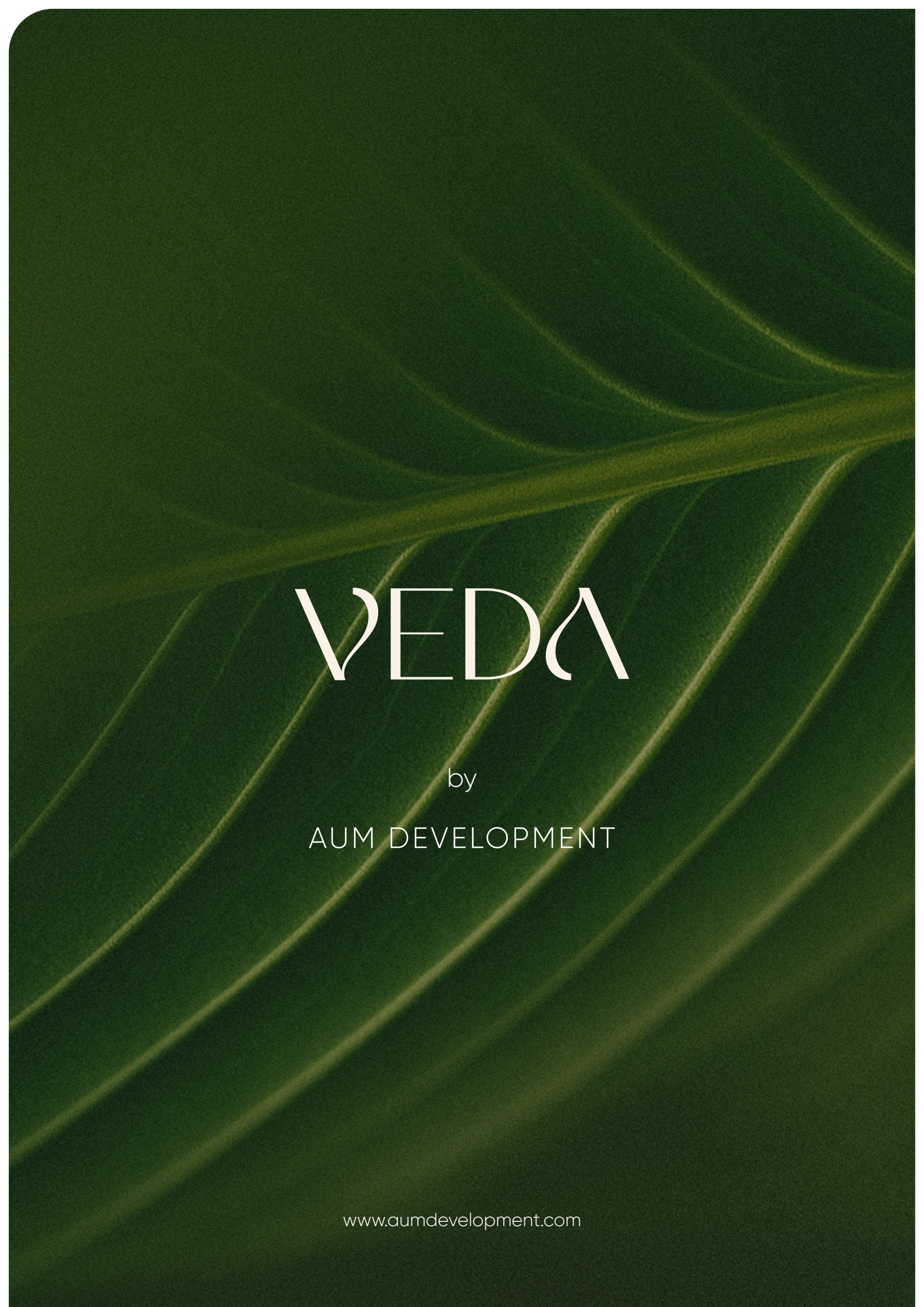




VEDA

by

AUM DEVELOPMENT

www.aumdevelopment.com

WELLNESS IN EVERY SENSE

Designed for physical, mental
& spatial clarity

Wellness at Veda is part of the building's structure. Air movement, light, and silence shape the resident experience. Amenities support rest and activity without conflict. Finishes support comfort and low maintenance.



