

BY MARRIOTT



OUR HOTEL COMPONENTS

GROUND FLOOR

- DROP OFF AREA
- RECEPTION
- HOTEL SHOPS
- B.O.H SERVICE LIFTS
- B.O.H LOADING/ UNLOADING AREA
- INDEPENDENT RETAIL RESTAURANTS

MEZZANINE FLOOR

- PARKING LOTS FOR HOTEL ROOMS / SHOPS

3RD PODIUM

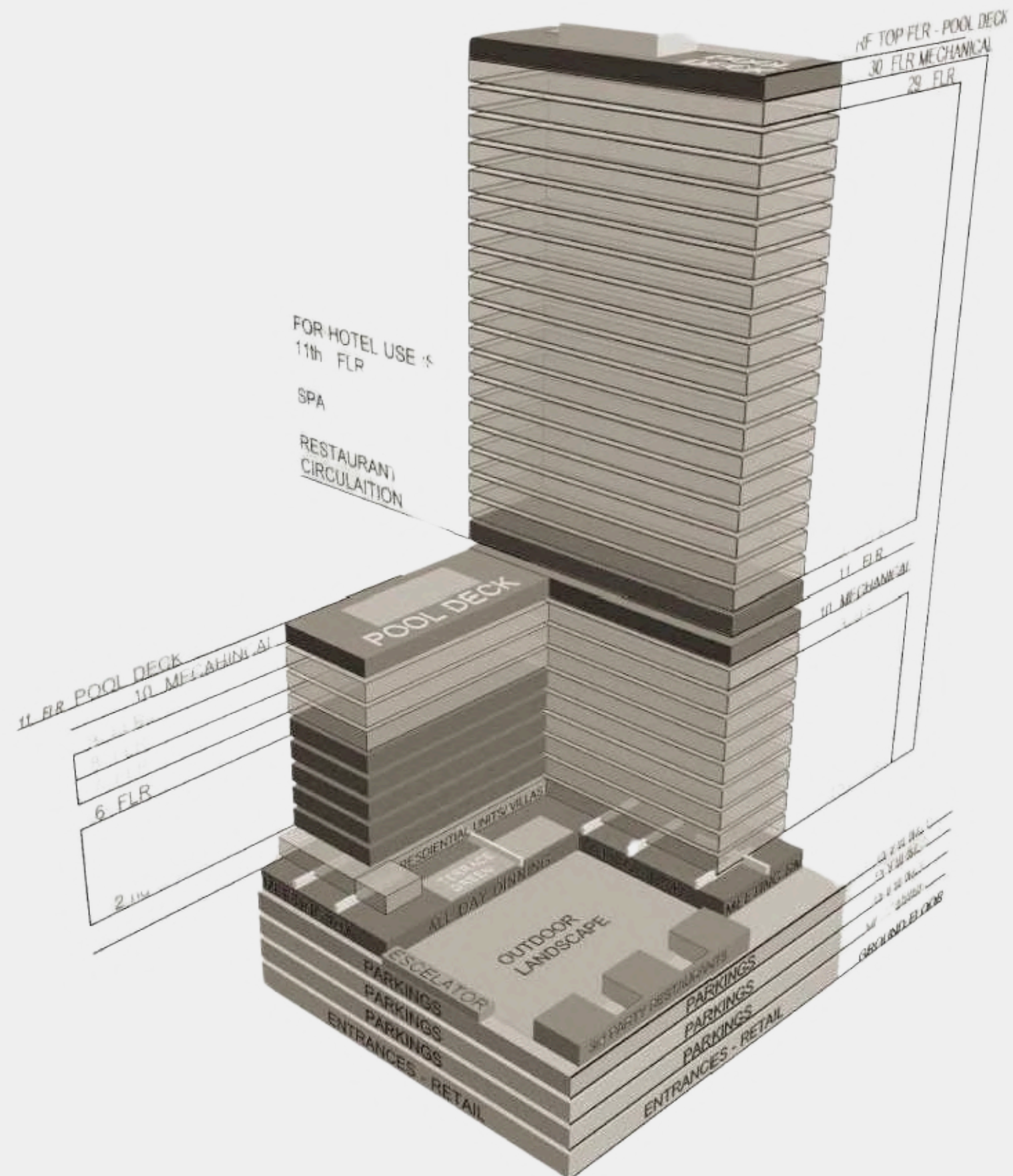
- RETAIL SHOPS AND OUTDOOR COMMUNITY

1ST - 6TH FLOOR

- HOTEL UNITS
 - KING ROOMS = 63
 - TWIN ROOMS = 50
 - SUITE = 6
 - TOTAL = 119 UNITS

11TH FLOOR

- ALL DAY DINING AND POOL DECK





RETAIL COMMERCIAL SPACES

DISCOVER AN EXCEPTIONAL INVESTMENT OPPORTUNITY WITHIN MARRIOTT LUXURY FAMILY RESIDENCE JVC DUBAI.

Whether you're an investor seeking high returns, an F&B brand aiming for a permanent flagship, or an international company looking to expand, we offer freehold ownership of prime retail units. Benefit from a prime location, renowned brands, and minimal operational involvement. Secure your future in Dubai's thriving hospitality sector today.





DISCOVER CULINARY EXCELLENCE AT OUR OUTDOOR RESTAURANTS COMPLEX.

At the heart of our OpenDoor Group's dining experience lies the vibrant and inviting Restaurants Village—a gastronomic haven designed to satisfy every palate. Nestled in a picturesque setting, our Village boasts a diverse selection of culinary delights, each crafted with passion and precision. Whether you're in the mood for a sumptuous steak, delectable seafood, international flavors, or artisanal desserts, our Restaurants Village promises an unforgettable journey through the world of flavors. Join us for an exquisite dining adventure where exceptional food and warm hospitality converge, making every visit a cherished memory.

DUBAI'S FIRST FREEHOLD, LICENSED F&B RETAIL SPACES

FOR INVESTORS INTERESTED IN RETAIL UNITS

Explore an attractive investment opportunity within our hotel's retail units, offering higher ROI potential compared to traditional options. Ideal for investors seeking strong returns without prior F&B industry experience. Benefit with a prime location and world renowned brands ensuring a profitable investment with minimal operational involvement.

FOR F&B COMPANIES SEEKING OWNERSHIP

Secure a permanent flagship location for your brand. Own retail space in our hotel through freehold ownership, enhancing your market presence and profitability. Leveraging your F&B identity in the region.

FOR INTERNATIONAL BRANDS LOOKING TO ESTABLISH

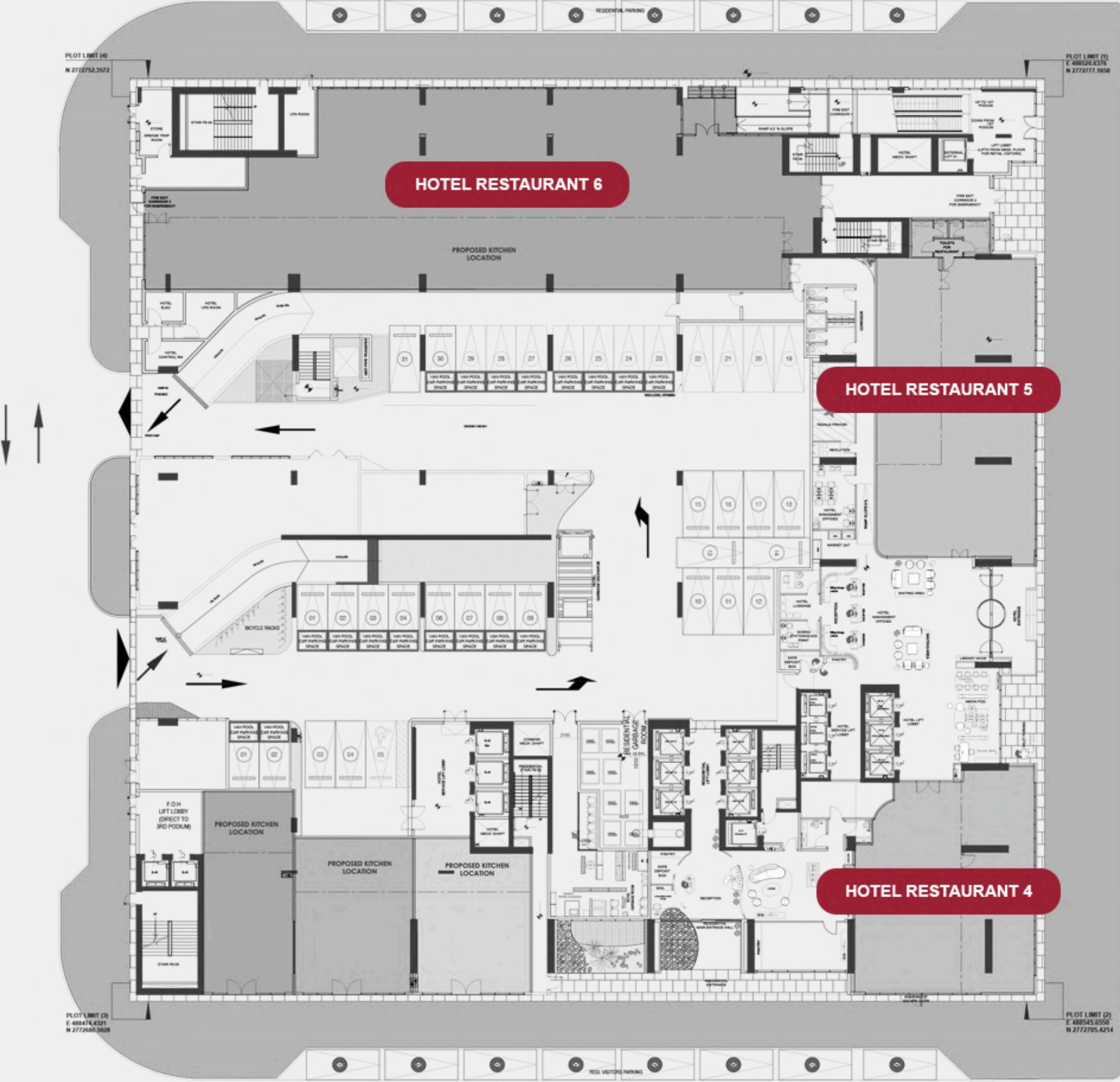
Establish your international brand's foothold within Dubai. Move beyond leasing to own prime retail space, positioning your brand to establish a long term presence on the UAE's ever growing hospitality sector.



