

VOXA

OFFICES . RESIDENCES . PENTHOUSES

JVT

JUMEIRAH VILLAGE TRIANGLE

LIFE FINDS ITS VOICE

PRESALES 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 setting is a modern living room with a large window, a sofa, and a bookshelf in the background. The lighting is warm and natural, suggesting a bright day. The text is overlaid on the left side of the image.

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



VOXA
PANTHEON
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.



An aerial photograph of Dubai, showing the dense residential and commercial areas of Jumeirah Village Triangle in the foreground and the city's skyline in the distance. The sky is a mix of soft orange and blue, suggesting a sunset or sunrise. The text is overlaid on the upper portion of the image.

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'aiseem
- 10 Min | Life Medical Center

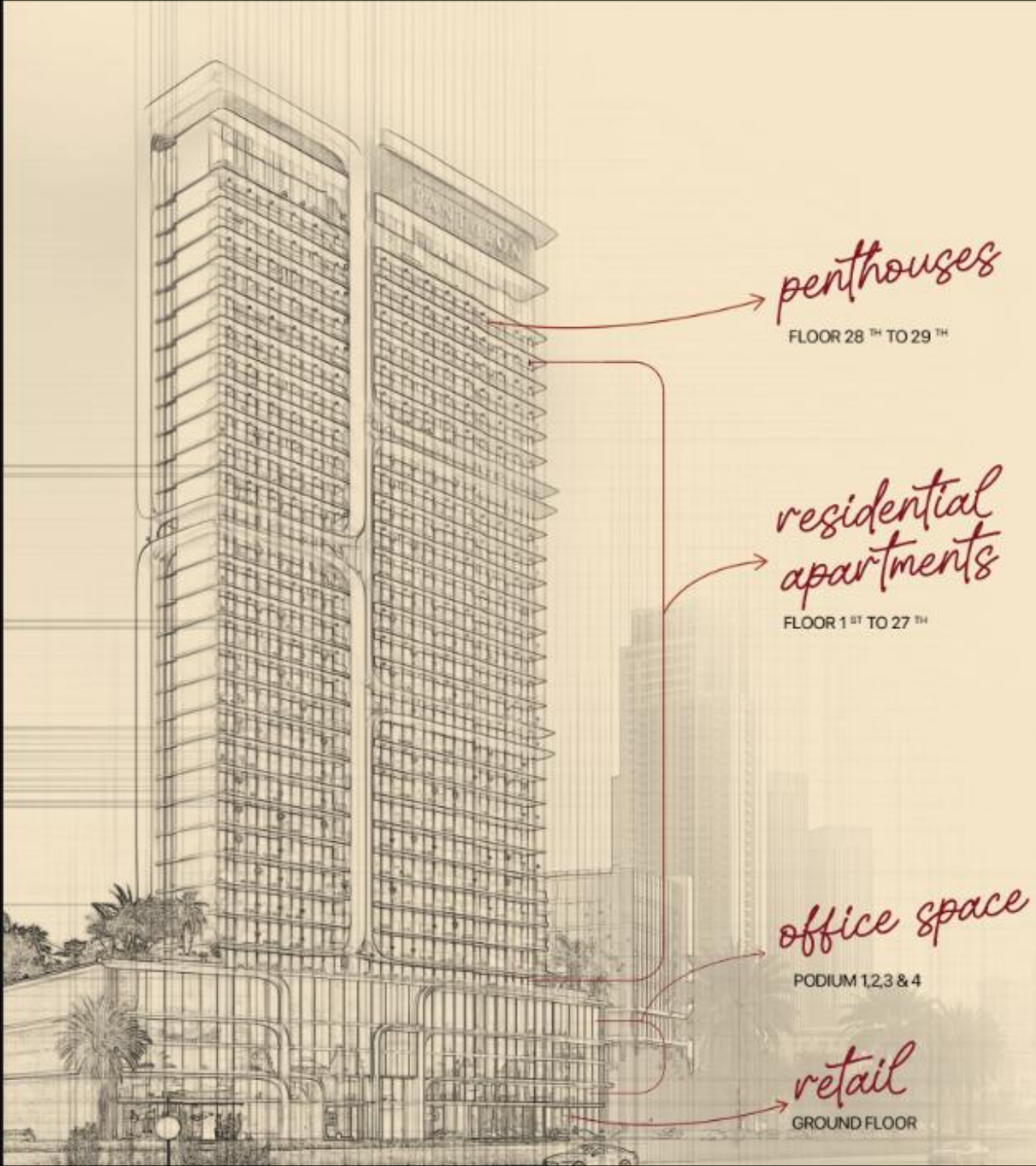
Hotels

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

Parks

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





PROJECT DETAILS

PROJECT NAME	VOXA OFFICES, RESIDENCES, PENTHOUSES JVT
DEVELOPER	PANTHEON DEVELOPMENT
LOCATION	JUMEIRAH VILLAGE TRIANGLE
PLOT AREA	69,648 sq. ft.
EST. COMPLETION DATE	Q3 2028
TOWER HEIGHT	B + G + 4P + 29 FLOORS
TOTAL SALEABLE AREA	384,594 sq. ft.
RETAIL SPACES	6,501 sq. ft.
SHOWROOMS	13,973 sq. ft.
COMMERCIAL AREA	69,300 sq. ft.
RESIDENTIAL AREA	320,947 sq. ft.
ELEVATORS	RESIDENTIAL x 7 SERVICE x 1 OFFICES x 2

UNIT MIX

TYPE	NO OF UNITS	SIZE RANGE (sq. ft.)
RETAIL	4	1120-2444
SHOWROOM	3	4080-5382
OFFICE	47	723-1290
STUDIO	213	325-478
1 BEDROOM	269	647-725
2 BEDROOM	52	780-961
PENTHOUSE	8	2124-2819
TOTAL	596	



BE PART OF SOMETHING
EXTRAORDINARY

At **VOXA**, every detail has been intentionally crafted to foster a community where living, working, and relaxing come together effortlessly. **VOXA** is a dynamic destination that reshapes what urban living means, blending energy and balance in equal measure.

