CAVARA

CENTRAL

JUMEIRAH GARDEN CITY



CAVARA

DEVELOPMENT

BUILDING WHAT MATTERS

Cavara Development is a real estate development company driven by a commitment to creating considered projects that respond to the evolving needs of the market.

Backed by a diversified business group with established interests across real estate and pharmaceuticals, Cavara brings financial strength, operational discipline and a long-term perspective to every development.

With a focus on thoughtful design, strategic locations and lasting value, Cavara creates residential destinations that balance contemporary living with enduring relevance. Guided by a clear vision and a commitment to quality, Cavara Development is building a portfolio of projects designed to stand with confidence today and remain meaningful for years to come.



POSITIONED ALONG
THE SPINE OF DUBAI

THE NEIGHBOURHOOD

MORE THAN A CHANGE OF NAME



BEFORE

Satwa

An established neighbourhood in the centre of Dubai, known for its older, lived-in character.



TRANSFORMATION

Repositioning

The area is being repositioned as Jumeirah Garden City, with a residential identity that continues to take shape.



AFTER

Jumeirah Garden City

A central address assessed on what it is becoming, not only on how it was once perceived.

THE COMMUNITY



Jumeirah Garden City sits within central Dubai, close to established business, lifestyle and cultural destinations.


CAVARA
CENTRAL
Gold Line
Gold Line
PARK
PARK
PARK
Sheikh Zayed
Road
Emirates
Metro Station

DRIVING DISTANCES

~1 min Upcoming Gold Line Metro	~1 min Jumeirah Garden City Park	~2 mins Sheikh Zayed Road	~5 mins City Walk	~8 mins Dubai World Trade Centre	~8 mins Zaabeel First
~10 mins DIFC	~10 mins Jumeirah One	~11 mins La Mer	~11 mins Museum of the Future	~12 mins Dubai Int'l Airport	~12 mins Downtown Dubai / Dubai Mall





WHY THE LOCATION MATTERS

01 **CENTRAL**
A central Dubai address close to major business and lifestyle destinations.

02 **CONNECTED**
Access to D90 / Al Satwa Road and Sheikh Zayed Road.

03 **ESTABLISHED**
Surrounded by established communities, services and destinations.

04 **EVOLVING**
Jumeirah Garden City is developing into an increasingly active residential district.

05 **FUTURE-READY**
Dubai's continued transport investment adds a future infrastructure dimension.


CAVARA
PARKING ENTRANCE
CAVARA
CENTRAL

THE PROJECT

BUILDING CONFIGURATION	G+P+8+R
ANTICIPATED COMPLETION	Q3 2027
ANTICIPATED SERVICE CHARGE	AED 18 – 20 / sq ft
NUMBER OF ELEVATORS	4
PARKING	1 per apartment
NUMBER OF UNITS	166 apartments
STUDIOS	48
1 BEDROOM	66
2 BEDROOM	51
3 BEDROOM	1



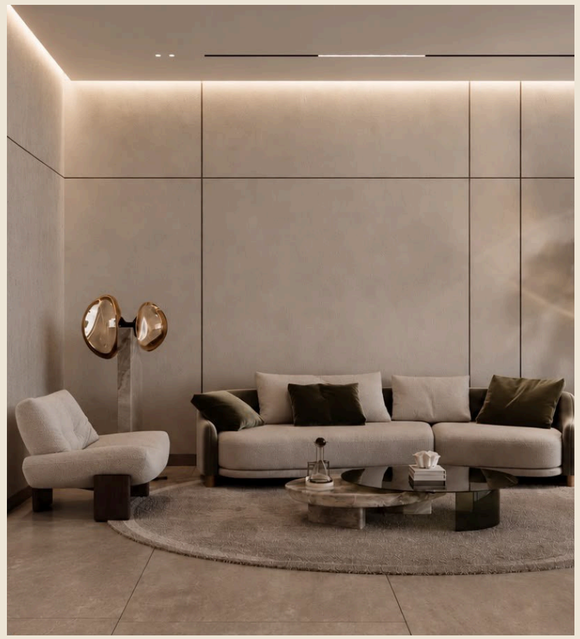
ELEVATIONS


3.7 m
3.2 m
3.2 m
3.2 m
3.2 m
3.2 m
3.2 m
3.2 m
3.8 m
4.7 m
4.6 m
PARKING ENTRANCE
CAVARA
CENTRAL
ROOF — Amenities & Residences
2ND – 8TH FLOOR — Residences
1ST FLOOR — Amenities & Residences
PODIUM — Parking
GROUND FLOOR — Lobby


CAVARA
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AMENITIES

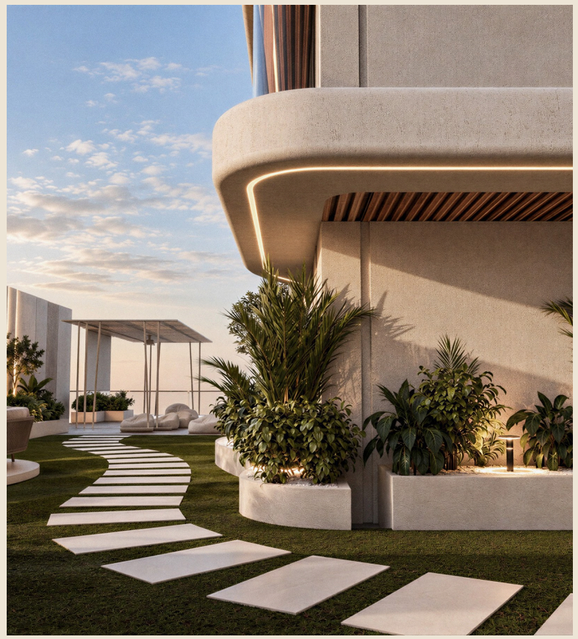
CONNECT. WORK. UNWIND. MOVE.



