

# RA1N



## Object 1

Dubai Is a Gallery  
and Buildings Are Showpieces

[object-1.com](http://object-1.com)

An aerial photograph of Dubai, United Arab Emirates, showing the city skyline with numerous skyscrapers and the artificial islands of the Dubai Marina. The image is taken from a high angle, looking down at the city and the surrounding water. The sky is a mix of orange and blue, suggesting a sunset or sunrise. The water is a deep blue, and the city is a mix of grey and white buildings.

# Why invest in Dubai

## Strategically Located

Sitting at the heart of the world, Dubai is easily accessible from every continent in a matter of hours. Moreover, it gives you easy access to every emerging market and growing economy across the world.

## Advanced Infrastructure

Dubai's vision and commitment to heavily invest in its industrial, telecommunications and transport infrastructure make it an appealing destination for international businesses.

## Ease of Setting up Business

The world's largest free zone gives multiple benefits to companies, such as complete foreign ownership, complete repatriation of capital and gains, exemption from import duties and freedom from corporate taxation.

## Open Economic and Regulatory System

Dubai has been attracting much of Foreign Direct Investment (FDI), thanks to its open economic policies, minimal government control and private sector regulation.

## Highly Liquid Property Market

Gives some of the highest rentals in the world. Strong capital appreciation. Easily accessible finance options. Tax free gains

## Stable Currency

The value of the UAE Dirham has enjoyed the balance and growth that has come with being pegged to the US Dollar, which has also led to the stability of the import and export trade.



# The City Is Yours

Object1 found a perfect balance for a comfortable life in Dubai. Close to main attractions but away from noisy tourist routes. With great transport access to work but in a quiet friendly community to enjoy life.

**2 Minutes**

Circle Mall

**7 Minutes**

Dubai Hills Mall

**19 Minutes**

UMG World Adventures

**20 Minutes**

Jumeirah Beach  
Museum of the Future

**10 Minutes**

Dubai Autodrome  
Dubai Marina  
Ain Dubai

**15 Minutes**

Burj Khalifa  
Burj Al Arab

**24 Minutes**

The Green Planet

**28 Minutes**

Dubai World Center



## Kids

Sunmarke School  
Arcadia Secondary Schoo  
JSS International School  
Kids World Nursery JVC  
Stepping Stones - Playschool JVC  
Dubai - JVT - District 5 - C22

## Health

Right Health Karama Medical Center  
Dr. Joy Dental Clinic  
SmileWorks Dental Clinic  
Apex Dental & Orthodontic Clinic JVC  
Magnum Clinic - JVC

## Malls

Circle Mall JVC  
Al Khail Avenue Mall

## Parks

Circle Community Park  
JVC District 16  
Community Park  
Halool Community Park  
JVC Community Park - henna park  
Khansour Community Park  
Eisbej Community Park  
SukisGarden  
District 13-2 Community Park  
JVC- Halfa Park  
One of the best playgrounds  
Sgal Community Park

## Cafes & restaurants

McCafferty's Jumeirah Village  
McDonald's  
Il Forno Restaurant  
Smart Cook Restaurant  
The Coffee Mug, Korean Fusion Restaurant  
Samiat Ololade Restaurant  
Salt and Chillis Restaurant  
Summer Palace Chinese Restaurant  
Sticky Rice  
Five JVC  
Al Karya Snack  
Secret Spice Restaurant

