

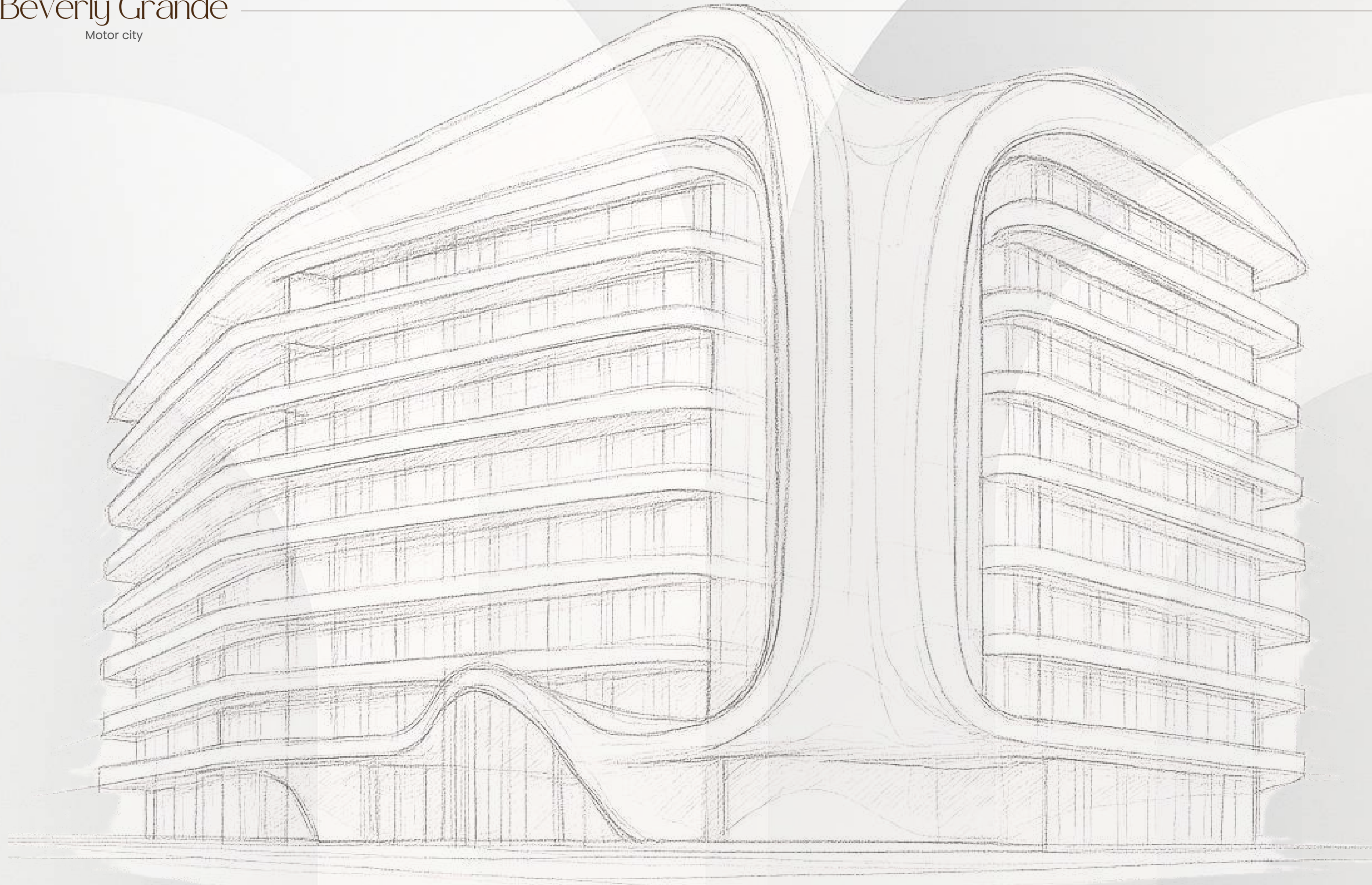
# Beverly Grande

Motor city

*The home where nothing limits your dreams*



**HMB HOMES**  
REAL ESTATE DEVELOPMENT





# Location

Motor city

# Why Motor City

Motor City: Where lifestyle meets momentum

A community unlike any other — Motor City offers a unique blend of vibrant energy and everyday serenity.