CONNECT

The Lobby

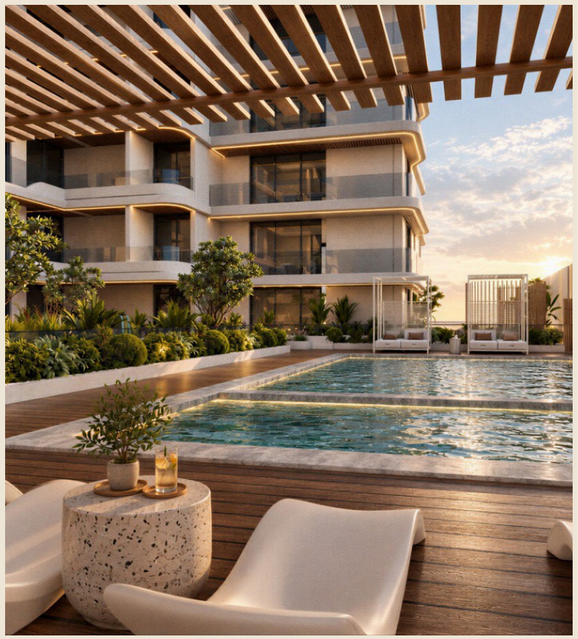
A calm, welcoming arrival with a lounge and library. A place to pause, meet and change pace.



WORK

The Garden Workspace

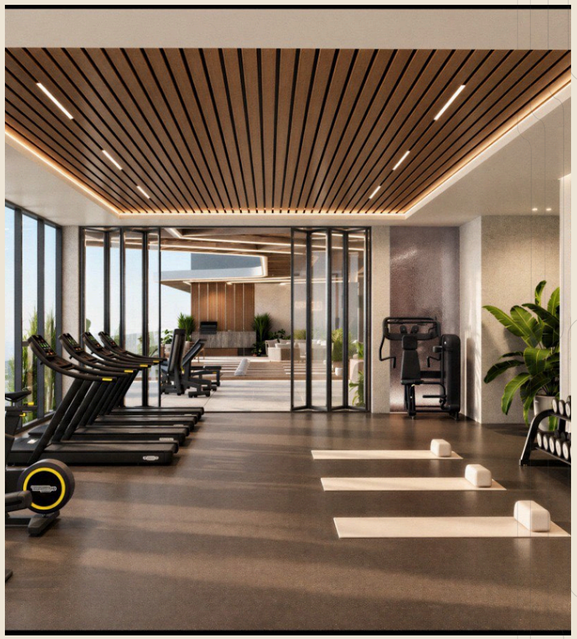
A dedicated setting for focused work beyond the apartment, outdoors and among greenery.



UNWIND

The Pool & Relaxation Areas

Spaces that introduce openness and give residents room to unwind throughout the day.



MOVE

The Rooftop Fitness Studio

A dedicated environment for movement and wellbeing, at the top of the building.

GROUND FLOOR AMENITIES PLAN

01 MAIN ENTRANCE

02 LOBBY ENTRANCE

03 LOBBY RECEPTION

04 LOBBY LOUNGE

05 LIFT LOBBY

06 RESIDENTS' PARKING





LOBBY ENTRANCE



LOBBY RECEPTION


CAVARA



LOBBY LOUNGE



LOBBY LIBRARY



LIFT LOBBY

FIRST FLOOR AMENITIES PLAN

01 ADULT POOL

02 KIDS' POOL

03 CABANAS & SUN LOUNGERS

04 MEDITATION PODS

05 OUTDOOR LOUNGE

06 OUTDOOR CINEMA

07 OUTDOOR SEATING AREA

08 KIDS' PLAY AREA

09 ADULT & KIDS' SWING AREA

10 CHANGING ROOMS





POOL AREA





OUTDOOR CINEMA



OUTDOOR SEATING AREAS



OUTDOOR LOUNGE AREA



OUTDOOR SWING


KIDS ACTIVITY AREA



CORRIDOR


GAVERA

ROOF FLOOR AMENITIES PLAN

01 FITNESS STUDIO

02 OUTDOOR FITNESS AREA

03 OUTDOOR YOGA AREA

04 ROOFTOP LOUNGE




FITNESS STUDIO


CAVARA



OUTDOOR FITNESS AREA



ROOFTOP LOUNGE

THE RESIDENCES

UNIT TYPE	NUMBER OF UNITS	SIZE RANGE (SQ FT)
Studio	48	353 – 824
1 bedroom	66	818 – 1,353
2 bedroom	51	1,275 – 2,401
3 bedroom	1	2,487

SMART-HOME FEATURES

At Cavara Central, the essentials of home are seamlessly connected. Control your door lock, water heater, air conditioning and lighting from a single app or wall panel, with technology designed to make everyday living simpler.


