

# W1NNER

## TOWER

Object 1

# About Jumeirah Village Triangle

Jumeirah Village Triangle (JVT) is a freehold community located between Emirates Road and Al Khail Road in Dubai. Designed to match the lifestyle of the residents that live there, Jumeirah Village Triangle is a beautiful and breathtaking community offering villas, townhouses and apartments built in an exquisite fashion to complement the architectural grandeur of Arabian and Mediterranean styled properties.

JVT is a city on its own, offering its residents a thriving community filled with parks, schools and mosques. The Jumeirah Village Triangle was built around a beautiful lake and encompasses many walkways and paths to offer their residents spectacular views as they go for leisurely strolls or walks around the vicinity.

In summary, Jumeirah Village Triangle or JVT is a family-friendly residential community and one of the fastest growing localities of Dubai. The neighborhood is an ideal choice for property investors eyeing lucrative returns as well as residents seeking a tranquil living experience.



# Location

JVT is a strategically located neighborhood, close to Sheikh Mohammed Bin Zayed Road (E311). It is a convenient location easily accessible from all areas of Dubai and other emirates.

JVT is surrounded by other emerging neighborhoods like Jumeirah Village Circle, Motor City, Sports City, etc. and is just a few minutes away from JLT, Dubai Marina and JBR, attracting professionals and families alike. It is 30 minutes from the Dubai International Airport and 15 minutes to the beach or Marina area.



# Location

## ATTRACTIONS

- Dubai Miracle Garden – **9 min**
- Motiongate Theme Park – **28 min**
- Legoland Dubai – **28 min**
- The Walk JBR - **21 min**
- Palm Jumeirah – **22 min**

## GOLF CLUBS

- Montgomerie Golf Course – **19 min**
- Jumeirah Golf Estates Golf Course – **15 min**

## KIDS

- JSS International School – **4 min**
- Sunmarke School – **12 min**
- GEMS Founders School – **10 min**

## MALLS

- Mall of the Emirates – **15 min**
- Dubai Mall – **20 min**
- Circle Mall – **4 min**

## HOTELS

- The First Collection at Jumeirah Village Circle – **7 min**
- FIVE Jumeirah Village Hotel – **6 min**
- HE Hotels – **4 min**



# Living in JVT

## LOCATION

01

Jumeirah Village Triangle's strategic location at the crossroads of Sheikh Mohammed Bin Zayed Road and Al Khail Road ensures easy travel throughout Dubai. Additionally, its proximity to various residential communities like Jumeirah Village Circle, The Springs, and Dubai Production City allows residents to access a range of amenities, from malls and eateries to healthcare facilities

## AMENITIES AND ENVIRONMENT

03

JVT features abundant amenities, including parks, walking paths, and sports courts, catering to both nature enthusiasts and those leading an active lifestyle. Residents also benefit from the convenience of supermarkets, cafes, restaurants, and veterinary care, providing a comfortable and well-rounded living experience within the community.

## ENTERTAINMENT

02

The proximity to attractions like the City Centre of Me'aisem, Dubai Sports City's Sports Village and International Stadium, Dubai Autodrome, and golf destinations such as Address Montgomerie, Emirates Hills, or The Els Club within a 15-minute drive makes it an enticing choice for residents seeking diverse recreational options.

## EDUCATION

04

Living in JVT is made even more appealing with the presence of reputable nurseries and schools such as Jumeirah International Nursery and Kids Kingdom Nursery School for young children, as well as Sunmarke School and Arcadia School for those seeking primary education. While JVT lacks universities, convenient access to options like the American University in Dubai, Keystrokes University, Middlesex University, and Concordia University within a 15-minute drive provides viable higher education choices.

# Living in JVT

## UPCOMING SHOPPING CENTRE

05 JVT residents can anticipate the upcoming launch of Al Khail Avenue, a highly anticipated 2 million sq. ft. shopping center featuring popular brands, supermarkets, movie theaters, restaurants, hotels, and more. This addition ensures that residents have access to a comprehensive range of facilities within the JVT community, eliminating the need to venture outside for shopping, dining, and entertainment.

## 06 PLETHORA OF PROPERTY OPTIONS

JVT offers diverse accommodation options, including villas, apartments, and townhouses.

## HEALTHCARE

07 While JVT currently lacks healthcare facilities, residents can easily access reputable hospitals in nearby communities. Options include HMC Medical Centre and NMC Royal Hospital within a 10-minute drive, or Saudi German Hospital Dubai in Al Barsha 3, ensuring convenient medical care for JVT residents.

