

# VOXA

OFFICES.RESIDENCES.PENTHOUSES

— JVT —

JUMEIRAH VILLAGE TRIANGLE

LIFE FINDS ITS VOICE

BROKERS DECK

A woman with long, dark, curly hair is shown in profile, looking out of a window. She is wearing a white, off-the-shoulder lace dress. The room is dimly lit, with light coming from the window on the left. In the background, there are shelves with various items and a lamp. The text is overlaid on the left side of the image.

**DESIGNED FOR LIFE**  
WHERE AMBITION MEETS  
SKYLINE IN **PERFECT BALANCE**



# LIFE IN PERFECT BALANCE CRAFTED FOR **AMBITION!**

Nestled in the vibrant heart of Dubai's Jumeirah Village Triangle,  
**VOXA** redefines urban living.

Imagine waking up to spectacular skyline views, enjoying  
the perfect balance between a thriving city life and serene  
community vibes.

Whether you are a young professional, entrepreneur, or family,  
this is where your lifestyle aspirations come alive.

# IN THE HEART OF DUBAI, **JUMEIRAH VILLAGE TRIANGLE**

Strategically located in the bustling community of Jumeirah Village Triangle,  
**VOXA** connects you to the best of Dubai.

Whether it's your morning commute, a shopping spree,  
or a weekend getaway, **VOXA** ensures the city's most iconic destinations  
are always within reach.



# PROXIMITY

## HIGHLIGHTS

At **VOXA** life is about enjoying the city's vibrant energy while returning to a sanctuary that feels a world apart.

### Schools

- 2 Min | Arcadia British School
- 4 Min | Sunmarke School
- 4 Min | Redwood Montessori Nursery
- 4 Min | Jumeirah International Nursery
- 7 Min | JSS international School

### Malls

- 4 Min | Circle Mall
- 15 Min | Dubai Hills Mall

### Health

- 6 Min | NMC Speciality Hospital
- 9 Min | Mediclinic Me'aisem
- 10 Min | Life Medical Center

### Hotels

- 2 Min | Novotel JVT
- 2 Min | Movenpick Hotel

### Parks

- 2 Min | JVT Big Park
- 5 Min | JVT Community Park





BE PART OF SOMETHING  
**EXTRAORDINARY**

# PREMIUM VIEWS



A high-angle, top-down photograph of a woman with dark, wet hair tied back, lying on her back on a white towel. She is wearing a white, form-fitting tank top and white shorts. Her eyes are closed, and she has a relaxed expression. Her right arm is extended upwards, and her left arm is bent with her hand resting near her head. To her left is the edge of a swimming pool with clear, blue water. The scene is brightly lit, suggesting a sunny day outdoors.

**AMENITIES**

LIVE. WORK. PLAY.



PADEL COURT

INDOOR GYM

DOG PARK

MULTI-PURPOSE COURT

CROSS-FIT

VOXA LOUNGE

BBQ AREA

YOGA DECK

KIDS PLAY AREA

OUTDOOR CINEMA

SWIMMING POOL

SEATING AREA

OUTDOOR SEATING AREA

CABANAS

JACUZZI

VOXA BEACH LOUNGE

SUNKEN SEATING

ZEN YOGA GARDEN

BEACH POOL

KIDS SWIMMING POOL

SPLASH AREA

BEACH WALKWAY

JOGGING TRACK

MINI GOLF

**VOXA** is built for living well.

Every corner invites you to move, unwind, connect, or just breathe. Whether it's starting your day with a workout, catching a sunset with friends, or simply finding your own space to switch off, the amenities are designed to make every day feel like exactly where you want to be.



**RECREATIONAL**  
FEATURES

Amenities like gyms and jogging track,  
promoting relaxation, fitness, and fun.



## WORK-ORIENTED AMENITIES

Work-oriented amenities boost productivity with quiet spaces and collaborative areas for efficiency and comfort.

