



FACADE DESIGN

FRONT SIDE PERSPECTIVE

LOCATION & ACCESS

- | | | |
|----|-------------------------------------|------------|
| 1 | Dubai International Cricket Stadium | 10 minutes |
| 2 | Jabel Ali Racecourse | 14 minutes |
| 3 | Dubai Marina | 15 minutes |
| 4 | JBR Beach | 15 minutes |
| 5 | Wild Wadi Water Park | 16 minutes |
| 6 | Burj Al Arab | 16 minutes |
| 7 | Kite Beach | 19 minutes |
| 8 | Palm Jumeirah | 20 minutes |
| 9 | Downtown Dubai | 20 minutes |
| 10 | Burj Khalifa | 21 minutes |
| 11 | Dubai International Airport | 31 minutes |
| 12 | World Islands | 40 minutes |



PROFESSIONAL INTRODUCTION for "MAAS DEVELOPERS"

Welcome to **Maas Developers**, where we bring over 20 years of expertise in real estate property development from Azerbaijan & Turkey to the dynamic Dubai market. Our mission is to expand our trusted property business by crafting developments that prioritize exceptional design, sustainability, and an elevated lifestyle.

We are excited to introduce our latest project, Azure Line Residence, a testament to our commitment to modern design and functional luxury. This development caters to the evolving aspirations of homeowners and investors alike, embodying our ethos: "Beyond the Ordinary." Located in the vibrant Jumeirah Village Circle (JVC), Azure Line Residence is currently under construction, having secured all necessary approvals from the relevant authorities.

As we embark on this incredible journey, we take pride in our dedication to delivering an exceptional living experience. Azure Line Residence is designed to set a new standard for luxury and modern living, featuring innovative architecture, premium amenities, and a strong focus on quality and comfort.

To ensure our buyers are well-informed and satisfied, we are pleased to announce that a show flat is currently under progress at the Maas Developers head office. This space will provide an opportunity for prospective buyers to explore the construction methods, finishing materials, interior design, MEP fittings, appliances, furniture, joinery, and aluminum specifications. Our goal is to facilitate efficient, sustainable living while ensuring a positive business profit for the future.

Expected Completion: Second Quarter of 2026.
AZUR LINE RESIDENCES BY MAAS DEVELOPERS AT JVC, DUBAI.

We invite you to stay connected with us for progress updates as we bring this remarkable project to life and redefine the concept of home in Dubai. Maas Developers remains steadfast in its mission to enhance the city's real estate offerings.

Our upcoming projects are set to establish new benchmarks for community-focused living, with innovation and sustainability at their core. Together, we continue to enrich Dubai's skyline and create vibrant communities that will endure for generations to come.

Thank you for being part of this exciting journey with Maas Developers!

BEST REGARDS

MAAS MANAGERMENTS

AZUR LINE
RESIDENCES



JUMEIRAH VILLAGE CIRCLE



7 MINUTES
Dubai Hills Mall



10 MINUTES
Mall of the Emirates



30 MINUTES
Dubai International Airport



10 MINUTES
Dubai Marina



20 MINUTES
Jumeirah Beach



20 MINUTES
Museum of the Future



18 MINUTES
The Palm Jumeirah



15 MINUTES
Burj Khalifa



15 MINUTES
Burj Al Arab

AZUR LINE
— RESIDENCES —
by MAAS Developers

STRATEGIC LOCATION

Jumeirah Village Circle (JVC)
AZUR Line Residences is strategically located in Jumeirah Village Circle (JVC), one of Dubai's most sought-after residential areas. JVC offers a unique blend of urban living and tranquility, making it an ideal location for families, professionals, and investors.

The community is distinguished by offering residents convenient and effortless access to top-tier schools, shopping malls, dining facilities, notable landmarks of Dubai, and healthcare facilities. In addition to these desirable attributes, the development's favoritism contributes to the area's strong appeal among investors, who are enticed by the promising potential for high rental yields and a diverse range of opportunities.

