

VOXA

COMMERCIAL . OFFICES . RESIDENCES

— JVT —

JUMEIRAH VILLAGE TRIANGLE

LIFE FINDS ITS VOICE

بانثيون
PANTHEON
DEVELOPMENT

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. The text is overlaid on the left side of the image.

DESIGNED FOR LIFE
WHERE AMBITION MEETS
SKYLINE IN PERFECT BALANCE



PRANKS 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.



An aerial photograph of Dubai, United Arab Emirates, showing the Jumeirah Village Triangle in the foreground and the city skyline in the background. The sky is a mix of blue and orange, suggesting a sunset or sunrise. The foreground shows a dense residential area with many small buildings and some green spaces. The middle ground shows a large, flat, open area, possibly a park or a construction site. The background shows the city skyline with many tall buildings, including the Burj Khalifa.

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.

DESIGNED FOR LIFE

Where Ambition Meets

Skylines in *perfect balance!*

VOXA

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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 JVT
- 6 Min | Hotel Local Dubai JVT

Parks

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





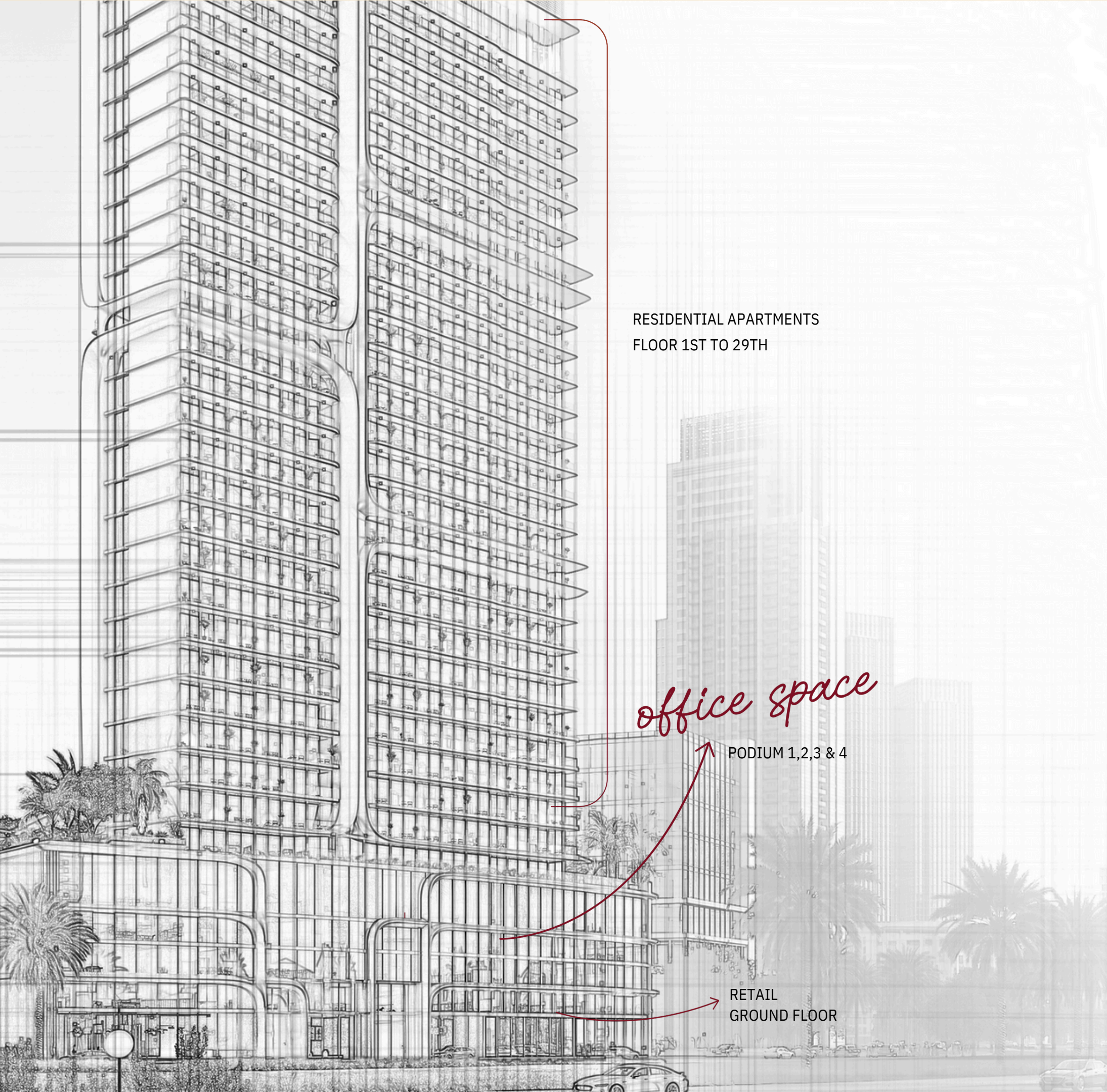
