

# 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 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 brown curtains and a bookshelf. The text is overlaid on the left side of the image.

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



PRINCE  
ANTHEON  
DEVELOPMENT

# 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 28<sup>TH</sup> TO 29<sup>TH</sup>

*residential  
apartments*

FLOOR 1<sup>ST</sup> TO 27<sup>TH</sup>

*office space*

PODIUM 1,2,3,4 & 5

*retail*

GROUND FLOOR

BE PART OF SOMETHING  
**EXTRAORDINARY**

**PREMIUM**  
VIEWS



A high-angle, top-down photograph of a woman with dark hair pulled back, wearing a white tank top and white shorts. She is lying on her back on a light-colored tiled pool deck, with her head resting on her right hand and her left hand resting on her hip. She is looking towards the left, where a swimming pool with clear blue water is visible. The lighting is bright and natural, suggesting an outdoor setting.

**AMENITIES**

LIVE. WORK. PLAY.



- PADEL COURT
- INDOOR GYM
- DOG PARK
- MULTI-PURPOSE COURT
- CROSS-FIT
- BBQ AREA
- YOGA DECK
- VOXA LOUNGE
- KIDS PLAY AREA
- OUTDOOR CINEMA
- SWIMMING POOL
- SEATING AREA
- OUTDOOR SEATING AREA
- CABANAS
- JACUZZI
- VOXA BEACH LOUNGE
- SUNKEN SEATING
- BEACH POOL
- KIDS SWIMMING POOL
- BEACH WALKWAY
- SPLASH AREA
- MINI GOLF
- JOGGING TRACK
- ZEN YOGA GARDEN

