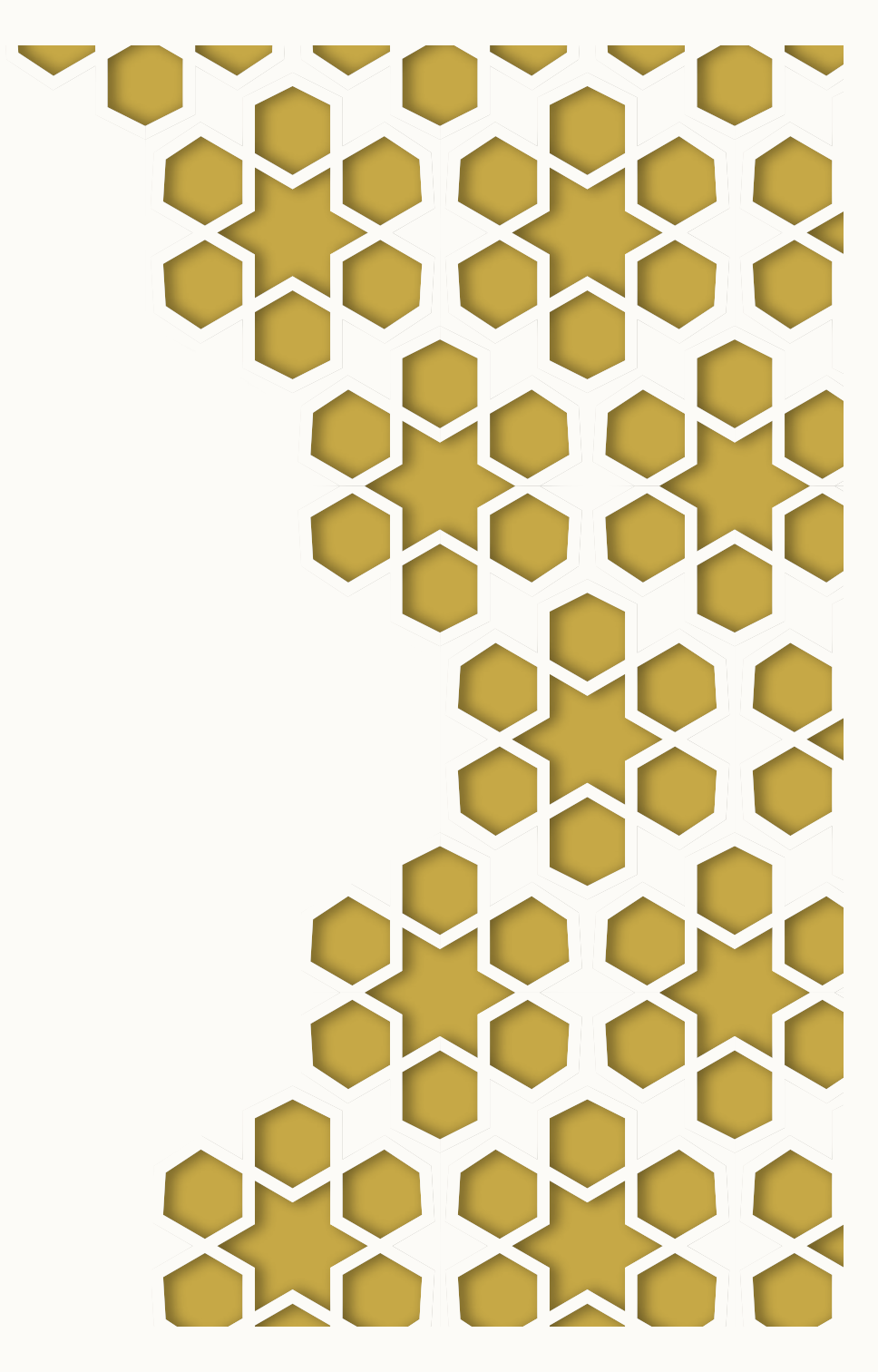
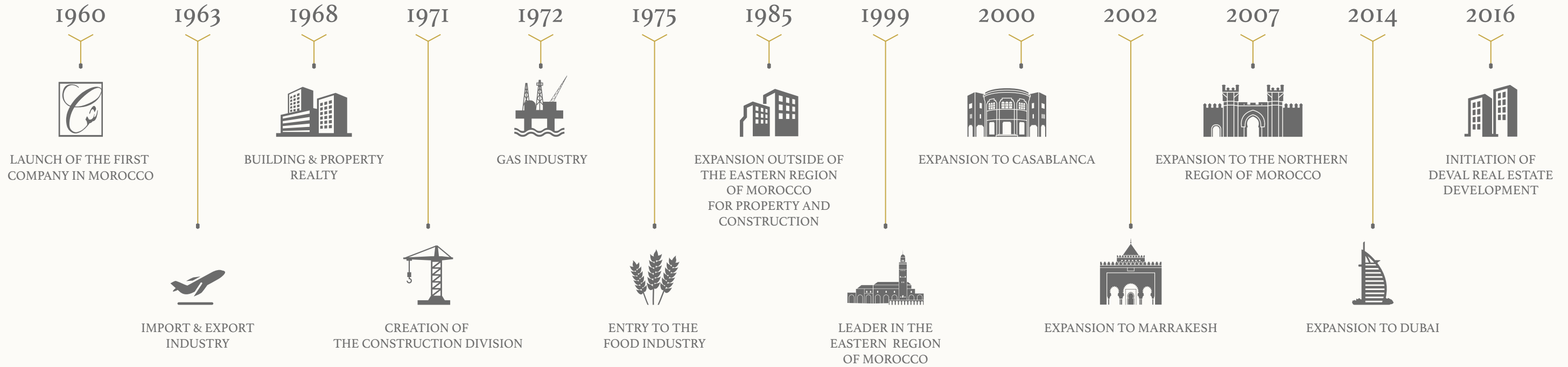