With exceptional connectivity, purposefully selected amenities, and adaptable spaces, **VOXA** raises the bar for integrated lifestyles. Whether you're planning for the future, looking to invest, or seeking a home that aligns with your vision, **VOXA** creates the kind of environment where you can truly flourish.



EFFORTLESS **LIVING**,
TAILORED FOR **LUXURY LIFE!**



PREMIUM
VIEWS



A high-angle 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 surface, possibly a lounge chair or pool deck, with her eyes closed and a relaxed expression. Her hands are resting on the surface near her head and waist. To her left is a swimming pool with clear blue water. The overall scene conveys a sense of leisure and relaxation.

AMENITIES

LIVE. WORK. PLAY.

At **VOXA**, life is designed to flow effortlessly. Rooted in the philosophy of Live-Work-Play, this visionary development integrates the essential elements of modern living into one seamless community.

It's a place where you can balance your personal, professional, and social life with ease, all within the comfort of a single address.



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

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.



BEACH POOL



SWIMMING POOL



YOGA DECK



OUTDOOR CINEMA



PADEL COURT



MINI GOLF



DOG PARK



KIDS PLAY AREA



VOXA LOUNGE



RESIDENTIAL SPACES

Residential spaces are sanctuaries, blending comfort, style, and functionality to create a perfect place for relaxation and connection.

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JUMEIRAH VILLAGE TRIANGLE

VOXA

LOBBY

A photograph of three business professionals sitting around a table in a modern office setting. On the left, a man with glasses and a grey blazer looks towards the center. In the middle, a woman with long brown hair and a light grey blazer looks towards the right. On the right, another woman with long brown hair and a grey blazer is seen in profile, looking towards the center. They are all holding coffee cups. The background is a bright, open-plan office with other people working.

WORK-ORIENTED AMENITIES

VOXA offers workspaces that blend focus and flow. Thoughtfully designed for productivity, comfort, and inspired collaboration.



