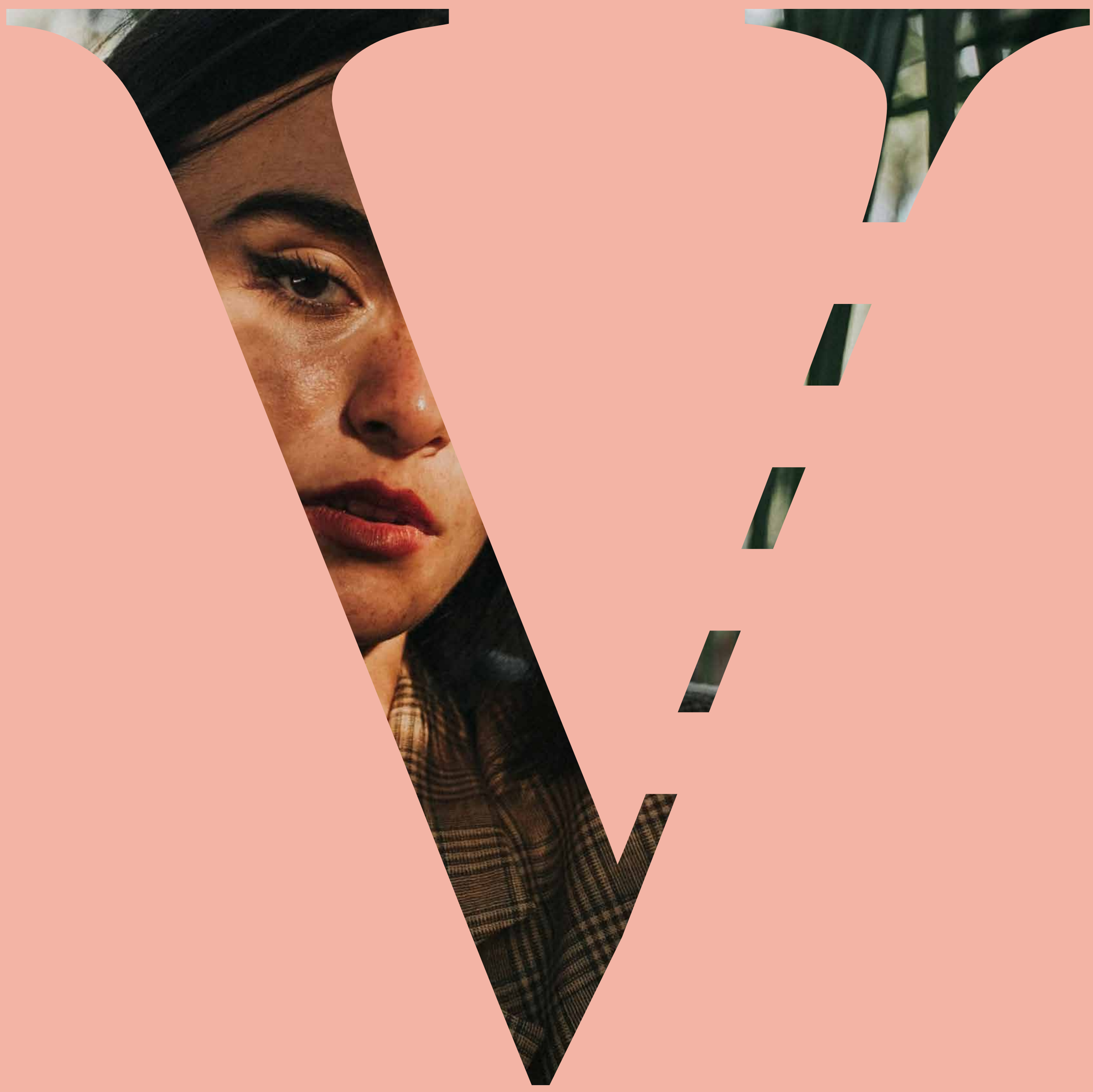


V.LEVELS

DUNES
DEVELOPMENTS

When you think about ‘home,’ you long for that sense of repose. You long for everything that speaks ‘quiet and free from disturbance.’ You no longer have to escape the city to get lost in the colors of nature, let alone the feel it brings to your soul. You picture having your every need and wish, just a couple of minutes away from you. You picture every member of your family leading a safe state of being.

Introduced to the market by Dunes Capital Group (DCG), Dunes Developments has forever been dedicated to make real estate development set in motion. Since the creation of Dunes Developments, DCG has maintained to candidly boost and offer its valuable worth to make Dunes Developments stand high in the real estate market. Today, Dunes Developments takes utter pride in bringing its clients the best in class when it comes to homes and a full life experience. Ever since 2008, Dunes Developments has been reimagining life, thinking Life Beyond Living... because when you consider it, in today’s world, nothing tops splendor, comfort and security—speaking of lifestyle and investment opportunities. Dunes Developments took the lead in rediscovering and redefining Sheikh Zayed. The groundbreaking projects—Zayed Dunes, Zayed Dunes Complex, Zayed Regency and Rivulet—offer their residents the ravishing balance of tranquility, beauty and the practical convenience of blending work and life together.

NOW TAKING SHEIKH ZAYED TO A WHOLE NEW LEVEL, DUNES DEVELOPMENTS IS INTRODUCING V LEVELS.

V.LEVELS

THE ELEVATION

Live in a world where you are connected to your surroundings, where you wake up to the hues of nature... the lush greenery and the azure water that do wonders to your soul. Feel the vibes of serenity kick in. At V Levels, we are introducing a whole new layer of opulence when it comes to views, very special services and the quality of being vivre, for la vie.

You see V... Being five levels above the ground is so special. It is magical; you will witness a new type of elevation. You will live life from the fifth level of Sheikh Zayed. In the heart of your home, you will sense the awe. You will see the skyline with its boundless tints... It is that blend of colors and shades that puts you in a state of quietude like no other.

On a spacious land of 80 acres, comes a full 85% just for the deep serene of water and the breathtaking greenery. It is impeccable to be that close to massive nature. That makes V Levels the place to be, the place to breathe and experience life to perfection. On the other 15%, V Levels is bringing you the finest selection of twin and townhomes and V apartments, so you would pick what matches your very own lifestyle and desires.

LOCATION MAP

ANOTHER LEVEL OF ‘FOCAL...’

Stay where it beats with life. Experience another magnitude of closeness to every focal point leading to Sheikh Zayed, so you quite feel the elation to go wherever you want and not a miss a single activity.

From V Levels, you are just 2 mins away from Cairo/Alex Desert Road, Beverly Hills and Sodic Strip. 7 mins from Mall of Arabia. 10 mins from Capital Business Park. 15 mins from Dandy Mall. 12 mins from Park Street. 21 mins from Mall of Egypt. 22 mins from Sphinx Airport.