ماس
MAAS
Developers

AZUR LINE
RESIDENCES

LOCATION &
ACCESS

EDUCATIONAL

- | | | |
|---|-----------------------------|------------|
| 1 | GEMS World Academy | 9 minutes |
| 2 | Dubai International Academy | 10 minutes |
| 3 | Dubai British School | 13 minutes |

HEALTH-CARE

- | | | |
|---|-------------------------|------------|
| 4 | Soudi German Hospital | 9 minutes |
| 5 | Medicare Medical Centre | 11 minutes |
| 6 | Lifeline Medical Centre | 17 minutes |

SUPERMARKE

- | | | |
|---|-----------------------|------------|
| 7 | Nesto Hypermarket | 5 minutes |
| 8 | Lulu Hypermarket | 14 minutes |
| 9 | Carrefour Hypermarket | 17 minutes |

MALL

- | | | |
|----|-------------------|------------|
| 10 | Al Nakheel Mall | 14 minutes |
| 11 | Mall of Emirates | 15 minutes |
| 12 | Dubai Marina Mall | 17 minutes |
| 13 | Dubai Mall | 25 minutes |



Strategic Location



Investor-Friendly Policies



Tax-Free Economy



One of the World's Safest Cities



World-Class Infrastructure



Golden Visa



The Cleanest City in the World



State-of-the-Art Education & Healthcare



Most Desirable Global Expat Destination

ماس
MAAS
Developers

Key Benefits of JVC Location

- Easy Access to Major Highways :** JVC is conveniently located near major highways, including Sheikh Zayed Road, Emirates Road, and Al Khail Road, making it easy to commute to other parts of Dubai.
- Close Proximity to Business Hubs :** JVC is close to Dubai's major business hubs, including Dubai Marina, Dubai Internet City, and Dubai Media City, making it an ideal location for professionals.
- Nearby Amenities :** JVC offers a range of amenities, including schools, hospitals, shopping centers, and restaurants, making it a self-sustaining community.
- Lifestyle Options :** JVC offers a range of lifestyle options, including parks, gardens, and sports facilities, making it an ideal location for families and individuals who value a healthy lifestyle.
- Investment Opportunities :** JVC offers a range of investment opportunities, including apartments, townhouses, and villas, making it an attractive location for investors.





Swimming Pool

A sparkling swimming pool, perfect for a refreshing dip or a relaxing swim.

Maintaining the Highest Standards of Swimming Pool Hygiene at AZUR Line Residences.

At AZUR Line Residences, we prioritize the health and well-being of our residents, and our swimming pool is no exception. We maintain the highest standards of swimming pool hygiene to ensure a safe and enjoyable experience for all users.

Regular Water Testing

Our pool water is tested regularly to ensure that it meets the highest standards of quality and safety. We monitor parameters such as pH levels, chlorine levels, and bacteria counts to guarantee that the water is clean and safe for swimming.

Advanced Filtration Systems

Our swimming pool is equipped with advanced filtration systems that remove dirt, debris, and bacteria from the water. These systems operate continuously to maintain crystal-clear water and prevent the growth of harmful microorganisms.

Daily Cleaning and Maintenance

Our pool is cleaned and maintained daily to prevent the buildup of dirt and debris. Our maintenance team ensures that the pool and surrounding areas are clean and tidy, and that all equipment is in good working order.



Garden Sitting Area

A peaceful and serene garden sitting area, where you can relax and enjoy the fresh air. **Serenity Oasis** : Nestled amidst the bustling cityscape, our apartment's garden sitting area is a tranquil haven, weaving together nature's splendor and warmth of community. This thoughtfully designed sanctuary invites residents to unwind, connect, and cultivate meaningful moments... Plush outdoor seating, weathered wooden benches, and cozy nooks beckon gatherings. Neighbors become friends over steaming cups of coffee or tea, sharing laughter and stories. Children's giggles echo as they chase butterflies, their smiles illuminating the space.

Balcony

A private balcony, where you can unwind and enjoy the fresh air, while taking in the stunning views of the city.

Personal Oasis : The Significance of a Balcony. A personal balcony is more than just an architectural feature; it's an intimate sanctuary, fostering connection, serenity, and self-expression.

Morning Coffee : Savor sunrise moments. **Yoga or Meditation** : Practice mindfulness. **Reading Nook** : Escape into literature. **Gardening** : Nurture plants and watch them thrive. **Stargazing** : Evening reflections under the night sky.