GROUND FLOOR RESTAURANTS

HOTEL COMPONENTS

HOTEL RESTAURANT 4	2,795 SQ.FT.
HOTEL RESTAURANT 5	4,323 SQ.FT.
HOTEL RESTAURANT 6	8,607 SQ.FT.



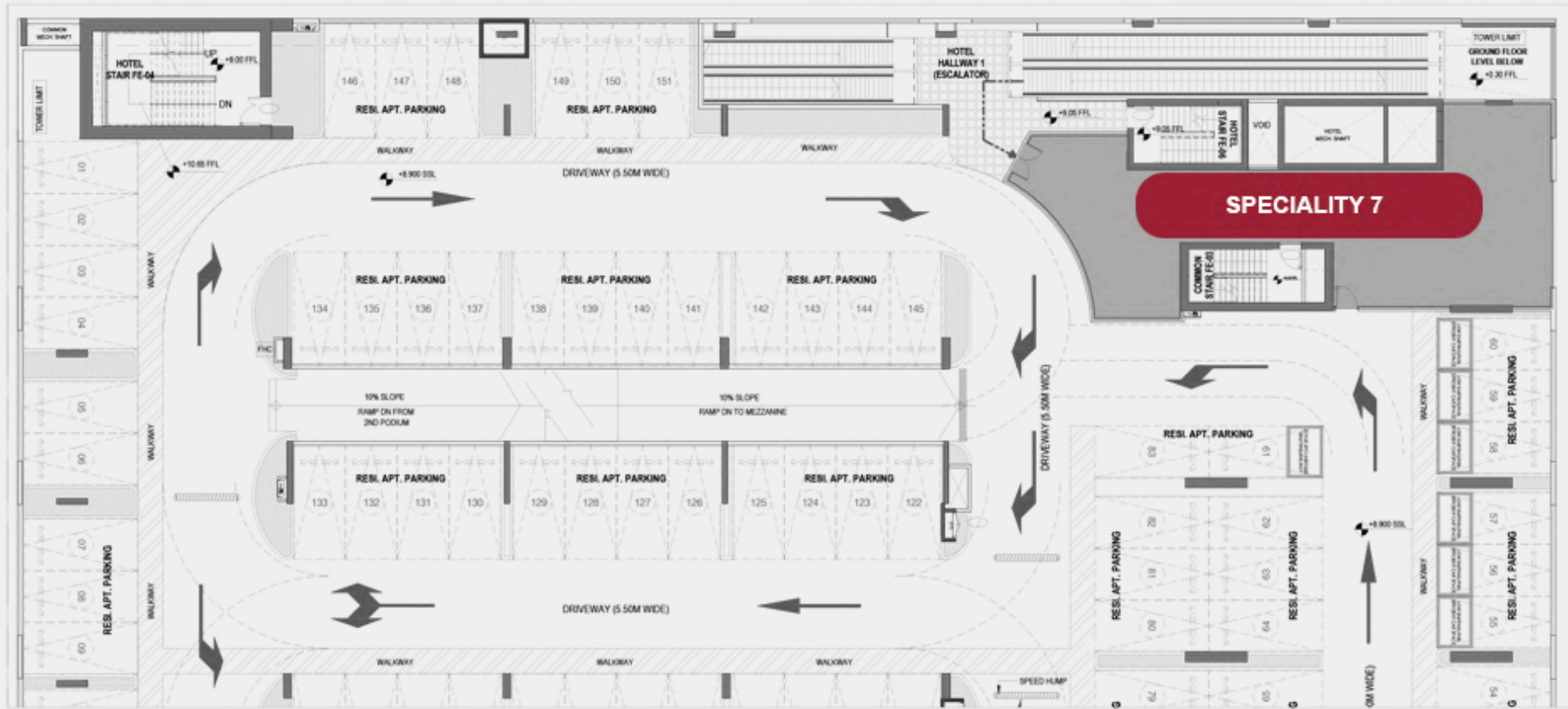
PODIUM 1 & 2

SPECIALITY 7

3,429 SQ.FT.

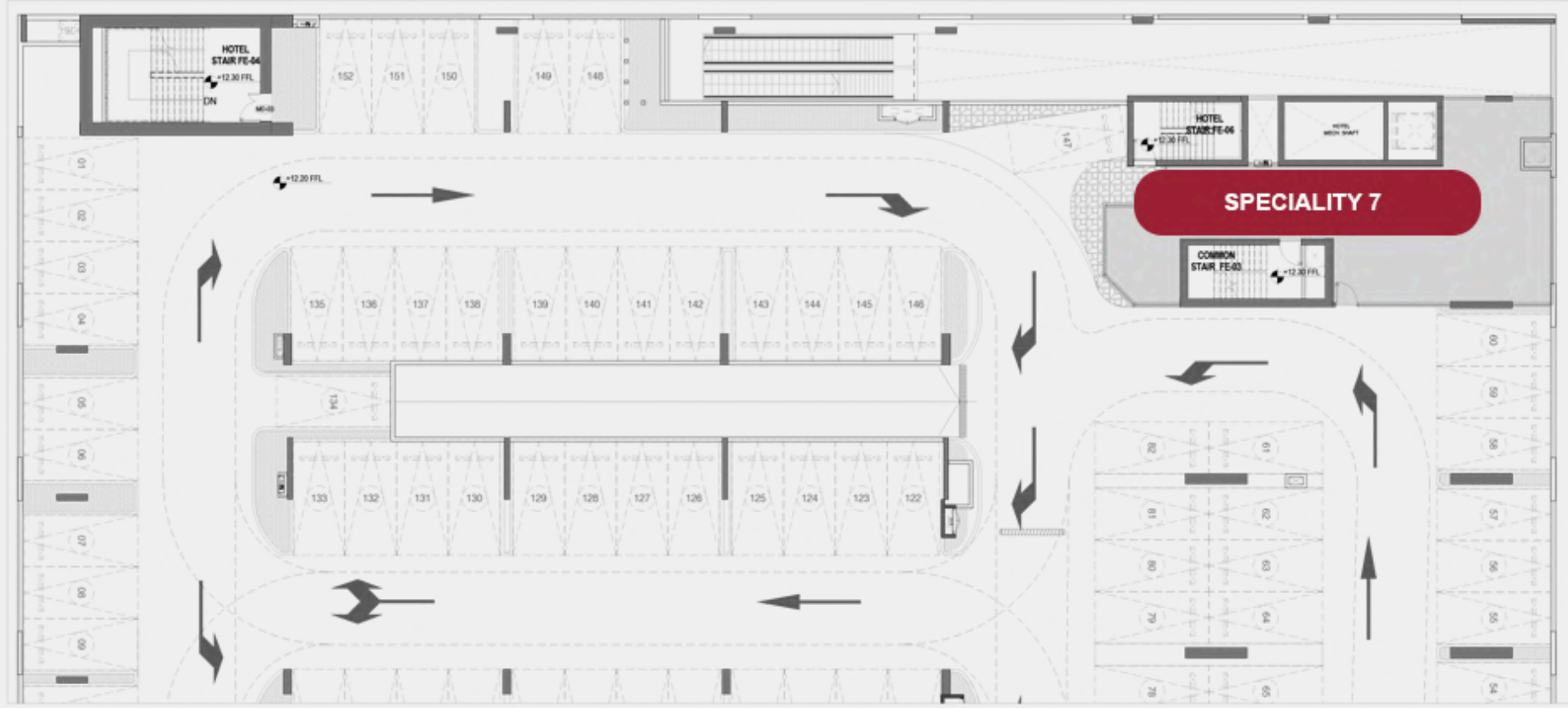
PODIUM 1

INTERNAL | 1,892 SQ.FT.



