

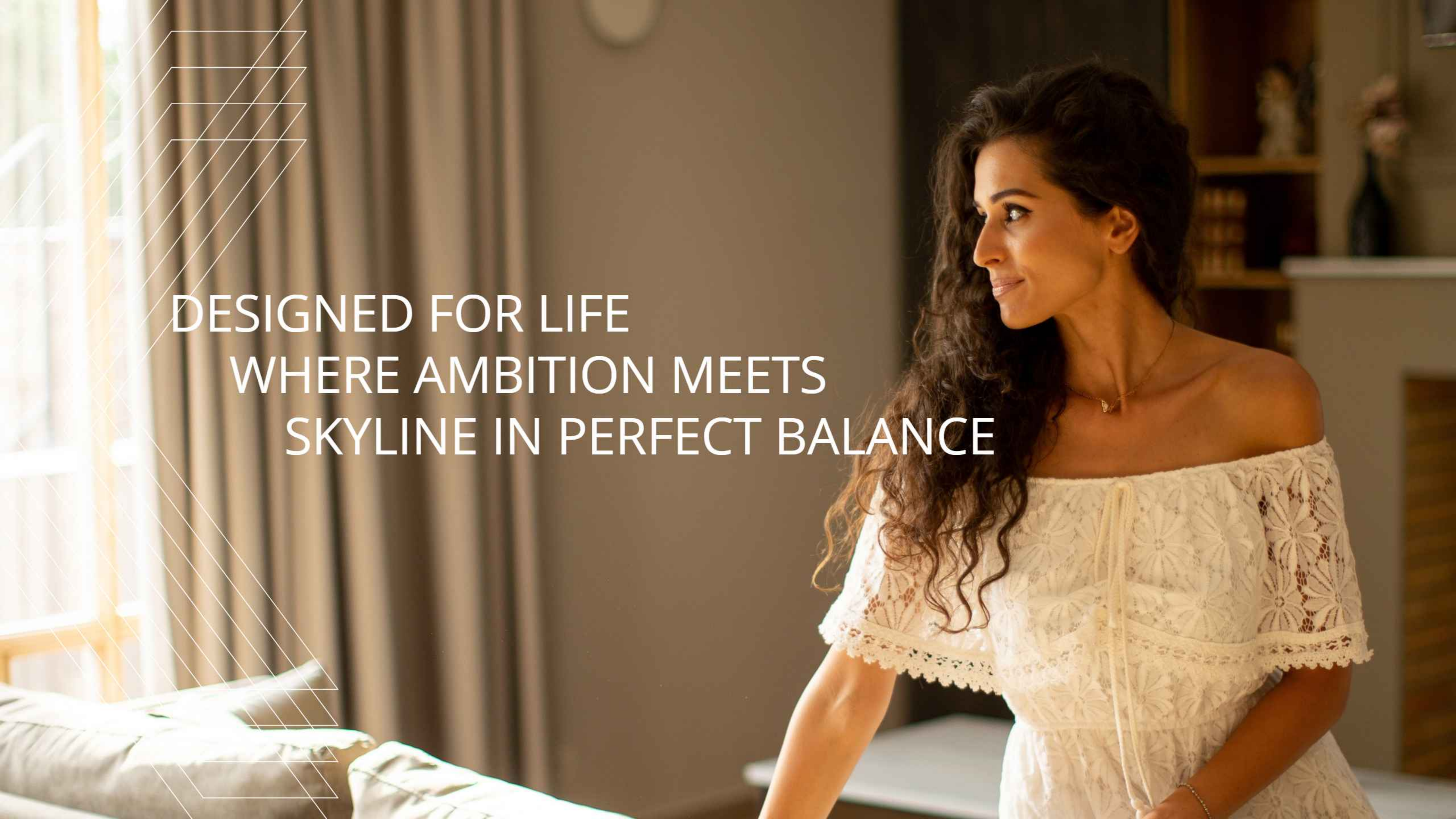
VOXA

OFFICES.RESIDENCES.PENTHOUSES

— JVT —

JUMEIRAH VILLAGE TRIANGLE

LIFE FINDS ITS VOICE

A woman with long, dark, curly hair is shown in profile, looking out a window. She is wearing a white, off-the-shoulder lace dress. The background is a softly lit interior with a window and curtains. On the left side of the image, there is a decorative overlay of white geometric lines forming a series of parallel, slanted rectangles. The text is centered in the middle of the image, overlaid on the background.

