



B E L M O N T  
R E S I D E N C E S

PROJECT BRIEF



ELEVATED MODERN LIVING  
IN A VIBRANT  
*FAMILY COMMUNITY*

# JUMEIRAH VILLAGE TRIANGLE

A distinctive family-friendly community surrounded by lush landscaped communal areas and parks, Jumeirah Village Triangle is home to a several mixes of villas, townhouses and apartments with a thoughtful selection of entertainment and leisure options ideal for families and small communities.

Located in District 4 of Jumeirah Village Triangle, Belmont Residences is strategically located close to major highways, community parks and International Schools, yet away from the hustle and bustle of the city.

- 01 Belmont Residences
- 02 Community Parks
- 03 JVT Water Fountain
- 04 Arcadia School
- 05 JVT Pond
- 06 Soccer Field
- 07 Basketball Courts
- 08 Basketball Pitch
- 09 Tennis Courts
- 10 Sunmarke School
- 11 Supermarket
- 12 Al Khail Avenue Mall
- 13 Dog Park



B E L M O N T  
R E S I D E N C E S



# BELMONT

## RESIDENCES

---

Inspired by the metropolitan city of London with its modern design anchored with classic details, Belmont Residences blends well with its natural surroundings. A refined, elegant and thoughtfully designed contemporary residential development of 68 studios and apartments that are spacious and warmly intimate. Complemented with a mix of family-centered amenities that will upgrade residents' lifestyles, featuring a central courtyard, resort-inspired pool deck and an activity wall.





## LOCATION

Jumeirah Village Triangle

## BUILDING CONFIGURATION

Ground Floor  
Podium Floor  
5 Residential Floors

## UNIT TYPES

Studios, 1 bedroom and 2 bedroom apartments

## OWNERSHIP

Freehold





## PARKING

1 parking space per apartment

## ELEVATORS

1 passenger elevator  
1 service elevator

## ANTICIPATED COMPLETION DATE

Q4 2024

## ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft





## SIZE RANGE PER UNIT TYPE

### Studio

From 414 sq. ft to 654 sq. ft.

### 1 Bedroom

From 739 sq. ft to 973 sq. ft.

### 2 Bedrooms

From 1,142 sq. ft to 1,534 sq. ft.

## APARTMENT PRICES

### Studio

615,828 to 997,828

### 1 Bedroom

1,019,828 to 1,248,828

### 2 Bedrooms

1,423,828 to 1,882,828

## NUMBER OF UNITS PER TYPE

Studio = 10 units

1 bedroom = 29 units

2 bedrooms = 29 units





# GROUND FLOOR AMENITIES PLAN

- 01 MAIN ENTRANCE
- 02 LOBBY RECEPTION
- 03 COMMUNAL TABLE
- 04 LOUNGE AREA
- 05 LIBRARY WALL
- 06 READING NOOK
- 07 LIFT LOBBY
- 08 EV CHARGING STATION
- 09 BICYCLE PARKING WITH MAINTENANCE STAND
- 10 PARKING FOR PEOPLE OF DETERMINATION





# FIRST FLOOR AMENITIES PLAN

- 01 LAP POOL
- 02 WATER FEATURE
- 03 POOL SUN LOUNGERS
- 04 OUTDOOR SHOWER
- 05 ACTIVITY WALL AREA
- 06 OUTDOOR KIDS' PLAY AREA
- 07 KIDS' CLIMBING WALL
- 08 ADULT CLIMBING WALL
- 09 OUTDOOR FITNESS AREA
- 10 INDOOR FITNESS STUDIO
- 11 YOGA AREA
- 12 MALE CHANGING ROOM WITH STEAM & SHOWER
- 13 FEMALE CHANGING ROOM WITH STEAM & SHOWER
- 14 INDOOR KIDS' PLAY AREA
- 15 COURTYARD
- 16 BATHROOM FOR PEOPLE OF DETERMINATION