STUDIO APARTMENT


KITCHENS


BEDROOMS


1 BEDROOM APARTMENT


LIVING AREA


FOYER


BEDROOMS

KITCHENS

BATHROOMS

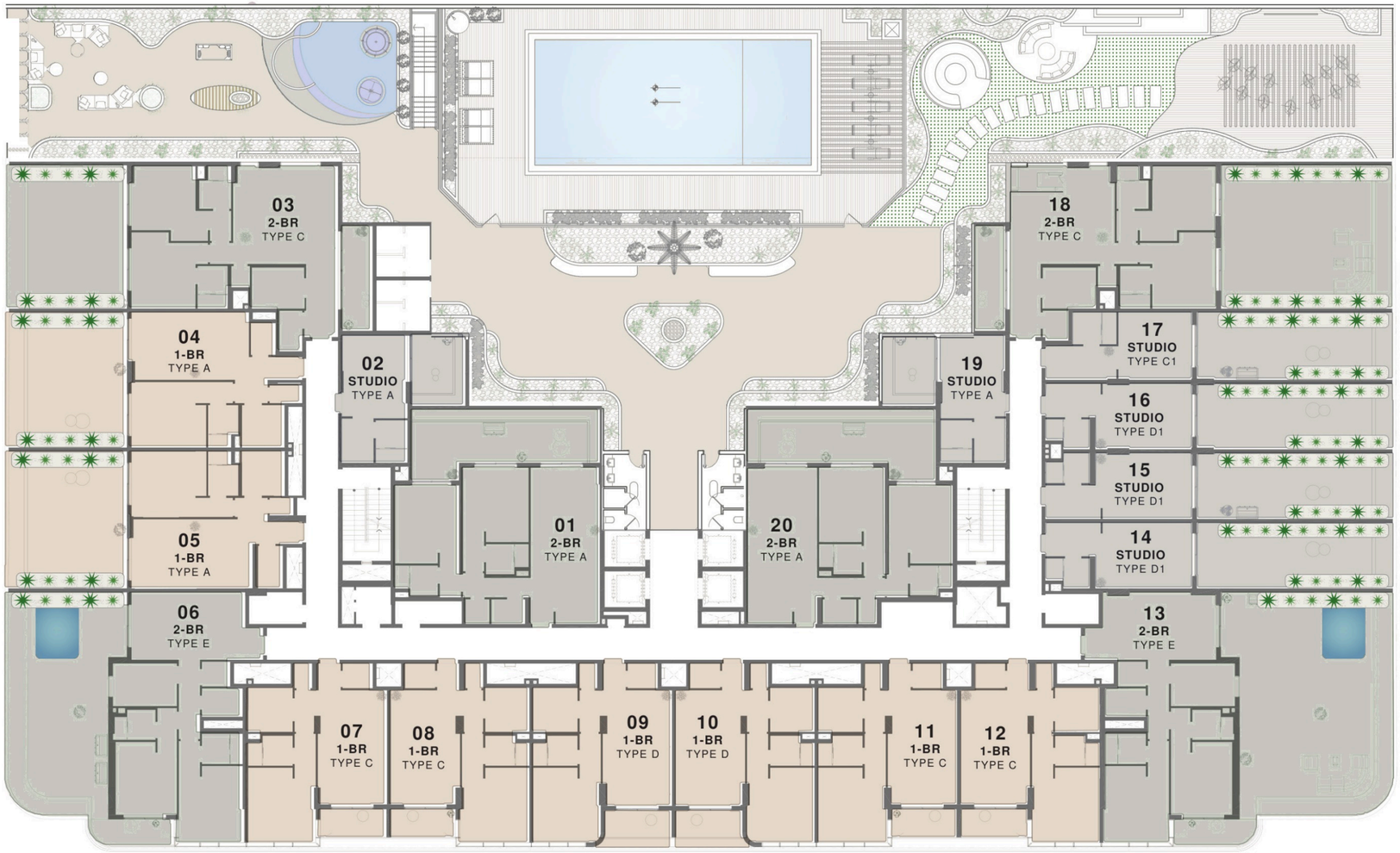
FIRST FLOOR TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM



