



SOL TERRA GARDENS

YOUR PLACE, YOUR TRACE

**DISTRICT 11, JUMEIRAH VILLAGE CIRCLE
DUBAI**



YOUR PLACE, YOUR TRACE

**WHERE THE CITY SOFTENS &
GREENERY LEADS THE WAY**

At SOL TERRA GARDENS, life unfolds beside flourishing landscapes where morning light filters through leaves, paths wind gently forward and every day grows with intention, balance and calm. This is where your future takes root.



BECAUSE THIS IS WHERE
I BELONG WHERE MY ROOTS
GROW DEEPER AND MY
HORIZONS BLOOM BEYOND
THE TREES



STEP INTO A COMMUNITY WHERE
COMFORT MEETS CONNECTION
AND OPPORTUNITY UNFOLDS
NESTLED IN THE HEART OF
JUMEIRAH VILLAGE CIRCLE.

WHERE DESIGN MEETS GREENERY AND
COMMUNITY THRIVES CREATING A
SETTING THAT INSPIRES BALANCE,
BELONGING AND WELLNESS.

SOL TERRA Gardens Ultra Luxury living moves in harmony with its surrounding greenery, where natural light and gentle shadows sculpt every space, softly blurring the line between indoors and outdoors.



STEP INTO A LIFESTYLE
SHAPED BY HARMONY,
SURROUNDED BY NATURE AND
VIBRANT GREEN LANDSCAPES.

WHERE CONTEMPORARY LIVING MEETS NATURAL
HARMONY, SOL TERRA GARDENS TRANSCENDS
TRADITIONAL LIVING. IT IS A LIFESTYLE SHAPED BY
BELONGING, WHERE EVERY STEP BECOMES PART
OF YOUR STORY.





ROOTED IN PLACE, DEFINED BY YOU



A dynamic multi-activity podium crafted to foster wellness, connection and vibrant community living seamlessly woven into its natural surroundings to promote balance and well-being.



INDOOR FACILITIES



KIDS
PLAY AREA



MULTI PURPOSE
ENTERTAINMENT
ROOM



OUTDOOR
CINEMA



INDOOR
GYM



CHANGING
ROOM & SPA



YOGA
STUDIO

OUTDOOR FACILITIES



MULTI
PURPOSE
COURT



KIDS
PLAY AREA



BBQ &
DINING



OUTDOOR
DECKS



PET
GARDEN



YOGA
AREA



SUN
LOUNGERS



TABLE
TENNIS



JACUZZI



SWIMMING
POOL



KIDS
POOL



OUTDOOR
RUN TRACK





INDOOR GYM

MULTIPURPOSE
ENTERTAINMENT ROOM

This image depicts a sophisticated and modern multipurpose entertainment room. The space is characterized by its clean lines and high-quality materials. In the foreground, a large, dark wood pool table with a light-colored felt top is positioned on the right. To its left, a smaller, matching foosball table stands on four legs. The background features a comfortable lounge area with a light-colored sofa and several green armchairs arranged around a low coffee table. The walls are a mix of light-colored panels and vertical wood slats, with two large abstract paintings adding artistic flair. The ceiling is white with recessed lighting and three modern, glass-enclosed pendant lights hang over the pool table. Large floor-to-ceiling windows on the right side of the room offer a panoramic view of a cityscape, while several potted plants are placed throughout the space to add a touch of nature.

ULTRA LUXURY LIVING

WITH 30,000 SQ.FT
OF LUXURY AMENITIES

LUXURY IS NOT ONLY EXPRESSED
THROUGH DESIGN AND MATERIALS,
BUT THROUGH THE QUIET PRESENCE OF
GREENERY, SUNLIGHT AND OPEN SPACE.

At SOL TERRA GARDENS, architecture is
conceived as an extension of the landscape.
Clean contemporary lines are softened by
greenery, shaded terraces and garden views
that bring nature into every home.



