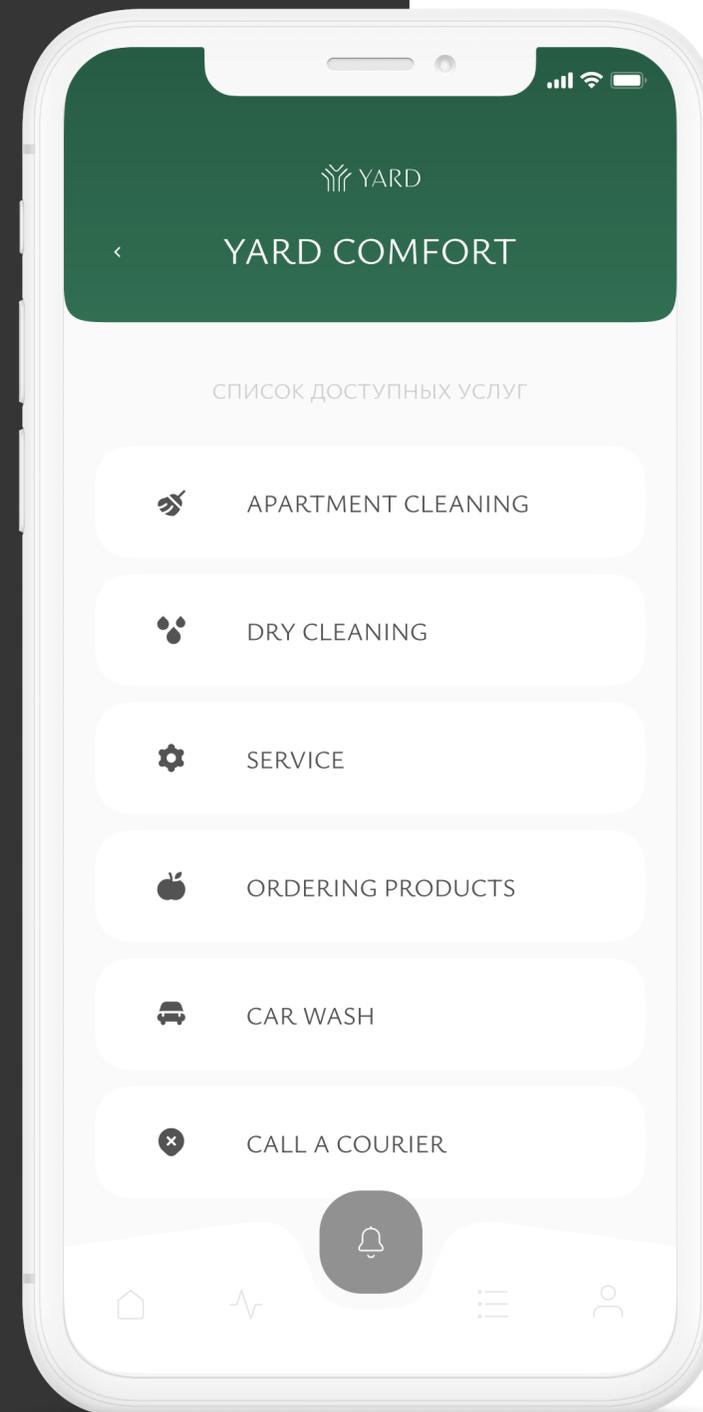
SMART LIVING APP

## DIGITALIZATION

# Smart Living App

## MOBILE APP:

- Ordering concierge services
- Creating service requests and tracking their status
- Paying utility bills
- Viewing key indicators by apartment
- Reporting of rental and profitability indicators



DIGITALIZATION

*Smart Living App*

## BLE LOCKS

- No need for cards and keys – the doors open with your smartphone
- When you book a room, you receive a link that opens the apartment door
- In case your smartphone runs out of battery, there is a classic lock
- You can remotely manage the accesses and share them with other people



# ESSENCE

RECHARGING ATMOSPHERE

Complete recovery through air purification,  
pleasant lighting, calming sounds and aromas



