

JOYA BLANCA

RESIDENCES DUBAI

A HOME TO LIVE IN



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Joya Blanca Residences

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01

PROJECT OVERVIEW

In the heart of Arjan (South Barsha), we are thrilled to introduce Joya Blanca Residences, where luxurious life meets high-quality residences.

Introducing 153 studios, 151 one bedroom and 9 two bedrooms, where each property features a light, playful palette, with high-quality finishes. Stylish contemporary design greets you everywhere, from the residents' lobby and concierge to the state of the art private gym, massive pool and an enormous jogging track.

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02 NEARBY PLACES & MAP

Situated in Arjan, Joya Blanca is close to all amenities of Arjan and offers easy access to Al Khail Road and Umm Suqeim Street for commuters.

Joya Blanca Residences will enjoy proximity to:

- 5 Minutes walking to Mediclinic Parkview Hospital
- 5 minutes walking to Dubai miracle garden
- 5 Minutes walking to City Center Al Barsha.
- 5 Minutes' walking to Carrefour.
- 5 Minutes' drive to Dubai Hills Mall.
- 5 Minutes' drive to Motor City.
- 8 Minutes' drive to Dubai marina
- 10 Minutes' drive to Mall of the emirates
- 10 Minutes' drive to ibn Battuta mall
- 10 Minutes' Drive to Global Village
- 12 Minutes drives to Burj Alarab & Madinat Jumeirah.
- 15 Minutes' drive to expo 2020
- 18 Minutes drive to Downtown Dubai
- 25 Minutes' Drive to Dubai Airport
- 28 Minutes' drive to al Maktoum airport



03 A LIVING HUB

- Swimming Pool
- GYM
- Jogging Track
- Sports Court



04 A MODERN LIFESTYLE

- Kids Area
- BBQ
- Landscapes
- Covered Parking



05

EXQUISITE INTERIORS

The interiors have been created keeping the global citizen in mind, featuring extended terraces and garden areas to create a unique lifestyle opportunity, with a superb high quality Italian Kitchens & bathrooms.

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05 EXQUISITE INTERIORS

Intelligent design brings you a studio, 1 and 2 bedrooms, to call home. With apartments ranging from 407 to 1420 square feet, you can find your ideal modern abode.