MASTERPLAN

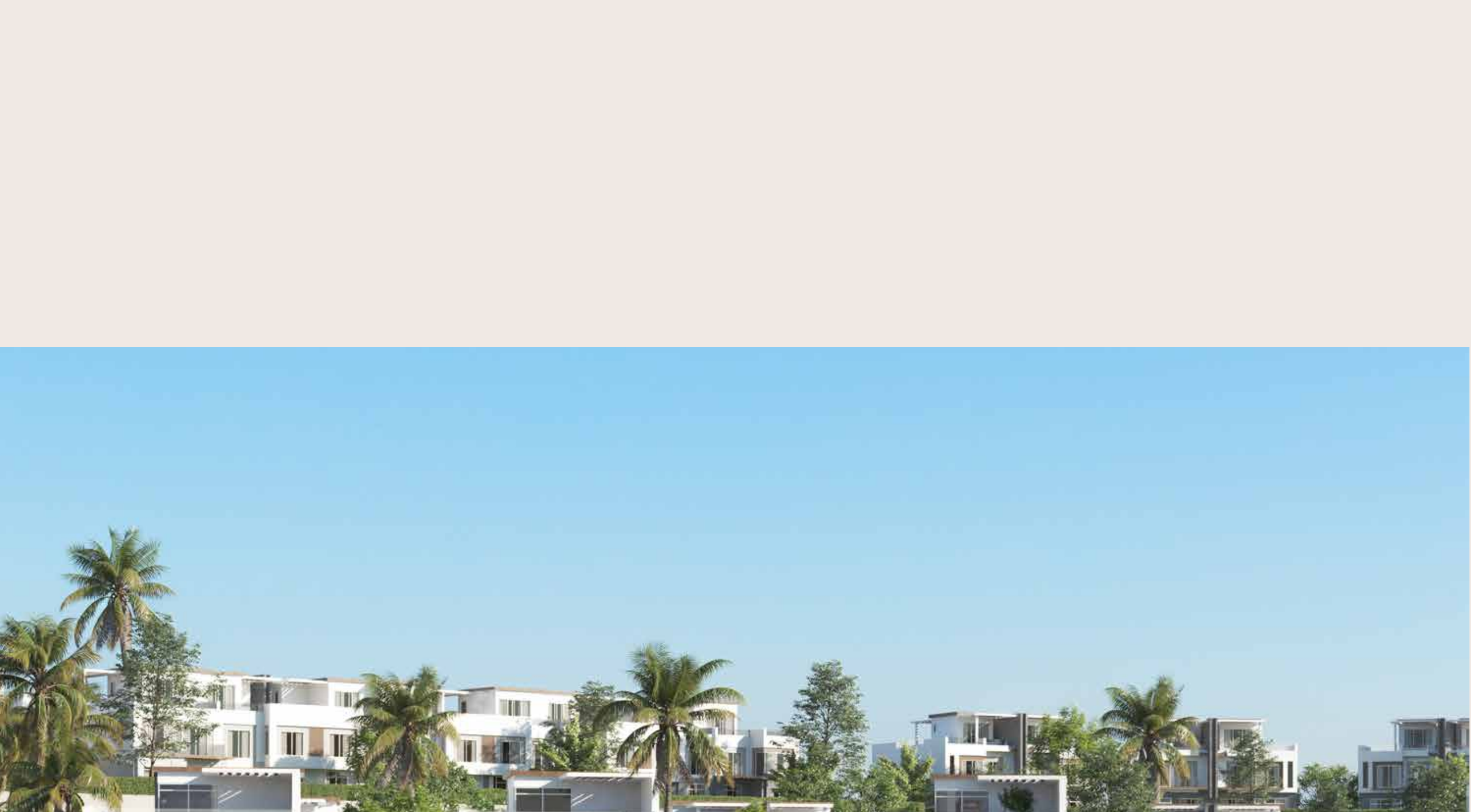
To guarantee that you live in a state of delight, the portrayal of V Levels has been designed to have 85% for greenery and water features. That ensures that the levels of privacy and calmness are maximal. The characteristic altitude of V Levels gives you the prospect of feasting your eyes on a diverse backdrop of scenery from every corner, whether indoors or outdoors. Every corner allows you a different angle for the breathtaking tones of the sensible horizon.

In the outdoors, you have the space to move around, just the way you would love. We have set the route for walking, driving and cycling in a secure manner. The distinctive location of the clubhouse will make you close to the sports arena and the commercial and business complexes. You will become eager to spend time doing shopping, indulging in a luscious meal and relishing your favorite drink around the paradisiacal parks.



ARCHITECTURE

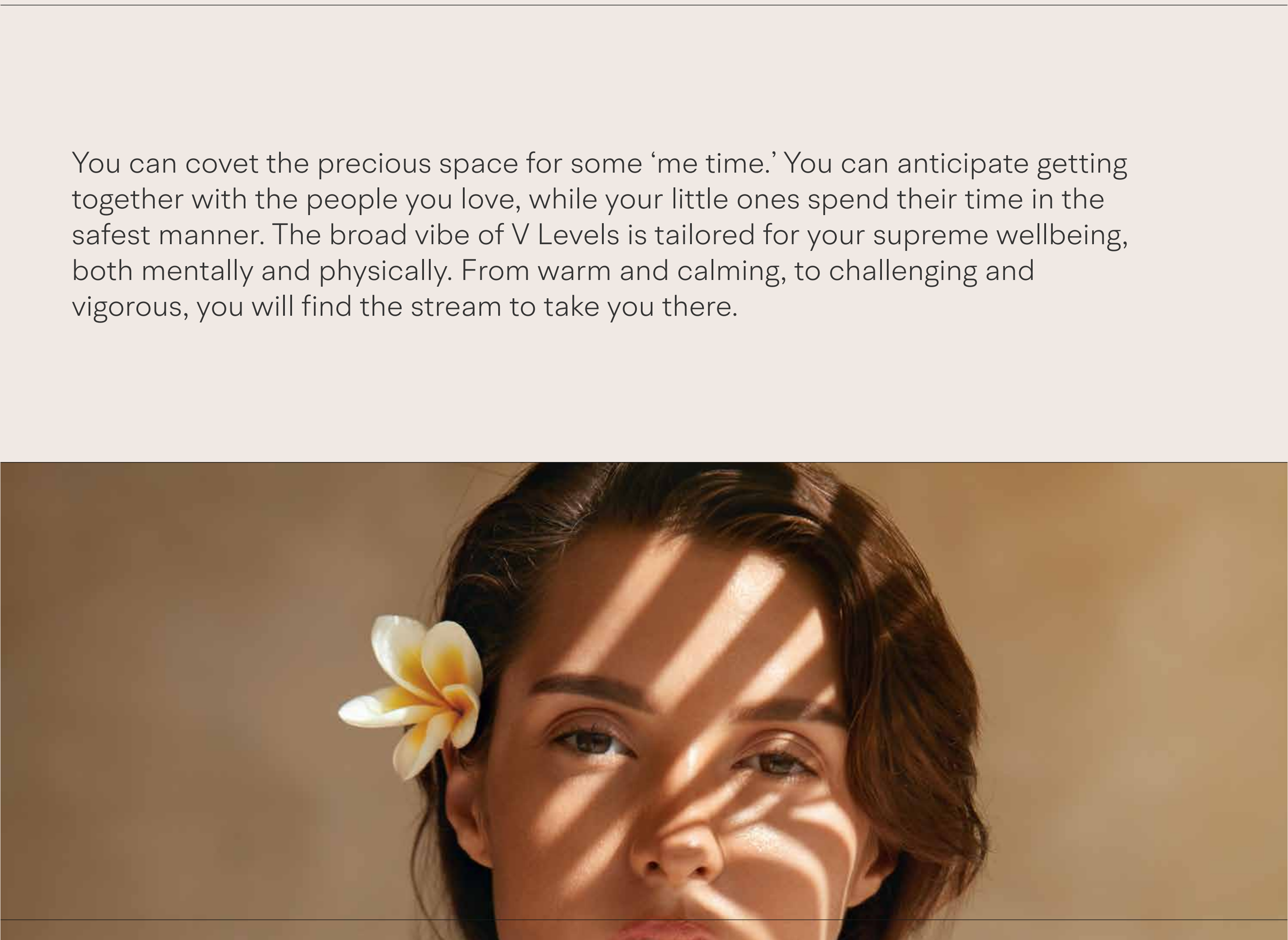
V Levels has been designed to treasure your longing for an emotional bond with the people around you. The design of all homes at V Levels caters to your sense of privacy... so you have the ample room for creating connections with your cliques in the heart of nature. The luxurious designs also ensure the splendid state of minimalism, with the small horizontal communities giving the detailed ambience of coziness and feeling homey.



