

VOXA

OFFICES. RESIDENCES. PENTHOUSES

JVT

JUMEIRAH VILLAGE TRIANGLE

LIFE FINDS ITS VOICE

BROKERS DECK



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

penthouses

FLOOR 28TH TO 29TH

*residential
apartments*

FLOOR 1ST TO 27TH

office space

PODIUM 1,2,3 & 4

retail

GROUND FLOOR

**PREMIUM
VIEWS**



A woman with dark hair tied back is shown from the waist up, wearing a white tank top. She is leaning forward with her right arm extended to the side and her left hand on her hip. In the background, a large, clear blue swimming pool is visible. The lighting is bright, suggesting a sunny day.

AMENITIES

LIVE. WORK. PLAY.



PANTHEON
RESIDENCES

PADEL COURT

MULTI-PURPOSE COURT

YOGA DECK

OUTDOOR CINEMA

OUTDOOR SEATING AREA

CABANAS

VOXA BEACH LOUNGE

BEACH POOL

JACUZZI

SUNKEN SEATING

BEACH WALKWAY

MINI GOLF

SPLASH AREA

SWIMMING POOL

KIDS SWIMMING POOL

JOGGING TRACK

INDOOR GYM

CROSS-FIT

VOXA LOUNGE

KIDS PLAY AREA

ZEN YOGA GARDEN

DOG PARK

BBQ AREA

SEATING AREA

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.

A photograph of three business professionals in a meeting. A man with glasses and a beard on the left, a woman with long hair in the center, and another woman on the right, all holding coffee cups. They are seated around a table in a bright, modern office environment.

