# CONDOR DEVELOPERS

COMPANY PROFILE  $\longrightarrow$ 

### YEARS OF CREATING LANDMARKS in the Middle East & Asia

Condor Group is a visionary real estate development firm with 4 decades of industry expertise and over 400 successfully completed projects across the Middle East and Asia. We are also the first green construction company in Dubai, focusing on building sustainable spaces with a touch of luxury. Each project from Condor Group continues to fulfil our commitments consistently and exceed customer expectations at every turn while delivering projects that inspire. Condor Group specializes in pioneering architecturally distinct & luxurious residential enclaves along with business development parks with a signature of trust and quality that comes with the name Condor.







### A QUEST FOR PERFECTION

Erecting perfect living spaces and pristine functional business development parks are the forte of Condor Group. Our mission is to create bespoke and unique constructions that seamlessly combine convenience with luxury. We strive to become the prime choice for our customers in the industry while maintaining our reputed status as one of the top trusted builders in the sector.

#### SKY IS THE LIMIT

Each of our projects is a culmination of the latest technological advancements, state-of-the-art machinery, and a team of industry experts at the helm. With all this combined, our customers' imagination is the only limit we realize at Condor Group. In the future, we aim to spread our horizon significantly and build signature addresses around the Middle East & Asia.



### WE STAND FOR

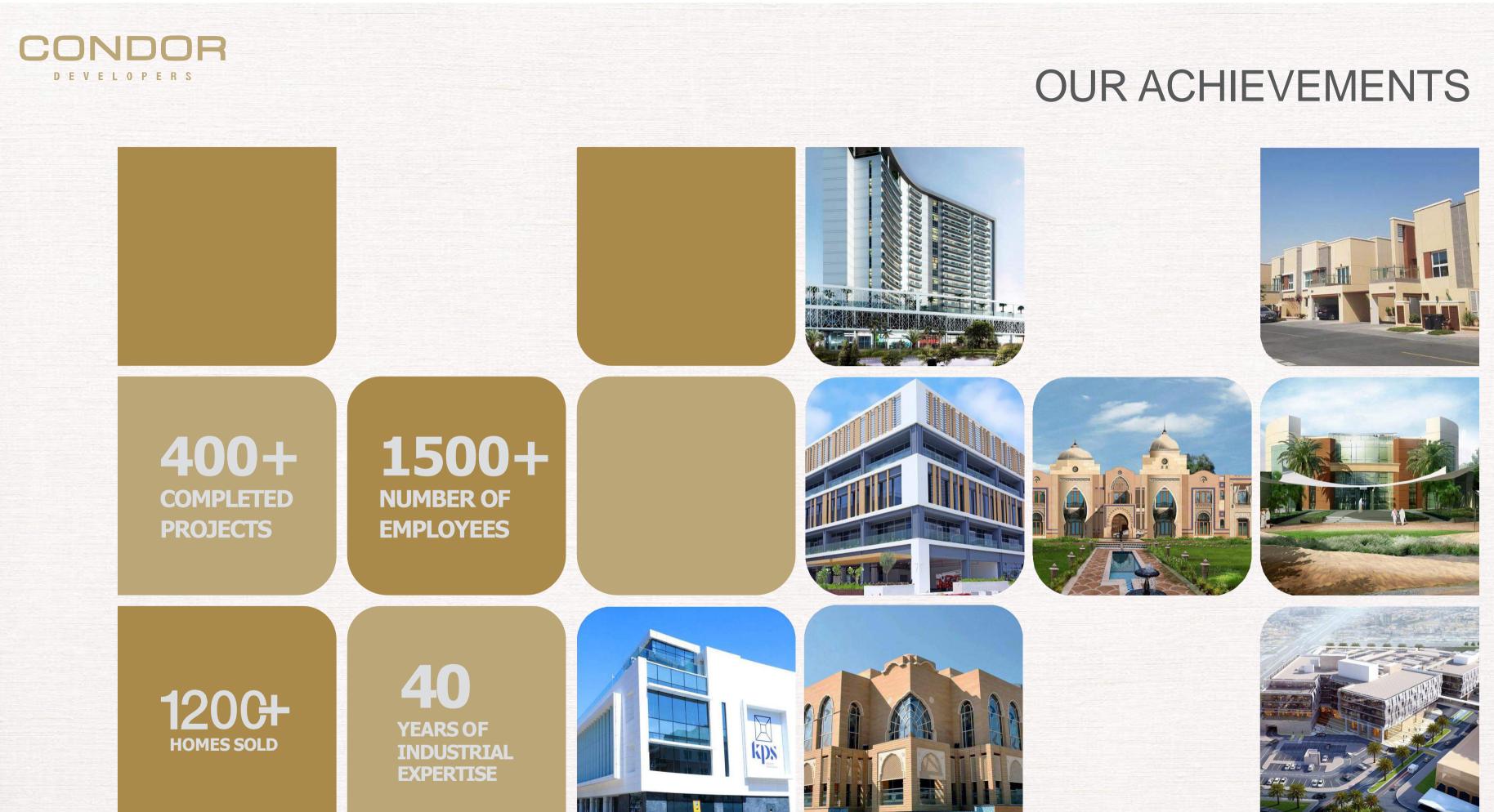
Live in luxury is the concept that we adhere to and it's precisely what we deliver to our customers. At Condor Group, we use top-of-the-line building materials and immaculate designs to create signature constructions in the most desirable locations so that our customers may have maximum value for their investment which will only be appreciated in the passage of time.