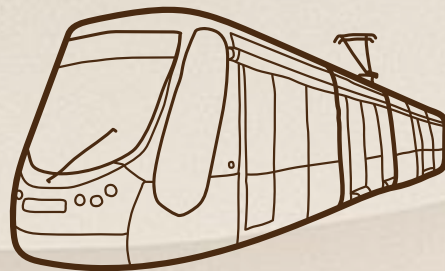
Originally inspired by speed and progress, today it's a modern lifestyle hub with green spaces, walkable streets, and a balanced rhythm of life.

**Beverly Grande** rises at the heart of it all — close to the action, yet tucked away in its own calm pocket.



# Investment potential of Motor City

Located in an area of active urban expansion, Motor City is becoming one of the most attractive zones for investors and homeowners.



## Upcoming metro

Upcoming Metro Line directly connecting the district to major areas of Dubai



## High rental yields

More than 8.7 - 9% ,  
compare with Dubai average  
rental yields - 5-6%



## Infrastructure

Established infrastructure with strong lifestyle appeal and major communities around - Sport city / Arabian Ranches / JVC / JVT / Dubai Hills / Damac Hills / Miracle Garden

# Key USP<sub>s</sub> of the Motor City



High rental yields

8.7 - 9%

compare with Dubai average  
rental yields - 5-6%



High appreciation

32%

As per Bayut in last 12 months,  
when average in Dubai - 21.4%



High demand

85%

Affordable luxury category



Robust infrastructure

Self contained community  
Restaurants / Retails / Entertainments places



Diverse lifestyle experiences

Established infrastructure with strong lifestyle appeal and  
major communities around - Sport city / Arabian Ranches /  
JVC / JVT / Dubai Hills / Damac Hills / Miracle Garden

