



311 BOULEVARD BY BAM ESKAN



2024 SUMMER

Inspired by Italian Design



WELCOME TO A
NEW STANDARD

OF We aim to set new standards for real estate development and redefine new possibilities.

Italian Style We welcome you to join us in a journey fuelled by uncompromising dedication to quality. Experience the epitome of modern elegance in Jumeirah Village Circle with.

JUMP
IN

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OF
LIVING.
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Historic Style





**JUMP
IN**



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DUBAI

Dubai, as one of the global commercial and tourism hubs, is always striving to attract international investors and buyers by offering luxurious and modern projects. These buildings not only symbolize urban progress and development but also act as tourist attractions, contributing to the economic prosperity of the region.





ADVANTAGES OF BUYING PROPERTY IN DUBAI

Strategic Location: Dubai serves as a bridge between the East and the West, providing easy access to global markets.

Advanced Infrastructure: Dubai boasts modern and advanced infrastructure that offers a comfortable and luxurious lifestyle for residents.

Tax Exemptions: One of the most attractive benefits of buying property in Dubai is the tax exemptions, which reduce additional costs.

Stable Market: Dubai's real estate market is stable and growing due to high demand and continuous investments.

Cultural Diversity: With a diverse population from around the world, Dubai offers a multicultural and dynamic environment that is very appealing for living and working.

These advantages make Dubai one of the best destinations for real estate investment.



*City of Gold
Heart Of Adventure*



A CENTRAL HUB

OF CONNECTIVITY

BEACHES

THE WALK	- 20 MINS
JBR	- 20 MINS
MARINA BEACH	- 25 MINS
SUNSET BEACH	- 25 MINS

SCHOOLS

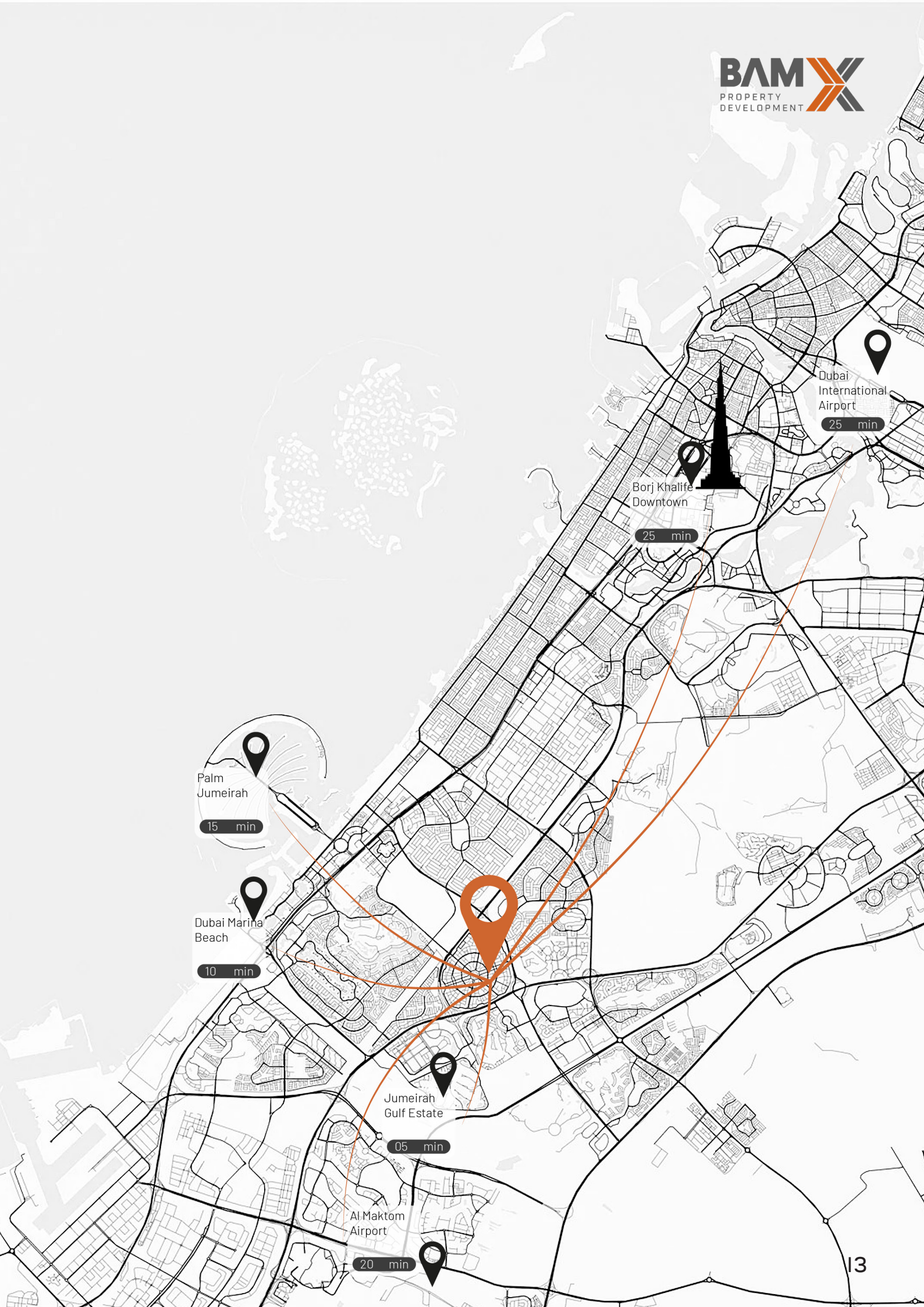
BLOOM WORLD ACADEMY	- 10 MINS
ARCADIA SCHOOL	- 15 MINS
GEMS FOUNDERS SCHOOL	- 15 MINS
REPTON SCHOOL	- 15 MINS