WELLNESS FEATURES



Rooftop
Forest Trail



Sauna
and Ice Bath



Zen Lounge
and Garden



Apartments with
private garden decks



All units face park, villa,
or low-rise zones



No tall buildings block
sunlight or views



No construction
noise nearby



THE AUM EXPERIENCE

FOR HOMEOWNERS

AUM delivers homes built with premium material quality and spacious internal sizes for exceptional comfort. Every detail balances style and durability, creating elegant yet practical spaces. Residents enjoy modern layouts, quality finishes, and a living experience designed to enhance lifestyle from the very first step inside.

FOR INVESTORS

AUM developments are strategically located, each with clearly defined USPs that drive demand and value. Investors benefit from flexible payment plans that enable them to maximize ROI. Every property is built for long-term growth, offering secure, high-quality assets with lasting market appeal.

Experience Markers



Floor-to-ceiling windows



Built-in storage



High-wear matte finishes



Practical core-to-wall planning



Delivery process managed in-house



High rental yields



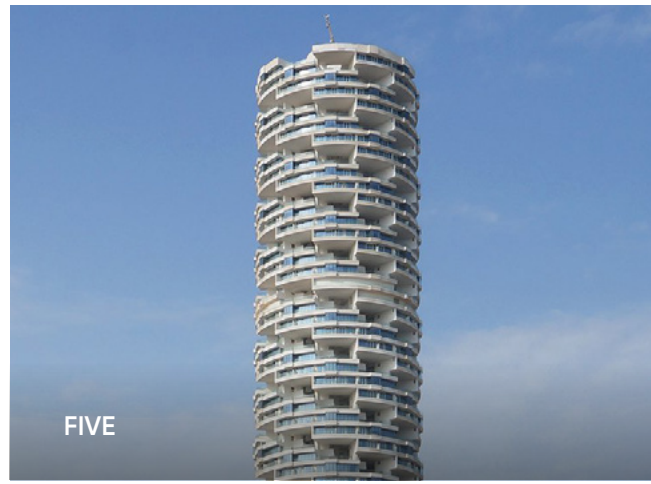
Strong resale potential



Prime location appeal



Proven demand in the area



WHY JUMEIRAH VILLAGE CIRCLE

JVC is a top-performing freehold zone in Dubai. It has high transaction volume and consistent occupancy. The community includes green parks, retail, and schools. Circle Mall serves as a central retail hub. Most plots are built and active. The area remains one of the most liquid in the mid-rise segment.

LOCATION DETAILS

- **30+ parks** and green areas
- **80+ outlets** at Circle Mall
- **100% ownership for all nationalities**
- A balanced, **family-friendly community**
- One of **Dubai's top-performing investment zones**
- Direct access to **Al Khail Road** and **Hessa Street**
- **High rental** and **resale demand**
- **Low-rise zoning** preserves light and airflow



MINUTES FROM WHAT MATTERS

Veda is located in a quiet, fully developed part of Jumeirah Village Circle. It is surrounded by completed villas and townhouses and faces the community's largest park. Circle Mall is just steps away.



0-1 MINUTES

- 1 JVC Park 0 Minutes
- 2 Circle Mall 1 Minutes

5-20 MINUTES

- 3 Dubai Miracle Garden 9 Minutes
- 4 Dubai Hills Mall 10 Minutes
- 5 Dubai Marina 19 Minutes
- 6 Jumeirah Beach Residence 19 Minutes
- 7 Mall of The Emirates 20 Minutes

21-25 MINUTES

- 8 Burj Khalifa 22 Minutes
- 9 Palm Jumeirah 24 Minutes
- 10 Dubai International Airport (DXB) 25 Minutes

26-30 MINUTES

- 11 Palm Jebel Ali 26 Minutes
- 12 Al Maktoum International Airport (DWC) 28 Minutes



VEDA

LOCATION ADVANTAGES



- **STEPS AWAY FROM THE PARK**
Perfect for walks, play, and outdoor activities
- **ONE MINUTE FROM CIRCLE MALL**
Shopping, dining, and entertainment within walking distance
- **DIRECT ACCESS TO HESSA STREET & AL KHAIL ROAD**
Quick connectivity to key city destinations
- **NO CONSTRUCTION NOISE**
All surrounding projects are already completed
- **NO HIGH-RISE DEVELOPMENTS PLANNED**
Zero future construction expected around VEDA
- **NESTLED BETWEEN VILLAS & TOWNHOUSES**
Quiet residential setting with established surroundings

BUILT FOR A LIFE THAT FEELS BETTER.

