







## The city of tomorrow



Dubai is undoubtedly the destination for intelligent property investors. With some of the most breathtaking buildings and prestigious projects, Dubai is rich with every conceivable contemporary comfort. A truly designer city, Dubai boasts of a lifestyle that is unique, yet desirable. A bustling metropolis, with towering skyscrapers and quiet boutique offices, Dubai is clearly a business hub and commercial capital of the region. With world-class shopping malls, restaurants, cafes and entertainment facilities, Dubai is the city of the future. A safe and sunny haven for both tourists and businessmen. Welcome to an exciting destination.

DUBAI



**TUSCAN**  
RESIDENCES  
Ajmanah Village South



A quiet  
haven in  
the heart  
of the city



An incredible and enviable location. Luscious landscaping. Vibrant greenscapes. Luxuriant vistas. Expansive open spaces. Unrivaled recreation.

Jumeirah Village South. A new freehold residential development strategically located near Dubai Media City, Dubai Internet City and the Jebel Ali Freezones. An embodiment of warmth and friendliness. A vision of harmony and peace. In a secure and self-sustained neighbourhood. Intertwined with a diverse community where every need and every joy is well within reach, making sure residents feel right at home.

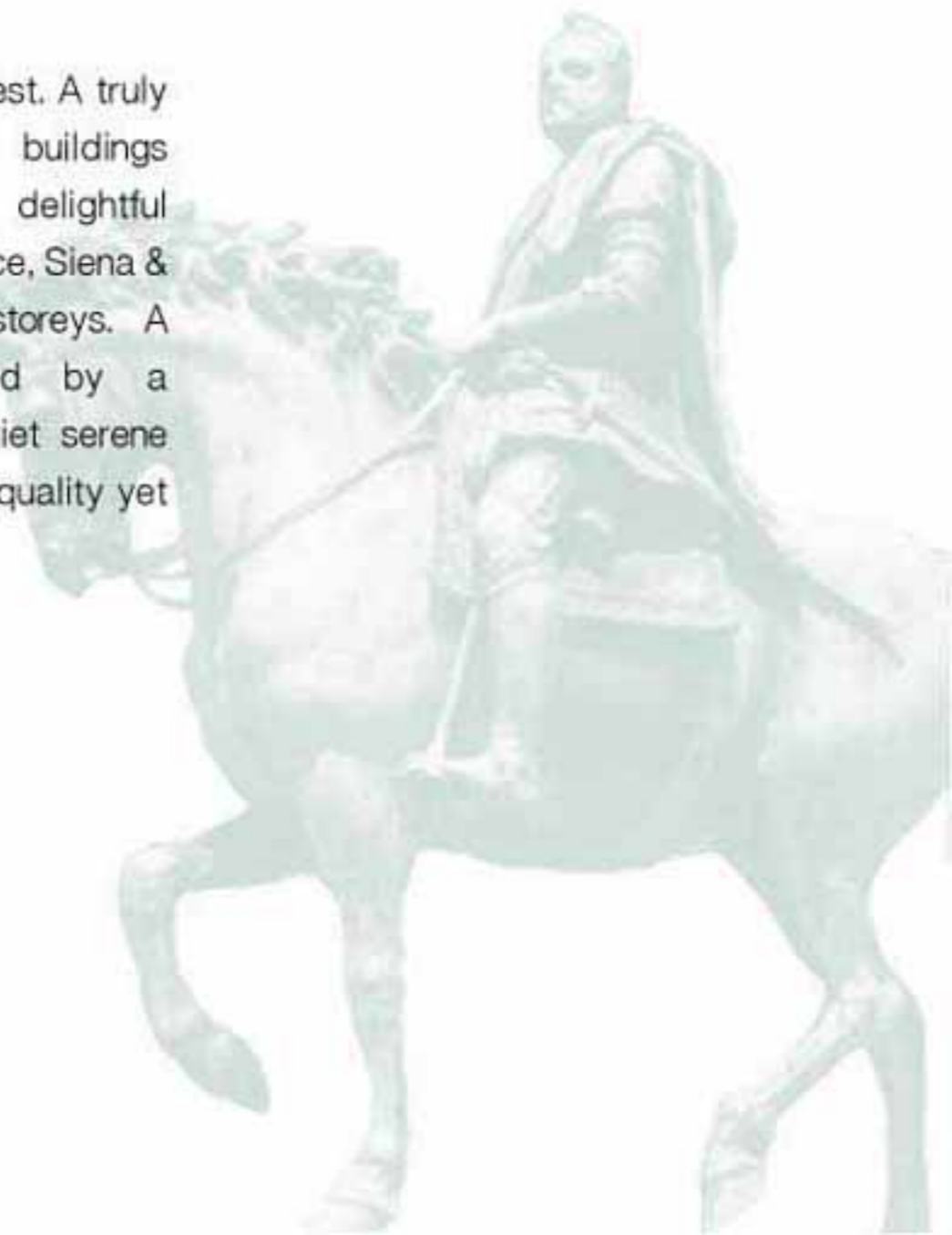
LOCATION



The finest  
personification  
of art



Tuscan Residences. Art at its finest. A truly beautiful development, (Two buildings forming a development) is a delightful combination of 3 buildings. Florence, Siena & Arezzo. Each ground plus 4-storeys. A sensational investment blessed by a beautiful living experience. A quiet serene life, yet close to the city. High on quality yet low on investment.









Home.  
The most  
beautiful  
place on earth.



Stylized Mediterranean and Arabic themed architectures. Comprising of studios, 1 and 2 bedroom apartments. Spacious interiors, diverse selection and charismatic appeal. Large balconies & terraces that soak in the beauty of your surroundings. Overall, oozing an ambience wrapped in the warmth of love.