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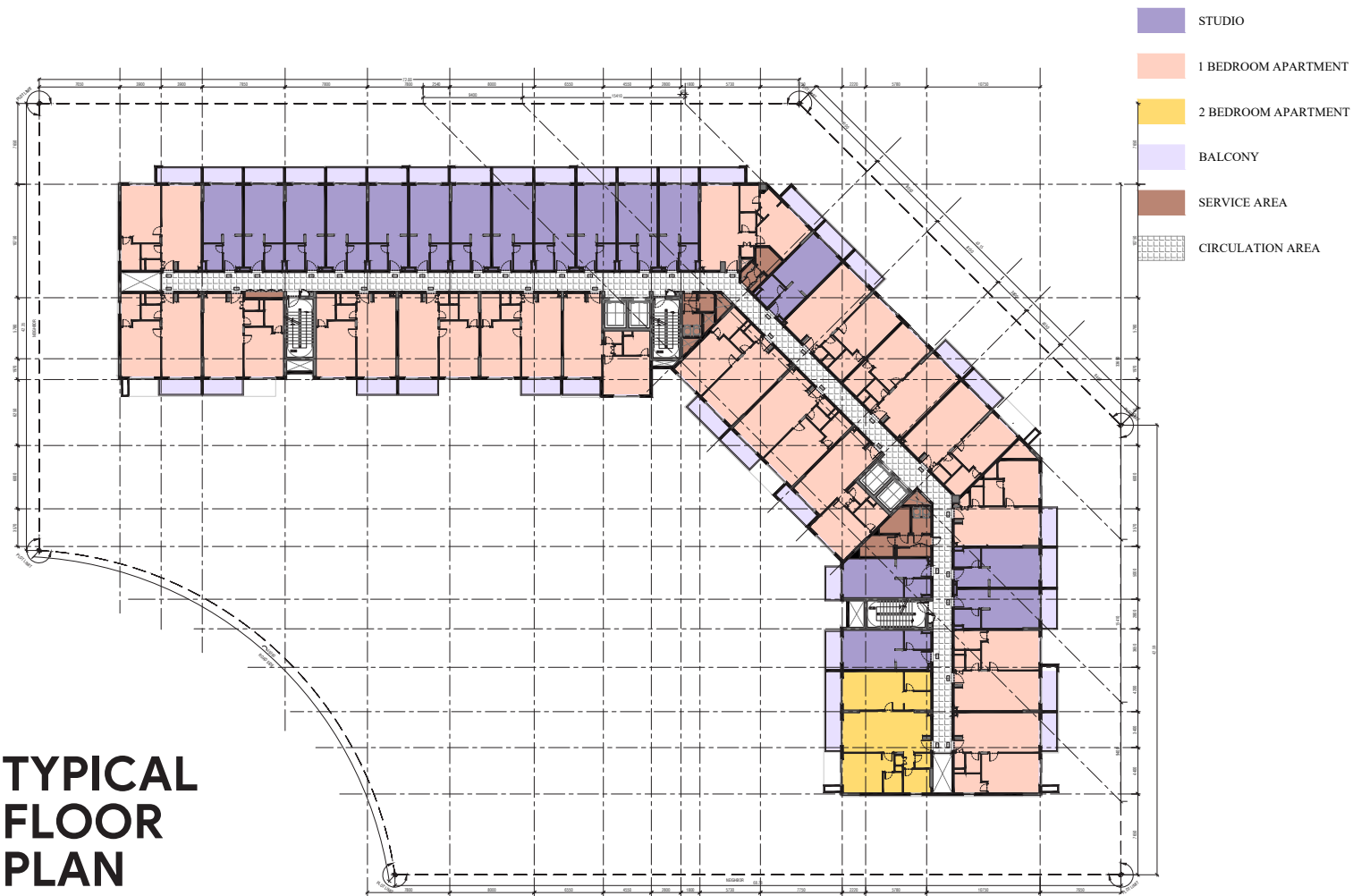
06 FLOOR PLANS



1ST FLOOR PLAN

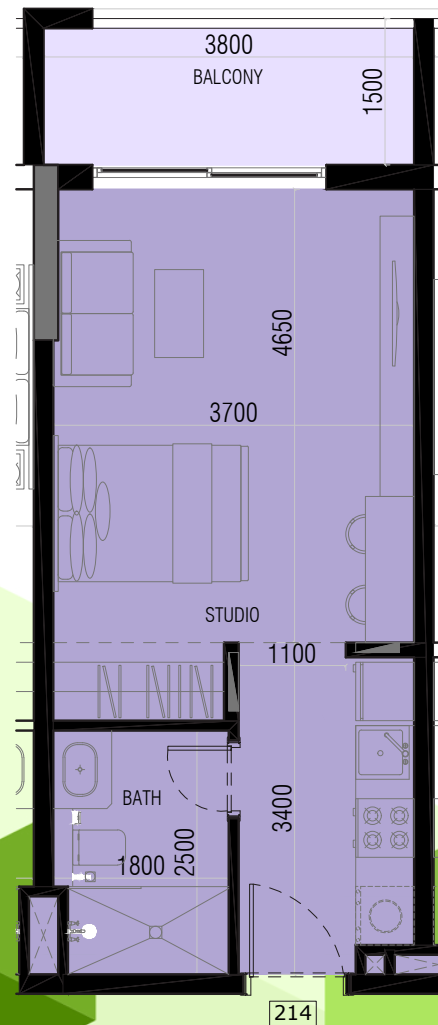
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- GYMNASIUM
- BALCONY
- SERVICE AREA
- CIRCULATION AREA
- LANDSCAPE AREA
- SWIMMING POOL