# Motor city - driving distance



Mall of the Emirates  
20 min



Expo City Dubai  
15 min



Dubai Polo & Equestrian club  
10 min



Dubai Hills Mall  
12 min



Burj Al Arab  
25 min



Al Maktoum  
International Airport  
30 min



Dubai Miracle Garden  
5 min



Palm Jumeirah  
25 min



Dubai International Airport  
30 min



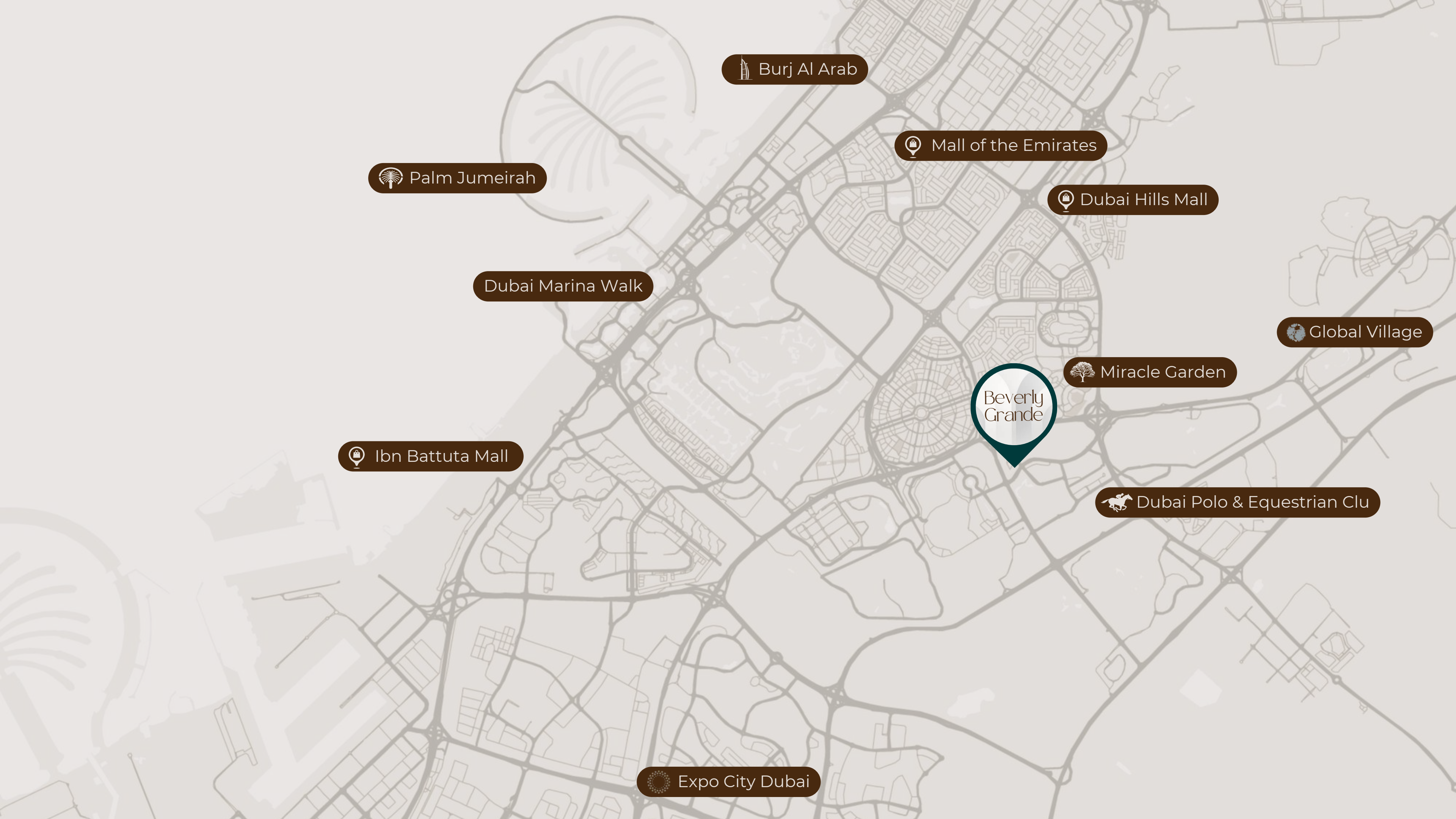
Global Village  
15 min



Burj Khalifa/Dubai Mall  
25 min



Dubai parks & resorts  
30 min



 Burj Al Arab

 Mall of the Emirates

 Dubai Hills Mall

 Global Village

 Miracle Garden

 Dubai Polo & Equestrian Clu

 Expo City Dubai

 Palm Jumeirah

Dubai Marina Walk

 Ibn Battuta Mall

Beverly Grande



# Motor city - walking distance



Dubai Autodrome &  
Kartdrome



Restaurants & cafe



Medical centre and hospital



First Avenue Mall



Camden Park



Windsor Park



Supermarkets

Spinneys / Waitrose / Carrefour /  
The Ribbon



Hotels

Park Inn by Radisson



