

VOXA

OFFICES. RESIDENCES. PENTHOUSES

JVT

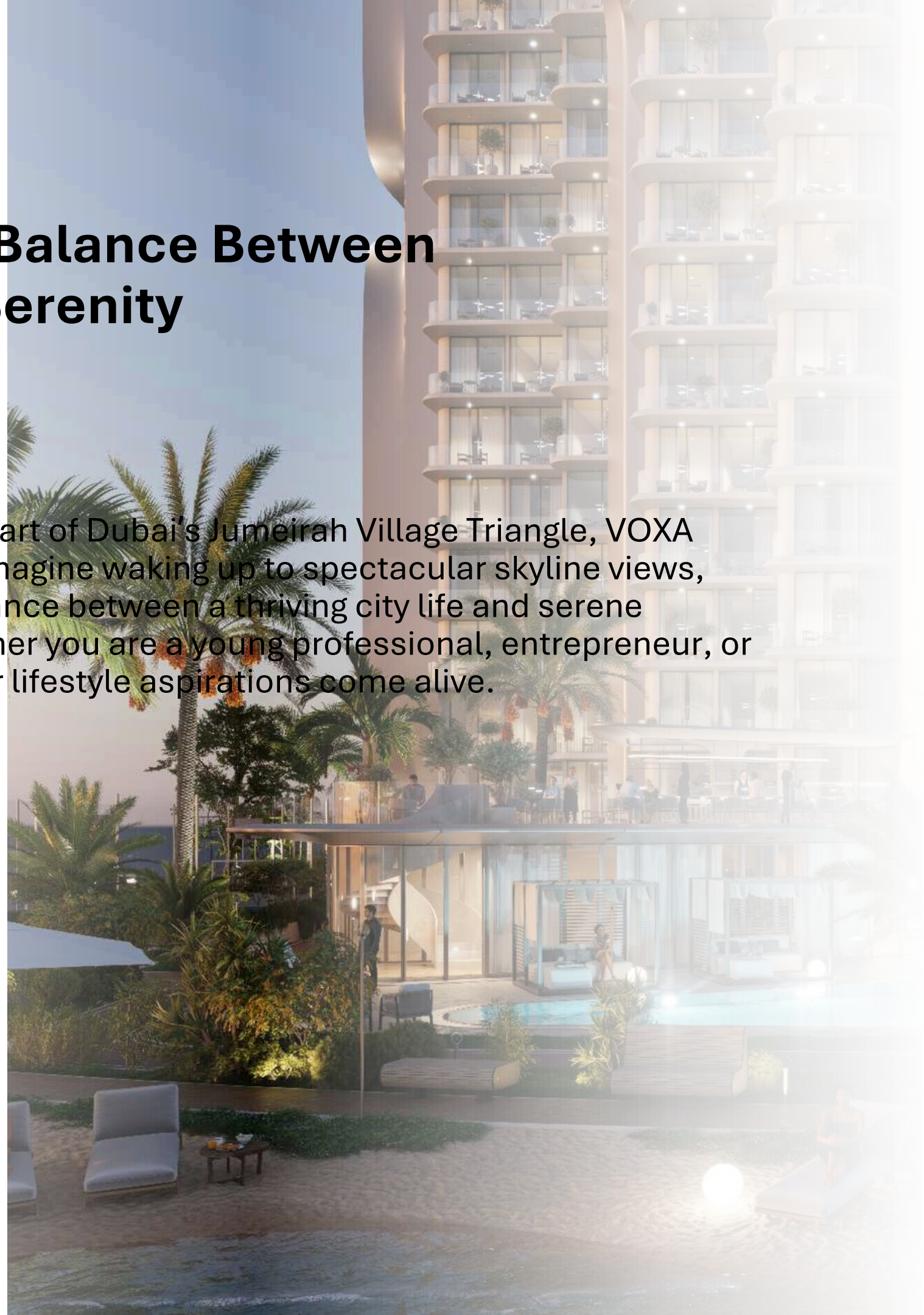
MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

**Majara Introduces Voxa - Discover Contemporary Living at
Jumeirah Village Triangle**

Live in Perfect Balance Between Ambition and Serenity

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.





POOL BEACH



OUTDOOR
CINEMA



OUTDOOR YOGA



DOG PARK



GOLF COURSE



KID'S PLAY AREA





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



VOXA

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



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.