BE PART OF SOMETHING
EXTRAORDINARY

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!**



PROJECT

DETAILS

PROJECT NAME	VOXA - COMMERCIAL, OFFICES, RESIDENCES - JVT
DEVELOPER	PANTHEON DEVELOPMENT JUMEIRAH VILLAGE
LOCATION	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 6
	SERVICE x 1
	OFFICES x 4

UNIT MIX	NO OF UNITS	SIZE RANGE	STARTING PRICE
TYPE RETAIL	4	1120-2444	
SHOWROOM	3	4080-5382	
OFFICE	32	723-3500	Upon request
STUDIO	229	325-478	709 K
1 BEDROOM	271	647-725	1.1 M
2 BEDROOM	52	780-961	1.5 M
3 BEDROOM	8	1250 - 1304	SOON....
TOTAL	599		

Location	Units	Plot Area	Handover
Jumeirah Village Triangle	599	69,648 sq. ft.	Q4 2028

PROJECT DETAILS

Commercial/Residential Building at Jumeirah Village Triangle

Project Name	VOXA COMMERCIAL, OFFICES, RESIDENCES
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.
Building Type	B + G + 4P + 29 Floors

PAYMENT PLAN

Simplified and flexible payment terms designed for convenience:

Initial Payment	20%
During Construction	40%
On Completion	5%
Post Completion	35%

PREMIUM
VIEWS





- 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
- ZEN YOGA GARDEN
- BEACH WALKWAY
- SPLASH AREA
- JOGGING TRACK
- MINI GOLF

AMENITIES

LIVE. WORK. PLAY.