COMMERCIAL SPACES

Providing functional, accessible environments that support business growth and productivity.







FLOOR PLANS
& CONFIGURATIONS



Floor Layout

Al Khail View

Al Khail View

GROUND FLOOR PLAN

Retail

Showroom



Marina/Golf View

Marina/Golf View





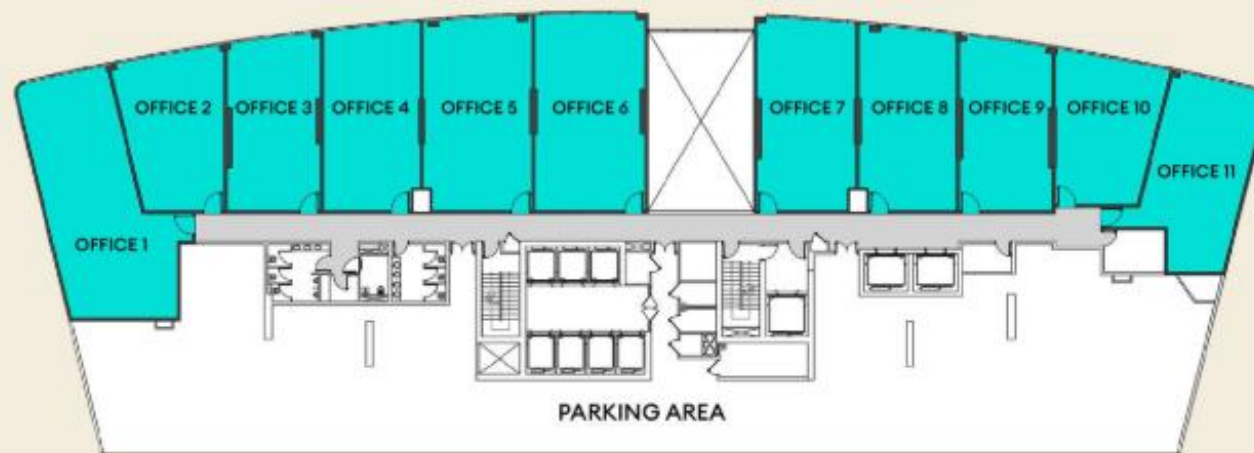
Floor Layout

Al Khail View

Al Khail View

1ST PODIUM FLOOR PLAN

Office



Marina/Golf View

Marina/Golf View