#### LEADERSHIP

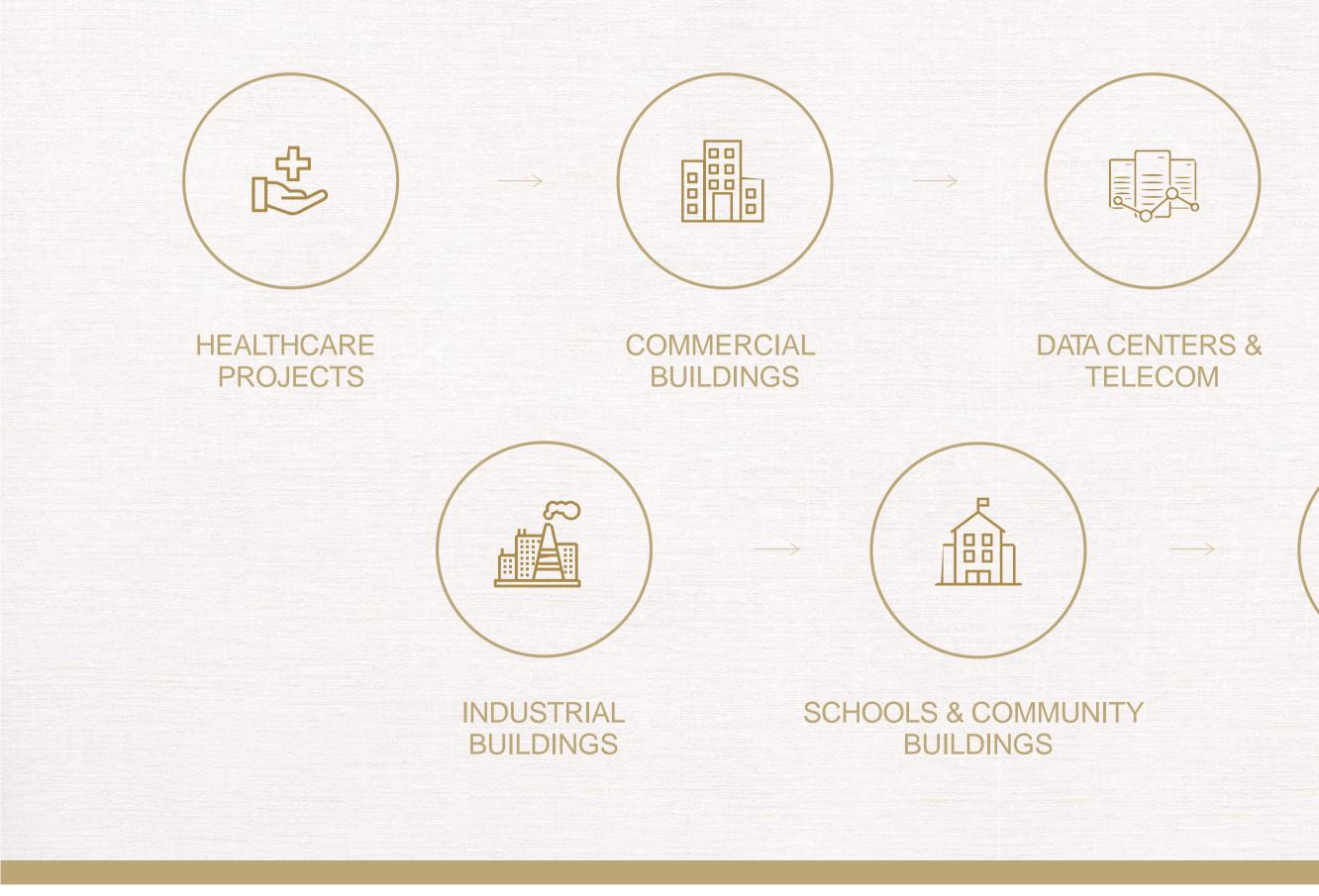
Condor Group is a vision materialised through the hard work and dedication of one man, Mr. V. Sivaprasad, who established the Condor Building Contracting LLC in 1983 to deliver high-valued projects to his customers with passion, precision and reliability. As a result of his unwavering commitment and expertise, Contour Group gained identity over the years and today we are recognised as a multi-million dollar enterprise with a firm foothold and a trusted customer base across the Middle East and Asia.



