

TRIA

BY DEYAAR



THE NEXT LEVEL OF SUBURBAN LIVING.

BY DEYAAR



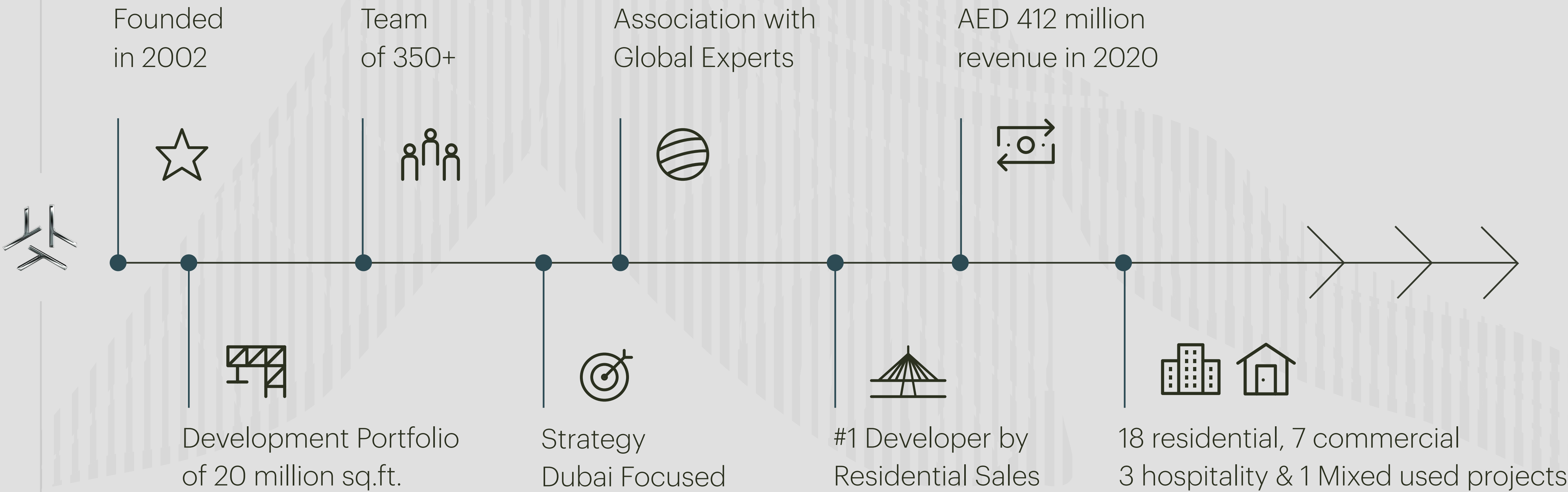
1.

THE DEVELOPERS



COMMITTED TO
TRANSFORMING THE
SKYLINE OF DUBAI.