MALLS

CIRCLE MALL	- 5 MINS
MY CITY CENTRE	- 15 MINS
IBN BATTUTA MALL	- 15 MINS
DUBAI HILLS MALL	- 20 MINS
MARINA MALL	- 20 MINS

MEDICAL

CLINIC	- 7 MINS
HOSPITAL	- 8 MINS
pharmacy	- 11 MINS



Dubai International Airport
25 min

Borj Khalife Downtown
25 min

Palm Jumeirah
15 min

Dubai Marina Beach
10 min

Jumeirah Gulf Estate
05 min

Al Maktom Airport
20 min

LOCATION

JUMEIRAH VILLAGE CIRCLE

Where modern building blends serenity and community into city living, Jumeirah Village Circle has created a tranquil and peaceful environment in the heart of Dubai.

AlKheil Road

Sheikh Mohammad
Bin Zayed Road



Five Jumeirah
Village Hotel

Circle Mall

311
BOULEVARD



**LET US HELP YOU,
MAKE IT HAPPEN.**

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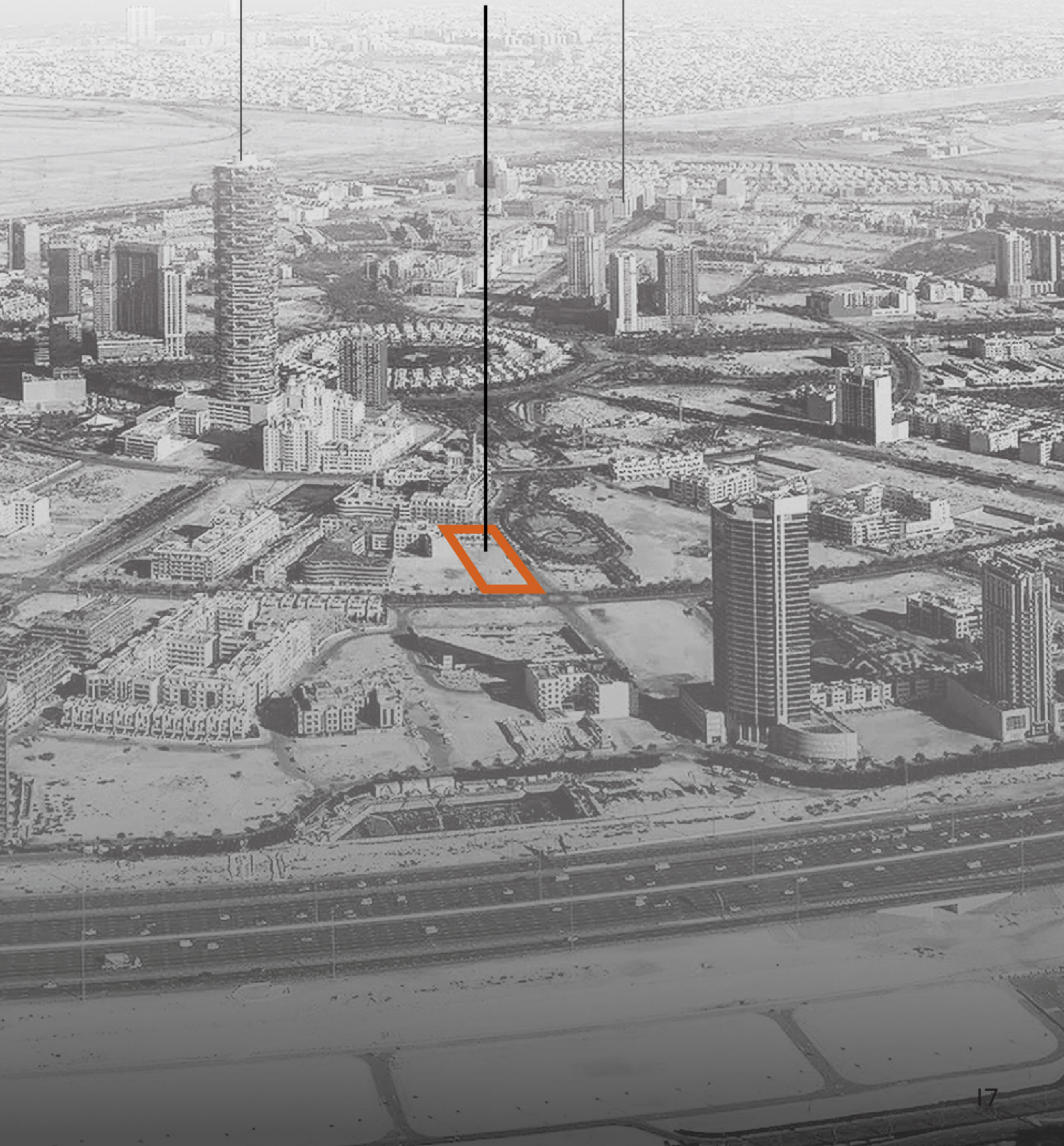