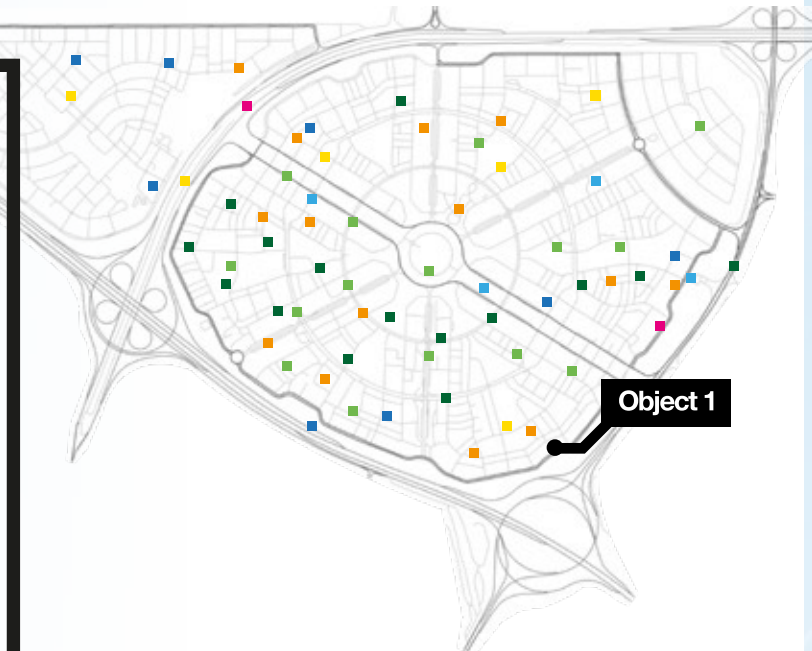
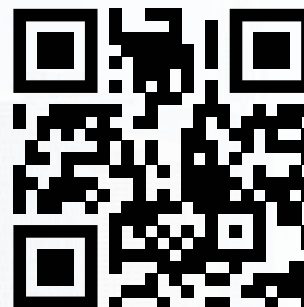
## Fitness

Dubai Sports City  
Dubai International Cricket Stadium  
Tennis Court 2  
JVT Tennis court 1  
Wellfit  
Sukoon Yoga Center  
Gators Swimming Academy  
Basketball Court 4 - District 8J

## Supermarkets

Nesto Hypermarket  
Spinneys  
Choice Mart  
Nine Star Supermarket  
Trust Value Supermarket  
NEW JAME JAM SUPERMARKET  
Tudomart Supermarket  
Talabat mart JVC  
Aswaaq Mart - Sydney Tower JVC  
Cart Supermarket JVC  
Shorooq Al Madina Grocery  
VIVA Supermarket - JVC

More interesting  
and detailed  
info look here



Object 1

# Object 1

In Jumeirah Village Circle



# WELCOME TO RA1N

We stand firmly on the ground, but this does not block our ambitions from reaching for the sky. With all the courage we'd like to present to you the first architectural project of the development company Object1 — RAIN.

The long-awaited, refreshing, source of new life. Better life. Like the rain in the desert.



# IN THE CENTER OF EVENTS, AWAY FROM THE CROWDS

## LOCATION

The RAIN project is located in the JVC, which is now one of the most dynamically developing areas. JVC is the heart of New Dubai.

Despite its proximity to the main attractions, the area is far from crowded tourist routes and all the hustle and bustle of a big city. It is a quiet urban oasis of villas, townhouses, and elegant low-to-mid-rise houses.

## CITY IN THE CITY

One of the most significant advantages of the area is that all the necessary infrastructure is within walking distance. Best daycare centers and schools, parks (more than 30), supermarkets, restaurants, fitness centers, and swimming pools are located nearby or in your home.

But if local entertainment is not enough, take a short drive, and you will seize all the fun in JBR, Dubai Marina, or Motorcity.

## TRANSPORT ACCESSIBILITY

You can easily access the streets of Mohammed Bin Zayed Road, Barsha Road, and Al Khail Road from JVC. No traffic jams were found. It's perfect for people working in the Dubai Marina, Dubai Internet City, and JLT areas.

Public transport is also very efficient. For example, shopaholics can reach the new Dubai Hills Mall in 10 minutes max.