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 View

Marina View

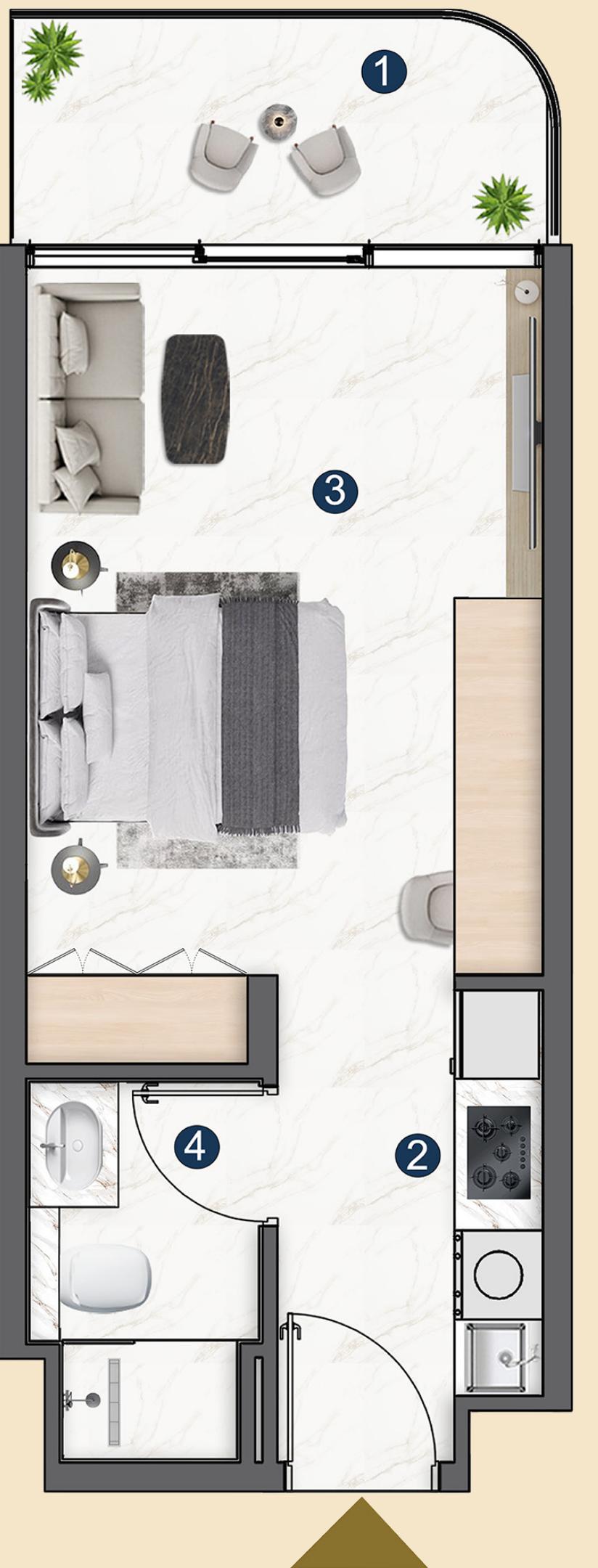


Golf Course View

Golf Course View



TYPICAL STUDIO



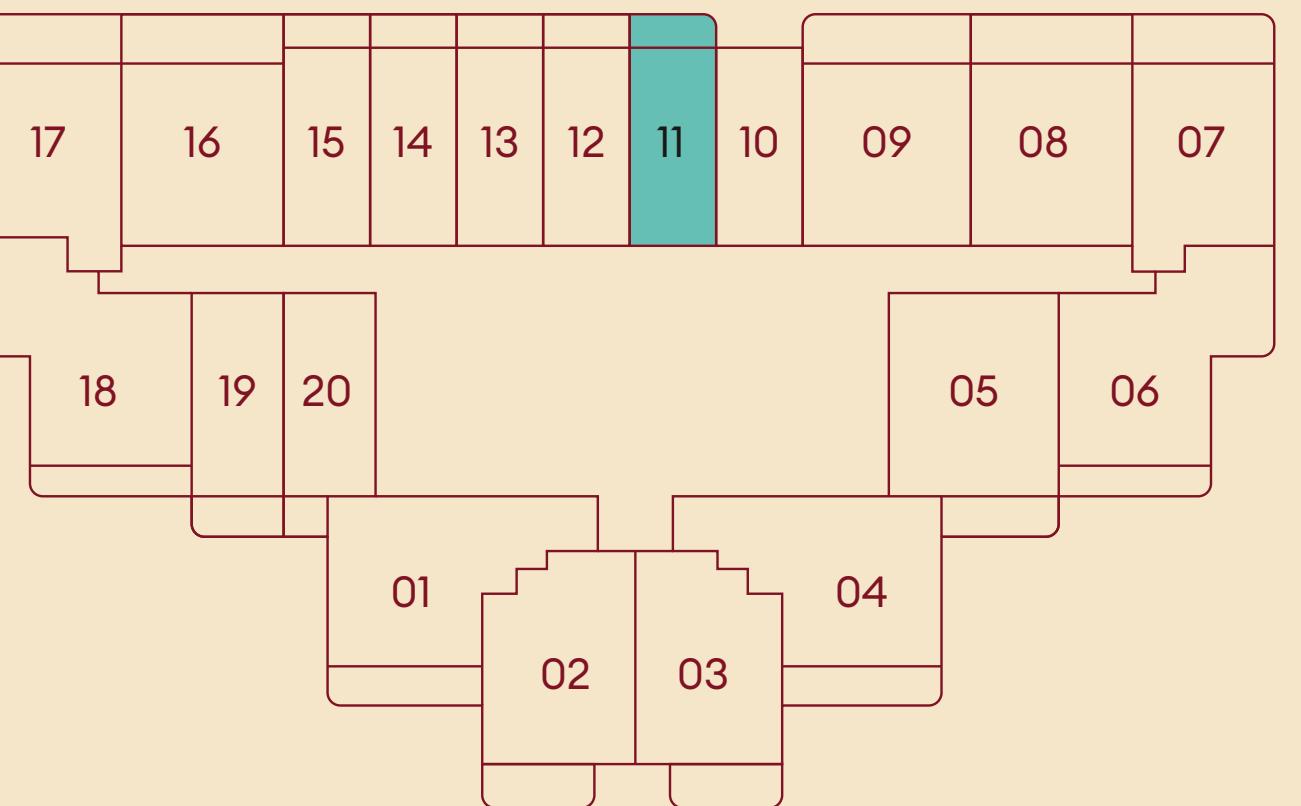
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Access our digital PDF for detailed information to explore the full range of our floor and unit plans.