- CLEAN AIR
- NATURAL SOUNDS
- NATURAL TACTILITY
- NATURAL AROMAS
- CIRCADIAN LIGHTING





## NATURAL SOUNDS

Creating a relaxing atmosphere  
for overall body recovery

## NATURAL AROMAS

Improving mood and creating  
a healthy atmosphere



## FLOOR PLAN EFFICIENCY

Thoughtful design with optimal apartment mix

## TYPICAL FLOOR

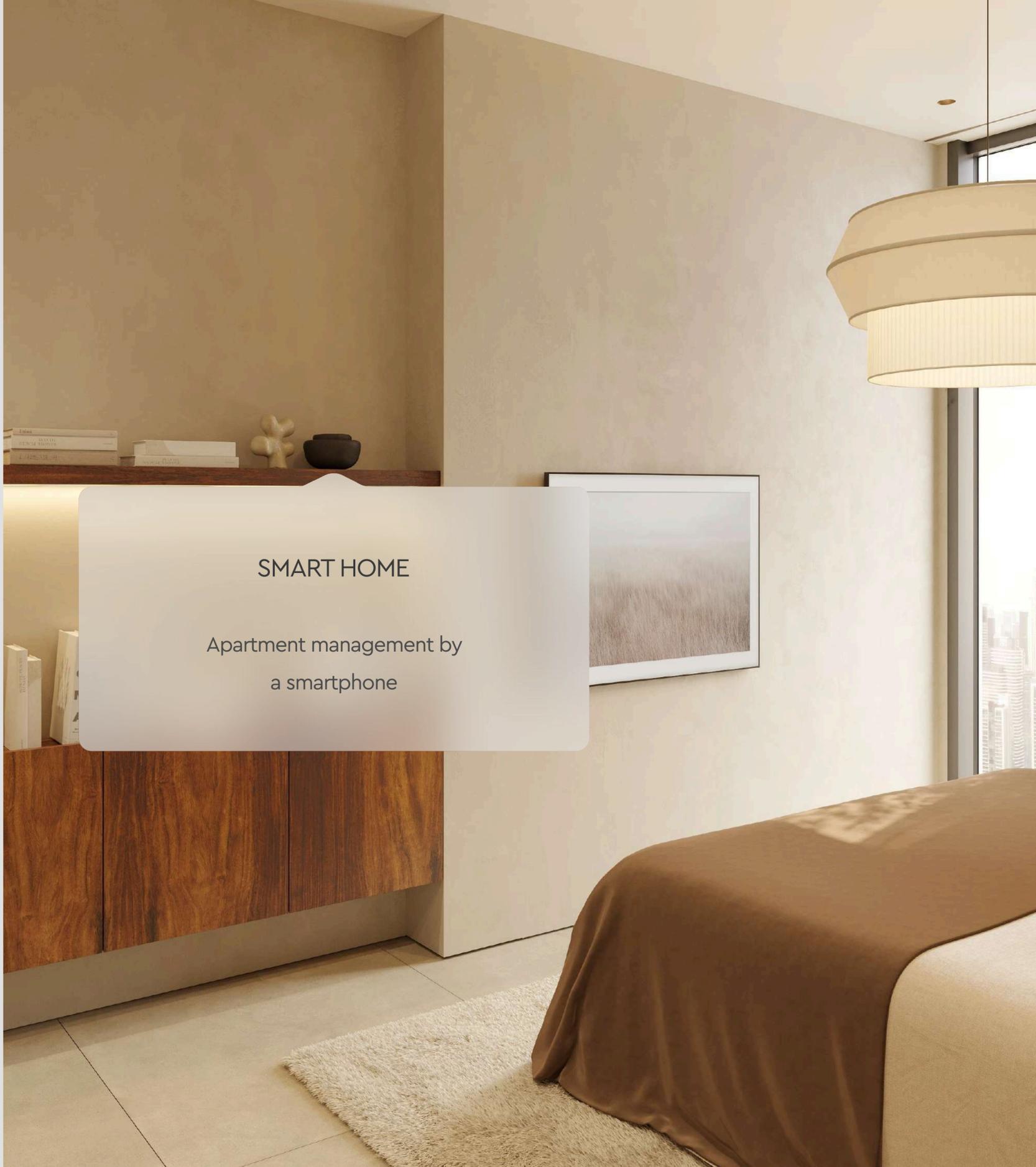
**11** APARTMENTS PER FLOOR

- STUDIO – **1**
- 1BR – **8**
- 2BR – **2**



CLIMATE CONTROL

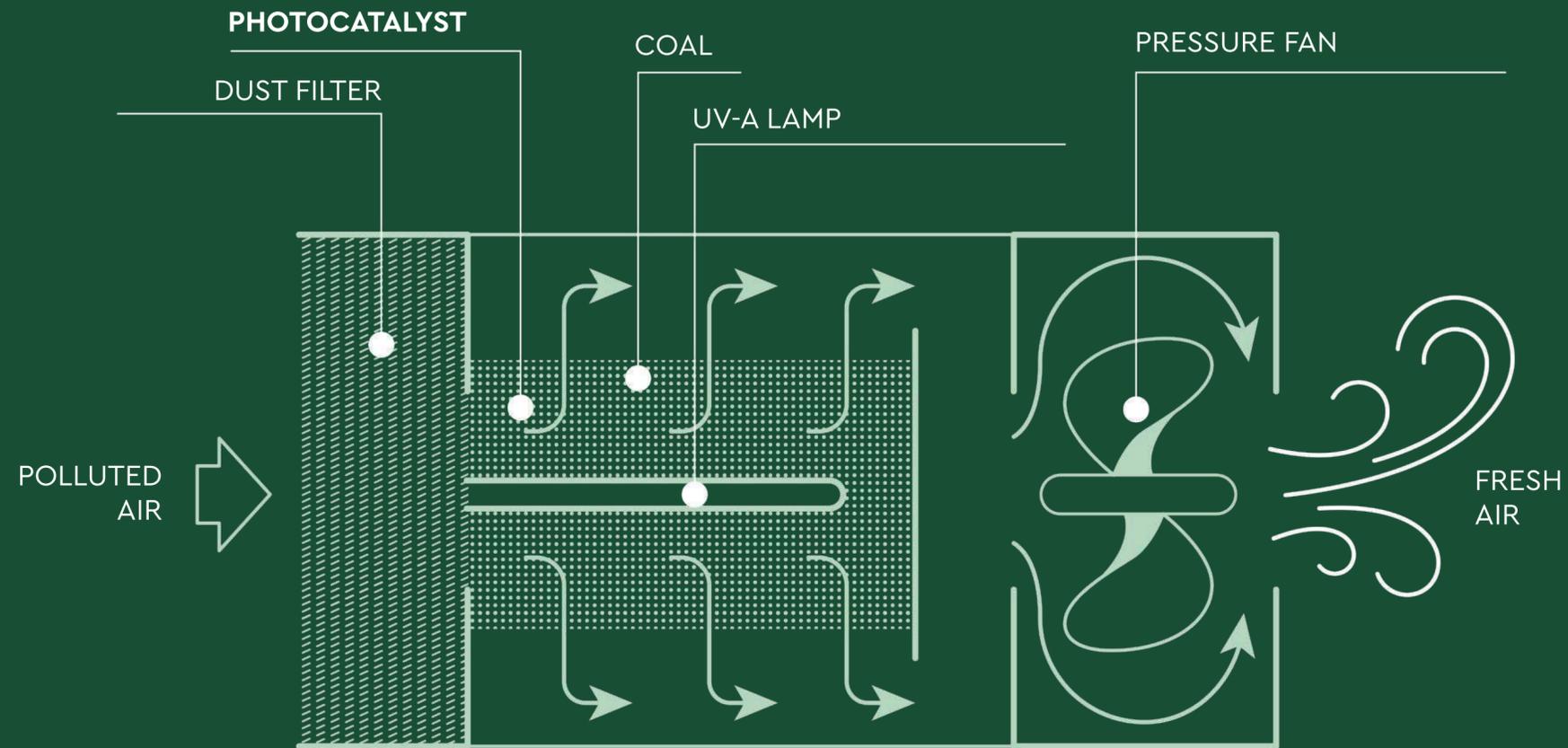
Regulates temperature and  
humidity indoors



SMART HOME

Apartment management by  
a smartphone

# THE CLEANEST AIR IN DUBAI



- The cleanest air in Dubai
- Photocatalytic air filtration system
- Air purification rate up to 99.9%
- Elimination of fine dust less than 1 micron
- Unlike conventional supply ventilation, virus-free air purification
- Elimination of exhaust fumes and unpleasant odors

## ERGONOMIC LAYOUTS

We have created layouts that are highly marketable and user-friendly

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 COMFORTABLE AND POPULAR LAYOUTS

 KITCHEN-LIVING ROOM AT MAXIMUM SIZE

 WALK-IN CLOSET AND BATHROOM IN THE MASTER BEDROOM

 MINIMAL CORRIDORS AND NO EMPTY SPACE

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11  
different layouts

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45 - 320 M<sup>2</sup> (462 - 3445 ft<sup>2</sup>)  
with terraces up to 116 m<sup>2</sup> (1249 ft<sup>2</sup>) in size