# Clean lines and style

## ARCHITECTURE

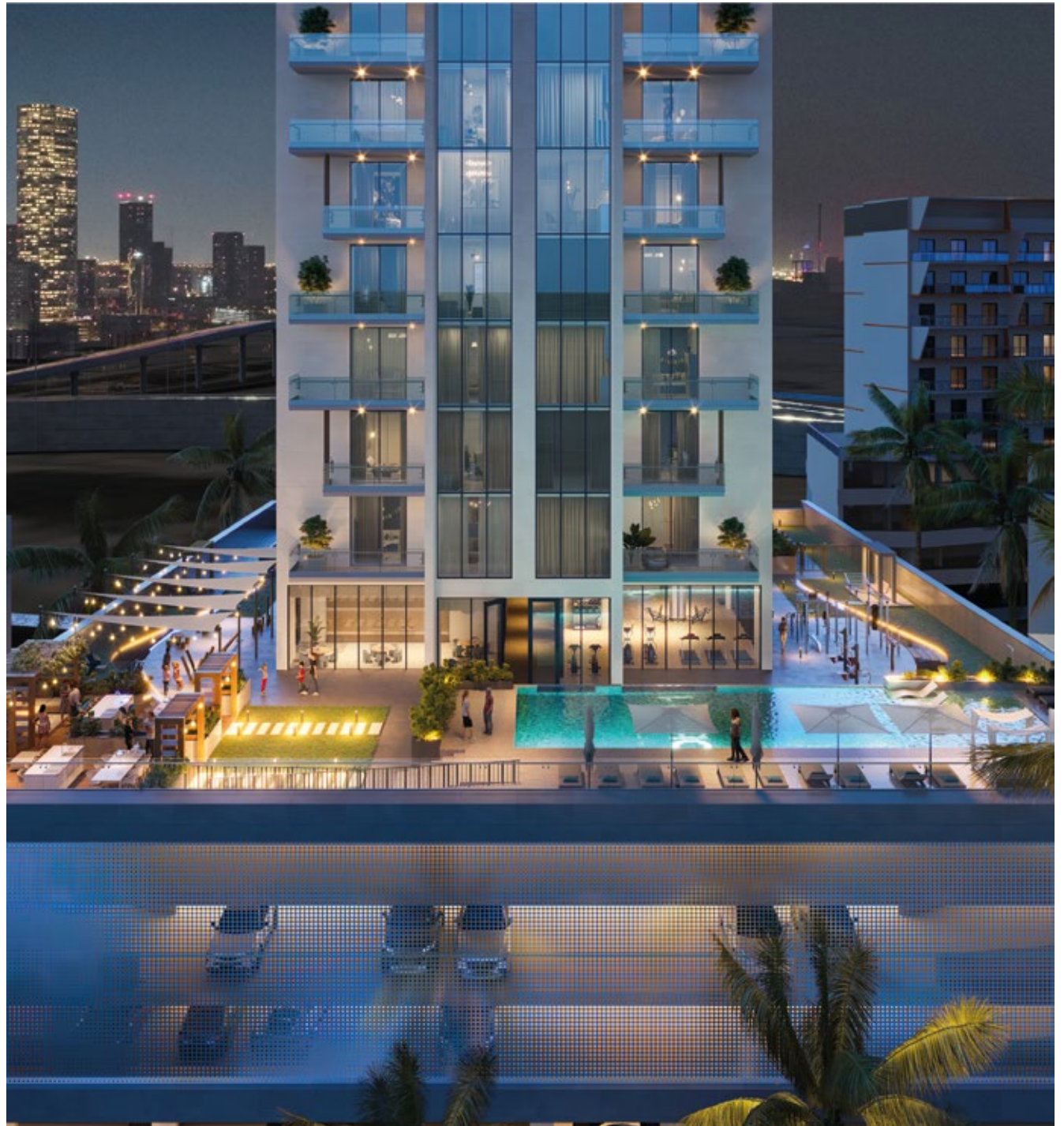
The RAIN project name absolutely matches its architectural idea. This 25-story building certainly stands out from the rest with its unique style. A cold facade made of a combination of light gray and white colors, interiors decorated with transparent blue elements, pools, and water lines — all of these combined provides the future residents with peace, tranquility and coolness. Like a sudden rain after an exhausting heat.



# A new level of design with human care

## THOUGHTFUL AMENITIES FOR RESIDENTS

Every inch of our building is thought out and designed to take care of the residents' well-being. Bring pleasure and comfort. After all, even the smallest detail out of place can destroy the harmony of cozy and easy living.







SOFT LOUNGE  
WAITING AREA

LIBRARY



## Welcoming lobby

The ground floor welcomes residents and their guests with coolness and peace. Here you can relax while waiting for a meeting, chat with your friends, and even get some work done.

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COWORKING

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CONCIERGE 24/7



# Multifunctional public spaces

There are a few entertaining areas for adults and children on the 4th-floor podium. The spaces are thoughtfully designed, and parents, while relaxing, can look out for their children in a pleasant and resting environment.

## CHILDREN'S AREA

Every parent's dream come true. We took care about the area where you can entertain your children and got it all covered with our thought-out design of the Children's Area. Your precious ones can enjoy a variety of options for indoor and outdoor play.





## ENTERTAINMENT ZONE

Club House is a space for having fun among like-minded people. Table tennis, football, intellectual games, and much more social excitement is looking forward to meeting the residents and their guests.