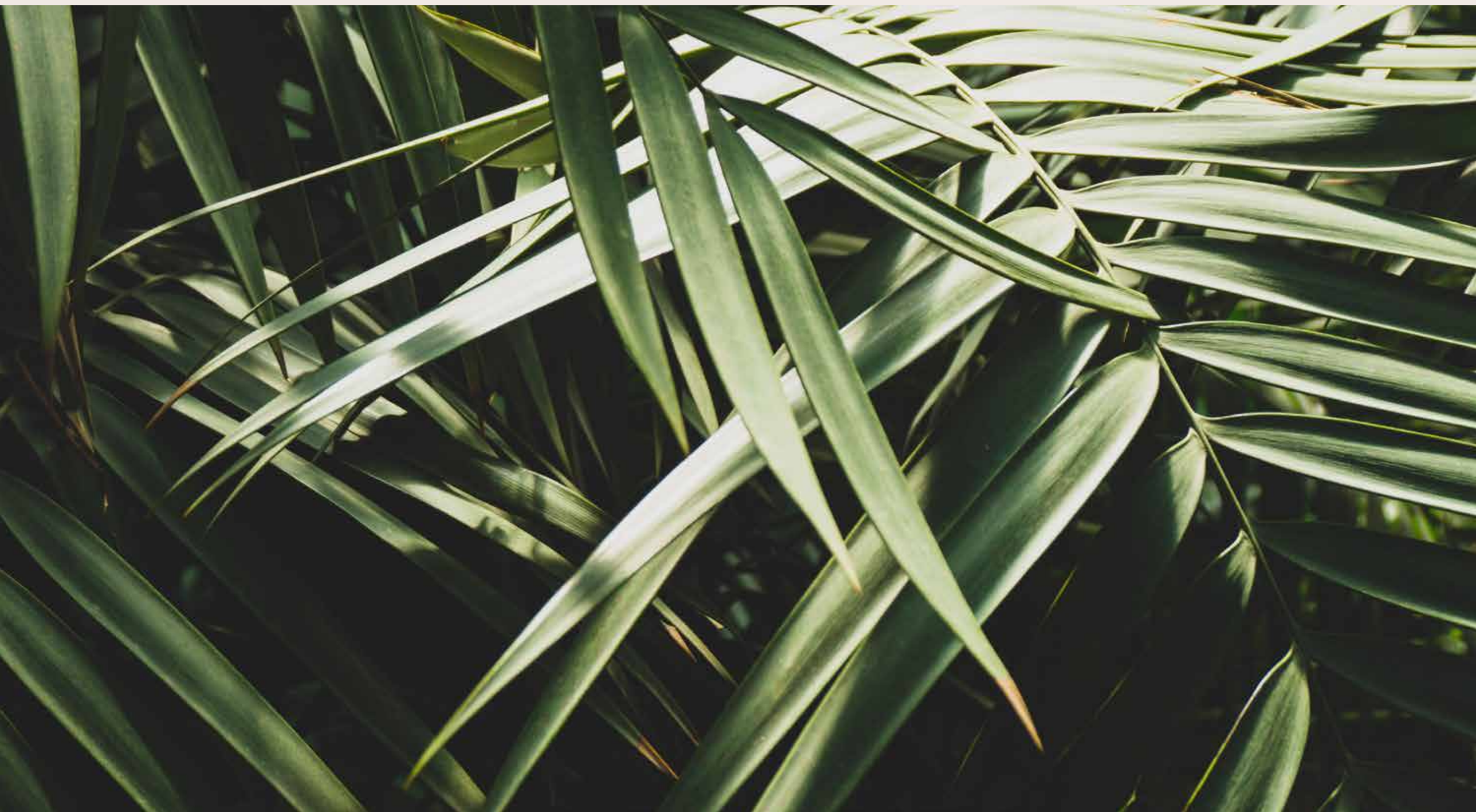
WHAT YOUR HEART IS SET ON

Thinking Life Beyond Living, at V Levels, we are presenting to you everything lavish. You are certain that whatever you need, it is just at your fingertips. V Levels is the scene where every member of your family can enjoy their lifestyle, in an ambience of elegance and character. V Levels is the scene where you will feel that all the ventures you love, are brought to you to cherish your own persona, because it goes without saying, that your mood sets what you would be up to.

You can covet the precious space for some ‘me time.’ You can anticipate getting together with the people you love, while your little ones spend their time in the safest manner. The broad vibe of V Levels is tailored for your supreme wellbeing, both mentally and physically. From warm and calming, to challenging and vigorous, you will find the stream to take you there.







PADDLE TENNIS COURT

You are always welcome on court, no matter your level. You will find yourself rallying with your bunch in no time. Feel the dopamine sink in, allowing you to get the motivation and pleasure as you score. V Levels' paddle tennis court is set for close interactions, the ones that quite build your sense of feeling home.

FOOTBALL COURT

Get competitive and improve your speed, agility and hand-eye coordination on V Levels' football court... and if your kids are passionate about it, they will have the space to practice and prove that they have got what it takes.



VOLLEYBALL COURT

Muster with your friends and family for the push. Push your body to the limit to win. Bond, spend a great time and enjoy the fun at V Levels. Not just you, sports make you watch your kids and decide together if it is the one for them.