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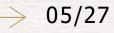
# VERSATILE CONSTRUCTION PORTFOLIO



FIRST GREEN BUILDING CONTRACTORS



LUXURY VILLAS



### INHOUSE & RELATED BUSINESSES

CONDOR

JOINERY & CARPENTARY

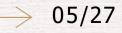
PLANT & MACHINERY

WATERPROOFING & PAINTING

#### ALUMINIUM AND GLAZING

#### FLOORING

LOGISTICS & TRANSPORTATION

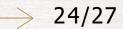


# **OUR CLIENTS**











# Concept 7; The new highlight of Jumeirah Village Circle

Welcome to the Concept 7 Residences at Jumeirah Village Circle, where luxury and comfort come together to create the ultimate living experience. This new development is set to redefine the standard of modern living in Dubai, offering a range of sophisticated and elegantly designed living spaces that cater to your every need. Located in one of the most sought-after neighborhoods in Dubai, Jumeirah Village Circle is the perfect place to call home for those seeking an elevated lifestyle. The project features a collection of spacious apartments with state-of-the-art amenities and facilities, all nestled in a lush landscape that provides a peaceful and serene ambiance. Whether you're looking for a tranquil retreat or a place to entertain friends and family, our latest project has something to offer for everyone. From its beautiful surroundings to its luxurious amenities, Concept 7 Residences from Condor Group is sure to exceed your expectations.