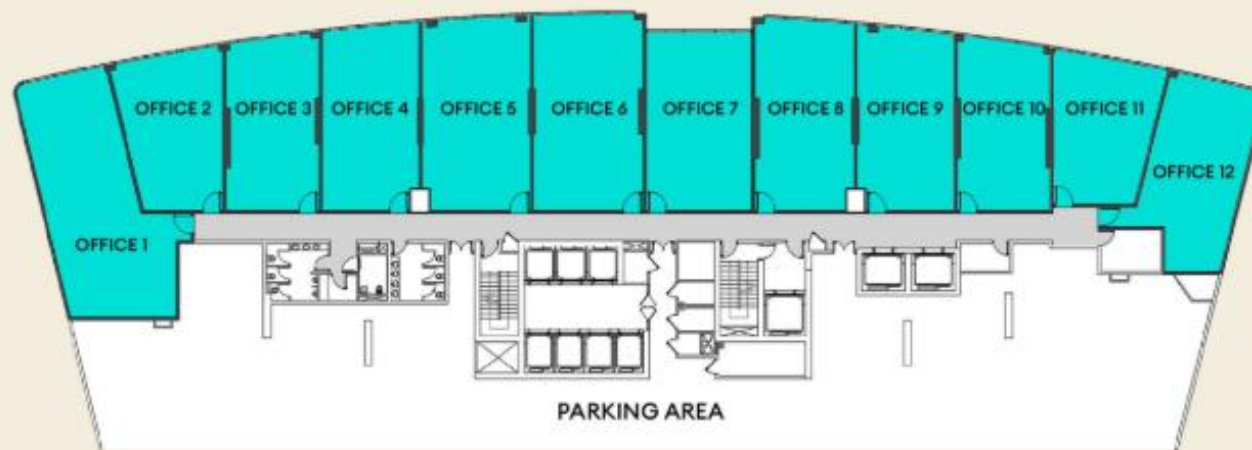
Floor Layout

Al Khail View

Al Khail View

2ND PODIUM FLOOR PLAN

Office



Marina/Golf View

Marina/Golf View



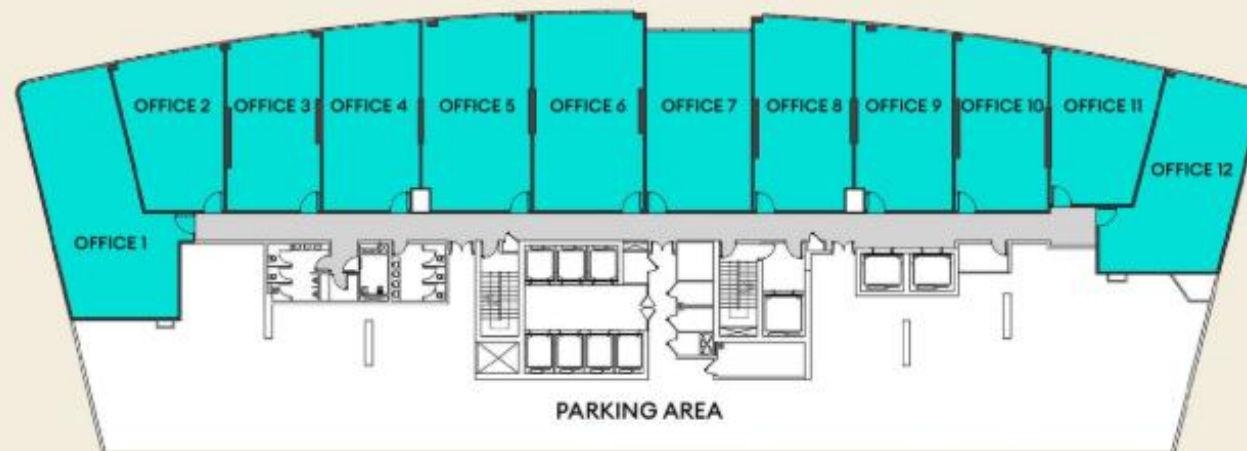
Floor Layout

Al Khail View

Al Khail View

3RD & 4TH PODIUM FLOOR PLAN

Office



Marina/Golf View

Marina/Golf View

Floor Layout

Marina/Golf View

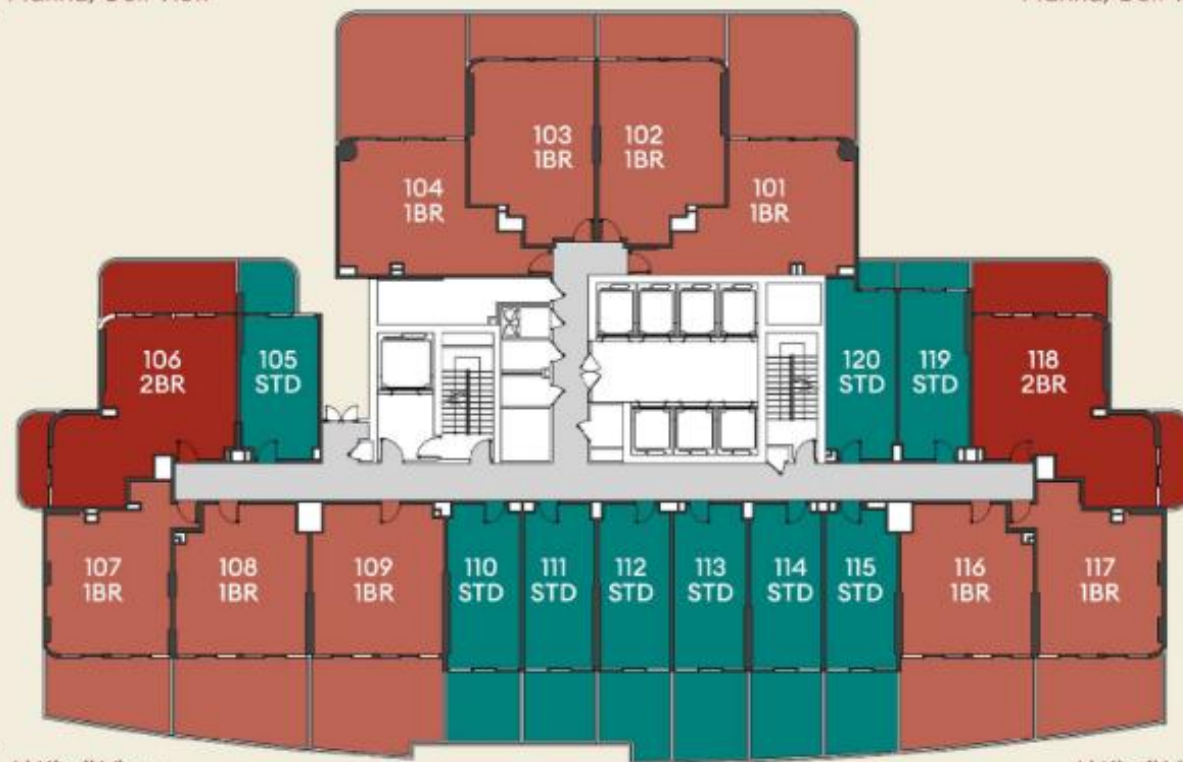
Marina/Golf View

FIRST FLOOR PLAN

Studio

1 Bedroom