PODIUM 2

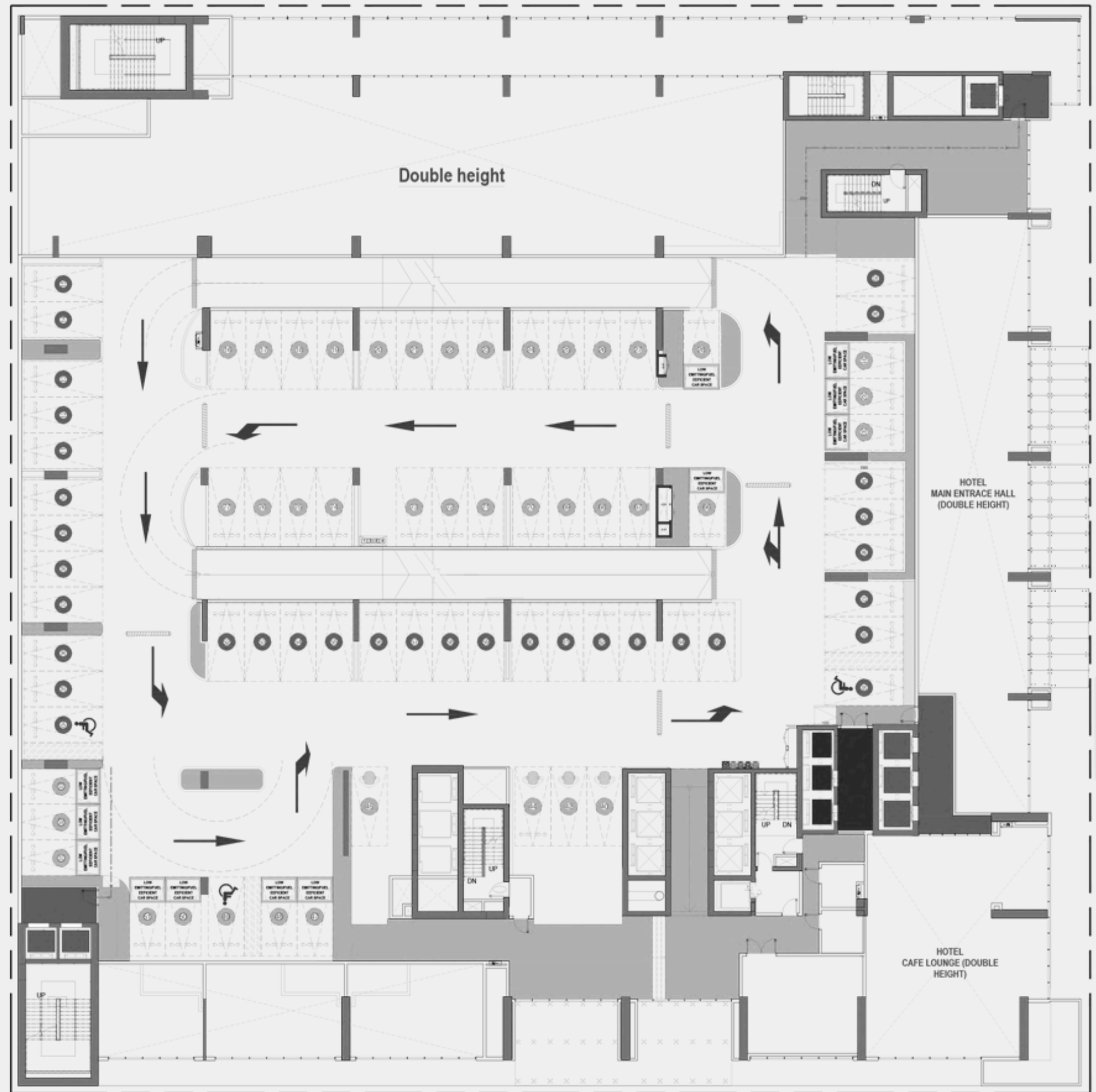
INTERNAL | 1,537 SQ.FT.



MEZZANINE FLOOR PARKING LEVEL

DEDICATED TO HOTEL USE &
3RD PODIUM SHOPS

- F.O.H Entrances
- B.O.H Circulations
- Hotel Back Offices



Toco

Caribbean Life

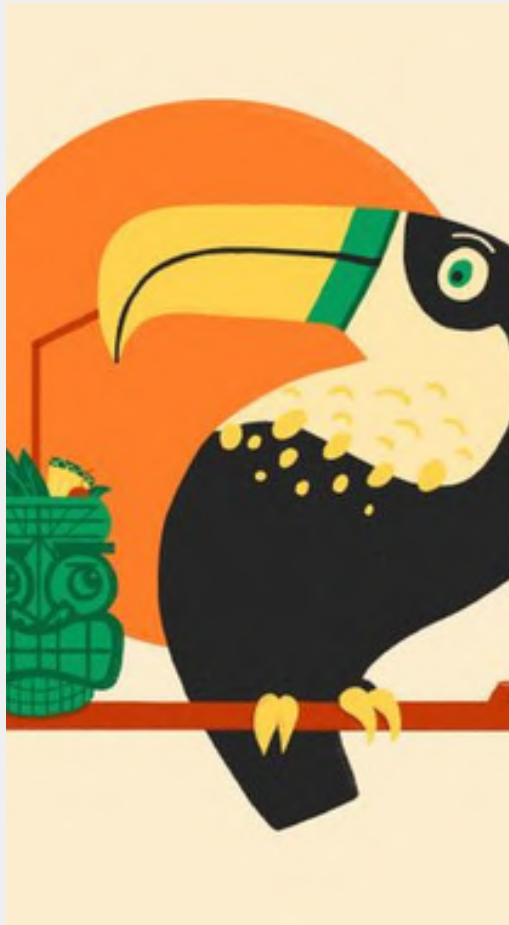
Indulge in some refreshing cocktails & Caribbean cuisine while enjoying the upbeat reggae vibes with your friends.

This place is a must-visit for anyone searching for a fun-filled evening.

Toco's indoor, outdoor, and rooftop areas make it the perfect venue for every season.

Toco's has the potential to provide investors with a considerable return on investment. This is due in part to the high volume of customers, as well as the elevated gross profit attributed to the signature cocktails.





LOOK & FEEL CARIBBEAN INSPIRED

This style is bright and bold color combinations, playful patterns, and natural materials such as bamboo and rattan. A Caribbean-inspired space feels relaxed and inviting.

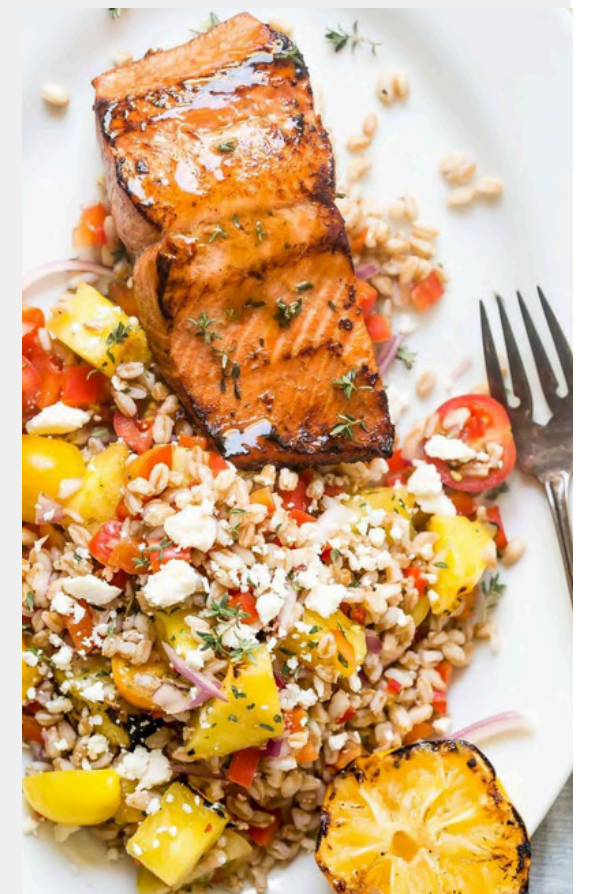
FOOD

CARIBBEAN FUSION

The Caribbean is famous for its vibrant and flavorful cuisine. The cuisine is heavily influenced by the African, Indian, European, and Indigenous cultures that have shaped the region's history.