SOL TERRA GARDENS
RESIDENCES



UNIT FLOOR PLANS LAYOUT



STUDIO

EVERY STUDIO AT SOL TERRA GARDENS IS A COMPACT
HAVEN OF SMART DESIGN, WHERE EVERY INCH IS OPTIMIZED
FOR FUNCTIONALITY AND COMFORT WITH GARDEN VIEWS.



STUDIO APARTMENT_TYPE 1-A'

	SQ.M	SQ.FT
INTERNAL AREA	35.15	378.35
EXTERNAL AREA	12.37	133.14
TOTAL AREA	47.52	511.50



1 BEDROOM



1 BEDROOM & STUDY



THE 1 BEDROOM AT SOL TERRA GARDENS IS THOUGHTFULLY DESIGNED WITH A HUMAN CENTERED APPROACH, ENSURING SEAMLESS FLOW, FUNCTIONALITY AND COMFORT WITH OPEN GARDEN VIEWS.

1 BEDROOM

APARTMENT_TYPE 2-A

	SQ.M	SQ.FT
INTERNAL AREA	64.81	697.60
EXTERNAL AREA	19.76	212.69
TOTAL AREA	84.57	910.30



1 BEDROOM & STUDY

APARTMENT_TYPE 1-D

	SQ.M	SQ.FT
INTERNAL AREA	61.96	666.93
EXTERNAL AREA	8.62	92.78
TOTAL AREA	70.58	759.71



1 BEDROOM & STUDY

APARTMENT_TYPE 1-E

	SQ.M	SQ.FT
INTERNAL AREA	61.96	666.93
EXTERNAL AREA	12.52	134.76
TOTAL AREA	74.48	801.69



1 BEDROOM & STUDY

APARTMENT_TYPE 1-F

	SQ.M	SQ.FT
INTERNAL AREA	61.92	666.50
EXTERNAL AREA	47.17	507.73
TOTAL AREA	109.09	1174.23



1 BEDROOM & STUDY

APARTMENT_TYPE 1-H

	SQ.M	SQ.FT
INTERNAL AREA	61.98	667.14
EXTERNAL AREA	16.79	180.72
TOTAL AREA	78.77	847.87



1 BEDROOM & STUDY

APARTMENT_TYPE 1-I

	SQ.M	SQ.FT
INTERNAL AREA	61.66	663.70
EXTERNAL AREA	55.23	594.49
TOTAL AREA	116.89	1258.19



1 BEDROOM & STUDY

APARTMENT_TYPE 1-K

	SQ.M	SQ.FT
INTERNAL AREA	61.92	666.50
EXTERNAL AREA	25.80	277.70
TOTAL AREA	87.72	944.21



1 BEDROOM & STUDY

APARTMENT_TYPE 2-B

	SQ.M	SQ.FT
INTERNAL AREA	61.16	658.32
EXTERNAL AREA	10.57	113.77
TOTAL AREA	71.73	772.09



2 BEDROOM



2 BEDROOM & STUDY



THE 2 BEDROOM AT SOL TERRA GARDENS IS THOUGHTFULLY DESIGNED WITH A HUMAN CENTERED APPROACH, ENSURING SEAMLESS FLOW, FUNCTIONALITY AND COMFORT WITH OPEN GARDEN VIEWS.