SKATEBOARDS ARENA

If you are into it, V Levels has set a great skateboard rink. Feel the balance and precision. Love the physics activity. Reduce your stress as you move around smoothly. It is that sole arena for robust cardio exercise, done confidently.




COFFEE
LOUNGE

SWIMMING POOLS

You won’t have to daydream about your next escapade. V Levels is bringing you the refreshing tenor. Sink into the serene state of mind, just by looking at the crystalline water. We are letting all your family take delight in the swimming pools’ splashes.

OUTDOORS GYM AND INDOORS SPA

Maintain your daily workout routine in the multipurpose outdoor gym as you breathe in the fresh air and feel the sunbeams... And when you are in the mood to unwind and lay back, V Levels' relaxing indoor spa is your ultimate go-to. V Levels is presenting the ideal care you long for.

COMMERCIAL COMPLEX

Shopping, doing business and dining have never been so harmonious. At V Levels, the mixed-use complex will buzz with life. Go on a shopping spree for world-class brands and let your taste speak volumes. We have also situated the dining spot where you will savor exquisite cuisines. Speaking of business, V Levels caters to all types of business, whether you are starting your own or thinking about a resettlement.



EMERGENCY CLINIC

Stay at peace, knowing deep down that our specialized clinic is on 24/7 with the most professional staff out there. At V Levels, you will rest assured that your health and wellbeing come as our top primacy.



GREENERY
AND WATER FEATURES

85% of V Levels is solely for vast greenery and heavenly lakes. Indoors or outdoors, you will enjoy the scenes of nature. Open your eyes to the beautiful landscape and water features. Take a walk, go for a run, ride your bike... just whatever you love, do it in a mood of natural beauty.

BIKE LANES
AND PEDESTRIAN LANES

Biking while being surrounded by greenery has always been a symbol of class and charm. Let go of everything and enjoy the moments of stillness in the heart of nature. And when you long for the time when you can go for a relaxing walk, you will love your stroll along the pedestrian lanes.

JOGGING TRACKS

Somewhere between a quad-burning and a leisurely walk, there is a sweet spot known as the jog. Keep your mind sharp with every move and maintain a schedule for yourself on the jogging track just whenever you like.



PATHS
FOR THE DISABLED

Considering the need for a sense of security and involvement, V Levels has set certain paths for the disabled to ease the movement and provide a tone of functionality to all residents.

ELECTRIC CARS
CHARGING STATIONS

To being better, cleaner and kinder to the environment, V Levels is offering what defines practicality, right where you live. The electric car charging stations are around the corner, so you are always ready for all your errands.

MASTERLY BUSINESS

You have got all the space to get your work done, organize your meetings and do your presentations smoothly, thanks to V Levels' fully serviced business lounge. V Levels has taken a closer look at what defines the 'professional persona,' and that is what we promise you when it comes to business, whatever the nature and type.





WORKING
WITH THE ELITE

To offer you a state of living like no other, V Levels has done colossal collaborations with topnotch brands in a variety of fields that create your living experience. We guarantee you a sense of luxury and beauty; we drew the lines with first-class architecture firms, we brought luxurious brands to the picture so you would get that high-end feel, and when it comes to communication, we partnered with top telecommunication leaders.



DUNES
CAPITAL GROUP

When a group of vanguards come together, you would expect something that is just out of this world. Now put in mind that each one of them comes from a different background, each sharing their very unique passion, expertise and skill. That is what created and maintained Dunes Capital Group.

With the proficiency that goes back to more than 40 years in four major fields—real estate development, engineering consultancy, automotive and commercial agencies—Dunes Capital Group has managed to excel and stand out, with various projects across 39 countries. We spare no effort to create the highest quality of life behind our offerings.



DUNES CAPITAL GROUP®

FLOORPLANS

V APARTMENTS





Main entrance

front yard

front yard

front yard

front ya

Terrace

Terrace

Terrace

Terrace

BEDROOM 2

BEDROOM 1

BEDROOM 1

BEDROOM 1

BEDROOM 1

NANNY'S BEDROOM

NANNY'S BEDROOM

BATHROOM 1

BATHROOM 1

BATHROOM 1

BATHROOM 1

BATHROOM 2

BATHROOM 2

BATHROOM 2

BATHROOM 2

M.BATHROOM

M.BATHROOM

M.BATHROOM

M.BATHROOM

MASTER BEDROOM

MASTER BEDROOM

MASTER BEDROOM

MASTER BEDROOM

KITCHEN

KITCHEN

RECEPTION & DINING

RECEPTION & DINING

Terrace 2

Terrace 2

Terrace 2

Backyard

Backyard

Backyard

ard

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V APARTMENTS A

BUA: 186 m^2
Garden Area : 120 m^2 -255 m^2

GROUND FLOOR

Ground Floor Area: 165 m^2
Terrace: 21 m^2

Ground Floor	L	W
Reception Area	6.62 m	6.41 m
Lobby	1.74 m	0.87 m
Kitchen	3.35 m	2.90 m
Guest Toilet	1.45 m	1.32 m
	1.21 m	1.07 m
Maid Room (Including Toilet)	2.62 m	2.38 m
Master Bedroom	3.63 m	3.76 m
Lobby	1.40 m	1.29 m
Master Toilet	2.48 m	1.83 m
Bedroom 1	3.70 m	3.76 m
Bedroom 2	3.61 m	3.64 m
Bathroom	2.51 m	1.70 m
Lobby	5.52 m	1.27 m



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V APARTMENTS A

BUA: 220 m^2

FIRST FLOOR

First Floor Area: 180 m^2

Typical Floor	L	W
Reception Area	5.64 m	3.71 m
Dining	3.82 m	3.70 m
Kitchen	3.38 m	3.42 m
Maid Room (Including Toilet)	2.77 m	2.51 m
Master Bedroom	3.25 m	4.98 m
Dressing	0.90 m	2.37 m
Master Toilet	2.61 m	1.63 m
Bedroom 1	3.63 m	3.76 m
Bedroom 2	3.63 m	3.70 m
Bathroom	3.76 m	1.83 m
Lobby	7.53 m	1.27 m
Terrace 1	2.45 m	2.60 m
Terrace 2	3.71 m	1.16 m
Stairs Area	5.21 m	1.10 m
	2.66 m	1.10 m



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V APARTMENTS A

ROOF FLOOR

Roof Floor Area: 40 m^2
Roof (Open Terrace): 100 m^2

Roof Floor	**L**	**W**
Living Area	4.69 m	4.76 m
Toilet	2.65 m	2.01 m
Stairs Area	5.21 m	1.10 m
	2.66 m	1.10 m



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V APARTMENTS B

BUA: 186 m^2
Garden Area : 120 m^2 -255 m^2

GROUND FLOOR

Ground Floor Area: 165 m^2
Terrace: 21 m^2

Ground Floor	L	W
Reception Area	6.30 m	6.21 m
Lobby	1.76 m	1.26 m
Kitchen	3.29 m	3.09 m
Guest Toilet	1.45 m	1.31 m
	1.21 m	1.07 m
Maid Room (Including Toilet)	2.90 m	2.38 m
Master Bedroom	3.77 m	3.63 m
Lobby	1.38 m	1.31 m
Master Bathroom	2.46 m	1.83 m
Bedroom 1	3.77 m	3.70 m
Bedroom 2	3.69 m	3.61 m
Bathroom	2.46 m	1.70 m
Lobby	5.93 m	1.25 m



