

v.y.b

A T B U S I N E S S B A Y



LOOK FORWARD TO LIFE

WELCOME TO

vyb

A T B U S I N E S S B A Y

Vyb is an invitation to rewrite the rules, embrace the unexpected, and unleash your truest self.





Step into a world where boundaries are shattered, imagination runs wild, and every corner whispers with untapped potential.

Here, extraordinary is the new norm, and every moment becomes a catalyst for something remarkable.







## BUSINESS BAY

Experience the city's kaleidoscope and dive into unforgettable adventures.

# DRIVING DISTANCES

**02 MINUTES**

Business Bay Marina

**12 MINUTES**

Meydan Golf Course

**05 MINUTES**

Business Bay  
Metro Station

**14 MINUTES**

Dubai International  
Financial Centre

**05 MINUTES**

Dubai Mall / Burj Khalifa

**14 MINUTES**

Dubai International Airport

**08 MINUTES**

Dubai Opera

**15 MINUTES**

Mall of the Emirates

**08 MINUTES**

City Walk

**17 MINUTES**

La Mer Beach

**09 MINUTES**

Dubai Design District

**19 MINUTES**

Dubai Creek Golf & Yacht Club

**10 MINUTES**

Museum of the Future

**20 MINUTES**

Palm Jumeirah



# PROJECT DETAILS



Vyb

AT BUSINESS BAY



LOBBY RECEPTION





vyb  
BY BUSINESS KIT

LOBBY LOUNGE



## BUILDING CONFIGURATION

Ground floor

3 Podium floors

17 Residential floors

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## UNIT TYPES

1 Bedroom

2 Bedroom

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## ELEVATORS

3 Passenger elevators

1 Service elevator

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## ANTICIPATED COMPLETION DATE

September 2025





## SIZE RANGE PER UNIT TYPE

### 1-BEDROOM

From 648 sq. ft to 840 sq. ft

### 2-BEDROOM

From 915 sq. ft to 1032 sq. ft

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1 Bedroom = 134 units

2 Bedroom = 34 units

Total = 168 units

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## PRICE RANGE PER UNIT TYPE

### 1-BEDROOM

Starting price AED 1,229,000

### 2-BEDROOM

Starting price AED 1,670,000



# AMENITIES PLAN



# FIRST FLOOR

- ① Main access to podium
- ② Entry courtyard with feature wall
- ③ Sunken garden with shade
- ④ Outdoor BBQ lounge
- ⑤ Multi-function lounge area
- ⑥ Relaxation lawn (artificial turf)
- ⑦ Semi-private garden
- ⑧ Family area deck
- ⑨ Outdoor gym
- ⑩ Kids play area
- ⑪ Play lawn (artificial turf)
- ⑫ Courtyard
- ⑬ Kid's pool
- ⑭ Outdoor shower
- ⑮ Infinity edge pool
- ⑯ Pool deck lounge
- ⑰ Access stairs
- ⑱ Park







POOL DECK





GYM





GYM







# APARTMENTS





LIVING ROOM



LIVING ROOM





KITCHEN & DINING



BEDROOM





BATHROOM

# PAYMENT PLAN

**10%** at the time of booking

**10%** | 30 days  
from booking

**05%** | 15th December,  
2023

**05%** | 15th April,  
2024

**05%** | 15th August,  
2024

**05%** | 15th December,  
2024

**60%** | on  
Handover



# DOCUMENTS REQUIRED

## INDIVIDUAL

- Passport copy
- Passport copy signature page
- National Id card (UAE national)
- Visa page (UAE residents)
- Emirates Id
- Contact details
- Address details

## COMPANY

- Board of resolution
- Certificate of good standing
- Trade license / certificate of incorporation
- Memorandum of association - memorandum of articles - English and arabic translation
- NOC owning properties
- Recent certificate of incumbency / share certificate

## OFFSHORE COMPANY

- Owner's passport copy
- Board of resolution / POA
- Certificate of good standing
- Copy of trade license / certificate of incorporation
- Incumbency certificate
- MOA - English and arabic translation
- NOC - owning a property in Dubai
- Share certificate

## DMCC COMPANY

- Share certificate
- MOA - English and arabic translation
- Certificate of good standing
- Owner's passport copy
- Board of resolution / POA
- Certificate of registration / certificate of incumbency

# BOOKING STEPS

## RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

## ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

## SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

## PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

## SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

## LEGEND

SPA: Sales & purchase agreement  
 DLD: Dubai land department  
 RERA: Real estate regulatory agency  
 DED: Department of economy & tourism  
 DMCC: Dubai multi commodities centre  
 MOA: Memorandum of association  
 NOC: No objection certificate  
 POA: Power of attorney





GINCO PROPERTIES

## THE DEVELOPER

For over 45 years, GINCO Group has left an indelible mark on the evolving skyline of the region.

Established in 1975 by Chairman Mr. Gheyath Mohammad Gheyath, the group has been on an unwavering journey of success steered by a team of world-class experts, specialists, and seasoned professionals who have delivered iconic projects across the world.

Guided by visionary leadership and fortified by unwavering partnerships, GINCO Properties, a member of GINCO Group looks forward to playing a pivotal role in crafting numerous tales of triumph and taking the legacy of its parent company forward.