Floor Layout

TYPICAL FLOOR PLAN

Studio

1 Bedroom

2 Bedroom



Marina/Golf View

Marina/Golf View

Al Khail View

Al Khail View



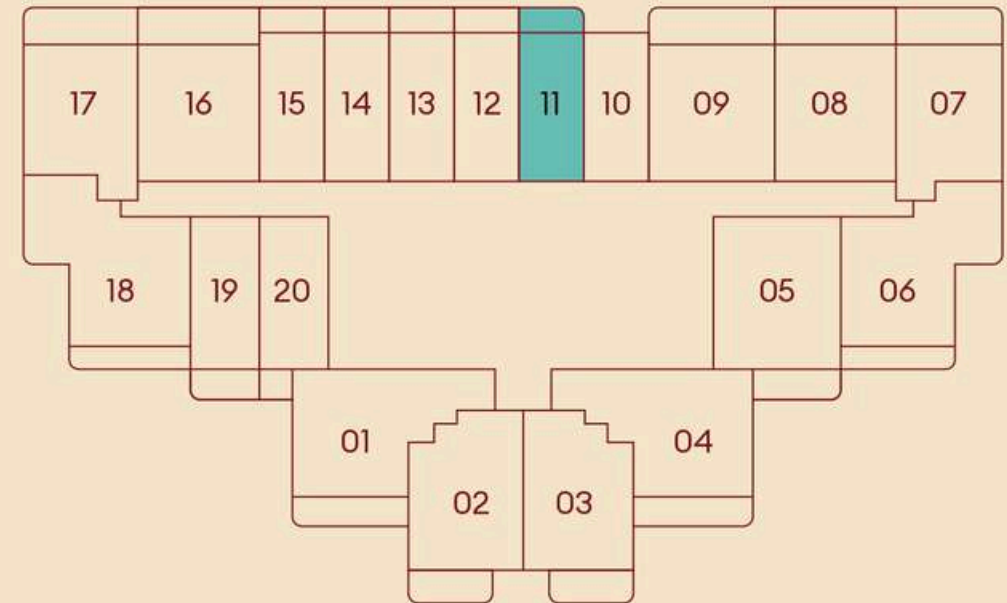
TYPICAL STUDIO



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

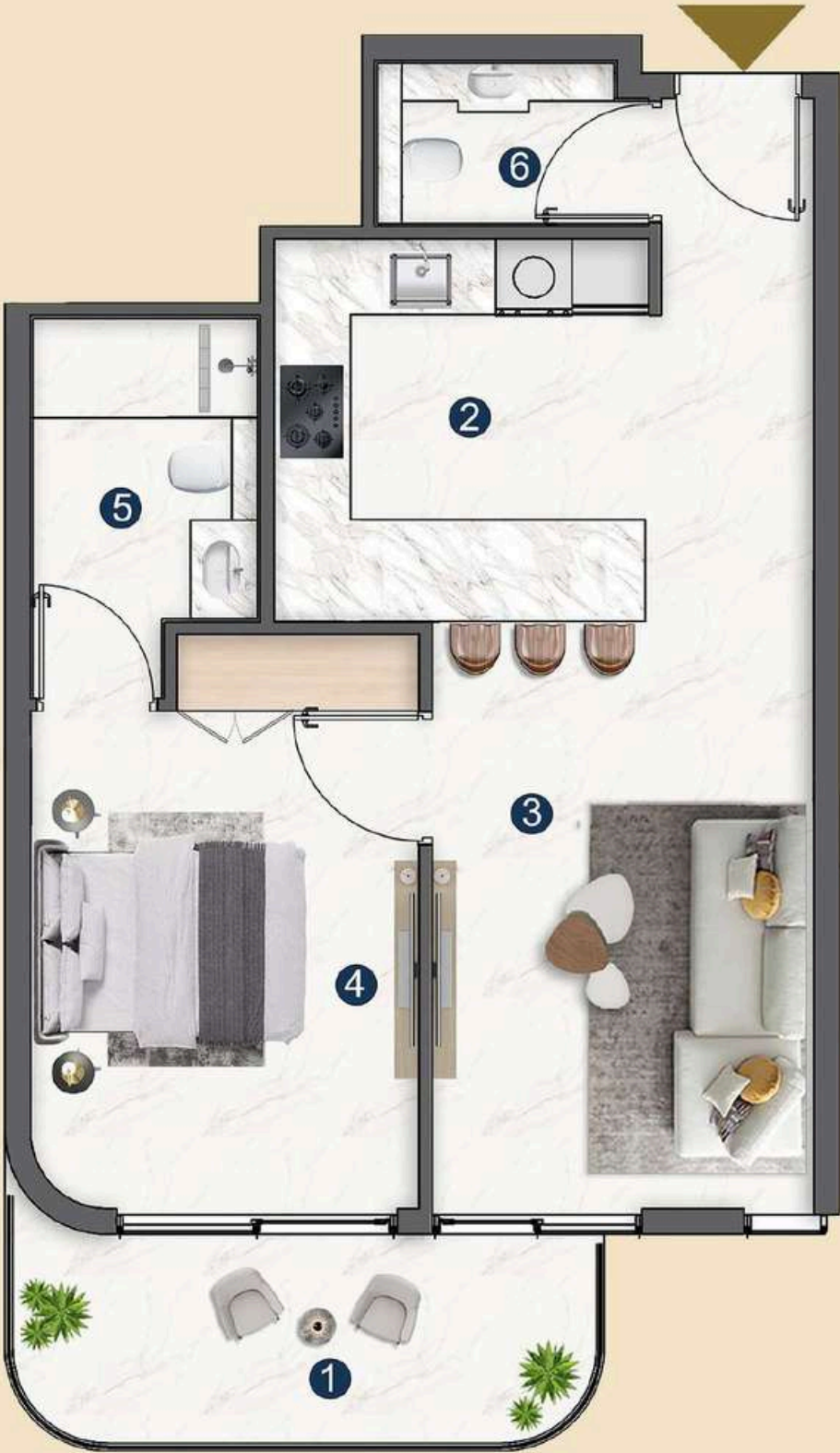
11 18th Floor to
27th Floor

| | |
|-------------------|-----------------|
| 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 |

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

