

TAVORA
Grand

SALES PRESENTATION

EVOLUTION

A FAMILIAR NAME. A GREATER STATEMENT.

Tavora Grand marks the evolution of a name already associated with refined living. Building on the success of Tavora Residences by JHK, this new chapter introduces a bolder architectural presence, enhanced amenities, and a more expressive lifestyle offering.

The Tavora name carries a sense of heritage, elegance, and grounded sophistication. 'Grand' is all about space, proportion, and a lifestyle with more clarity, comfort, and purpose.



TAVORA
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DEVELOPER

EVOLUTIONS

DEVELOPED BY
JHK DEVELOPMENTS

JHK
Developments

JHK Developments is your partner in creating mid-rise residential havens across Dubai. We blend community-first design with premium amenities all at attainable luxury price points. Discover our vision for tomorrow's urban living.

Since 2019, JHK Heights has specialized in crafting boutique mid-rise residences that foster community, wellness and value. We pride ourselves in offering premium fittings and lifestyle amenities at competitive price points.



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PROJECT DETAILS

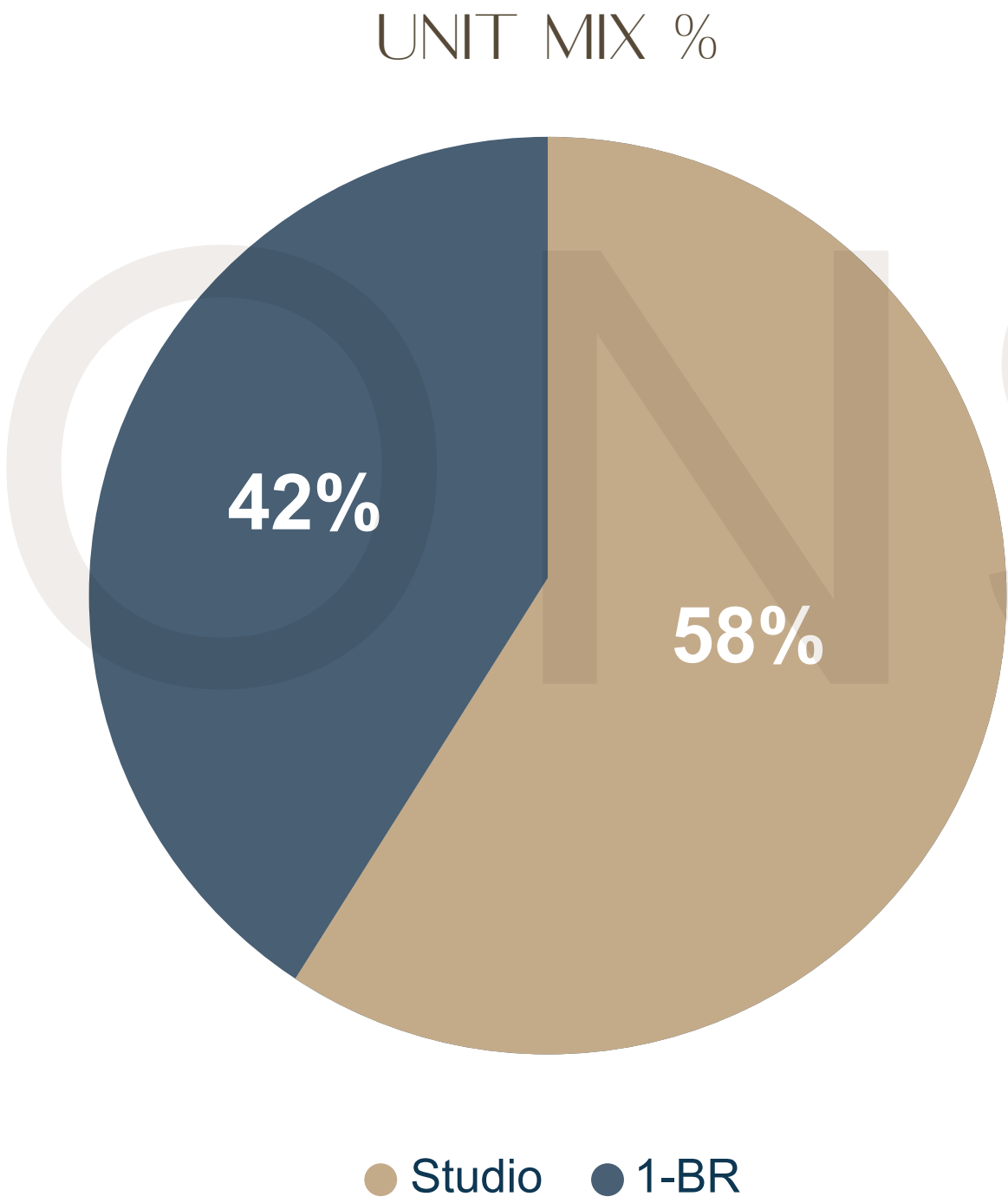
TAVORA
Grand

- **Project Name:** TAVORA GRAND
- **Building Configuration:** B+G+6 floors
- **Residential Unit Mix:** Studios & 1 BR apartments
- **Total Apartments Units:** 113
- **Expected Handover:** March 2029
- **Payment Plan:** 40/60
- **Lifts:** 2 Lifts
- **Developer:** JHK Real Estate Developments
- **Estimated Service Charge:** 12-14 AED/Sqft

FLOOR LEVEL	FLOOR USE
Basement	Parking
Ground	Entrance Lobby + Parking
1 st Floor	Amenities + Residential Units
2 nd - 6 th Floor	Typical Residential Floors

UNITS MIX

UNIT TYPE	# OF UNITS	% OF UNITS
Studio	66	58 %
1 B/R	47	42 %
Grand Total	113	100%



UNITS SIZES (SQFT.)

UNIT TYPE	MIN TOTAL AREA (SQFT.)	AVG. TOTAL AREA (SQFT.)	MAX TOTAL AREA (SQFT.)
Studio	355	369	505
1 B/R	635	688	834

TICKET PRICES

UNIT TYPE	AVERAGE PRICES ON HANDOVER (AED)	AVERAGE PRICES POST HANDOVER (AED)
Studio	550,777	589,777
1 B/R	873,777	915,777

EVOLUTIONS

LOCATION AND
VIEWS

TAVORA
Grand

- Location: [Click Here](#) ✎
- Can be accessed from **Sheikh Mohamad bin Zayed Road** within **5 minutes** & **7 minutes** from **Dubai Al Ain Road**.
- Recreational areas like **City Centre Mirdif**, **Dragon Mart**, **Al Warqa Sports Complex** are all within **10 minutes** of driving time.
- Business hubs like **Silicon Oasis** & **Business Bay** are within **3 & 15 minutes** of driving time, respectively.



Prime location with easy access to retail, academic, and business anchors—ideal for connected family living.

Silicon Oasis: Mixed-use Destination
Family Living Anchor

1. Al Fakeeh Hospital
2. Silicon Central Shopping Center
3. Dubai Digital Park (Innovation Hub Business District)
4. Rochester Institute of Technology (RIT Dubai)
5. GEMS Wellington Academy
6. Cedre Villa Community and Shopping Center

International City
Affordable Living and Retail Anchor

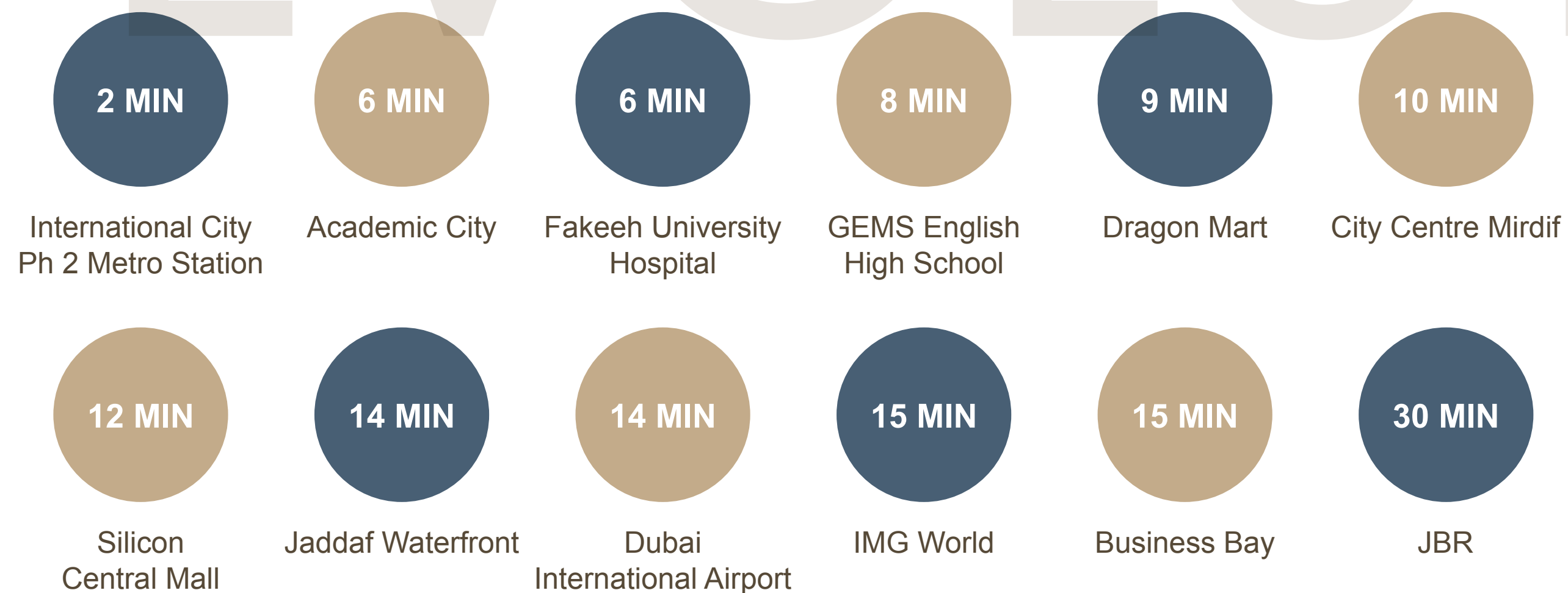
1. Dragon Mart 1 & 2
2. Union Coop
3. Warsan Lake & Warsan 1 Park
4. Municipality Central Fruits and Vegetable Market
5. Ibis Styles Dragon Mart Hotel

Academic City
Educational Anchor

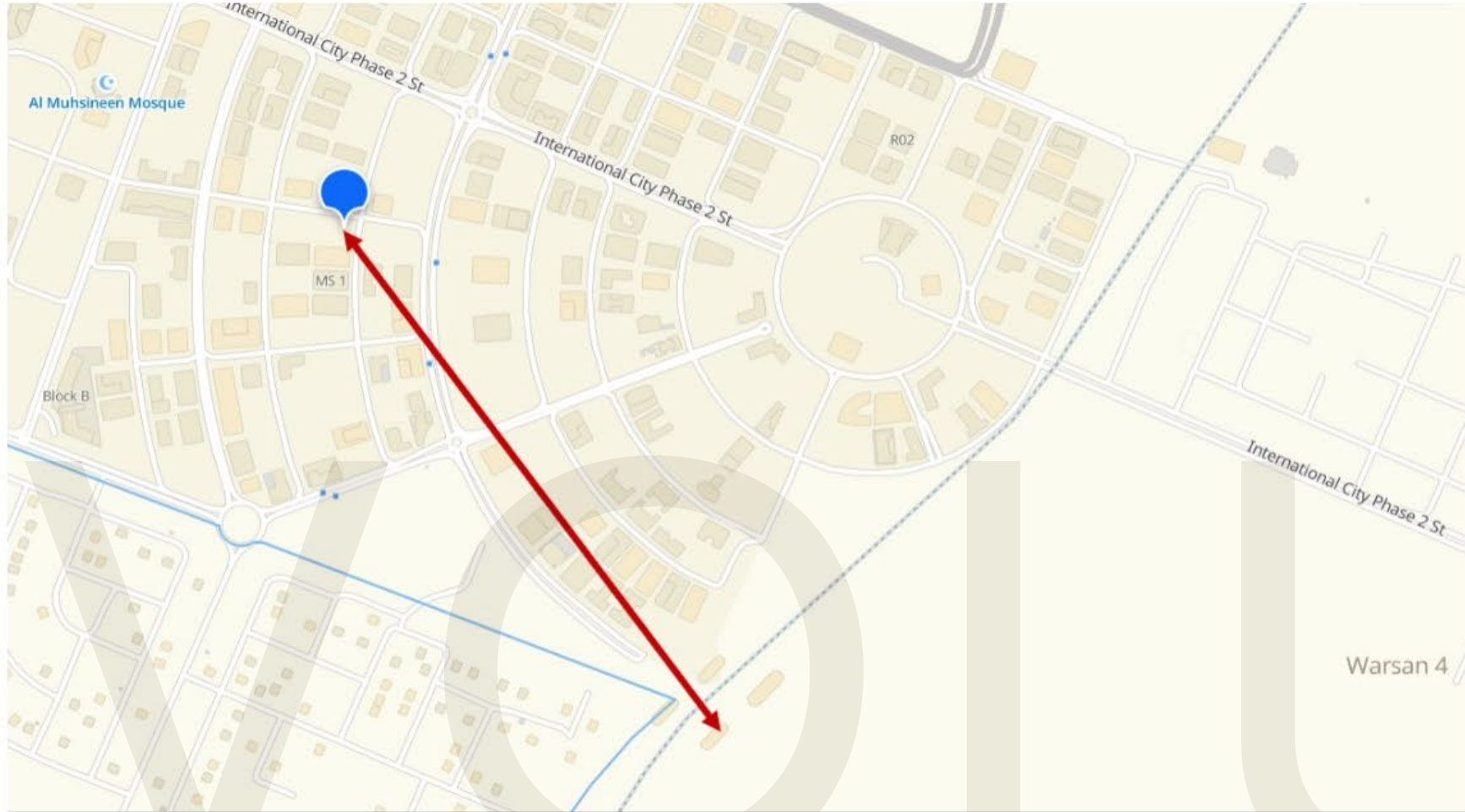
1. Zayed University
2. American University in the Emirates (AUE)
3. Heriot-Watt University Dubai
4. University of Birmingham Dubai