Floor Layout

## TYPICAL FLOOR PLAN

Studio

1 Bedroom

2 Bedroom

Marina/Golf View

Marina/Golf View

Al Khail View

Al Khail View



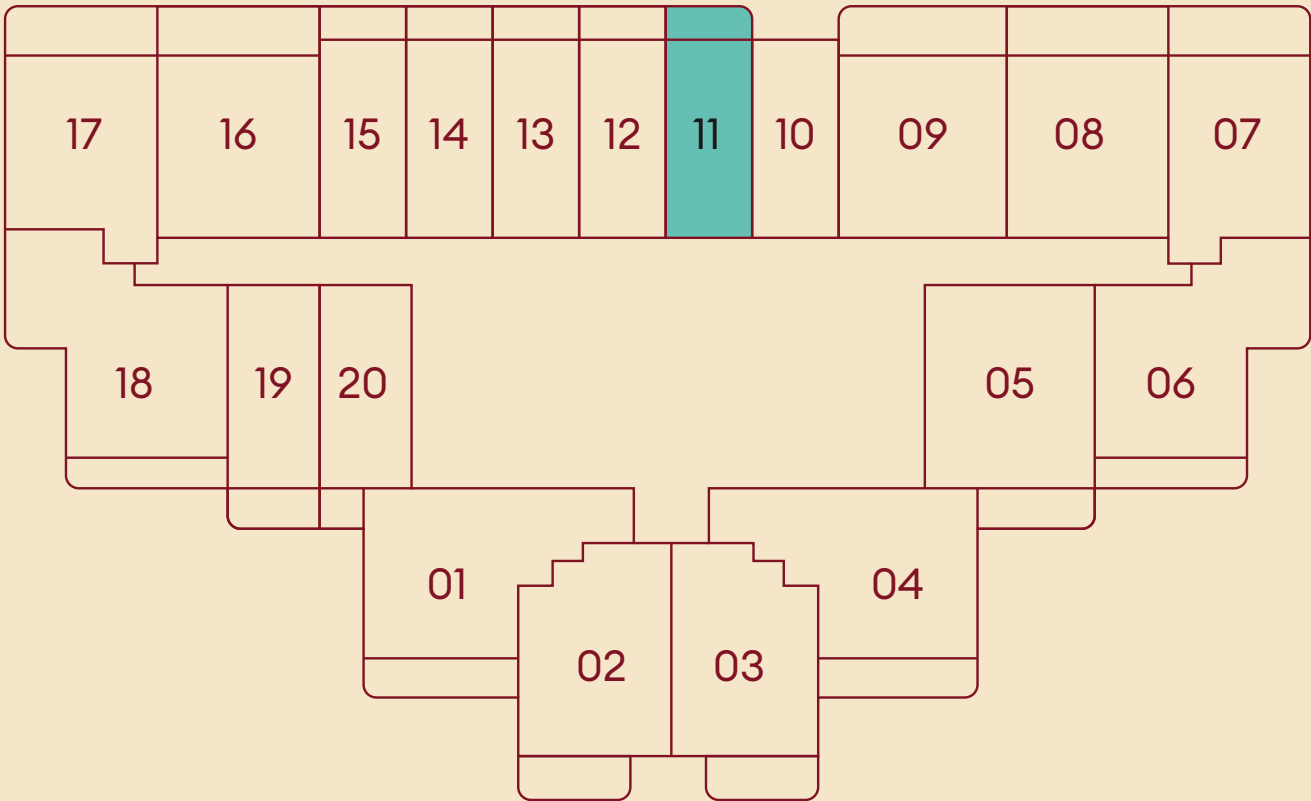
TYPICAL  
STUDIO



STUDIO

|              |             |                |
|--------------|-------------|----------------|
| SUITE AREA   | 30.19 sq. m | 324.96 sq. ft. |
| BALCONY AREA | 5.81 sq. m  | 62.54 sq. ft.  |
| TOTAL AREA   | 36.00 sq. m | 387.50 sq. ft. |