ELLINGTON  
PROPERTIES

BELMONT  
RESIDENCES

A WARM WELCOME

---





COZY INVITING SETTING









A DYNAMIC LIFESTYLE

---



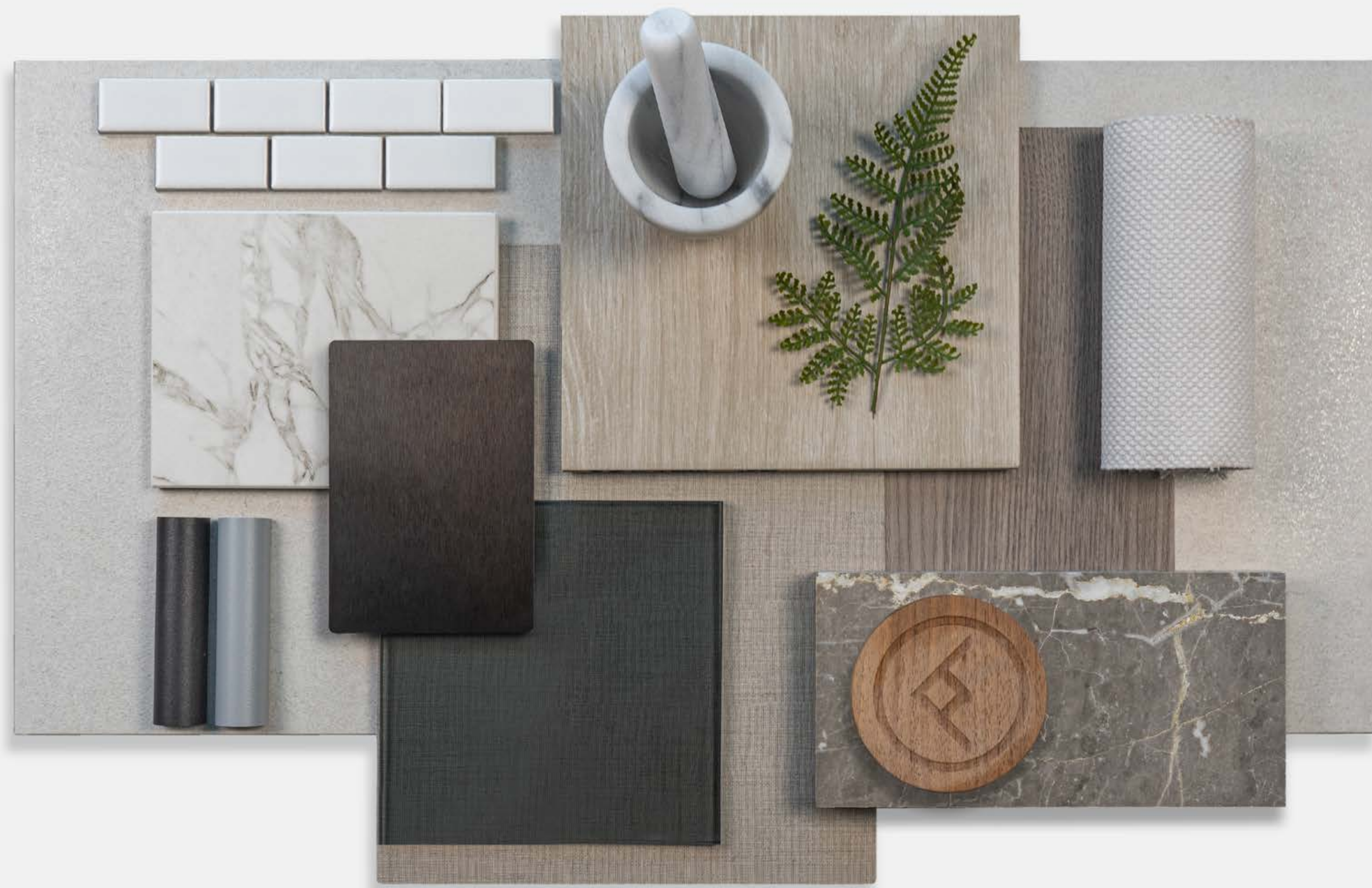


WHERE IMAGINATION STARTS



*A WARM AND ELEGANT  
BACKDROP*

---







UNINTERRUPTED MOMENTS





A MODERN CULINARY *EXPERIENCE*