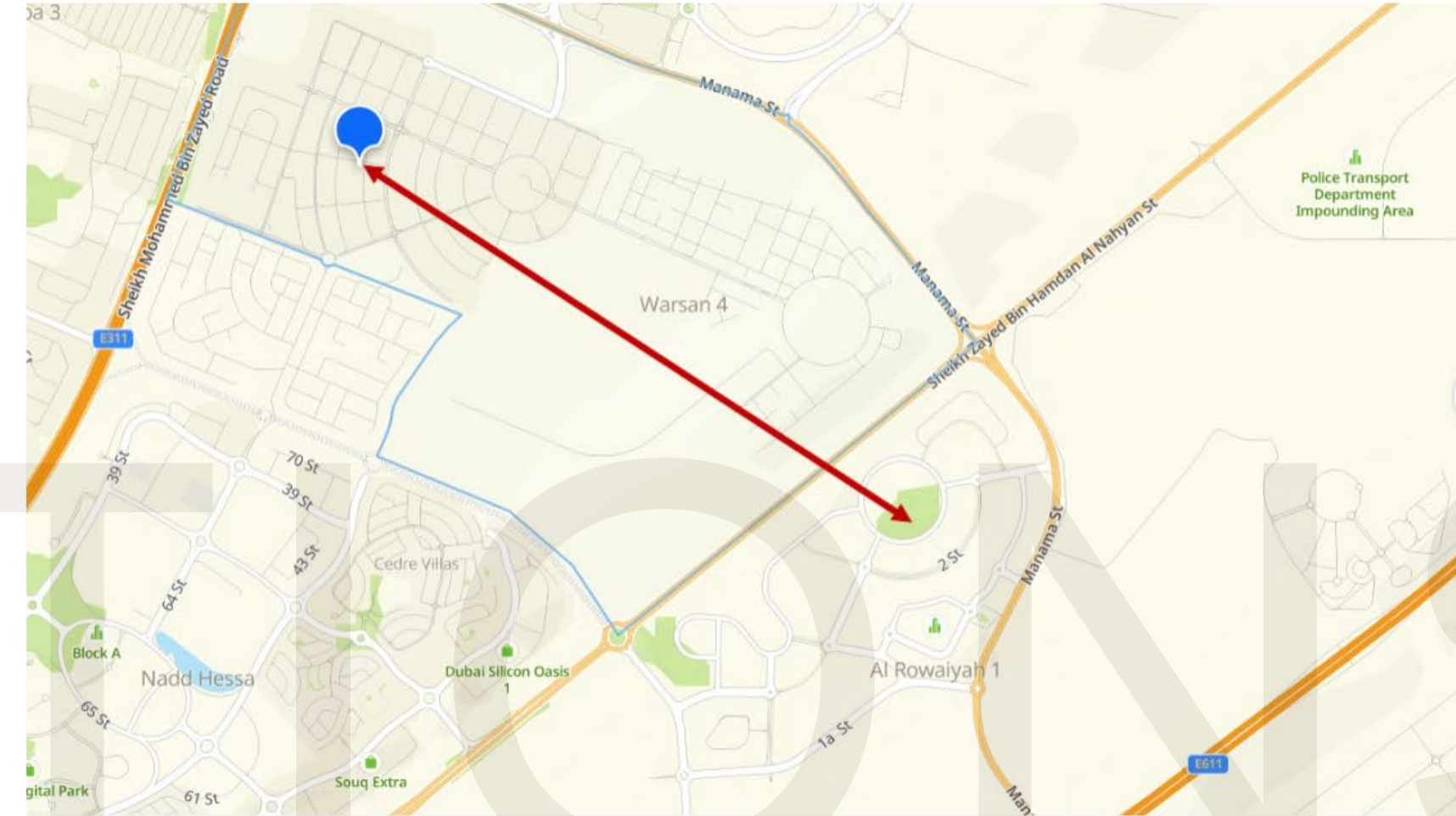
- The Project is located in **Warsan 4**, positioned **away from the hassle of International City** while remaining in **close proximity** to its **amenities and supporting facilities**.
- It also benefits from nearby access to Dubai Silicon Oasis (3Km), making it a well-connected and **more affordable option for families**.
- Less than **10 min drive** to Dubai Silicon Oasis, International City, Mirdif, and Academic City — **major employment, retail, educational and family centered areas**.
- Less than **15 min drive** to Business Bay, Downtown ,and Dubai Design District — **major employment and retail areas**.



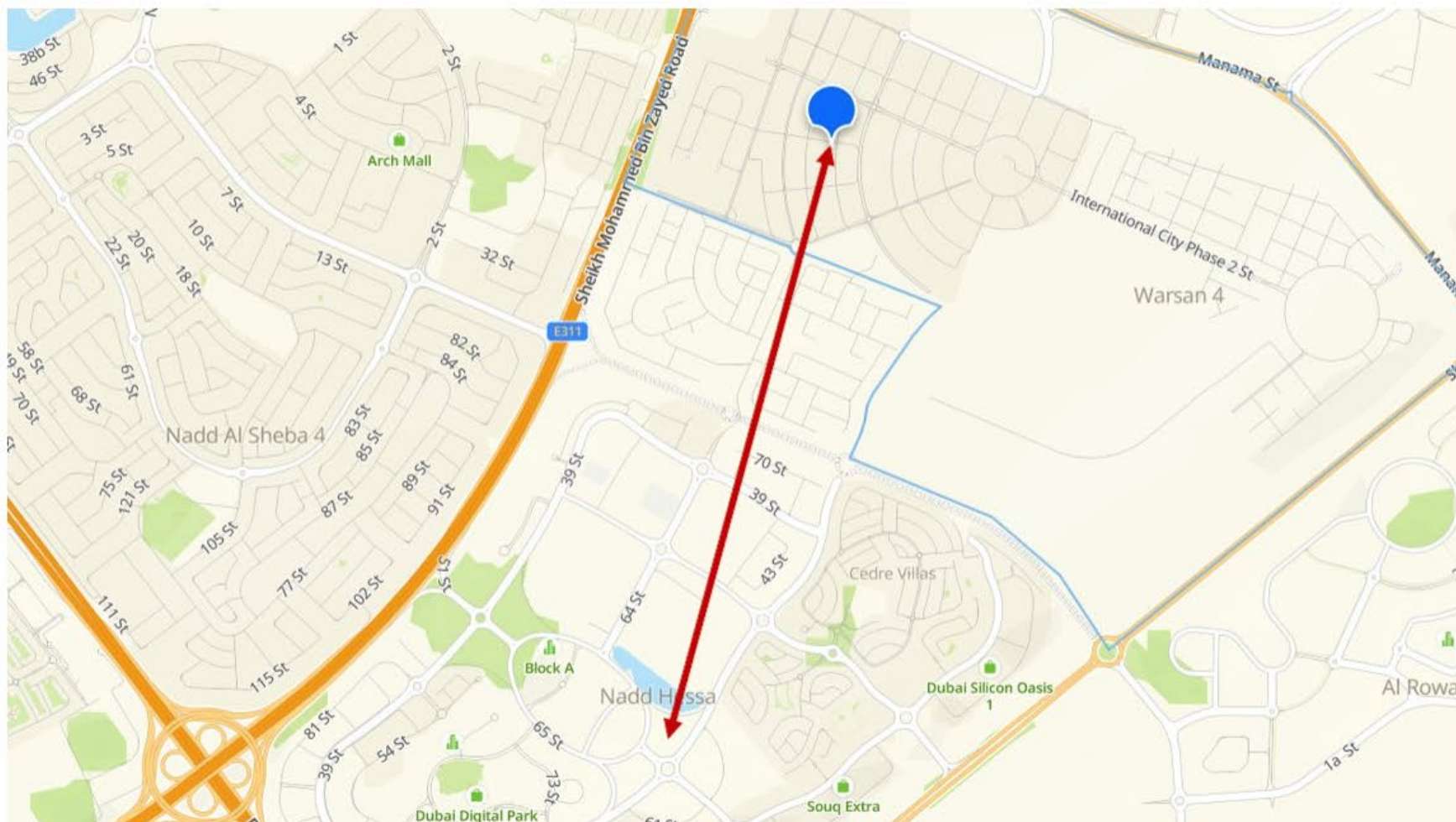
2 Minutes to International City Ph 2 Metro Station