Living at Veda is a complete experience of wellness in every sense. From location to layout, materials to amenities, every element is chosen with care to offer a new and elevated way of living well.

Fitness & Recreation



Swimming Pool



Kids Swimming Pool



Indoor Gym with Pool View



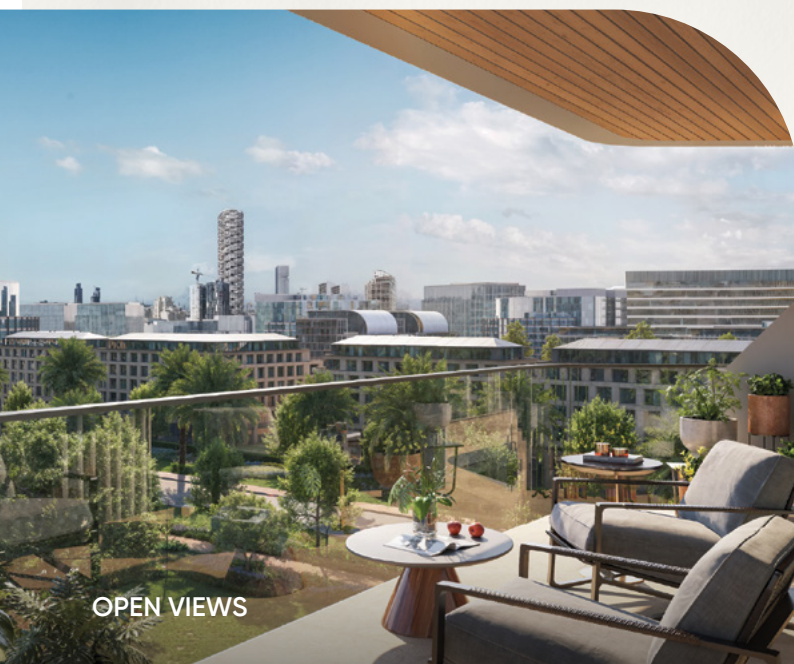
Outdoor Gym



Covered Sky Trail



ZEN LOUNGE



OPEN VIEWS



POOL FACING GYM

Wellness



Zen Garden Rooftop



Zen Lounge



Yoga Studio



Sauna



Ice Bath



Vastu Compliant



Rooftop Jogging Track

Smart Living & Safety



Smart Homes



Digital Door Access



WiFi-enabled Common Areas



EV Station



24/7 Security

Community & Leisure



Outdoor Party Deck



Sky Cinema



Kids Play Area

UNIT TYPES & SIZES

Each residence at Veda comes equipped with premium kitchen appliances, blending practicality with refined design. Quality finishes and smart details support a seamless, modern lifestyle centered on comfort, ease, and everyday well-being.

UNITS	TOTAL UNITS	SIZE (SQ.FT)
1 BR	45	679 – 915
2 BR	24	1119 – 2294

UNIT DETAILS

TOTAL UNITS	69
LEVELS	G+4
PROJECT STATUS	Construction commenced – 5 th July 2025
HANDOVER	Q3 2027

PAYMENT PLAN

40%	60%
During Construction	On Completion

Booking	Immediately	10%
Down Payment	30 Days (SPA)	10%
DLD Fees	30 Days (SPA)	4%
Admin Fees	30 Days (SPA)	AED 5250
1 st Installment	5 Months After SPA	5%
2 nd Installment	10 Months After SPA	5%
3 rd Installment	15 Months After SPA	5%
4 th Installment	20 Months After SPA	5%
Final Payment	On Completion	60%

DELIVERY, BACKED BY EXPERIENCE



DEVELOPED BY



AUM Development is a Dubai-based firm with 21 years of experience in real estate. Led by Deepak Batra, a recognized industry expert and DLD promotional trustee, AUM delivers high-quality, high-speed projects with clear market value.

Backed by an integrated ecosystem of group companies, AUM stands out for precision, execution, and a unique vision for each development.

