A1 PROPERTIES
Adding value to living

info@a1properties.ae | www.a1properties.ae

OFF PLAN

368 Park Ln.

Location: Jumeirah Village Circle (JVC), Dubai

Starting From: AED 680,000

Permit No: 2

368 Park Ln.

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Tabeer developments	**Apartments**	**Q3 2028**	**60/40**	**Off Plan**

ABOUT THE PROJECT

368 Park Ln. by Tabeer Real Estate Development is a contemporary residential development in **District 10, Jumeirah Village Circle (JVC), Dubai**, offering a carefully planned collection of studios, 1-bedroom, 2-bedroom and 3-bedroom residences alongside larger duplex configurations.

Designed around modern urban living, the project combines contemporary architecture, generous outdoor spaces and an extensive lifestyle amenity programme within one of Dubai's most established freehold residential communities.

The building has a registered configuration of **upper ground, one basement, ground floor, four podium levels, 14 upper floors and roof**, creating a substantial mid-rise residential presence within JVC.

Architecturally, 368 Park Ln. uses a modern composition of glass, darker façade elements, landscaped terraces and projecting balconies. The design gives the development a distinctive visual identity while creating private outdoor spaces for many residences.

The development contains **213 DLD-registered units**, creating a relatively limited residential collection compared with many of JVC's larger apartment projects.

Residences begin with studios from approximately **442 sq. ft.**, with layouts extending to around 455 sq. ft. These compact homes are designed for individual residents and investors seeking an accessible entry point into the JVC property market.

One-bedroom residences start from approximately **716 sq. ft.** and extend to around **837 sq. ft.**, providing larger living environments for professionals and couples. Current DLD transactions include 1-bedroom layouts of approximately 795–807 sq. ft., demonstrating the range of registered configurations within the development.

Two-bedroom residences extend to approximately **1,362 sq. ft.**, offering considerably more space for couples, families and residents requiring an additional bedroom or home-working environment.

At the upper end of the residential collection, **3-bedroom residences and duplex configurations reach approximately 2,304 sq. ft.**, providing a substantially larger family-oriented product within the project.

The apartments are designed around open layouts that prioritise natural light and usable living space. Large windows connect interiors with private balconies and terraces, while contemporary finishes create a modern residential atmosphere.

The project's larger residences are particularly notable within JVC. Buyers seeking additional internal space can select configurations exceeding 1,300 sq. ft., while the largest homes exceed 2,300 sq. ft., creating alternatives to the compact apartment layouts commonly found across Dubai's newer developments.

Lifestyle amenities form an important part of the 368 Park Ln. concept. Residents have access to a **swimming pool and dedicated children's pool and splash zone**, creating separate recreational environments for adults and younger residents.

A **modern fitness centre** supports everyday exercise, while landscaped green areas provide spaces for relaxation and outdoor recreation.

The development also includes a **rooftop cinema**, introducing a distinctive entertainment element that allows residents to enjoy films and social events within the building.

Dedicated lounge areas provide additional environments for socialising and relaxation, while a **barbecue area** gives residents an outdoor setting for informal gatherings and entertaining.

Families benefit from a dedicated **children's play area**, complementing the children's pool and splash facilities and helping create a residential environment suited to longer-term family occupation.

Landscaped green zones are integrated throughout the development, softening the architecture and providing residents with quieter communal areas away from their apartments.

368 Park Ln. is located in **District 10 of Jumeirah Village Circle**, an established freehold community with extensive residential infrastructure. JVC has developed into one of Dubai's largest apartment and villa communities, incorporating parks, supermarkets, schools, nurseries, restaurants, cafés and neighbourhood services.

Residents benefit from convenient access to **Circle Mall**, providing shopping, dining, entertainment and everyday services within the wider community.

JVC's location between major road corridors provides connectivity towards several important areas of Dubai. **Al Khail Road and Sheikh Mohammed Bin Zayed Road** connect the community with Dubai Marina, JLT, Dubai Internet City, Dubai Media City, Dubai Hills Estate, Business Bay and Downtown Dubai.

The community's relatively central position also allows residents to reach destinations including **Mall of the Emirates, Dubai Marina Mall and Dubai International Airport** through the surrounding road network.

From an investment perspective, 368 Park Ln. benefits from JVC's established rental market and broad tenant base. Studios and 1-bedroom apartments can target individual professionals and couples, while larger 2 and 3-bedroom residences broaden the potential audience towards families.

DLD transaction data provides buyers with additional pricing transparency. Data through early September 2026 showed **108 registered sales during the preceding 12 complete months**, all recorded as off-plan within that dataset, with a median transaction price of approximately **AED 1.09 million** and median pricing around **AED 1,389 per sq. ft.**

The registered transactions also demonstrate demand across multiple unit categories. DLD-derived records include studio, 1-bedroom, 2-bedroom and 3-bedroom sales, allowing prospective buyers to compare individual opportunities against actual registered transactions rather than relying exclusively on advertised asking prices.

For end-users, the project combines modern residences with a broad amenity programme in an already established residential community. Swimming, fitness, children's facilities, landscaped areas, social spaces and the rooftop cinema create multiple lifestyle environments within the development.

For investors, the combination of a **213-unit DLD-registered inventory**, accessible studio entry point, larger family layouts and JVC location provides several acquisition strategies across different budgets and tenant profiles.

With **DLD Project Number 4176** and registered completion scheduled for **31 August 2028**, 368 Park Ln. represents a contemporary addition to Jumeirah Village Circle with a comparatively limited unit count and a diverse residential offering.

Why Buy 368 Park Ln. Through A1 Properties?
Buying a residence at **368 Park Ln. through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments and duplexes according to exact square footage, floor level, orientation, layout, balcony configuration, DLD transaction benchmarks, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan property market, helping buyers evaluate 368 Park Ln. against other opportunities throughout Jumeirah Village Circle and surrounding communities.

For investors, our advisors can assess entry pricing, registered transactions, rental demand, unit selection, surrounding residential supply and potential resale positioning. End-users can receive tailored guidance according to residence size, floor plan, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	**40%**	**40%**
Down Payment	During Construction	On Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.