Five Jumeirah
Village Hotel

Circle Mall

311

BOULEVARD





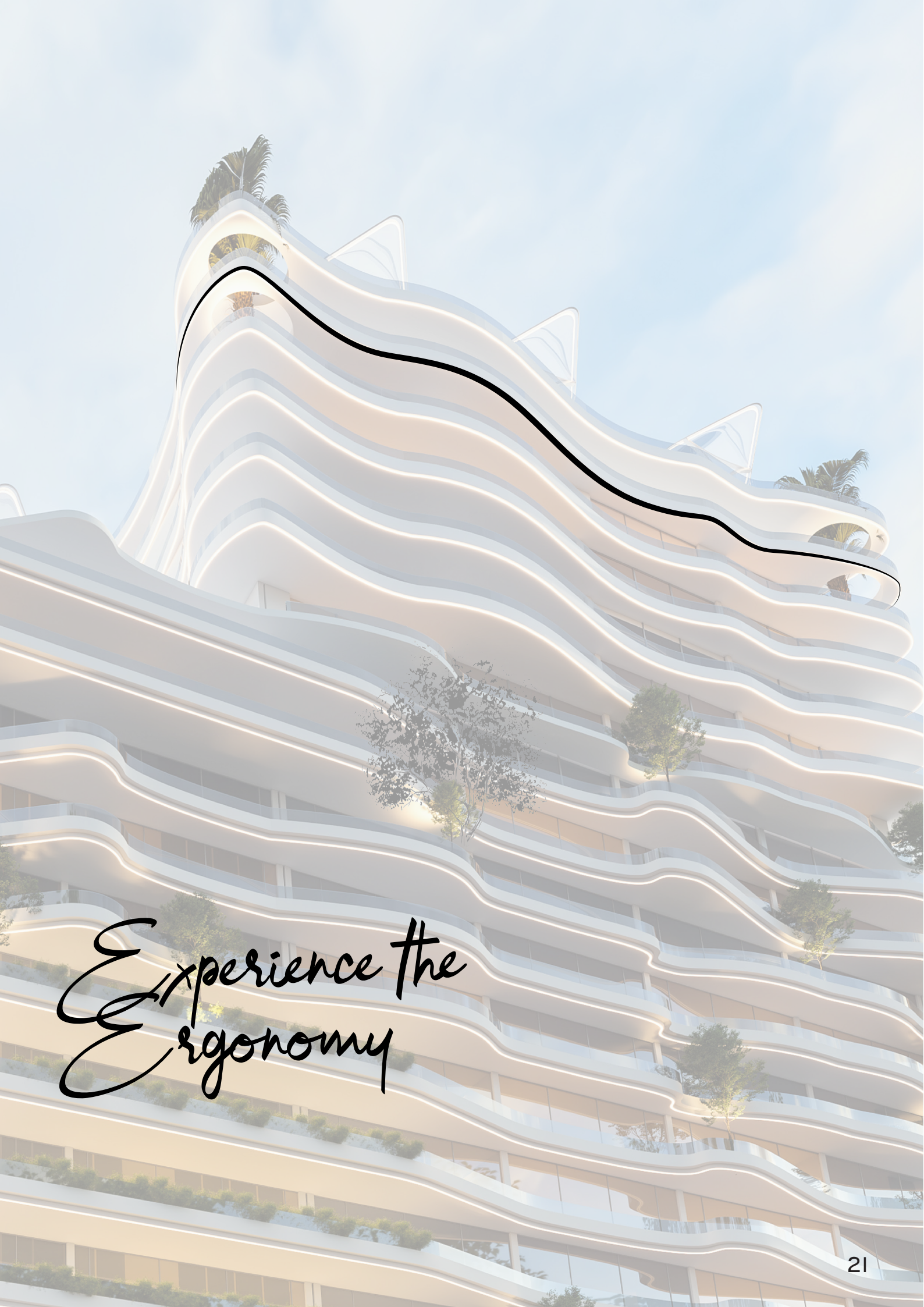
A Legacy
**IN EXCELLENCE
AND EXPERIENCE**