OUR TIMELINE



VALUES THAT SET US APART

ETHICAL AND
TRANSPARENT



TRUSTWORTHY
AND RELIABLE



ENTERPRISING
AND AGILE



QUALITY AND
VALUE CONSCIOUS

COMMITTED TO THE
TRANSFORMATION OF
THE UAE



OUTSTANDING ACHIEVEMENTS

1. AED 5.788
BILLION IN
CAPITAL

3. THREE
HOSPITALITY
PROJECTS

MORE THAN
20 MILLION SQ.FT.
2. OF DEVELOPMENT

PUBLICLY LISTED
IN DUBAI FINANCIAL
4. MARKET SINCE 2007



MAJOR DEVELOPMENTS



Midtown
By Deyaar



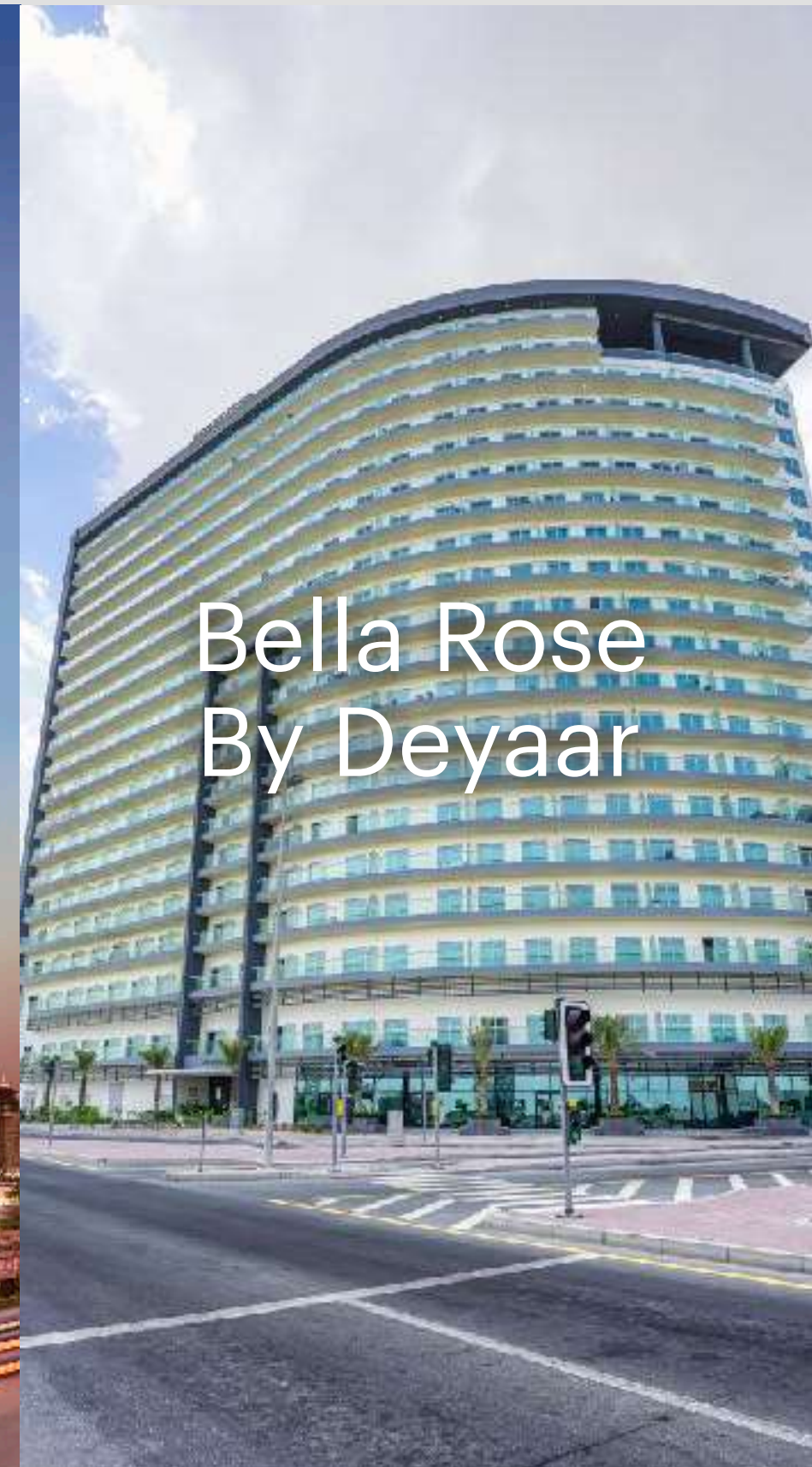
The Atria
By Deyaar



Mont Rose
By Deyaar



Central Park
By Deyaar



Bella Rose
By Deyaar

TOTAL AREAS



2007-2010

5,438,271
Sq.Ft

2011-2013

5,232,272
Sq.Ft

2014-2017

5,648,966
Sq.Ft

2018-2020

5,133,514
Sq.Ft

HOSPITALITY & RETAIL



Millennium Atria



Millennium Al Barsha



Millennium Mont Rose

2.

LOCATION & NEIGHBOURHOOD



PERFECTLY POSITIONED
IN DUBAI'S MOST
COVETED ADDRESS

DUBAI, THE CITY OF TOMORROW.



AN EVER-GROWING ECONOMY

5.5% Economic Growth
In 2021

Source: Khaleej Times - Feb 2022

As of Q1 2022:

46.2% increase in Secondary Market Sales
64% increase in secondary market value
44% increase in Off Plan Sales
73.6% increase in Off Plan Market value

AED 18.2B

Recorded Total Sales
in April 2022.

100% Hotel
Capacity

Dubai allows full hotel
occupancy

Remote Work Visa

New relaxed visa rules for
remote workers

755

Number of
Hotels

7.28M

Total International
Visitors in 2021

Golden Visa

10-Year Residency Visa for
Investors and Specialists

24th

Rank in the Global Quality of
Life Index

4.5 Workweek

Friday afternoon, Saturday &
Sunday forming the new
weekend

76.5%

Companies in Dubai had
boosted business due to
Expo 2020

905,200 Jobs

Created by Expo 2020
according to E&Y

Citizenship

UAE is allowing citizenship to
foreigners since 2021 upon
nomination.

36th

Ranking on JLL's Real Estate
Transparency

8th

Dubai ranks 8th on the global
safe city index by Numbeo.

