MAJARA
LUXURY REAL ESTATE L.L.C

Object 1

ELARIS

Axis

A BREATH OF FRESH LIVING

www.majara-realestate.com

JVT: SERENE COMMUNITY

Jumeirah Village Triangle (JVT) is a sustainable green freehold development offering a serene atmosphere. This peaceful suburban community is considered as one of the top family-friendly neighbourhoods in Dubai is situated on the northern side of Dubai. It is a city on its own, offering its residents a thriving community filled with parks, schools and mosques.

The neighborhood is an ideal choice for property investors eyeing lucrative returns as well as residents seeking a tranquil living experience. This community is preferred mostly by families and individuals who are seeking a premium and exceptional lifestyle.

CONNECTED TO THE CITY

Jumeirah Village Triangle (JVT) located at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), conveniently located near the coastal areas to Jumeirah Island, Palm Jumeirah, and Palm Jebel Ali. It Offers easy access to central locations within the emirate.

Attractions

9 MINUTES	- Dubai Miracle Garden
20 MINUTES	- The Walk JBR
22 MINUTES	- Palm Jumeirah
25 MINUTES	- Motiongate Theme Park
27 MINUTES	- Legoland Dubai

Golf clubs

15 MINUTES	- Jumeirah Golf Estates Golf Course
17 MINUTES	- Montgomerie Golf Course

Kids

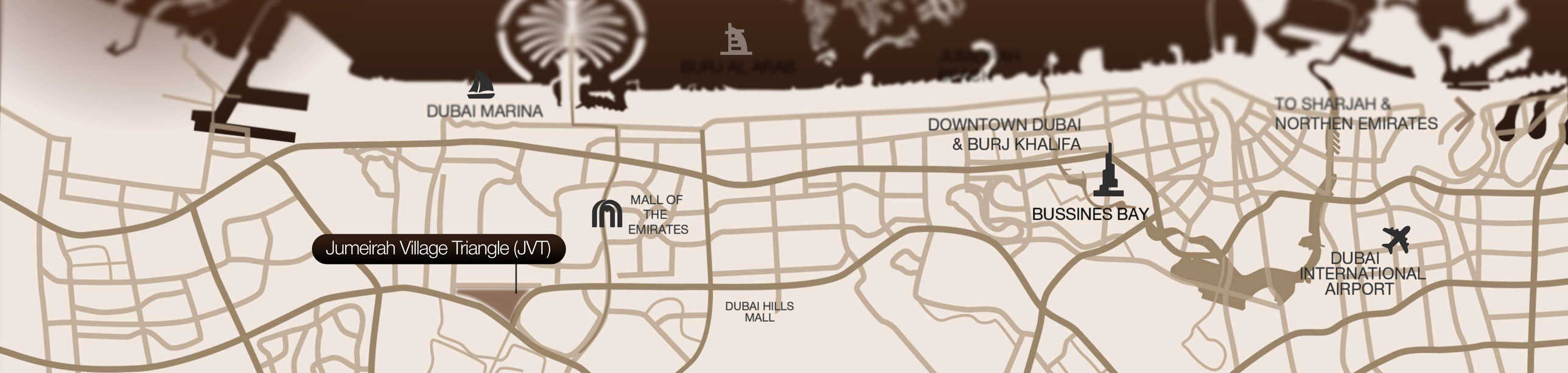
2 MINUTES	- Sunmarke School
5 MINUTES	- Arcadia School
12 MINUTES	- JSS International School
18 MINUTES	- GEMS Founders School

Malls

11 MINUTES	- City Centre Meaisem
15 MINUTES	- Circle Mall
15 MINUTES	- Mall of the Emirates
17 MINUTES	- Dubai Hills Mall

Hotels

2 MINUTES	- Novotel JVT
2 MINUTES	- Mövenpick Hotel JVT
15 MINUTES	- Aloft Me'aisam
15 MINUTES	- FIVE Jumeirah Village Hotel



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DISTRICT 1, JUMEIRAH VILLAGE TRIANGLE

Elaris Axis redefines the urban skyline with bold asymmetry and architectural lightness — a striking fusion of form and flow. Inspired by the elemental essence of “air” and “element,” Axis is not just a place to live, but a multidimensional space where movement, purpose, and design intersect.

Building Description:	B+G+5P+18+R RETAIL 1-7 OFFICE 1-94
Anticipated Handover:	Q4 2028
Anticipated Service Charge:	AED 15/Sq.Ft.

