WAREF

RESIDENCES

By

SIDO

Inspired Living, Building Lifestyles.

DUBAI

A VIBRANT METROPOLIS

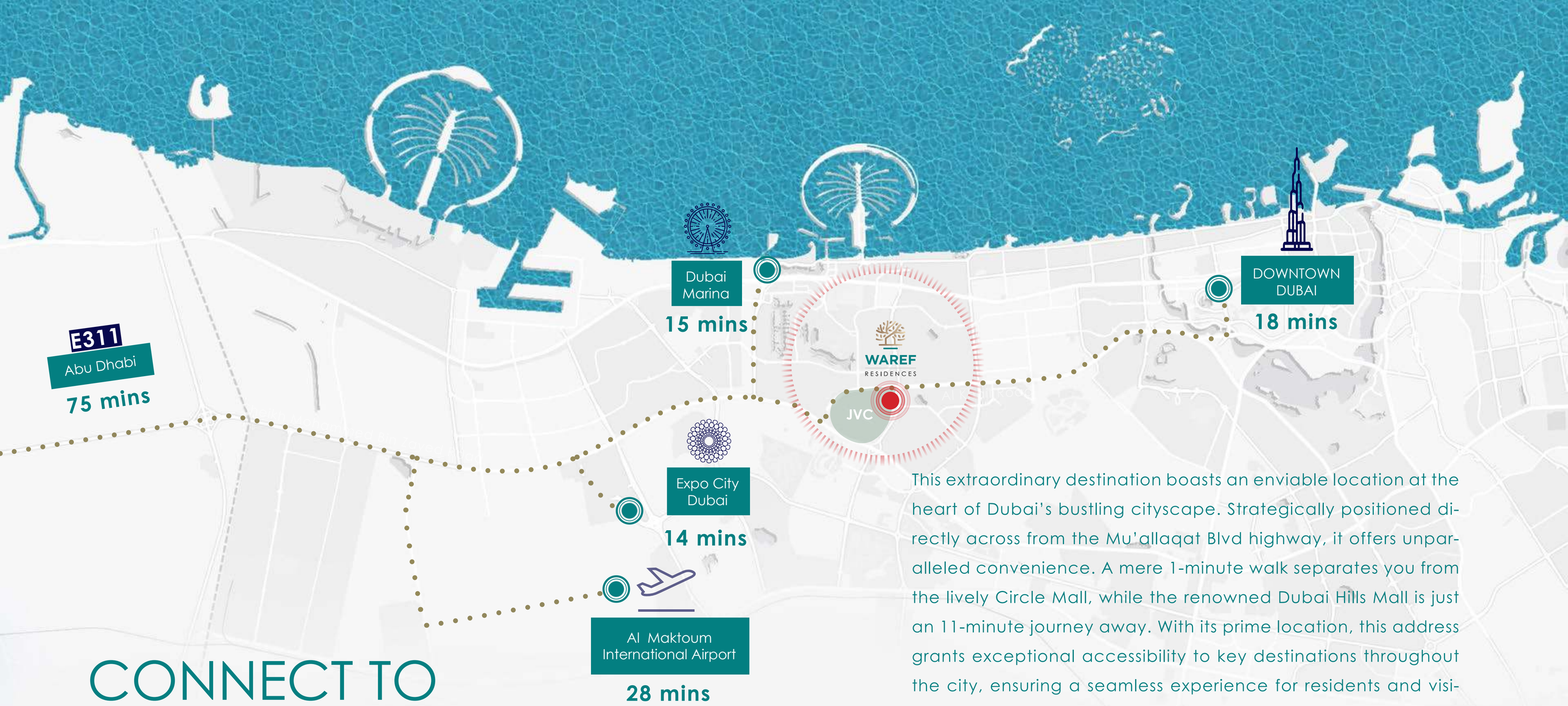


Dubai, a vibrant metropolis that pulses with dynamism, stands as one of the world's most captivating arenas for investment. In the modern era, the name 'Dubai' has become synonymous with international commerce, innovation, tourism, retail, and world-class business communities. Concurrently, it has emerged as an aspirational living destination for millions of expatriates, and a geographic gateway where thousands of international companies have established their regional headquarters. This city effortlessly blends economic prowess with cultural allure, beckoning investors and visitors alike to partake in its remarkable journey.