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100%  
of apartments with terraces up  
to 116 m<sup>2</sup> (1249 ft<sup>2</sup>) in size

---

**MASTER BEDROOMS**  
in each apartment

SEMI-FURNISHED APARTMENT

## BUILT-IN FURNITURE

Kitchen, bathroom, wardrobes with BLUM mechanisms

## APPLIENCES

Kitchen and bathroom (European Brands)



# A TERRACE IN EACH APARTMENT

from 5 m<sup>2</sup> to 116 m<sup>2</sup>  
(54 ft<sup>2</sup> to 1249 ft<sup>2</sup>)







# APARTMENT FLOORPLANS

# STUDIO

01 KITCHEN

02 BEDROOM - LIVING ROOM AREA

03 BUILT IN WARDROBE

04 BATHROOM

05 BALCONY

LOCATION: 1-17TH FLOORS

SIZE: FROM 38,9 M<sup>2</sup> TO 49 M<sup>2</sup>  
(from 420 ft<sup>2</sup> to 528 ft<sup>2</sup>)



# ONE BEDROOM - 1

01 KITCHEN

02 LIVING ROOM

03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 1ST-18TH FLOORS

SIZE: FROM 68.3 M<sup>2</sup> TO 68.4 M<sup>2</sup>  
(from 732 ft<sup>2</sup>)



# ONE BEDROOM - 1

01 KITCHEN

02 LIVING ROOM

03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 1ST-18TH FLOORS

SIZE: FROM 68.3 M<sup>2</sup> TO 68.4 M<sup>2</sup>  
(from 732 ft<sup>2</sup>)



# ONE BEDROOM - 2

01 KITCHEN

02 LIVING ROOM

03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 1ST-17TH FLOORS

SIZE: FROM 59.5 M<sup>2</sup> TO 63.6 M<sup>2</sup>  
(from 635 ft<sup>2</sup> to 678 ft<sup>2</sup>)



# ONE BEDROOM - 3

01 KITCHEN

02 LIVING ROOM

03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 2ND-16TH FLOORS

SIZE: FROM 66.2 M<sup>2</sup> TO 71.6 M<sup>2</sup>  
(from 710.4 ft<sup>2</sup> to 764 ft<sup>2</sup>)



# ONE BEDROOM - 4

01 KITCHEN

02 LIVING ROOM

03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 2ND-16TH FLOORS

SIZE: FROM 53.7 M<sup>2</sup> TO 60.5 M<sup>2</sup>  
(from 581 ft<sup>2</sup> to 645.8 ft<sup>2</sup>)