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



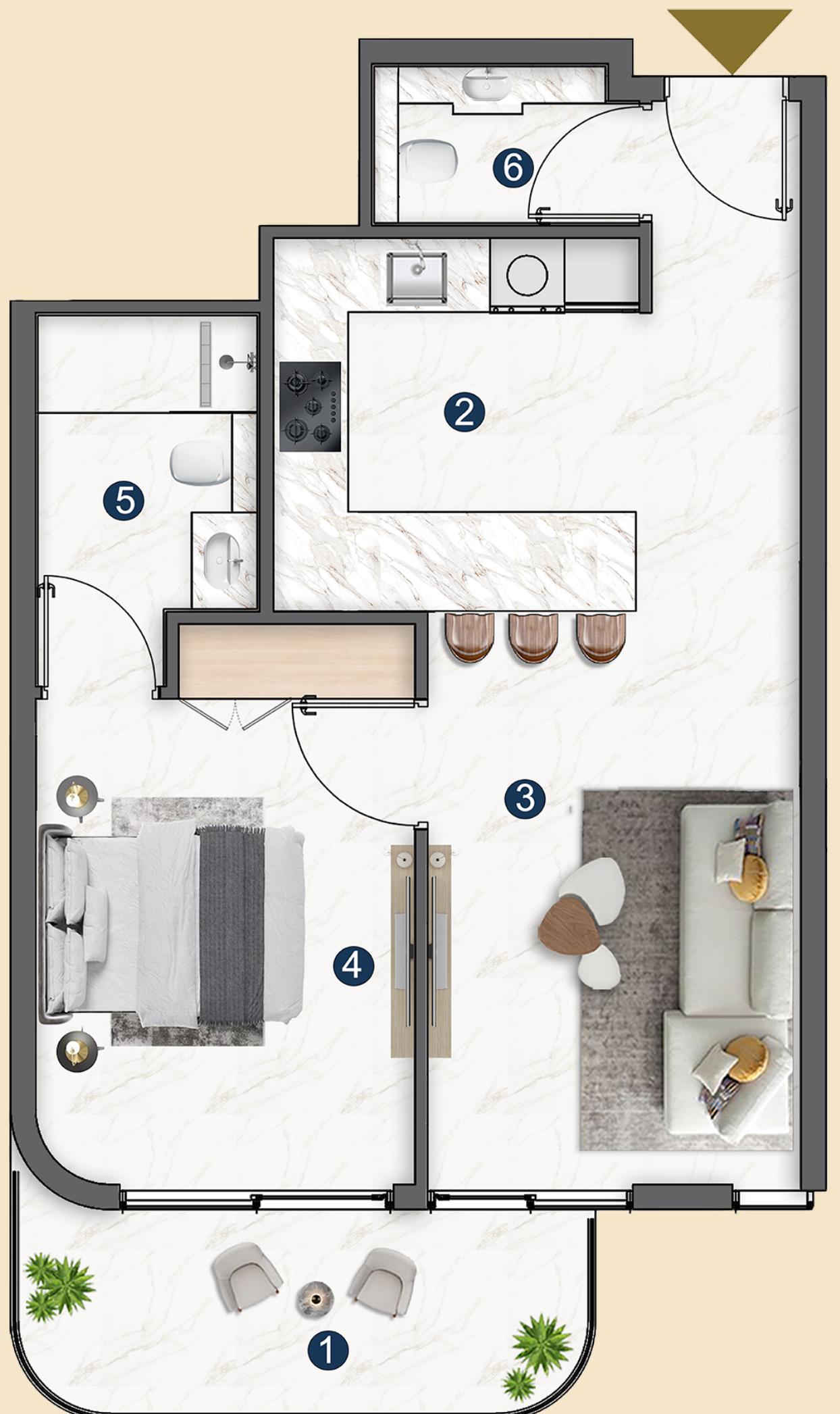
11 2nd Floor to 15th Floor

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