2ND – 8TH FLOOR TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM



ROOF FLOOR TYPICAL PLAN

STUDIO

1 BEDROOM

2 BEDROOM

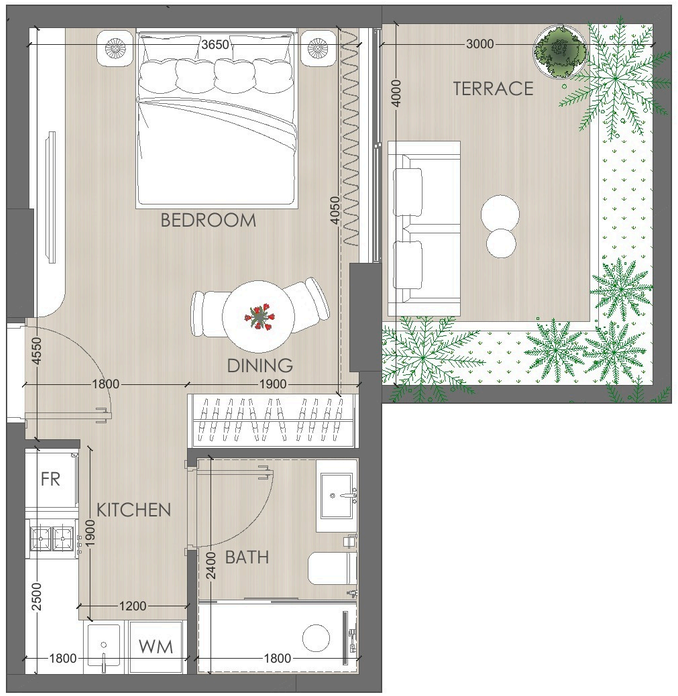
3 BEDROOM



STUDIO TYPES

UNIT PLAN

STUDIO



CAVARA CENTRAL

TYPE A

STUDIO

AREA	SQ FT
INTERNAL AREA	314.84
BALCONY AREA	144.02
TOTAL AREA	**458.86**

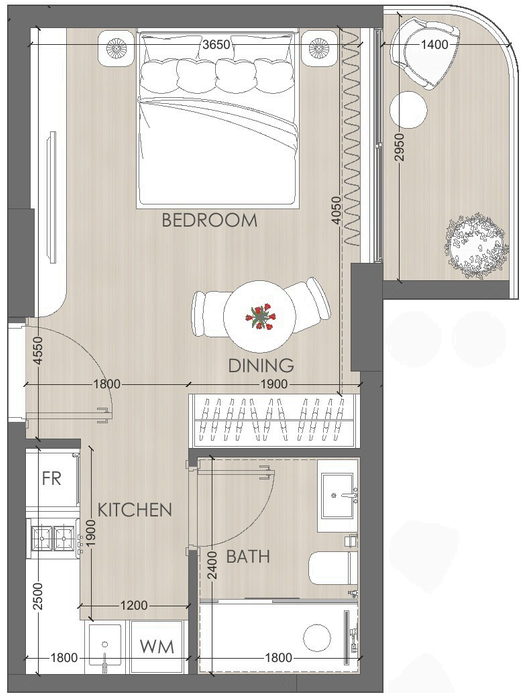
FIRST FLOOR



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UNIT PLAN

STUDIO



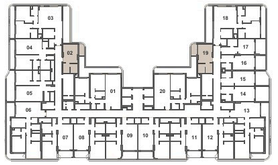
CAVARA CENTRAL

TYPE B

STUDIO

AREA	SQ FT
INTERNAL AREA	314.84
BALCONY AREA	38.32
TOTAL AREA	**353.16**

2ND - 8TH FLOOR



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STUDIO TYPES

UNIT PLAN

STUDIO



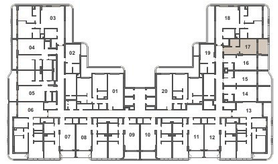
CAVARA CENTRAL

TYPE C

STUDIO

AREA	SQ FT
INTERNAL AREA	337.23
BALCONY AREA	114.42
TOTAL AREA	**451.65**

2ND - 8TH FLOOR



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UNIT PLAN

STUDIO



CAVARA CENTRAL

TYPE C1

STUDIO

AREA	SQ FT
INTERNAL AREA	337.23
BALCONY AREA	480.18
TOTAL AREA	**817.41**

FIRST FLOOR

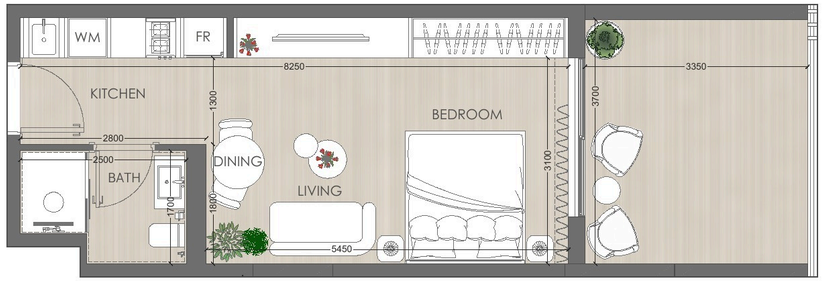


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STUDIO TYPES

UNIT PLAN

STUDIO



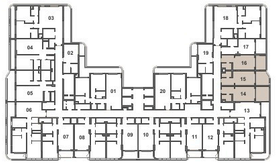
CAVARA CENTRAL

TYPE D

STUDIO

AREA	SQ FT
INTERNAL AREA	354.56
BALCONY AREA	147.47
TOTAL AREA	**502.03**

2ND - 8TH FLOOR



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UNIT PLAN

STUDIO



CAVARA CENTRAL