Bam 311 Boulevard offers residents and investors a unique opportunity to acquire an outstanding project. Backed by innovative architecture, Italian interior design, impeccable execution, and unwavering attention to detail, Bam 311 Boulevard is a testament to our commitment to excellence.



folded





*Experience the
Ergonomy*



*Experience the
adventure*





EVERY APARTMENT TELLS A STORY, LET BAMX TELL YOURS

where we invite you to embark on a journey driven by our unwavering commitment to excellence. Embrace a lifestyle defined by unparalleled dedication to distinction, as we strive to set new standards in affordable luxury living.



FEATURES OF 311 BOULEVARD BY BAM ESKAN



2 BEDROOMS



Delivering Italian Style

BAM 311 Boulevard presents meticulously designed interiors featuring marble accents and sleek wooden finishes, which exude an atmosphere of refined elegance, as provided by BELMORE-MOLON of Milan.









As long as you can sleep well
at night, It means that you
made a right
decision.





2 BEDROOMS

in 5 different types of floor plans.

From 1120.6sq.ft 104.1sq.m

To 2644.3sq.ft 245.6sq.m



Enjoy the tranquility and comfort of your modern bathroom every day. Using the finest materials and smart energy-saving solutions, this bathroom provides an atmosphere of elegance and comfort. Make this apartment your home and elevate your lifestyle to new heights, where every detail is meticulously designed for perfection.

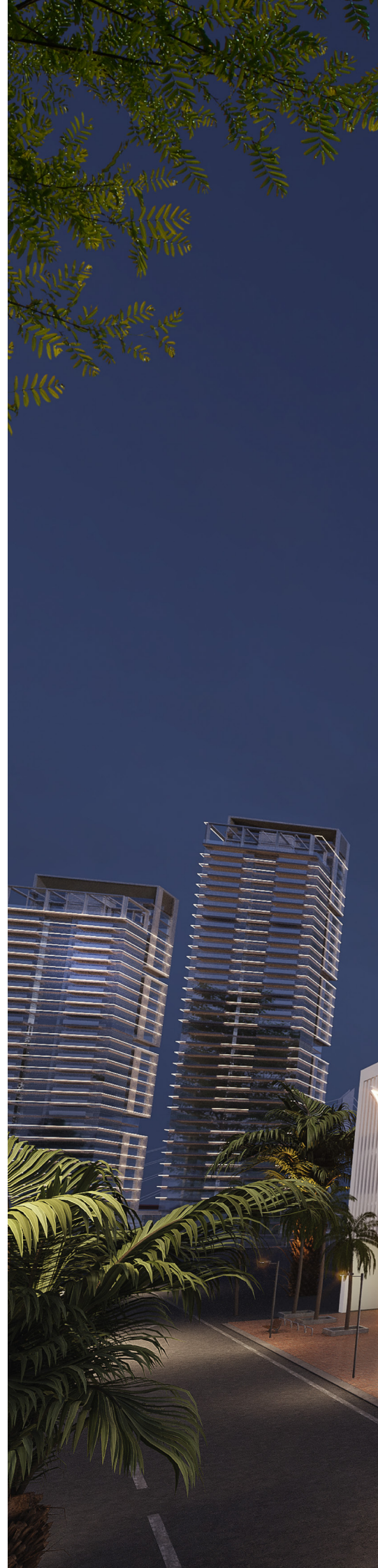




IMMERSE YOURSELF
IN CELESTIAL LIVING.
METICULOUSLY PERFECTED
IN EVERY DETAIL.

The **311 BOULEVARD** is an exquisite example of modern architecture, drawing inspiration from Italian design. Its captivating allure appeals to every observer.

Welcome to the new era where every silhouette is infused with the spirit of architectural excellence.







I BEDROOM





As a renowned developer, we endeavour to curate highly desirable locations, to realize our vision of elevating the lives of residents through thoughtfully crafted living spaces.

After a day of work, a safe and cozy home awaits you. Before arriving home, you can use IoT technology to adjust the lighting and temperature to your liking, creating a pleasant and relaxing experience.







WHAT DO YOU WANT FROM AN APARTMENT?

We have paid attention to all the details so that you can enjoy it.





Grandness A New Design

Let the jubilation of life echo in your sanctuary. The thoughtfully designed abode is spacious enough to accommodate all those created memories with your loved ones.







I BEDROOM


in 13 different types of floor

plans.