2 BEDROOM

APARTMENT_TYPE 2-A

	SQ.M	SQ.FT
INTERNAL AREA	81.05	872.41
EXTERNAL AREA	25.18	271.03
TOTAL AREA	106.63	1147.75



2 BEDROOM & STUDY

APARTMENT_TYPE 1-B

	SQ.M	SQ.FT
INTERNAL AREA	93.33	1004.59
EXTERNAL AREA	25.66	276.20
TOTAL AREA	118.99	1280.79



2 BEDROOM & STUDY

APARTMENT_TYPE 2-A

	SQ.M	SQ.FT
INTERNAL AREA	93.33	1004.59
EXTERNAL AREA	64.14	690.39
TOTAL AREA	157.52	1695.53



2 BEDROOM & STUDY

APARTMENT_TYPE 3

	SQ.M	SQ.FT
INTERNAL AREA	89.36	961.86
EXTERNAL AREA	114.36	1230.96
TOTAL AREA	203.72	2192.82





AIRPORTS

Al Maktoum
International Airport (DWC) - 25 min

Dubai
International Airport (DXB) - 30 min

POINT TO GO

- 0. Dubai Fountain, Burj Khalifa - 20 min
- 1. The Walk JBR - 20 min
- 2. Palm Jumeirah - 22 min
- 3. Dubai Marina -

ATTRACTIONS

- 3. Dubai Miracle Garden - 9 min
- 4. Motiongate Theme Park - 28 min
- 5. Legoland Dubai - 28 min

SCHOOLS

- 6. JSS International School - 7 min
- 7. Sunmarke School - 4 min
- 8. GEMS Founders School - 10 min

MALLS

- 9. Mall of the Emirates - 15 min
- 10. Dubai Mall - 20 min
- 11. Circle Mall - 4 min

GOLF CLUB

- 12. Montgomerie Golf Course - 20 min
- 13. Jumeirah Golf Estates Golf Course - 15 min