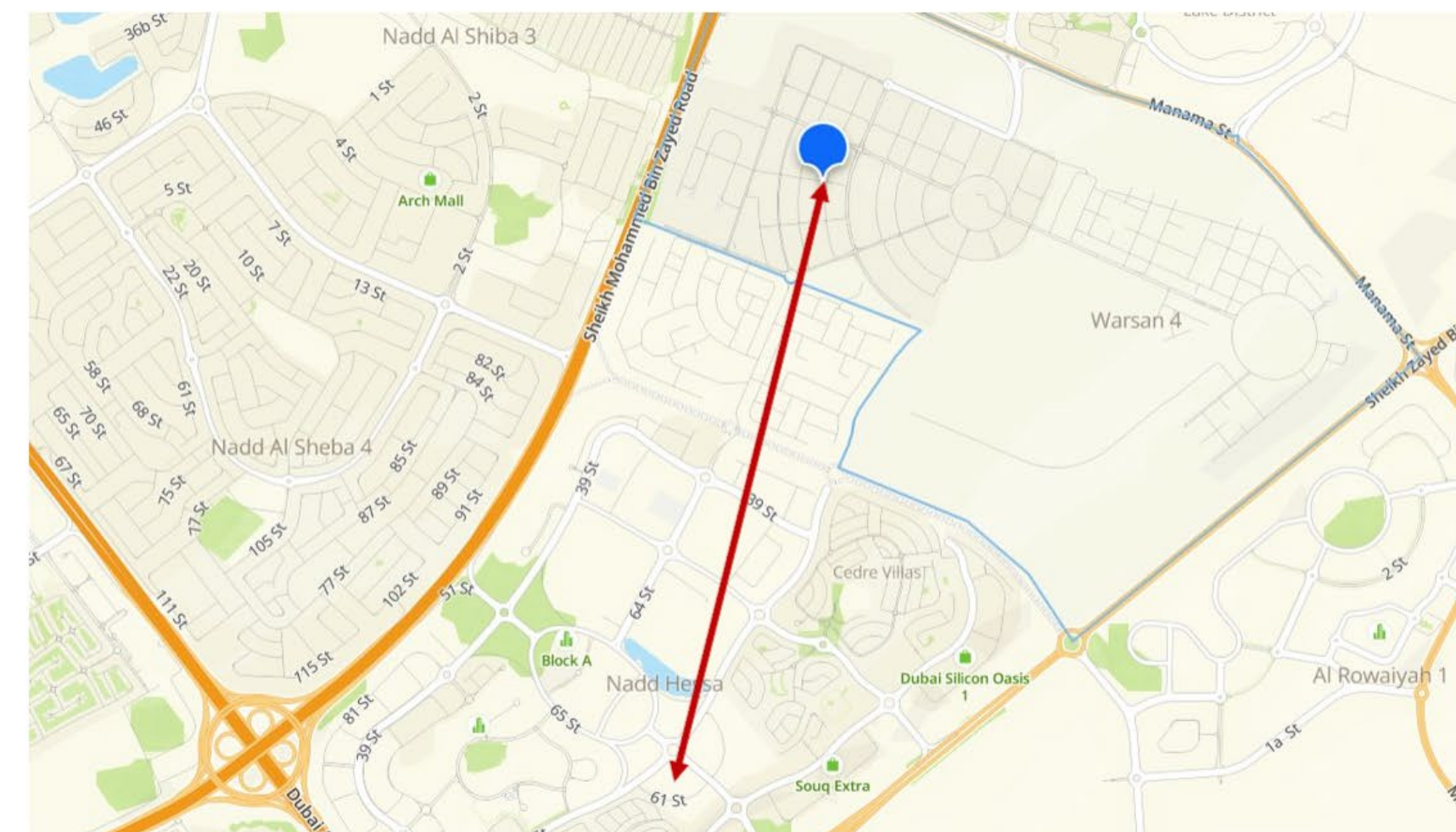
6 Minutes to Academic City



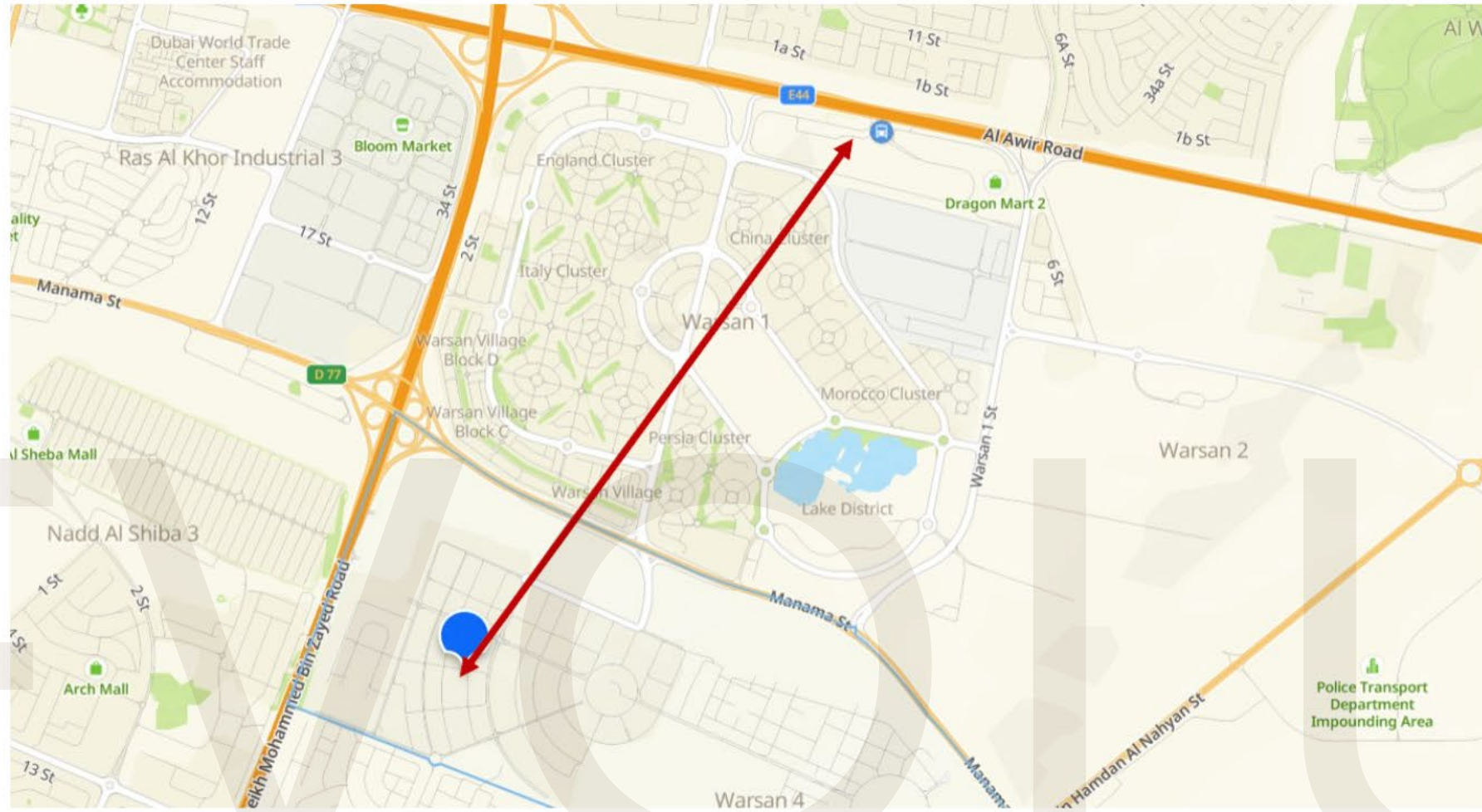
6 Minutes to Fakeeh University, DSO



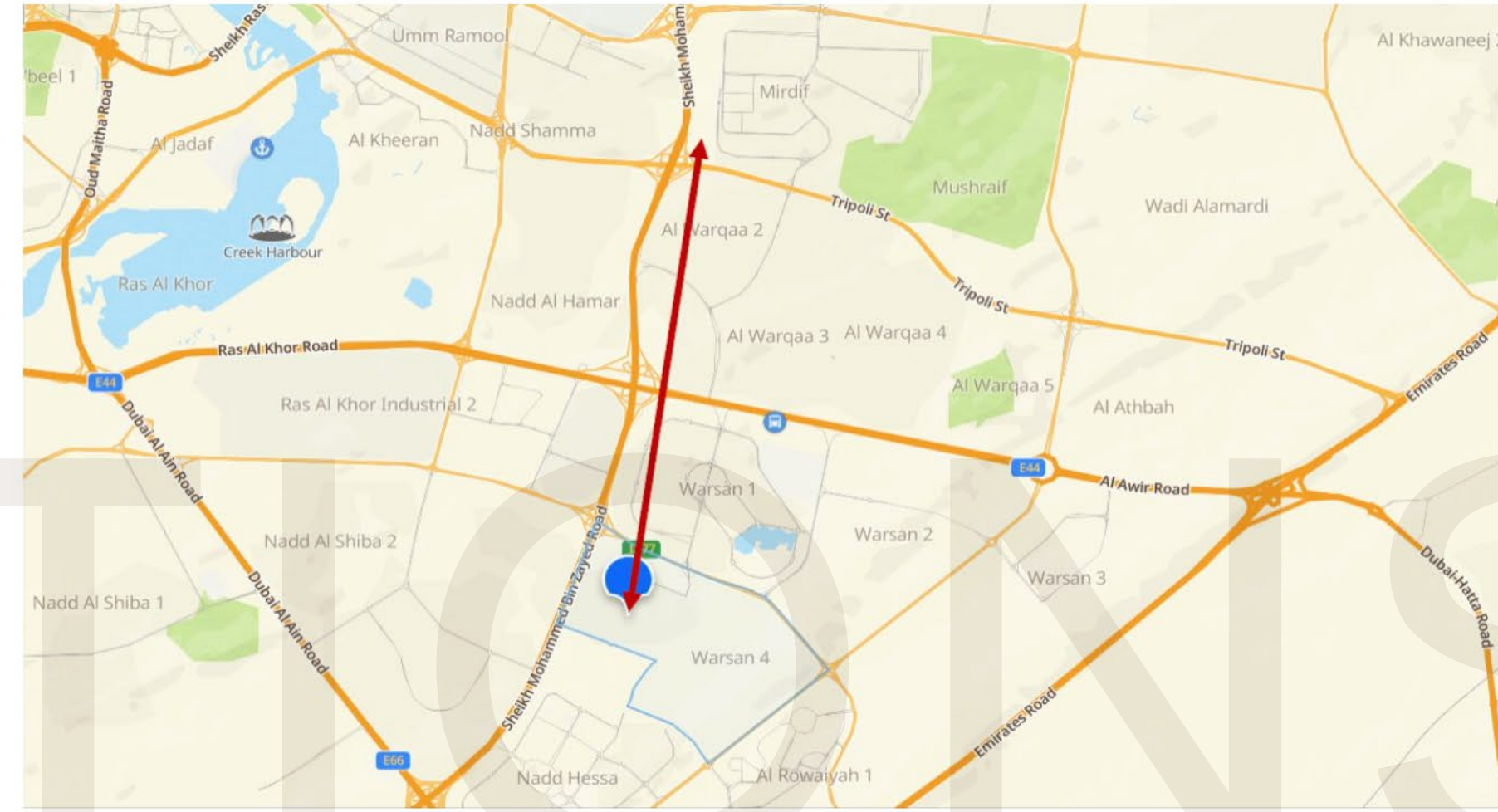
8 Minutes to Gems English High School



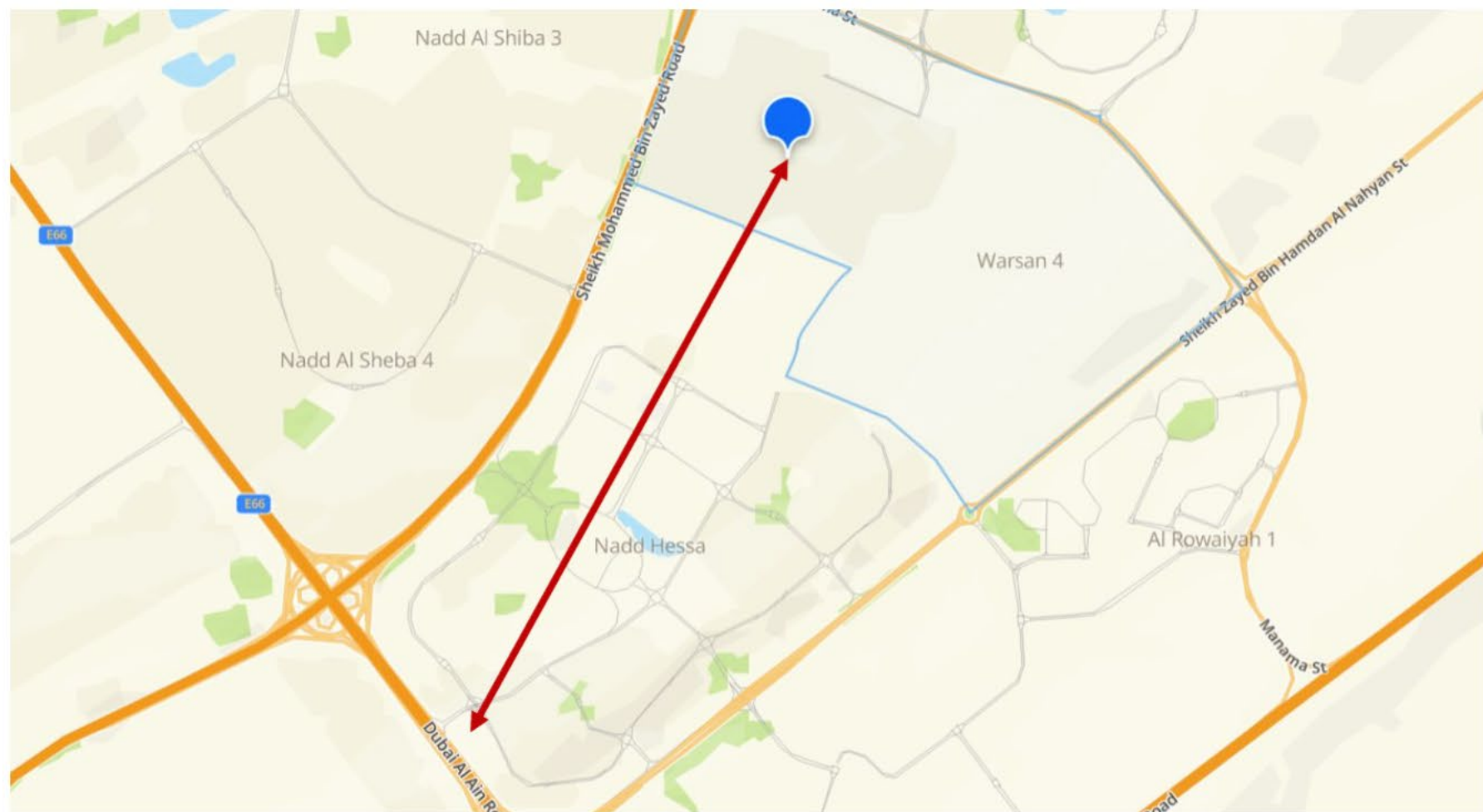
9 Minutes to Dragon Mart