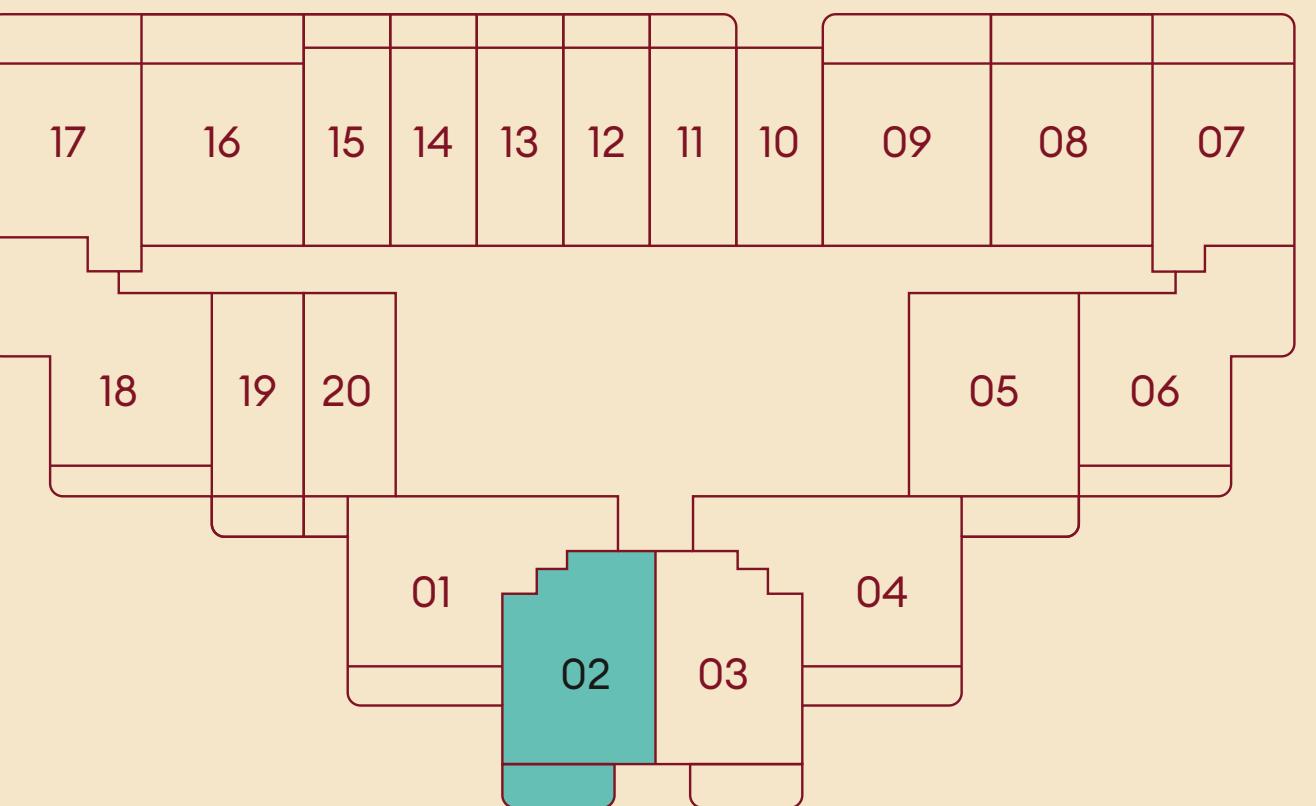
TYPICAL 1 BEDROOM



1 BEDROOM

SUITE AREA	52.80 sq.m.	568.33 sq.ft.
BALCONY AREA	7.92 sq.m.	85.25 sq.ft.
TOTAL AREA	60.72 sq.m.	653.58 sq.ft.