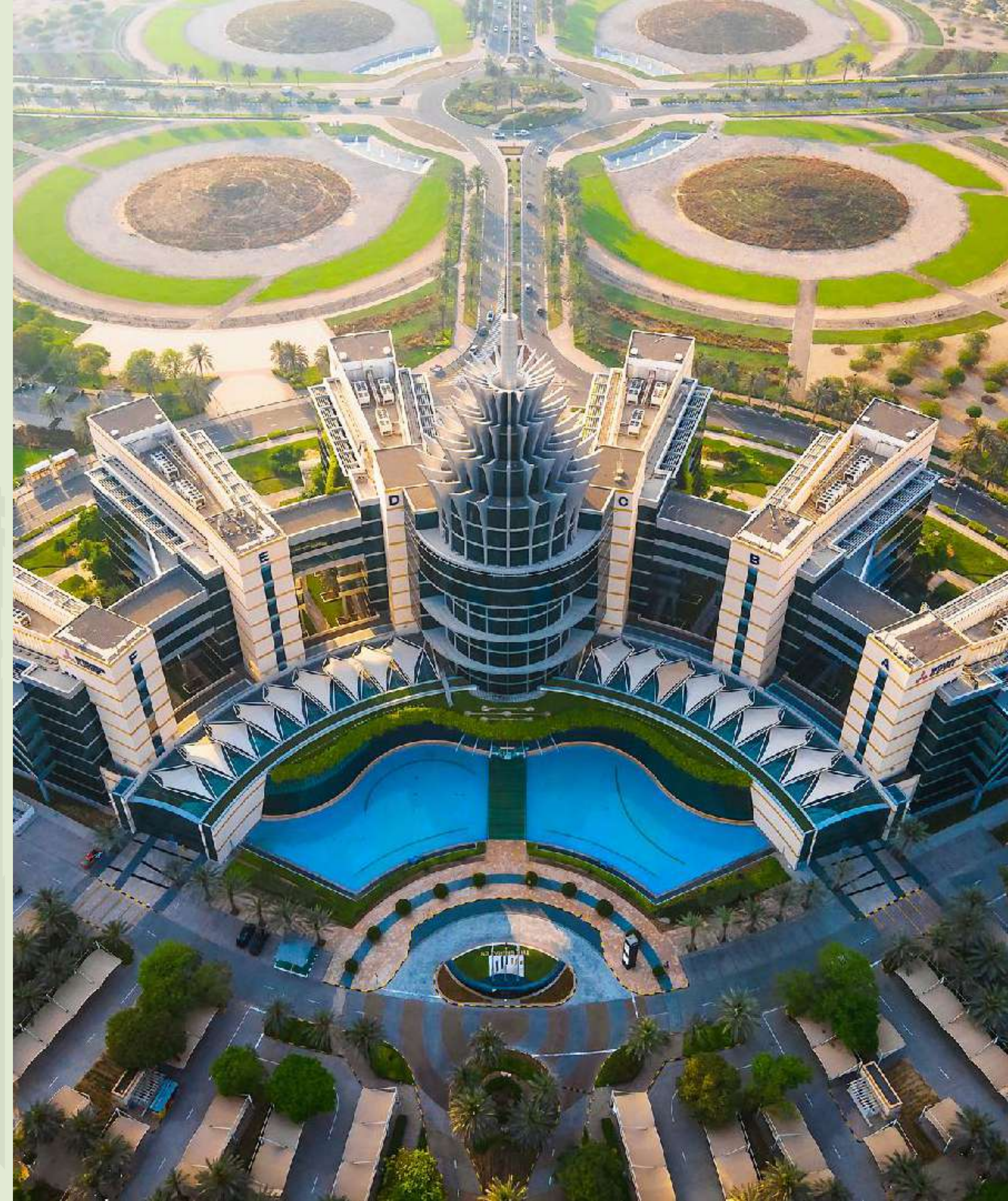
0%

- Personal Income Tax
- Rental Income Tax
- Capital Gain Tax



DUBAI SILICON OASIS, A SERENE ESCAPE FROM THE PULSING CITY

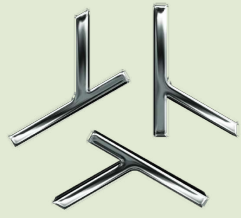
- Community living with ample greenery and verdant landscapes.
- Array of F&B, entertainment and recreational activities.
- Connected by Sheikh Mohammed bin Zayed Road and Al Ain Road.
- 20-minutes to Dubai International Airport and Downtown.
- Close to Dubai Outlet Mall.
- Close to Dubai International Academic City.
- Perfect mix of commercial, residential and educational institutions
- Home to Dubai Technology Park and Dubai Silicon Headquarters Building.



DUBAI SILICON OASIS & DUBAI 2040 VISION

A timeless oasis, in perfect harmony.

Dubai Silicon Oasis is one of the futuristic precincts included in the Dubai 2040 vision upon which massive transformations, progressions and community developments shall occur.



- Enhanced environmental sustainability.
- People-centric and wide range of lifestyle facilities.
- Future-Proof Destination aligned with Dubai 2040 Vision.
- Ample green leisure areas and public parks.
- A healthy and inclusive community for residents and visitors.
- An eclectic array of F&B and recreational amenities.



Dubai Silicon Oasis Neighbourhood Map

Hotels

- 1. Armani Hotel Dubai
- 2. The Address Hotel Dubai
- 3. Ritz Carlton (DIFC)
- 4. Four Seasons (DIFC)

Leisure

- 5. Dubai Water Canal
- 6. City Walk & Box Park
- 7. Meydan Grand Stand
- 8. IMG World of Adventures
- 9. Global Village

Sports and Golf Courses

- 10. Dubai Autodrome
- 11. Dubai Polo and Equestrian Club
- 12. Jumeirah Golf Estates Club House
- 13. Hamdan Sports Complex

Malls

- 14. Dubai Mall
- 15. Meydan One Mall
- 16. Outlet Mall

Art & Culture

- 17. D3 (Dubai Design District)
- 18. Museum of the Future
- 19. Dubai Opera

Parks

- 20. Safa Park
- 21. Ras Al Khor Wild Life Sanctuary
- 22. Silicon Oasis Lake
- 23. Silicon Oasis Park
- 24. Dubai Butterfly Garden

Education

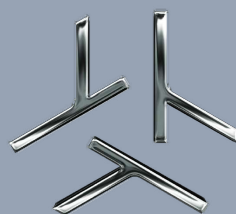
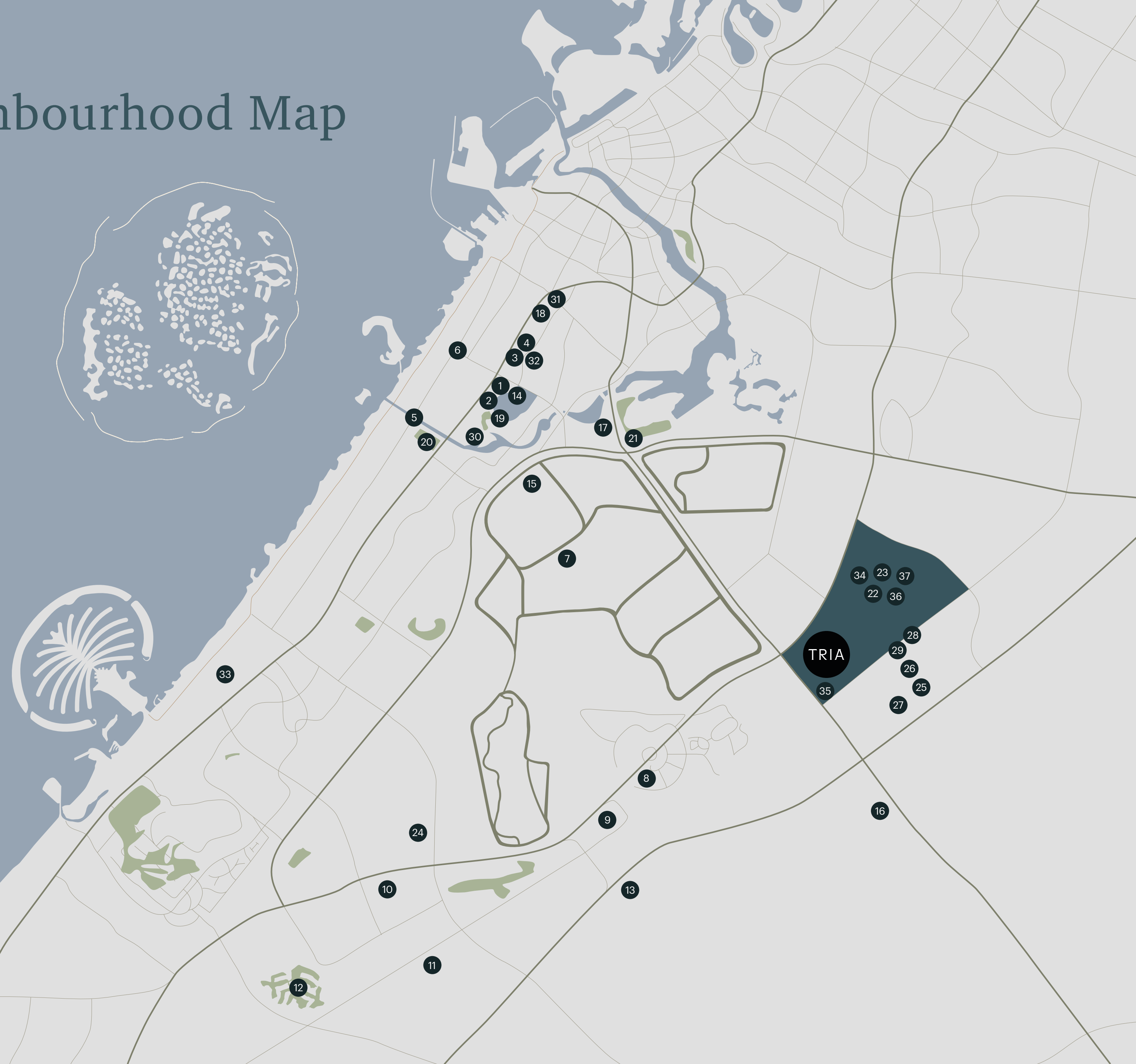
- 25. Dubai International Academic City
- 26. Ghurair University
- 27. German International School Dubai
- 28. Curtin University Dubai
- 29. American University in the Emirates

Commercial

- 30. Business Bay
- 31. Dubai World Trade Center & Exhibition
- 32. Dubai International Financial Centre
- 33. Dubai Internet City & Media City

Healthcare

- 34. Fakeeh University Hospital
- 35. Health Hub Clinic
- 36. Aster Medical Clinic
- 37. Medicure Polyclinic





Dubai Silicon Oasis Neighbourhood.