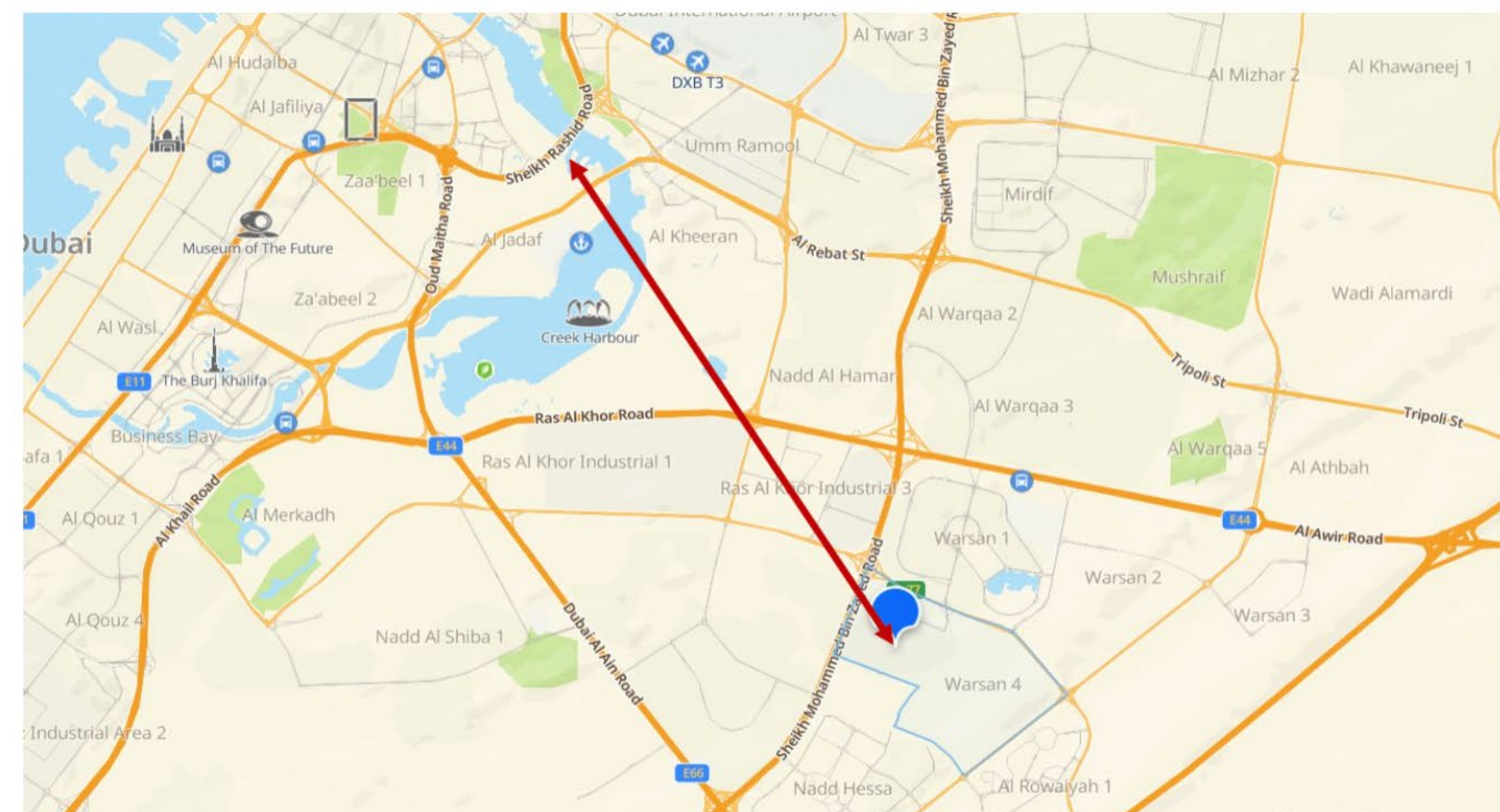
10 Minutes to City Centre Mirdif



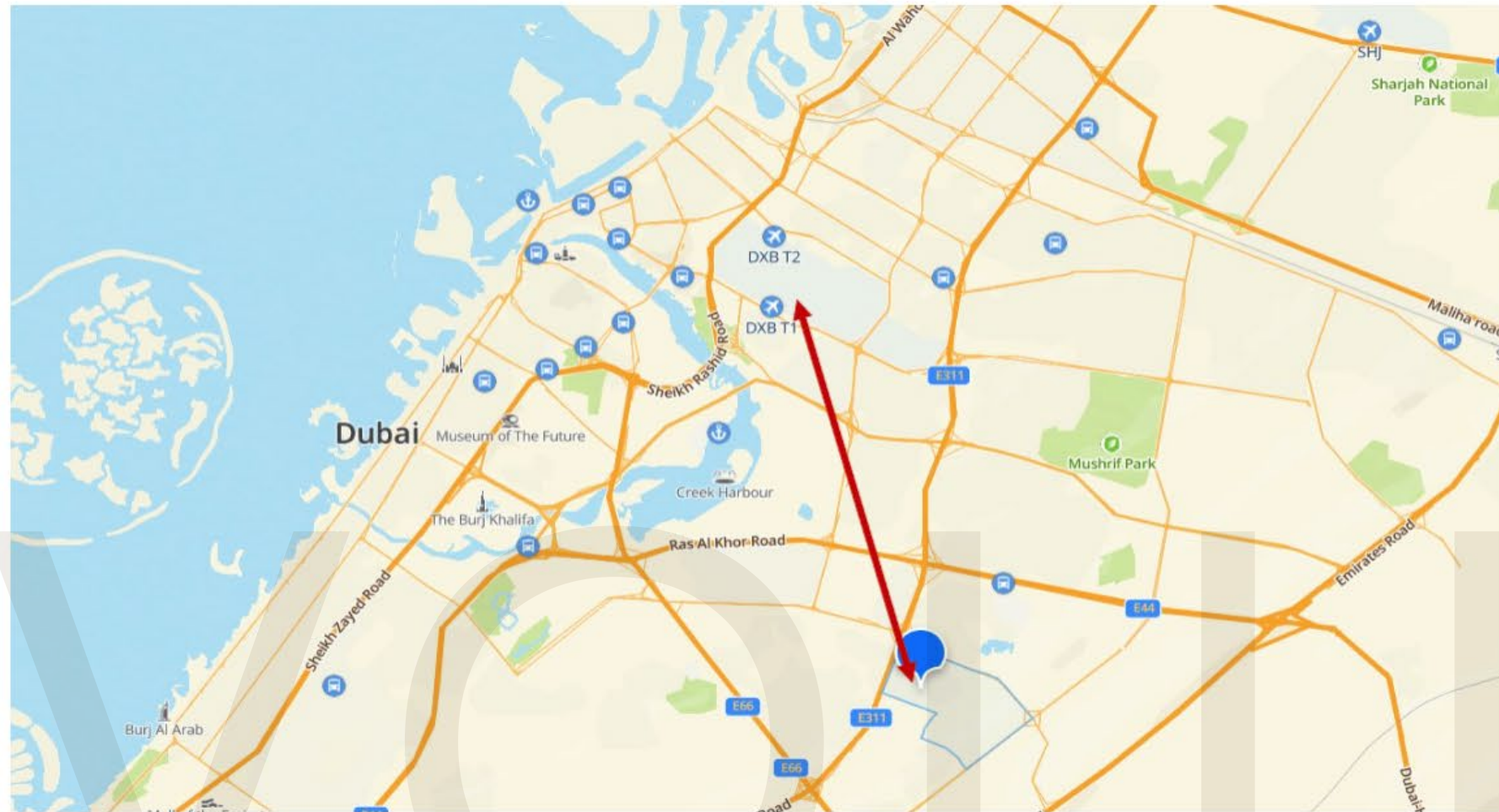
12 Minutes to Silicon Central Mall



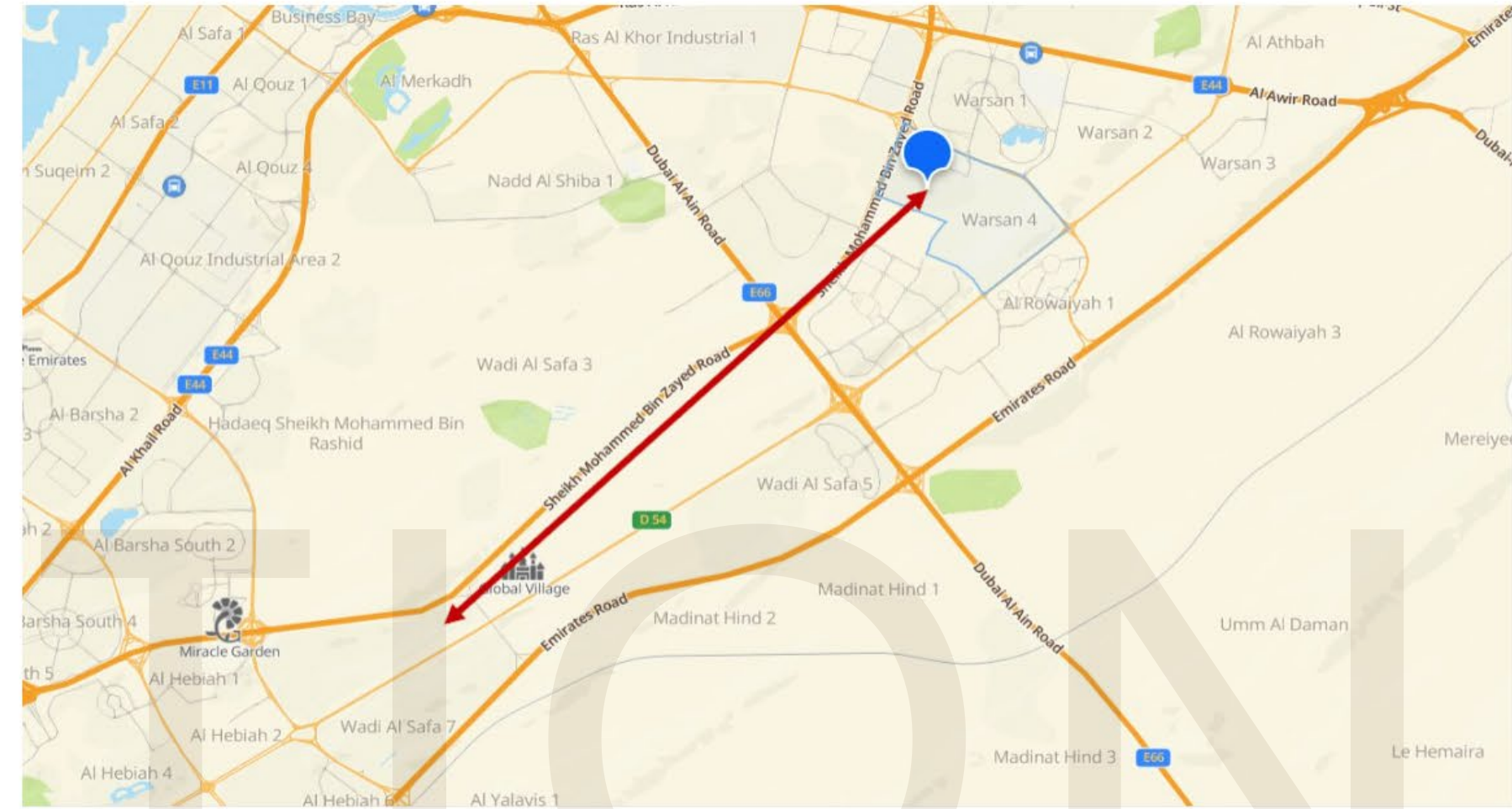
14 Minutes to Jaddaf Waterfront



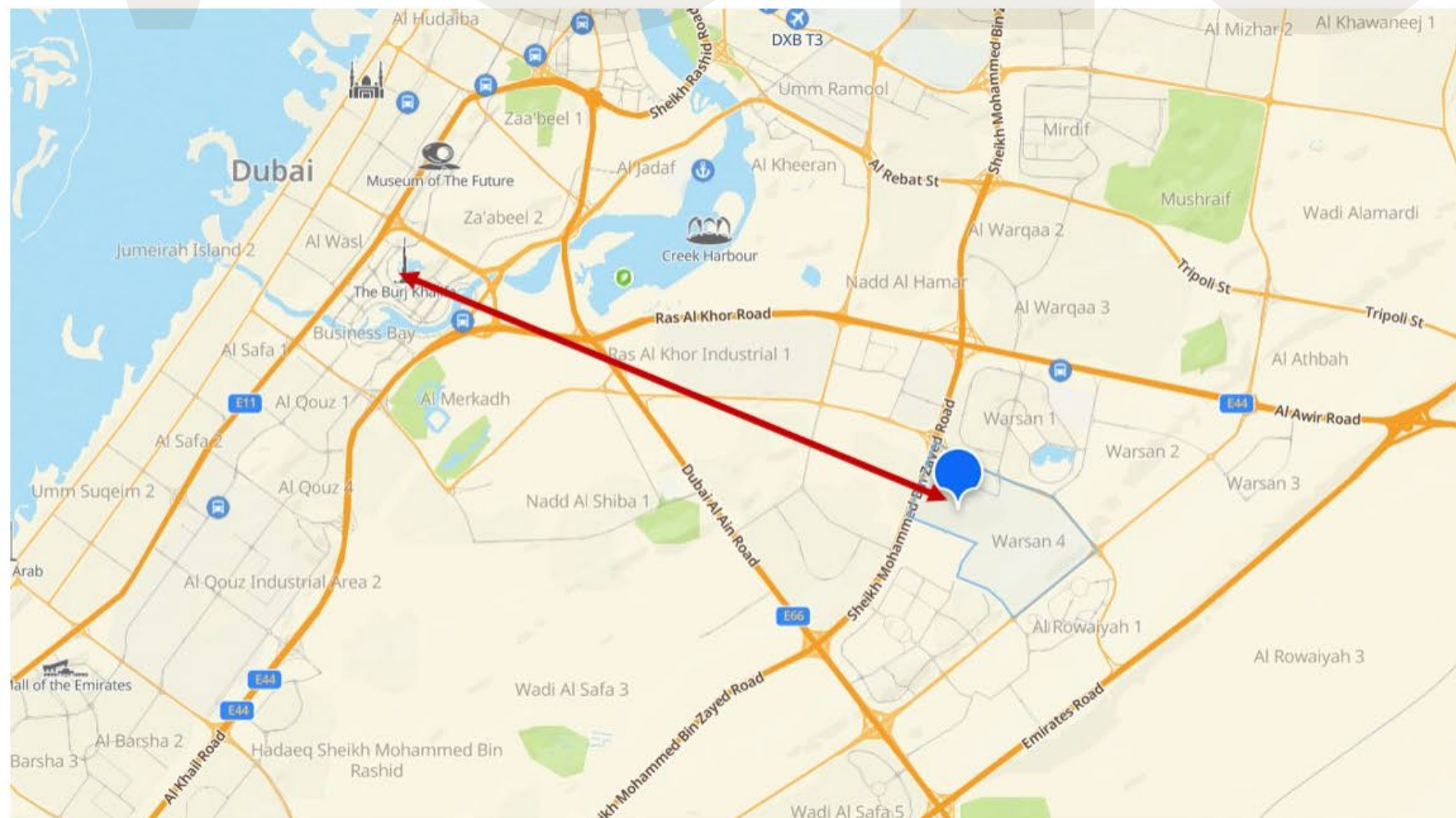
14 Minutes to Dubai International Airport