TYPICAL FLOOR PLAN



02 2nd Floor to
15th Floor

02 16th Floor to
17th Floor

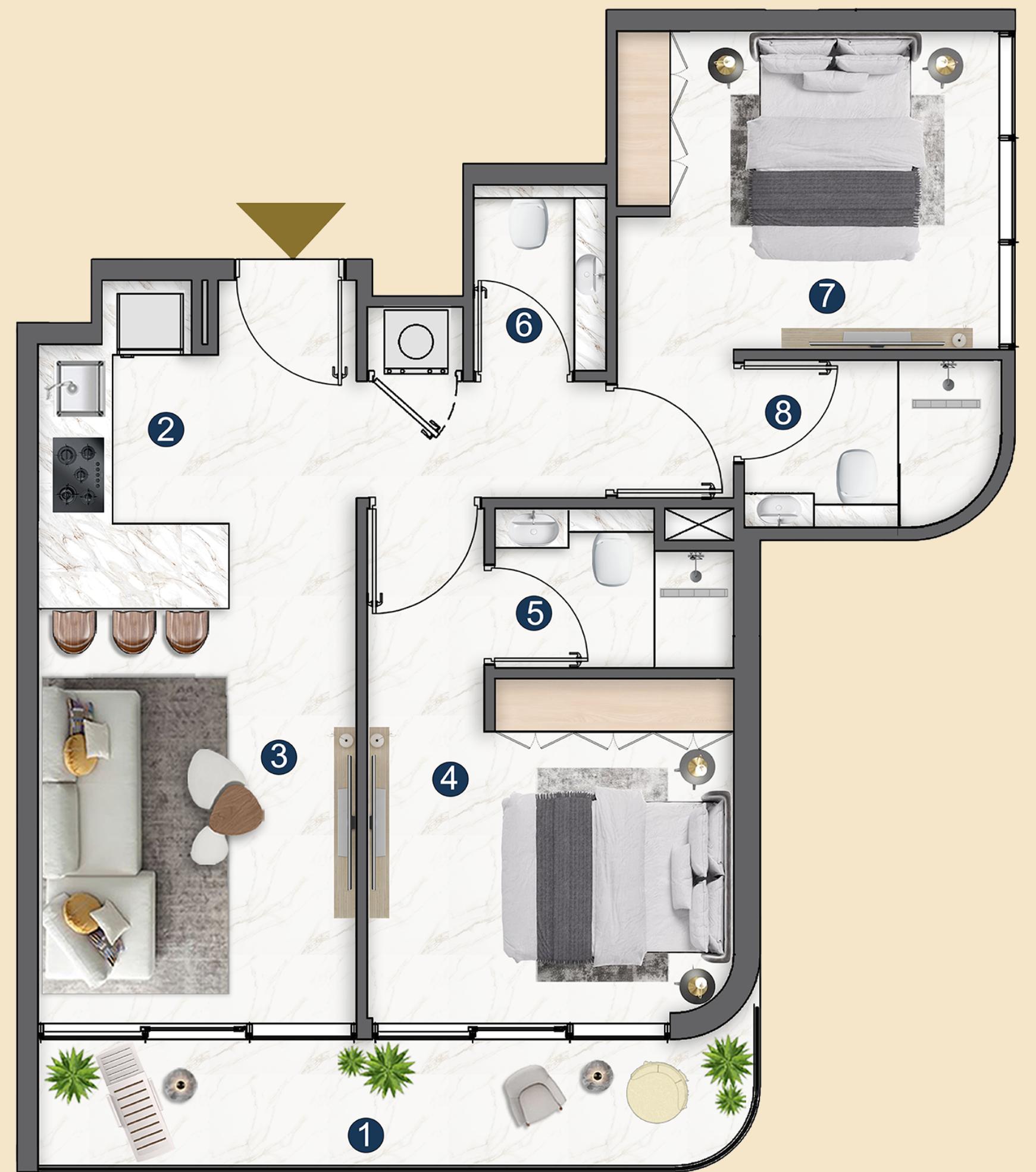
02 18th Floor to
27th Floor

1.BALCONY	4.69x1.70 SQM
2.KITCHEN	2.93x3.00 SQM
3.LIVING	4.65x3.00 SQM
4.BEDROOM	3.95x3.06 SQM
5.BATH	3.00x1.80 SQM
6.PWD ROOM	2.05x1.30 SQM