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V APARTMENTS B

BUA: 220 m^2

FIRST FLOOR

First Floor Area: 180 m^2

Typical Floor	L	W
Reception Area	6.30 m	2.64 m
	5.14 m	4.97 m
Kitchen	3.64 m	2.83 m
Guest Toilet	1.45 m	1.30 m
	1.22 m	1.07 m
Maid Room (Including Toilet)	2.90 m	2.38 m
Master Bedroom	3.77 m	3.64 m
Lobby	1.37 m	1.31 m
Master Bathroom	2.47 m	1.81 m
Bedroom 1	3.77 m	3.70 m
Bedroom 2	3.69 m	3.61 m
Toilet	2.52 m	1.70 m
Lobby	5.73 m	1.25 m
Terrace 1	2.21 m	1.92 m
Terrace 2	2.28 m	1.40 m
Stairs Area	3.56 m	1.13 m
	2.78 m	1.40 m



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V APARTMENTS B

ROOF FLOOR

Roof Floor Area: 40 m^2
Roof (Open Terrace): 93 m^2

Roof Floor	L	W
Living Area	4.63 m	3.69 m
Toilet	3.03 m	2.59 m
Stairs Area	5.52 m	1.13 m

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FLOORPLANS

TWIN HOUSE







TWIN HOUSE A — B

BUA: 270 m^2 – 286 m^2
Land Area : 358 m^2 – 539 m^2

GROUND FLOOR

TWIN HOUSE A

Ground Floor Area:
107 m^2

Ground Floor Terraces & Coverd Entrance Area:
9 m^2

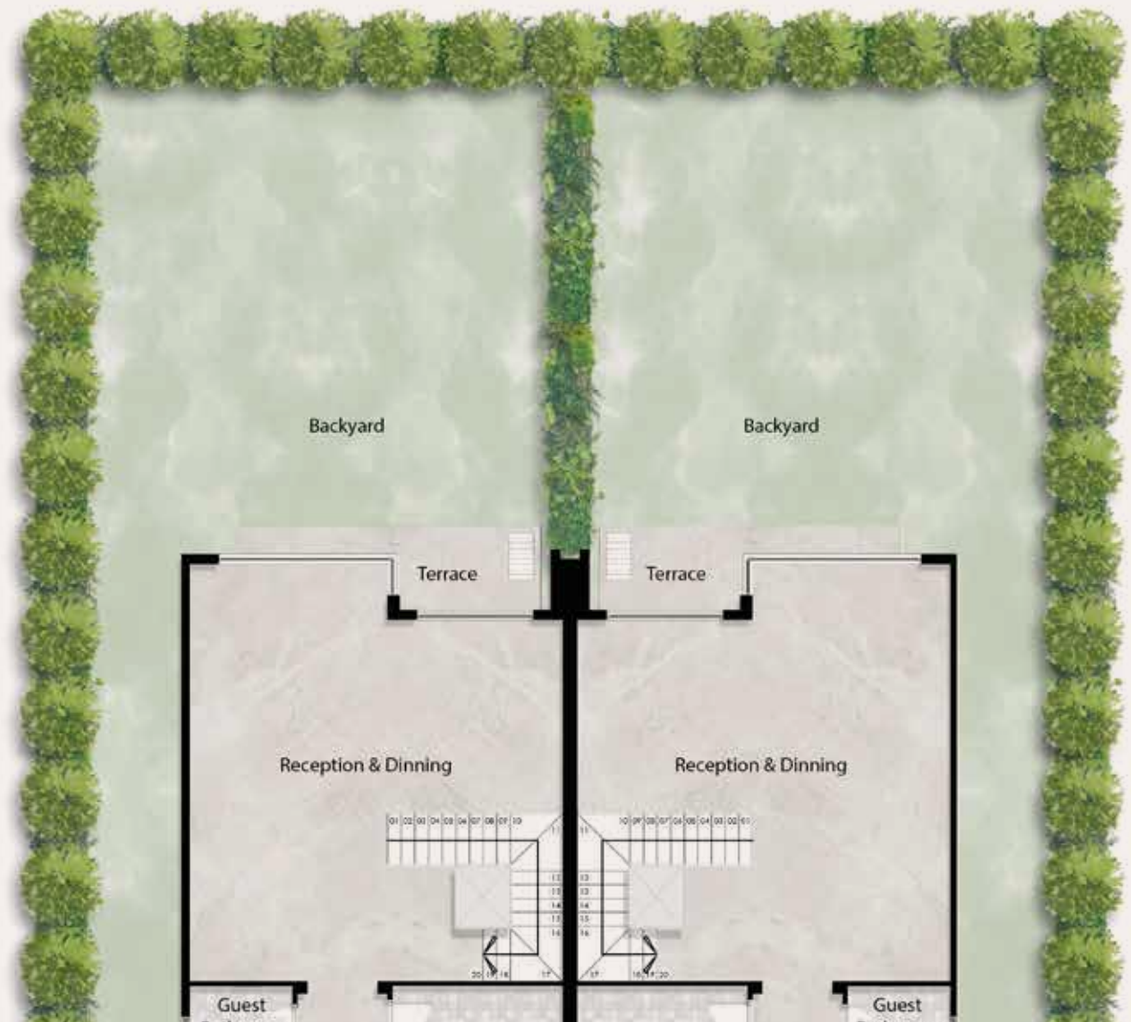
Ground Floor	L	W
Reception Area	8.53 m	4.12 m
Dining	3.70 m	3.61 m
Kitchen	4.20 m	3.31 m
Guest Bathroom	2.22 m	1.58 m
Nanny Room	2.26 m	2.20 m
Nanny's Bathroom	2.26 m	1.27 m
Entrance	3.32 m	2.00 m
Lobby	3.61 m	3.55 m

TWIN HOUSE B

Ground Floor Area:
113 m^2

Ground Floor Terraces & Coverd Entrance Area:
10 m^2

Ground Floor	L	W
Reception Area	8.93 m	4.52 m
Dining	4.18 m	3.76 m
Kitchen	3.71 m	3.69 m
Guest Bathroom	2.37 m	1.39 m
Nanny Room	2.52 m	2.20 m
Nanny's Bathroom	2.52 m	1.15 m
Entrance	2.76 m	1.95 m
Lobby	3.76 m	3.53 m