AZUR LINE
RESIDENCES



ماس
MAAS
Developers

GYM

At AZUR Line Residences, we offer a unique blend of luxury living, convenience, and community, making us an ideal choice for families, professionals, and investors who value a strategic location in JVC. State-of-the-Art Gym at AZUR Line Residences. The gym at AZUR Line Residences is a cutting-edge fitness facility designed to help residents achieve their health and wellness goals. Our gym is equipped with the latest cardio and strength-training equipment, as well as a range of free weights and functional training tools.

PERSONAL TRAINING

Our personal trainers are certified fitness professionals who can help you create a customized workout plan tailored to your specific goals and needs. They'll provide guidance, support, and motivation to help you achieve your health and wellness goals.



AZUR LINE
RESIDENCES

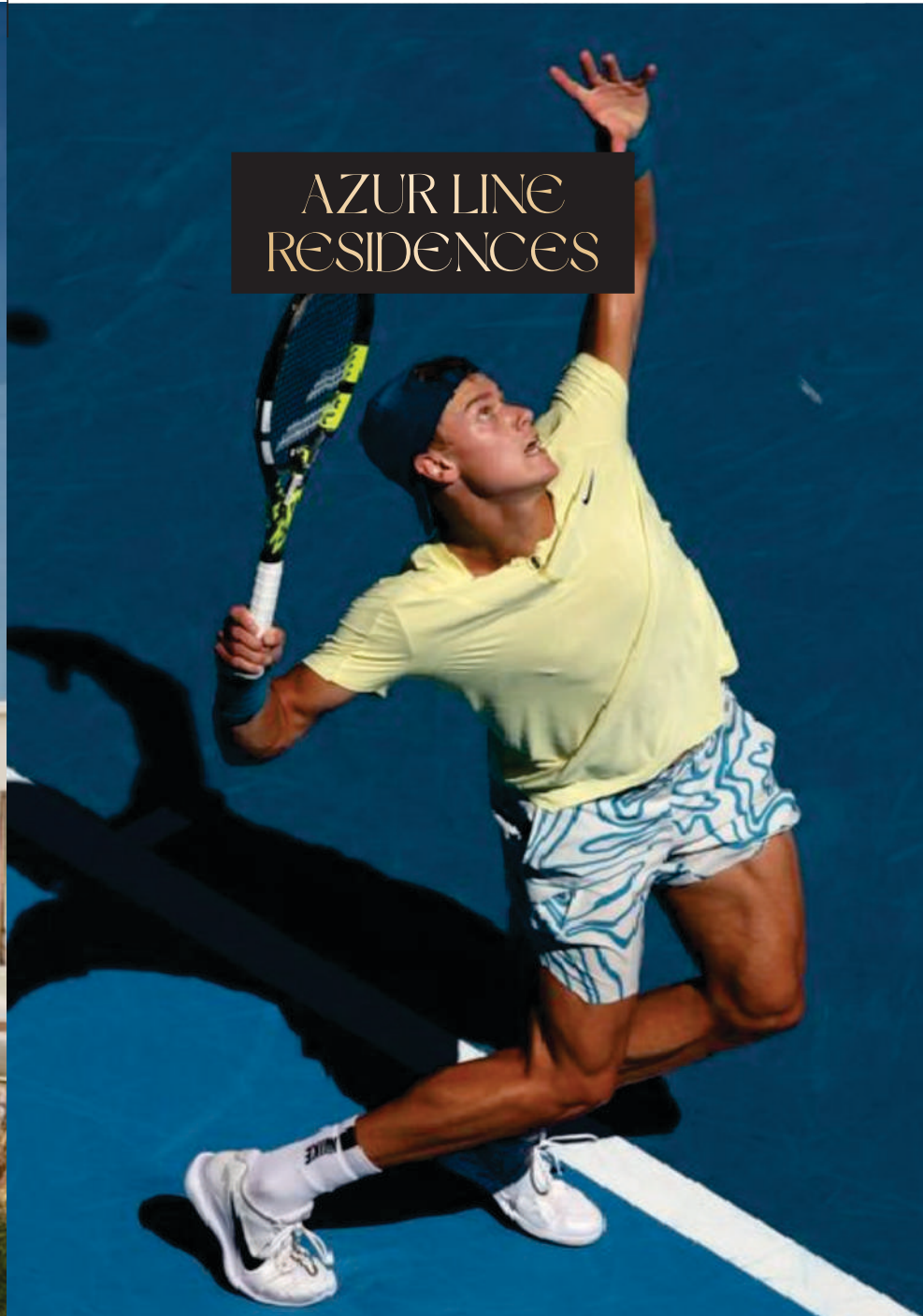
ماس
MAAS
Developers



AZUR LINE
RESIDENCES



ماس
MAAS
Developers



AZUR LINE
RESIDENCES



ماس
MAAS
Developers

Children's Play Area

A safe and secure play area : where kids can play and learn, while parents can relax and unwind. By prioritizing children's play areas, we invest in their physical, emotional, and cognitive growth, shaping healthier, happier, and more resilient future generations. **Motor skills:** Enhances coordination, balance, and physical agility. **Gross motor skills:** Develops running, jumping, climbing, and throwing abilities. **Fine motor skills :** Improves hand-eye coordination and dexterity. **Problem-solving :** Encourages critical thinking and creativity. **Imagination :** Fosters role-playing, storytelling, and innovation. **Learning :** Integrates educational elements, such as alphabet, numbers, and shapes. **Socialization :** Develops communication, empathy, and friendship skills. **Emotional intelligence :** Helps manage emotions, self-regulation, and resilience. **Confidence :** Encourages self-expression, risk-taking, and self-esteem. **Stress relief:** Outdoor play reduces anxiety and stress. **Creativity:** Inspires imagination and innovation. **Healthy habits :** Fosters physical activity, reducing sedentary behaviour. **Community building:** Encourages neighbourhood connections and friendships. **Safety skills :** Teaches risk assessment and injury prevention. By prioritizing children's play areas, we invest in their physical, emotional, and cognitive growth, shaping healthier, happier, and more resilient future generations. Age-appropriate equipment, Soft surfaces, Shade structures, Accessible and inclusive design, Adult supervision areas

Tennis & Volleyball Court