The food is known for its bold use of spices, herbs, and fresh produce. Some of the signature ingredients used in Caribbean cuisine include jerk seasoning, coconut milk, plantains, cassava, and seafood.

Whether it's spicy curries, savory stews, or sweet desserts, the Caribbean has a diverse range of dishes to tantalize your taste buds.





DRINKS TROPICAL PARADISE

Caribbean cocktails are known for their vibrant colors and tropical flavors.

These drinks are perfect for sipping on a hot summer day or for enjoying while socialising with friends.

No matter what your preference, there is sure to be a Caribbean cocktail that will transport you to a sunny, tropical paradise with just one sip.





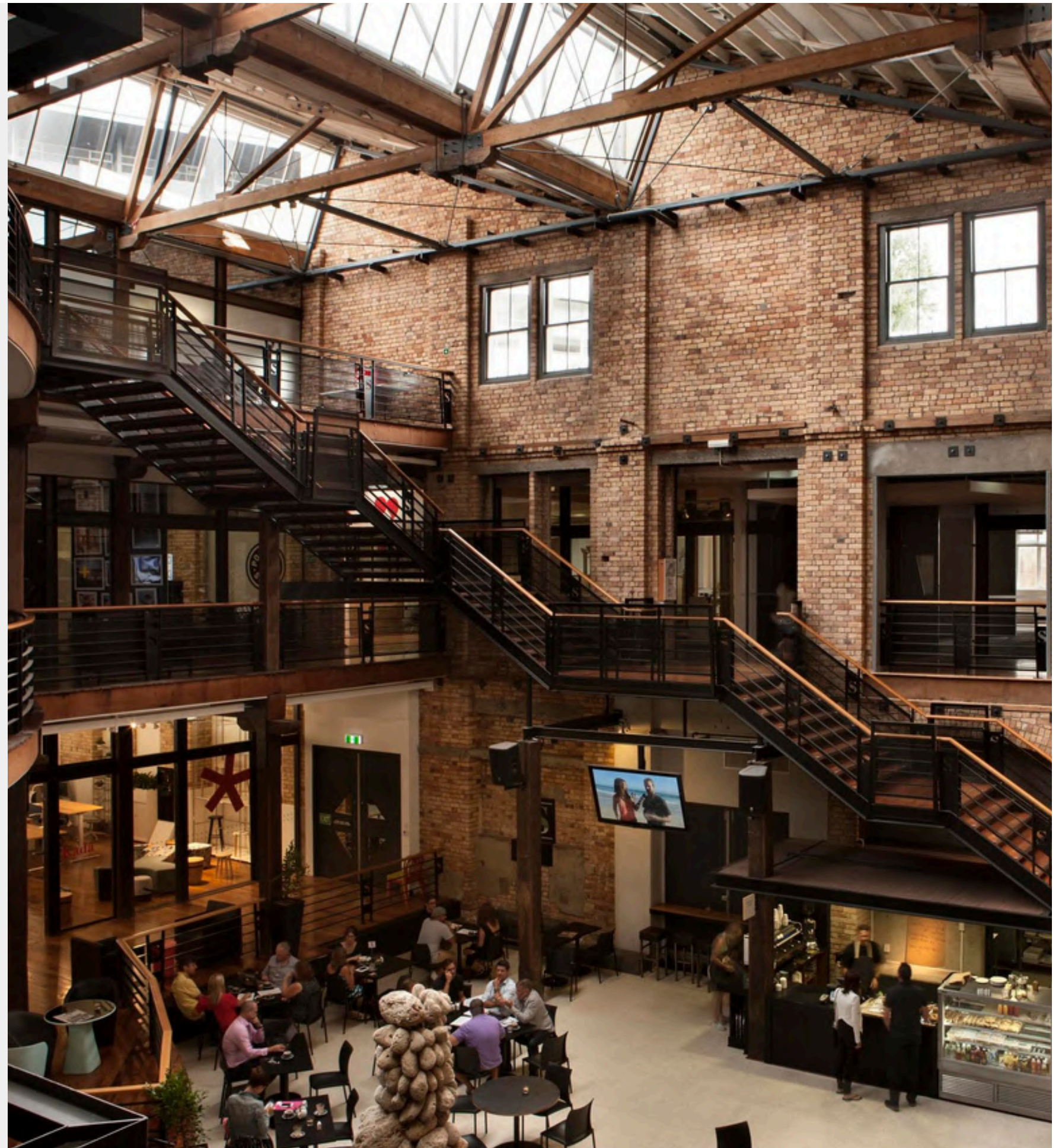
The Tavern

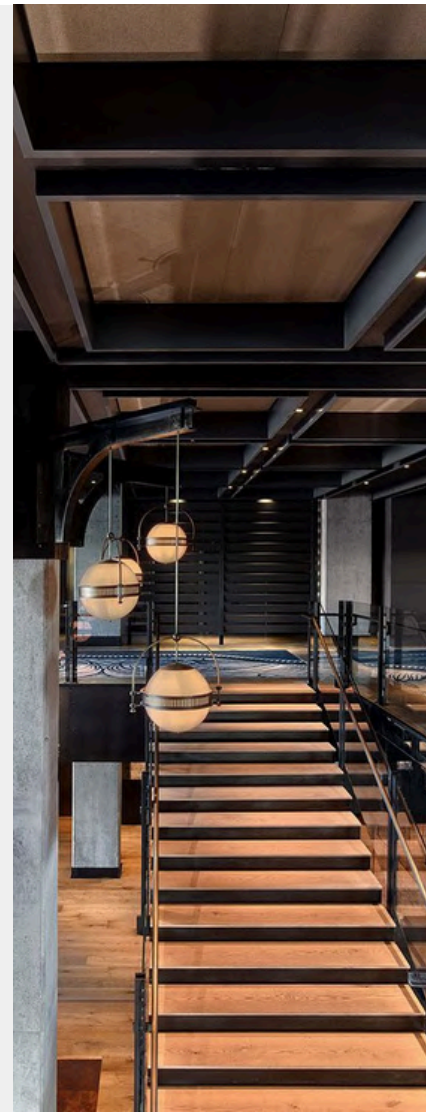
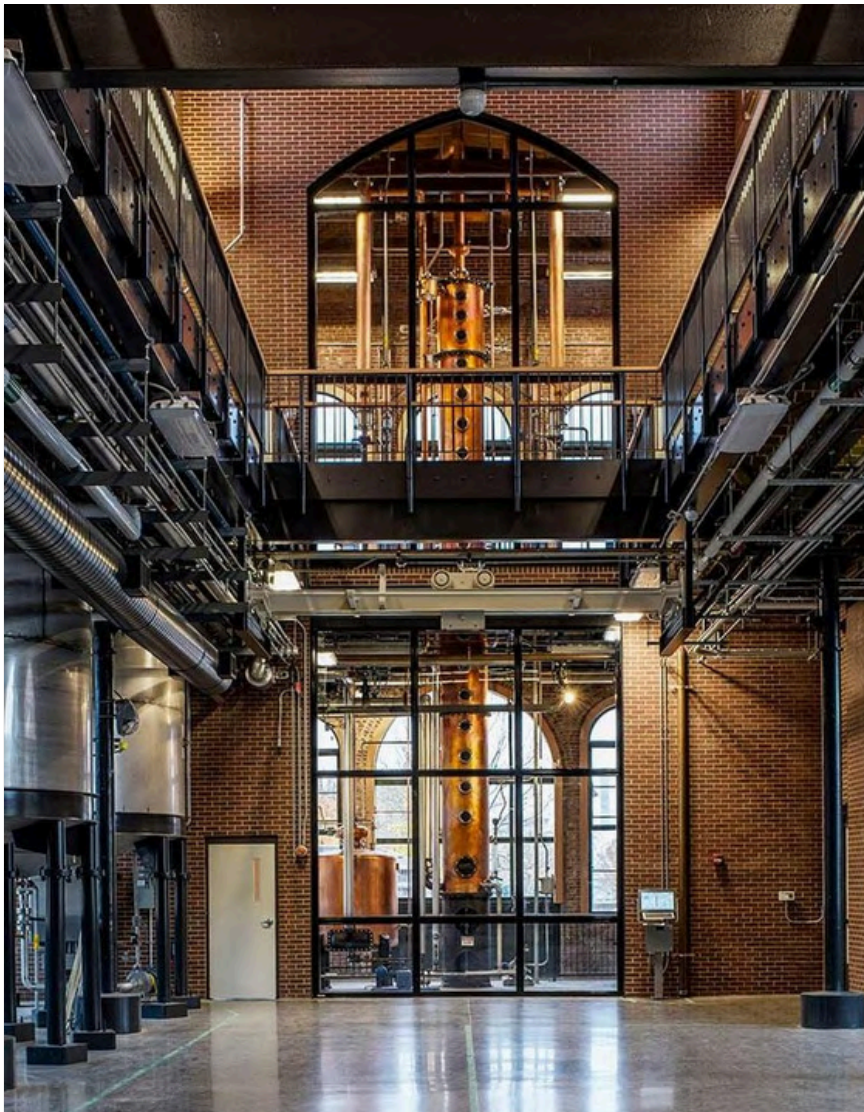
Bar & Social