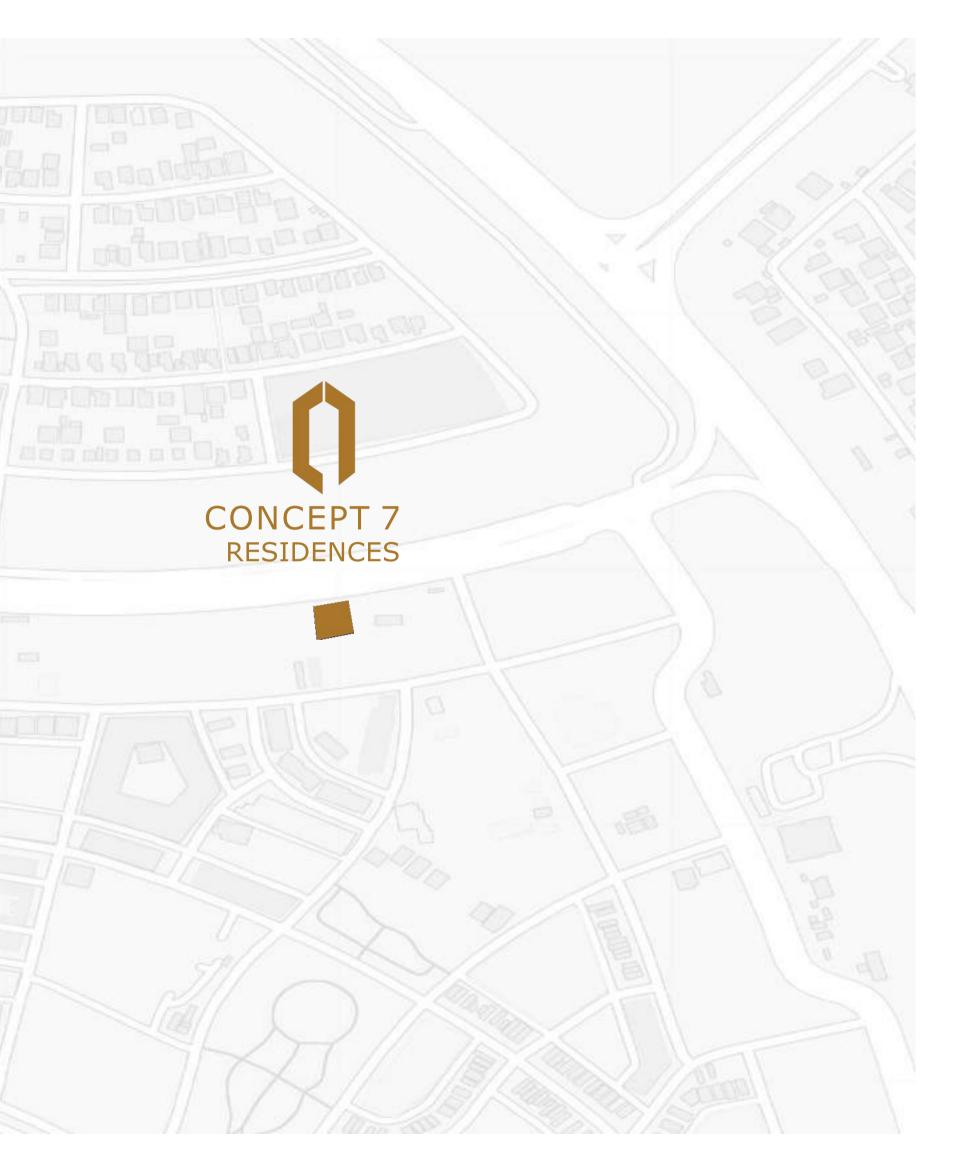


# **OUR LOCATION**

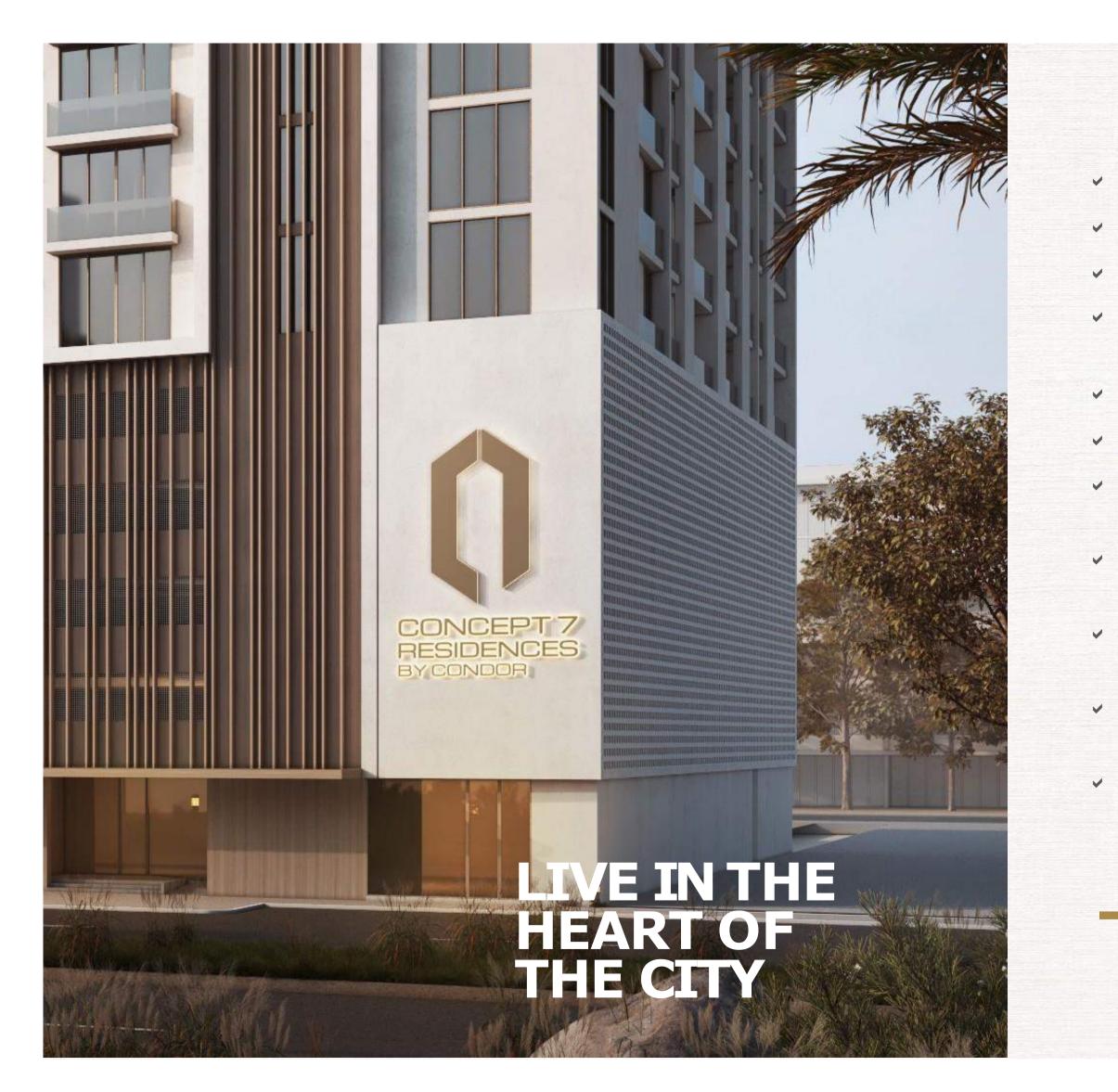
#### Access all areas The Centre of everything

Perfectly positioned in Dubai's coveted commuter belt, Concept 7 Residences offers easy access to all of Dubai's business districts, nightlife, beautiful beaches, hospitals and luxurious shopping and dining destinations.

It is in the enviable position of being only 15 minutes from Al Maktoum International Airport and 29 minutes from Dubai International Airport, the perfect location for stress-free life.









Studio, 1 & 2-Bedroom Apartments.

Premium Location @ District II, Mulshabad.

Fully Furnished Apartments.

Jumeirah Village Circle Is Just Around The Corner.

One Minute Walk To Circle Mall.

300 meters to the entrance of Hessa Street.

9.8 Km / 6.1 Mile (14,000-Step) Jogging Track To Keep You Healthy.

30 Landscaped Parks Have Been Planned For The District.

18 Completed Children's Play Areas And Running Tracks.

A Cycling Track Is Under Design And Expected To Be Executed Shortly.

A Chilled-Out Neighborhood In The Progressive And Vibrant Atmosphere Of A World-Class City.