SIDO

A BOND FORGED OVER DECADES

It is with great excitement that we unveil SIDO Developers, a esteemed name that has solidified its presence in the market over the past several years. This distinguished developer has garnered a remarkable reputation for delivering a multitude of exceptional projects across the United Arab Emirates. SIDO Developers is widely acclaimed for their unwavering commitment to uncompromising quality standards and their ability to consistently complete projects within the designated timelines. Their exceptional track record and dedication to excellence have earned them a well-deserved place among the industry's most revered and trusted developers.



CONNECT TO A BETTER FUTURE

This extraordinary destination boasts an enviable location at the heart of Dubai's bustling cityscape. Strategically positioned directly across from the Mu'allaqat Blvd highway, it offers unparalleled convenience. A mere 1-minute walk separates you from the lively Circle Mall, while the renowned Dubai Hills Mall is just an 11-minute journey away. With its prime location, this address grants exceptional accessibility to key destinations throughout the city, ensuring a seamless experience for residents and visitors alike.

Drive to Al Maktoum International Airport
28 Mins

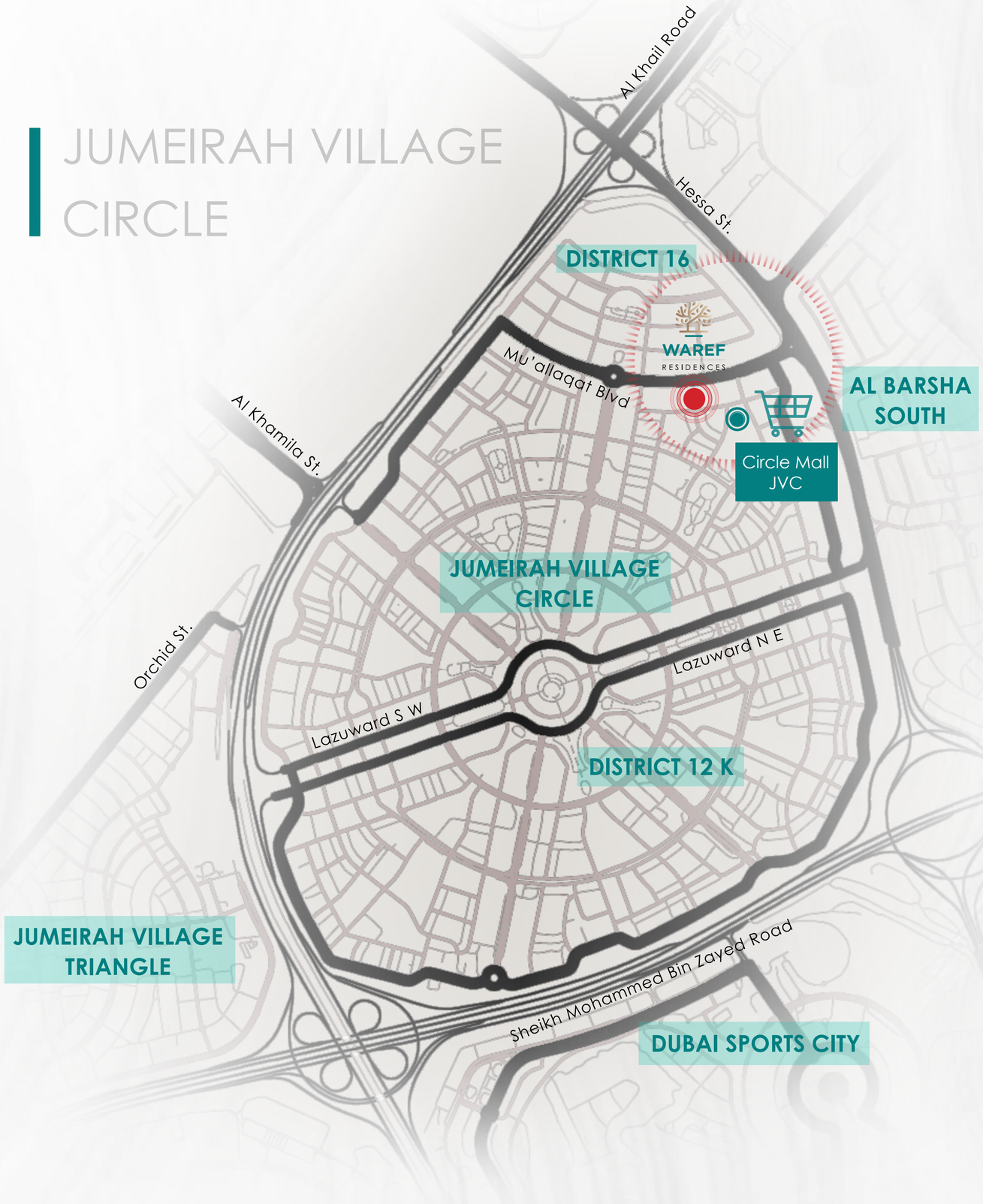
Drive to Expo City Dubai
14 Mins

Drive to Dubai Marina
15 Mins

Drive to Downtown Dubai
18 Mins

Drive to Abu Dhabi
75 Mins

JUMEIRAH VILLAGE CIRCLE



NESTLED IN A HEART