Envision an expansive tavern, spanning an impressive 8640 square feet, towering ceilings, and a prime street-facing view. This exceptional establishment is ideally positioned near one of JVC's primary gateways, rendering it a must-visit destination.

Investors are assured of high returns on investments due to the venue's distinctive concept, strategic location, and size.

Concept style: pub & social hangout. Major sporting events will be shown at the tavern.





LOOK & FEEL INDUSTRIAL CHIC

Located on the ground floor with prime street access. The Tavern Bar & Social aims to be JVC's new hotspot hangout targeting the community to come together to eat, drink & socialize.

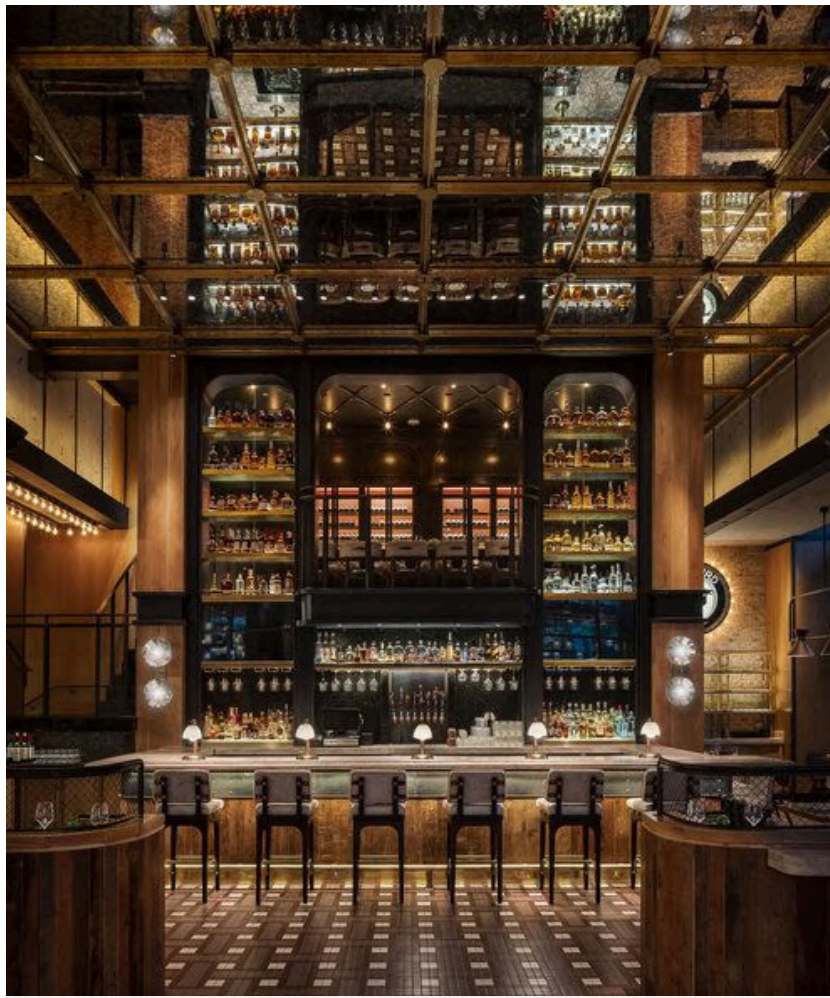
The Taverns concept was inspired by New York's meatpacker district where abandoned warehouses and factories are rejuvenated and converted into prime F&B space. Bricks, Steel & lots of natural light to give the Tavern a rustic yet modern design.



FOOD
TAVERN CLASSICS

Gourmet gastropub brought to you by renowned international chef who has already won every available food related award in the UAE.





DRINKS **TAVERN LIBATIONS**

As the local neighbourhood hangout, volume is the key for the Taverns F&B operation. With a large focus on Hops, wines & crafty cocktails. After work beers, date night, or birthday celebrations for the night, the menu at Tavern has it all!

Olivia

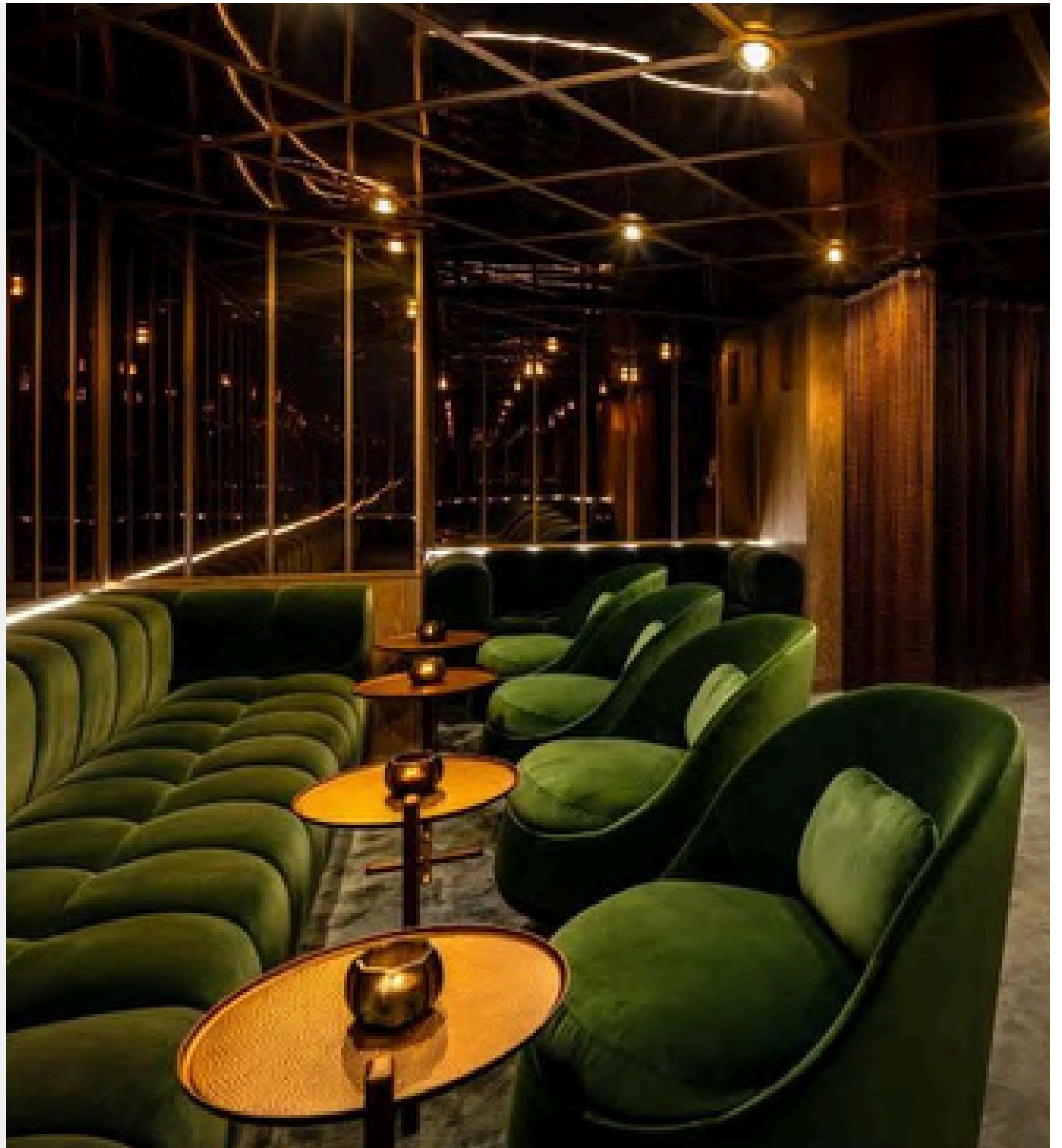
JAZZ HANGOUT

Olivia is the best-kept secret for those seeking a late-night jazz fix with an elegant ambiance.