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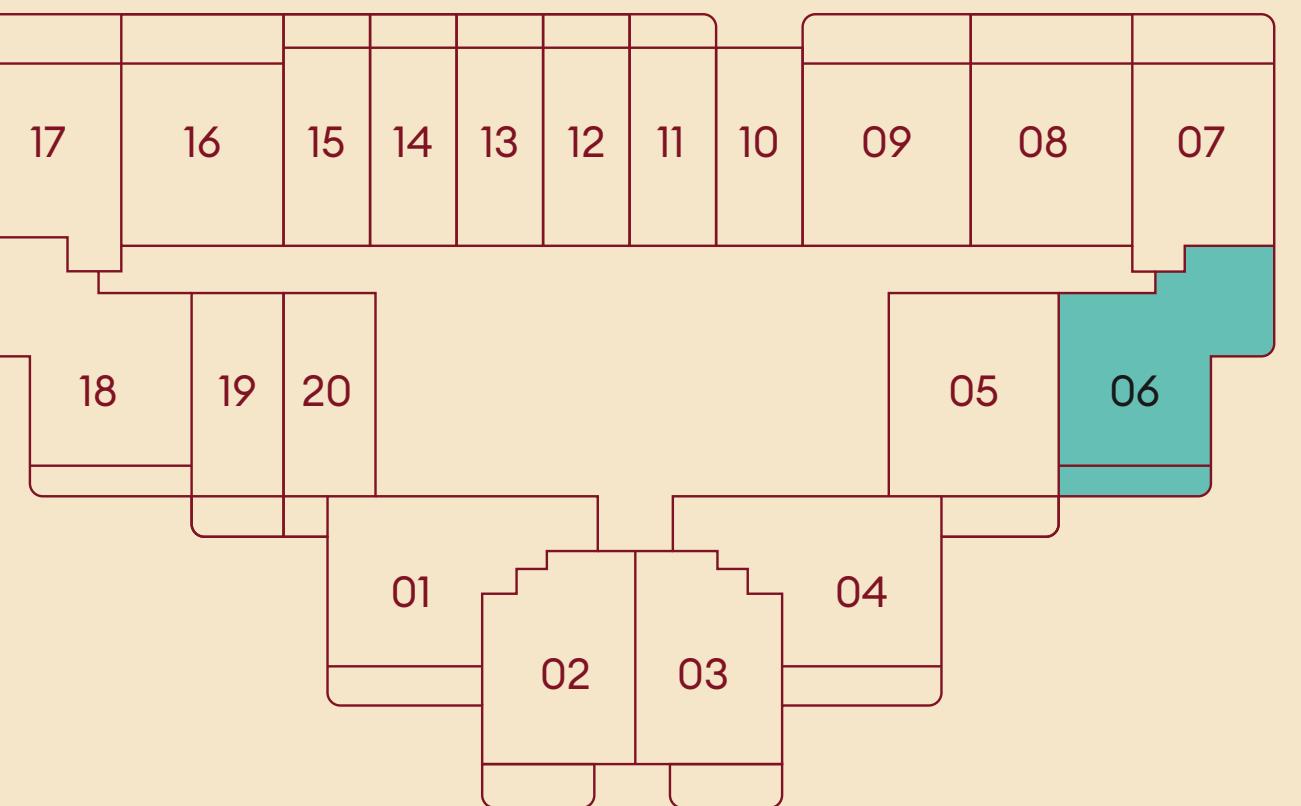
TYPICAL 2 BEDROOM



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**

*Only for pre-launch period



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LET'S HEAR YOURS

ENQUIRE NOW!

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