TYPE D1

STUDIO

AREA	SQ FT
INTERNAL AREA	352.84
BALCONY AREA	468.44
TOTAL AREA	**821.28**

FIRST FLOOR

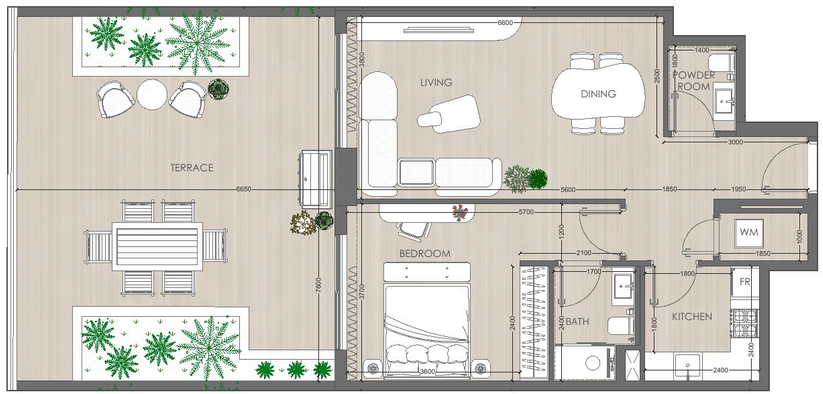


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ONE BEDROOM TYPES

UNIT PLAN

1 BEDROOM



CAVARA CENTRAL

TYPE A

1 BEDROOM

AREA	SQ FT
INTERNAL AREA	749.60
BALCONY AREA	574.79
TOTAL AREA	**1,324.39**

FIRST FLOOR

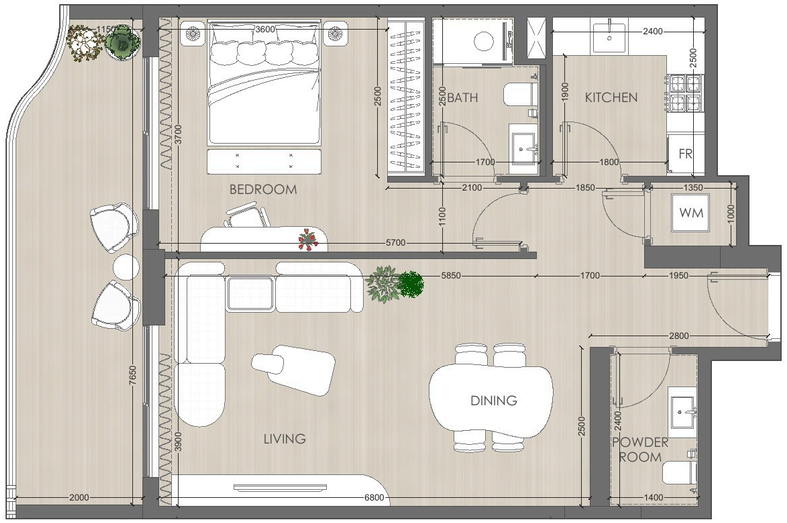


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UNIT PLAN

1 BEDROOM

AVOID



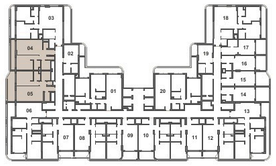
CAVARA CENTRAL

TYPE B

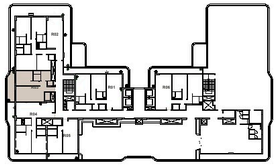
1 BEDROOM

AREA	SQ FT
INTERNAL AREA	770.37
BALCONY AREA	172.11
TOTAL AREA	**942.48**

2ND - 8TH FLOOR



ROOF FLOOR

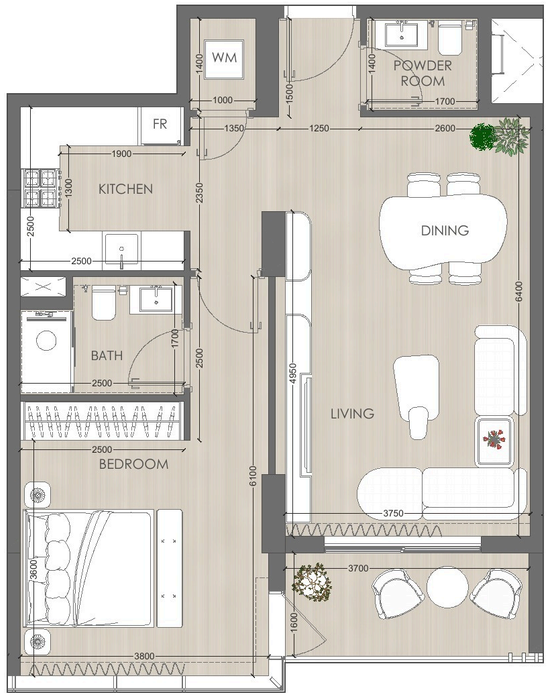


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ONE BEDROOM TYPES

UNIT PLAN

1 BEDROOM



CAVARA CENTRAL

TYPE C

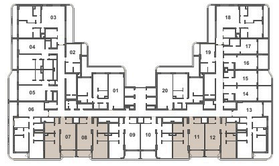
1 BEDROOM

AREA	SQ FT
INTERNAL AREA	750.14
BALCONY AREA	67.38
TOTAL AREA	**817.52**

FIRST FLOOR



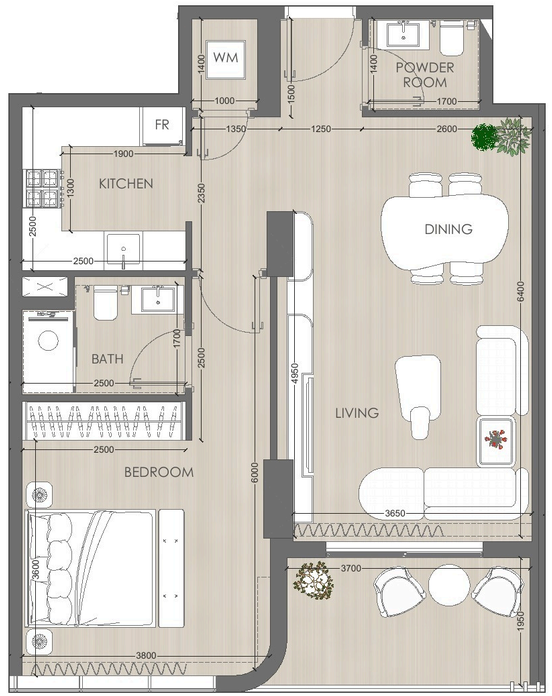
2ND - 8TH FLOOR



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UNIT PLAN

1 BEDROOM



CAVARA CENTRAL

TYPE D

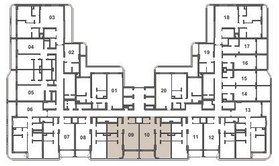
1 BEDROOM

AREA	SQ FT
INTERNAL AREA	746.91
BALCONY AREA	88.80
TOTAL AREA	**835.71**

FIRST FLOOR



2ND - 8TH FLOOR

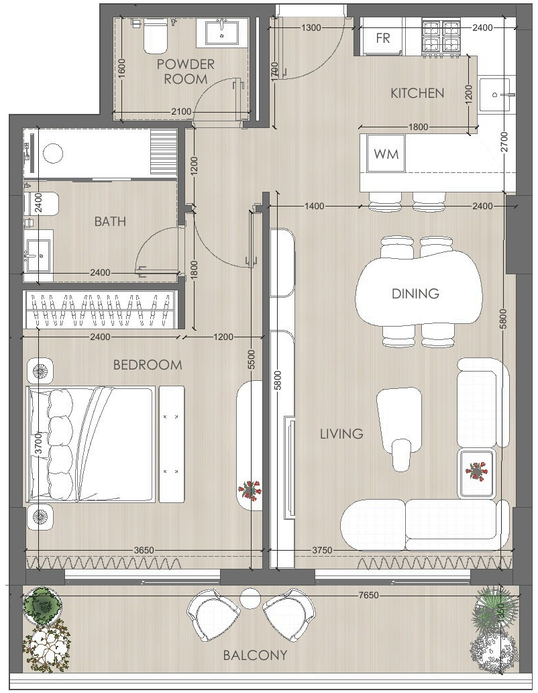


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ONE BEDROOM TYPES