Education

- 1. Curtin University Dubai
- 2. American University in the Emirates
- 3. The British University in Dubai
- 4. UK College of Business and Computing
- 5. French Fashion Institute Esmod Dubai
- 6. Amity University
- 7. Emirates Aviation University
- 8. Rochester Institute of Technology Dubai
- 9. Manipal Academy of Higher Education
- 10. University of Birmingham Dubai

Healthcare

- 11. Fakeeh University Hospital
- 12. Health Hub Clinic
- 13. Aster Medical Clinic
- 14. Medicure Ployclinic
- 15. Magnum Clinic Dubai
- 16. Ayurmana Ayurveda & Panchakarma Center

Hotels

- 17. Radisson Red Hotel
- 18. Radisson Blu Residences
- 19. Premier Inn Dubai Silicon Oasis

Leisure

- 20. Souq Extra
- 21. Silicon Oasis Avenue Mall
- 22. Silicon Oasis Lake
- 23. Silicon Oasis Park
- 24. North Park

Dance Schools

- 25. 815 Dance Training Centre
- 26. Transformers Dance Studio
- 27. Aura Academy of Arts
- 28. Melodica Music & Dance Institute
- 29. House of Dance Dubai

Commercial

- 30. Dubai Technology Entrepreneur Campus
- 31. Porsche Middle East and Africa
- 32. Axiom Telecom Headquarters
- 33. HCC Middle East
- 34. RAK Bank Headquarters
- 35. Dubai Silicon Headquarters Terminus
- 36. Dubai Silicon Oasis Authority Headquarters
- 37. Dubai International Academic City

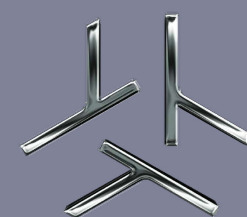
F&B

- 38. Jones the Grocer
- 39. Kana Café and Lounge
- 40. OuiBar + Terrace
- 41. Red Roof
- 42. Projecto Acai Silicon Oasis
- 43. Little Bangkok
- 44. Il Forno Italian Restaurant
- 45. Buns & Cones
- 46. The Monk
- 47. Mr. Toad's Pub & Kitchen Silicon Oasis
- 48. Russo's New York Pizzeria
- 49. Filli Cafe
- 50. Starbucks



3.

TRIA BY DEYAAR



A MODERN AND
ECLECTIC NEW
WORLD FOR LIVING.

OVERVIEW

3-Winged building
located at the entrance
of Dubai Silicon Oasis.

Welltech smart homes
promote eco-living
solutions.

World-class wellness
amenities at the podium
recreational deck.

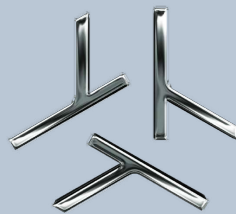
Studios, 1-, 2-, and 3- bedroom
apartments and duplexes,
podium townhouses and ultra-
lux penthouses.

Elegant interiors with
smart open layouts that
promote maximum airflow
and ventilation.

Elegant finishing in
studios, 1- and 2-
bedroom apartments

Views of the Dubai Silicon
Oasis Headquarters, Dubai
skyline, and scenic parklands.

Premium finishing in 3-
bedroom apartments,
duplexes and townhouses.



WHY TRIA?



✓ WELLTECH SMART HOMES WITH ECO-LIVING SOLUTIONS.

✓ GREAT INVESTMENT OPPORTUNITY

✓ MODERN COMMUNITY LIVING IN THE SUBURBS



✓ A TRANQUIL ADDRESS WITH EXCELLENT CONNECTIVITY

✓ LOCATED IN THE FUTURISTIC PRECINCT OF DUBAI SILICON OASIS- ALIGNED WITH DUBAI 2040 VISION.