## SPORTS AREA

Gym workouts and classes in the fitness studio can be held indoors and outdoors.



## OUTDOOR WORKOUT

It is a great opportunity to get a suntan and a workout at the same time. The modern and well-designed equipment will help you stay in shape and boost your energy to have another remarkable day in RAIN.





## POOLS

Outdoor swimming pool with showers, poolside sun loungers, cabanas; children's swimming pool; apartments with terraces, private pools and a private seating area.





## THE CHILDREN'S SWIMMING POOL

The swimming area for the little ones is only 70 cm deep and is safely separated from the adult pool. There are plenty of lounge chairs nearby, so you can enjoy your time in the sun and watch your kids play in the water at the same time.





## OPEN AIR

The dining zone and BBQ area with an open-air kitchen are ready to add some fire and spice to the breezy living in RAIN. You can bring your beloved one for a romantic dinner with a breathtaking sunset view or enjoy cooking delicious grill meals with your friends.



## GREEN ZONE

Residents can enjoy nature in a peaceful place that has a decorative water path surrounded by greenery, a walking area with benches, and places to relax under the wooden pergolas.





## PRIVATE POOL AND TERRACE

RAIN is designed for easy living, refreshing all senses and inspiring minds. The 25th floors have even more to offer to its residents: exclusive apartments with pools and terraces for extra comfort and total privacy.



## OUTDOOR KIDS PLAY AREA

We created a special place where fun meets nature because we know how it's essential for the kids' development to play outdoors. The area is filled with greenery, playgrounds are made of all-natural materials, and there are tents to protect your little ones from the sun.





## BACK COURTYARD

There is access from the lobby to a landscaped green courtyard with benches.





## SHOPS AND COMMERCIAL PREMISES

The ground floor has 2 shops with everything you need for your convenience.





## PARKING FOR ANY TRANSPORT YOU PREFER

3-storey parking for 180 cars is located on the lower floors of the building. A high-speed elevator will quickly take residents and guests to the parking area and back.

The house also has a bike rack and an EV-charging station.

CONVENIENT STORAGE SYSTEMS

A SPACE WHERE YOU WANT  
TO LIVE AND CREATE

ERGONOMICS

PRACTICAL ZONING

VISUAL AND  
AESTHETIC ELEMENTS

FUNCTIONALITY

HIGH-QUALITY FINISHES

APARTMENT LIGHTING

MATERIALS CALLING  
FOR YOUR TOUCH

**WE'VE PERSONALLY  
TESTED EACH  
APARTMENT FOR LIFE  
COMFORT AND ARE  
CONFIDENT THAT YOU  
WILL APPRECIATE**

## **Apartments to Live Here and Now. With Comfort in Every Detail.**

All cabinet-type furniture in our apartments comes from Italian factories: Arrital, Birex, and Dall'Agnese.

We are talking about kitchens, bathrooms, and wardrobes from Italian furniture manufacturers that are not only leaders in their field but are recognized as icons of style, technology, and unsurpassed quality all over the world.

All products have international quality certificates and the 100% MADE IN ITALY label.







## LIVING ROOM

The bright space is ideally designed for a soft zone and a dining room. Ergonomics and functionality in every element.

Designed with your comfort in mind. The space is not visually overloaded. There is room for inspiration and your creative ideas for decoration and furnishing.





## BEDROOM

A cozy space radiates calmness, relieves stress, and gives a perfect renewal after a good night's sleep. Has an access to the balcony/terrace.

High-quality materials. Desirable to touch, easy on the eyes to look at, and appealing to live in RA1N



## KITCHEN

Practical zoning, where everything is at hand and in its place. The built-in kitchen and household appliances from leading manufacturers Care for your comfort in every detail.

