

Electra

BY

ACUBE
DEVELOPMENTS



Where luxury

MEETS UNPARALLELED COMFORT

What is **Electra**

This prestigious project consists of **3B+G+38** floor primarily residential building named after ELECTRA a blue-white giant star in the constellation of Taurus, about 400 light years away from us. It is the third-brightest star in the Pleiades open star cluster, visible to the naked eye like the other bright stars of the Pleiades, it is named for one of the Seven Sisters of Greek mythology.

LIVE ON STAR





JVC

- ❓ **Most Sought-After Area in Dubai**
- ❓ **The Most Transaction happened in JVC**
- ❓ **Hessa street expansion Project cost AED 689M**
- ❓ **Access to Sheikh Mohammad Bin Zayed Street, Al Khail Street, and Hessa Street**

Nearby Places

0-5 Minutes

- Dubai Sports City
- Dubai International Cricket Stadium
- Dubai Auto drone
- Jumeirah Village Triangle
- Arjan
- Emirates Hills
- Jumeirah Golf Estates Golf & Country Club

10-15 Minutes

- Burj Al Arab
- Palm Jumeirah
- Production City
- Motor City
- Al Barsha
- Dubai Studio City
- Al Furjan

15-25 Minutes

- Downtown / Burj Khalifa
- Business Bay
- Dubai Investments Park
- Al Maktoum International Airport
- IMG Worlds of Adventure
- Global Village
- Expo 2020

Hospitals

- Saudi German Hospital
- Emirates Hospital Day Surgery
- Mediclinic Parkview Hospital
- NMC Royal Hospital
- King's College Hospital London

Malls

- Circle Mall JVC
- City Centre Meaisem
- Dubai Hills Mall
- Al Barsha Mall
- Mall of the Emirates
- City Land Mall

Schools

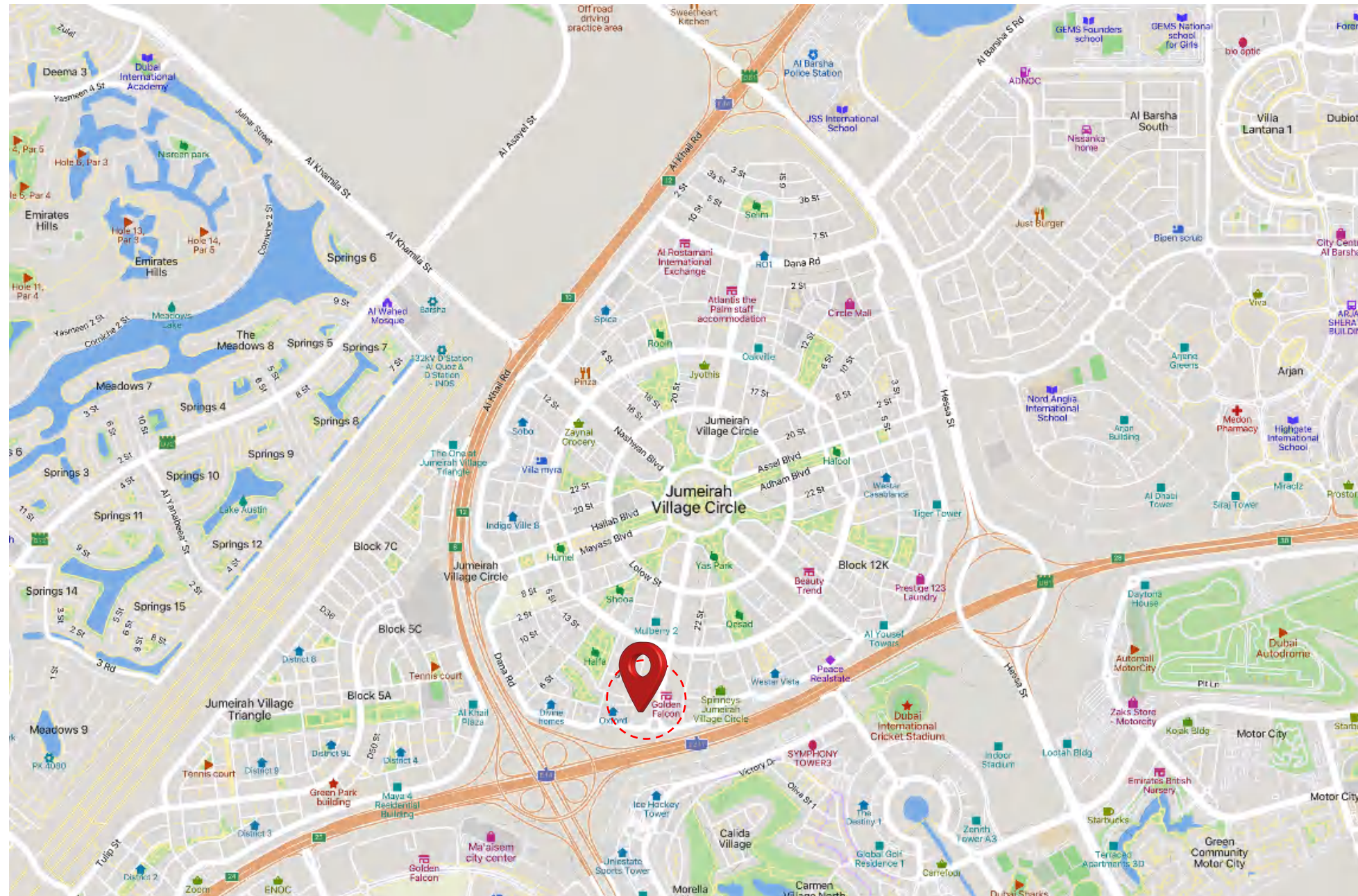
- JSS International School
- Sunmarke School
- Gems Founders School
- Dwight School Dubai
- Gems Metropole School
- King's School Al Barsha