TYPICAL FLOOR PLAN



11

2nd Floor to  
15th Floor

11

16th Floor to  
17th Floor

11

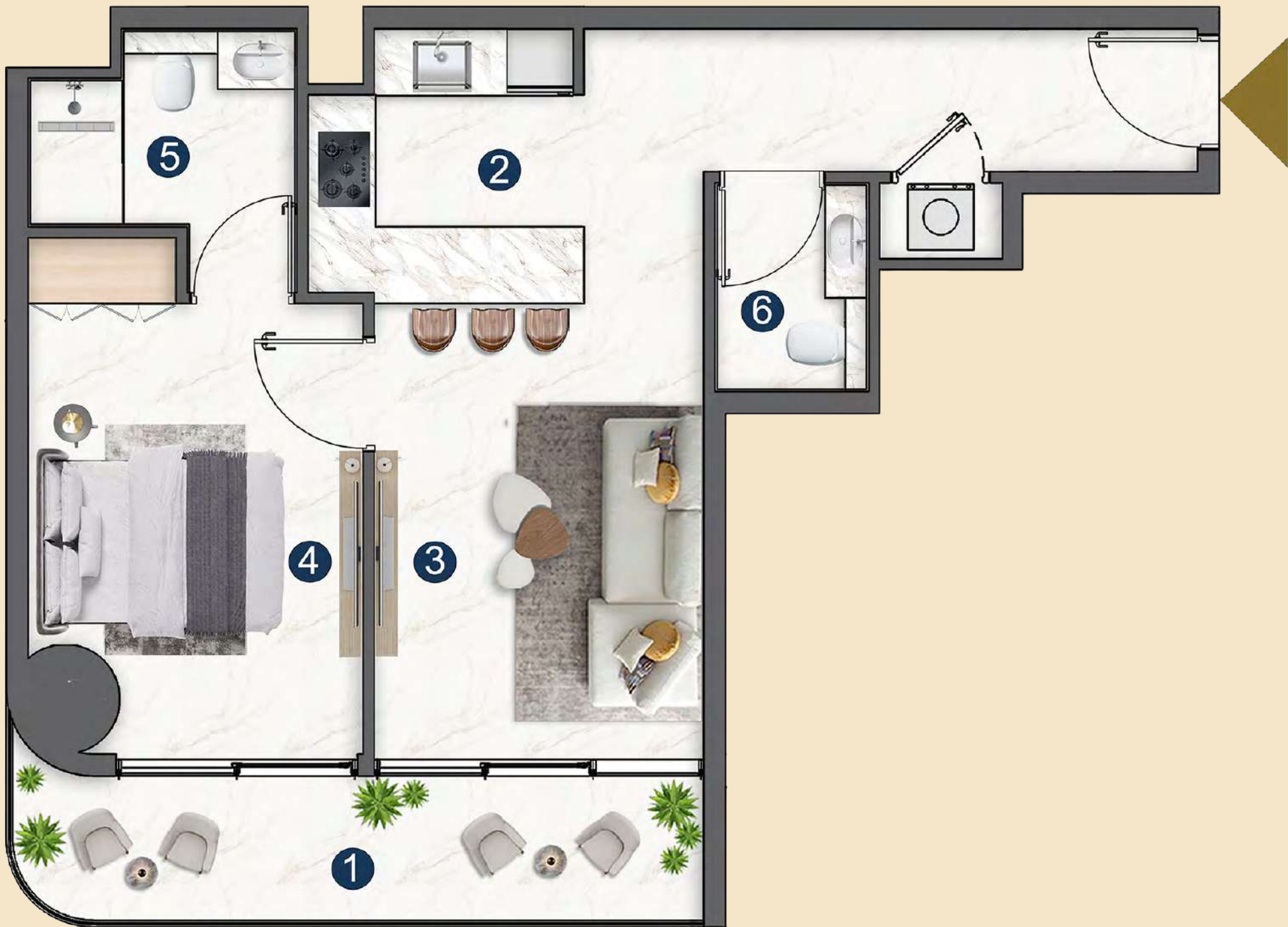
18th Floor to  
27th Floor

|                   |                 |
|-------------------|-----------------|
| 1.BALCONY         | 3.74x1.60 sq. m |
| 2.KITCHEN         | 2.75x1.80 sq. m |
| 3.LIVING/ BEDROOM | 4.80x3.40 sq. m |
| 4.BATH            | 2.60x1.22 sq. m |

Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

Access our digital PDF for detailed information to explore the full range of our floor and unit plans.