High-quality materials. Desirable to touch, easy on the eyes to look at, and appealing to live in RA1N



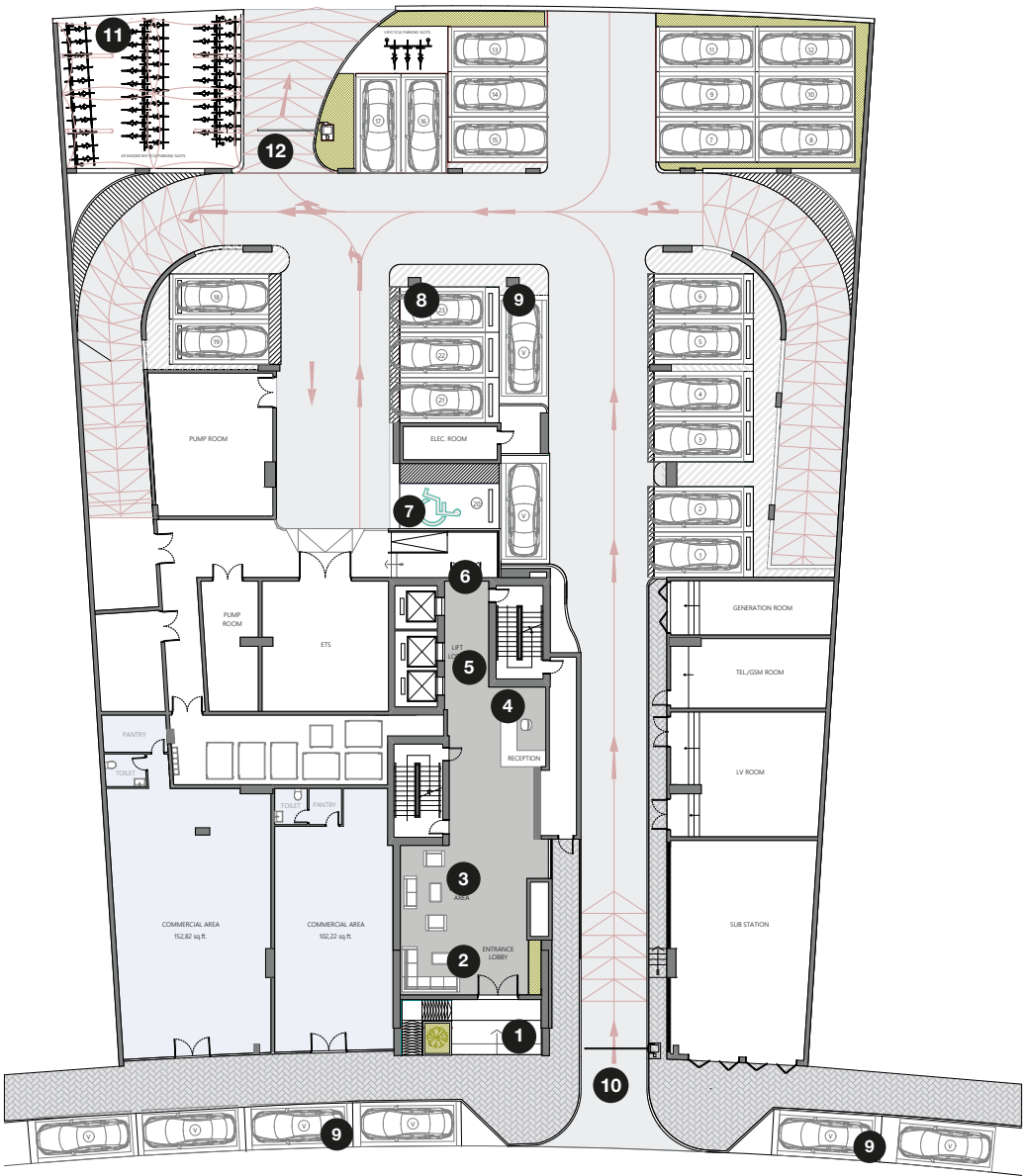


## BATHROOM

Spacious bathroom with shower and toilet.  
Practical zoning. Plumbing and household  
appliances from leading manufacturers.  
Contemporary design.