Schools and Nurseries

Gems Metropole / 4 nurseries and 8 schools in  
neighboring communities



Veterinary clinic



Future Pink metro station



Outdoor activities

 Dubai Autodrome

Beverly  
Grande

 Park Inn by Radisson

 First Avenue mall

 Medical center

 Spinneys

 Veterinary clinic

 Dubai Kartdrome

 Windsor Park

 Gems Metropole School

 Waitrose

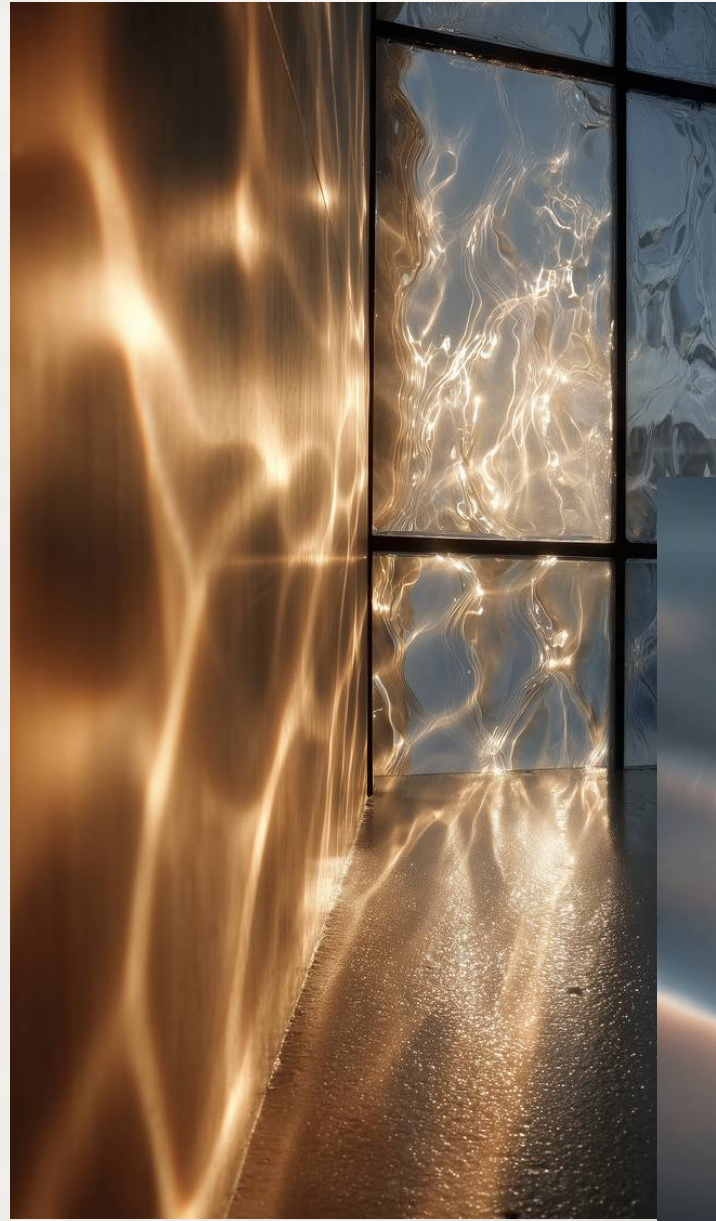
# Crafted with meaning

*“We wanted to design a space that feels like energy in motion — where every curve and corner carries intention.”*

— Lead Architect, Beverly Grande



# Inspiration





# A space where your story unfolds

Welcome to Beverly Grande — a place of strength, comfort, and infinite potential.

Designed to elevate your lifestyle and ignite your ambition, this is where boundaries disappear and your future begins.

It's not just walls and architecture. It's the atmosphere of power, peace and possibilities.