TYPICAL FLOOR PLAN



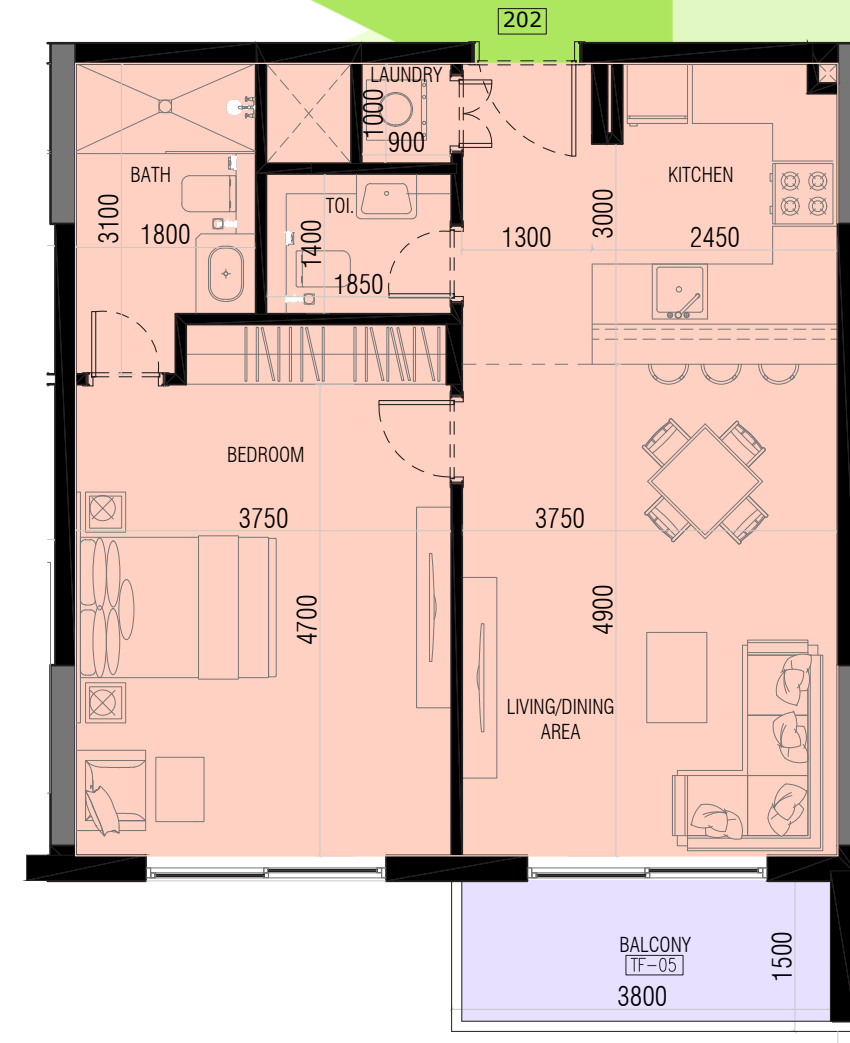
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- BALCONY
- SERVICE AREA
- CIRCULATION AREA