2 Bedroom



Al Khail View

Al Khail View



Floor Layout

Marina/Golf View

Marina/Golf View

2ND TO 15TH &
18TH TO 27TH TYPICAL
FLOOR PLAN

Studio

1 Bedroom

2 Bedroom



Al Khail View

Al Khail View

Floor Layout

Marina/Golf View

Marina/Golf View

16TH TO 17TH
TYPICAL FLOOR PLAN

Studio

1 Bedroom

2 Bedroom



Al Khail View

Al Khail View

Floor Layout

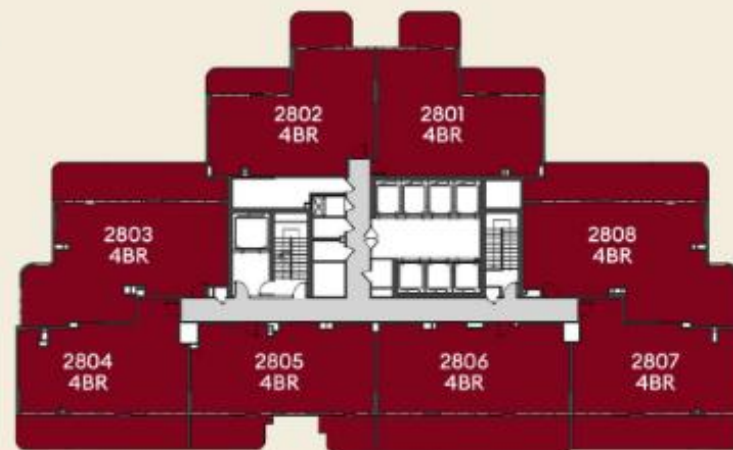
28TH TO 29TH FLOOR PLAN (DUPLEX UNITS)