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*Additionally, Alcon Dubai in JVT and other clinics such as Mediclinic Springs in Emirates Hills and Medicare Medical Centre in Umm Suqeim 1, reachable within 10 minutes, provide reliable options for regular checkups, while Life Pharmacy in JVT offers access to medications and health-related products.*

# W1NNER TOWER

District 04, Jumeirah Village Triangle

## Building configuration:

B+G+5P+20+R

RETAIL 1, 2

**Anticipated Handover:** March 2026

**Anticipated Service Charge:** AED 15/Sq.Ft.

### 1 BEDROOM

97

### 1.5 BEDROOM

19

### 2 BEDROOM

20

W1NNER Tower is a 26-story project where aesthetics and design meet an active and healthy lifestyle! Every inch of the house is thoughtfully crafted for sports and entertainment, offering everything from a traditional outdoor gym to sports simulators on gaming consoles.

Whether you're up for an exciting game or prefer a workout in the pool — it's a win-win for you!





# Amenities / OUTDOOR



## Adult Swimming Pool w/Aqua Fitness Equipment

Enjoy your day at our outdoor swimming pool, complete with showers, poolside sun loungers, and cabanas. Immerse yourself in the refreshing world of aqua fitness with our state-of-the-art equipment, offering you a revitalizing workout experience.



## Table Tennis

Would you like an energizing game of table tennis to build some heat and score points? Whether you win a single game or an entire championship, it's a great way to stay active and healthy.



## BBQ Area

Experience all the benefits of outdoor living without actually leaving the building. Relax with family or friends while preparing your favorite meals in a perfectly landscaped location.



## Kids Pool

A safe, shallow pool for your little ones to have fun and enjoy the outdoors.



## Gym & Yoga

Experience an invigorating outdoor workout in a tastefully landscaped area, where state-of-the-art equipment awaits to elevate your fitness routine. Restore your inner peace and calm as you engage in yoga amidst the serene greenery



## Kids Playground

A spacious area with built-in trampolines will engage your little ones into a creative play and active lifestyle.



## Lush Green Landscaped Gardens

W1NNER Tower boasts lush green landscaped gardens, creating a serene and vibrant oasis within its confines.



## Sitting Area

A cozy and sitting area providing the perfect space to relax, chat, or work in an inspiring natural setting.

# Amenities / INDOOR

## Lounge Lobby

The spacious bright lobby with a cozy soft lounge area and 24/7 concierge service welcomes residents and their guests, offering a sense of comfort and serenity.

## Gym & Pilates

State-of-the-art sports equipment, paired with a nice view, energizes residents for another productive day in the city. Whether competing with cycling friends on interactive TV screens or enjoying a rejuvenating stretch in the Pilates zone, our facilities cater to diverse fitness preferences.

## Cinema & Game Room

A cozy space for family movie nights or watching sports with friends seamlessly transforms into a gaming console room, offering more options for fun and play.

## Kids Room

A colorful space designed for kids' socializing and early development. All is safe and natural. With a twist of mischief.

## 5-story parking

The secure and convenient direct access from the 5-story parking garage to the building ensures hassle-free and quick entry for all residents.

## Clubhouse

A great place for socializing, playing games, and relishing the vibrant community of W1NNER Tower.



