

TAVERN BAR & SOCIAL

COMMERCIAL



THE TAVERN BAR & SOCIAL marks a bold new chapter as the definitive social heartbeat of Jumeirah Village Circle. Located on the ground floor of the Marriott Courtyard Luxury Residence JVC, The Tavern is an expansive destination designed to dissolve the boundaries between a world-class gastropub and a vibrant community hub.

It is a place where rugged industrial charm meets contemporary luxury—offering a profound lifestyle shift defined by soaring verticality, monumental scale, and unparalleled social energy.



8,607 SQ.FT
AREA



SPECIALITY 6
GROUND FLOOR



Q4 2026
COMPLETION



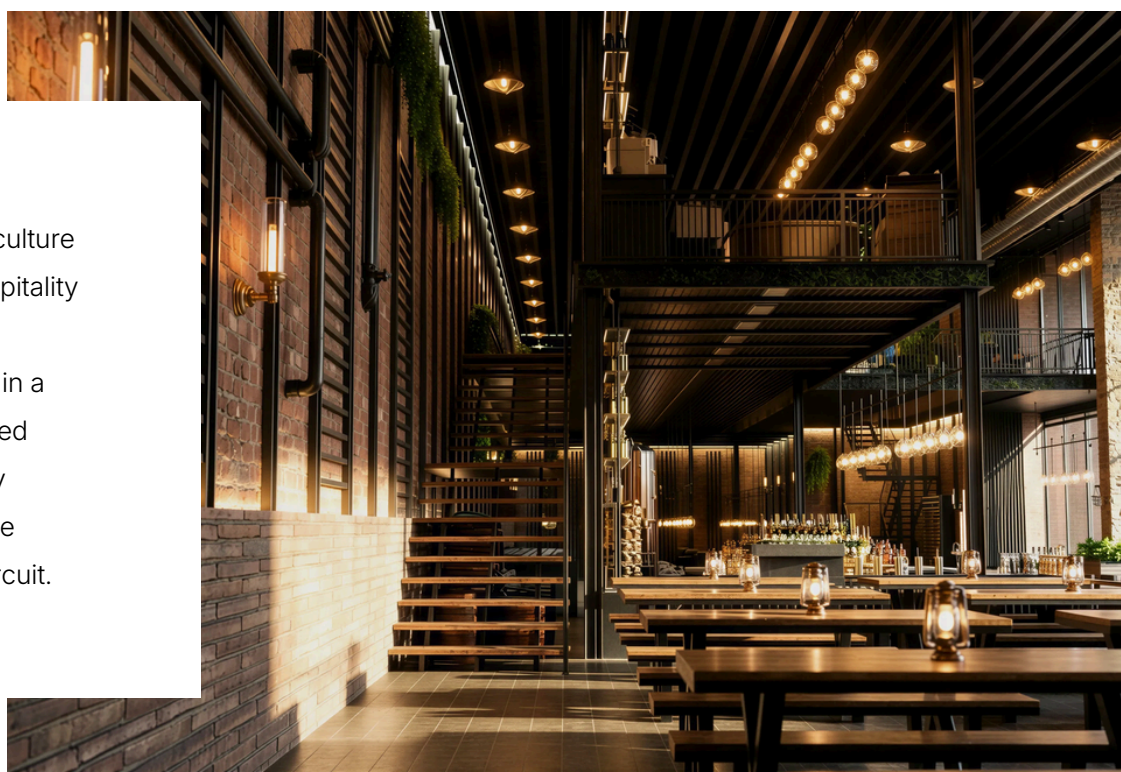
MARRIOTT RESIDENCES
JVC DUBAI



TAVERN BAR & SOCIAL



Where world-class gastropub culture meets a high-performance hospitality concept. The Tavern offers an exclusive opportunity to invest in a pre-approved, Marriott-anchored landmark — expertly crafted by industry leaders to dominate the district's high-volume social circuit.





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HEARTBEAT OF JVC

A STRATEGIC LANDMARK IN JVC

Investing in The Tavern is an investment in a market-first, strategically positioned at a primary gateway within the Marriott Courtyard Luxury Residence. This isn't just a bar; it is a high-value asset in the heart of JVC, one of Dubai's fastest-growing residential hubs.