---





DESIGNED WITH *REST & RELAXATION* IN MIND



*A SPA-LIKE AMBIENCE*

---





# TYPICAL PLAN

## 1<sup>ST</sup> FLOOR PLAN



STUDIOS



1 BEDROOM APARTMENTS



2 BEDROOM APARTMENTS



# TYPICAL PLAN

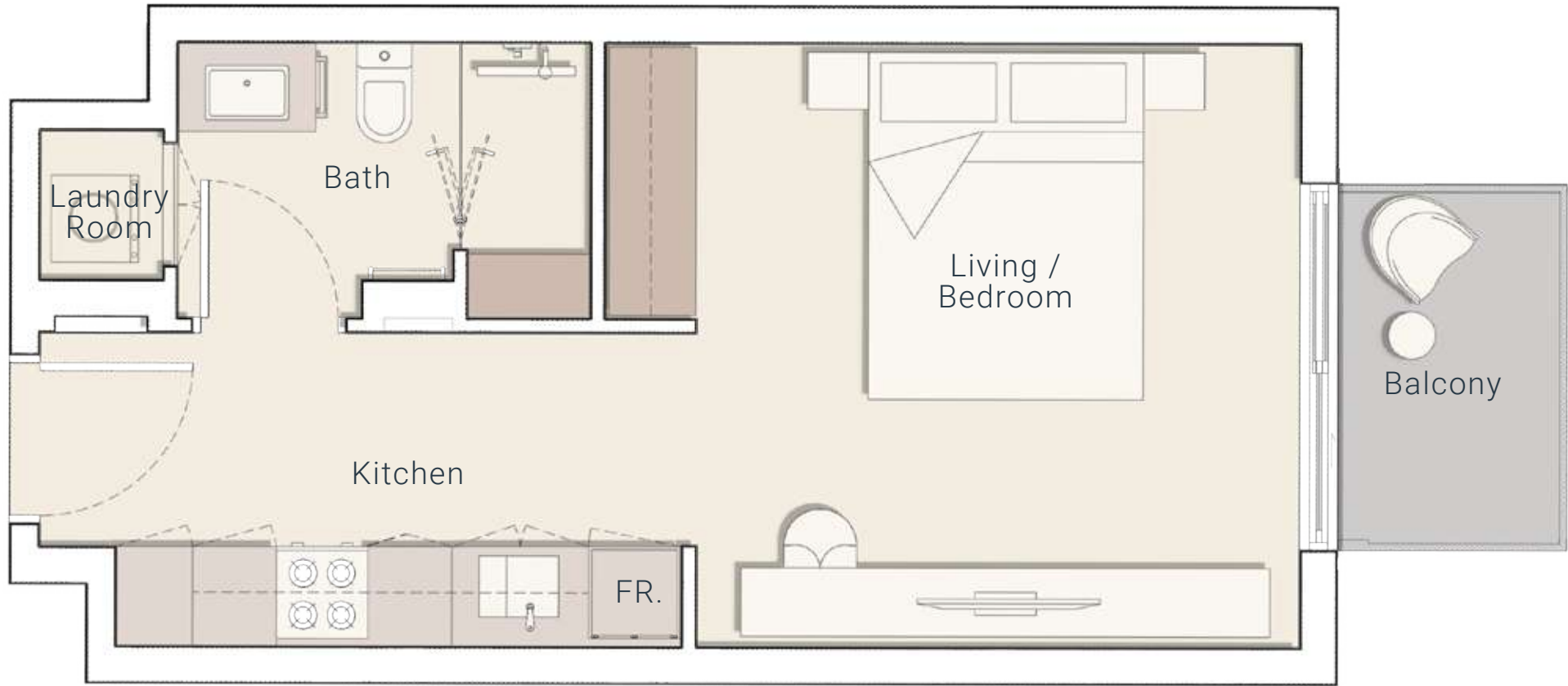
2<sup>ND</sup>-5<sup>TH</sup> FLOOR PLAN