CHAIMAA
PREMIERE





Our Story

Chaimaa Holding



Chaimaa Holding is a Moroccan based global investment group. Their diverse line of operations include: Property Development, Building and Construction, Education, Building Materials, Manufacturing, Tourism and Event Management.

The real-estate pole under Chaimaa Holding, being home to nearly 800 employees has a legacy of developing and delivering up to 3000+ units and plots of land yearly.

Chaimaa Holding developments are predominantly based out of Morocco spanning across 10+ cities covering the iconic Marrakesh, Rabat and Casablanca.





Projects in Morocco



Chaimaa Holding projects are widespread over Morocco covering over 10+ cities, with a development of 3000+ units, hospitality ventures and residential complexes and villas.

A few of the most extravagant developments include, River Palm, Residence Soleil, Malabata Hills, Marrakesh Sports City and Dream City.

Being an iconic brand in Morocco, Chaimaa Holding has now launched it's very first development in Jumeriah Village Circle, Dubai.

Deval Real Estate



In the United Arab Emirates, Chaimaa Holding is represented by two entities Chaimaa Holding limited and Deval Real Estate Development.

Deval Real Estate is the formation of a joint venture between Sheikh Mohammed Bin Maktoum Bin Juma Al Maktoum and Chaimaa Holding.

Deval aims to bring the spirit and soul of the Moroccan architecture and style to the UAE with their latest project Chaimaa Premiere based in Jumeirah Village Circle.



Dubai



Real Estate Investor Protection Law established by the Dubai Land Department.

0%

- Personal income tax
- Rental income tax
- Capital gain tax



0%

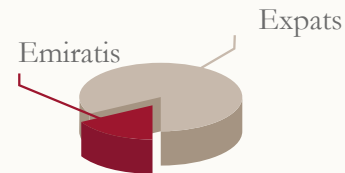
Dubai is one of the safest cities in the world to invest and live in; with a **0% crime rate**

↑ 11%
Increase

Tourist visits have been recorded to view a **11% increase** registering 4.5 million tourists during Q1 of 2017

🏠 AED 77
billion

Dubai's total real estate transactions reached **AED 77 billion** during Q1 of 2017, registering a 45% annual increase



Dubai is a **multicultural** city with just 10% locals and 90% expatriates

✈️ 22.5
million

Passenger traffic in Dubai International airport hits 22.5 million passengers during Q1 of 2017 registering a **7.4% increase**



EXCELLENT RENTAL YIELDS

8 - 10% rental yields on apartments and 5 - 6% on luxury villas



OPEN NATIONALITY POLICY

Freehold property can be purchased and sold by **any nationality**

Dubai's population has **tripled** in less than 20 years

X3

1995: 640,000
 Present: 2.3 million

📖 ↑ 12%
Increase

Dubai's Department of Economic Development issued 5,387 business licences during Q1 of 2017 which is a 12% increase compared to the same period in 2016



RECORDS

- World's tallest structure
- Tallest hotel
- Biggest mall
- World's biggest aquarium
- 2nd largest man-made Marina



TRENDING

Jumeirah Village Circle falls under the **top 10 trending** neighbourhoods in Dubai





Introducing Chaimaa Premiere



Chaimaa Premiere is the ideal blend of modern architecture and ethnical living.

Being uniquely designed with antique Moroccan elements such as an indoor fountain and roof top porch, the building characterises style and elegance like never before.

Units



4

Floors



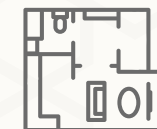
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Studios



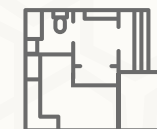
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Retail stores



36

1 BHK



5

2 BHK

Accessibility

DUBAI INTERNATIONAL AIRPORT

30
minutes away



BURJ KHALIFA - DOWNTOWN

25
minutes away



MALL OF THE EMIRATES

20
minutes away



MARINA WALK

15
minutes away



CHAIMAA PREMIERE
(Jumeirah Village Circle)





Community

JUMEIRAH VILLAGE CIRCLE

Jumeirah Village circle has been unfolding to be one of the most sought after community neighbourhoods in Dubai, with a combination of diverse and on-going projects. Developed by Nakheel in 2005, JVC is built over an area of over 870 hectares and is estimated to have approximately 28 residential projects under construction being organised into six districts. Located on Sheikh Mohammed Bin Zayed Road between Hessa Street and Al Khail Road, JVC has been known to offer competitive prices that has made it a popular area for investment in recent months.