21 YEARS.

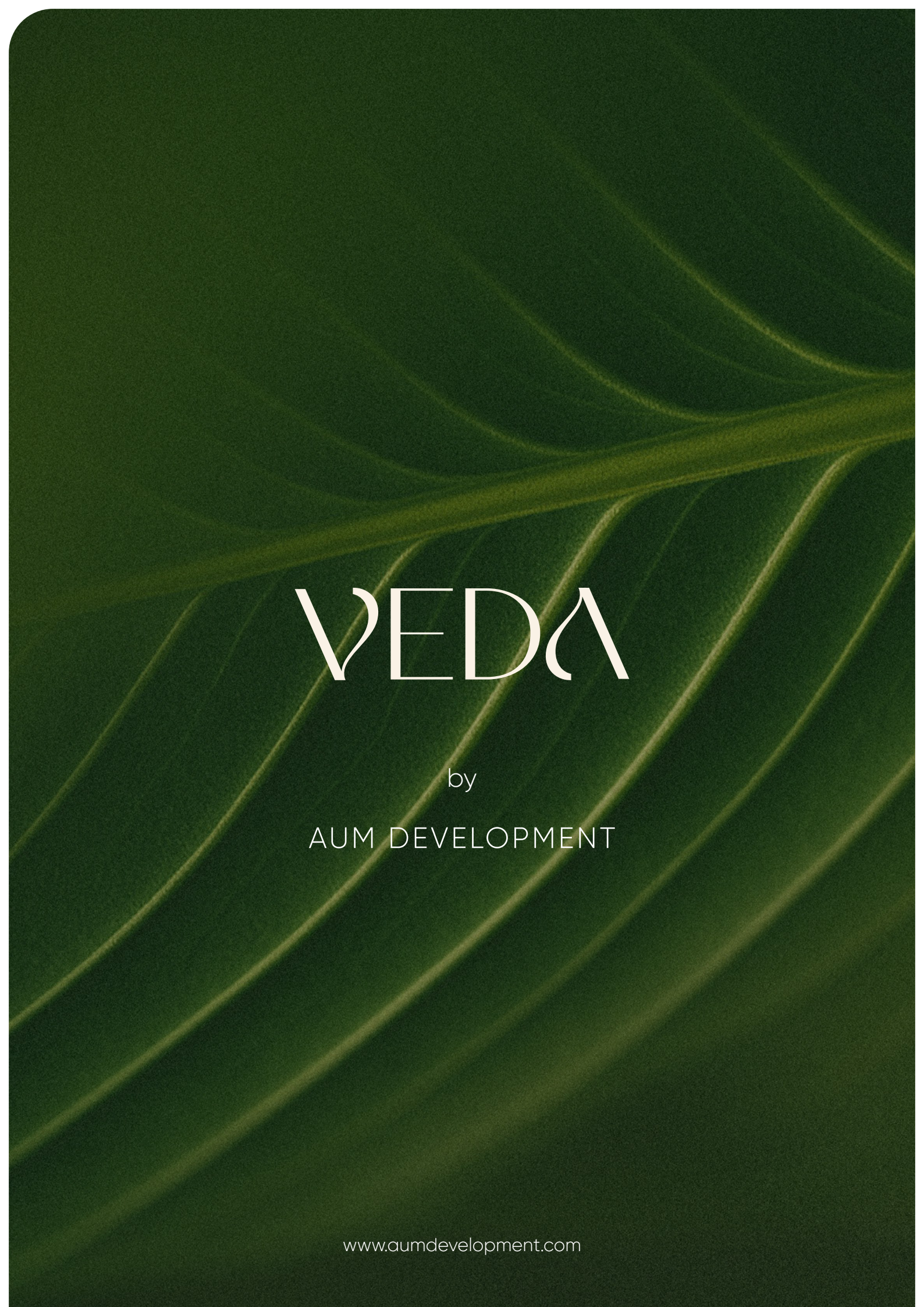
\$500M+ PORTFOLIO.

100% EQUITY-FUNDED.

AUM Investments has operated in the UAE for over two decades. It has developed villas and mid-rise buildings in fully occupied zones. AUM uses its own capital for each project and controls delivery through internal teams.

Developer Snapshot

- 2 projects delivered,
- 8 projects in current pipeline
- In-house design and execution
- Long-term asset manager



VEDA

by

AUM DEVELOPMENT

www.aumdevelopment.com