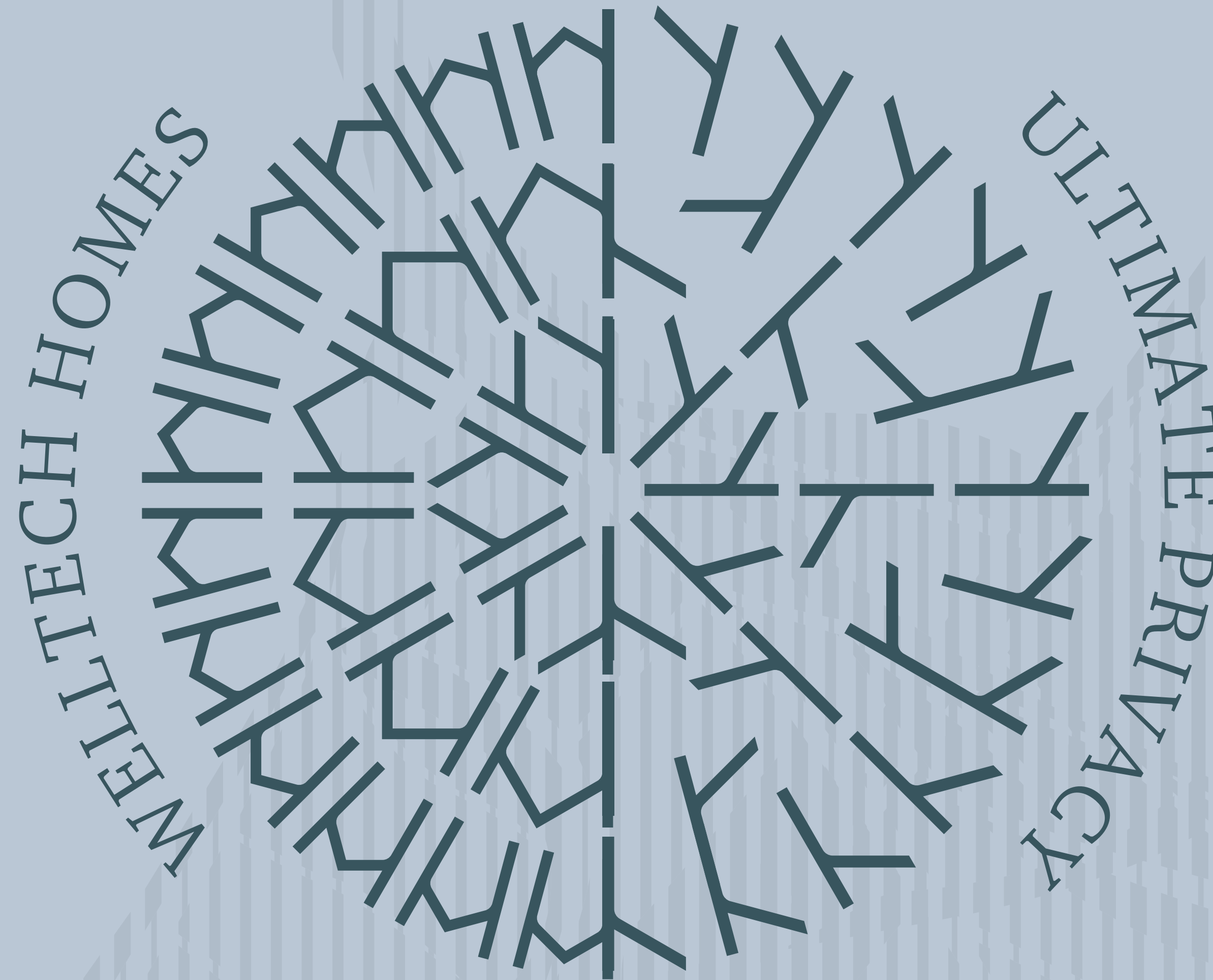
✓ BEAUTIFUL VIEWS



WHY TRIA?



The tower features meticulously designed interiors with Welltech homes and bespoke details to create a boundless sense of space.



Tria offers residents ultimate privacy in the picturesque suburban vicinity of Dubai Silicon Oasis, a liveable community away from the hustle and bustle of the city.

GET AWAY FROM IT ALL, WHILE STAYING CONNECTED

PERFECTLY CURATED HOMES, JUST FOR YOU.

The homes at Tria are integrated with home automation for enhanced security, maximum convenience and greater flexibility.



1. MODERN
COMMUNITY
LIVING

3. CONTEMPORARY
INTERIORS &
EXTERIORS

5. CUSTOMER
ENHANCING
LIFESTYLE

2. WELLTECH
SMART
HOMES

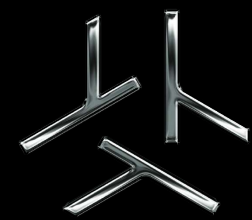
4. HOMES WITH
KEYLESS
ENTRY

FRONT ELEVATION

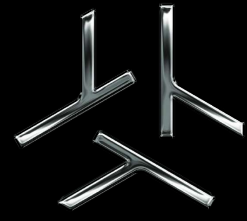
SKYLINE OVERVIEW



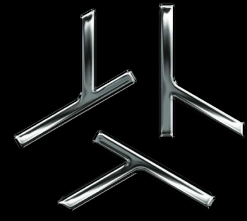
FRONT ELEVATION AT NIGHT



TOP DOWN VIEW



FRONT ELEVATION AT DUSK

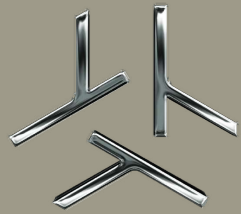


CORONATION & VIEWS



4.

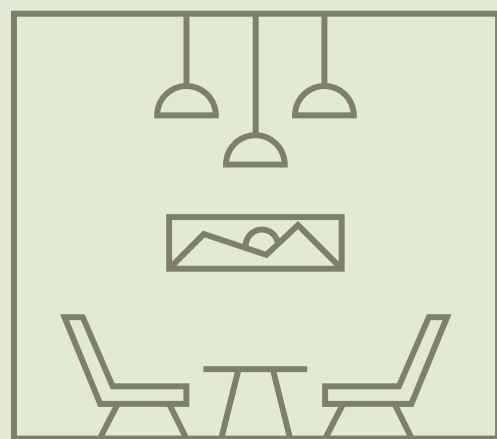
ATMOSPHERIC INTERIORS



SPECTACULAR
HOMES WITH AN
ELEVATED ALLURE.

ROOTED IN EXPRESSIVE DESIGN

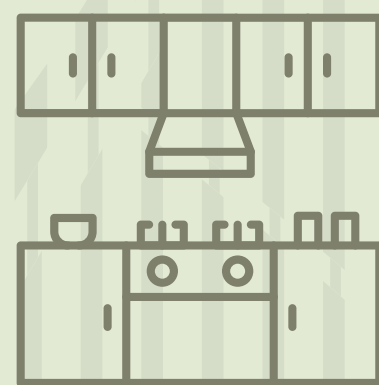
HIGH-CLASS
FINISHINGS & LAYOUTS



SMART HOME
TECHNOLOGY



BRANDED BUILT-IN
APPLIANCES



FUTURE-PERFECT SMART HOMES

- Keyless Entry
- Home automation controlled via tablets and mobile phones
- Blinds and curtain automation provisions
- Smart lighting solutions
- Air condition control solutions
- Air condition control systems
- Air filtration system
- Brand built-in appliances



RESIDENTIAL TYPOLOGY

Unit Type	Size (Sq. ft.)
Studios	440-485
One-Bedroom	775-805
Two-Bedroom	1255-1245
Three-Bedroom	1770
Three-Bedroom Duplexes	2200
Podium Townhouses	2325-2600
Penthouses	2885-3215



INTERIOR FINISHES

Studios, 1 and 2 bedroom apartments

The distinct interior features of studios, 1 and 2 bedroom apartments comprise:

- Abundant sunlight penetrating the floor-to-ceiling glass windows.
- generous living spaces and oversized bedrooms.
- Breathtakingly premium finishes.
- A profound sense of grandeur.
- Large windows and efficient layouts.
- Well-being is redefined to a newer level.