Amenities



*P*ool



*S*ecurity



*L*obby



*T*errace



*G*ym



*P*arking

A COMMUNITY LOCALE IN DUBAI



EXQUISITE LIVING



CHAIN
PREMI

INSPIRING ATMOSPHERE



CONVENIENCE MAGNIFIED



BESPOKE FITTINGS



ELEGANCE IN IT'S FINISHES



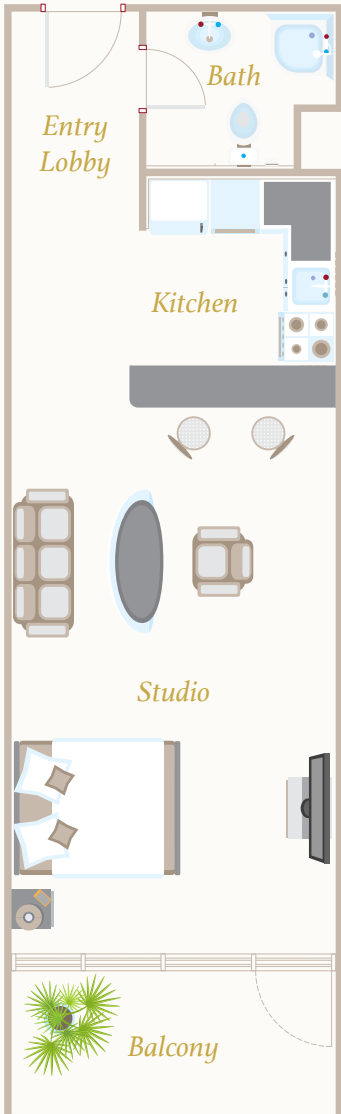
A-LIST AMENITIES



SPELL BINDINGLY BEAUTIFUL



Floor Plans



Suite Area	45.77 Sq. m.
Balcony Area	7.42 Sq. m.
Total Area	53.19 Sq. m.

The studio apartment has been designed to have a well structured plan that encompasses all your needs in a compact space. A key factor in this plan is its substantial living area complemented with a compact balcony.

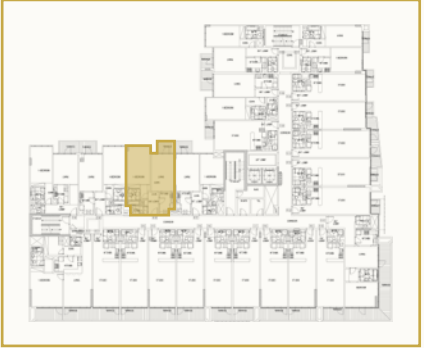


STUDIO - 1st FLOOR



Suite Area	64.33 Sq. m.
Balcony Area	4.41 Sq. m.
Total Area	68.74 Sq. m.

The 1BHK at Chaimaa Premiere is perfect for a nuclear family. It includes a balcony with an enormous living space that gives it the right balance for a residential unit.



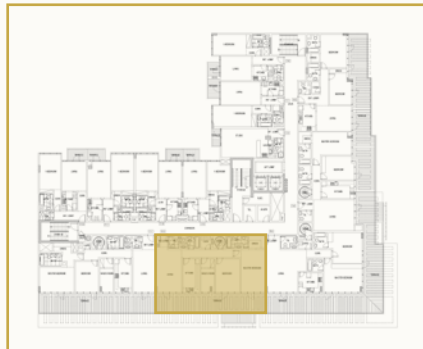
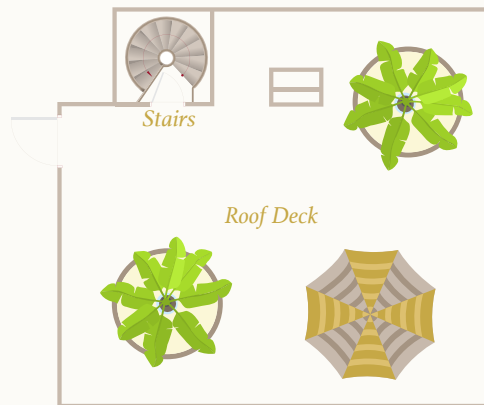
1BHK - 2nd & 3rd FLOOR

Floor Plans



Suite Area	138.8 Sq. m.
Balcony Area	117.46 Sq. m.
Total Area	256.26 Sq. m.

The 2BHK is the quintessential combination of luxury and comfortable living. It not only is surrounded with a balcony, but also includes a private gateway to the roof top terrace.





CHAIMAA

PREMIERE

*Life at Chaimaa Premiere,
means stepping into a world of luxury and
elegance. Its architectural intelligence combined
with its state-of-the art fit-outs make it the
perfect place to unwind, relax and enjoy life.*