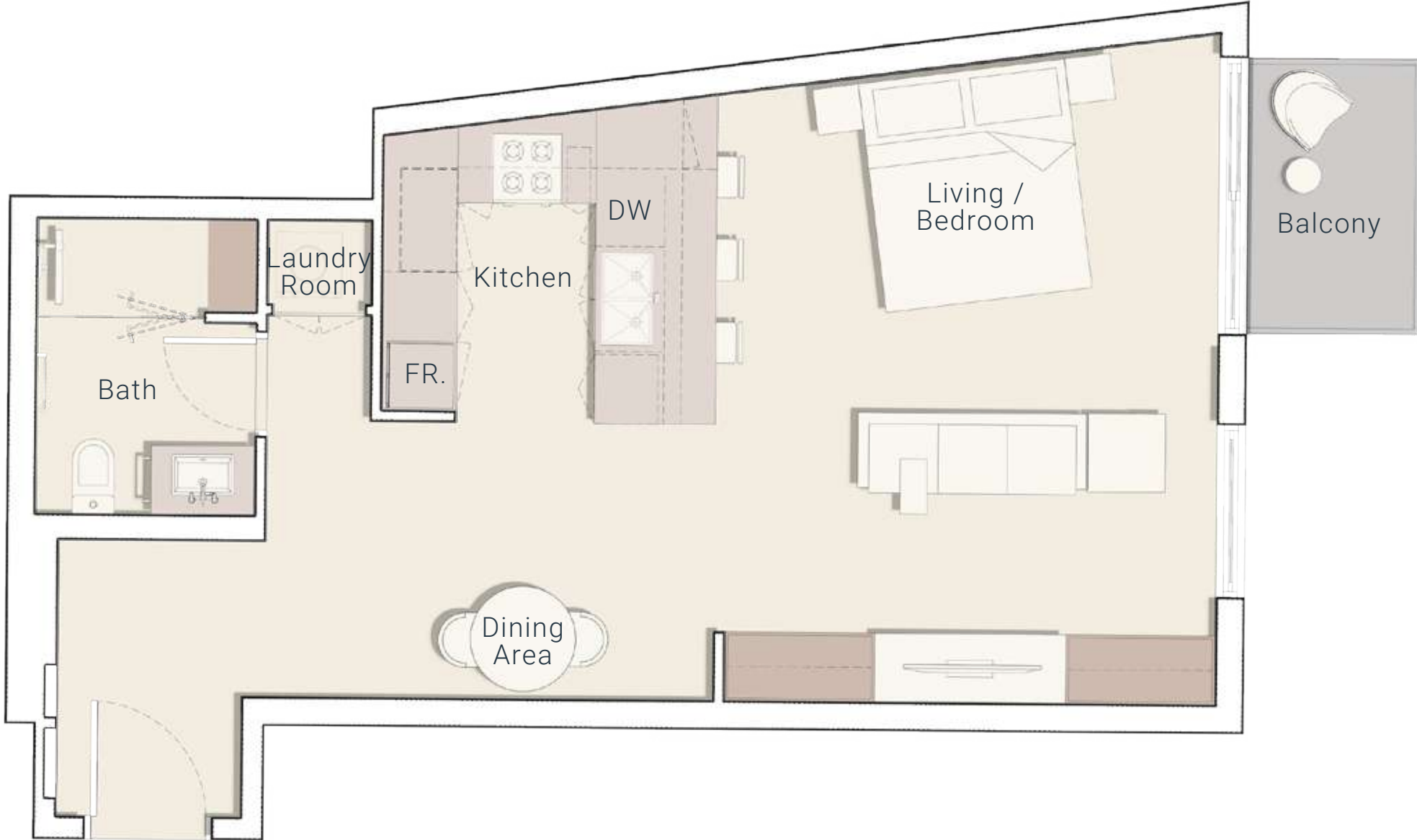
	STUDIOS		1 BEDROOM APARTMENTS		2 BEDROOM APARTMENTS
---	---------	---	----------------------	---	----------------------