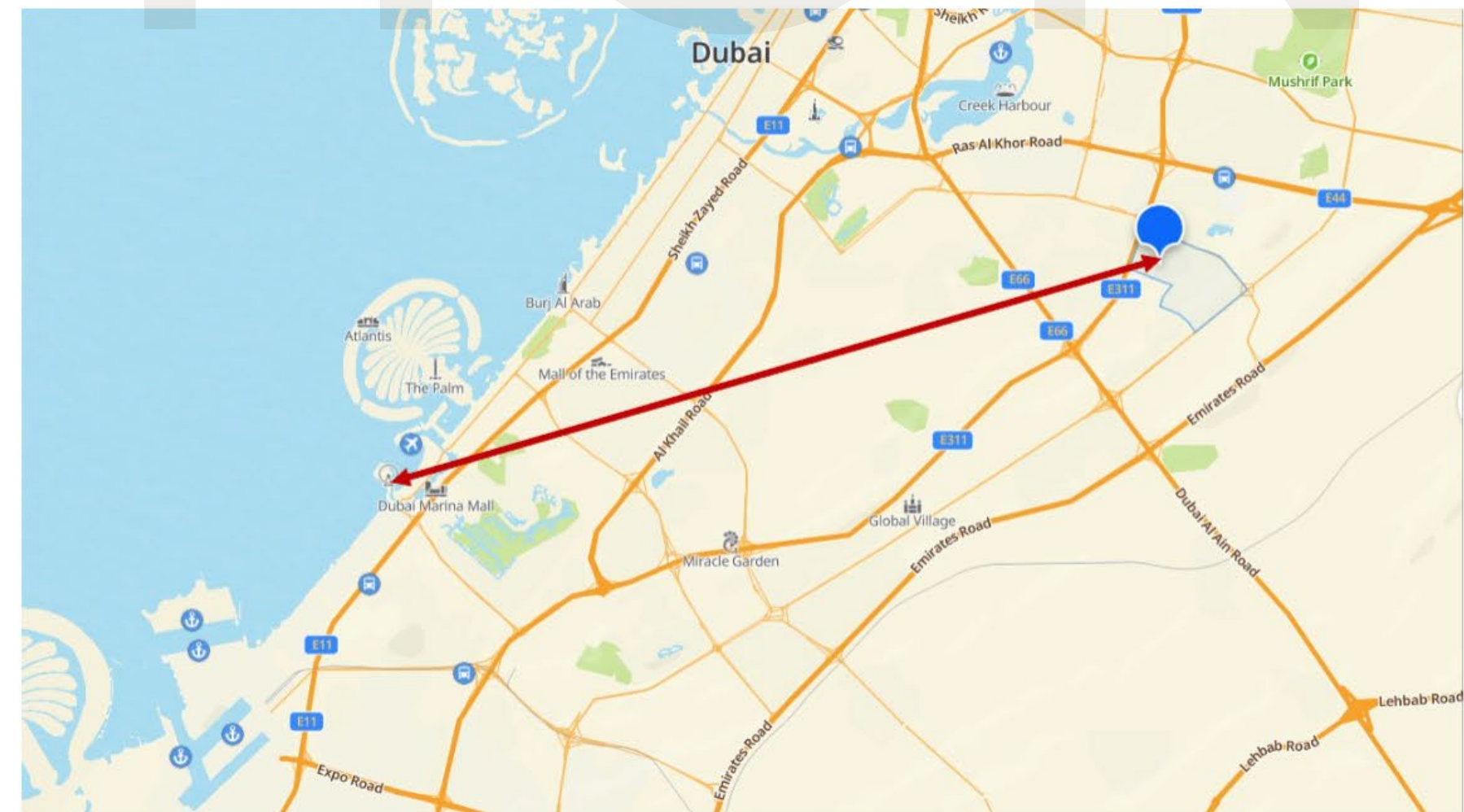
15 Minutes to IMG World



15 Minutes to Business Bay

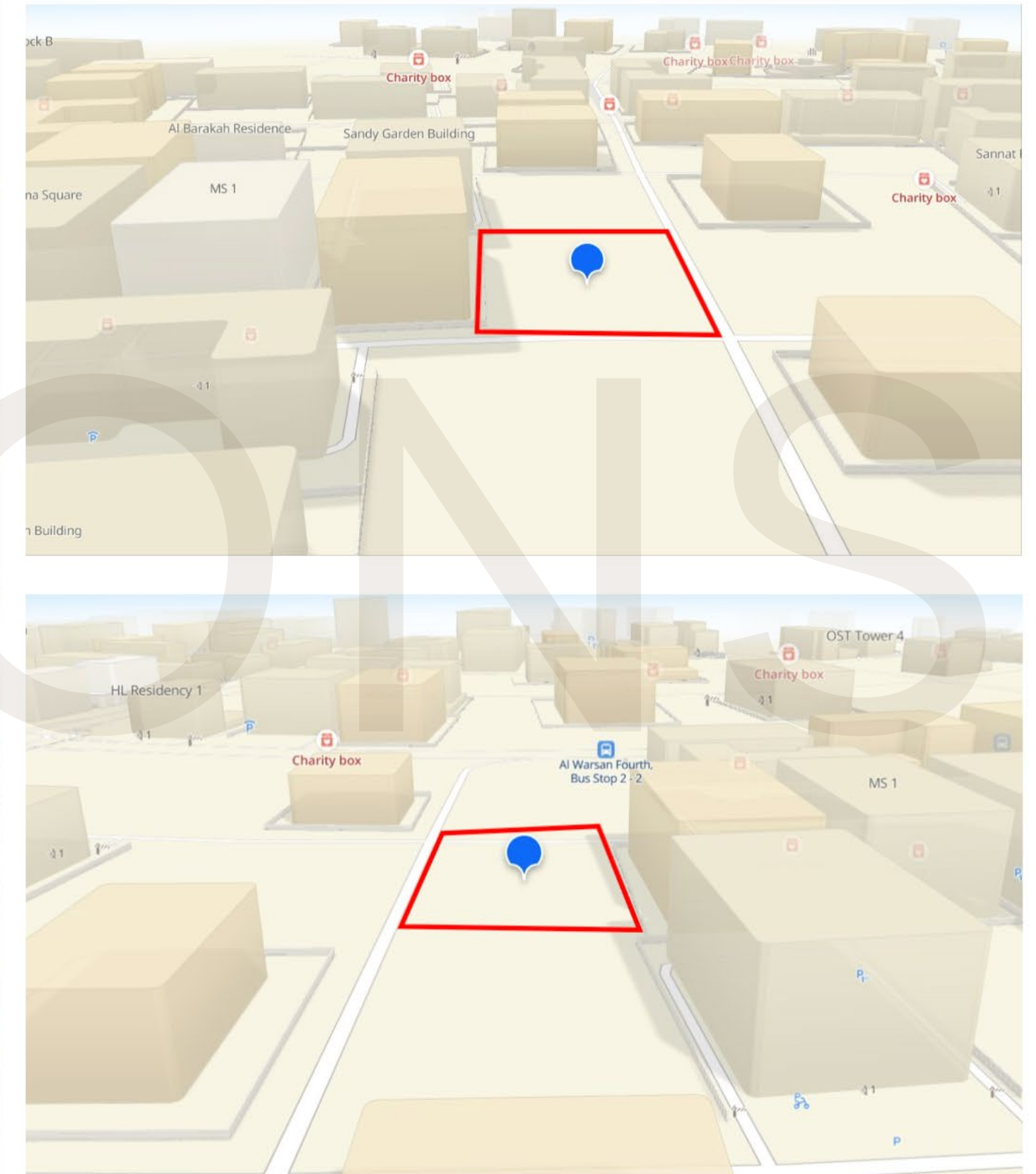
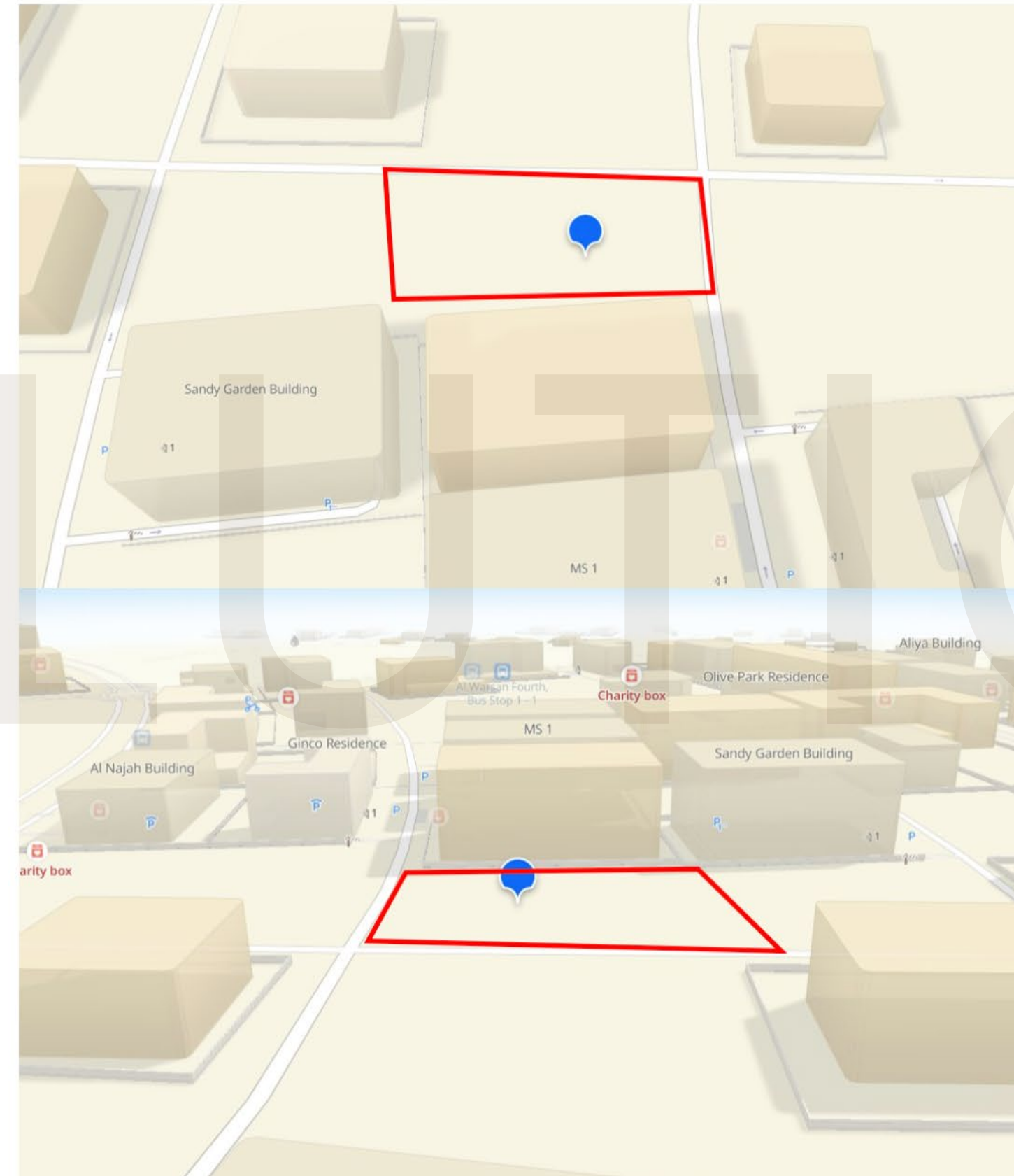