From 807.2sq.ft 75sq.m

To 1428.3sq.ft 132.7sq.m



A photograph of a person sitting on a dark, modern sofa in a bright room. The room features large windows with white, sheer curtains that allow natural light to filter in, creating a soft, airy atmosphere. The person is wearing a dark, textured garment. The overall aesthetic is clean, modern, and serene.

MODERN LIVING, UNMATCHED SERENITY, THIS BEAUTIFUL APARTMENT OFFERS MORE THAN JUST A LIVING SPACE

it provides an experience. With abundant natural light and modern interior design, every corner of this apartment appeals to those who seek elegance and comfort. Imagine unwinding in this serene space after a long day or hosting friends in a chic and welcoming environment. Turn your dream of luxury living into reality!





STUDIO APARTMENT







By stepping into our studio apartments, you'll enter a world of modern and chic design.

These units provide a comfortable and pleasant living space, crafted with high-quality materials and intelligent designs. Each apartment has been meticulously designed, paying attention to details, to offer a sense of luxury and tranquility.



"Classic and elegant design from a modern perspective, high-quality materials, intelligent and subtle lighting, simple geometric lines; redefining bathroom architecture in our project. We offer an unparalleled experience of comfort and beauty at home."





*An Unparalleled
Experience of Comfort
and Beauty at Home*







STUDIO APARTMENT

in 3 different types of floor plans.

From 498.8sq.ft 46.3sq.m

To 608.3sq.ft 56.5sq.m



**A PEACFUL RETREAT
OFFERING 26,300 SQ.FT
OF PREMIUM AMENITIES.**

This is a place where every day begins with peace and comfort and ends with joy and well being. Are you ready to join this earthly paradise?





Embodying sophistication and comfort, the meticulously crafted amenities at our Residences redefine luxury living in Jumeirah Village Circle, Dubai. Here, residents enjoy unparalleled elegance and convenience, setting a new standard for contemporary urban lifestyles.

AMENITIES:



UNIQUE GRAND ENTRANCE LOBBY



EXTENSIVE SWIMMING POOL AREA



KIDS POOL | LILLY POOL



BBQ AND PARTY DECK



KIDS PLAY AREA



FITNESS PAVILION M | W



YOGA DECK | OUTDOOR GYM



SKY GARDEN



MINI GOLF COURT



GAME CENTER



TABLE GAME AREA



ROOFTOP CINEMA



2 SQUASH COURTS

Proudly!

Here, life becomes an art. From the beauty of nature to modern designs, everything blends together in this place. It's where you can enjoy tranquility and comfort, infusing new colors and scents into your life







JOIN THE ADVENTURE, NO MATTER YOUR AGE!

We have various spaces including barbecue and recreational areas where families can enjoy life together.

Kids have their own dedicated play area where they can play safely.

Everyone can use the state-of-the-art sports facilities designed to help residents stay healthy and active.



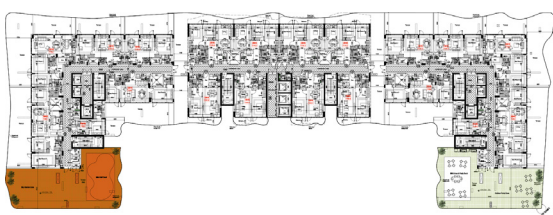
DELIGHTFUL MOMENTS, HARMONY OF WATER

4620 SQ.FT POOL AREA

includes jacuzzi, kids pool, lilly pool with poolside beds. in a beautifully landscaped green space next to a barbecue area and a children's play zone, the pool area provides the opportunity to enjoy pleasant times with family and friends and take advantage of all the amenities in one place.

The poolside area provides ample space for residents to relax and socialize. The soothing sound of water features adds to the ambiance, creating a peaceful atmosphere perfect for escaping the hustle and bustle of daily life. For those who enjoy outdoor dining, our pool area includes shaded tables and seating areas where you can enjoy a meal or snacks with friends and family.