# GROUND FLOOR AMENITIES PLAN

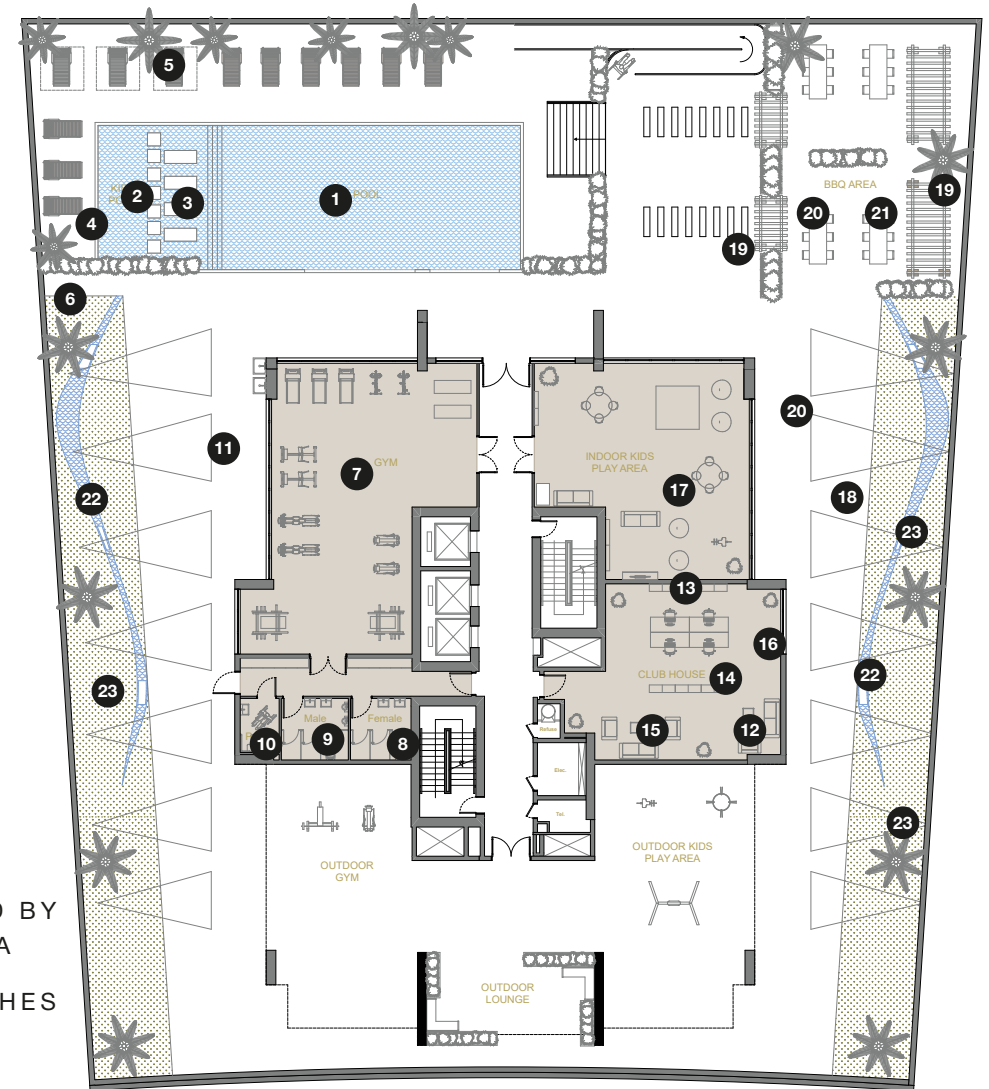
- 1 ENTRANCE LOBBY
- 2 WAITING AREA
- 3 WORKING COMMON AREA
- 4 LOBBY RECEPTION
- 5 LIFT LOBBY
- 6 RESIDENTS' ACCESS TO PARKING
- 7 PARKING FOR PEOPLE OF DETERMINATION
- 8 EV CHARGING STATION
- 9 VISITORS PARKING
- 10 ENTRANCE PARKING
- 11 SHADED BICYCLE PARKING
- 12 EXIT PARKING





## 4 FLOOR AMENITIES PLAN

- |   |   |
|---|---|
| <b>1</b> SWIMMING POOL  | <b>13</b> LIBRARY WALL                                      |
| <b>2</b> KIDS SWIMMING POOL                                     | <b>14</b> WORKING SPACE                                     |
| <b>3</b> BAJA SHELF   | <b>15</b> TABLE TENNIS & FOOTBALL                           |
| <b>4</b> POOL TERRACE & SITTING AREA                            | <b>16</b> INDOOR LOUNGE AREA                                |
| <b>5</b> CABANAS  | <b>17</b> INDOOR KIDS PLAY AREA WITH TOILET                 |
| <b>6</b> OUTDOOR SHOWER AREA                                    | <b>18</b> OUTDOOR KIDS PLAY AREA                            |
| <b>7</b> GYM & FITNESS  | <b>19</b> OUTDOOR LOUNGE                                    |
| <b>8</b> FEMALE CHANGING ROOM WITH TOILET                       | <b>20</b> DINING AREA                                       |
| <b>9</b> MALE CHANGING ROOM WITH TOILET                         | <b>21</b> BBQ AREA WITH KITCHEN                             |
| <b>10</b> CHANGING ROOM WITH TOILET FOR PEOPLE OF DETERMINATION | <b>22</b> WATER PATH, SURROUNDED BY A GREEN RECREATING AREA |
| <b>11</b> OUTDOOR GYM   | <b>23</b> WALKING AREA WITH BENCHES                         |
| <b>12</b> CLUB HOUSE  |   |