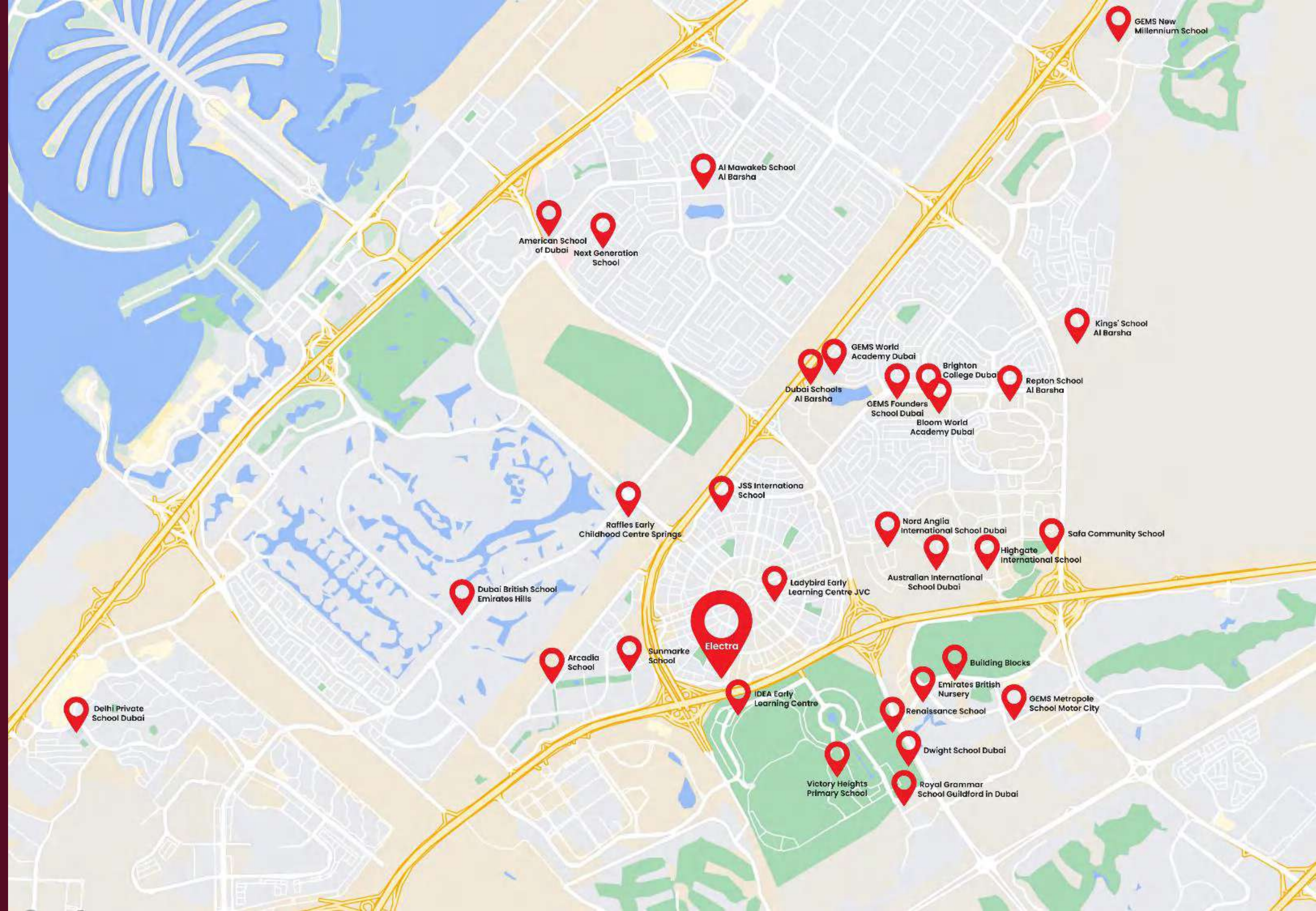
Location

Electra is strategically located in **Jumeirah Village Circle (JVC), District 14** one of Dubai's most sought-after residential communities. JVC is known for its serene environment, lush landscapes, and proximity to key attractions, making it an ideal choice for both residents and investors seeking long-term value.