# ONE BEDROOM - 5

01 KITCHEN

02 LIVING ROOM

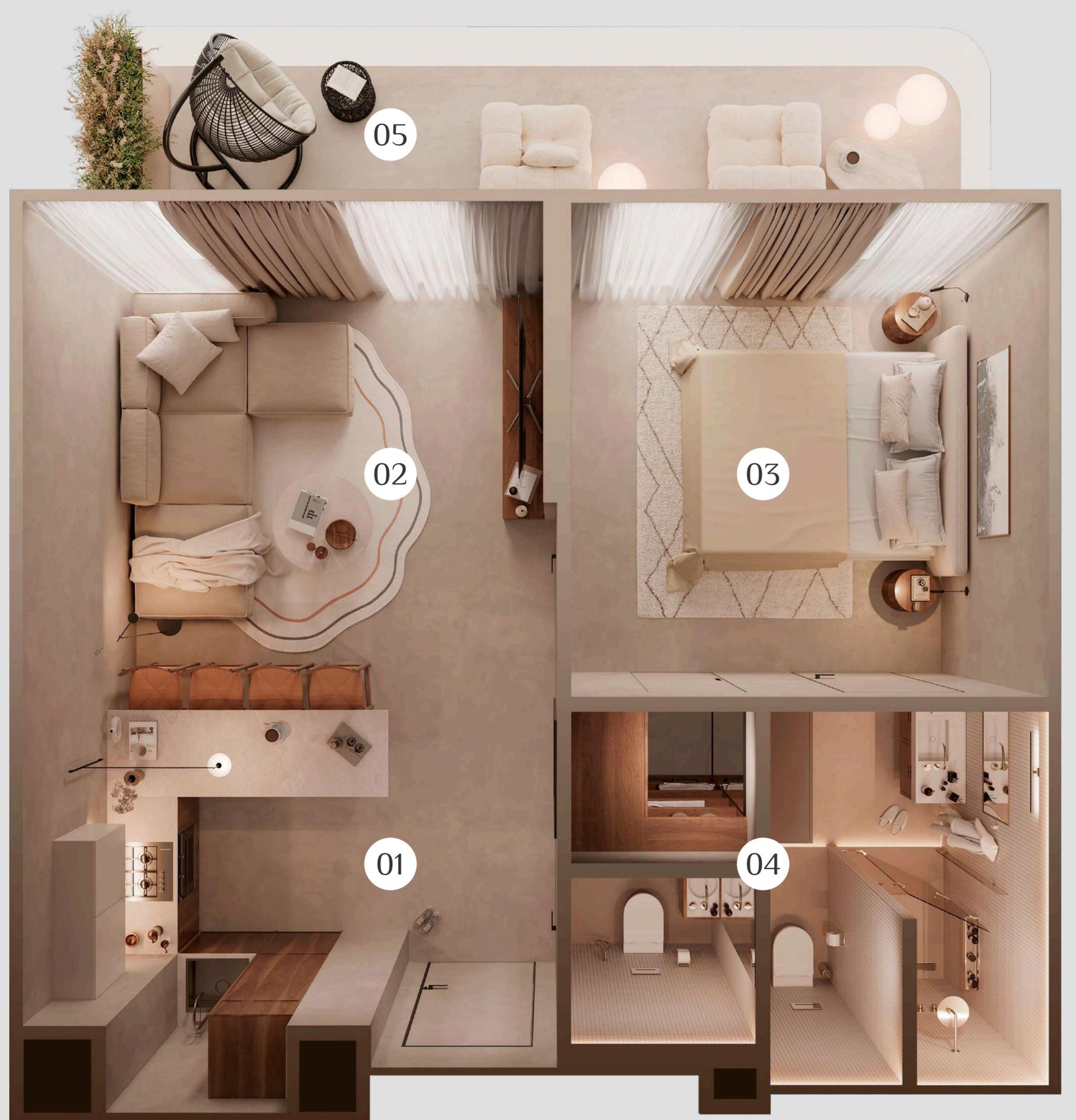
03 BEDROOM

04 BATHROOM

05 OPEN TERRACE

LOCATION: 17TH-18TH FLOORS

SIZE: FROM 65.5 M<sup>2</sup> TO 65.7 M<sup>2</sup>  
(from 700 ft<sup>2</sup>)



# TWO BEDROOM — 1

01 KITCHEN

02 LIVING ROOM

03 MASTER BEDROOM

04 BEDROOM

05 BUILT IN WARDROBE

06 BATHROOM

07 GUEST BATHROOM

08 OPEN TERRACE

LOCATION: 1ST-18TH FLOORS

SIZE: FROM 99 M<sup>2</sup> TO 103.2 M<sup>2</sup>  
(from 1065 ft<sup>2</sup> to 1108 ft<sup>2</sup>)



# TWO BEDROOM — 2

01 KITCHEN

02 LIVING ROOM

03 BEDROOM ONE

04 BEDROOM TWO

05 BATHROOM

06 GUEST BATHROOM

07 BUILT IN WARDROBE

08 OPEN TERRACE

LOCATION: 17TH -18TH FLOORS

SIZE: FROM 93.6 M<sup>2</sup> TO 94.9 M<sup>2</sup>  
(from 1001 ft<sup>2</sup> to 1011 ft<sup>2</sup>)



# PENTHOUSE - 1

(LEVEL 1)

01 KITCHEN

02 LIVING ROOM

03 MAID'S ROOM

04 BATHROOM

05 BALCONY



LOCATION: 18-19TH FLOORS

SIZE: 521.7 - 524.4 M<sup>2</sup>  
(from 5607 ft<sup>2</sup> to 5640 ft<sup>2</sup>)

# PENTHOUSE - 1

(LEVEL 2)

01 GUEST ROOM

02 BATHROOM

03 MASTER BEDROOM

04 BEDROOM

05 MASTER BEDROOM

06 OPEN TERRACE

07 PRIVATE SWIMMING POOL

LOCATION: 18-19TH FLOORS

SIZE: FROM 521.7 M<sup>2</sup> TO 524.4 M<sup>2</sup>  
(from 5607 ft<sup>2</sup> to 5640 ft<sup>2</sup>)







# PROJECT PARTNERS

The Oak Yard Residences is supported by a world-class team of architects, engineers, and designers recognized on the international arena.

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