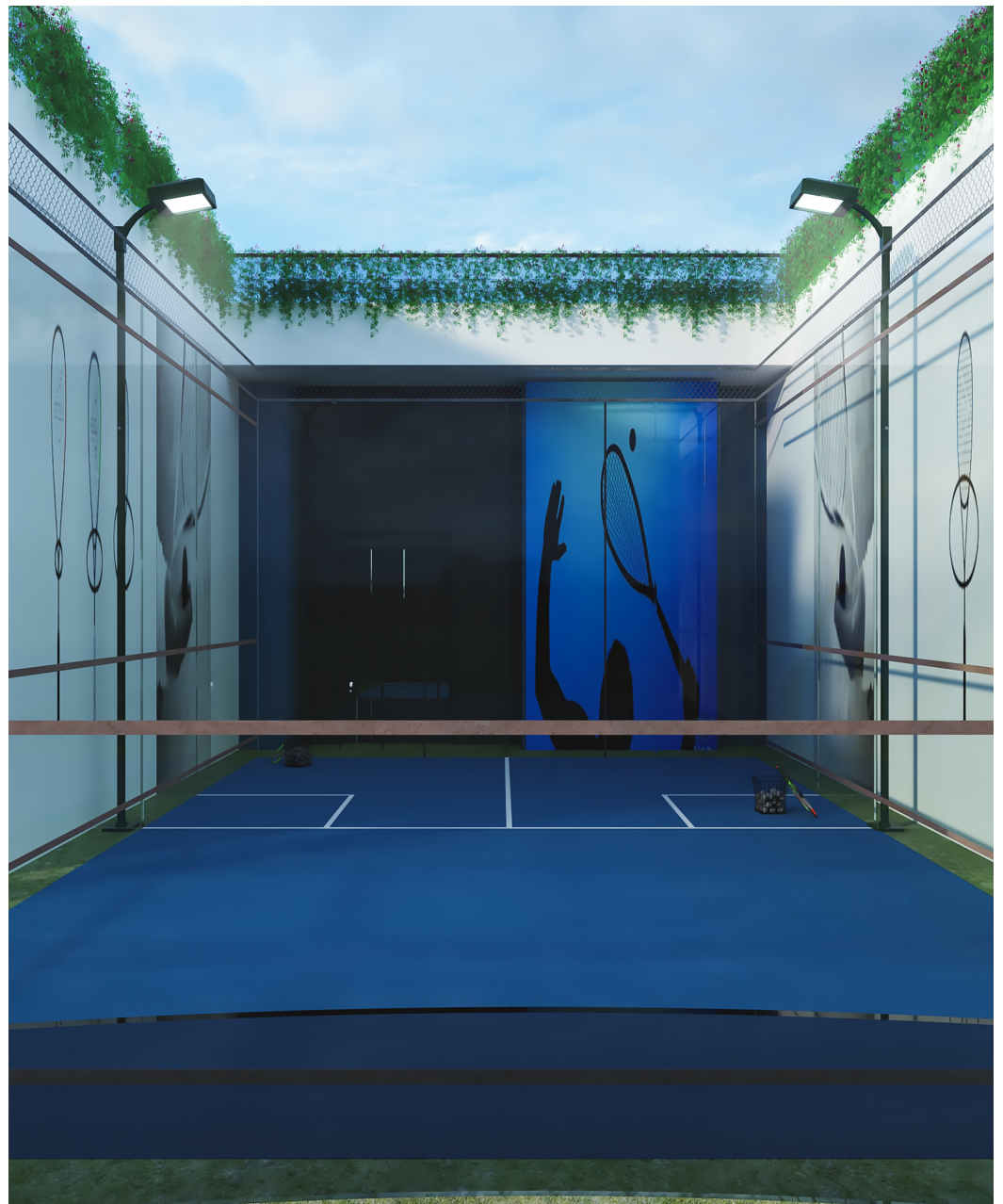


3000 SQ.FT GOLF COURT AREA

Step into a vibrant world where lush greens and challenging holes await. With stunning views of the city skyline as your backdrop, enjoy a leisurely round of mini golf with friends and family. It's an experience above the ordinary, right here in the heart of our community.

TWO STANDARD SQUASH COURTS

This space is equipped with top-notch facilities and offers easy access, making it the perfect choice for squash enthusiasts. We invite you to join us for an unforgettable game experience!





SKY GARDENS AND BBQ AREAS: ELEVATING OUTDOOR LIVING

Rooftop gardens and barbecue areas seamlessly blend nature with leisure. The rooftop garden offers a tranquil green oasis where residents can unwind, surrounded by lush plants and fragrant flowers. Adjacent to this serene setting, the barbecue area becomes a hub for gatherings, culinary delights, and cherished moments with loved ones. Together, they create an inviting and versatile outdoor space, enhancing the overall living experience







ON THE ROOFTOP, A WORLD OF IMAGINATION AND EXCITEMENT.

When you've had a hard day at work and need to relax, we've created a space for you. Gather with close friends on the rooftop cinema, surrounded by comfortable furniture and large cushions. Enjoy watching the stars in the night sky while the soothing sound of the wind rustling through the leaves delights your ears. Watch your favorite movie on a big screen with Dolby Audio and create a pleasant, joyful, and calming experience.