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

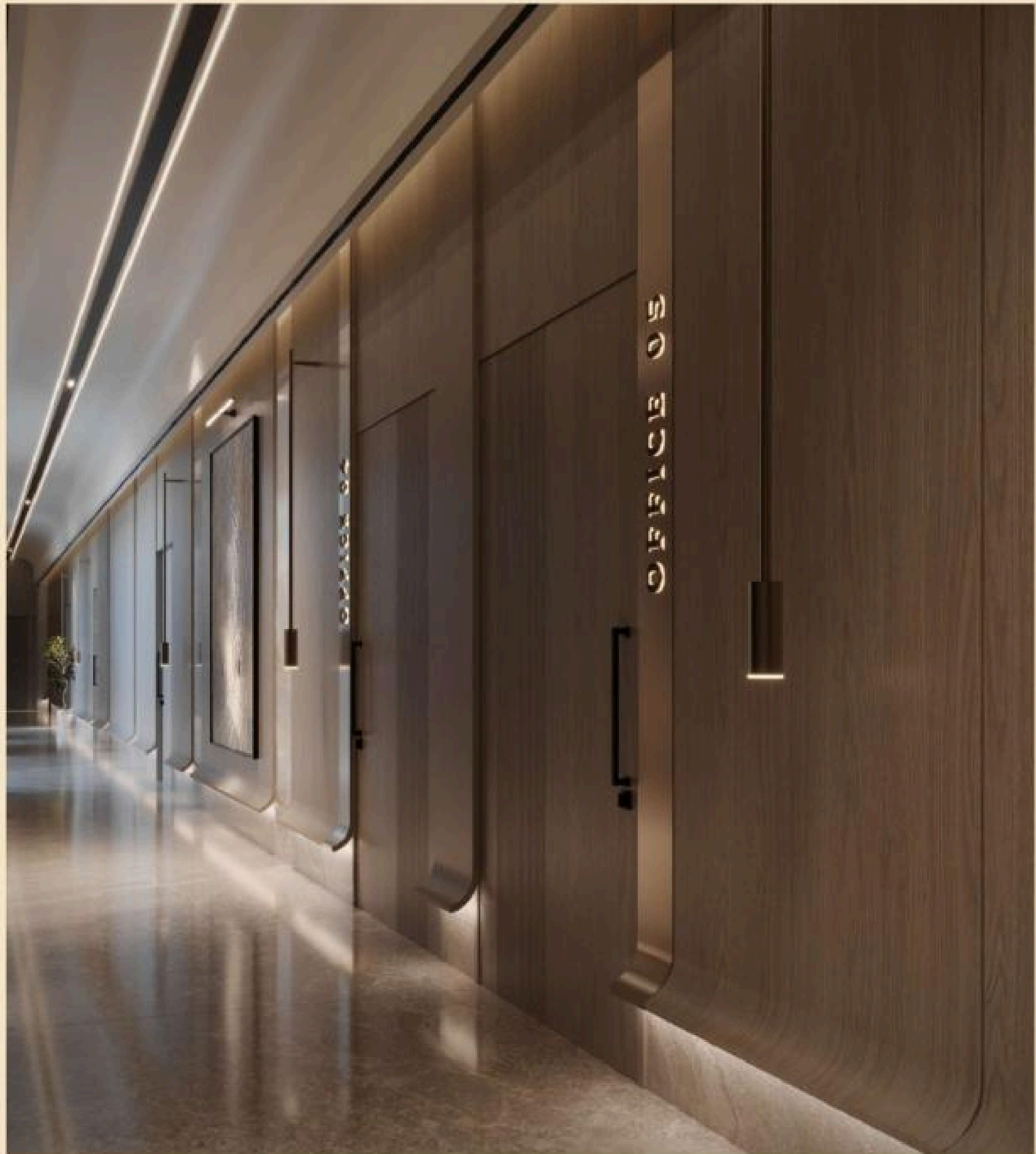


VOXA LOUNGE



COMMERCIAL SPACES

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





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	Q4 2028 EXPECTED HANDOVER
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***Only for pre-launch period**

BEYOND AN OFFICE — A LIFESTYLE INVESTMENT

When you buy or rent a VOXA commercial space, you're not just getting an office — you're gaining access to 24+ premium lifestyle and business amenities built to enhance every workday.

From a state-of-the-art gym, Sky Lounge, and co-social zones to beach pools, mini golf, padel courts, zen gardens, outdoor cinema, and pet-friendly parks — VOXA offers a dynamic environment to work, recharge, and thrive.

It's more than convenience — it's a value-add that attracts top talent, boosts productivity, and ensures strong rental demand and long-term returns.

More than a workplace — it's a catalyst for growth, productivity, and prestige.

VOXA EXECUTIVE CLUB PACKAGES

	OFFICE TYPE	VOXA CLUB MEMBERSHIP	ACCESS
1.	Standard Office	2 Memberships	All Amenities
2.	Large Office	5 Memberships	All Amenities

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LET'S HEAR YOURS

ENQUIRE NOW!

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