3 Bedroom, Duplex, Townhouses:

The distinct interior features of 3 Bedroom, Duplex, Townhouses comprise:

- Sophisticated living experience with oversized windows and flexible layouts- solely designed for a cultured audience.
- The penthouses are ultra-luxe homes that celebrate light, space and a sense of calm.
- The acoustic glazing on the expansive glass windows of the townhouses and penthouses profoundly contextualises the interiors.

STUDIO BEDROOM



1BR LIVING & KITCHEN



1 BEDROOM MASTER



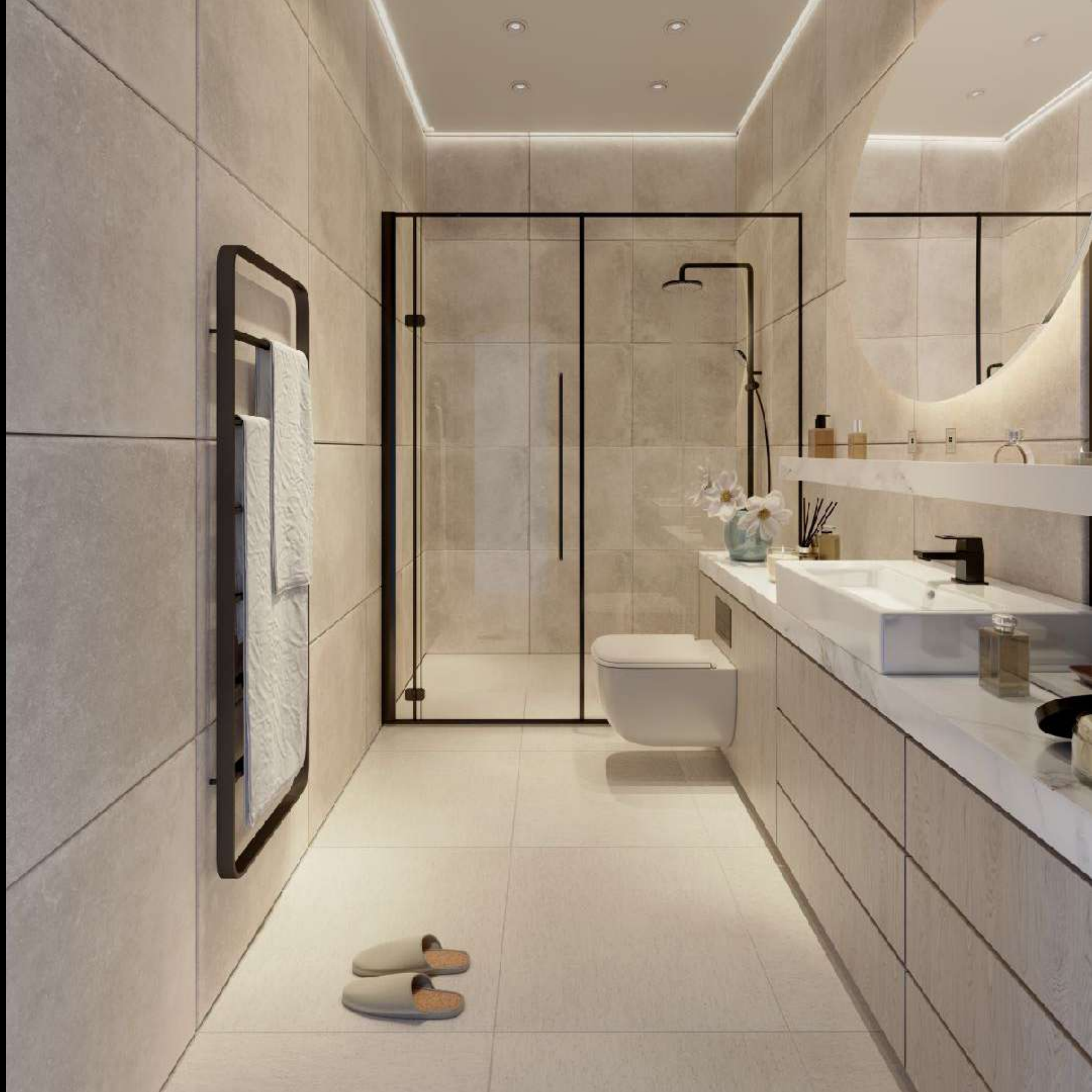
2 BEDROOM CORNER



3 BEDROOM LIVING ROOM