This exceptional site is nestled in the vibrant heart of Dubai, within JVC district 16, conveniently positioned directly opposite the Mu'allaqat Blvd highway. Just a brief 1 minute walk from the Circle Mall and a mere 13 minutes drive from the renowned Dubai Hills Mall, its prime location offers unparalleled accessibility to key destinations in the city.









AMENITIES FOR ALL AGES

- Outdoor Cinema
- BBQ Area
- Kids' Play Area
- Jogging Track
- Outdoor Games
- EV Charger
- Adult/ Kids' Swimming Pool
- Fully Equipped Gym

WELCOME TO THE COMMUNITY





Welcome to the community where meticulous attention to detail reigns supreme, ensuring that every aspect of your residence exceeds expectations.

Waref Entrance



A residential entrance defined by elegant, modern design—combining clean lines, thoughtful lighting, and spaciousness to create a luxurious and welcoming atmosphere that reflects sophistication and exclusivity.

Lift Lobby



Comfortable Access Corridors





Well-designed corridors provide easy and comfortable access to your unit, offering a seamless connection between shared spaces and your private residence with a touch of elegance and practicality.

WHERE ELEGANCE MEETS TRANQUILITY





Sophisticated luxury interiors blend seamlessly with cozy, inviting spaces - a harmonious oasis where refined design and serene comfort converge, creating an atmosphere of understated elegance and tranquil living.

EMBRACING THE DAY'S GRACE



The essence of the opulent tropical setting with swaying palm trees and inviting pools, combined with the meticulously designed residences and amenities promised by the detailed craftsmanship welcoming and appreciating the beauty and opportunities each new day brings.