STUDIO	1 BEDROOM	TOTAL
16	54	70

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Residential	Floor 12-18
Offices	Floor 2-11
Offices & Amenities	Floor 1
Parking	P2-P5
Retail	Ground Floor-P1
Retail & Office Parking	Basement Floor

ELARIS

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Crafted for a dynamic city lifestyle, Elaris Axis blends distinctive residences with thoughtfully integrated environments for work, leisure, and connection. Its sculptural geometry and layered volumes create a rhythm of contrast and balance — a landmark that breathes energy into its surroundings while offering moments of serenity within.

ELARIS
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PREMIUM VIEWS

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ELARIS

Axis

AMENITIES

- LOBBY
- POOL
- POOL DECK WITH SUN LOUNGERS
- KIDS POOL
- GYM
- JOGGING TRACK
- OUTDOOR CROSSFIT
- OFFICE TERRACE
- CLUBHOUSE
- OUTDOOR LOUNGE
- BBQ AREA
- PRAYER ROOMS

LOBBY

SWIMMING POOL

KIDS POOL

ELARIS
Axis

OUTDOOR KIDS PLAY AREA

CLUBHOUSE

GYM

OFFICE TERRACE

OUTDOOR CROSSFIT

ELARIS
Axis

BBQ AREA

ELARIS Axis

FLOOR 1

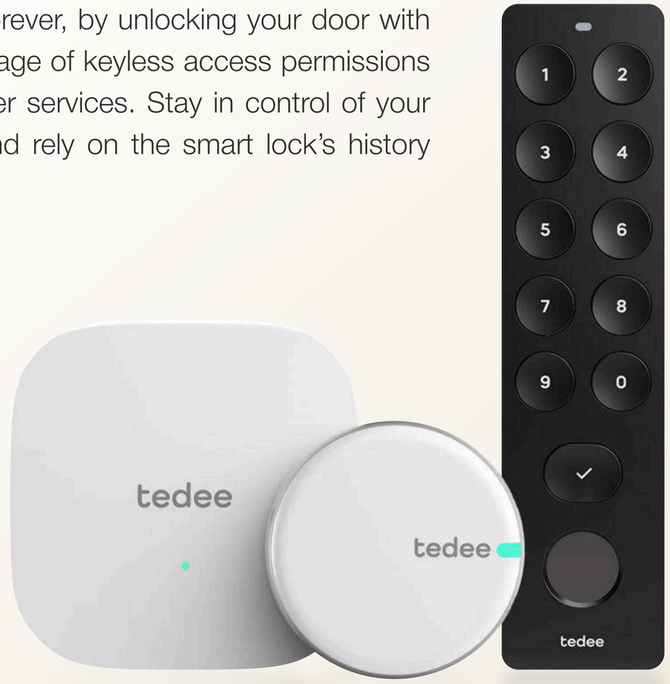
1 POOL
2 KIDS POOL
3 POOL DECK WITH SUN LOUNGERS
4 BBQ AREA
5 OFFICE TERRACE
6 OUTDOOR CROSSFIT
7 MALE PRAYER ROOM
8 FEMALE PRAYER ROOM
9 JOGGING TRACK
10 GYM
11 CLUBHOUSE

SMART HOME SYSTEM

With the growth of digital technology, our daily lives and constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

SMART LOCK

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.



HOME AUTOMATION CONTROLS

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.

WHY INVEST IN JUMEIRAH VILLAGE TRIANGLE (JVT)?

PRIME LOCATION

Direct access to major highways. 15–20 min to Marina, Downtown, and airports.

FAMILY-FRIENDLY LIVING

Peaceful villas and townhouses. Parks, schools, and play areas in walking distance.

HIGH ROI POTENTIAL

Strong rental demand and capital appreciation. Excellent long-term investment.

SAFE & SECURE

Dubai ranks among the world's safest cities. Gated, patrolled community.

TOP SCHOOLS NEARBY

Arcadia, Sunmarke, and other leading schools within or near JVT.

MODERN HEALTHCARE

Hospitals and clinics close by with world-class facilities.

CONVENIENT AMENITIES

Circle Mall, supermarkets, gyms, salons, cafes all within minutes.

TAX-FREE INVESTMENT

No property or capital gains tax. Stable USD-pegged currency (1 USD = 3.65 AED).

RESIDENT VISA ELIGIBILITY

Invest $205,000+ and receive a UAE resident visa for your family.

FUTURE GROWTH

Backed by Dubai 2040 Master Plan. Infrastructure and lifestyle upgrades ongoing.

REMOTE & CRYPTO FRIENDLY

Fully remote booking. Cryptocurrency payments accepted in selected properties.

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