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

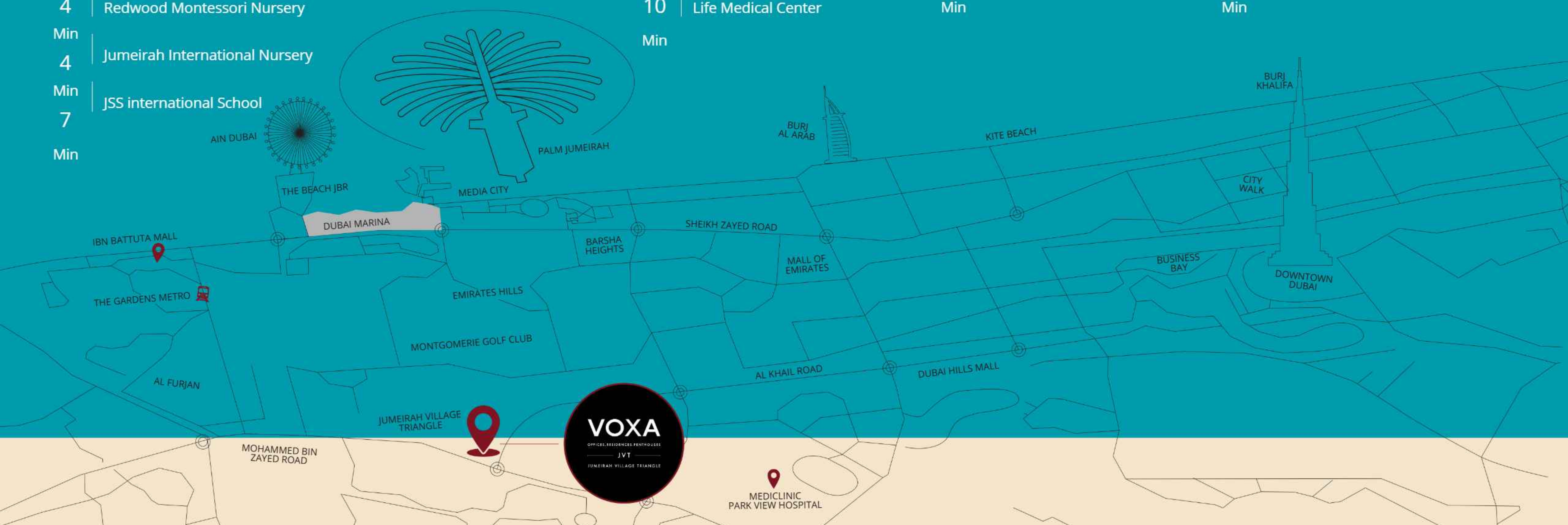
- 6 Min | NMC Speciality Hospital
- 9 Min | Mediclinic Me'aisem
- 10 Min | Life Medical Center