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.

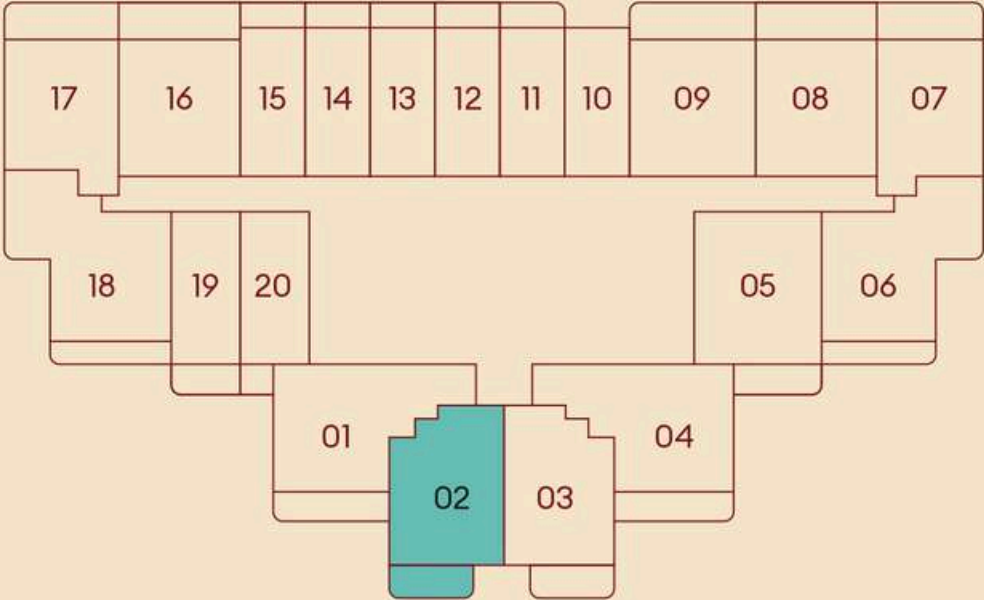
TYPICAL
1 BEDROOM



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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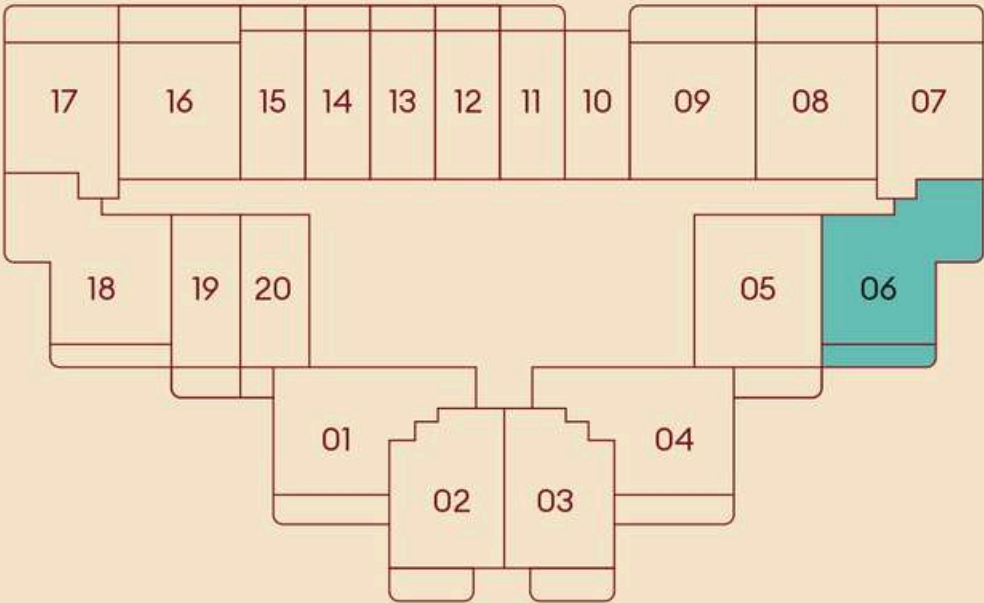
TYPICAL
2 BEDROOM



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



Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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