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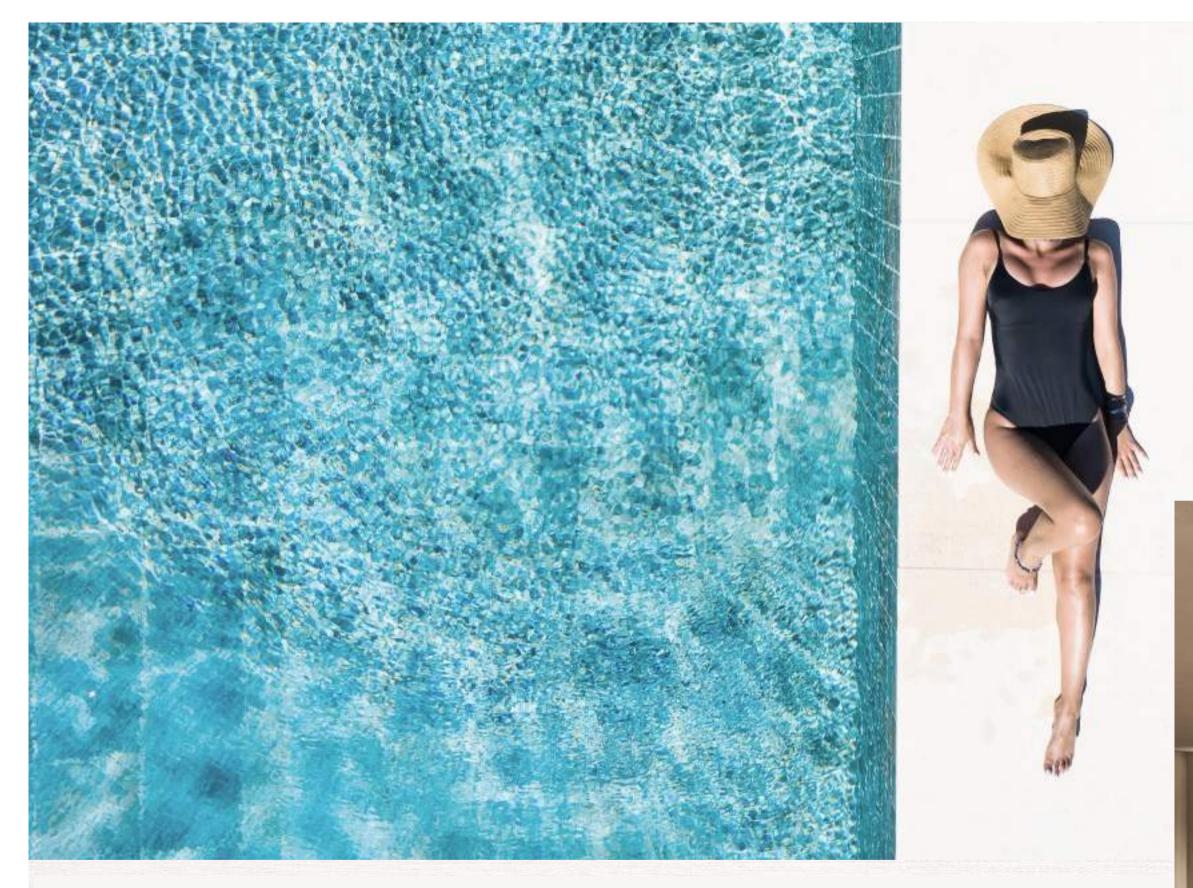
## Upgrade your life with best-in-class Amenities.

# THE LOBBY

Live in Style, Live in Comfort.

Experience the Best of Apartment Living

Your 24-hour security is on hand to assist you every hour.



01. POOL

Dive into Luxury: Experience our Pool & Amenities.