# Apartments

## 1 Bedroom





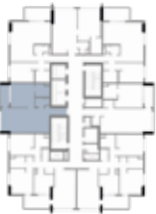
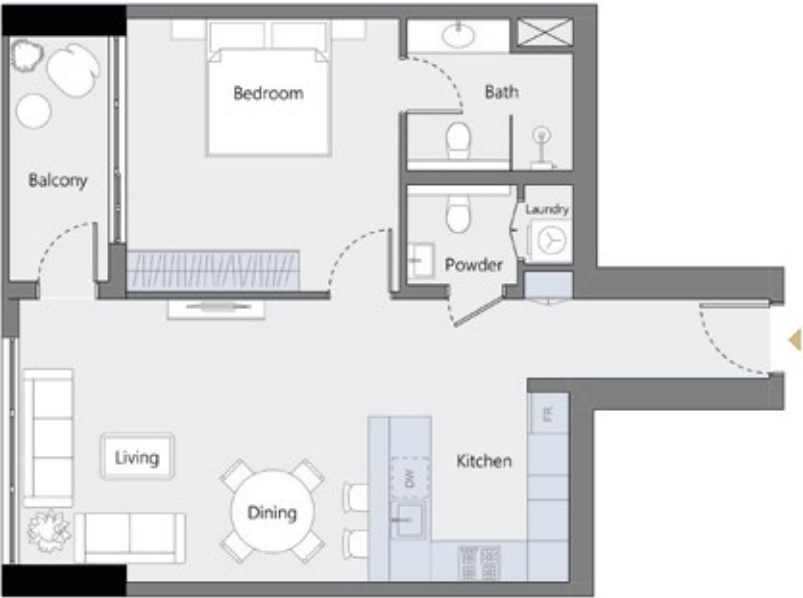
1 BEDROOM



1 BEDROOM



NUMBER	501	701	801	901	1001	1101	1201	1301	1401	1501	1601	1701	1801	1901	2001	2101	2201	2301
FLOOR	5	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23

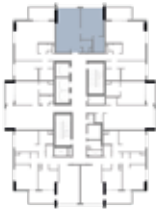


1BR TYPE A

SUITE AREA	717,09	sq. ft.
BALCONY AREA	68,22	sq. ft.
TOTAL SELLABLE AREA	785,31	sq. ft.

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only may change at any time up to the final "us built" status in accordance with the final designs of the project, regulatory approvals and planning permissions

NUMBER	503	703	803	1003	1103	1303	1403	1603	1703	1903	2003	2203	2303
FLOOR	5	7	8	10	11	13	14	16	17	19	20	22	23



1BR TYPE C

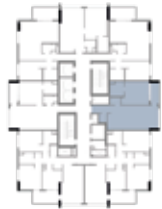
SUITE AREA	686,65	sq. ft.
TOTAL SELLABLE AREA	686,65	sq. ft.

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1 BEDROOM

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NUMBER	505	605	705	805	905	1005	1105	1205	1305	1405	1505	1605	1705	1805	1905	2005	2105	2205	2305
FLOOR	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23



1BR TYPE E

SUITE AREA	767,86	sq. ft.
BALCONY AREA	68,22	sq. ft.
TOTAL SELLABLE AREA	836,08	sq. ft.

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# Apartments

1 Bedrooms Pro

1 BEDROOM PRO

RA1N

1 BEDROOM PRO

RA1N

NUMBER	502	702	802	1002	1102	1302	1402	1602	1702	1902	2002	2202	2302
FLOOR	5	7	8	10	11	13	14	16	17	19	20	22	23



1.5 BR TYPE B

SUITE AREA	791,49	sq. ft.
BALCONY AREA	137,92	sq. ft.
TOTAL SELLABLE AREA	929,41	sq. ft.