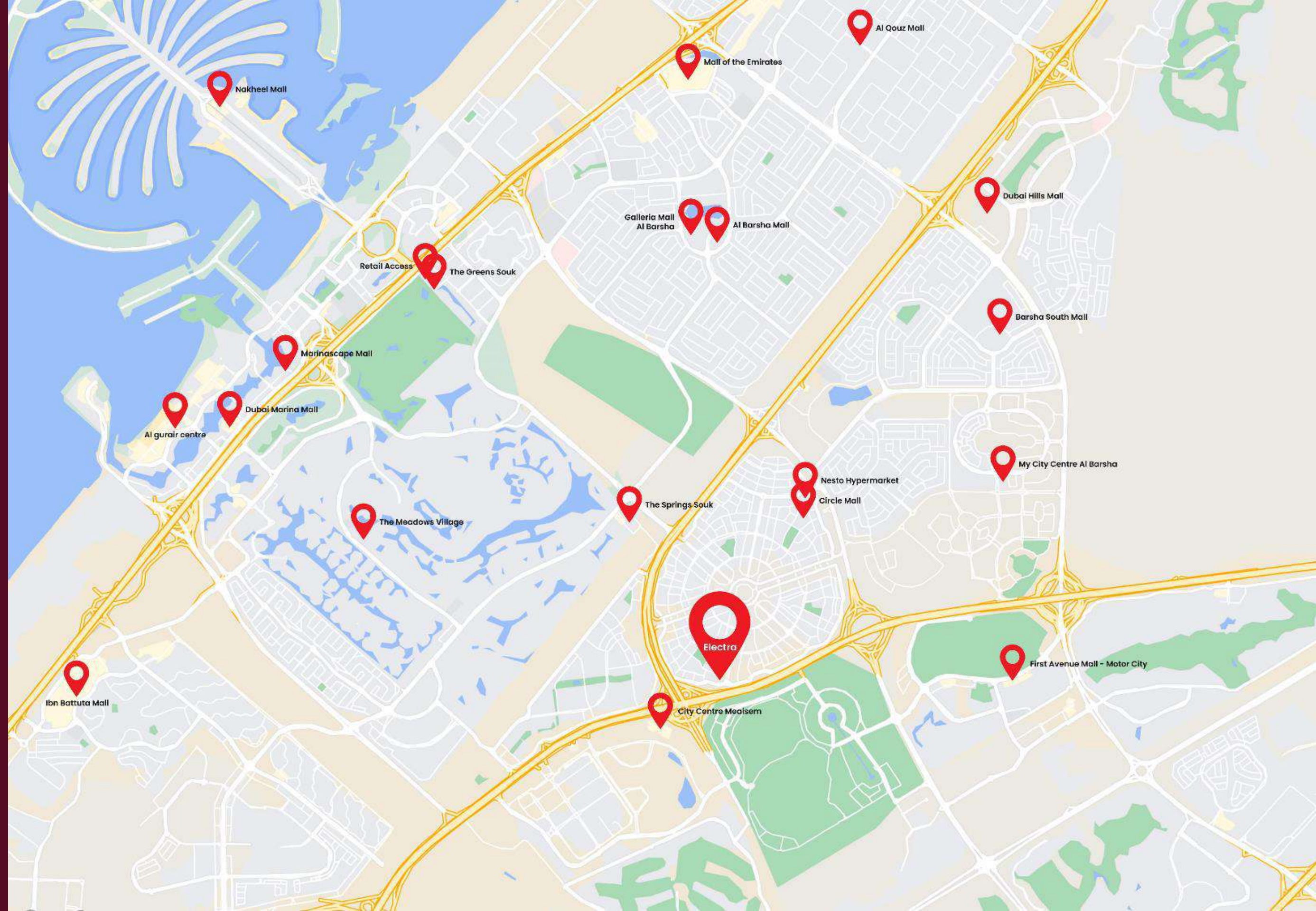


LIVE ON STAR

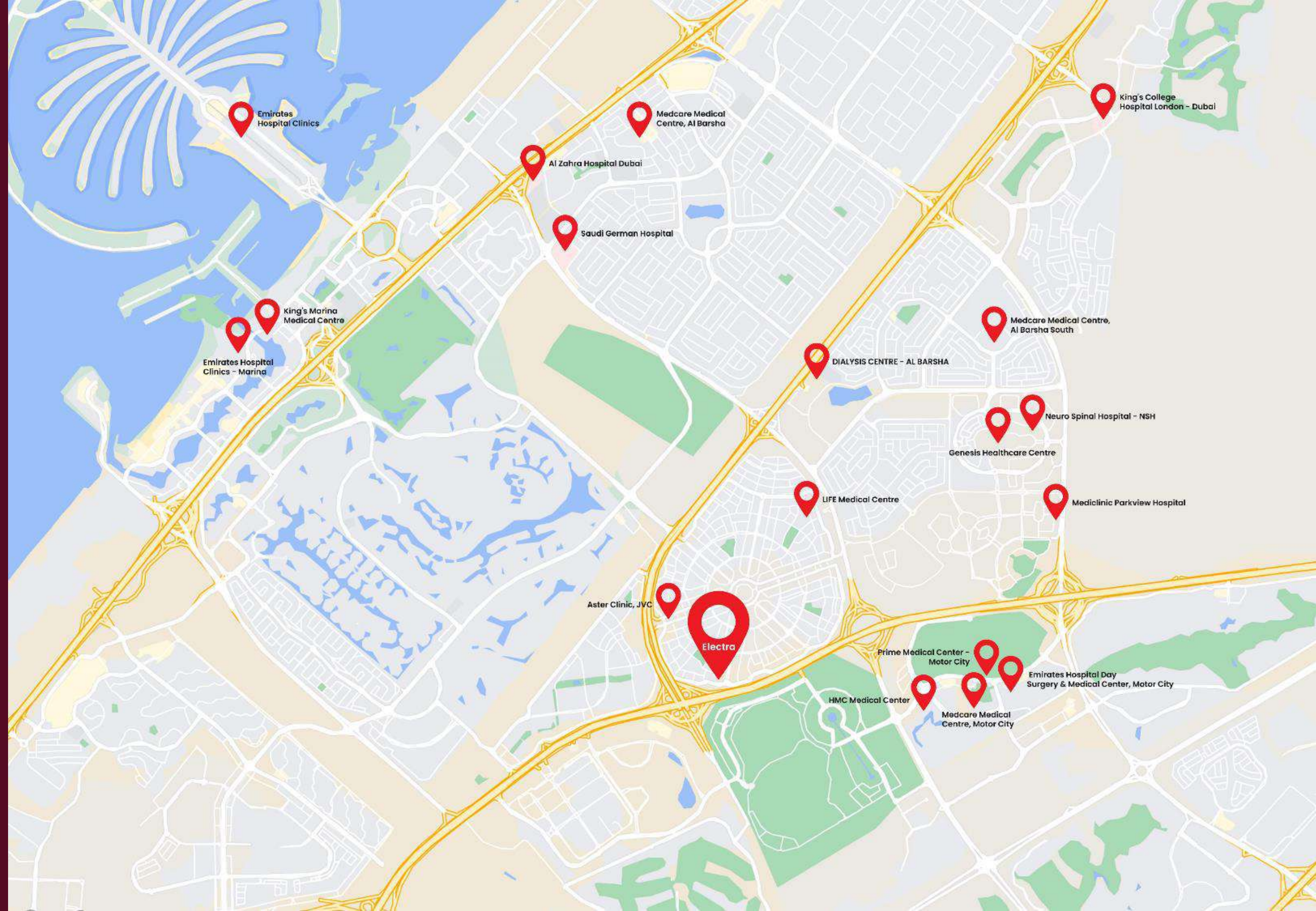
Schools

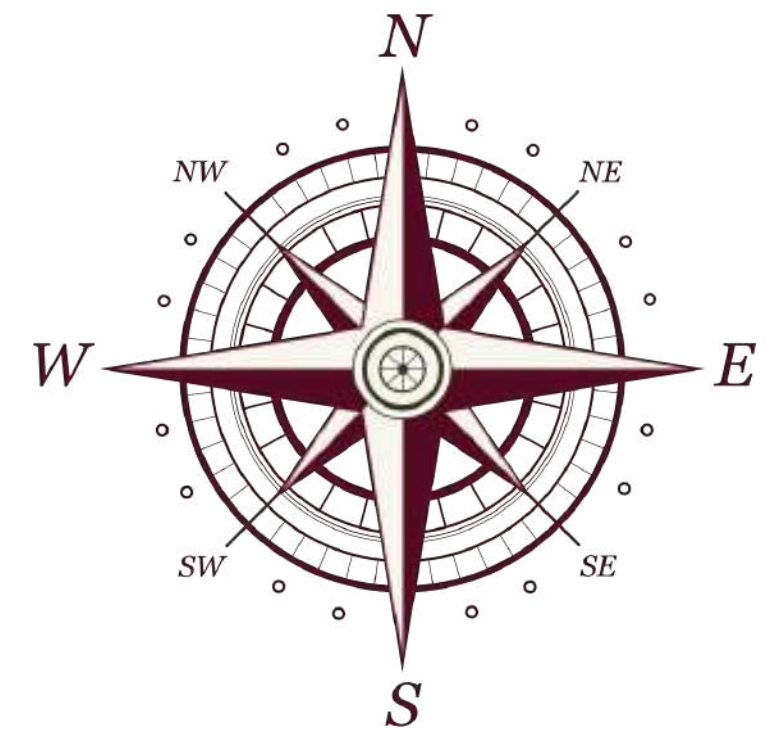


Malls



Hospitals





Aerial View from Electra

NORTH



NORTH E





Aerial View from Electra

SOUTH EAST

Aerial View from Electra

WEST



NORTH WEST





50+ Amenities



Grand Lobby



Valet Parking



Visitor Lounge



Business Lounge



Coffee Counter



Co-Working
Space



Library



Business Lounge
Free Wifi



Baggage Drop Off



Beach Themed
Pool



Mini Water Park
with Slides



Kid's Water
Showers



Hydrotherapy
Pool



Antarctic Water
Showers



Landscape Area



Cabanas



Outdoor Children
Play Area



Indoor Children
Play Area



Kids Cinema



Board Games
Tables



Giant Board
Games



Interactive Playroom



Arcade Games
Room



Mini Bowling
Alley



Toddler's Play
Room



Mini Golf



Family Kitchen



Chef's Table



Indoor Dining



Barbeque
Corner



Pizza Corner



Picnic Area



Children's Library



Landscaped
Podium Deck



Gym



Ladies & Gents
Sauna



Ladies & Gents
Steam Room



Ladies & Gents
Indoor Jacuzzi



Ladies & Gents
Outdoor Jacuzzi



Aerobics Room



Sky Pool



Pool Deck Lounge



Luxury Indoor
Cinema



Zen Secret
Garden



Outdoor Yoga
Studio



Exotic Water
feature



Electric Vehicle
Charger



Visitor Parking



Cycle Parking



ANPR System



Vastu Compliant

Ground Floor

Retail- 2 Units

Visitor Lobby

Separate Access Controlled
multi-purpose area with:

- Vallet parking
- Visitor Lounge
- Residents only Business Lounge
- Coffee counter
- Co-working Space
- Library
- Baggage drop off