#### **02. BUSINESS CENTER**

A Professional Environment for Your Business Needs

# 3. PET-FRIENDLY LIVING SPACES

There's always room for your furry friends at Concept 7

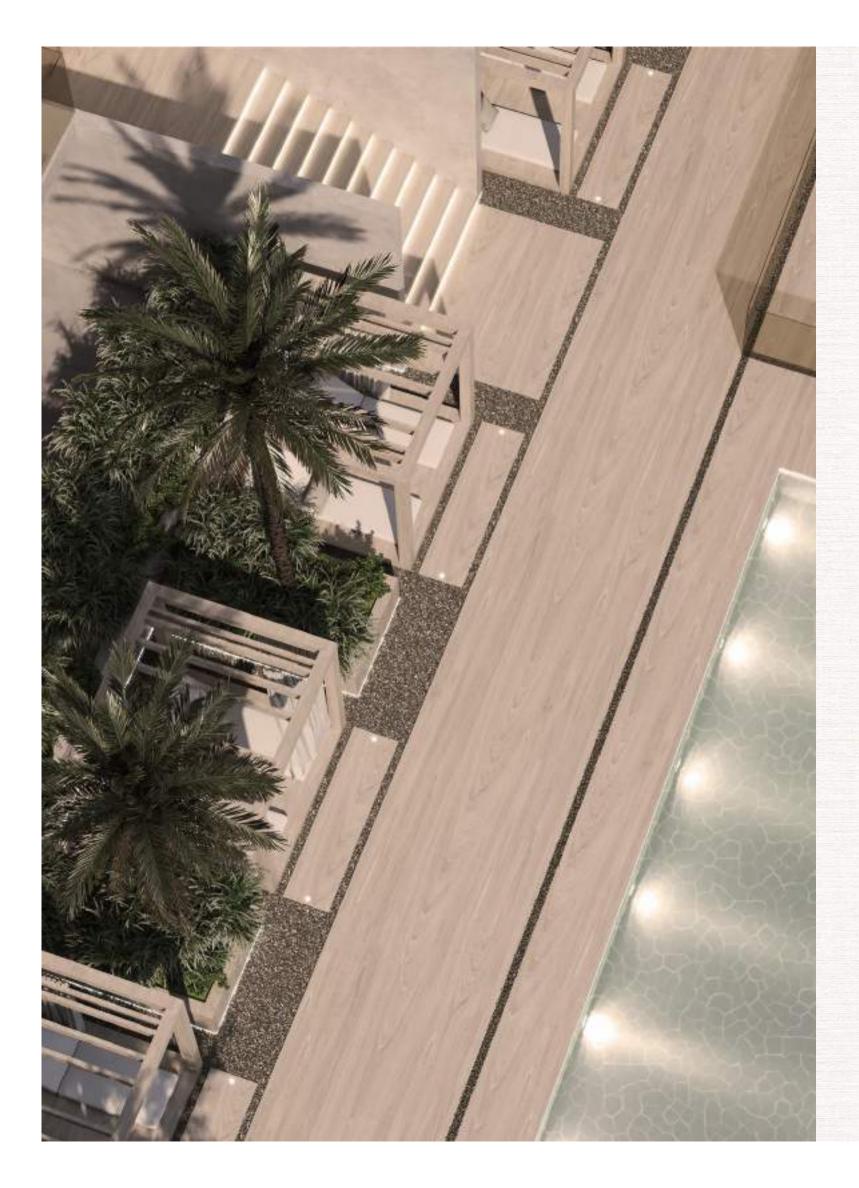
### 4. INTEGRATED WORKSPACES

Integrated workspaces that add convenience and redefine work-life balance.

GYM Get Fit and Fabulous

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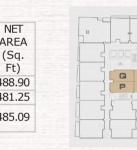
STUDIO APARTMENT TYPE 1



F	LOORS:	1st Floor		
	SI	INTERIO R AREA	BALCONY AREA	N AF
		(Sq. Ft)	(Sq. Ft)	(S
	Р	395.68	93.22	488
	Q	390.41	90.85	48
	AVG. AREA	393.05	92.04	485

FLOORS: 2nd Floor - 10th Floor INTERIOR AREA: 395.90 sq.ft BALCONY AREA: 0.00 sq.ft NET AREA: 395.90 sq.ft





### STUDIO APARTMENT TYPE 2



FLOORS: 2nd Floor - 10th Floor INTERIOR AREA: 347.03 sq.ft BALCONY AREA: 45.32 sq.ft NET AREA: 392.34 sq.ft



STUDIO APARTMENT TYPE 3









## ROOMS AT CONCEPT 7

Where Simp The soft ear Each room is The result is



Where Simplicity meets Luxury

The soft earth palette inspired by the Dubai desert, makes you feel right at home.

Each room is designed to let an abundance of natural light shine;

The result is simple, clean and open, yet warm and inviting living spaces.



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# CONDOR **DEVELOPERS**

#### **LET'S BUILD THE FUTURE TOGETHER**

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