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OFF PLAN

The Borough

Location: Jumeirah Village Circle (JVC), Dubai

Starting From: AED 729,840

Permit No: 2

The Borough

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Mirfa IBC	**Apartments**	**Q3 2028**	**55/45**	**Off Plan**

ABOUT THE PROJECT

The Borough is a contemporary residential development in **Jumeirah Village Circle (JVC)**, bringing a design-led collection of studios, one-bedroom and two-bedroom apartments to one of Dubai's most established freehold communities. Marketed by **Mirfa IBC Development**, the project combines expressive modern architecture, thoughtfully designed interiors and an extensive amenity offering with the everyday convenience and connectivity that have made JVC a popular destination for residents and property investors.

Rising across 17 residential floors above a multi-level podium, The Borough has a distinctive architectural character defined by glass façades, flowing lines and integrated greenery. Its design aims to create a more refined interpretation of urban community living, with generous glazing and balconies helping residences benefit from natural light and outdoor space.

The apartment collection caters to different lifestyles and investment strategies. Studios provide compact options for individual residents and investors, while one-bedroom homes include a variety of configurations, including selected layouts with studies and loft-style concepts. Two-bedroom residences provide more generous accommodation for couples and smaller families. Selected apartments also feature private pools and expansive terraces, adding a more distinctive lifestyle element to the development.

Interior specifications strengthen the premium positioning of **The Borough in JVC**. Residences are designed around contemporary finishes and functional layouts, with **Bosch kitchen appliances and Grohe sanitary ware** specified across the homes. Floor-to-ceiling windows, spacious balconies and

carefully considered living areas create bright interiors suited to Dubai's modern residential lifestyle.

The amenity offering has been designed to extend everyday life beyond the apartments. Residents can enjoy swimming facilities, a modern fitness centre, padel court and dedicated spaces for relaxation and socialising. A children's play area supports family living, while barbecue areas and landscaped spaces provide settings for outdoor gatherings. Reading and co-working areas add practical options for professionals who work remotely or want an alternative environment outside their homes.

Jumeirah Village Circle is a significant part of The Borough's appeal. The established community combines residential neighbourhoods with landscaped parks, supermarkets, restaurants, cafés, schools, nurseries and healthcare facilities. **Circle Mall** provides a major shopping and leisure destination within the community, reducing the need for residents to travel into central Dubai for everyday requirements.

Connectivity is supported by JVC's position between major Dubai road corridors, including **Al Khail Road (E44)** and **Sheikh Mohammed Bin Zayed Road (E311)**. From the community, residents can conveniently reach Dubai Marina, JLT, Dubai Internet City, Dubai Media City, Business Bay and Downtown Dubai, while Dubai International Airport is accessible through the wider road network.

For end-users, The Borough offers contemporary residences within a mature neighbourhood where daily services and lifestyle infrastructure are already established. The mix of apartment configurations also allows buyers to choose between compact urban living and larger homes with additional space.

For investors searching for **apartments for sale in JVC**, the project combines a well-established rental location with modern specifications and a varied residential mix. Studios and one-bedroom apartments can appeal to professionals and couples, while larger residences provide access to a different tenant and resale audience. The Borough therefore presents a versatile option for buyers considering an **off-plan property in Dubai** with a scheduled 2028 completion.

Why Buy The Borough Through A1 Properties?
The right apartment in The Borough depends on more than bedroom count or headline price. A1 Properties can help buyers compare available units according to layout, size, floor, orientation, views, outdoor space, price per square foot and payment structure, helping identify properties that align with individual requirements and investment objectives.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to both investors and end-users navigating Dubai's property market. Investors can assess acquisition price, unit positioning, rental considerations and future resale potential, while end-users can compare practical factors such as layout efficiency, balcony or terrace space, privacy, floor level and long-term suitability.

Our advisors can provide end-to-end assistance throughout the transaction, including property selection, negotiation, reservation, documentation, financing support and ownership transfer. Following completion, A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

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

PAYMENT PLAN

10%	45%	45%
Down Payment	During Construction	On Handover

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