With its soulful jazz tunes, lip-smacking cuisine, and snug atmosphere, Olivia is soon to be the talk of the town.

Indulge in the comforts of homemade New Orleans cuisine.

The concept will benefit from footfall at all hours of the day. Whether it's early lunch or late-night drinks, Olivia is suited for all hours of the day.





LOOK & FEEL VINTAGE JAZZ ELEGANCE

A secret entrance, welcomed by an era of class, antique art, classic cocktails, stylish furniture and decor with a comfortable warm setting, featuring jazz bands, solo acts, and funky entertainment.

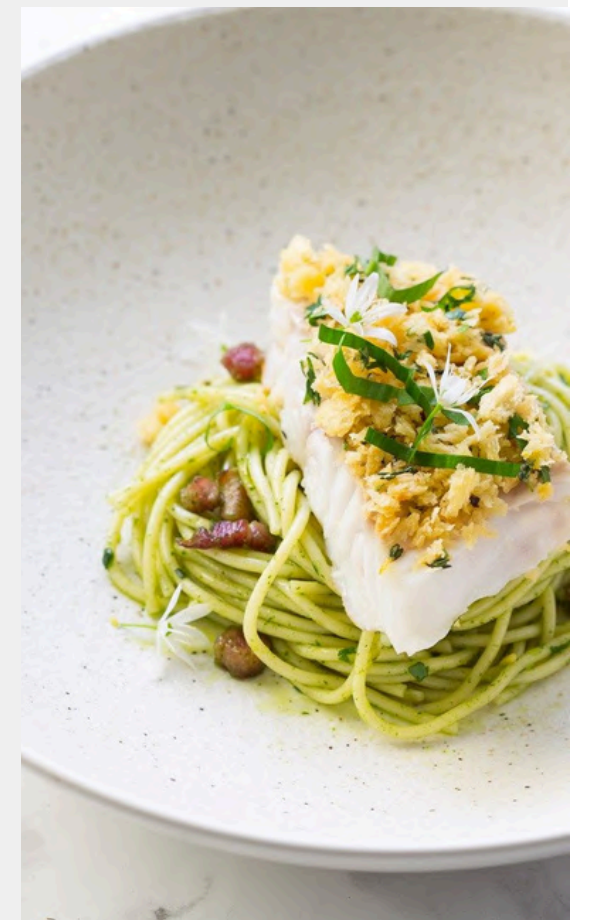
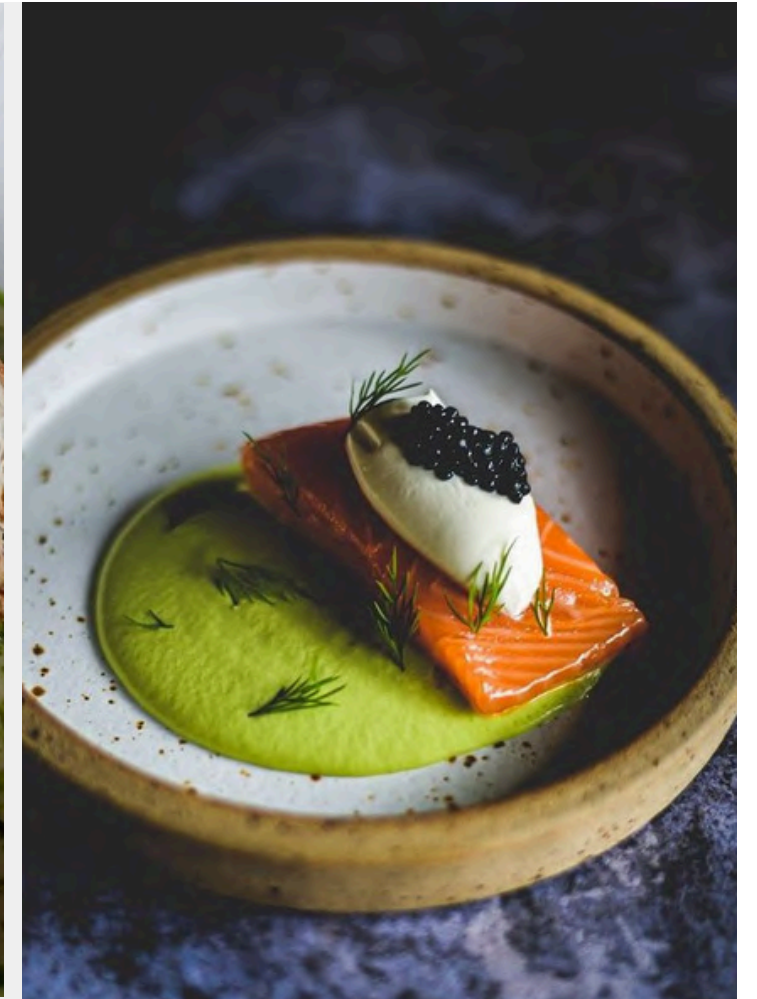
An upmarket, prohibition-style speakeasy is a unique and stylish establishment that transports you back to the era of the 1920s. This type of bar is known for its vintage decor and ambiance, which includes dim lighting, vintage furniture, and classic jazz music playing softly in the background.

FOOD

BIG EASY DELIGHTS

Home made New orleans cuisine, warm meaty succulent and packed with flavor, is a true delight for anyone who loves food. Whether you're a fan of spicy jambalaya, hearty gumbo, or savory crawfish etouffee, there's something for everyone in the rich and diverse cuisine of New Orleans..

From slow-cooked, from fall-off-the-bone lamb roast, to perfectly seasoned red beans and rice, the flavors of New Orleans come to life in every bite. So if you're looking for a taste of the Big Easy, enjoy the warm, meaty, succulent flavors of this beloved cuisine.

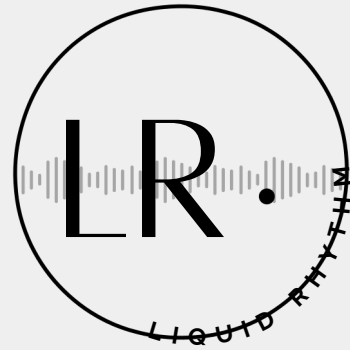




DRINKS NEW ORLEANS INFUSED COCKTAILS

Classy cocktails made by renowned mixologists infusing new orleans flavors with classic recipes is what you can expect at this upscale bar. The atmosphere is sophisticated yet welcoming, with plush seating and dim lighting that sets the perfect mood for a night out with friends or a romantic date. The bar also offers a curated selection of wines and craft beers, as well as small plates to complement your drinks.