**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

Marina/Golf View

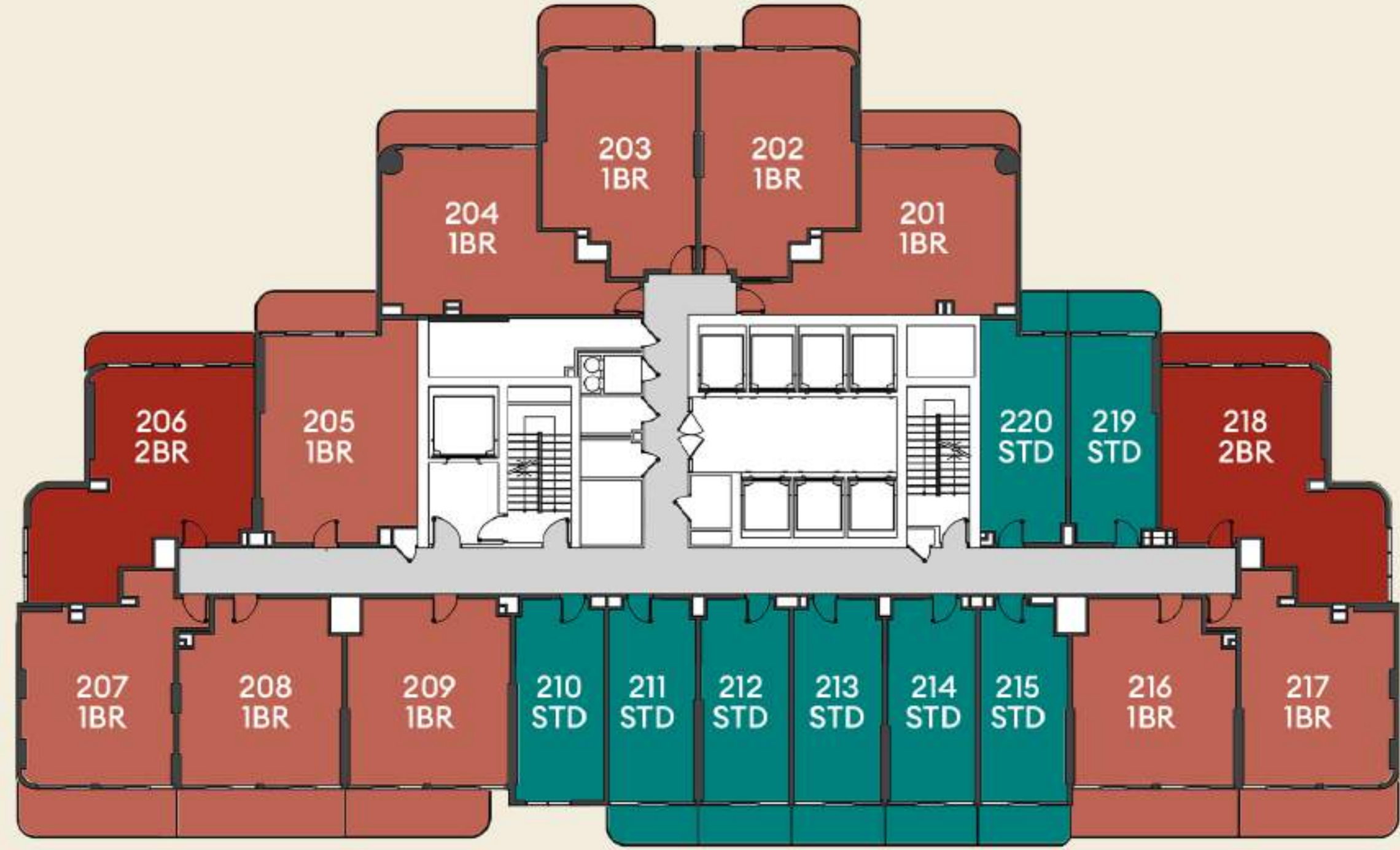
Marina/Golf View

### TYPICAL FLOOR PLAN

Studio

1 Bedroom

2 Bedroom



Al Khail View

Al Khail View