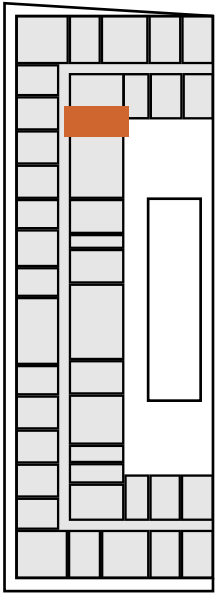


Activities for
Residents of all
Ages



PLANS

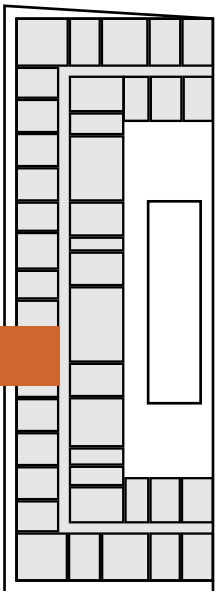




STUDIO UNIT TYPE ONE

AREA 499.4SQ.FT 46.4SQ.M

BALCONY 41.1SQ.FT 3.8 SQ.M



2-BEDROOM UNIT TYPE THREE

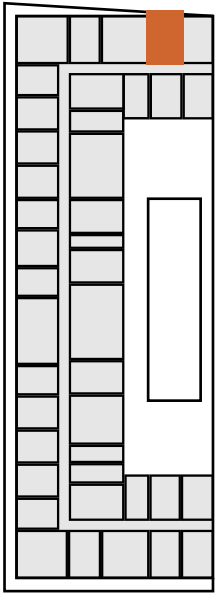
AREA 968.8SQ.FT 90SQ.M

BALCONY 281.2SQ.FT 26.1SQ.M

Disclaimer: Actual suite area may differ from stated area; drawings are not to scale, and revisions may occur. Suite area calculation includes the area within demising or partition walls, exterior walls, and corridor walls.

Balcony area calculation includes demising walls, the outer guard face, and the adjoining balcony's external face. Measurements are based on a typical floor; column sizes may vary by floor level. Unit sizes and details may vary slightly by unit type; refer to the sales and purchase agreement for specific unit sizes.

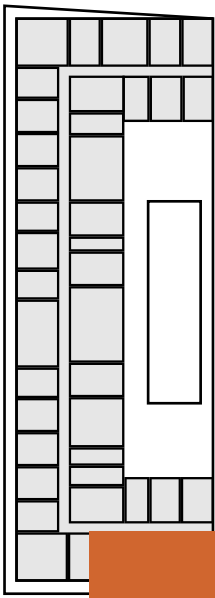




I-BEDROOM UNIT TYPE EIGHT

AREA 739.1SQ.FT 68.6SQ.M

BALCONY 96.1 SQ.FT 8.9SQ.M



3-BEDROOM UNIT TYPE ONE

AREA 1399.5SQ.FT 130SQ.M

BALCONY 1014SQ.FT 94.2SQ.M

Disclaimer: Actual suite area may differ from stated area; drawings are not to scale, and revisions may occur. Suite area calculation includes the area within demising or partition walls, exterior walls, and corridor walls.

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*Inspired by Italian
Design*







LIVING AT THE PEAK OF LUXURY AND COMFORT.

In the **311 BOULEVARD BY BAM ESKAN** project, you step into a world of opulence and luxury. With unique interior designs Italianate style and the use of high-quality materials by BELEMORE-MOLON, each residential unit has been transformed into a tranquil sanctuary. Luxurious amenities include private pools, state-of-the-art fitness centers, and beautiful green spaces—all designed for your comfort and enjoyment. This is where you can truly experience life at the pinnacle of luxury and well-being.



SMART HOMES

FOR MODERN LIVING

At **311 BOULEVARD BY BAM ESKAN**, we've provided smart and modern homes for you by leveraging the latest technologies. Smart systems control lighting, temperature, and security—all accessible through your smartphone or tablet. These homes not only enhance your comfort and safety but also contribute to environmental conservation through high energy efficiency. Come experience modern, intelligent living with us and enjoy its exceptional amenities.



CONTACT INFO

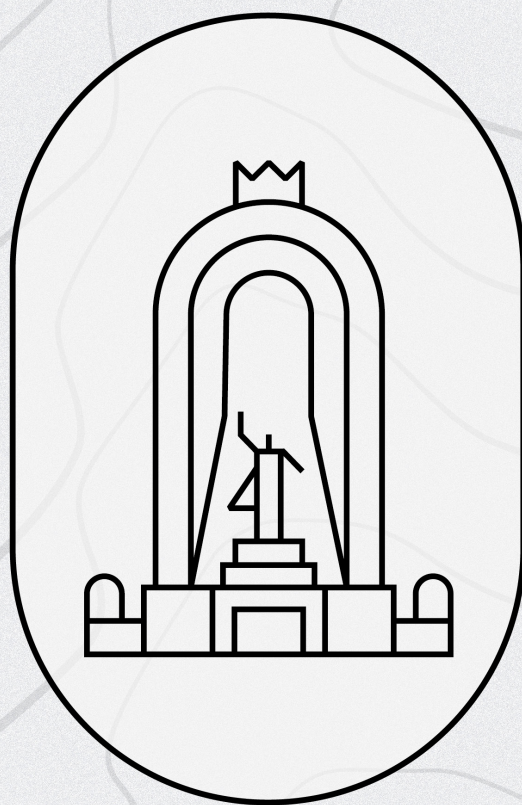
YOUR NEW BEGINNING AWAITS

At **311 BOULEVARD BY BAM ESKAN**, we believe in creating spaces that offer more than just a place to live. Our residential community combines modern design, exceptional amenities, and a prime location to provide you with a lifestyle of comfort and convenience.