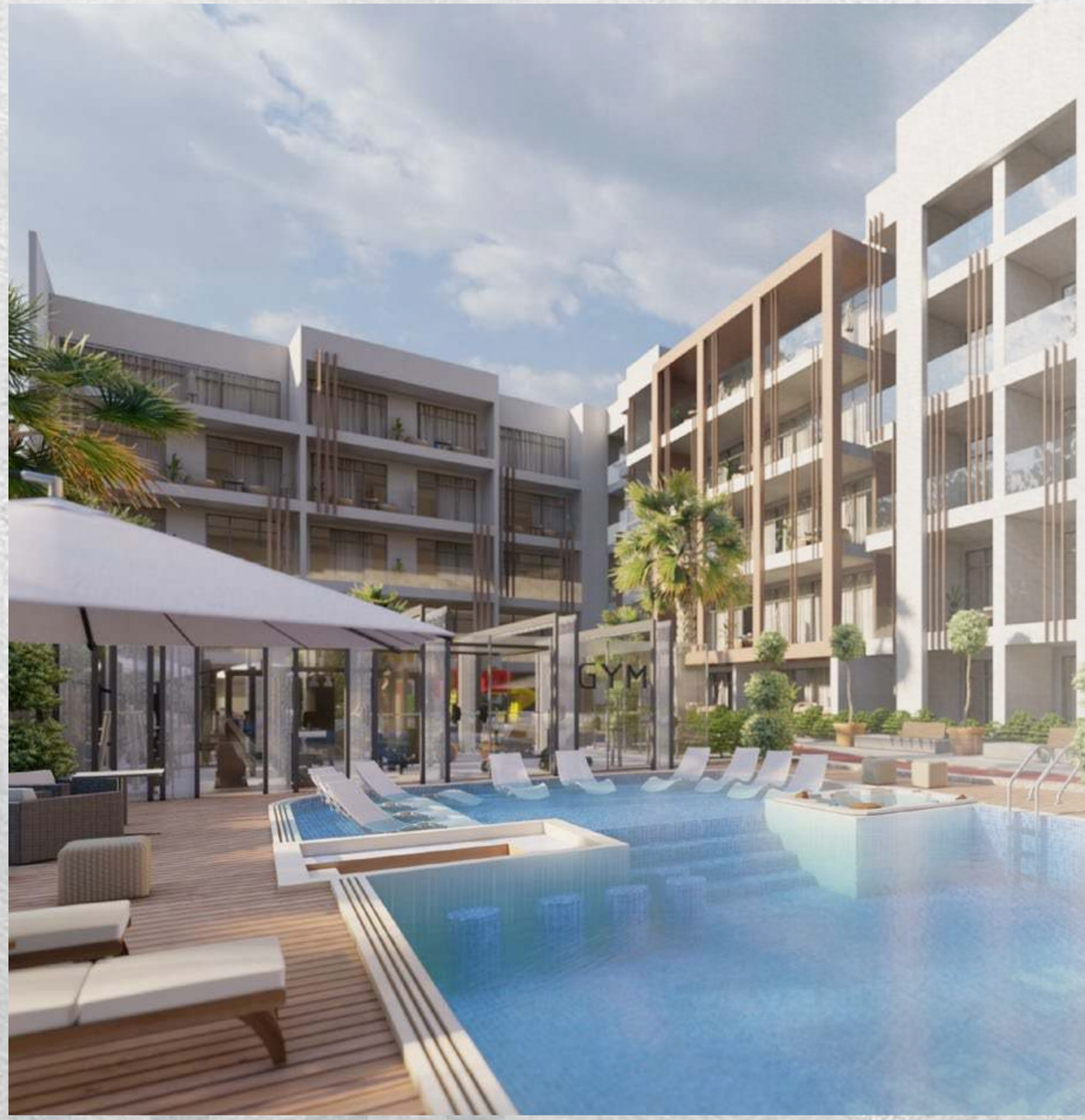
THE PERFECT BALANCE





By cultivating a harmonious and balanced interior in the bedroom, individuals can create a space that nurtures relaxation while also allowing for productive activities like working or pursuing hobbies. This alignment between the physical environment and the principles of “The Perfect Balance” helps to foster a sense of well-being and overall satisfaction in daily life.

RELAX, REFRESH & RESTART





The combination of a lavish swimming pool, comfortable seating arrangements, and beautiful architectural surroundings provides a holistic environment that supports the principles of ‘relax, refresh, restart’ by offering a space for relaxation, revitalization, and a fresh beginning.

- Every moment is a fresh beginning



CHERISH MOMENTS WITH YOUR BELOVED





This alignment between the emotional significance of cherishing moments with loved ones and the physical surroundings of a cozy bedroom interior emphasizes the importance of creating a nurturing and affectionate space for meaningful connections and shared experiences.

5th Floor Balcony



Enjoy elevated outdoor living on your private fifth-floor Balcony featuring a luxurious jacuzzi, a stylish seating area, an outdoor dining space, and a dedicated children's play area—perfect for relaxation, entertaining, and family moments with a view.

SPLASHING FUN



The residential amenities, including The presence of a pool enhances the sense of fun and adventure, providing a space for families to splash, swim, play games, and enjoy moments of laughter and connection.

UNVEILING MORNING BLISS



A remarkable bedroom interior, with its soothing colors, comfortable furnishings, and thoughtful decor, sets the stage for a tranquil and uplifting morning routine. Cozy and aesthetically pleasing surroundings contribute to a sense of peace and rejuvenation, creating an inviting space where they can start their day feeling refreshed and inspired.

JOYFUL MOMENTS



A well-designed playground and outdoor game areas, create an inviting and safe space for children to run, jump, climb, swing, and interact with their peers. These amenities not only promote physical activity but also foster social interaction, imagination, and creativity.



FEEL LUXURY IN EVERY DETAIL





A sense of indulgence and refinement that makes users feel pampered and engrossed in a truly luxurious experience.