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TWIN HOUSE A — B

FIRST FLOOR

TWIN HOUSE A

First Floor Area:
118 m^2

First Floor	L	W
Master Bedroom	3.65 m	4.17 m
Lobby	1.28 m	1.21 m
Master Bathroom	2.83 m	1.54 m
Dressing	2.83 m	1.70 m
Bedroom 1	3.64 m	4.07 m
Lobby	1.79 m	1.20 m
Bathroom 1	2.83 m	1.59 m
Bedroom 2	4.25 m	3.51 m
Living Room	3.70 m	3.50 m
Bathroom 2	2.83 m	1.78 m
Lobby	4.70 m	3.55 m
Terrace 1	2.00 m	1.09 m
Terrace 2	2.25 m	1.09 m

TWIN HOUSE B

First Floor Area:
125 m^2

First Floor	L	W
Master Bedroom	4.52 m	3.65 m
Lobby	1.73 m	1.57 m
Master Bathrrom	2.75 m	1.60 m
Dressing	2.75 m	1.73 m
Bedroom 1	4.35 m	3.65 m
Lobby	1.60 m	1.30 m
Bathroom 1	2.75 m	1.65 m
Bedroom 2	3.68 m	3.69 m
Living Room	4.18 m	3.71 m
Bathroom 2	2.75 m	1.60 m
Lobby	5.28 m	3.45 m
Terrace 1	2.15 m	1.25 m
Terrace 2	2.08 m	1.27 m



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TWIN HOUSE A — B

ROOF FLOOR

TWIN HOUSE A

Roof Floor Area:
27 m²

Pargola:
10 m²

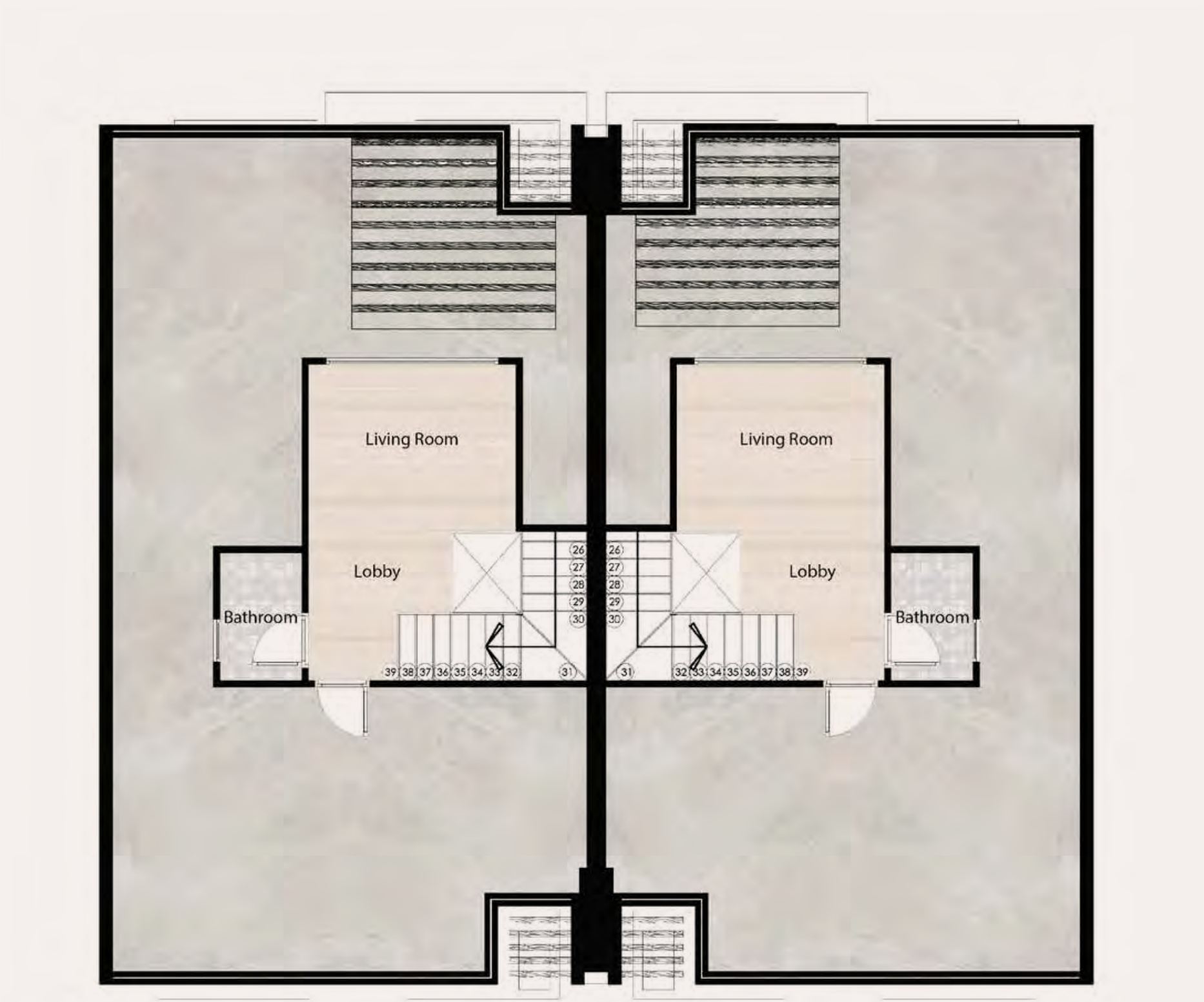
Roof Floor	L	W
Living Room	4.58 m	2.55 m
	3.41 m	2.54 m
Bathroom	1.97 m	1.16 m

TWIN HOUSE B

Roof Floor Area:
28 m²

Pargola:
10 m²

Roof Floor	L	W
Living Room	3.67 m	2.51 m
	4.86 m	2.61 m
Bathroom	1.97 m	1.38 m



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FLOORPLANS

TOWNHOUSE

BACKYARD

BACKYARD

TERRACE

TERRACE

RECEPTION & DINING

RECEPTION & DINING

BATHROOM

BATHROOM

NANN'S ROOM

KITCHEN

KITCHEN

FRONTYARD

FRONTYARD

TOWNHOUSE CORNER

BUA: 288 m^2
Land Area : 360 m^2 -393 m^2

GROUND FLOOR

Ground Floor Area: 118 m^2
Ground Floor Terraces & Covered Entrance Area: 10 m^2

Ground Floor	L	W
Reception Area	7.68 m	4.23 m
Dining	4.90 m	3.68 m
Kitchen	5.30 m	3.68 m
Guest Bathroom	2.41 m	1.78 m
Nanny Room	2.41 m	2.14 m
Nanny's Bathroom	2.39 m	1.19 m
Entrance	2.29 m	1.78 m
Lobby	3.71 m	5.12 m



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TOWNHOUSE CORNER

FIRST FLOOR

First Floor Area: 130 m^2

First Floor	L	W
Master Bedroom	4.59 m	4.08 m
Lobby	2.19 m	1.54 m
Master Bathroom	2.49 m	2.10 m
Dressing	2.49 m	2.10 m
Bedroom 1	3.51 m	4.84 m
Bathroom 1	2.45 m	2.17 m
Bedroom 2	5.30 m	3.68 m
Bathroom 2	2.49 m	2.19 m
Kitchenette	1.69 m	2.10 m
Lobby	5.05 m	3.77 m
Terrace 1	3.24 m	1.05 m
Terrace 2	1.75 m	1.95 m