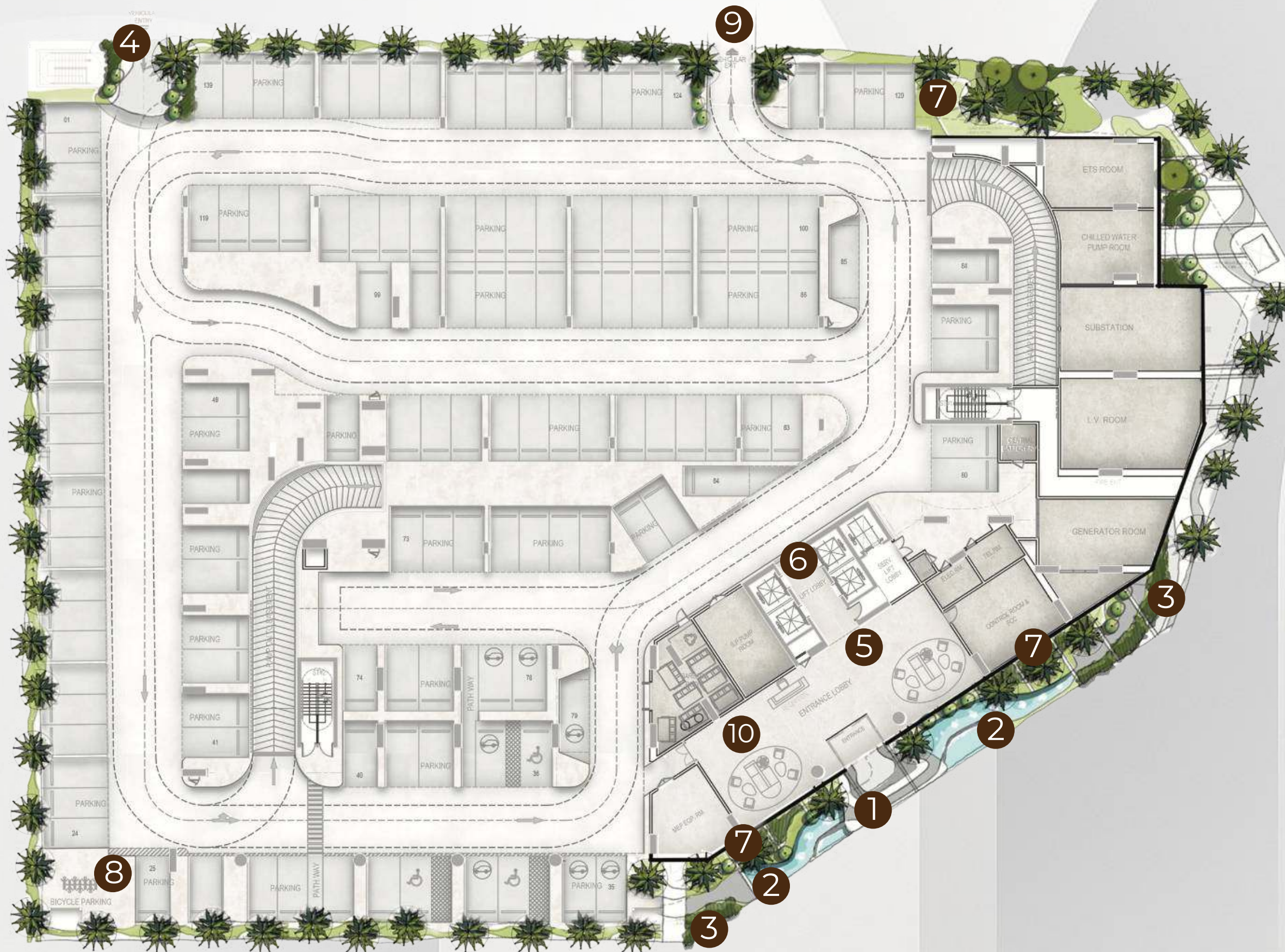








# The Living Experience



# Amenities

Ground floor

- 1 Primary Entrance
- 2 Shallow Water
- 3 Shrubs
- 4 Car Entrance
- 5 Grande Lobby
- 6 Lift Lobbies
- 7 Courtyards
- 8 Bicycle parking
- 9 Car Exit
- 10 The Reading & Business Room



# Amenities

First floor

- |                            |                           |
|----------------------------|---------------------------|
| 1 Lift Lobbies             | 15 Outdoor Terrace        |
| 2 Inner Beach              | 16 Clubhouse & Game room  |
| 3 Inner Water Beach Lounge | 17 Indoor Wellness Center |
| 4 Poolside Retreat Zone    | 18 Outdoor Gym Terrace    |
| 5 Ping Pong Zone           | 19 Male Change Room       |
| 6 Outdoor Kids Zone        | 20 Female Change Room     |
| 7 Water Wellness Zone      | 21 Garden Serenity Zone   |
| 8 Pool Stones Bridge       |                           |
| 9 Float Pool Lounge        |                           |
| 10 Tiny Waves Kids Zone    |                           |
| 11 Kids Pool Zone          |                           |
| 12 The Mind Garden Zone    |                           |
| 13 Outdoor Cinema          |                           |
| 14 Mini Golf Zone          |                           |