UNIT PLAN

1 BEDROOM



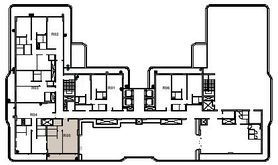
CAVARA CENTRAL

TYPE E

1 BEDROOM

AREA	SQ FT
INTERNAL AREA	716.34
BALCONY AREA	130.78
TOTAL AREA	**847.12**

ROOF FLOOR



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TWO BEDROOM TYPES

UNIT PLAN

2 BEDROOM



CAVARA CENTRAL

TYPE A

2 BEDROOM

AREA	SQ FT
INTERNAL AREA	1,035.92
BALCONY AREA	398.80
TOTAL AREA	**1,434.72**

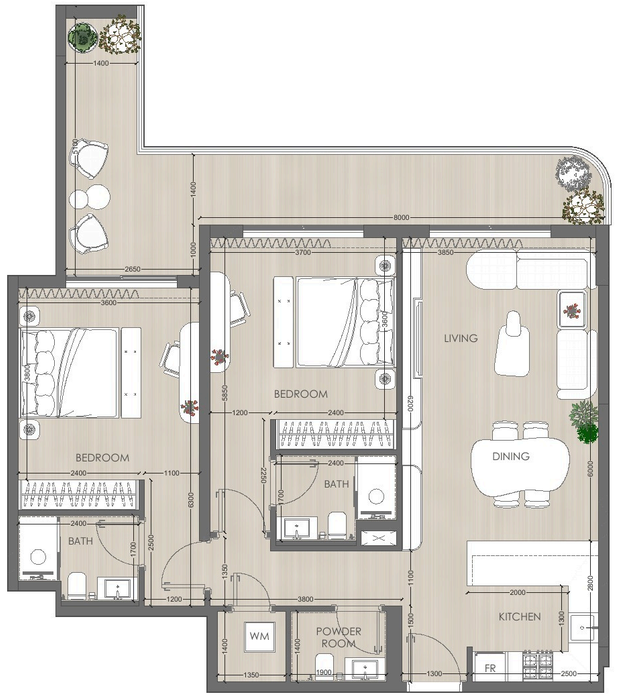
FIRST FLOOR



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UNIT PLAN

2 BEDROOM



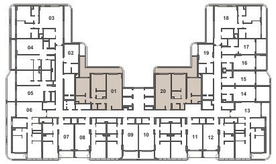
CAVARA CENTRAL

TYPE B

2 BEDROOM

AREA	SQ FT
INTERNAL AREA	1,035.92
BALCONY AREA	268.02
TOTAL AREA	**1,303.94**

2ND - 8TH FLOOR

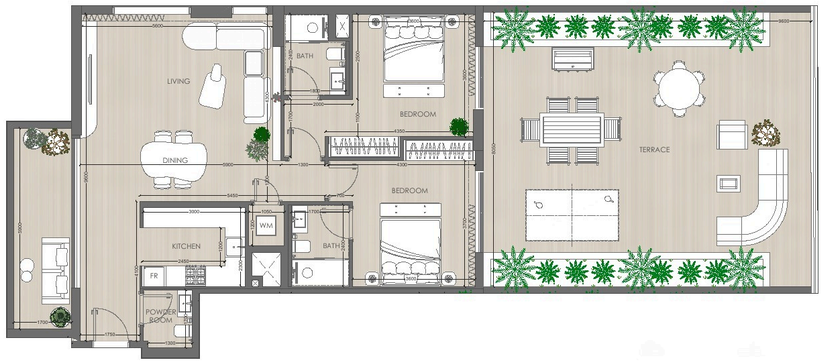


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TWO BEDROOM TYPES

UNIT PLAN

2 BEDROOM



CAVARA CENTRAL

TYPE C

2 BEDROOM

AREA	SQ FT
INTERNAL AREA	1,115.57
BALCONY AREA	732.38
TOTAL AREA	**1,847.95**

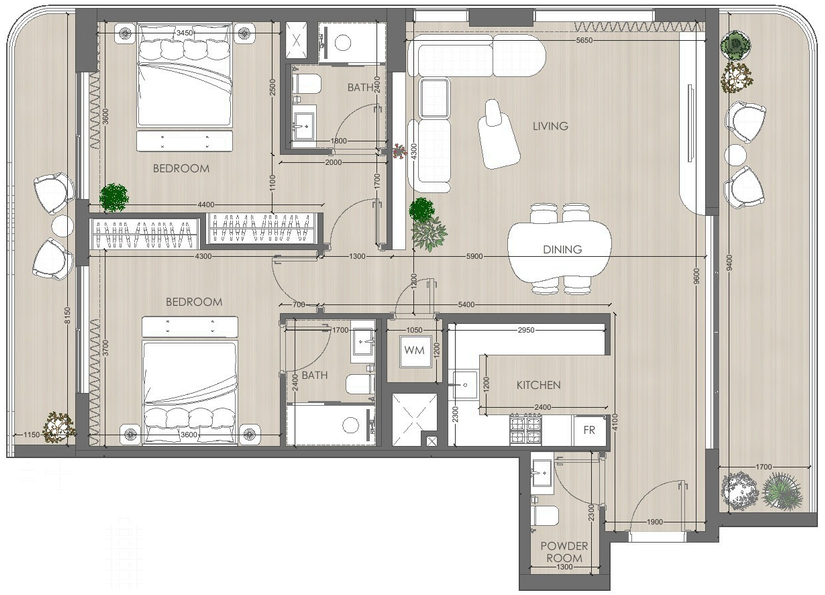
FIRST FLOOR



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UNIT PLAN

2 BEDROOM



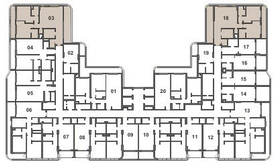
CAVARA CENTRAL

TYPE D

2 BEDROOM

AREA	SQ FT
INTERNAL AREA	1,115.57
BALCONY AREA	307.20
TOTAL AREA	**1,422.77**

2ND - 8TH FLOOR

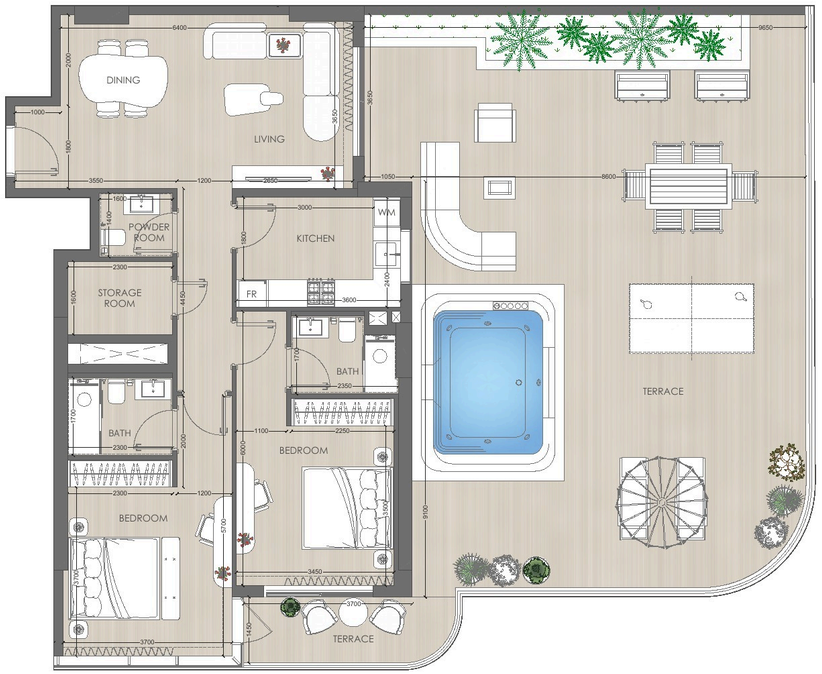


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TWO BEDROOM TYPES

UNIT PLAN

2 BEDROOM



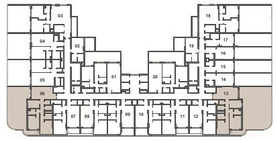