Electra Lobby



P O D I U M
A M E N I T I
E S









Hydrotherapy & Water Curtain Fountain



Beach-Themed Water Pool Area



Family Water Play Area



Outdoor Picnic Area



Barbeque & Food Lounge Area



Indoor Kitchen



Indoor Mini Golf Area



Board Games Deck Area



Toddler's Library



Leisure and Playroom



Children's Cinema and Play Hall



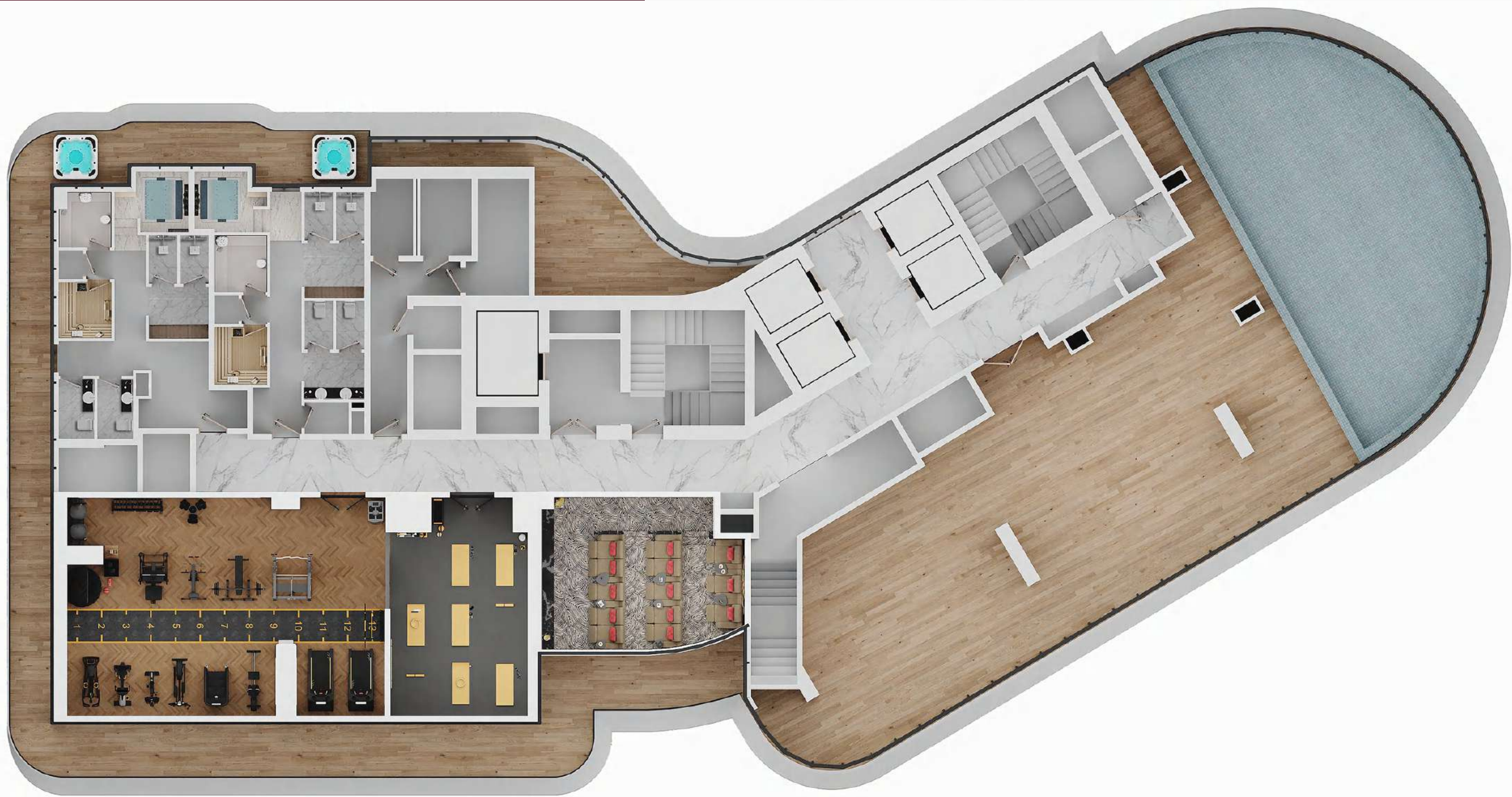
Indoor Children's Playground



Outdoor Children's Playground

3 7 T H F L O
O R
A M E N I T I
E S







Fitness Gym



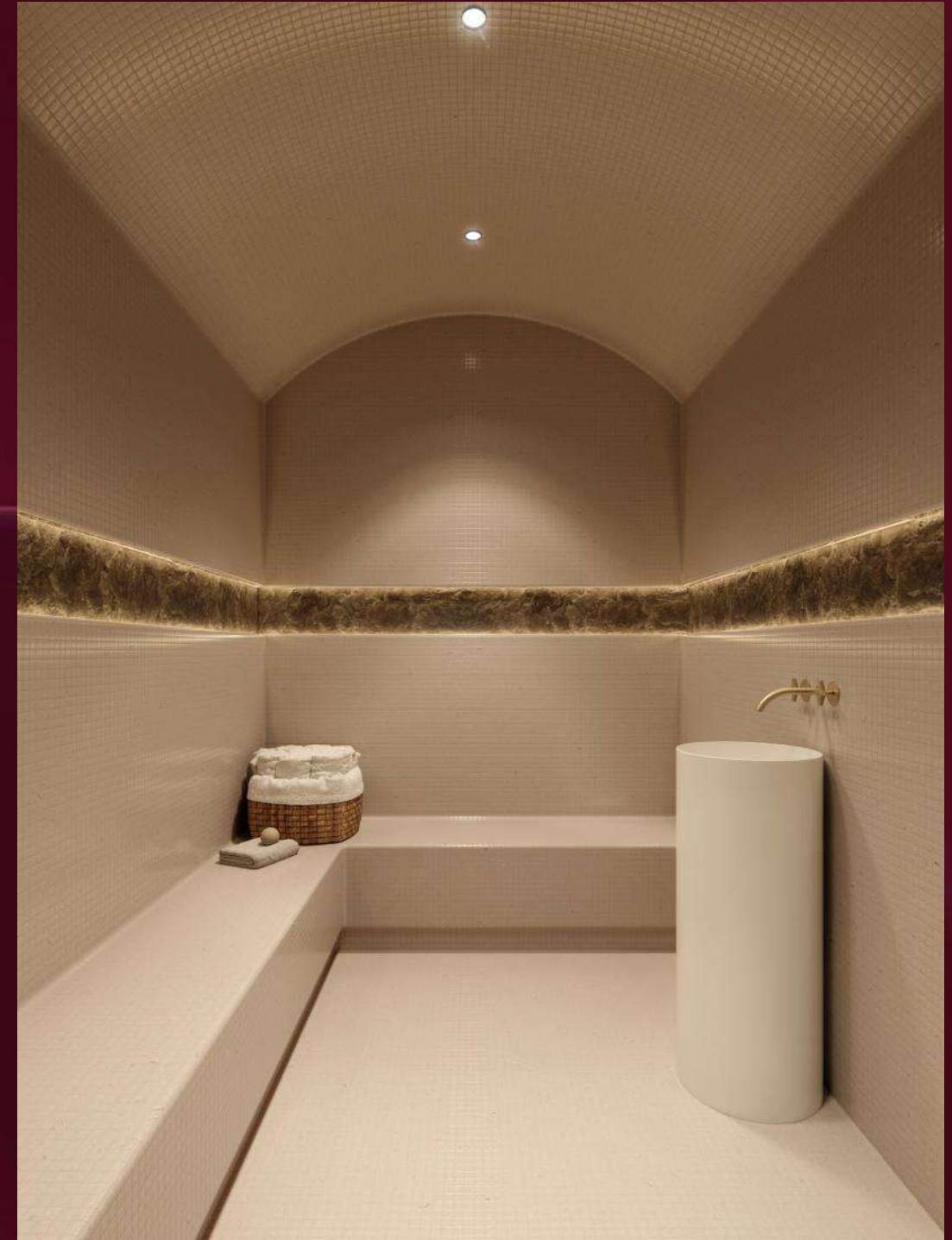
Yoga Studio



Sauna



Jacuzzi



Steam



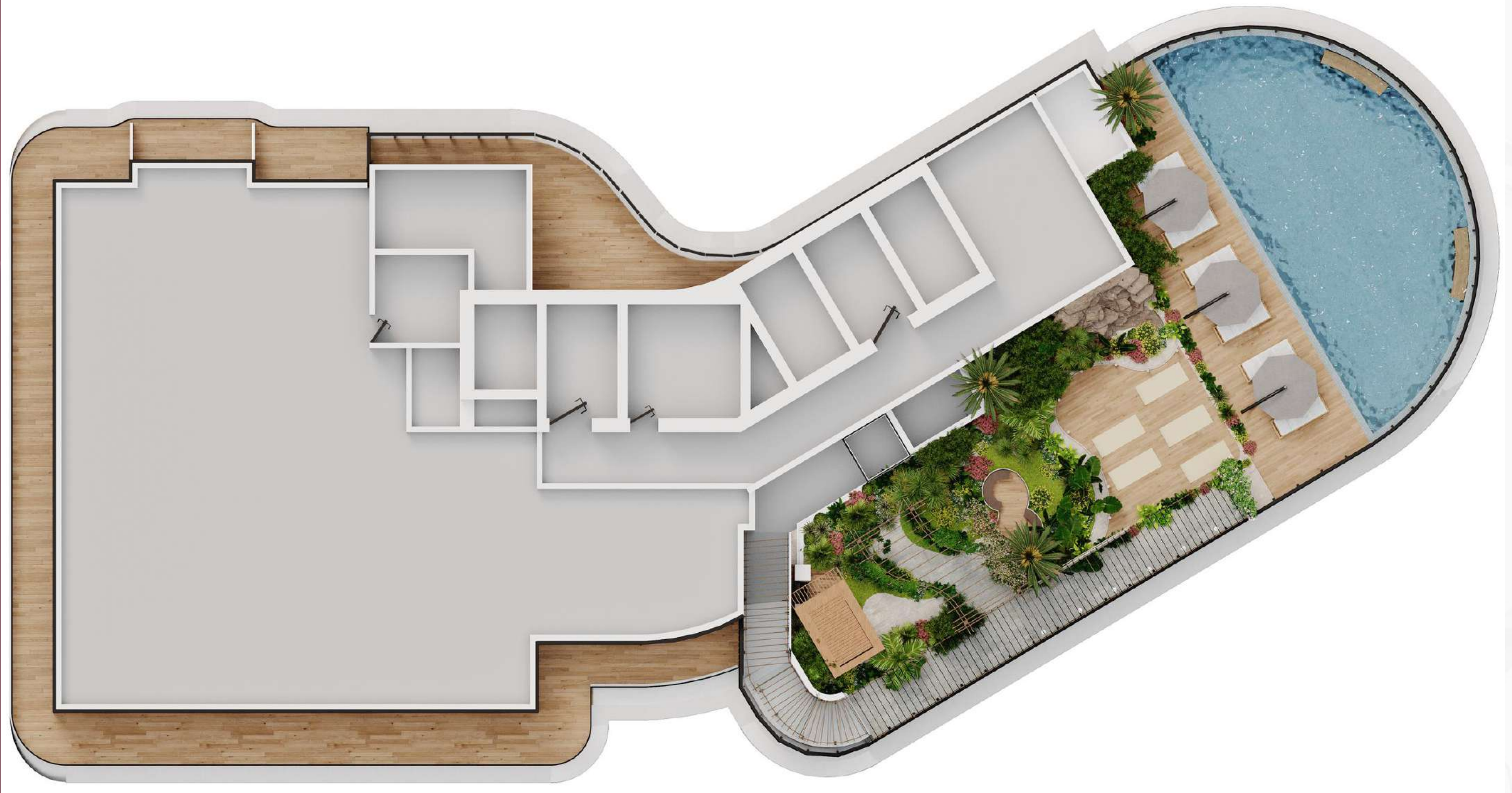
Private Cinema



Private Cinema

R O O F T O P
F L O O R









Zen Secret Garden



Rock Sanctuary & yoga Area



Basement Parking

B1, B2 & B3



Podium Parking

P1, P2, P3 & P4



NOTE: Images are for illustrative purposes only, Specific project still under desinging

Unit Features:

- Smart Homes
- Branded white goods – Bosch or similar
- Branded sanitary ware – Roca or similar
- Italian Kitchen
- 20 Units with Private Pool
- 30 Floors of Residential Units
- 3 Typical Floor Plans

Floor

5 TO 36

Residential

Studio (Type A)

19 Units

Studio (Type B)

87 Units

One Bedroom (Type A)

41 Units

One Bedroom (Type B)

71 Units

Two Bedroom (Type A)

30 Units

Two Bedroom (Type B)
with Private Pool

20 Units

Three Bedroom

10 Units

Every single unit with
Balcony

Interior



Interior



Interior



Interior





Kitchen

- Countertop And Backsplash is not a Tile, It Is **Sintered Stone**

Cabinets

Italian Wood

Cabinet Hardware

Blum, Austria, Manufacturer **Warranty For Lifetime**

All White Goods: Bosch, Germany With Manufacturer Warranty

Sink: Franke, Switzerland

- Built-in Fridge
- Built-in Dishwasher
- Built-in Microwave
- Built-in Oven
- 4 Burner Gas Hob
- Italian Make Stainless Steel Double Sink
- Built-in Exhaust System
- Italian Make Exclusively Designed Faucet