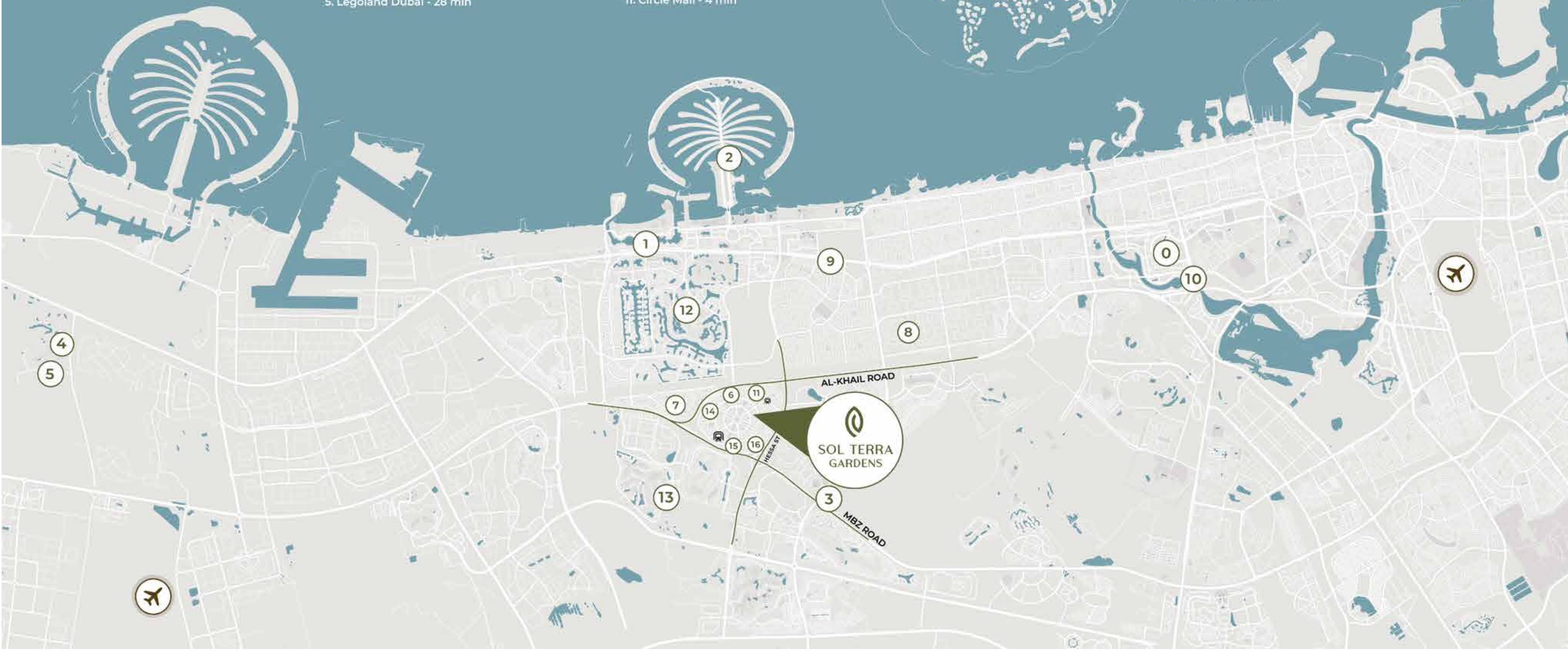
HOTELS

- 14. The First Collection at Jumeirah Village Circle - 7 min
- 15. FIVE Jumeirah Village Hotel - 6 min
- 16. HE Hotels - 4 min



METRO STATION

- Station 01 - 5 min
- Station 02 - 10 min





NESTLED IN THE HEART OF DUBAI WITHIN JUMEIRAH VILLAGE CIRCLE (JVC), PREMIUM LOCATION OF DISTRICT 11. THE ADDRESS OFFERS EXCEPTIONAL ACCESSIBILITY ACROSS THE COMMUNITY PARKS. THE MOST ULTRA LUXURY RESIDENCES WITH GARDENS VIEWS.