9th floor , the Baygate Tower , Business
Bay , Dubai
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info@bamx.ae
www.bamx.ae



Статуя Исмоила Сомони - Великий и мудрый политик

ARTS BEEN USED:

Farrukh Negmatzade | "Girlfriends"
Acrylic on canvas
60x80 cm



Akmal Mirshaka | "Friends"
Oil on canvas
100x80 cm



"The Silence", 1998
Dir. Mohsen Makhmalbaf



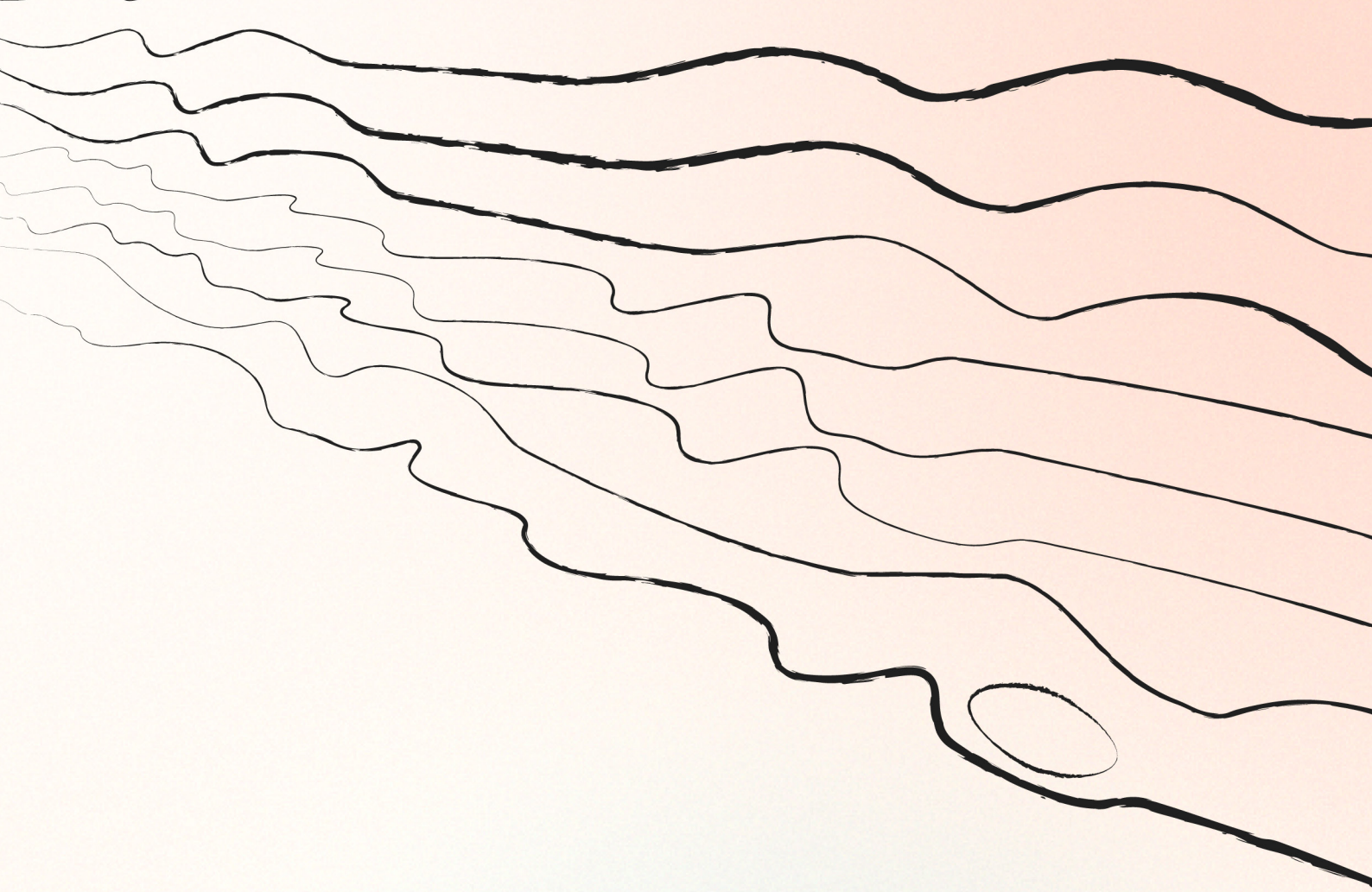
"Kosh Ba Kosh", 1993
Dir. Bakhtyar Khudojnazarov





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Where
the Sea Ends,
our Story
Begins



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