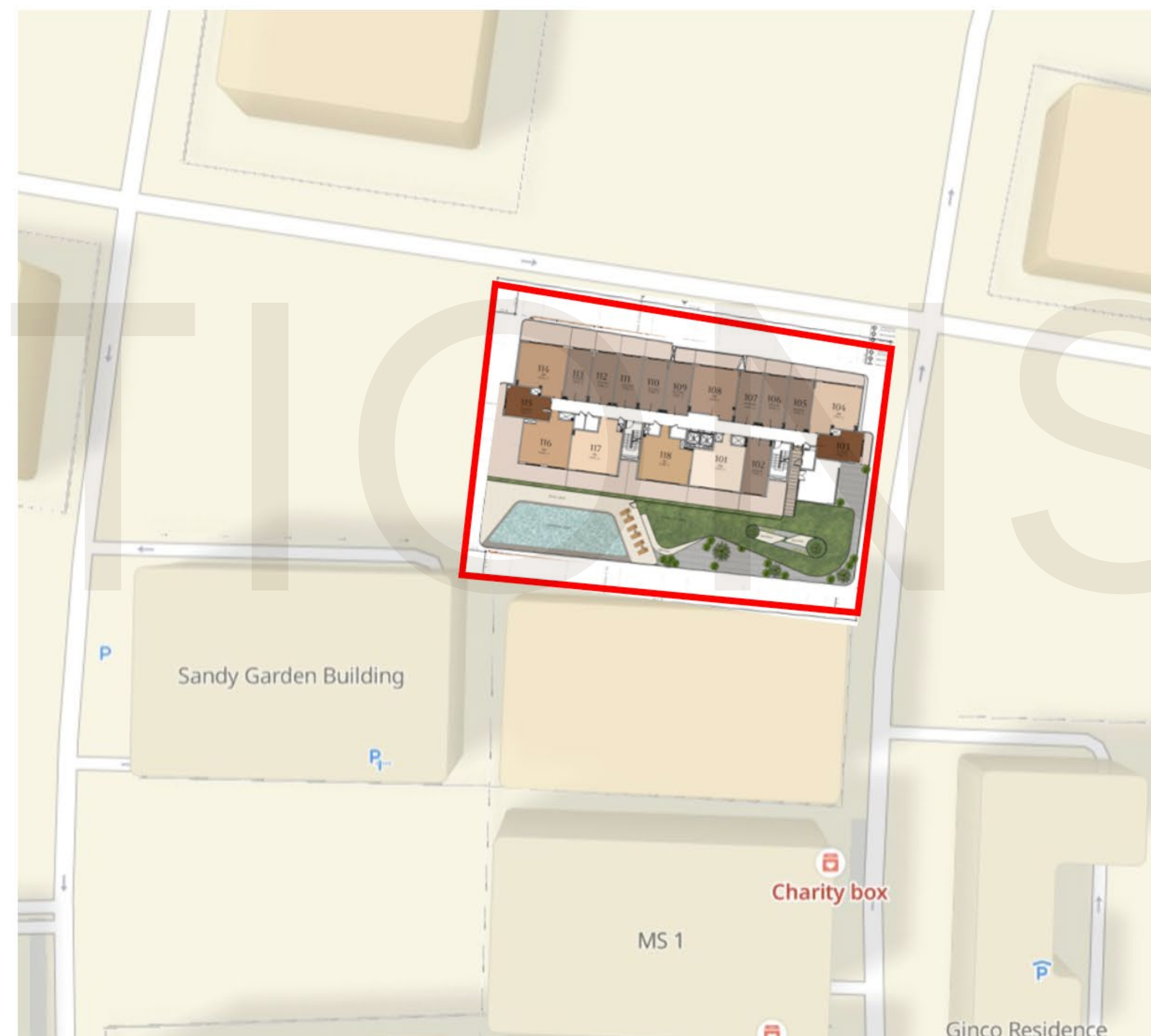
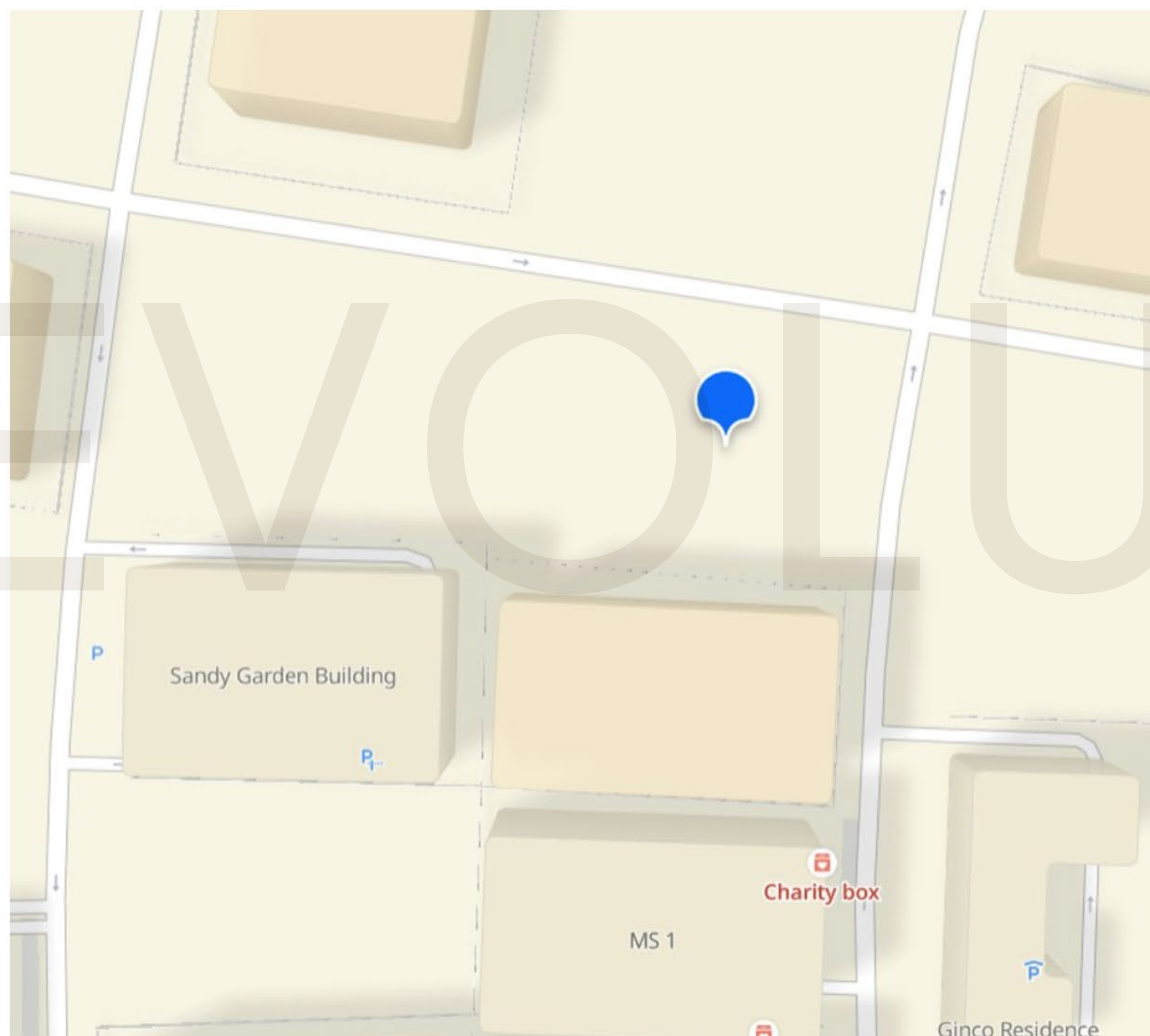
30 Minutes to JBR

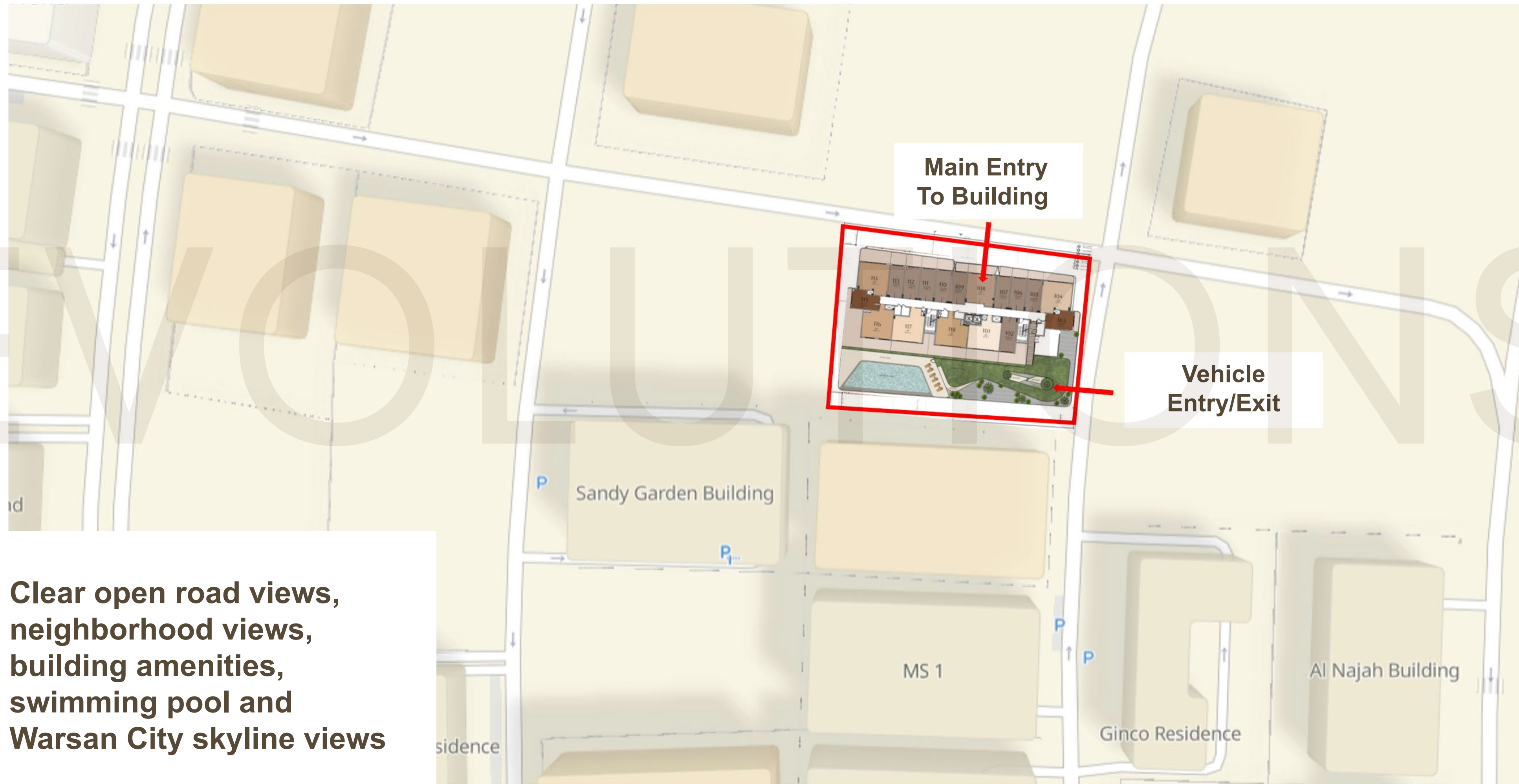


- The Development features road frontages, enhancing and maximizing expansive open Warsan City views

- Clear open road views, neighborhood views, building amenities, swimming pool and Warsan City skyline views







- Clear open road views, neighborhood views, building amenities, swimming pool and Warsan City skyline views

EVOLUTIONS

UNIQUE SELLING POINTS (USP'S)

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1- ATTRACTIVE PAYMENT PLAN

Payment Plan 40/60:

- **Flexible 40/60 Structure:** The payment plan is designed to ease the financial burden on buyers by improving accessibility to the project.
- **40% During Construction:** Distributed over the full construction period allowing for easy and facilitated payments.
 - Perfect for investors looking to **minimize upfront costs and benefit from price growth before handover.**
 - Ideal for end-users who prefer manageable, facilitated, milestone-based payments.
- **60% on Handover:** The **remaining amount is paid at handover**, making it attractive to a broader range of buyers, especially **those using mortgages.**
- **Investor-Friendly Model:** The handover payment supports strong capital appreciation, making it an attractive investment for investors who are looking at flipping opportunities.
- **End-User Affordability:** Reduces financial strain in initial payments, making it suitable for first-time buyers and long-term occupants.

2- VIEWS

The project is uniquely positioned to offer **best possible views**, enhancing visual appeal while making homes feel more spacious and brighter.

1. Road Frontage-Corner Plot Advantage;

The development offers broad open road views on 2 sides.

- Increased natural light penetration → creating brighter and more inviting living spaces.

2. Amenities-Facing Views: Attractive views overlooking the development's **well-designed amenities**, including landscaped areas, pools, and recreational spaces - **A Visually engaging environment.**

3. Corner Units Advantage: All units enjoy the best possible views of Warsan, road views or amenities views.



3- WARSAN 4 AS A LOCATION:

- Can be accessed from **Sheikh Mohamad bin Zayed Road** within **5 minutes** & **7 minutes** from **Dubai Al Ain Road**.
- Recreational areas like **City Centre Mirdif**, **Dragon Mart**, **Al Warqa Sports Complex** are all within **10 minutes** of driving time.
- Business hubs like **Silicon Oasis** & **Business Bay** are within **3 & 15 minutes** of driving time, respectively.