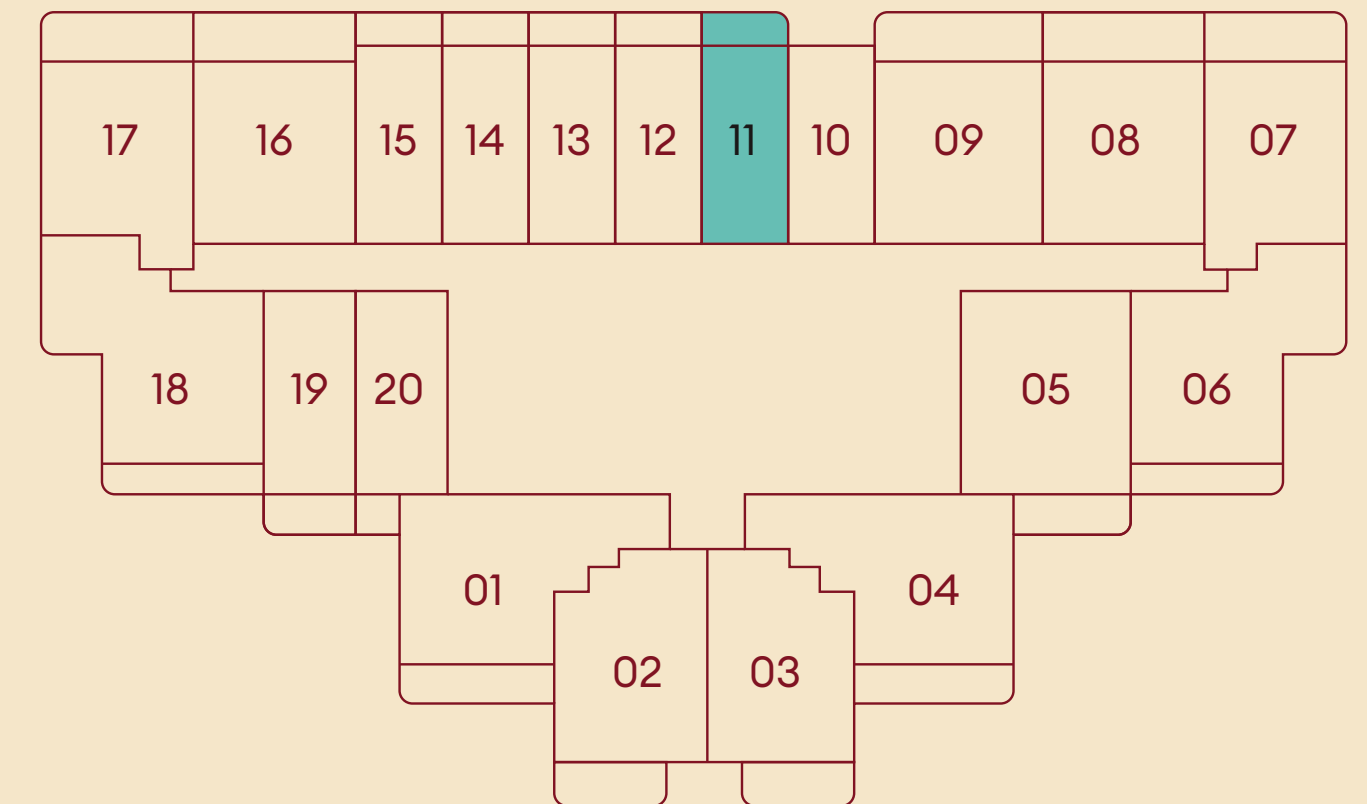
## TYPICAL STUDIO



## 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.

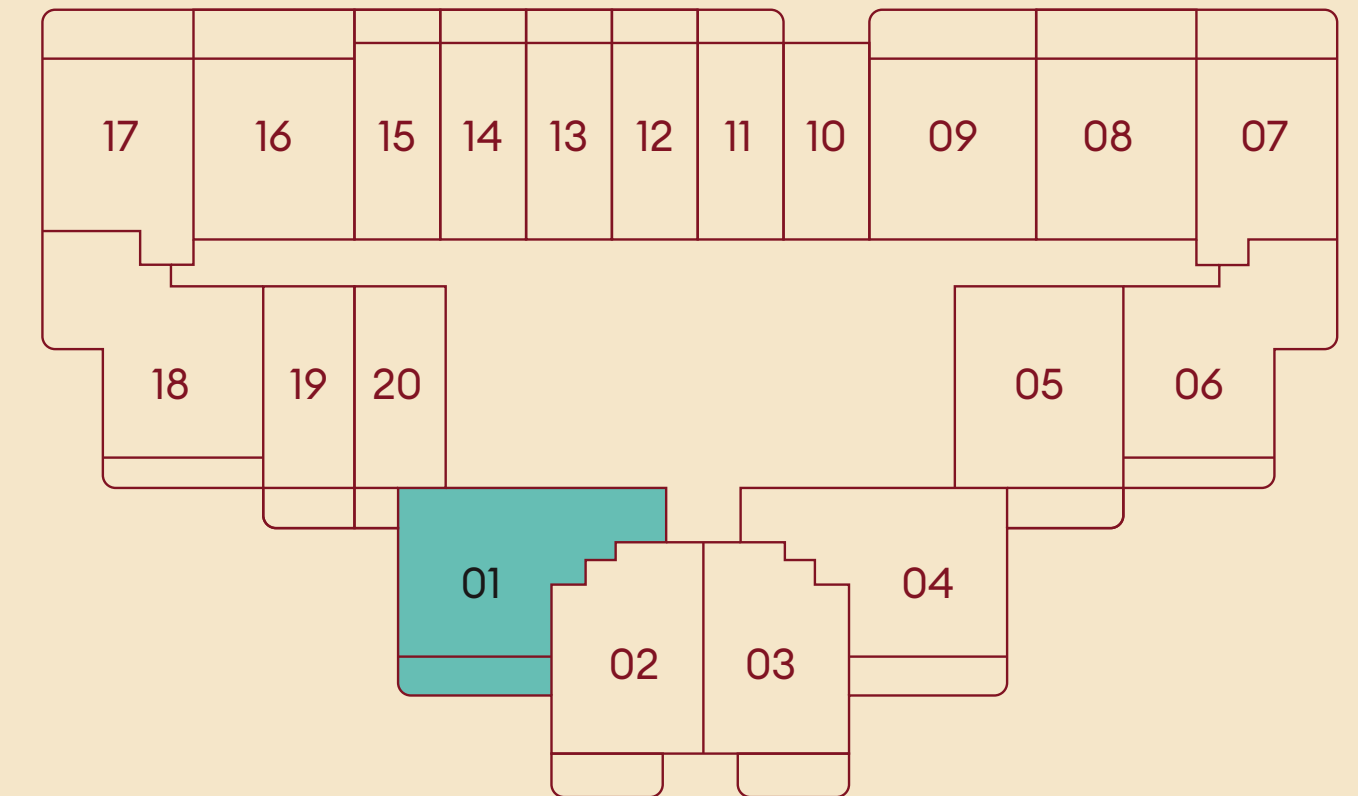
## TYPICAL 1 BEDROOM



## 