BATHROOM



LIVING WITH BALCONY



STUDIO

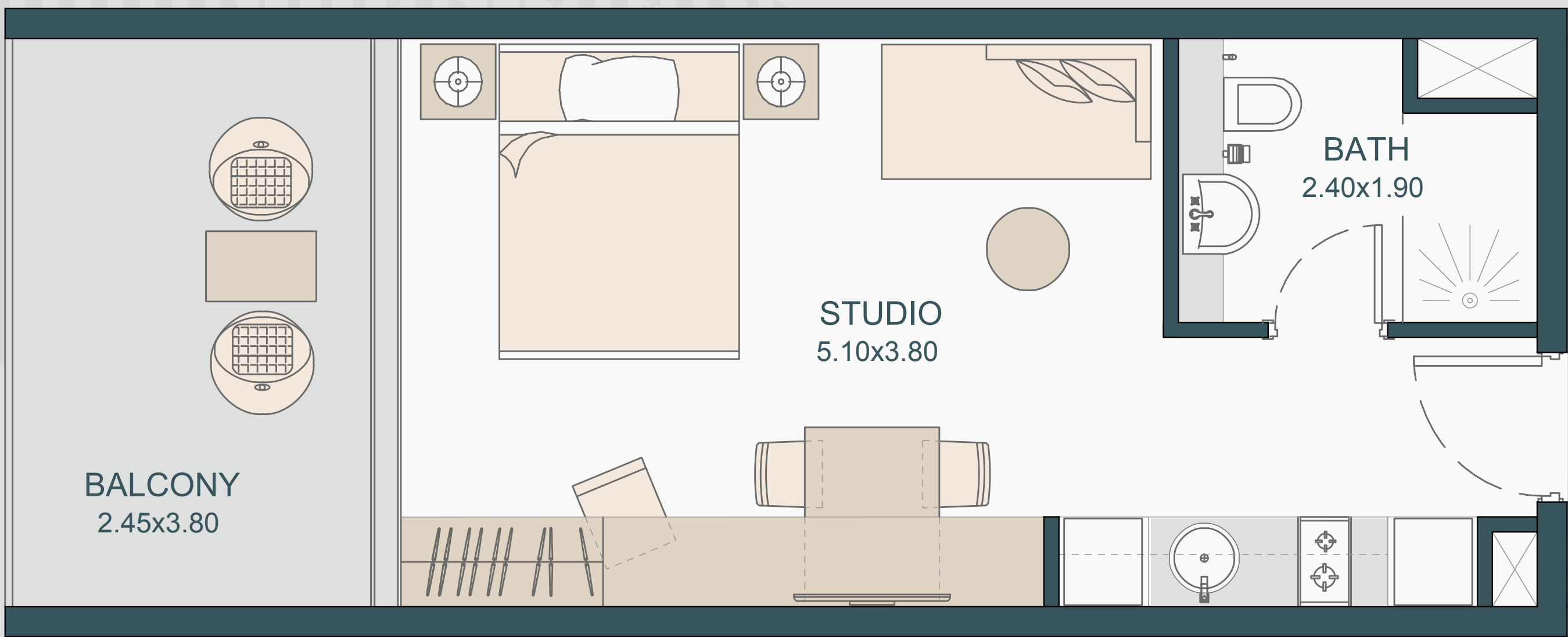
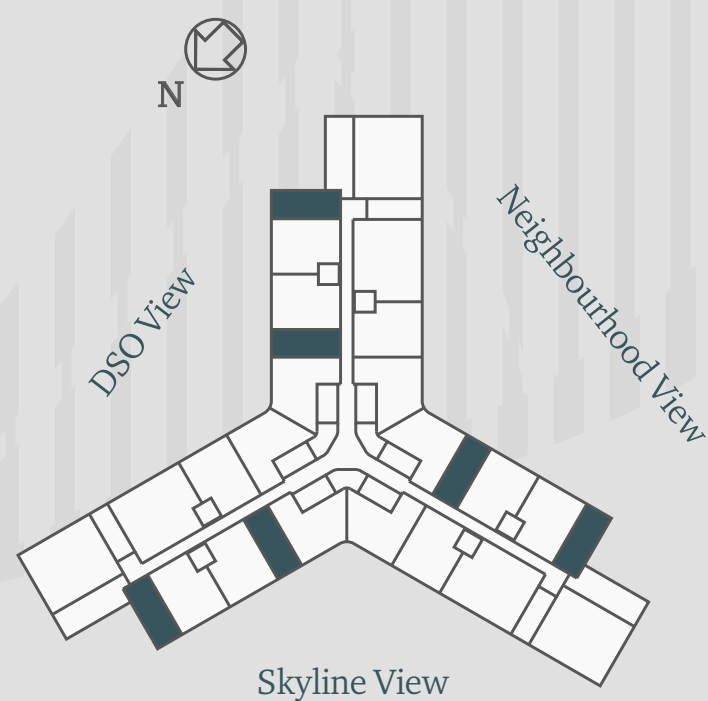
440 SQ.FT.

Type A

Internal Area: 333 Sq.Ft.

Balcony Area: 107 Sq.Ft.

Total: 440 Sq.Ft.



Available on 2nd to 21st floor

All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.

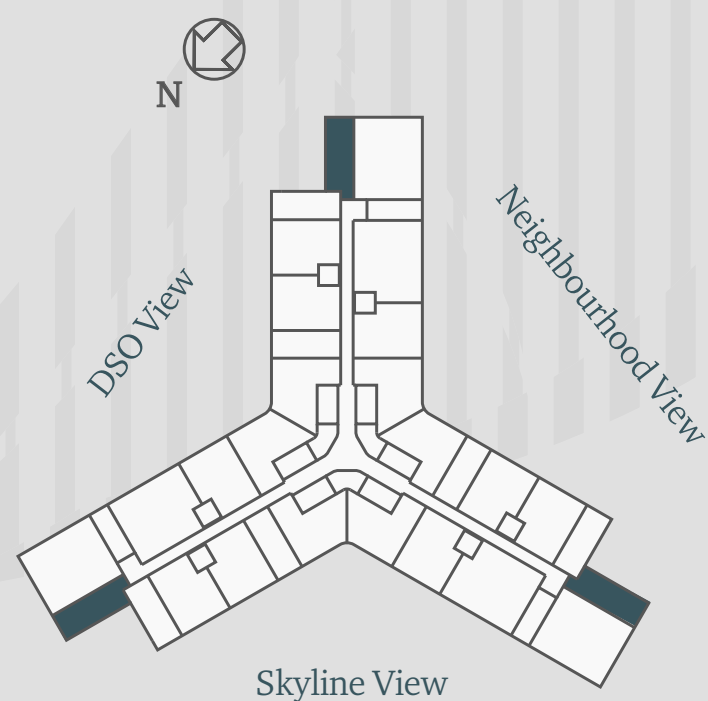
STUDIO 485 SQ.FT.

Type B

Internal Area: 353 Sq.Ft.

Balcony Area: 132 Sq.Ft.

Total: 485 Sq.Ft.



Available on 2nd to 21st floor

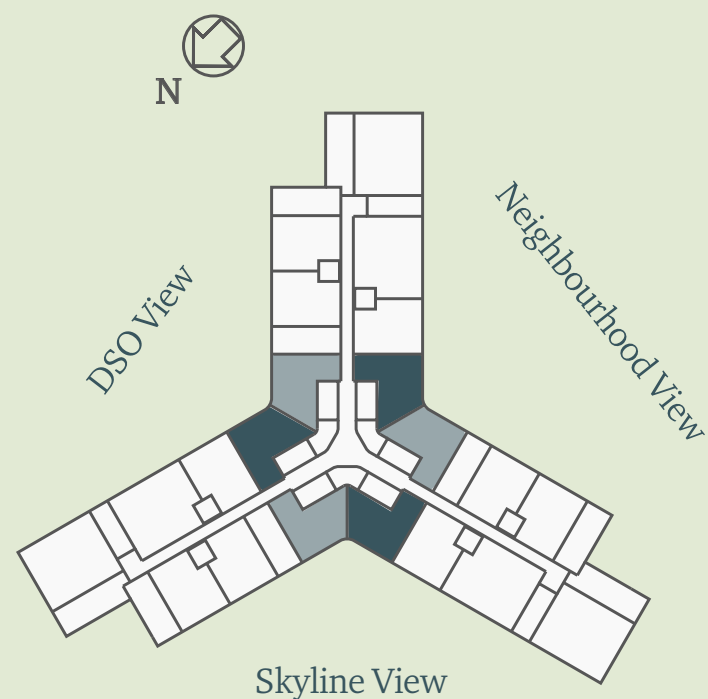


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1 BEDROOM 775 SQ.FT.