A floodlit tennis court, where you can challenge your friends and family to a game or two. **Social Benefits - Community building :** Fosters social interactions, friendships and neighborhood connections. **Team Sports :** Encourages teamwork, communication and camaraderie. **Events and tournaments :** Host community events, leagues and competitions. **Physical Health Benefits Cardiovascular Fitness :** Regular play improves heart health and reduces risk of chronic diseases. **Weight management:** Burns calories, builds muscle and boosts metabolism. Improved **Flexibility and Mobility :** Enhances agility, balance and coordination. **Mental Health Benefits - Stress relief :** Exercise releases endorphins, reducing anxiety and stress. **Mood booster :** Physical activity improves mood, self-esteem and overall well-being. **Focus and concentration :** Develops mental discipline and focus. **Recreational Benefits Leisure activity :** Provides a fun, engaging hobby for residents. **Skill development:** Improves hand-eye coordination, Strategy and Technique. **Relaxation :** Offers a healthy escape from daily routines. **Community Engagement Benefits Increased property value :** Amenities like courts enhance property value and attractiveness. **Resident retention:** Provides a sense of community, encouraging residents to stay. **Community pride :** Fosters a sense of ownership and pride among residents. **Intergenerational Benefits Family Bonding :** Encourages quality time between parents, children and grandparents. **Youth development :** Provides a safe space for kids to develop physical and social skills. **Intergenerational connections :** Fosters relationships between residents of different ages. **Safety and Accessibility Considerations Proper lighting and security :** Ensure safety during evening hours. **Accessibility Features :** Incorporate wheelchair-accessible entrances, ramps and facilities. **Emergency response plan :** Establish procedures for injuries or emergencies. **Maintenance and Upkeep Regular cleaning and maintenance*:** Ensure courts remain safe and functional. **Equipment inspection :** Regularly inspect nets, rackets, balls and other equipment. **Court resurfacing:** Schedule periodic resurfacing to maintain court quality. By incorporating volleyball and tennis courts, apartment societies can promote a healthy, connected and vibrant community.



LUXURY FEATURES

The AZUR Line Residences is the perfect choice for those who want to experience luxury living in the heart of JVC, Dubai. With its modern living spaces, world-class amenities, and smart living features, this project has something to offer everyone.

Introducing **AZUR Line Residences by MAAS Developers** The Epitome of Luxury Living in JVC, Dubai

Imagine waking up in a modern bedroom that exudes elegance and sophistication, with ample natural light pouring in through the large windows. AZUR Line Residences, proudly presented by MAAS Developers, offers just that, with its beautifully designed bedrooms that are the perfect retreat after a long day. High-end materials like marble, wood and glass elevate the space. Custom design elements, advanced technology and personalized service redefine luxury.