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

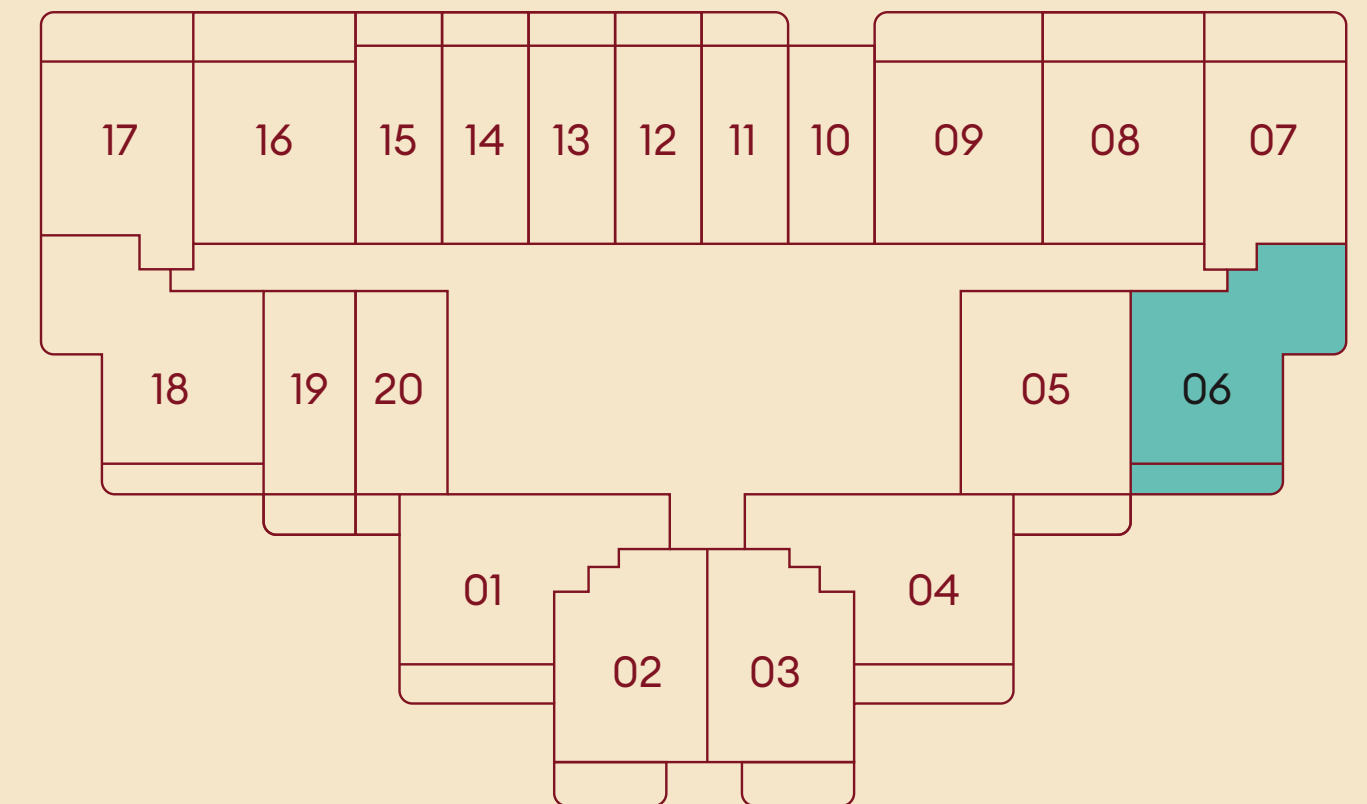
## TYPICAL 2 BEDROOM



## 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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