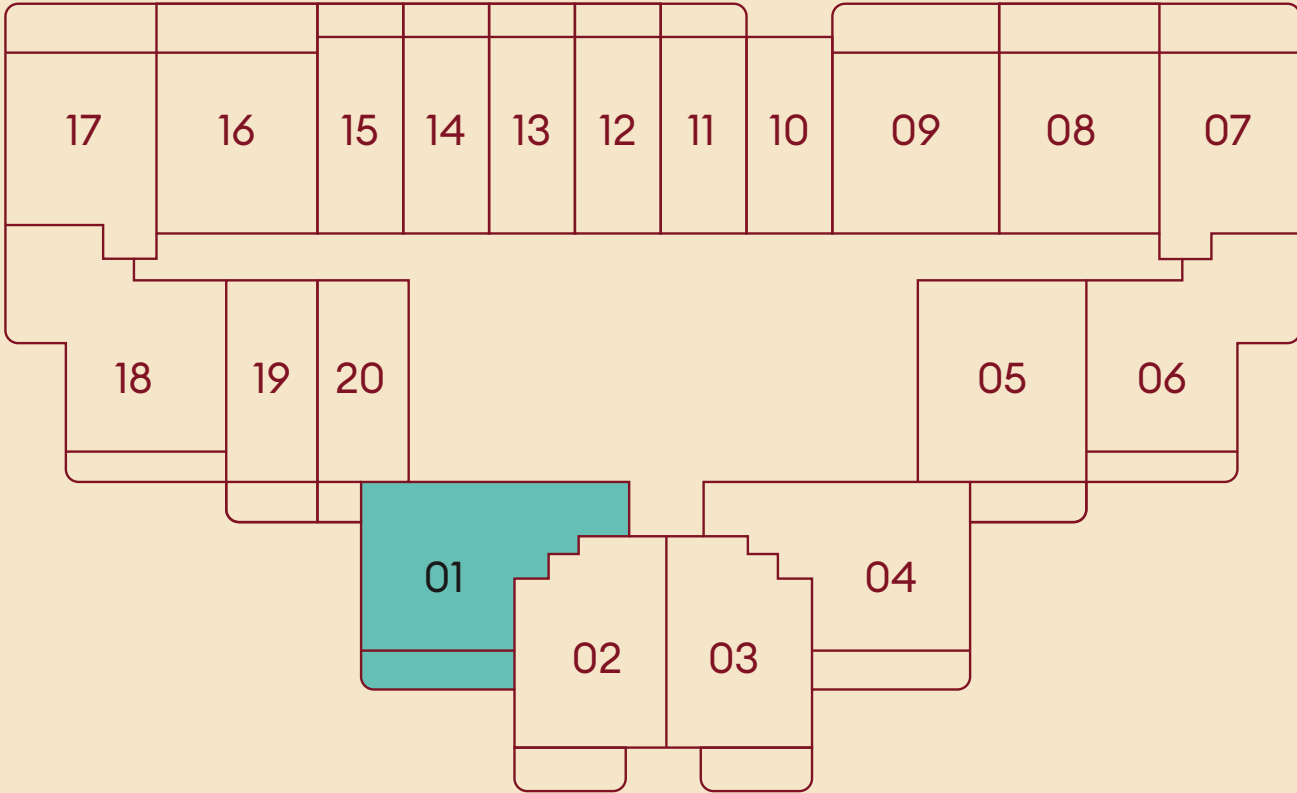
TYPICAL  
1 BEDROOM



1 BEDROOM

|              |             |                |
|--------------|-------------|----------------|
| SUITE AREA   | 54.33 sq. m | 584.80 sq. ft. |
| BALCONY AREA | 9.10 sq. m  | 97.95 sq. ft.  |
| TOTAL AREA   | 63.43 sq. m | 682.75 sq. ft. |

TYPICAL FLOOR PLAN



01 2nd Floor to  
15th Floor

01 16th Floor to  
17th Floor

01 18th Floor to  
27th Floor

|            |                 |
|------------|-----------------|
| 1.BALCONY  | 6.35x1.38 sq. m |
| 2.KITCHEN  | 2.51x2.50 sq. m |
| 3.LIVING   | 4.15x3.00 sq. m |
| 4.BEDROOM  | 3.05x4.15 sq. m |
| 5.BATH     | 2.45x1.35 sq. m |
| 6.PWD ROOM | 1.40x1.90 sq. m |