4- PROJECT'S LOCATION:

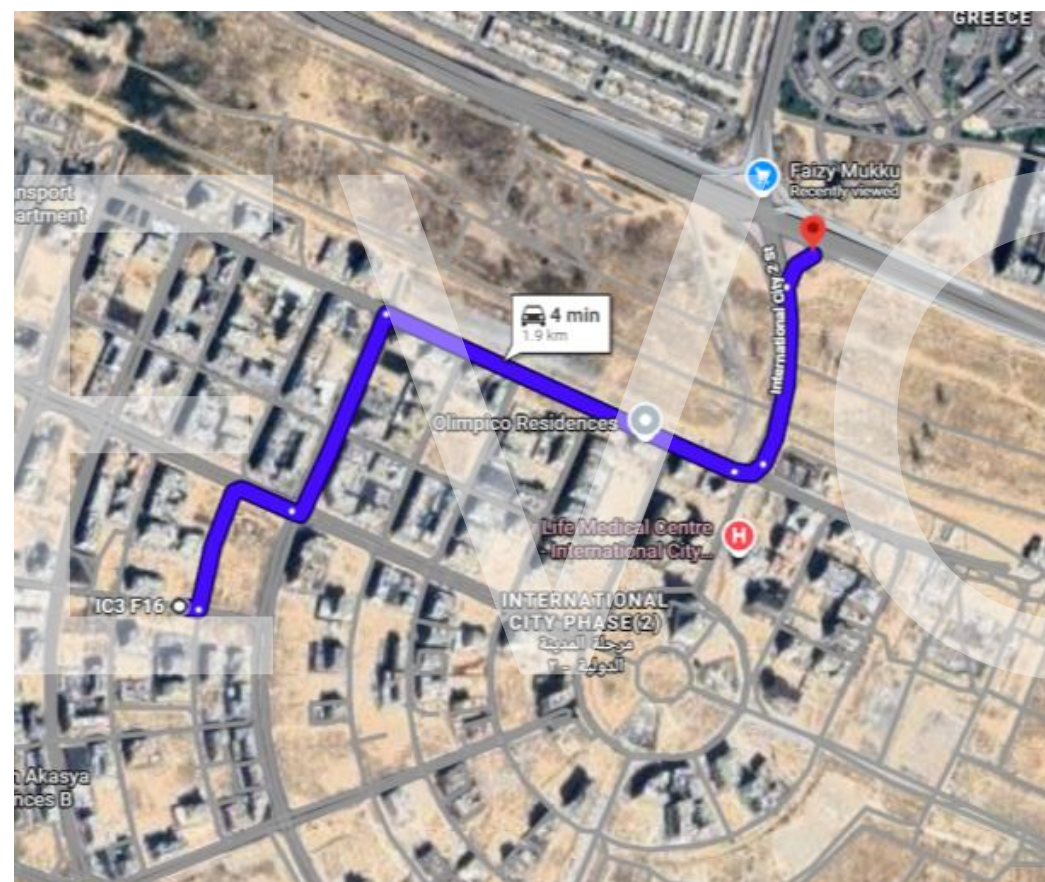
The project and Warsan 4 area in general is strategically located in the middle of major highways such as **Sheikh Mohammed Bin Zayed Road** and **Sheikh Zayed Bin Hamdan Al Nahyan Street, Dubai Al Ain Road & Manama Street**, providing easy connectivity to key areas in Dubai.

4.1- PROJECT ACCESSIBILITY:

- Well-connected to **4 major roads** through internal streets.
- **Walking distance to upcoming International City Phase 2 Metro Station (Blue Line)** , making it an attractive investment for long term tenants and families.
- **Close to major Business, retail and academic anchors** making it ideal for a connected family living.

4.2- PROJECT'S CONNECTIVITY:

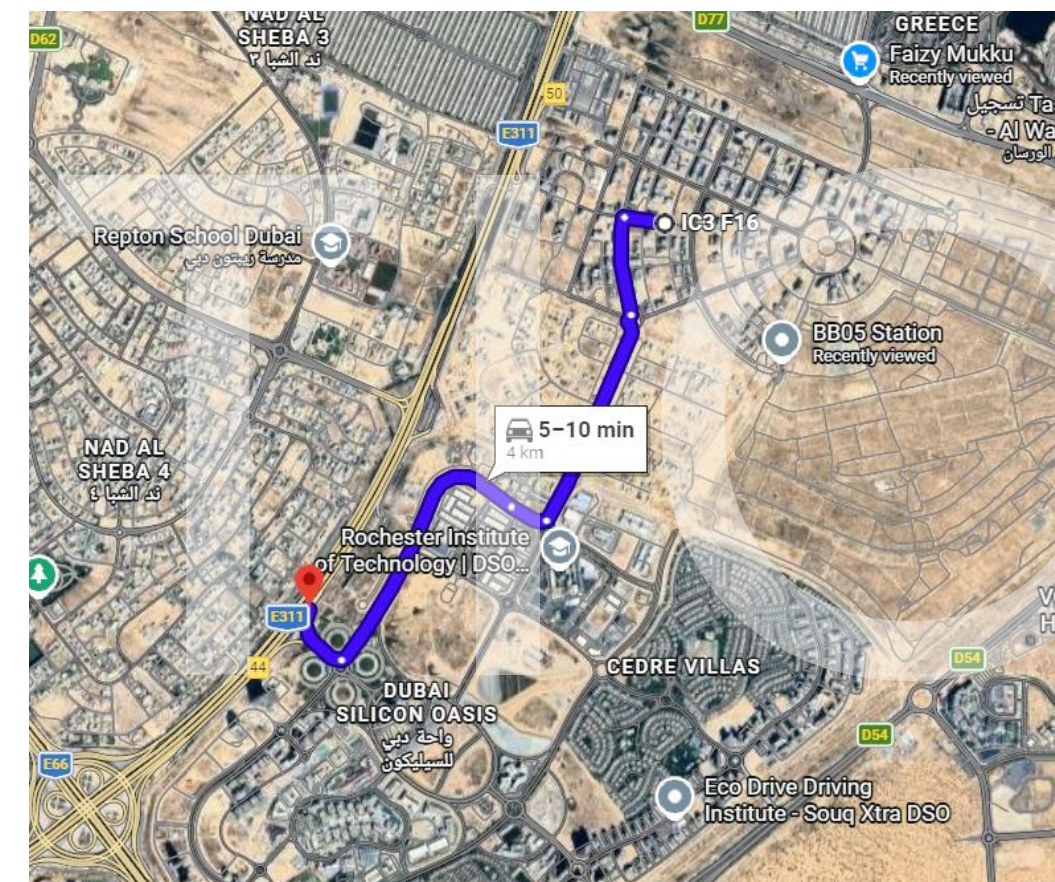
Strategic Location with Seamless Connectivity – Just **4 minutes** to Manama Street, **5-7 Minutes** to Sheikh Zayed Bin Hamdan Al Nahyan Street, **5-10 Minutes** to Sheikh Mohamad bin Zayed Road and **7-14 minutes** to Dubai Al Ain Road.



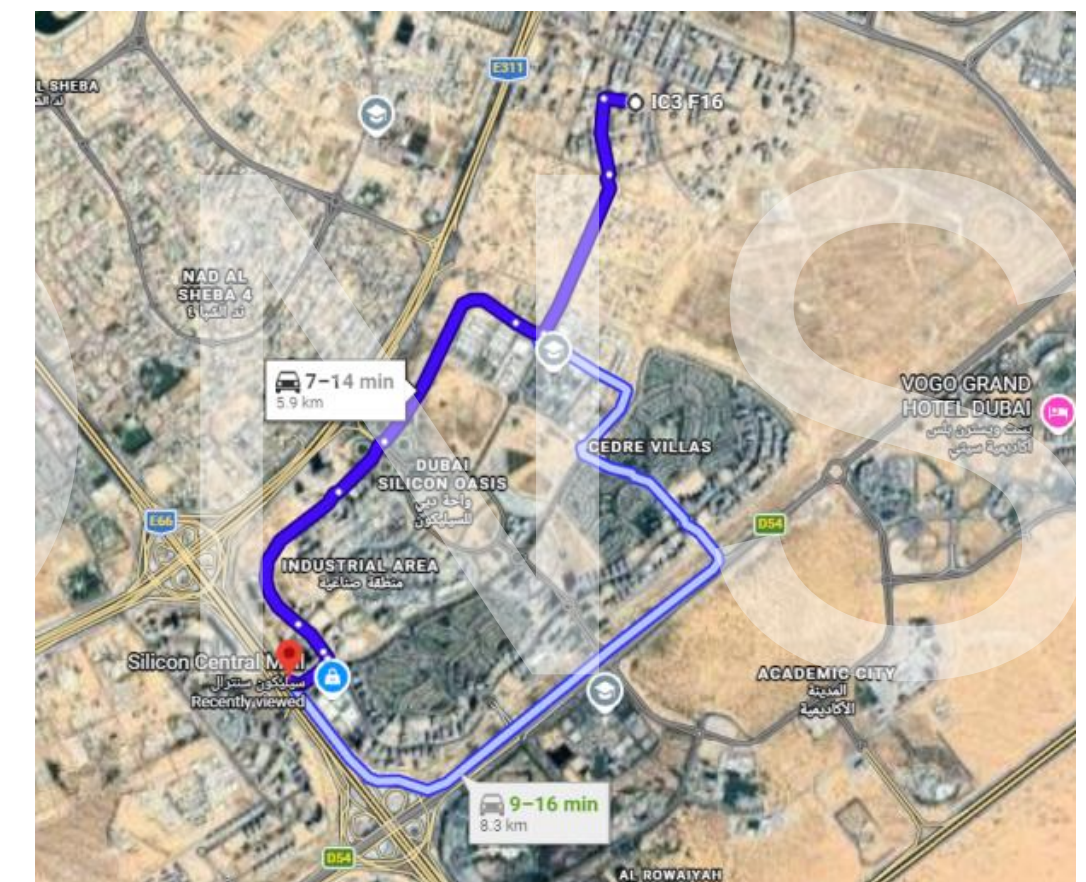
**4 Minutes
to Manama Street**



**5-7 mins to Sheikh Zayed
Bin Hamdan Al Nahyan St**



**5-10 minutes to Sheikh Mohamad
bin Zayed Road**



**7-14 minutes to
Dubai Al Ain Road**

4.3- METRO STATION:

Prime Location – Close to the Upcoming Blue Line Metro Station

- Improved Connectivity & Daily Convenience
- Capital Appreciation & Rental Uplifts
- Off-Plan Projects Gain a Premium Edge
- Attracting Long-Term and Short-Term Investors
- Faster Resale Liquidity
- Future-Proof Investment

➤ Prime Location

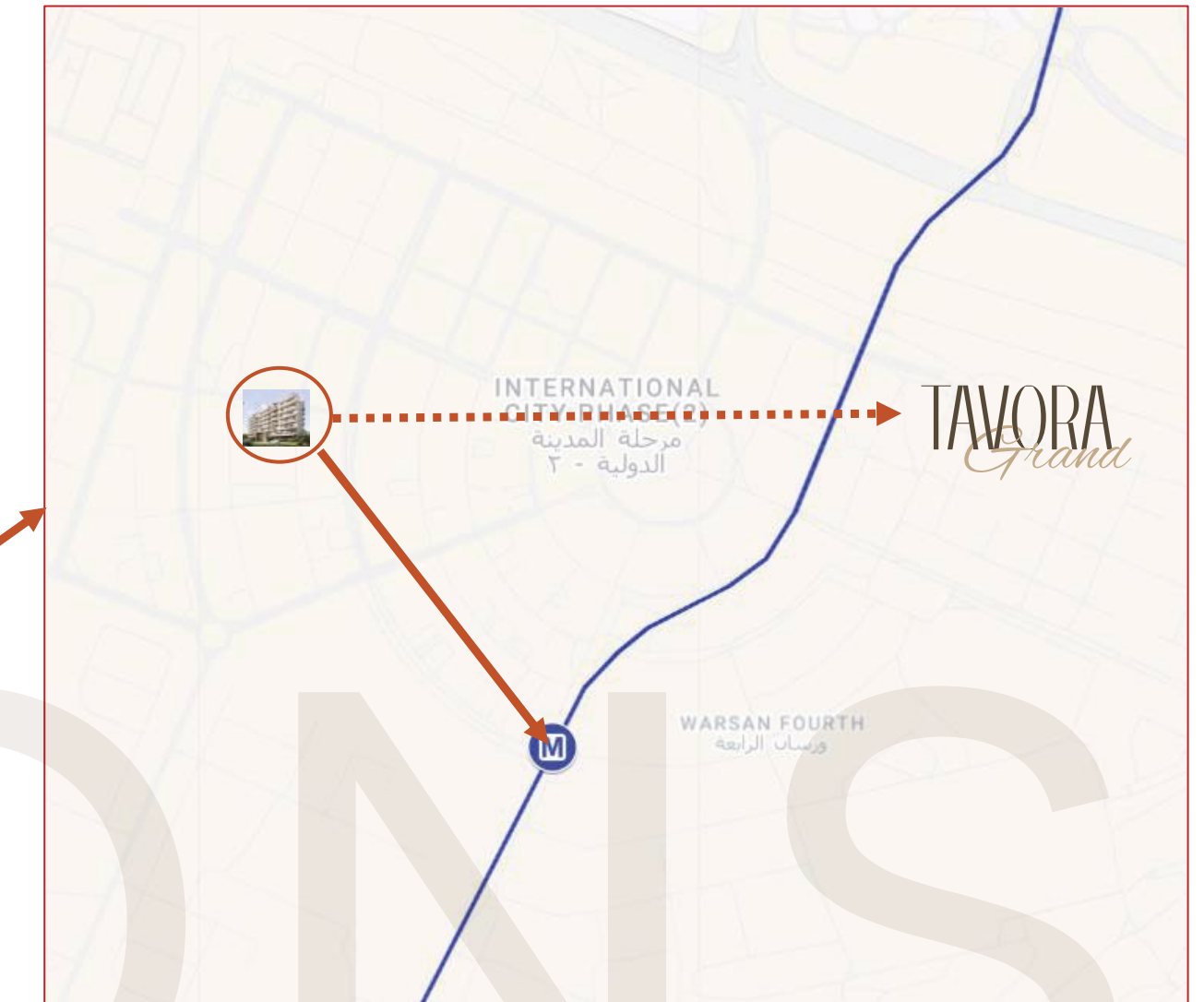
- Situated just **2 minutes drive, 5 mins walk** from the **upcoming Blue Line Metro station**, ensuring quick and convenient access.
- Excellent **connectivity to major business districts** and **lifestyle destinations across Dubai**.