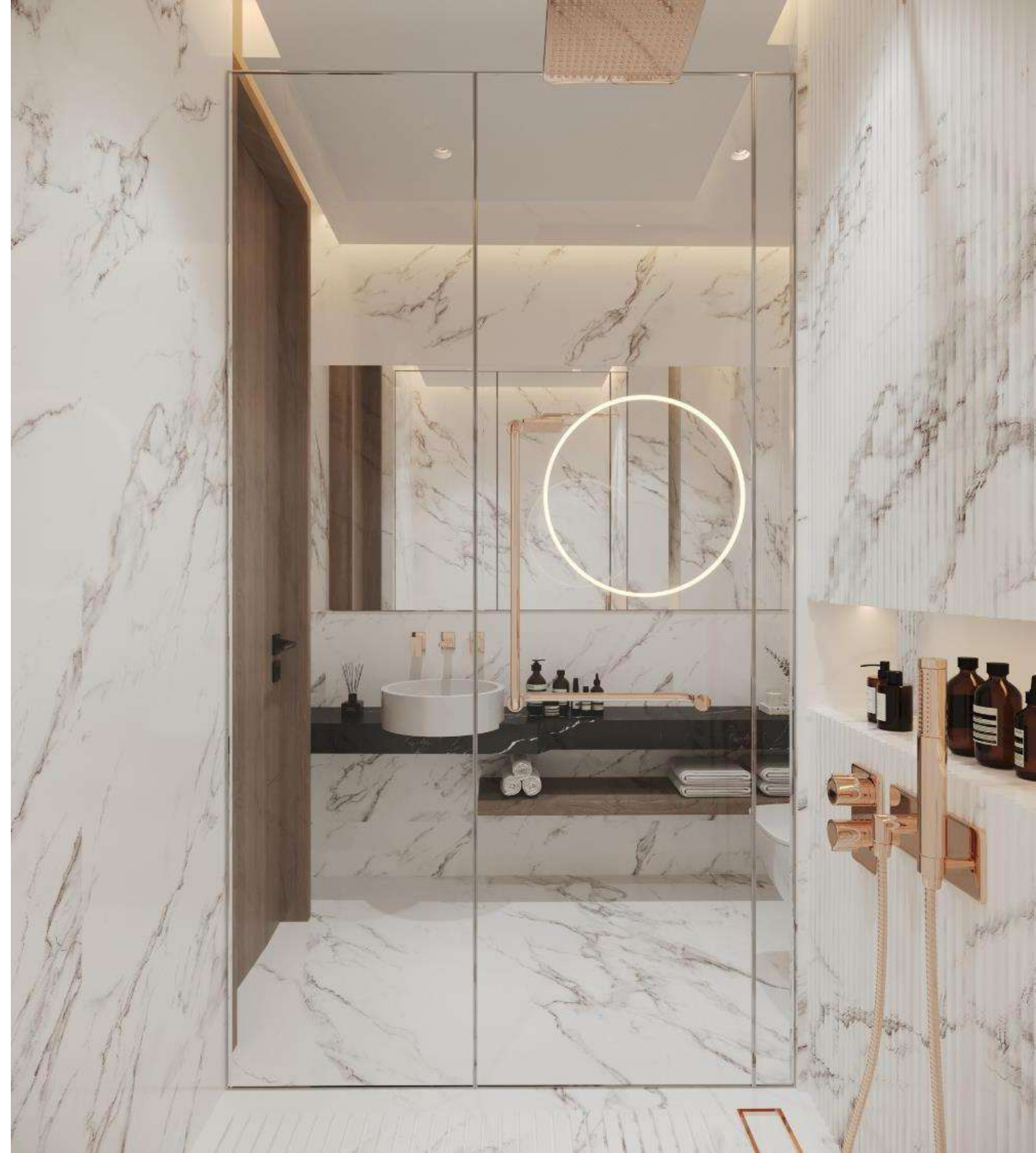
Interior



Interior



Interior





Toilets

- All Toilet Floors – **Non-slip Ceramic Tiles**
- Walls - **Glazed Ceramic Tiles**
- Sanitary Ware – **Roca**









ACCOR

Electra

F L O O R
P L A N



TYPICAL GA PLAN #1



TYPICAL GA PLAN #2



TYPICAL GA PLAN #3



Studi

Type 1

Total Area:
41.99.sq. m. (452 sq. ft.)



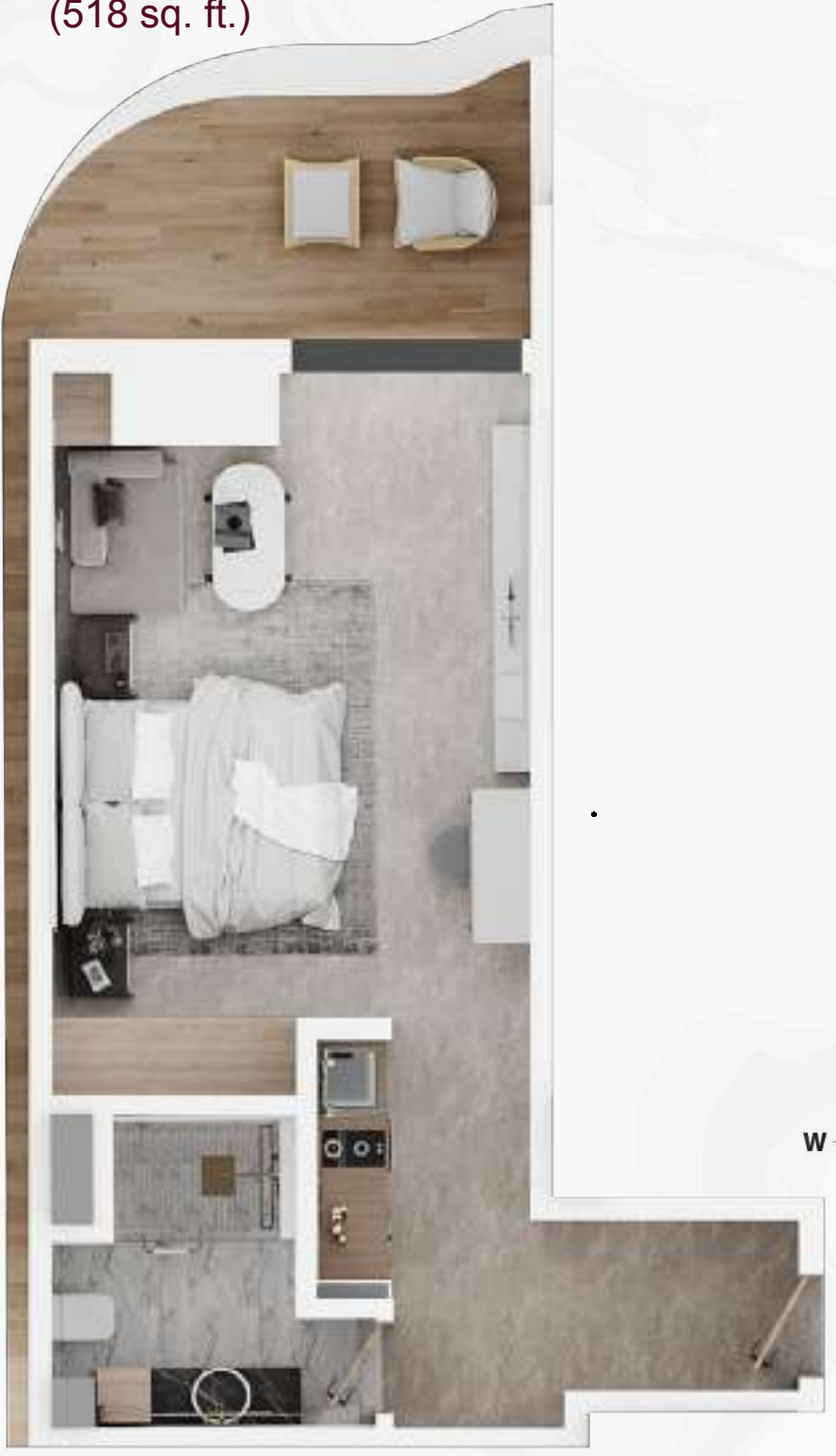
Type 2

Total Area: 37.90 sq. m.
(408 sq. ft.)



Type 3

Total Area: 48.12 sq. m.
(518 sq. ft.)



1BR

Type 1

Total Area: 83.24 sq. m. (896 sq. ft.)



Type 2

Total Area: 68.84 sq. m.
(741 sq. ft.)



2BR

Type 1

Total Area: 102 sq. m. (1,098 sq. ft.)