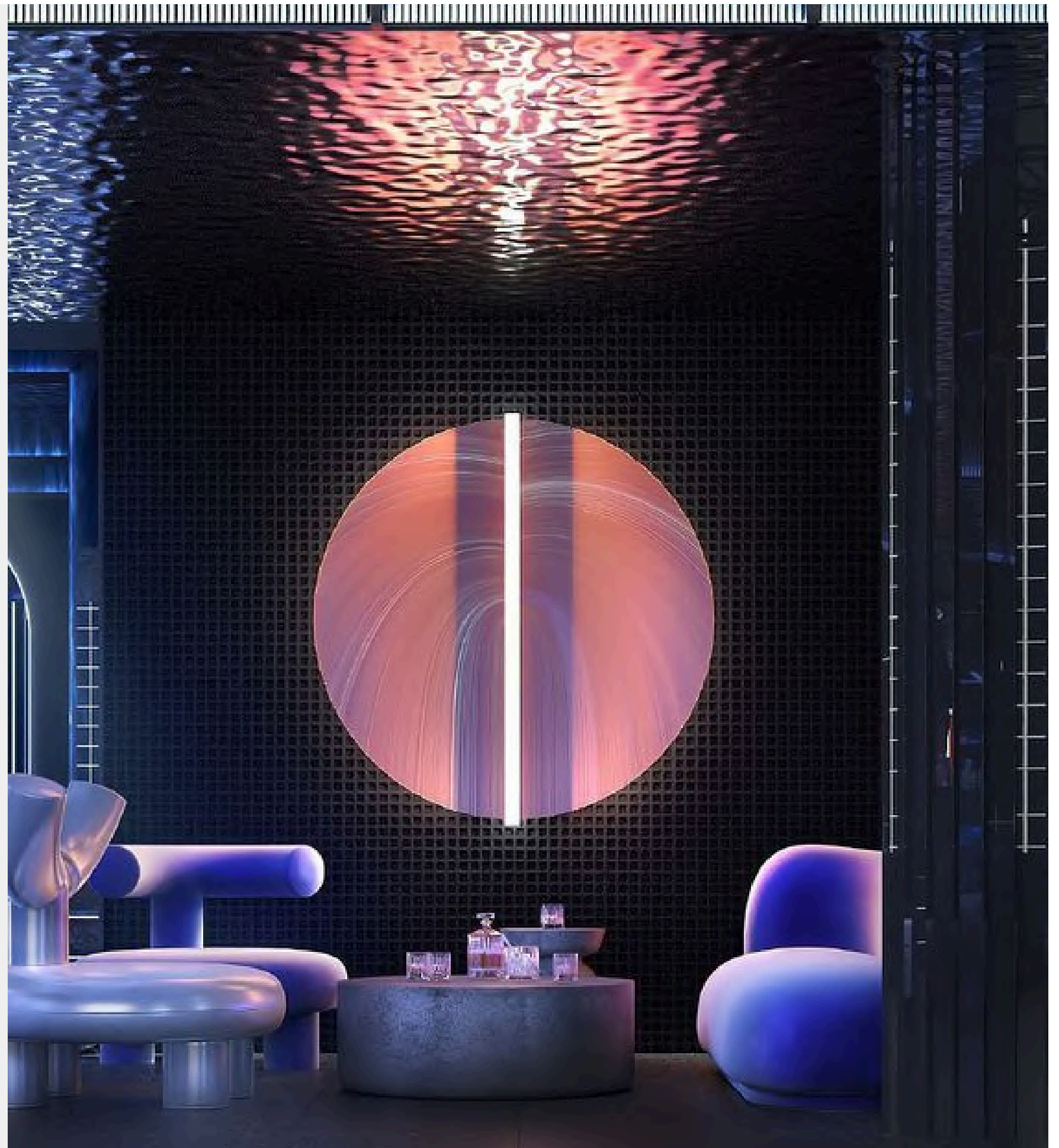
Whether you're a seasoned cocktail aficionado or just looking to try something new, this bar is sure to impress. Come and savor the taste of New Orleans in every sip.

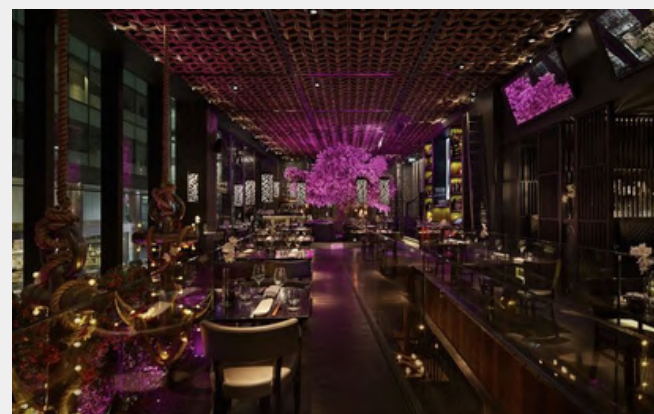


An immersive late-night bar and lounge

Liquid Rhythm is the perfect spot for night owls who want to dance the night away to the city's top DJs. This bar and lounge is designed to attract the after-dinner crowd.

Investors can expect a lucrative return on investment from this concept, given its potential to generate substantial customer traffic and high per-customer spending, all while maintaining low costs of goods.





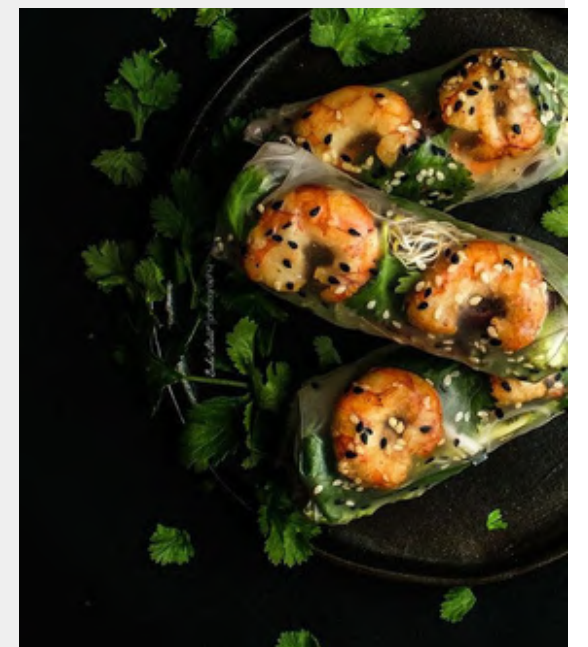
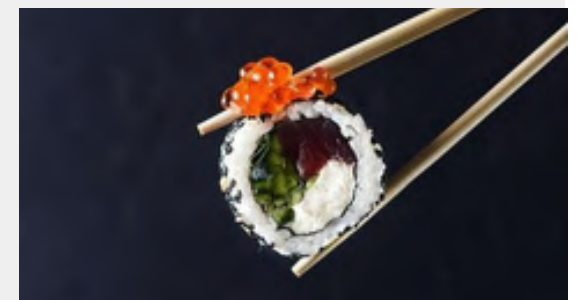
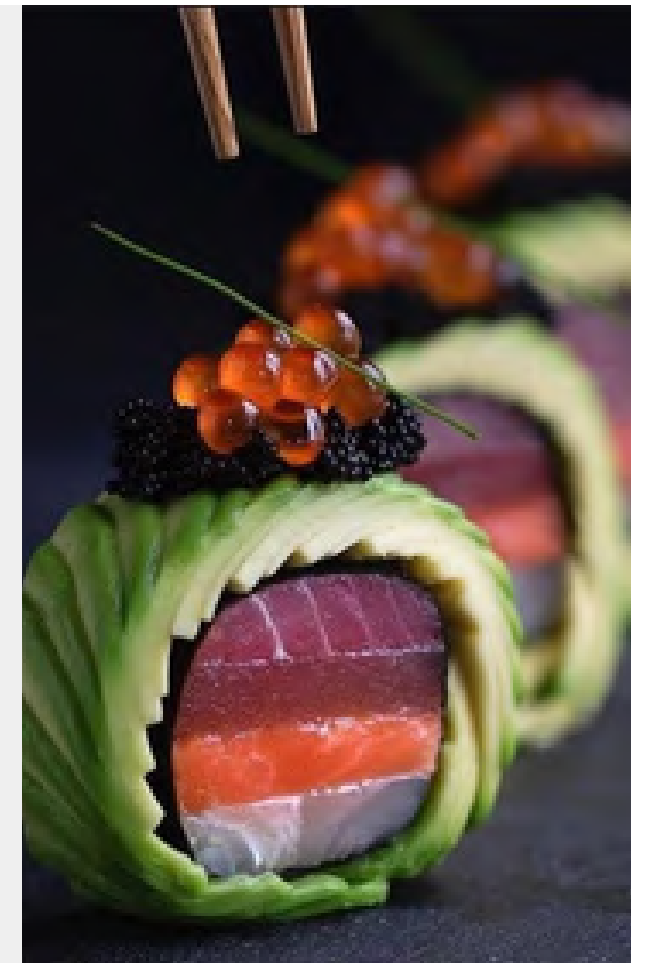
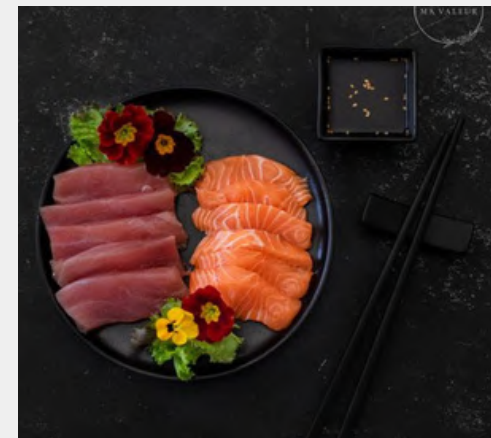
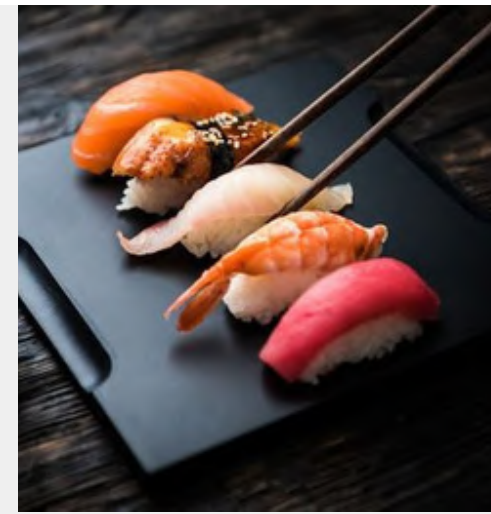
LOOK & FEEL LIQUID ELEGANCE