METRO STATION



Station 01 - 5 min

Station 02 - 10 min

SCHOOLS

6. JSS International School - 7 min

7. Sunmarke School - 5 min

17. Arcadia British school - 5 min

18. Redwood Montessori Nursery - 4 min

19. Jumeirah International Nursery - 4 min

MALLS

11. Circle Mall - 2 min

22. Alkhail Avenue Mall - 5 min

HEALTH

23. Life Medical Centre - 10 min

24. Mediclinic Me'aisem - 9 min

25. Saudi German Hospital - 15 min

HOTELS

14. The First Collection at JVC - 7 min

15. FIVE Jumeirah Village Hotel - 6 min

16. HE Hotels - 4 min

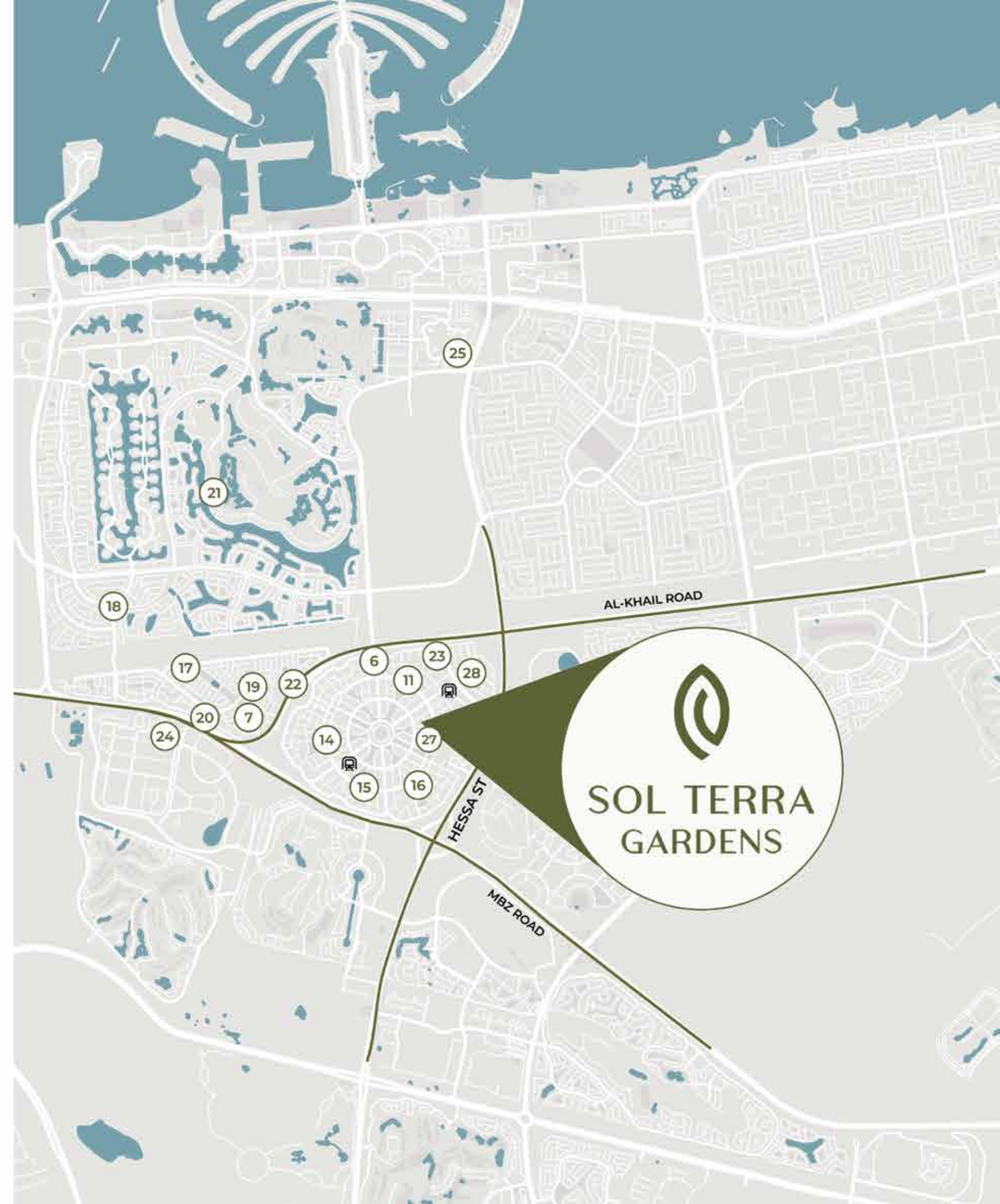
20. Novotel JVT - 2 min

21. Address Montgomerie - 7 min

PARKS

27. JVC Community Park - accross the street

28. Gadaf Park/ JVC Cricket Nets - 3





SOL PROPERTIES, CULTIVATED UNDER THE PATRONAGE OF THE BHATIA GROUP SINCE 1975, EMERGES AS A VISIONARY IN DUBAI’S PROPERTY DEVELOPMENT SECTOR, WITH A PORTFOLIO OF OVER 250 TRANSFORMATIVE PROJECTS.

50 YEARS
of experience

OVER 250
developments delivered

As a guiding light for those seeking a brighter life, SOL fosters growth and vibrancy through innovative environments.

More than just property, SOL combines creative ingenuity and architectural excellence to craft luxury living experiences.

From luxury apartments in Dubai, luxury hotels chains, site developments to government ventures, each project showcases our unwavering commitment to innovation. Our people, the creative forces behind our endeavors, shape a new narrative for elevated living.

PAYMENT PLAN 60-40

INSTALLMENT	%	MILESTONE
ON BOOKING	10%	IMMEDIATE
DOWN PAYMENT	10%	WITHIN 30 DAYS OF DOWN PAYMENT
1ST INSTALLMENT	7.5%	6 MONTHS FROM SPA
2ND INSTALLMENT	7.5%	12 MONTHS FROM SPA
3RD INSTALLMENT	7.5%	18 MONTHS FROM SPA
4TH INSTALLMENT	7.5%	24 MONTHS FROM SPA
FINAL INSTALLMENT	50%	ON HANDOVER (4TH QUARTER 2029)
TOTAL	100%	





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SOL
PROPERTIES

SOLPROPERTIES.AE

800-765-1 TOLL FREE TELEPHONE