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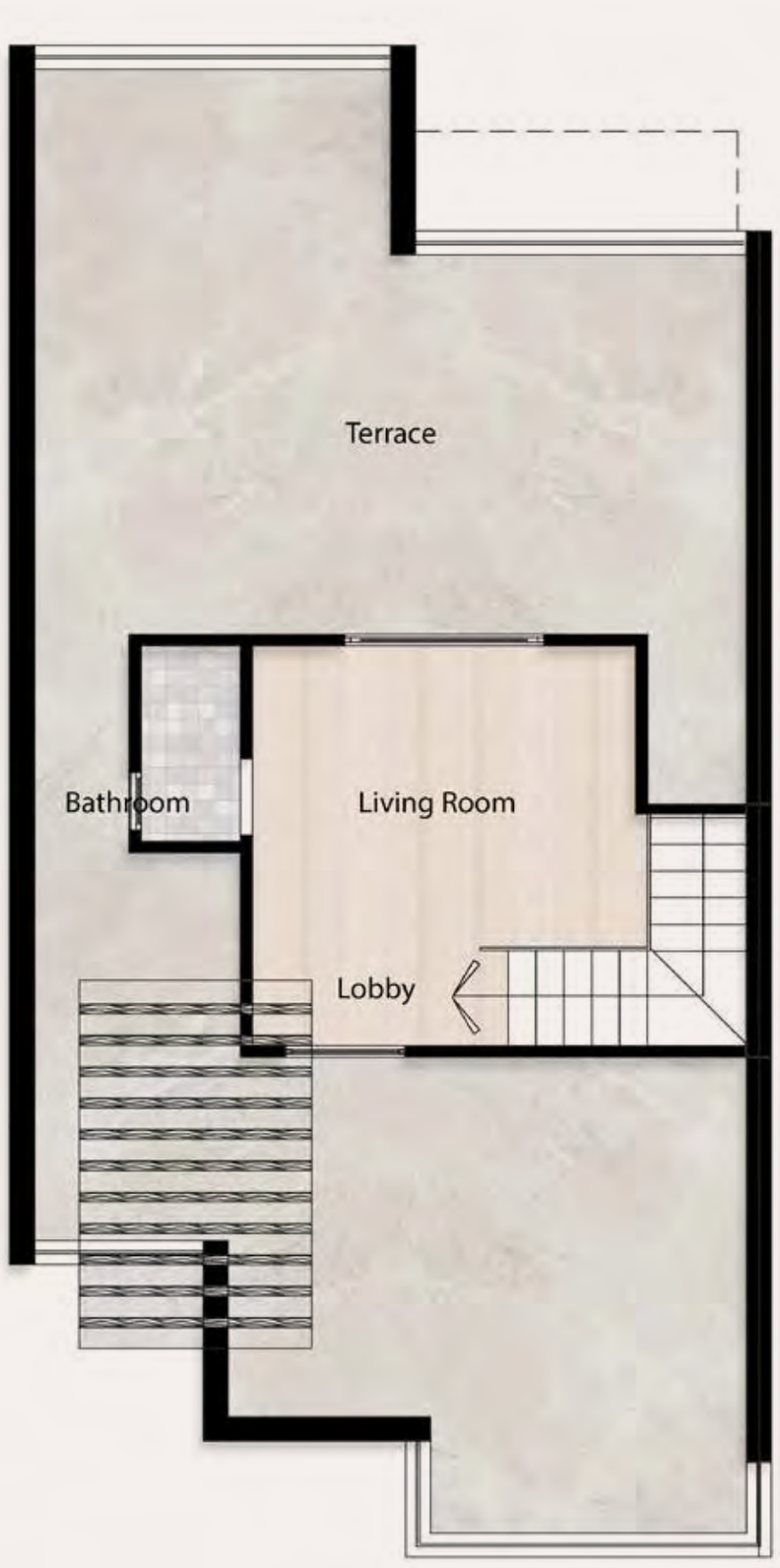
TOWNHOUSE CORNER