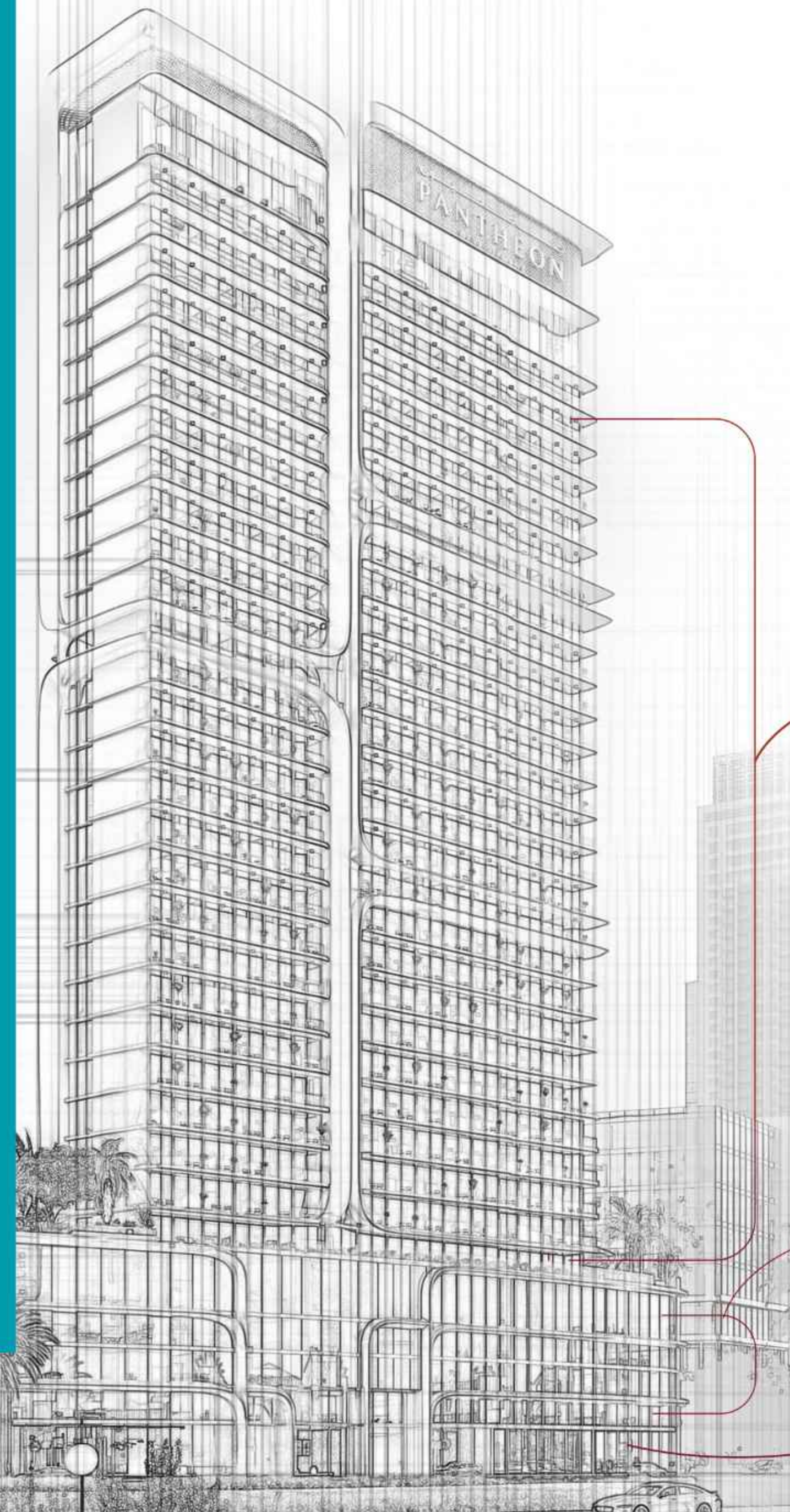
Hotels

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

Parks

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





penthouses

FLOOR 28TH TO 29TH

*residential
apartments*

FLOOR 1ST TO 27TH

office space

PODIUM 1,2,3 & 4

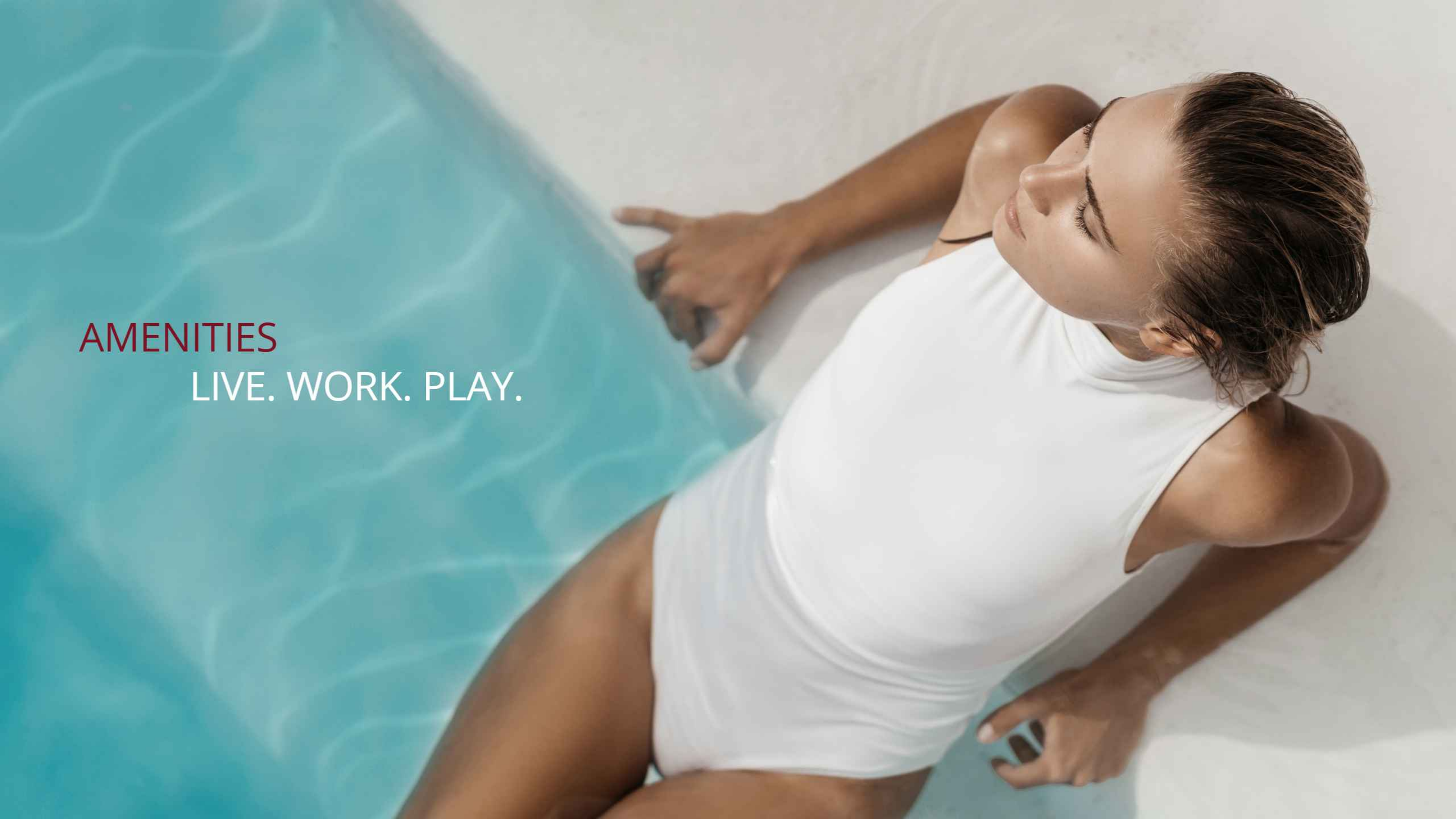
retail

GROUND FLOOR

BE PART OF SOMETHING
EXTRAORDINARY

PREMIUM VIEWS



A high-angle, top-down photograph of a woman with dark hair tied back, wearing a white tank top and white shorts. She is lying on her back on a light-colored tiled pool deck, with her arms extended outwards and her head tilted back, eyes closed, in a relaxed pose. To her left is the edge of a swimming pool with clear, rippling blue water. The scene is brightly lit, suggesting a sunny day.

AMENITIES
LIVE. WORK. PLAY.