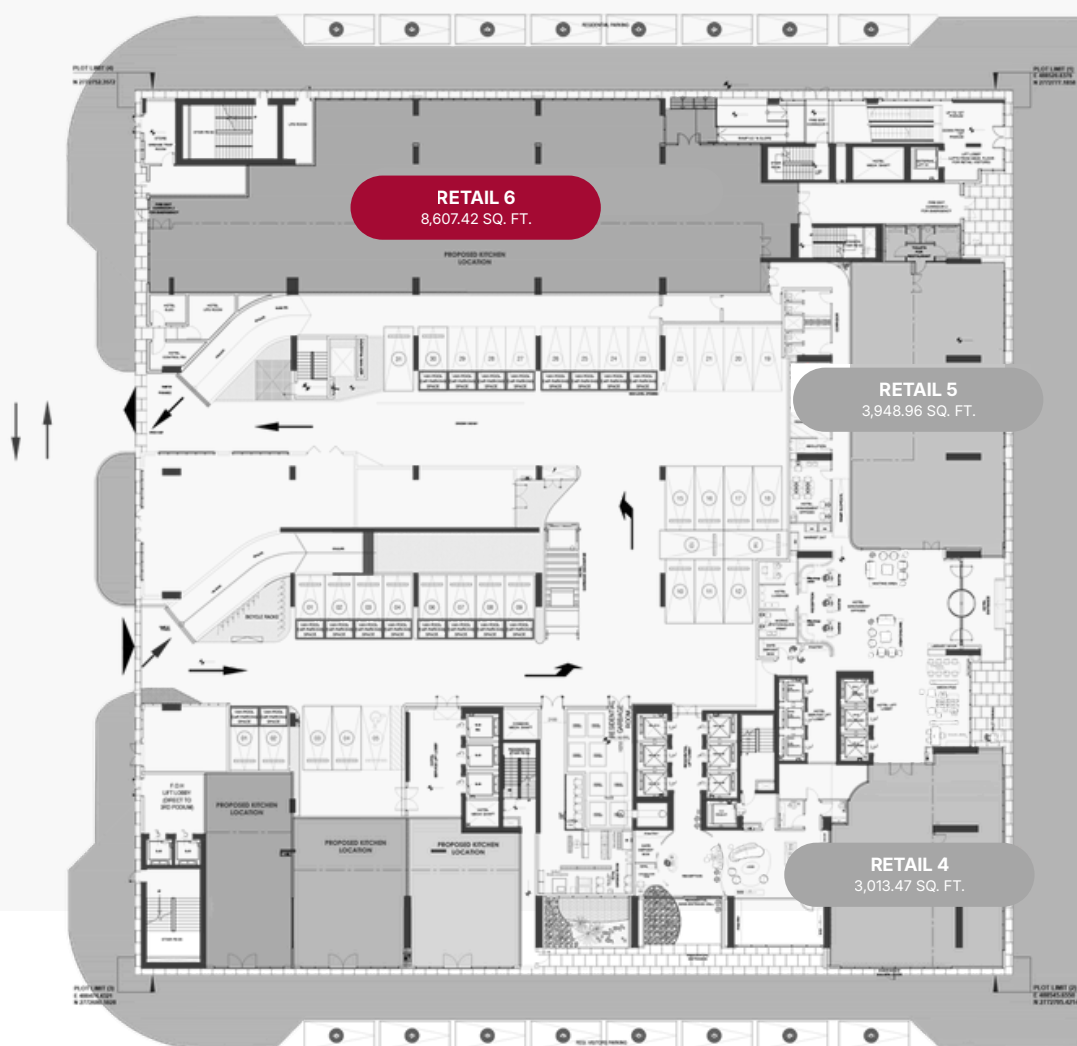
THE MARRIOTT ADVANTAGE: As a Marriott-anchored destination, the concept is already pre-approved by Marriott's global standards, ensuring world-class operations and a built-in affluent clientele.

EXPERTLY CRAFTED: Developed by the synergy of 6 Hospitality and Motion Hospitality, the project benefits from a pedigree of award-winning lifestyle concepts and operational excellence.

MARKET DOMINANCE: Boasting unrivaled street-level presence and monumental scale, The Tavern captures a massive, untapped demographic seeking a high-energy, year-round social institution.



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The Tavern is a masterclass in architectural simplicity and scale. Featuring towering ceilings, exposed brickwork, and warm leather booth seating, the space is meticulously designed to offer an unhurried sense of verticality.

The venue is engineered for high-volume performance and exceptional profitability, centered around a masterfully designed bar and state-of-the-art displays for global sporting events. Every inch of the 8,607 SQ.FT sanctuary is curated to balance rugged charm with a sophisticated, soul-stirring retreat.



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For the visionary investor, The Tavern offers a unique opportunity for expansion. By integrating the adjacent Speciality 5 unit, the footprint evolves into a monumental 12,930 SQ.FT landmark.

This extension allows for enhanced operational capacity, additional private event zones, and an even more commanding presence within the Marriott Courtyard ecosystem. This is a rare chance to control a high-yield, freehold asset of significant scale in one of Dubai's most high-demand residential corridors.



DRIVEN BY EXCELLENCE



Through a visionary approach to Dubai's hospitality sector, Six Hospitality and Motion Hospitality have joined forces to introduce an unprecedented, institutionally backed opportunity: the first fully licensed, freehold F&B space in JVC.

Together, we developed Tavern Bar & Social following an extensive market study to guarantee immediate synergy with Marriott Residences JVC and the burgeoning local community. Our strategic partnership leverages financial strength, deep market insight, and Marriott-standard operational benchmarks to de-risk the investment. By eliminating the burden of perpetual rent, we deliver long-term asset control, capital appreciation, and commercial success for every investor.

FMI (FREEHOLD MEDIATION & INFORMATION): Unlocking prime freehold commercial assets and structuring high-yield, title-deed investments across Dubai's top corridors.

SIX HOSPITALITY: Empowering investors through ownership and control of licensed retail spaces, fostering success through strategic joint ventures.

MOTION HOSPITALITY: Pioneering excellence in operational delivery and high-end lifestyle service standards.