4 Bedroom



Marina/Golf View

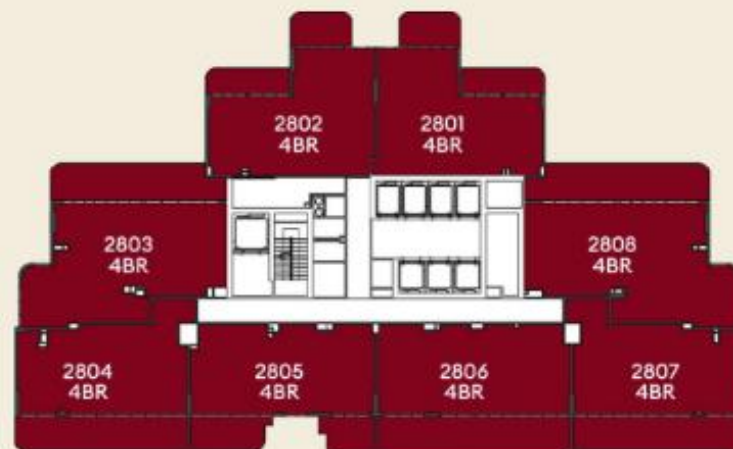
Marina/Golf View



LOWER FLOOR

Al Khail View

Al Khail View



UPPER FLOOR

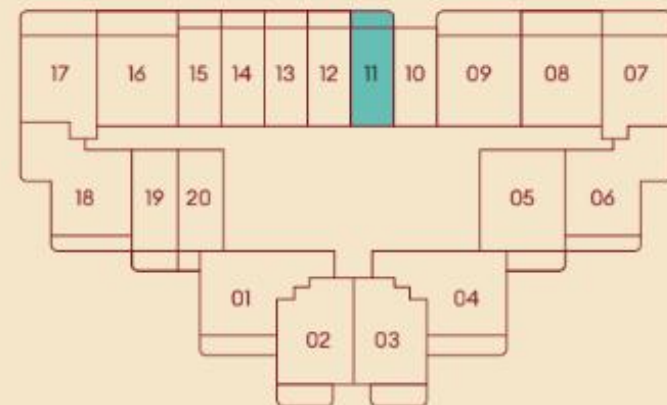
TYPICAL STUDIO



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	3.76x1.60 sq. m
2.KITCHEN	2.75x1.80 sq. m
3.LIVING/ BEDROOM	4.80x3.40 sq. m
4.BATH	2.60x1.22 sq. m

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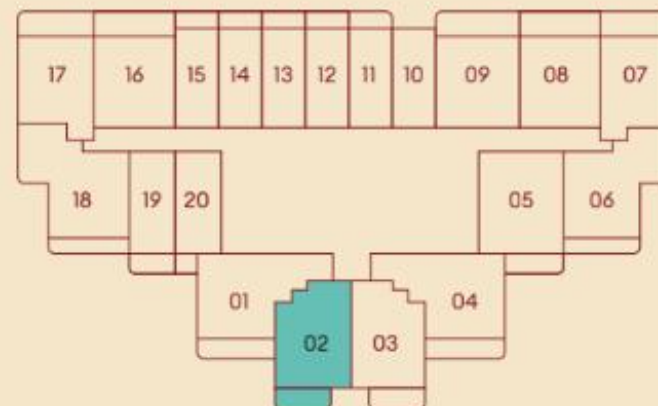
TYPICAL 1 BEDROOM



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

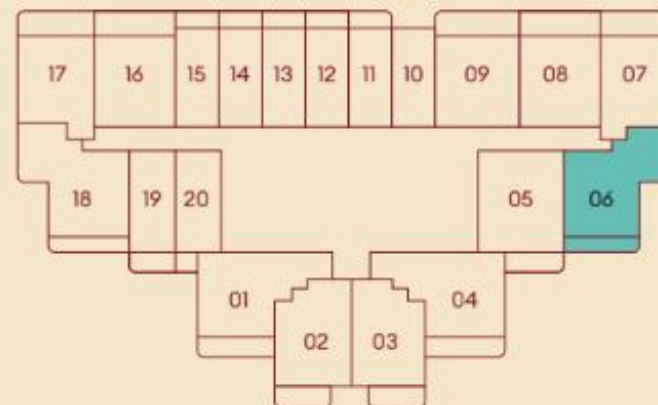
TYPICAL 2 BEDROOM



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
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*Only for pre-launch period