**Fit outs include**

- Tinted double glazing
- Plaster and epoxy painting
- GRC smooth finish for decorative cornices & capitals
- Ceramic tiles flooring
- Decorative facades stone cladding
- False ceiling in the lobby

**Kitchen:**

- High quality ceramic tiles flooring
- Emulsion paint on walls
- Laminated kitchen cabinets including a fridge
- High quality granite kitchen top

**Living rooms / Bedrooms:**

- Ceramic tiles flooring
- Emulsion paint on plastered walls
- Textured paint for concrete soffit
- Built-in wardrobes

**Bathrooms / Washrooms:**

- Ceramic tiles flooring
- Glazed ceramic tile walls
- Standard white sanitary ware
- Standard chrome sanitary fittings & accessories



The buzz  
of city life



Resident infrastructures in Jumeirah Village South include:

Two international schools

Town and country clubs

Community center

Medical facilities

Veterinary clinics

Round-the-clock security

NEIGHBOURHOOD



Your  
exclusive  
privileges



Each development would have:

State-of-the-art health club

Swimming pool

Entrance leading to residents lobby/reception desk at ground level

2 elevators & 2 emergency staircases

Built-up area of approximately 100,000 sq. ft.

Retail & restaurants on ground level alongside the street

Car parking for every apartment and retail store

FACILITIES



## The tranquility of countryside



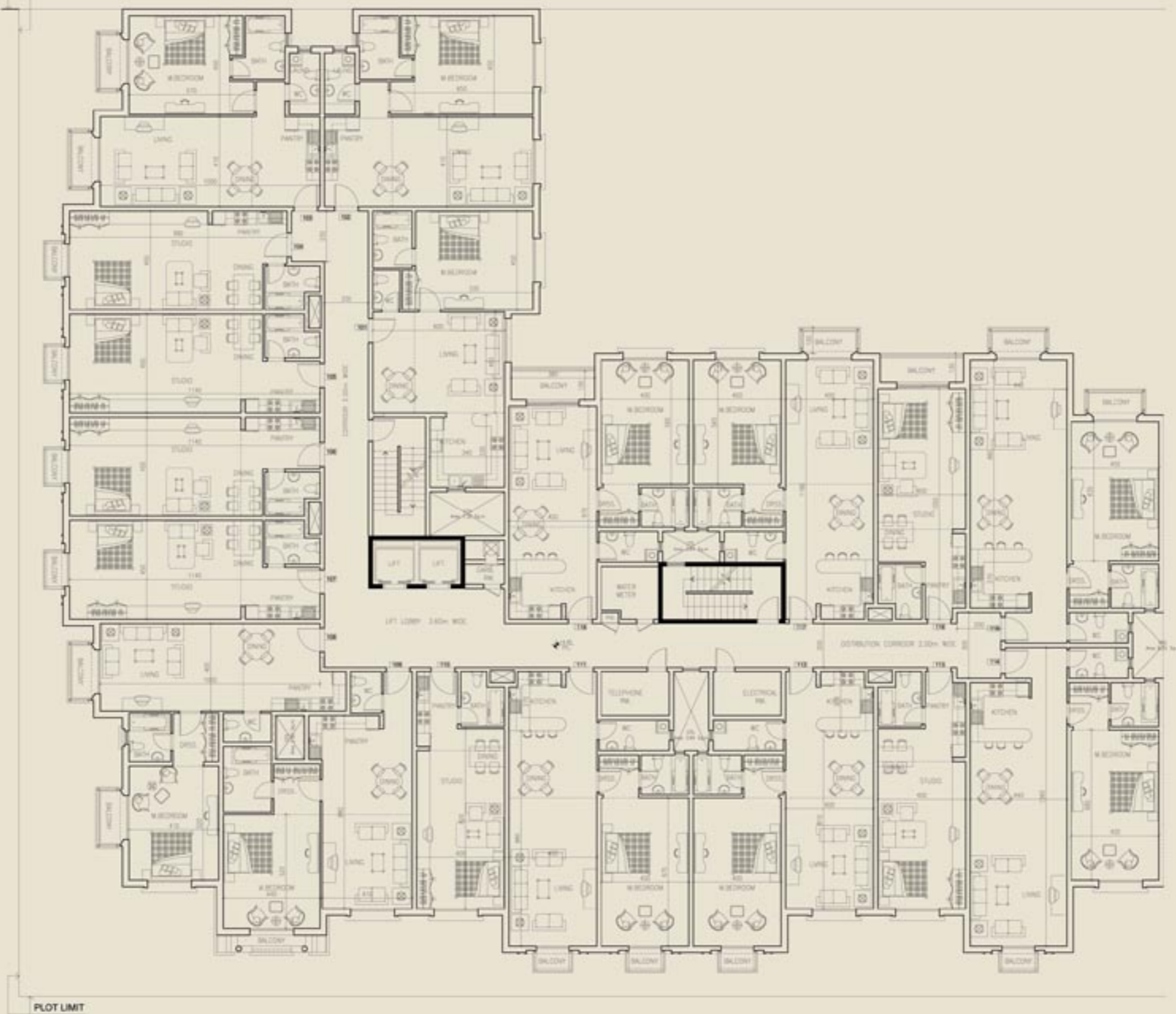
Come home to a lifestyle of uncompromising quality. Thanks to the world-class recreational facilities that help you unwind anywhere and anytime. Residents of Jumeirah Village South can enjoy unlimited harmony:

- Walking, jogging & cycling trails
- Oasis Promenades
- Neighborhood Parks
- Community sports

RECREATION

# Typical floor plan

PLOT LIMIT



PLOT LIMIT