➤ Future-Proof Investment

- Proximity to the **new metro line** is expected to significantly boost **capital appreciation once operational**.

➤ Enhanced Tenant Appeal

- Metro access **increases rental demand** among mid-income professionals and tenants seeking convenient urban living.



Accessibility to Metro → Convenient Living → Increased Rental Demand → Increased Rents → Highest Rental ROI

5- JHK: A DEVELOPER WITH DESIGN AT ITS CORE

When Designers Build, The Difference Shows

- Tavora Grand is brought to you by **JHK**, a **development arm powered by reputable design consultancy with extensive experience and track record** delivering **iconic designs** for leading developers across the city.
- **JHK Developments** has **successfully launched and sold out** another project in the same community, **Tavora Residences**; indicating experience and track record of the company.
- What does that mean for you?
 - **Smarter layouts:** Maximized usable space
 - **Highly Efficient Floor Plans:** Every detail is **purpose-built** for end-user comfort and investor appeal
 - **Thoughtful Material Selection:** Quality finishing, chosen for **durability and aesthetic**
 - **Confidence in Build Quality:** Delivered by a team that has overseen the design of many successful developments
 - **Trusted Execution :** A team with a track record of **on-time, on-design, and on-standard delivery**
 - **Elegant, Modern Façade:** Built to stand out and retain value

6- KEY AMENITIES – A LIFESTYLE BEYOND EXPECTATIONS

The Development offers some of the most generous amenities in Warsan Area which been thoughtfully curated to enable **young adults** to **socialize, stay active, and enjoy a well-rounded lifestyle** — all within the building itself.

▪ Health and Wellness Amenities with a focus on Family-Friendly Socializing spaces

- ✓ Fully equipped state-of-the-art gym and yoga area
- ✓ Luxurious public swimming pool
- ✓ Family friendly outdoor seating and barbecue area
- ✓ Spacious outdoor amenities and play area
- ✓ Full outdoor running and athletics track

7- BUILDING DESIGN

7.1- EFFICIENT LAYOUTS DESIGNED FOR COMFORTABLE LIVING:

- **Well Sized Units**— Units are designed to maximize usable area with minimal internal circulation, resulting in layouts that feel practical and well-proportioned.
- Wide Variety — offering **different layouts** across **studios** and **1BR** to suit end-users and investors alike.
- All layouts incorporate well-sized balconies that extend the usable living space and improve indoor-outdoor connectivity.
- 1BR units with study rooms —typology with better space utility and higher demand in the market- generates higher rental demand.
- **Balanced offering for different buyer segments:** Smaller-area units provide more accessible entry ticket prices for investors and first-time buyers, while the bigger configurations cater effectively to end users seeking long-term occupancy.

7.2 -SPECIFICATIONS:

Height of Ceiling in Apartment: 3 meters

Height of Ceiling in Bathroom: 2.4 meters

Height of Ceiling in Reception: up to 4 meters

Kitchen Appliances: CM or equivalent



7.3- INTERIOR SPECIFICATIONS:

Interiors at Tavora Grand is crafted with premium, design-focused finishes elevating everyday living and offering both style and functionality.

- **Refined Interiors** :Interiors crafted with premium, design-led finishes that bring sophistication and comfort to daily living.
- **Expansive Views** :
 - Premium porcelain tile flooring that provides warmth and durability.
 - Large sliding doors and windows maximizing natural light.
- **Open Kitchen Layouts** :
 - Contemporary kitchens with open designs, LED strip and pendant lighting
 - Equipped with high-quality appliances including cooker hob, built-in oven, and hood. Tall, modern kitchen cabinets offering a sleek, timeless design. Elegant countertops paired with a coordinated backsplash.
- **Modern Bedroom Designs:**
 - Modern interior finishes with clean, functional layout emphasizing comfort and usability.
 - Premium porcelain tile flooring that provides warmth and durability.
 - Built-in wardrobes with neutral matte finishes for a sleek, organized look.
- **Boutique-Style Bathrooms** :
 - Fully functional fittings and accessories for a refined finish.
 - Full-height glass shower partitions for a spacious feel.
 - Niches with integrated LED strip lighting.
 - Sleek vanity counter with concealed lighting.

8- BUILDING FAÇADE - ICONIC BUILDING IN WARSAN 4:

Clean, Modern Design That Stands Out in the Area

- **Contemporary Architecture**

Simple, well-balanced façade with clean lines, neutral tones.

- **Prime façade considering the nearby buildings in the community**

The building's exterior appears higher in quality and design consistency compared to surrounding developments.

- **Use of Glass and Metal Accents**

Long balconies with glass railings and subtle vertical detailing offer a modern yet functional look.

- **Expansive Entrance Impression**

Wide Ground-level entrance with strong welcoming presence, and impressive high-end finishes featuring an elegant reception.



9- UNIT MIX

➤ Efficiency Unit Mix:

- The **building** is composed of **studio and one-bedroom** apartments, designed to offer **smart, space-efficient living** ideal for **urban professionals and young couples** seeking functionality and flexibility.

➤ Smart Layouts with Elevated Comfort:

- Each unit features a carefully optimized floor plan that **emphasizes and maximizes usable space** — including well-proportioned bedrooms, generous living areas, contemporary kitchens, and elegantly finished bathrooms.

10- UNIT SIZES:

The project offers a **variety of unit sizes** designed to meet the needs of various user profiles and investor types.

- **Smaller units** allow for **more competitive entry prices**, naturally translating into **higher rental yields**
- Meanwhile, the more **spacious layouts** appeal to **end-users seeking enhanced quality living**
 - **Studio** (up to 505 sqft), **1-bed** (up to 834 sqft)
 - Adding functional space and boosting the unit's competitiveness in the market.
 - Appealing to professionals requiring an office or young families seeking extra space.

Unit Size Ranges

- Studios range from **355 to 505 sqft**, ideal for singles or short-term rentals.
- **1-Bedroom units** vary between **635 and 834 sqft**, ideal for professionals and young couples.

11- TICKET PRICES:

High-Value Offering at Competitive Price Points

Most attractive ticket price and selling rates among all offerings in the market

➤ Accessible Entry Pricing

- Strategically positioned at attractive ticket prices, these units open the door to a broader pool of buyers, from first-time homeowners to investors.

➤ Low Barrier to Entry

- Affordable investment levels make ownership easier, presenting a standout opportunity in a market where price-conscious buyers are increasingly active.

➤ Smart Investment Appeal

- Efficient unit sizes keep total prices low while ensuring strong rental demand and long-term capital appreciation potential
-ideal for buyers focused on returns and value.

Attractive Unit Sizes → Attractive Ticket Prices → High Demand → Flipping Opportunities → High ROE

12- RENTAL YIELDS:

- The project offers smart mix of unit types and sizes, providing a well-balanced investment opportunity for investors seeking stable and appealing rental returns.
- **Close proximity to Upcoming blue line metro station** creating higher demand and in turn improving rental rates.

➤ **Compact unit sizes → lower ticket prices → highly accessible entry point for investors**



➤ **Emerging Area → Proximity to upcoming metro station → Growing Demand → Growing Rental Rates**



Highest ROI of up to 9%

EVOLUTIONS

WARSAN – USP'S

TAVORA
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WARSAN : LOCATION

- **Direct Access to Key Highways - Sheikh Mohammed Bin Zayed Road (E311) & Sheikh Zayed Bin Hamdan Al Nahyan Street (D54):**
Warsan benefits from direct connectivity to two of Dubai's major arterial roads, allowing residents and commuters to efficiently access business hubs, schools, shopping centers, entertainment destination and the airports.
- **Central to Major City Destinations :**
Residents can reach Downtown Dubai, Dubai International Airport (DXB) and Business Bay in under 15 minutes, making Warsan ideal for professionals and frequent travelers.
- **Adjacent to Established Hubs (International City, Dragon Mart, and Dubai Silicon Oasis):**
Warsan borders some of Dubai's busiest commercial and residential zones, ensuring access to a ready pool of retail, dining, employment, and educational facilities without the high price tag of living directly in those areas.
- **Proximity to Dubai Academic City :**
Ideal for students, academic professionals, and families, the location offers easy commutes to a wide range of universities and schools, boosting rental demand and livability.
- **Upcoming Metro Connectivity:**
Warsan is located near the planned **Dubai Metro Blue Line**, which will enhance accessibility and boost property values once operational—further integrating the community into the city's public transit network.

WARSAN : COMMUNITY

➤ **Well-Planned Residential Layout with Green Spaces**

Warsan's internal community is designed as a peaceful, low-density residential area and wide walkways. Places like the **Warsan Clubhouse** offer green areas, a swimming pool, and a children's play area, making it ideal for families who value outdoor and community living.

➤ **Connectivity to Essential Amenities**

Residents benefit from a self-contained setup with daily conveniences within close reach. For example, **GEMS Modern Academy and Kings' School Nad Al Sheba** are nearby for school-age children. **Souk Warsan, Dubai Vegetable Market and Dragon Mart** and several local supermarkets provide easy access to groceries, dining, and retail.

➤ **Low-Density, Quiet Environment Away from City Congestion:**

Unlike densely packed urban areas, Warsan maintains a peaceful ambiance with less traffic and noise, providing families with a more relaxed, and community-focused lifestyle.

WARSAN : LIFESTYLE & CONVENIENCE

➤ Retail & Shopping Convenience Within the Community

Warsan's internal community includes **Souk Warsan and close proximity to Dragon Mart**, a purpose-built retail hub offering shops, restaurants, and essential services. It's designed to cater directly to residents' needs, making everyday shopping convenient and walkable.

➤ Daily Essentials Readily Available

Warsan's internal community is designed for convenience, with easy access to essentials such as **West Zone Fresh Supermarket** and **Blue Mart Minimart** for groceries, as well as nearby services like Aster Clinic, pharmacies, salons, and laundromats. This self-sufficient setup ensures residents can meet their daily needs without leaving the neighborhood.

➤ Dining & Entertainment Options:

Souk Warsan and other nearby retail pockets offer **cafés, bakeries, and casual dining** options. Outdoor seating areas and landscaped zones create a relaxed, social atmosphere ideal for community interaction and leisure.

➤ Improving Public Infrastructure & Transport:

The Roads and Transport Authority (RTA) is enhancing connectivity with **new bus routes** linking Warsan to key metro stations. Road upgrades and improved access are expected to boost both mobility and long-term real estate value.

WARSAN : INVESTMENT OPPORTUNITY

➤ **Affordable Entry Point Compared to Prime Dubai Areas:**

Warsan offers competitive pricing for both villas and apartments, making it one of the most cost-effective entry points for investors looking to tap into the Dubai real estate market.

➤ **Strong Rental Demand from Nearby Commercial & Academic Zones:**

Proximity to Dubai Silicon Oasis, International City, and Academic City ensures consistent demand from working professionals, university students, and faculty-supporting stable rental yields.

➤ **Attractive ROI & Rental Yields :**

Investors benefit from above-average returns **(up to 9%)** driven by a growing tenant base, lower acquisition costs, and increasing end-user interest.

➤ **Government-Backed Infrastructure & Master Developer Confidence:**

Continuous upgrades in transport (Roads & Metro), utilities, and community planning indicate long-term commitment from the government and developers-bolstering the area's growth outlook and resale potential.

EVOLUTIONS

SUMMARY & CONCLUSION

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- **Attractive** and flexible **Payment Plan** designed for convenience- **40/60**
- Best possible **views** including **Warsan City view**, **amenities view**, **pool view**, and **open road views**
- **Best Location**, **near metro station** offering peaceful, more affordable living near Dubai Silicon Oasis
- Easy access to **Sheikh Mohammed Bin Zayed Road (E311)**, ensuring smooth and high connectivity
- Well Reputed Developer: **JHK Real Estate Development**
- **Top Tier amenities** enhancing social and active life
- **The Most distinctive** and **attractive external façade**, standing out among other developments
- **Most Premium** and efficient internal designs with **high quality internal finishes**
- **Highly Efficient Layouts** with **Studios** and **1-Bedroom units**
- **Most attractive ticket price and selling rates among all offerings in the market**
- Strong and consistent **rental demand** from professionals, young couples and families
- **Highest ROI** reaching up to **9%**

CONCLUSION

- **Tavora Grand** at Warsan combines comfort, convenience, and capital growth -a rare mix of community living and investor appeal.
- Ideal for end-users and investors seeking long-term value in an emerging Dubai location.
- Highly accessible location due to upcoming Blue line Metro station in close proximity.
- Most attractive ticket price, selling rates and ROI among all offerings in the market.