NUMBER	504	704	804	1004	1104	1304	1404	1604	1704	1904	2004	2204	2304
FLOOR	5	7	8	10	11	13	14	16	17	19	20	22	23



1.5 BR TYPE D

SUITE AREA	803,06	sq. ft.
BALCONY AREA	137,68	sq. ft.
TOTAL SELLABLE AREA	940,74	sq. ft.

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1 BEDROOM PRO

NUMBER	602	902	1202	1502	1802	2102
FLOOR	6	9	12	15	18	21



1.5 BR TYPE F

SUITE AREA	791,49	sq. ft.
BALCONY AREA	104,42	sq. ft.
TOTAL SELLABLE AREA	895,91	sq. ft.

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1 BEDROOM PRO

NUMBER	604	904	1204	1504	1804	2104
FLOOR	6	9	12	15	18	21



1.5 BR TYPE G

SUITE AREA	803,06	sq. ft.
BALCONY AREA	104,18	sq. ft.
TOTAL SELLABLE AREA	907,24	sq. ft.

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RA1N

# Apartments

2 Bedrooms





2 BEDROOMS

NUMBER	507	707	807	1007	1107	1307	1407	1607	1707	1907	2007	2207	2307
FLOOR	5	7	8	10	11	13	14	16	17	19	20	22	23



2B TYPE A

SUITE AREA	1080,79 sq. ft.
BALCONY AREA	136,80 sq. ft.
<b>TOTAL SELLABLE AREA</b>	<b>1217,59 sq. ft.</b>

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RA1N 2 BEDROOMS

NUMBER	506	706	806	1006	1106	1306	1406	1606	1706	1906	2006	2206	2306
FLOOR	5	7	8	10	11	13	14	16	17	19	20	22	23



2B TYPE B

SUITE AREA	1115,19 sq. ft.
BALCONY AREA	136,80 sq. ft.
<b>TOTAL SELLABLE AREA</b>	<b>1251,99 sq. ft.</b>

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RA1N

2 BEDROOMS

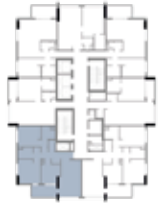
NUMBER	907	1207	1507	1807	2107
FLOOR	9	12	15	18	21

RA1N



2B TYPE C

SUITE AREA	1080,79 sq. ft.
BALCONY AREA	103,30 sq. ft.
TOTAL SELLABLE AREA	1184,09 sq. ft.



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2 BEDROOMS

NUMBER	606	906	1206	1506	1806	2106
FLOOR	6	9	12	15	18	21

RA1N



2B TYPE D

SUITE AREA	1115,19 sq. ft.
BALCONY AREA	103,30 sq. ft.
TOTAL SELLABLE AREA	1218,49 sq. ft.



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# Apartments

Signature  
Collection

SIGNATURE COLLECTION 2 BEDROOMS

NUMBER 2501  
FLOOR 25



SC 2B TYPE A

SUITE AREA	1167,50 sq. ft.
BALCONY AREA	51,83 sq. ft.
TERRACE AREA	305,32 sq. ft.
TOTAL SELLABLE AREA	1524,65 sq. ft.

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SIGNATURE COLLECTION 2 BEDROOMS

NUMBER 2502  
FLOOR 25



SC 2B TYPE B

SUITE AREA	1200,00 sq. ft.
BALCONY AREA	47,44 sq. ft.
TERRACE AREA	305,76 sq. ft.
TOTAL SELLABLE AREA	1553,20 sq. ft.

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SIGNATURE COLLECTION 2 BEDROOMS

NUMBER 2503  
FLOOR 25



SC 2B TYPE C

SUITE AREA	1220,56 sq. ft.
BALCONY AREA	47,44 sq. ft.
TERRACE AREA	305,17 sq. ft.
TOTAL SELLABLE AREA	1573,17 sq. ft.

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SIGNATURE COLLECTION 2 BEDROOMS

NUMBER 2504  
FLOOR 25



SC 2B TYPE D

SUITE AREA	1212,11 sq. ft.
BALCONY AREA	51,83 sq. ft.
TERRACE AREA	305,32 sq. ft.
TOTAL SELLABLE AREA	1569,26 sq. ft.

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RA1N

**Object 1**



# Object 1

Contemporary  
development

**object-1.com**

Object One Real Estate Development L.L.C

Business Bay, Bay Square, building 13, office 305, Dubai -

UAE +971 52 930 5763