# Amenities

## Rooftop



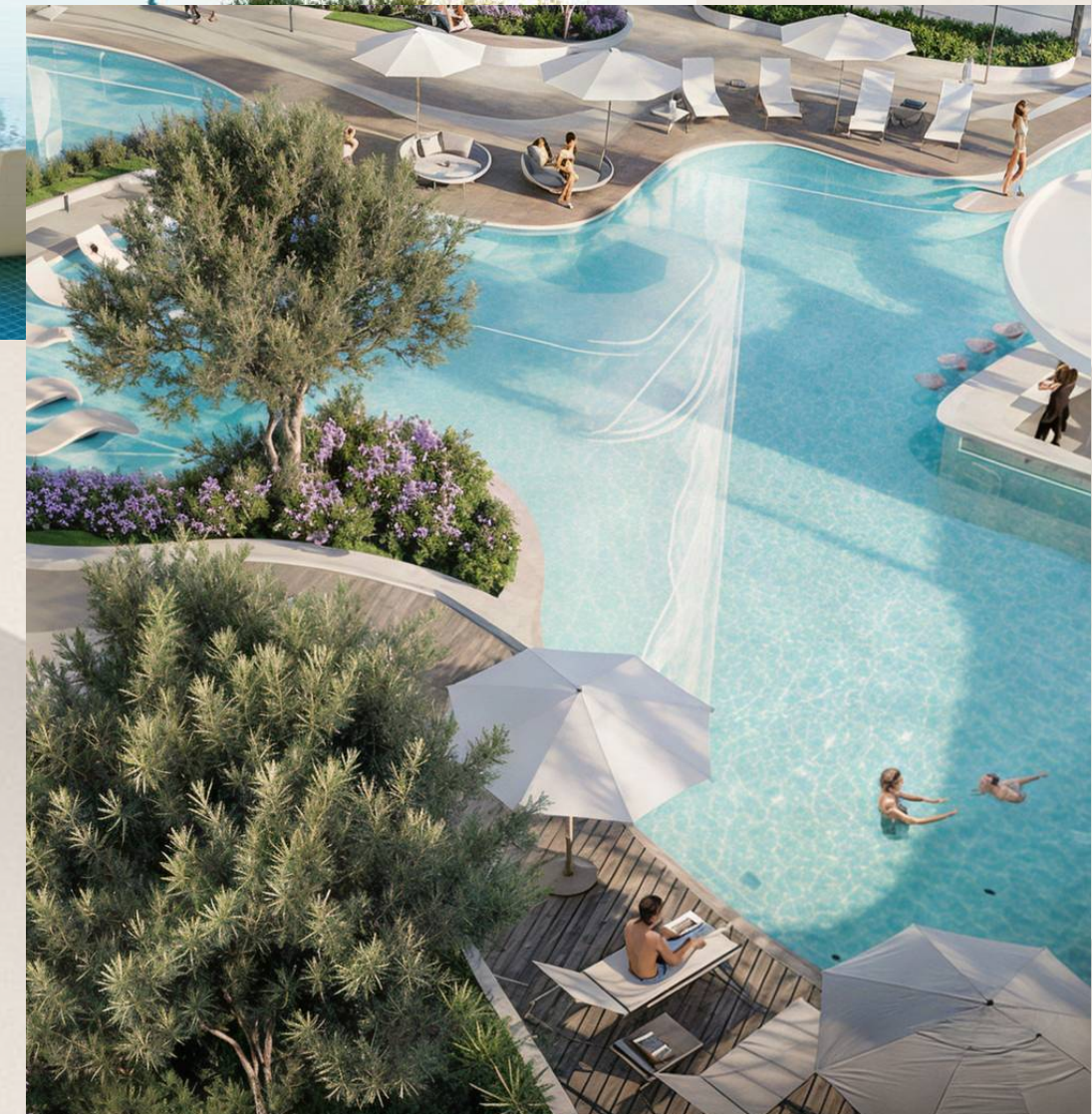
- 1 Mini Basketball Court
- 2 Padel Court
- 3 Lounge Terrace
- 4 Sunset Terrace
- 5 Arena View Zone
- 6 Courtyards
- 7 Sunset Meditation Terrace
- 8 BBQ Social Hub
- 9 Shaded Rooftop Café Zone

# Relax & Recreation zones

## Relaxation Redefined

Imagine a place where you can unwind at an infinity pool overlooking the city, sip on a refreshing drink at an open-air bar, and soak in the evening hues while enjoying panoramic views.

Every corner of Beverly Grande is designed to evoke serenity and vigor simultaneously, giving residents both space to relax and energy to dream.





# Entertainment & Social spaces

World-class fitness and leisure facilities



Experience alfresco cinema under the stars, where modern design meets the magic of outdoor movies.

Enjoy open-air dining areas that merge comfort with social vibrancy, providing ideal settings for intimate gatherings or lively celebrations — all curated to inspire a lifestyle without limitations.

# Family & Community Spaces

Where community and comfort converge

From dedicated kids' playgrounds to secure family zones, every element is tailored for joyful living.

Lush green gardens, interactive recreational spaces, and thoughtful layouts create a community-centric environment that nurtures both growth and connection





# Kids zones

Designed with family in mind



Beverly Grande is more than just a home for adults — it's designed to be a family haven.

- Outdoor kids playground
- Water playground
- Dedicated family lounges and recreation zones
- Spaces that foster fun, learning, and quality family time.

# Active lifestyle

Stay active, stay inspired

Embrace a dynamic way of life with state-of-the-art sports facilities — from a paddle court and table tennis area to a fully equipped gym and jogging tracks.

Whether it's a morning run through tree-lined paths or a friendly match on the tennis court, Beverly Grande supports an active lifestyle designed for both body and soul.



# Lobby area

*“We wanted a space where stillness greets you, and elegance sets the tone”*

— Lead Architect, Beverly Grande







# GYM

*“Move with intention and flow like the gentle curves of the oasis, where strength and serenity create a rejuvenating rhythm”*

— Lead Architect, Beverly Grande













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REAL ESTATE DEVELOPMENT

creators of homes with soul

HMB is not just a developer.

We are creators of spaces that support your dreams, strengthen your foundations, and inspire your achievements.

We don't just deliver buildings. We build homes that empower.





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