- Smart AC Thermostat



- Advanced Security System



- Phone Controlled Lighting

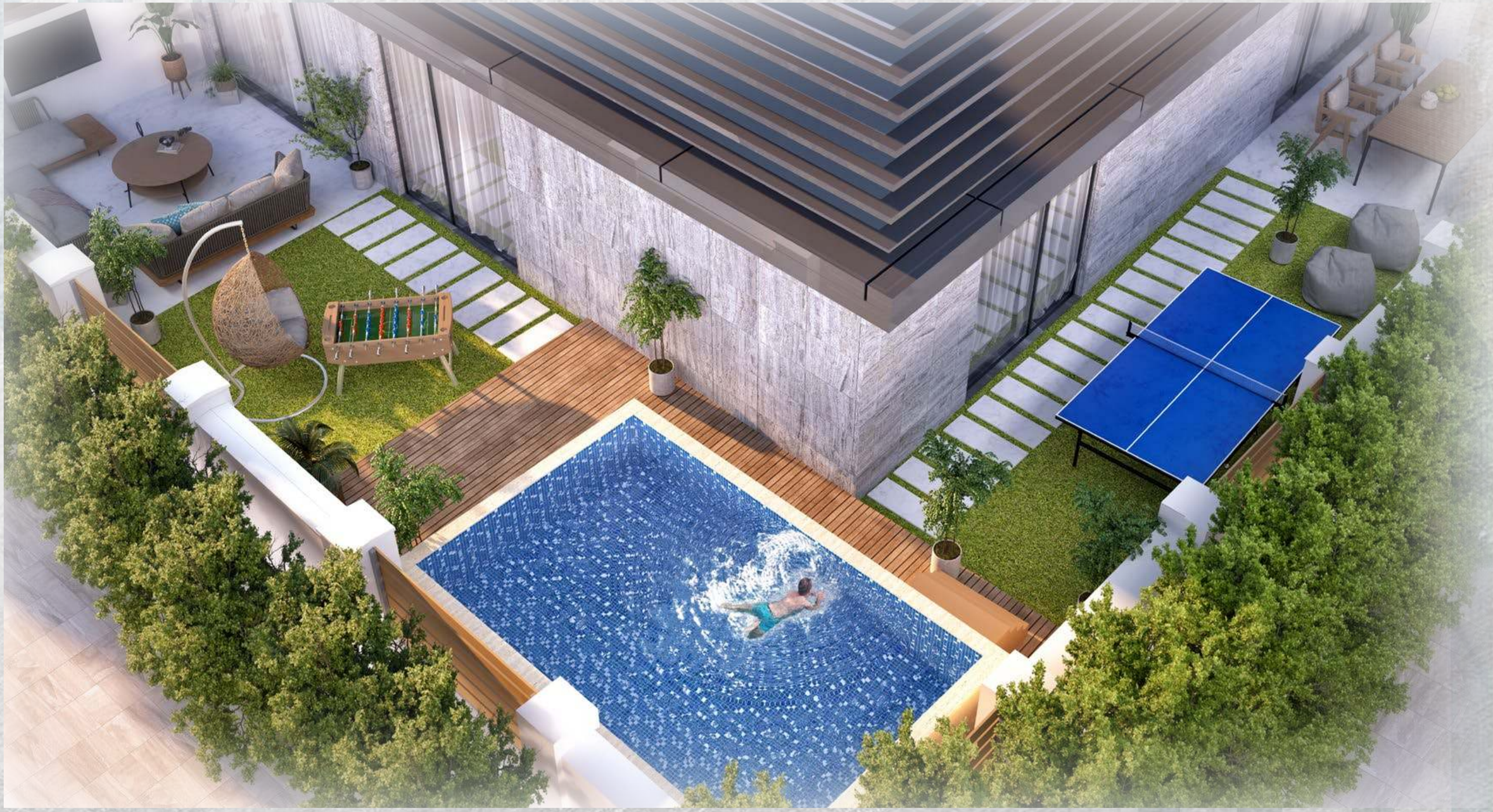


Modern Smart Apartments

Our Smart Apartments offer a modern living experience with advanced technology, including smart thermostats, phone-activated lighting, security systems, and energy-efficient appliances. These homes combine comfort, control, and convenience, allowing you to manage your environment effortlessly with just a phone command, all tailored to your lifestyle.



Ground Floor Terrace



Ground Floor Terrace



Enjoy a private ground-floor terrace featuring a swimming pool, a comfortable seating area, an outdoor dining space, and a children's play zone—perfect for relaxing, entertaining, and family fun, all in one inviting space.

FITNESS OASIS





A harmonious blend of fitness, nature, and relaxation. The outdoor gym facility, designed with elements of a fitness oasis, could feature lush greenery, open spaces, fresh air, and possibly views of stunning landscapes to enhance the overall experience of working out.

AN ELEVATED LIVING EXPERIENCE