PADEL COURT

MULTI-PURPOSE COURT

INDOOR GYM

CROSS-FIT

VOXA LOUNGE

DOG PARK

BBQ AREA

KIDS PLAY AREA

SEATING AREA

SWIMMING POOL

OUTDOOR CINEMA

YOGA DECK

OUTDOOR SEATING AREA

CABANAS

JACUZZI

VOXA BEACH LOUNGE

BEACH POOL

SUNKEN SEATING

KIDS SWIMMING POOL

ZEN YOGA GARDEN

SPLASH AREA

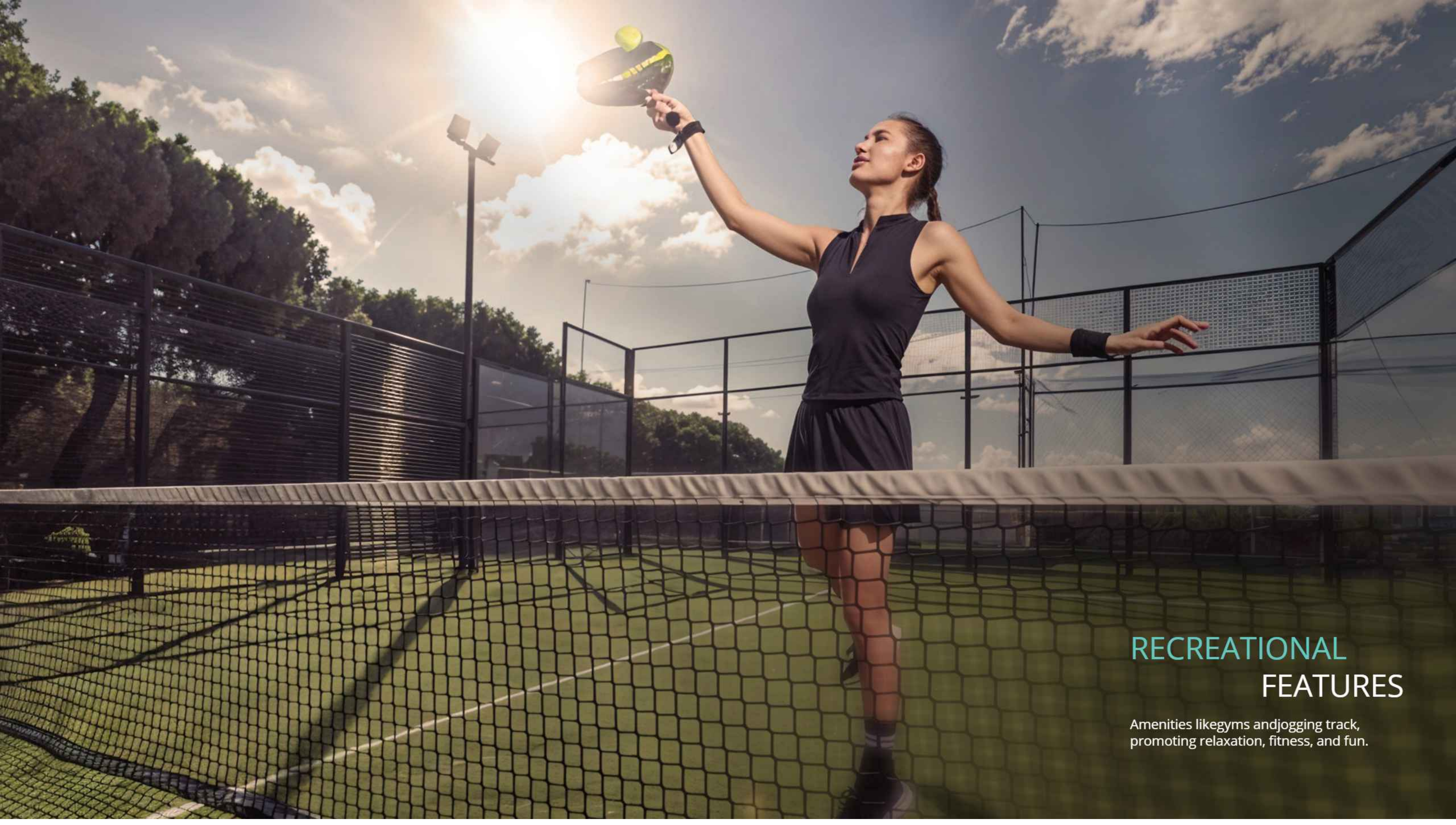
BEACH WALKWAY

JOGGING TRACK

MINI GOLF

PANTHEON

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.

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.