07 APARTMENT PLANS



STUDIO APARTMENT PLAN

AREA	SQ.MTR	SQ.FT
CARPET	32.40	348.75
BALCONY	6.06	65.23
GARDEN	---	---
SELLABLE	38.46	413.98

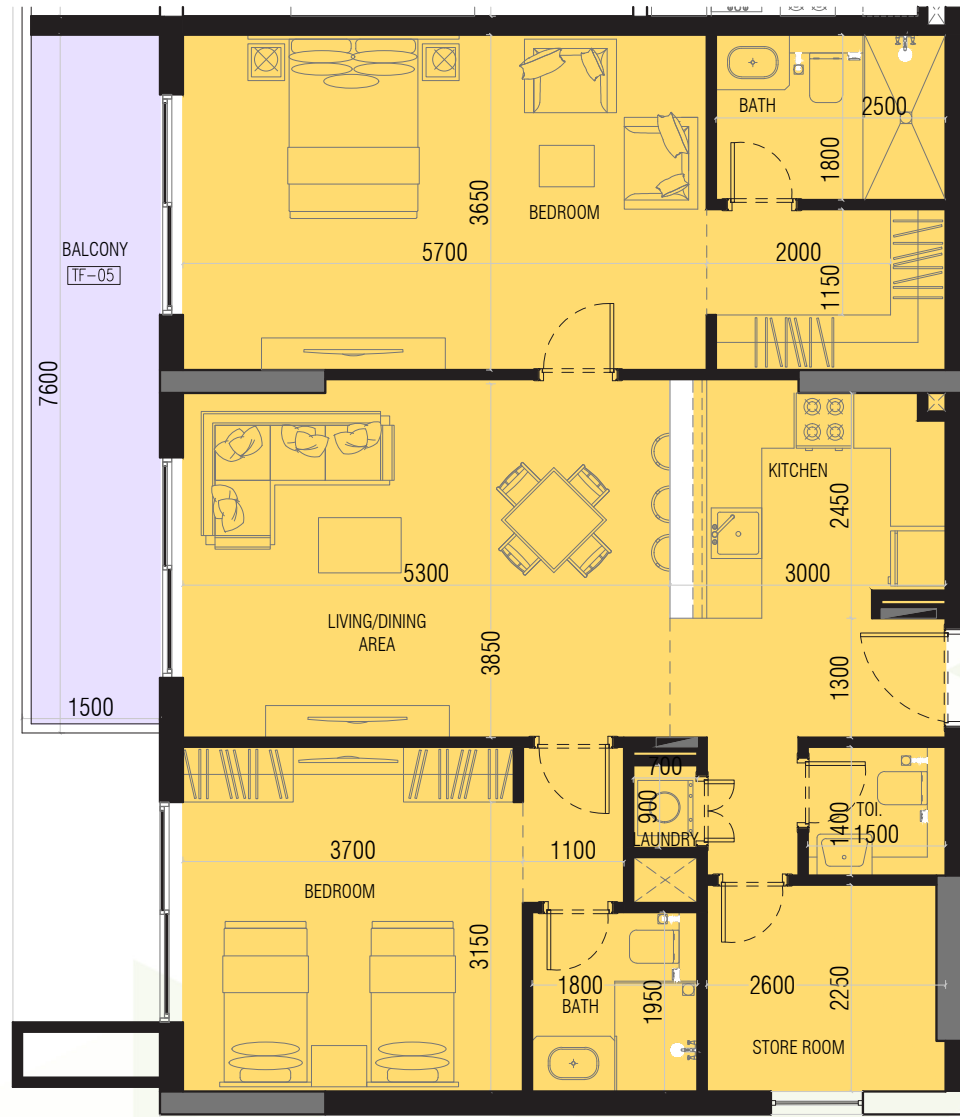


1 BEDROOM APARTMENT PLAN

AREA	SQ.MTR	SQ.FT
CARPET	63.41	682.54
BALCONY	5.85	62.97
GARDEN	---	---
SELLABLE	69.26	745.51

ABOUT GREEN YARD

Green Yard LLC for property development is united towards living out its core vision and values with the aim of always serving its customers—or partners, with high-end, cost-effective apartments that encourage a healthy, well-rounded lifestyle. At Green Yard, we work alongside with our clients to sustain long-term growth and strengthen existing strategies.



2 BEDROOM APARTMENT PLAN

AREA	SQ.MTR	SQ.FT
CARPET	102.08	1098.78
BALCONY	11.55	124.32
GARDEN	---	---
SELLABLE	113.63	1223.10