GYM AMENITIES

1. Air Conditioning : Our gym is fully air-conditioned to ensure a comfortable workout environment.
2. Sound System : Our gym is equipped with a state-of-the-art sound system to keep you motivated and energized during your workout.
3. TVs and Entertainment : Our gym features TVs and entertainment options to help you stay distracted and engaged during your workout.
4. Showers and Changing Rooms : Our gym includes clean and comfortable showers and changing rooms for your convenience.

At AZUR Line Residences, we're committed to providing a world-class fitness experience that helps you achieve your health and wellness goals. Our state-of-the-art gym is just one of the many amenities we offer to support your active lifestyle.



ATTRACTIVE RECEPTION

A beautifully designed reception & waiting area, that welcomes you and your guests in style. A luxurious reception waiting area creates a lasting first impression, reflecting the Residency's quality and professionalism. This ambiance relaxes visitors, clients or guests, reducing anxiety and stress. The perceived value of the Residency increases, fostering trust and credibility. A well-designed reception area enhances client satisfaction, loyalty and retention. It distinguishes the organization from competitors, reinforcing brand identity and values. This luxurious space also boosts employee morale and productivity.



MAAS AZUR

MASTER BEDROOM

Retreat to serenity in the master bedroom, where plush carpets, soft color schemes and spacious walk-in closets create a peaceful sanctuary. Elegant furnishings, subtle lighting and calming hues ensure restful slumber. Ample storage and thoughtful design details enhance the room's tranquility.

Modern toilets exhibit sleek fixtures, premium materials and sophisticated design. Elegant corridors, adorned with artwork and subtle lighting, beautifully connect these spaces.



1
> 102-105
< 106-109

ELEGANT CORRIDORS

The corridors at AZUR Line Residences are designed to provide a sense of **luxury and sophistication**, while also ensuring the **safety and security** of our residents. Our corridors are spacious and well-ventilated, providing a comfortable and relaxing atmosphere for residents and visitors alike. **Elegant Design**: The corridors are elegantly designed, with sleek and modern finishes that reflect the luxury and sophistication of AZUR Line Residences. **High-Quality Flooring** : The corridors feature high-quality flooring that is durable, easy to maintain, and visually appealing. **Soft and Warm Lighting** : The corridors are illuminated with soft and warm lighting, creating a welcoming and inviting ambiance. **Secure and Access-Controlled** : The corridors are secure and access-controlled, ensuring that only authorized personnel and residents can access the building. **CCTV Surveillance** : The corridors are equipped with CCTV surveillance cameras, providing an additional layer of security and monitoring.



LIVING ROOM

The living room exudes warmth and sophistication, perfect for relaxation and entertainment. Expansive windows flood the space with natural light, highlighting plush furnishings, elegant lighting and refined textures. A harmonious blend of style and comfort creates an inviting atmosphere for family gatherings and social events.



LIVING ROOM

The living room exudes warmth and sophistication, perfect for relaxation and entertainment. Expansive windows flood the space with natural light, highlighting plush furnishings, elegant lighting and refined textures. A harmonious blend of style and comfort creates an inviting atmosphere for family gatherings and social events.



LIVING ROOM

The living room exudes warmth and sophistication, perfect for relaxation and entertainment. Expansive windows flood the space with natural light, highlighting plush furnishings, elegant lighting and refined textures. A harmonious blend of style and comfort creates an inviting atmosphere for family gatherings and social events.



MASTER BEDROOM

Retreat to serenity in the master bedroom, where plush carpets, soft color schemes and spacious walk-in closets create a peaceful sanctuary. Elegant furnishings, subtle lighting and calming hues ensure restful slumber. Ample storage and thoughtful design details enhance the room's tranquility.

Modern toilets exhibit sleek fixtures, premium materials and sophisticated design. Elegant corridors, adorned with artwork and subtle lighting, beautifully connect these spaces.



KITCHEN

Sleek kitchens showcase streamlined countertops, high-end appliances and ample storage. Intelligent design optimizes workflow, making cooking and entertaining effortless. Premium materials, modern fixtures and sophisticated color schemes create a culinary haven.



A sleek and modern kitchen, equipped with the latest appliances and ample counter space, perfect for culinary enthusiasts.