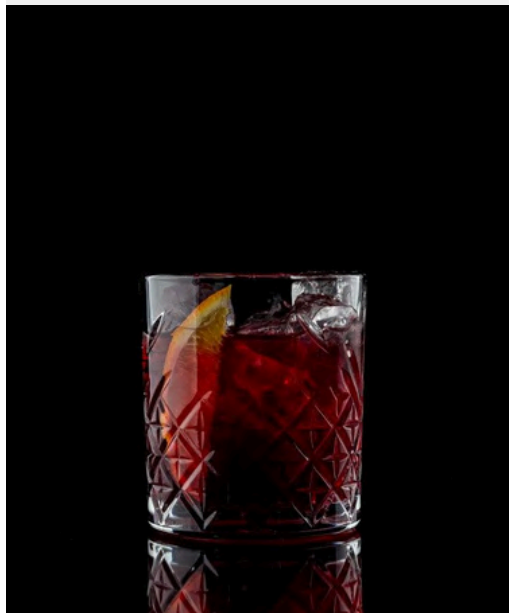
Liquid Rhythm, the immersive late night destination that combines the rhythm of music with the flow of liquid & rhythm. With each night capturing the audience of music lovers of different genre's from a range of the greatest local talent. Think State of the art design, interactive lighting with futuristic museum style decor, combined with the highest quality sound to keep you dancing all night long.

Liquid Rhythm is a one of a kind visually stunning destination with details in every corner, Think liquid flowing bars, water infused lighting effects, motion graphics, moving decorations, immersive paintings, all while dancing the night away to create a unique concept as the first of its kind for an unforgettable experience.

FOOD
JAPANESE INSPIRED FUSION
BITES

At Liquid Rhythm, our menu blends Japanese-inspired dishes with a contemporary touch. Enjoy artfully presented sushi rolls and flavorful sharing plates, With interactive servings to match the energy of the venue.





DRINKS **MASTERFUL LIQUID CREATIONS**

There's nothing short of Liquid mastery at the bar. From revamped classics to signature creations that mirror the class of the venue. Our liquid masters have crafted a beverage menu that is full of flavour, colours & interactive flair!

Serenity

SALON

The UAE's inaugural licensed salon, a seamless blend of contemporary chic and ultimate chill.

Step into a world where you can indulge in top-notch beauty treatments while savouring your favorite drinks.

It's the epitome of a suave, high-end adventure where opulence and trendiness unite. Elevate your beauty game with us and immerse yourself in a profound sense of serenity like never before.





LOOK & FEEL CHIC TRANQUILITY

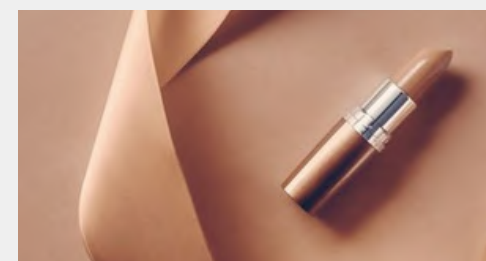
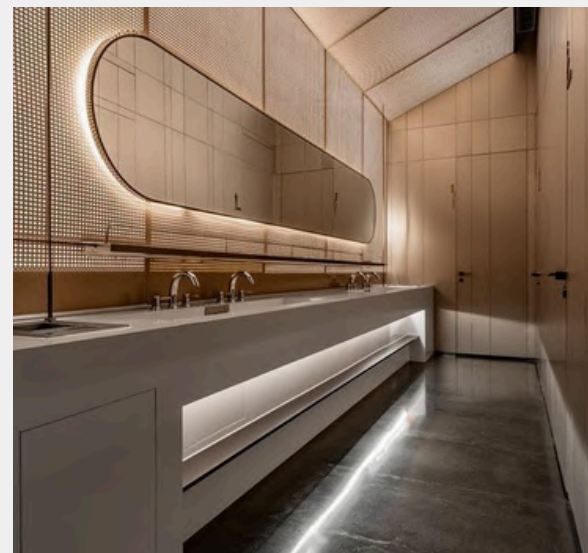
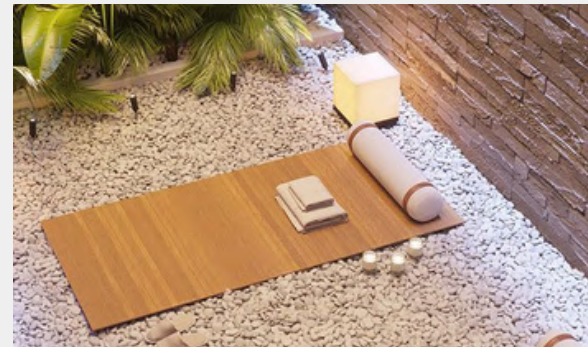
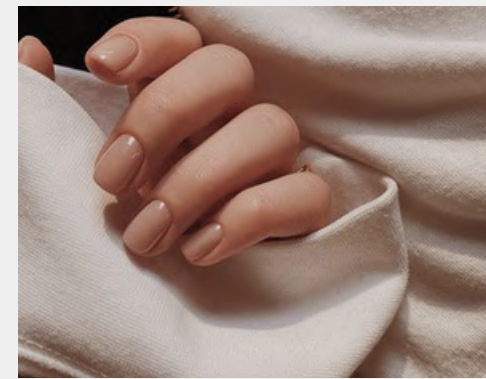
Serenity invites you to a sanctuary of simplicity and sophistication, where timeless nude colors—modern shades of off-white, cream, and beige—are complemented by subtle greenery and wooden elements. The minimalist design and clean lines create a calming ambiance, blending Instagrammable charm with modern class.

Every corner is meticulously designed to capture moments of tranquility and beauty, ensuring that your experience is both luxurious and visually delightful. Serenity's interior strikes a perfect balance between elegance and comfort, making each visit a revitalizing escape from the hustle and bustle.



SERVICES & LAVATORY ELEGANT BEAUTY, SEAMLESS CARE

Discover a haven for all your beauty needs at Serenity. Our focus is on simplicity and class in every service we offer. From expert hair styling to meticulous nail care and indulgent mani-pedis, Serenity is dedicated to providing a seamless and classy experience. Our professionals are committed to enhancing your natural beauty with precision and care, ensuring that your visit is a timeless celebration of self-care.





DRINKS **SIPS OF LUXURY**

Raise a glass to the first licensed salon in the UAE at Serenity's bar. Our drink menu boasts expertly crafted cocktails and a curated selection of beverages designed to enhance your salon experience. From revitalizing elixirs to classic teas and refreshing juices, our drink options are thoughtfully chosen to add a touch of luxury to your visit. Sip, unwind, and celebrate this unique experience with us as we redefine beauty and relaxation in the heart of the JVC. Cheers to a new era of indulgence at Serenity!

THE CREATORS **BREAKING NEW GROUND**

SIX HOSPITALITY and MOTION HOSPITALITY have teamed up to redefine the F&B landscape in Dubai. Together, we are bringing an unprecedented opportunity to own and operate a licensed F&B retail space in JVC Dubai.

For the first time, entrepreneurs can purchase freehold F&B outlets with title deeds, eliminating rent and maximizing profits. This unique investment model, backed by a substantial 100 million Dirham investment from TEN HOLDING, offers exceptional returns and complete ownership control.

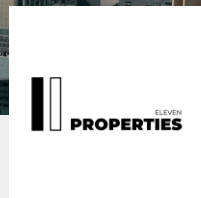
Expert partner, MOTION HOSPITALITY, provides comprehensive support from concept development to daily operations, ensuring the success of every venture. Together, we are committed to creating a vibrant F&B destination that caters to diverse tastes and preferences, while elevating Dubai's hospitality scene to new heights.





TEN HOLDING

Ten Holding is the umbrella for all entities.



11 PROPERTIES

Specializes in investing in luxury real estate projects.



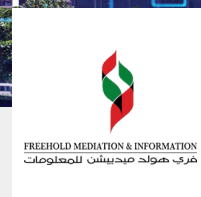
SIX HOSPITALITY

Offers unique and innovative F&B concepts in partnership with Motion Hospitality.



BUY & SELL PROPERTIES

Provides sales brokerage expertise for iconic residential, commercial, and leisure properties.



FREEHOLD MEDIATION & INFORMATION

Specializes in real estate market assessment and analysis.



EMIRATES MEDIATION

Resolves property-related conflicts mediation, resolution, settlement and asset relocation.