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Apartments



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LIVING

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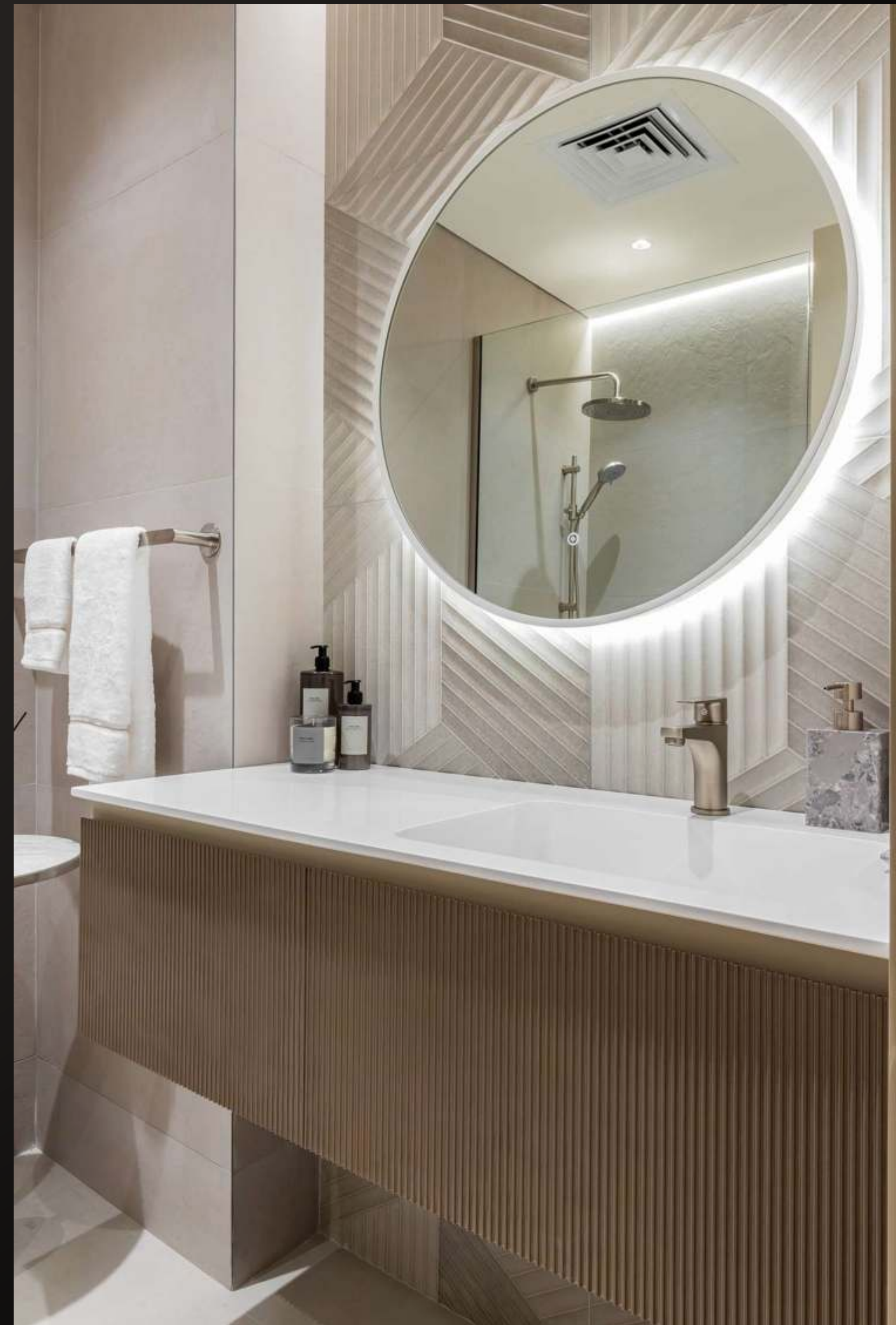


KITCHEN



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BATHROOM



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BEDROOM



# Furnishing

## BEDROOM

- Wardrobe systems by the European manufacturers

## KITCHEN

- Kitchen cabinets
- Household appliances
  - Refrigerator
  - Microwave oven
  - Oven
  - Gas hob
  - Dishwasher
  - Built-In Hood

## BATHROOM

- Sanitary ware by Gala (Spain)
- Taps by leading brand Ramon Soler (Spain)
- Tiles (Türkiye)

- Switches (Legrand)
- Smart Home system and home automation (Legrand)
- Smart Lock (Tedee)

# DUBAI IS A RELIABLE CITY FOR INVESTMENT

**W1NNER**  
TOWER

## FASTEST GROWING COUNTRY

In just 50 years, the United Arab Emirates has transformed from 7 poor emirates to one of the richest and fastest growing countries in the world, visited by millions of tourists every year

## GROWTH RATE

Among all cities in the world, Dubai's growth rate is second only to China's Shanghai

## GDP GROWTH

In 2022, the Arab Emirates' GDP grew to \$504 billion

## ECONOMY PROSPERITY

UAE Minister of Economy Abdullah bin Tuq Al Marri forecasts the country's economy to grow by 7% in 2023



# DUBAI BENEFITS

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## EXCHANGE RATE

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED

## LOYAL DOWN PAYMENT

The down payment on the purchase is only from 10-15%

## RESIDENT VISA

When buying real estate for an amount of \$205,000 in Dubai you can get a resident visa for all family members

## FAVORABLE INSTALLMENTS

Property can be purchased without a mortgage thanks to favorable installments at 0% up to 5 years from developers





## DUBAI IS A RELIABLE CITY FOR INVESTMENT

Dubai is among the top cities with the lowest percentage of real estate bubble risk.

# GOLDEN VISA

Investing in real estate over **\$545,000** you and your family receive a **10-year Gold Visa**, which provides a number of strong benefits:

- 1 Being in the country without restrictions
- 2 Opening a local bank account for international transactions
- 3 Medical care in the UAE's world clinics under insurance programs
- 4 Free to open and conduct business in the UAE
- 5 Ability to apply for a Schengen visa and a U.S. visa
- 6 Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries
- 7 Obtaining a local driving license, which is an international license