ROOF FLOOR

Roof Floor Area: 30 m^2

Roof Floor	L	W
Living Room	5.21 m	2.56 m
	4.04 m	1.83 m
Bathroom	2.29 m	1.18 m



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BACKYARD

BACKYARD

BACKYARD

Terrace

Terrace

Terrace

RECEPTION & DINING

RECEPTION & DINING

RECEPTION & DINING

BATHROOM

NANNY'S ROOM

KITCHEN

BATHROOM

ATHROOM

KITCHEN

KITCHEN

FRONT YARD

FRONT YARD

FRONT YARD

TOWNHOUSE MIDDLE

BUA: 229 m^2

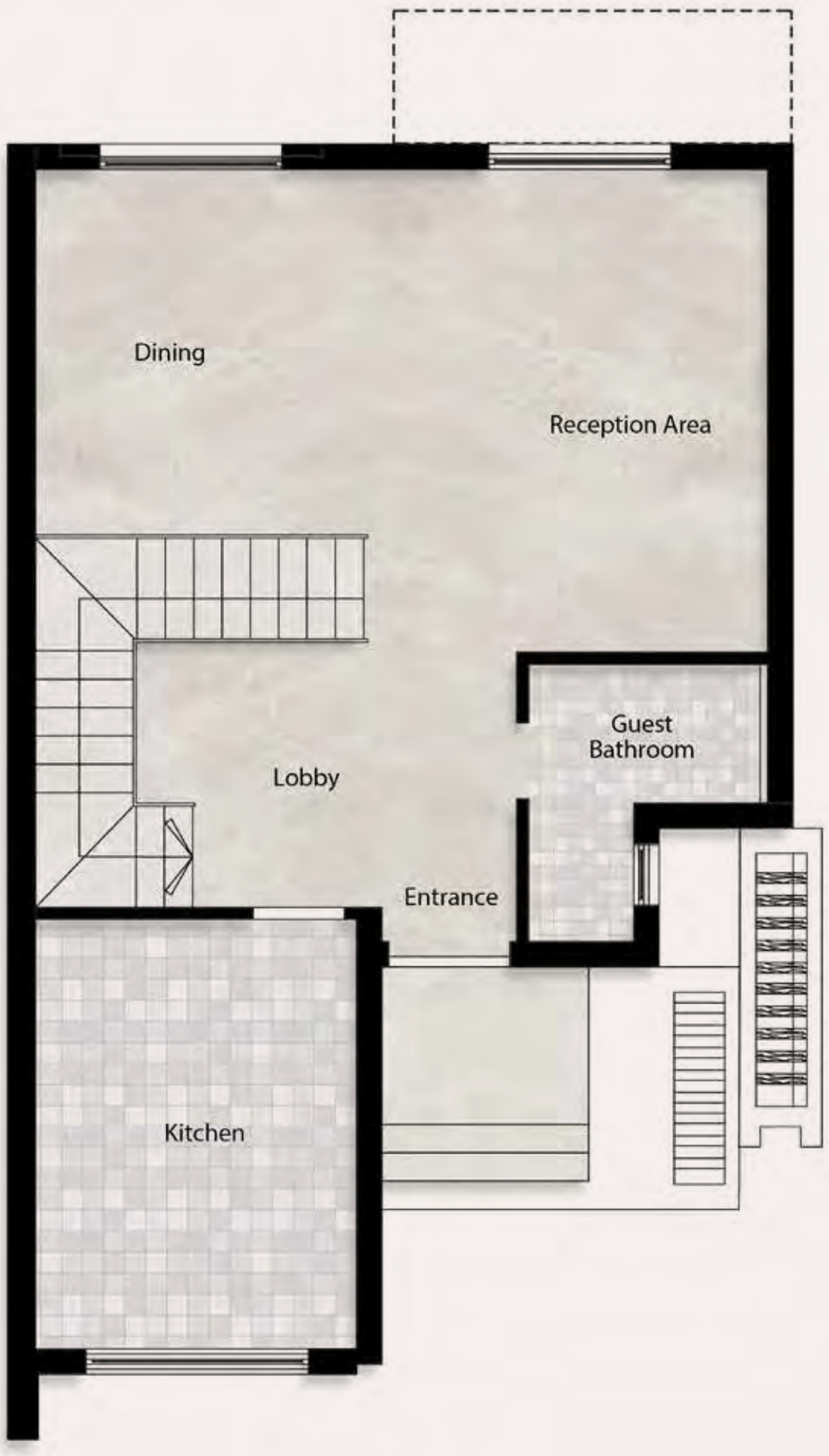
Land Area : 220 m^2 -280 m^2

GROUND FLOOR

Ground Floor Area: 87 m^2

Ground Floor Terraces & Covered Entrance Area: 15 m^2

Ground Floor	L	W
Reception Area	3.90 m	3.75 m
Dining	5.09 m	3.75 m
Kitchen	4.56 m	3.55 m
Guest Bathroom	1.50 m	1.35 m
	2.53 m	1.68 m
Entrance	1.50 m	3.05 m
Lobby	3.71 m	3.58 m



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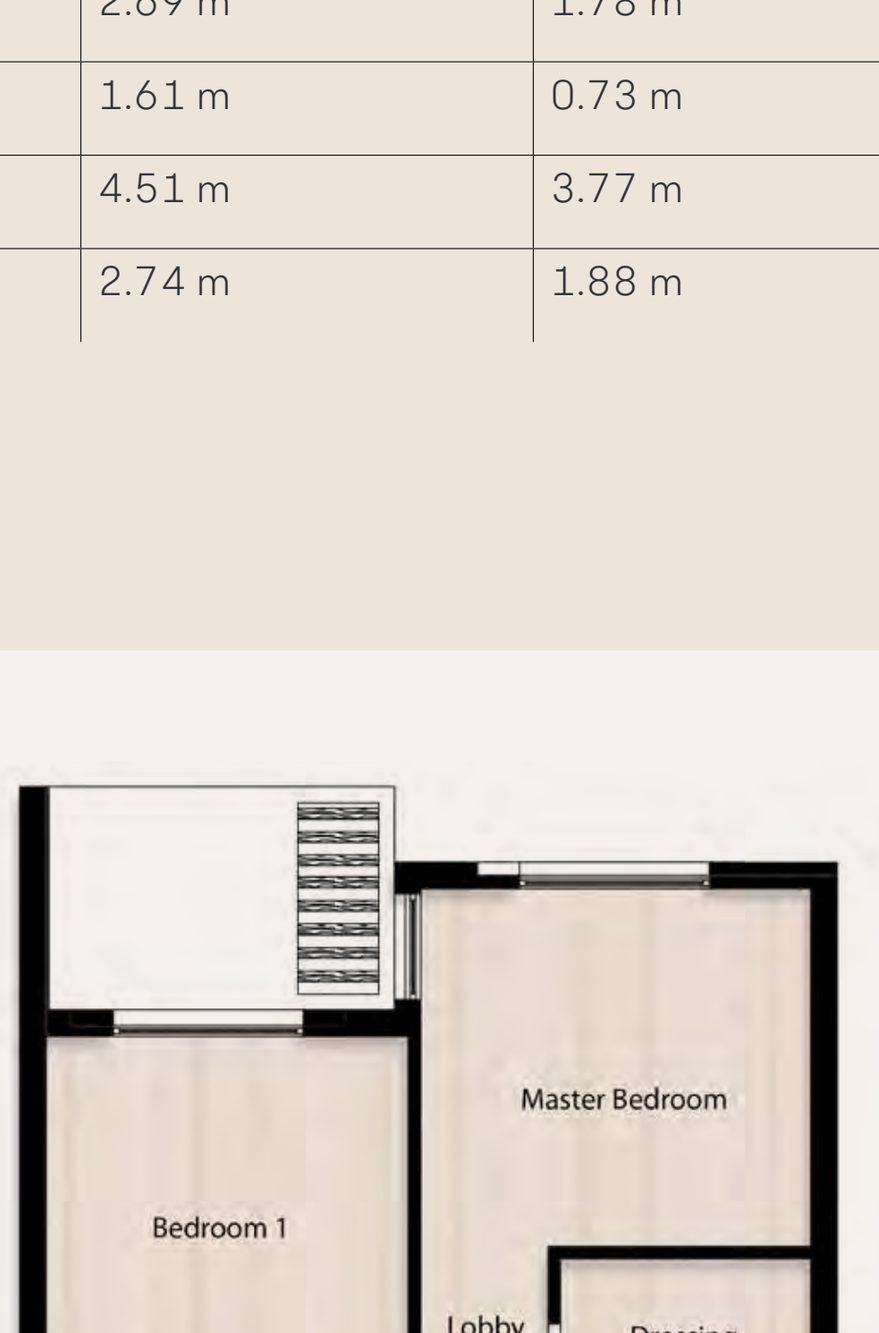
TOWNHOUSE MIDDLE

FIRST FLOOR

First Floor Area: 95 m^2

First Floor	L	W
Master Bedroom	3.70 m	4.07 m
Lobby	1.54 m	1.32 m
Master Bathroom	2.93 m	1.52 m
	1.67 m	0.87 m
Dressing	2.56 m	1.54 m
Bedroom 1	4.56 m	3.55 m
Bedroom 2	3.84 m	3.62 m
Bathroom	2.69 m	1.78 m
Kitchenette	1.61 m	0.73 m
Lobby	4.51 m	3.77 m
Terrace 1	2.74 m	1.88 m



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TOWNHOUSE MIDDLE

ROOF FLOOR

Roof Floor Area: 22 m^2 Pargola: 10 m^2

Roof Floor	L	W
Living Room	4.56 m	2.61 m
	3.30 m	1.47 m
Bathroom	1.97 m	1.16 m



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