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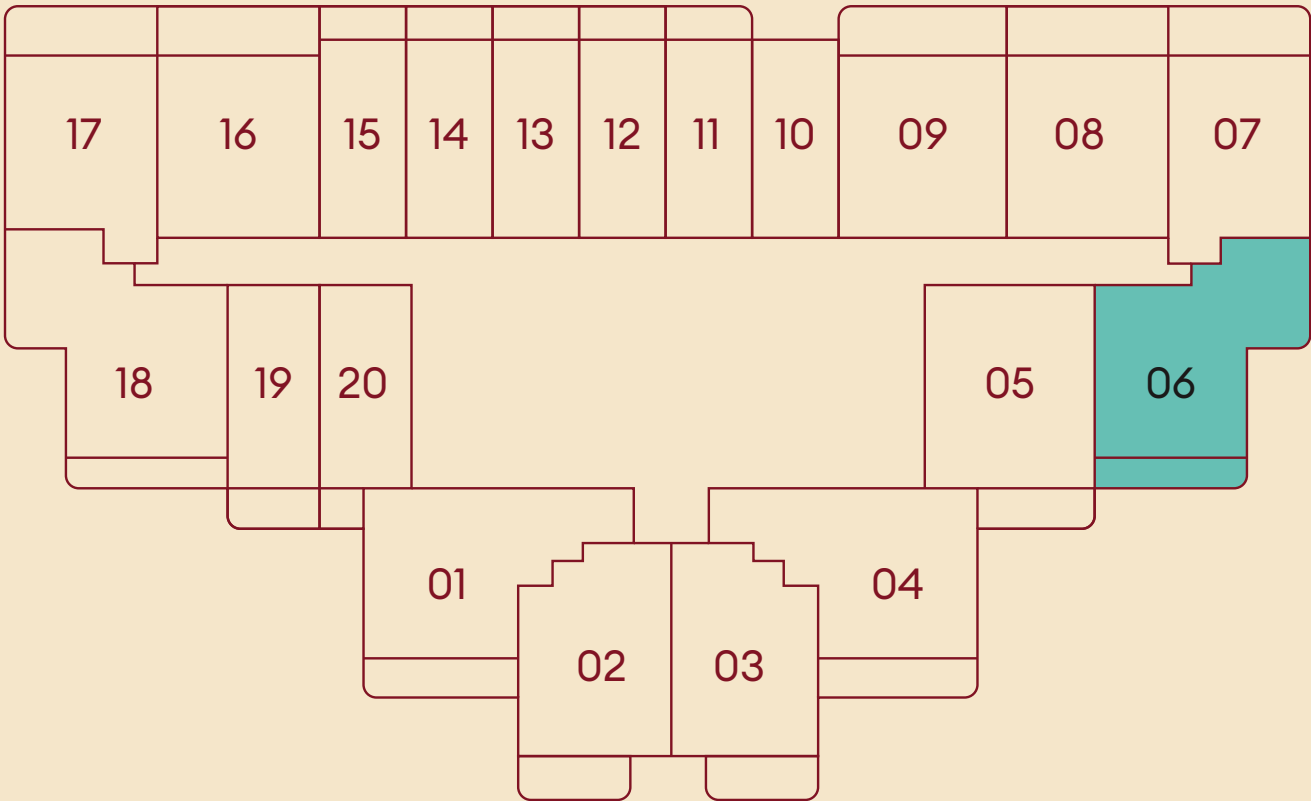
TYPICAL  
2 BEDROOM



2 BEDROOM

|              |             |                |
|--------------|-------------|----------------|
| SUITE AREA   | 63.68 sq. m | 685.45 sq. ft. |
| BALCONY AREA | 8.82 sq. m  | 94.94 sq. ft.  |
| TOTAL AREA   | 72.50 sq. m | 780.38 sq. ft. |

TYPICAL FLOOR PLAN



06 2nd Floor to 15th Floor

06 16th Floor to 17th Floor

06 18th Floor to 27th Floor

|           |                 |
|-----------|-----------------|
| 1.BALCONY | 6.80x1.25 sq. m |
| 2.KITCHEN | 1.79x3.09 sq. m |
| 3.LIVING  | 3.91x3.00 sq. m |
| 4.BEDROOM | 3.45x4.85 sq. m |
| 5.BATH    | 1.50x2.25 sq. m |
| 6.PWD     | 1.26x2.15 sq. m |
| 7.BEDROOM | 3.60x4.40 sq. m |
| 8.BATH    | 1.45x2.30 sq. m |

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# WHY VOXA?

## Where Vision Meets Value

### INVESTMENT OPPORTUNITY

- At **VOXA**, invest in Dubai's thriving heart, a prime Jumeirah Village Triangle address merging luxury, connectivity, and high-yield potential.

#### • Prime Location, Infinite Returns

- Minutes to Dubai Marina, Downtown, and key highways (SZR, Al Khail).

#### • Diverse Portfolios, Flexible Plans

- Residences: Premium 1-2 bedroom & penthouses with skyline views.
- Retail/Offices: High-traffic spaces for entrepreneurial growth.
- Attractive payment plans tailored for investors.

#### • Amenities That Elevate Demand

- Beach pool, outdoor cinema, pet parks, and smart workspaces.
- A lifestyle magnet for tenants and buyers alike.

#### • Enduring Financial Appeal

- High rental yields in Dubai's buoyant market.
- Capital appreciation fueled by strategic location and supply.



PAYMENT PLAN

**65% / 35%**

**FULLY  
FURNISHED**  
APARTMENTS

**1%**  
PER MONTH ONLY

**6-YEAR**  
PAYMENT PLAN

**Q3 2028**  
EXPECTED HANDOVER

LIFE FINDS ITS VOICE

LET'S HEAR YOURS

ENQUIRE NOW!

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— JVT —

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