FLOOR PLAN

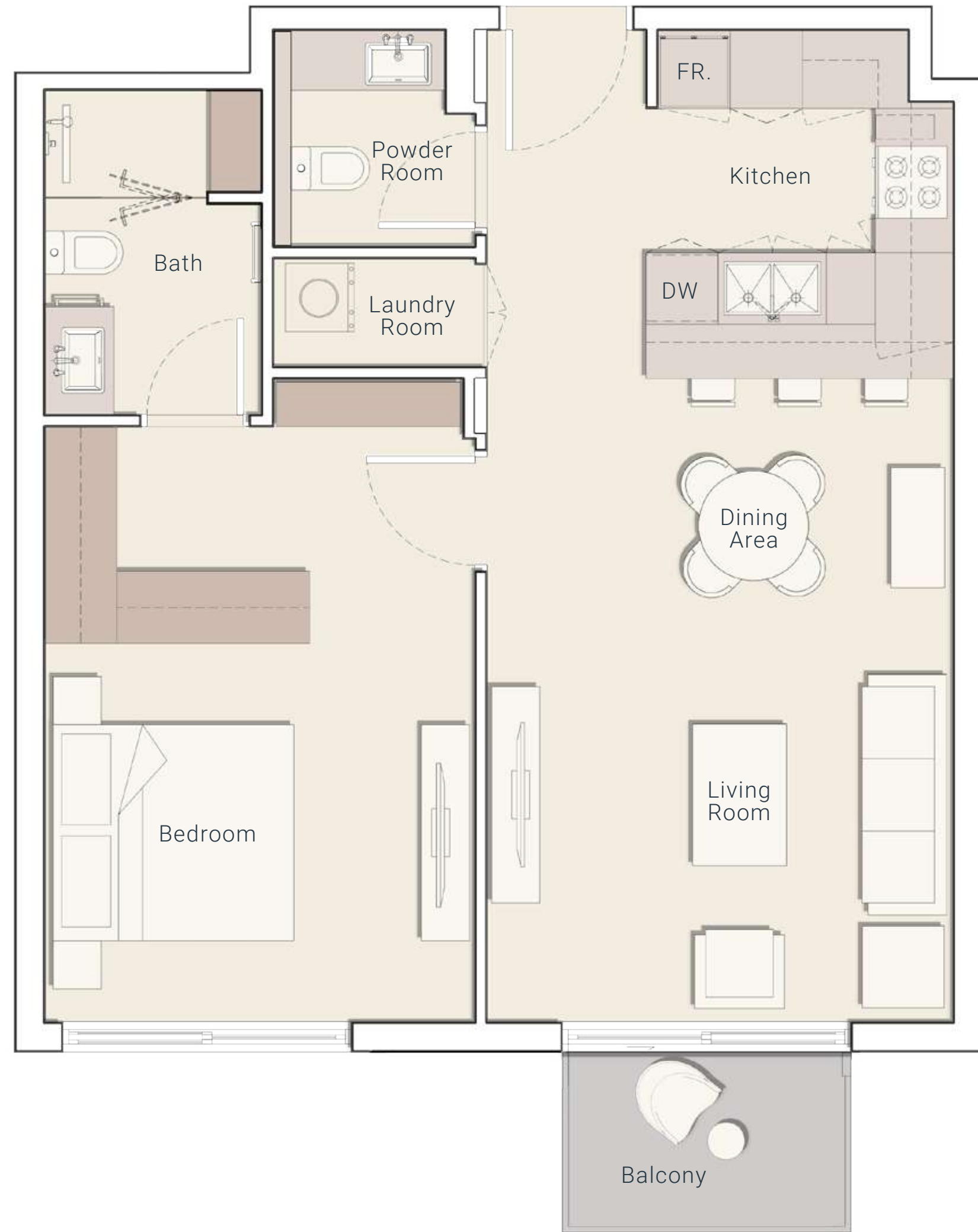


STUDIO TYPE A



STUDIO TYPE B





1 BEDROOM *TYPE A*

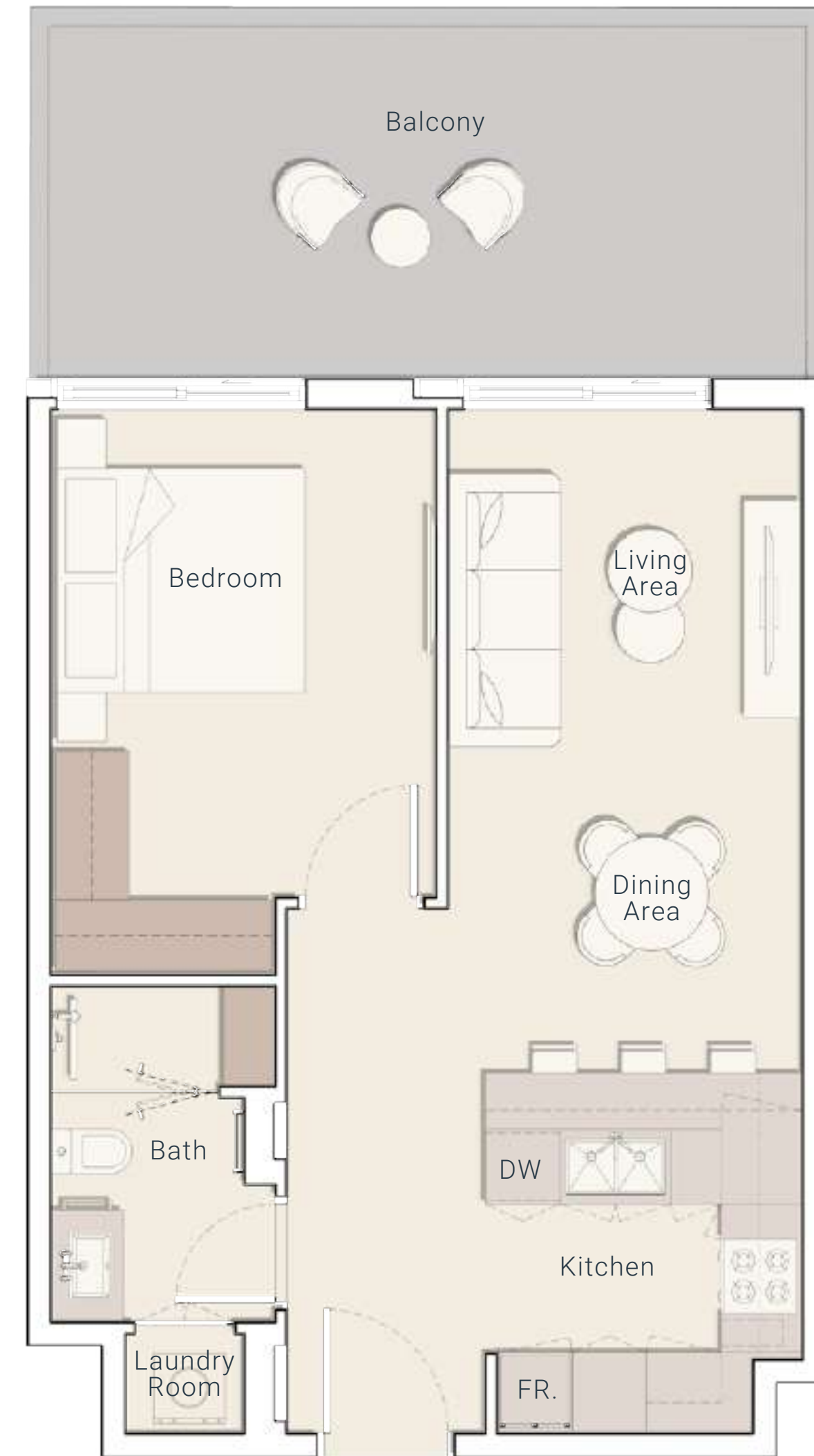


1 BEDROOM *TYPE B*





1 BEDROOM *TYPE B*



1 BEDROOM *TYPE C*





2 BEDROOM *TYPE A*



2 BEDROOM *TYPE B*





2 BEDROOM *TYPE B*



2 BEDROOM *TYPE C*





2 BEDROOM *TYPE D*



2 BEDROOM *TYPE D - TERRACE*



## PAYMENT PLAN

---

**20%**

At the time  
of booking

**10%**

60 days after  
the reservation

**10%**

120 days after  
the reservation date

**5%**

On completion of 20%  
construction of the project

**5%**

On completion of 30%  
construction of the project

**5%**

On completion of 40%  
construction of the project

**5%**

On completion of 50%  
construction of the project

**5%**

On completion of 60%  
construction of the project

**5%**

On completion of 70%  
construction of the project

**30%**

On completion