CAVARA CENTRAL

TYPE E

2 BEDROOM

AREA	SQ FT
INTERNAL AREA	1,065.09
BALCONY AREA	1,335.91
TOTAL AREA	**2,401.00**

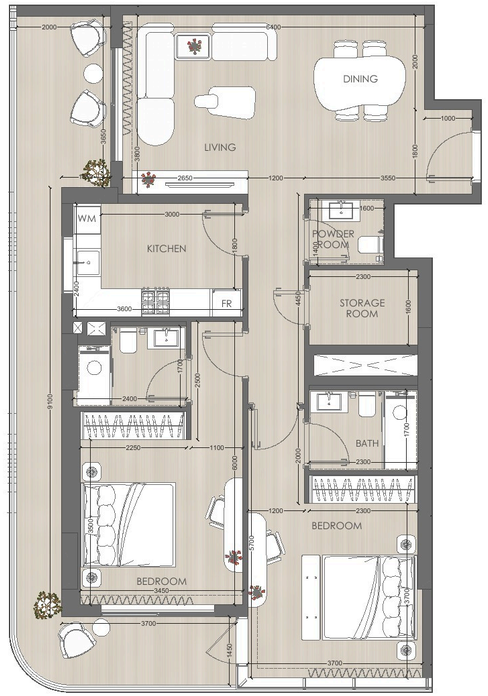
FIRST FLOOR



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UNIT PLAN

2 BEDROOM



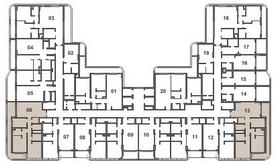
CAVARA CENTRAL

TYPE F

2 BEDROOM

AREA	SQ FT
INTERNAL AREA	1,066.06
BALCONY AREA	278.35
TOTAL AREA	**1,344.41**

2ND - 8TH FLOOR

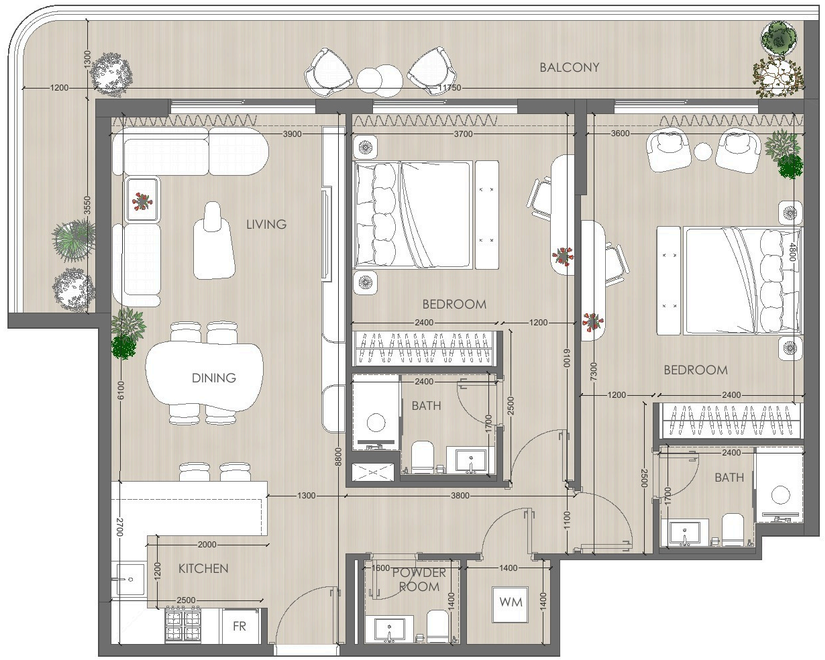


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TWO BEDROOM TYPES

UNIT PLAN

2 BEDROOM



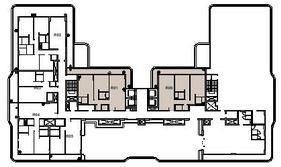
CAVARA CENTRAL

TYPE G

2 BEDROOM

AREA	SQ FT
INTERNAL AREA	1,070.04
BALCONY AREA	270.82
TOTAL AREA	**1,340.86**

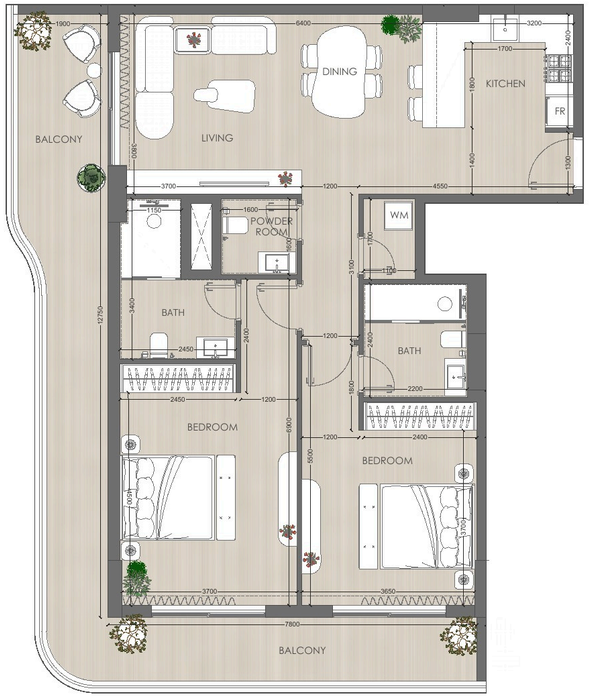
ROOF FLOOR



Floor plans are for illustrative purposes only and are not to scale. Dimensions, layouts and areas are approximate and subject to change. Final specifications, areas and unit details shall be as set out in the Sales & Purchase Agreement (SPA) and approved plans.

UNIT PLAN

2 BEDROOM



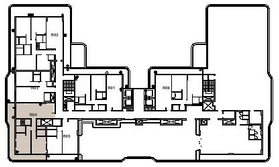
CAVARA CENTRAL

TYPE H

2 BEDROOM

AREA	SQ FT
INTERNAL AREA	1,122.35
BALCONY AREA	398.05
TOTAL AREA	**1,520.40**

ROOF FLOOR

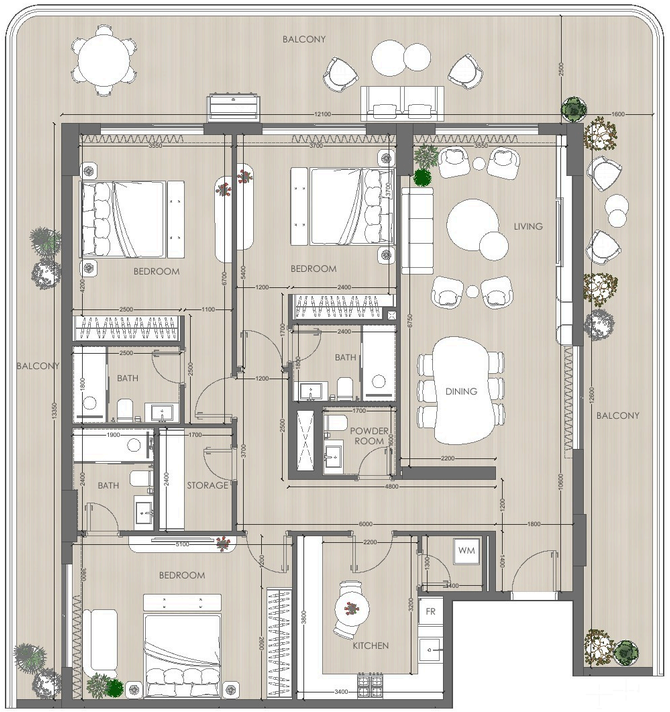


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THREE BEDROOM TYPE

UNIT PLAN

3 BEDROOM



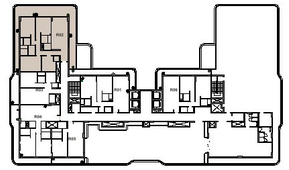
CAVARA CENTRAL

TYPE A

3 BEDROOM

AREA	SQ FT