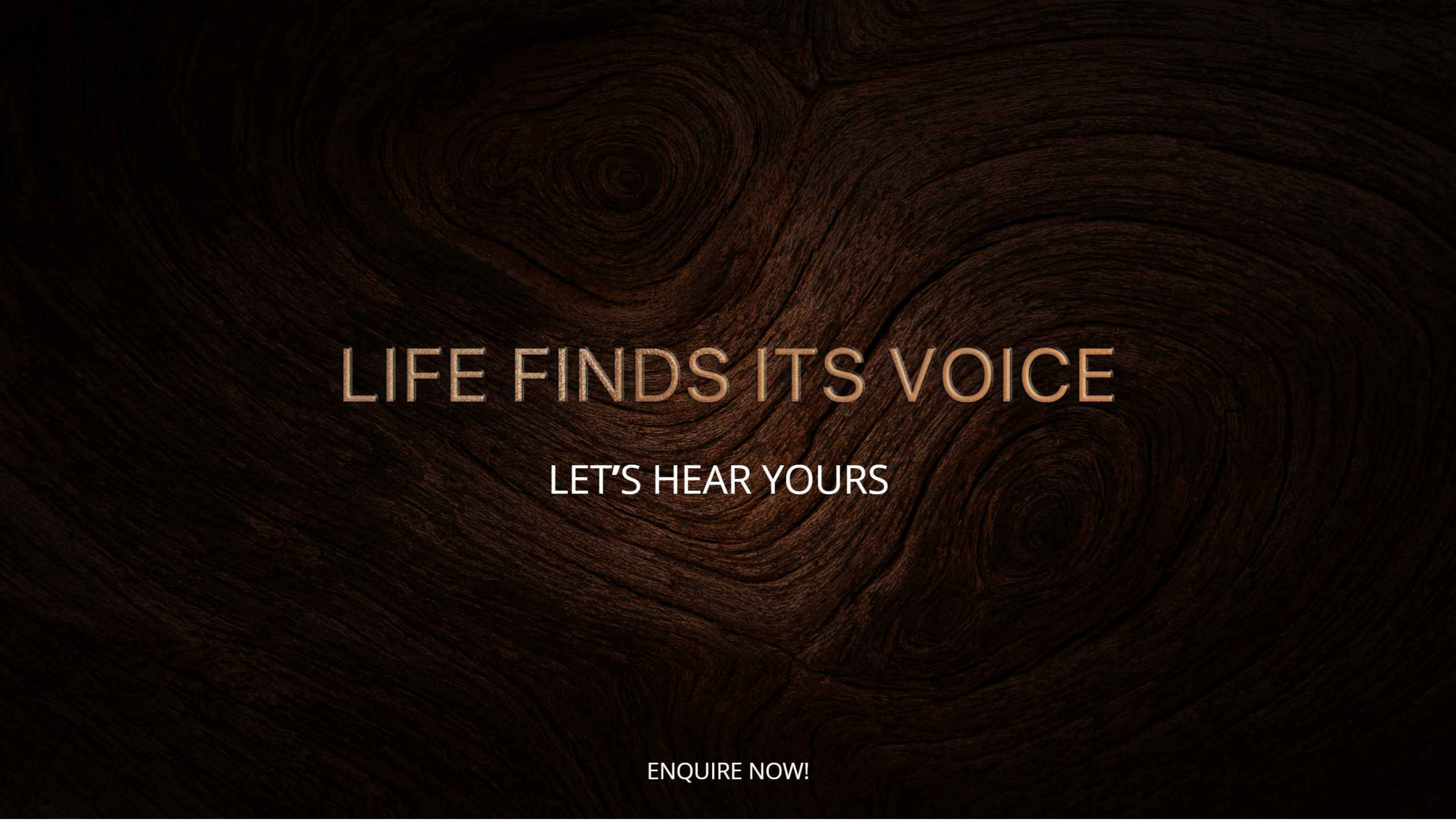
- Capital appreciation fueled by strategic location and supply.



PAYMENT PLAN
65% / 35%

FULLY FURNISHED* APARTMENTS	1% PER MONTH ONLY	6-YEAR PAYMENT PLAN	Q3 2028 EXPECTED HANDOVER
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*Only for pre-launch period

The background of the entire image is a dark, rich brown wood grain. The grain patterns are intricate, with swirling, concentric, and wavy lines that create a sense of depth and texture. The lighting is slightly darker in some areas, emphasizing the natural patterns of the wood.

LIFE FINDS ITS VOICE

LET'S HEAR YOURS

ENQUIRE NOW!

VOXA

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— JVT —

JUMEIRAH VILLAGE TRIANGLE



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PANTHEON
DEVELOPMENT

 +971 58 58 900 30