Type 2

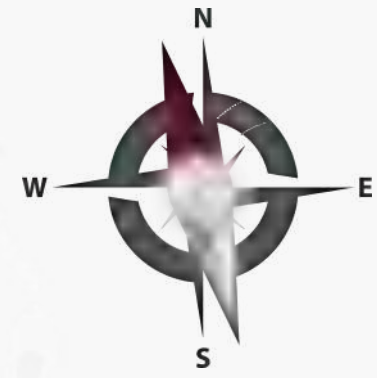
Total Area: 159.32 sq. m. (1,715 sq. ft.)



3BR

Type 3

Total Area: 157.74 sq. m. (1,698 sq. ft.)



ELECTRA FURNITURE AND APPLIANCES LIST FOR ELIGIBLE CUSTOMERS

ITEM	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
Living Room				
? 2-Seater fabric Sofa	1	0	0	0
? 3-Seater fabric Sofa	0	1	1	1
? 1 Seater Fabric Lounge chair	0	1	1	1
? Coffee Table	1	1	1	1
? Dining Table with 4 Chairs	1 (2 chairs)	1	1	1
? Tv Stand/Bracket	1	1	1	1
? Side table	0	1	2	2
Bedroom				
? Queen Size Bed with Mattress	1	1	2	3
? Bed Side Table	2	2	4	6
? Dressing Table with 1 Chair/Stool	0	1	1	1
Electra Appliances List – Bosch or Equivalent				
? 55 TV'(Any International Brand)	1	2	2	3
? Cook Top	1	1	1	1
? Microwave Oven	1	1	1	1
? Kitchen Hood	1	1	1	1
? Refrigerator with Freezer	1	1	1	1
? Dish Washer	0	0	1	1
? Washing Machine / Dryer	1	1	1	1
Electra Home Automation				
Living /Bedroom/Kitchen Room Ceiling Lights	Yes			
Living /Bedroom Room Chandelier	Yes			
Air Conditioning	Yes			
Curtain / Sheer	Motorized And Automated Tracks are Provided No Curtains are Provided			
Bathrooms	Motion & Lux Activated Light Controls, Not on Automation			

POST HANDOVER PLAN

1BHK =

AED1,200,000

DATE	%	STAGE AMOUNT
1-Jun-24	21%	AED252,000
1-Jul-24	1%	AED12,000
1-Aug-24	1%	AED12,000
1-Sep-24	1%	AED12,000
1-Oct-24	1%	AED12,000
1-Nov-24	5%	AED60,000
1-Dec-24	1%	AED12,000
1-Jan-25	1%	AED12,000
1-Feb-25	1%	AED12,000
1-Mar-25	1%	AED12,000
1-Apr-25	1%	AED12,000
1-May-25	5%	AED60,000
1-Jun-25	1%	AED12,000
1-Jul-25	1%	AED12,000
1-Aug-25	1%	AED12,000
1-Sep-25	1%	AED12,000
1-Oct-25	1%	AED12,000
1-Nov-25	5%	AED60,000
1-Dec-25	1%	AED12,000
1-Jan-26	1%	AED12,000
1-Feb-26	1%	AED12,000
1-Mar-26	1%	AED12,000
1-Apr-26	1%	AED12,000
1-May-26	5%	AED60,000
1-Jun-26	1%	AED12,000
1-Jul-26	1%	AED12,000
1-Aug-26	1%	AED12,000
1-Sep-26	1%	AED12,000
1-Oct-26	1%	AED12,000

DATE	%	STAGE AMOUNT
1-Nov-26	1%	AED12,000
1-Dec-26	1%	AED12,000
1-Jan-27	1%	AED12,000
1-Feb-27	1%	AED12,000
1-Mar-27	1%	AED12,000
1-Apr-27	5%	AED60,000
1-May-27	1%	AED12,000
1-Jun-27	1%	AED12,000
1-Jul-27	1%	AED12,000
1-Aug-27	1%	AED12,000
1-Sep-27	1%	AED12,000
1-Oct-27	1%	AED12,000
1-Nov-27	1%	AED12,000
1-Dec-27	1%	AED12,000
1-Jan-28	1%	AED12,000
1-Feb-28	1%	AED12,000
1-Mar-28	1%	AED12,000
1-Apr-28	1%	AED12,000
1-May-28	1%	AED12,000
1-Jun-28	1%	AED12,000
1-Jul-28	1%	AED12,000
1-Aug-28	1%	AED12,000
1-Sep-28	1%	AED12,000
1-Oct-28	1%	AED12,000
1-Nov-28	1%	AED12,000
1-Dec-28	1%	AED12,000
1-Jan-29	1%	AED12,000
1-Feb-29	1%	AED12,000
1-Mar-29	1%	AED12,000
1-Apr-29	1%	AED12,000
1-May-29	1%	AED12,000

PRE-HANDOVER PLAN

1BHK =
AED1,200,000

DATE	%	STAGE AMOUNT
1-Jun-24	21%	AED252,000
1-Jul-24	1%	AED12,000
1-Aug-24	1%	AED12,000
1-Sep-24	1%	AED12,000
1-Oct-24	1%	AED12,000
1-Nov-24	5%	AED60,000
1-Dec-24	1%	AED12,000
1-Jan-25	1%	AED12,000
1-Feb-25	1%	AED12,000
1-Mar-25	1%	AED12,000
1-Apr-25	1%	AED12,000
1-May-25	5%	AED60,000
1-Jun-25	1%	AED12,000
1-Jul-25	1%	AED12,000
1-Aug-25	1%	AED12,000
1-Sep-25	1%	AED12,000
1-Oct-25	1%	AED12,000

DATE	%	STAGE AMOUNT
1-Nov-25	5%	AED60,000
1-Dec-25	1%	AED12,000
1-Jan-26	1%	AED12,000
1-Feb-26	1%	AED12,000
1-Mar-26	1%	AED12,000
1-Apr-26	1%	AED12,000
1-May-26	5%	AED60,000
1-Jun-26	1%	AED12,000
1-Jul-26	1%	AED12,000
1-Aug-26	1%	AED12,000
1-Sep-26	1%	AED12,000
1-Oct-26	1%	AED12,000
1-Nov-26	1%	AED12,000
1-Dec-26	1%	AED12,000
1-Jan-27	1%	AED12,000
1-Feb-27	1%	AED12,000
1-Mar-27	1%	AED12,000
1-Apr-27	30%	AED360,000

100% HANDOVER

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