INTERNAL AREA	1,618.78
BALCONY AREA	867.79
TOTAL AREA	**2,486.57**

ROOF FLOOR



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PAYMENT PLAN

STUDIOS & ONE BEDROOM

5% UPON RESERVATION	5% 30 DAYS FROM THE RESERVATION DATE	5% 60 DAYS FROM THE RESERVATION DATE	5% 90 DAYS FROM THE RESERVATION DATE
5% 120 DAYS FROM THE RESERVATION DATE	5% 180 DAYS FROM THE RESERVATION DATE	70% ON COMPLETION	

PAYMENT PLAN

PREMIUM STUDIOS & TWO BEDROOM

5%

UPON RESERVATION

5%

30 DAYS FROM THE
RESERVATION DATE

5%

60 DAYS FROM THE
RESERVATION DATE

5%

90 DAYS FROM THE
RESERVATION DATE

80%

ON COMPLETION

WILL IT MATTER FIVE YEARS FROM NOW?



THE AREA

Will Jumeirah Garden City matter more in five years because of its connectivity and continued development?

A connected location.

A central Dubai setting within reach of established business districts, as Jumeirah Garden City develops its residential identity.



THE BUILDING

Will Cavara Central matter more because it was designed around what residents actually need?

A building shaped around real use.

Practical residences and purposeful shared amenities, planned around the everyday resident experience.



THE INVESTOR

Will today’s decisions to avoid unnecessary costs benefit owners tomorrow?

Value beyond the purchase price.

Long-term ownership is shaped by location, accessibility, efficient layouts and purposeful shared spaces.

CAVARA

DEVELOPMENT

BUILDING WHAT MATTERS

800 41 42 · CAVARA.AE