Type A

Internal Area: 680 Sq.Ft.
Balcony Area: 95 Sq.Ft.
Total: 775 Sq.Ft.



Available on 2nd to 21st floor

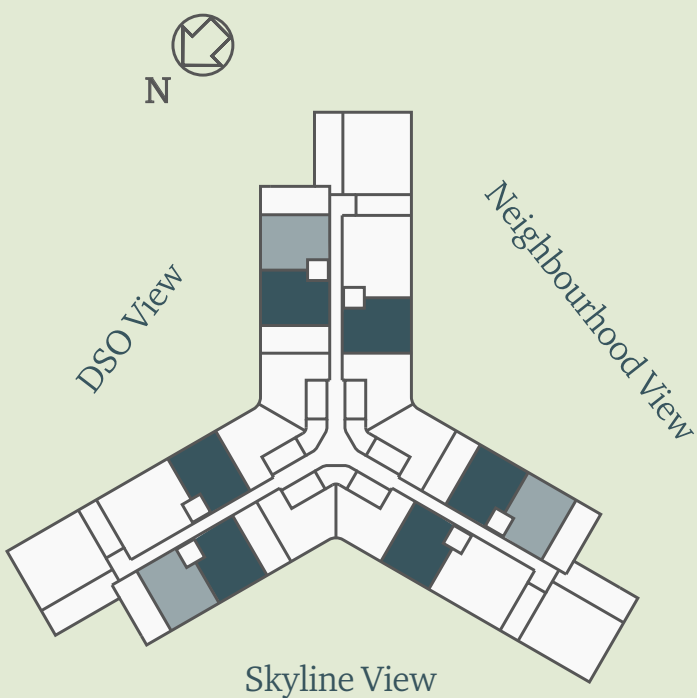


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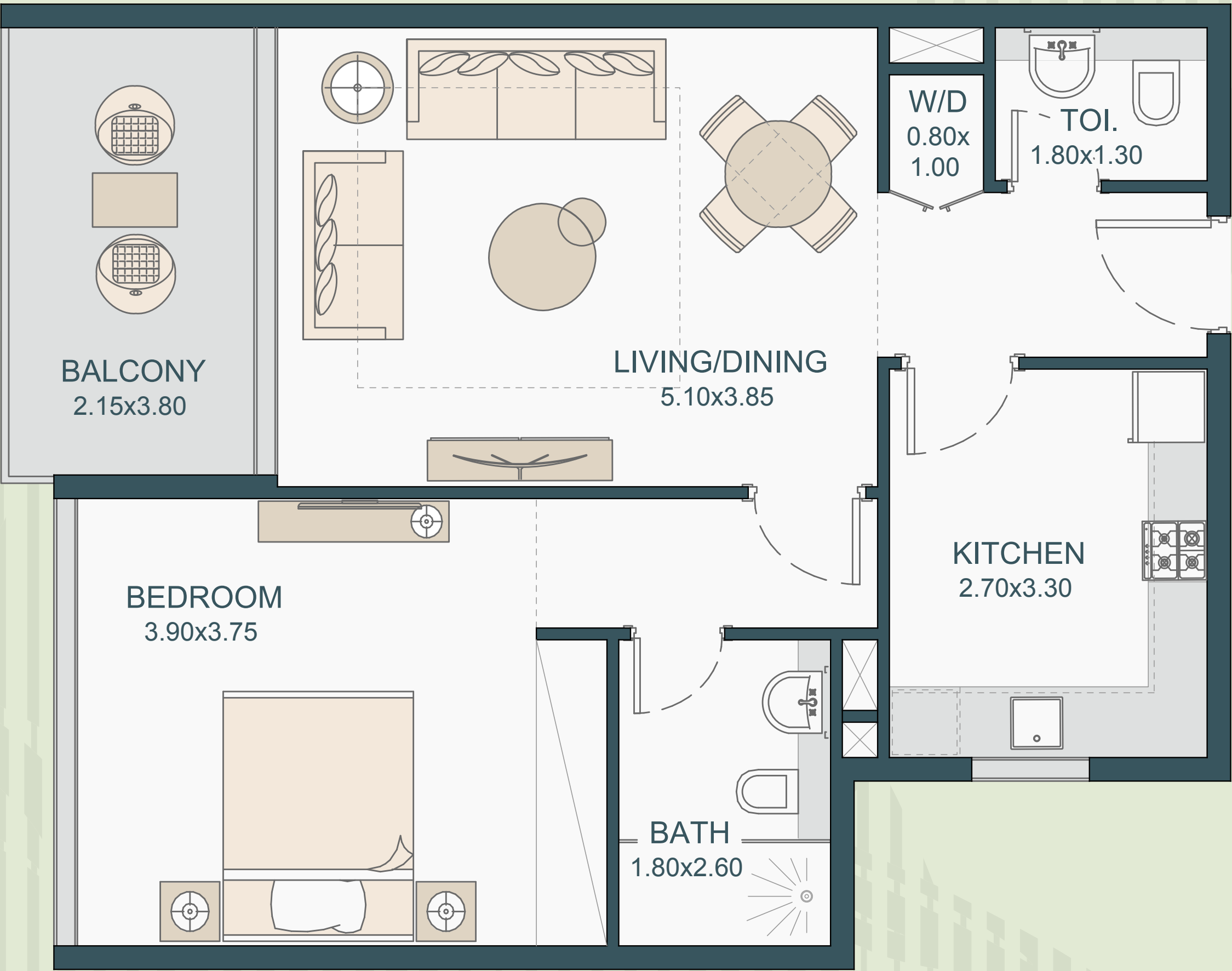
1 BEDROOM 805 SQ.FT.

Type B

Internal Area: 711 Sq.Ft.
Balcony Area: 94 Sq.Ft.
Total: 805 Sq.Ft.



Available on 2nd to 21st floor

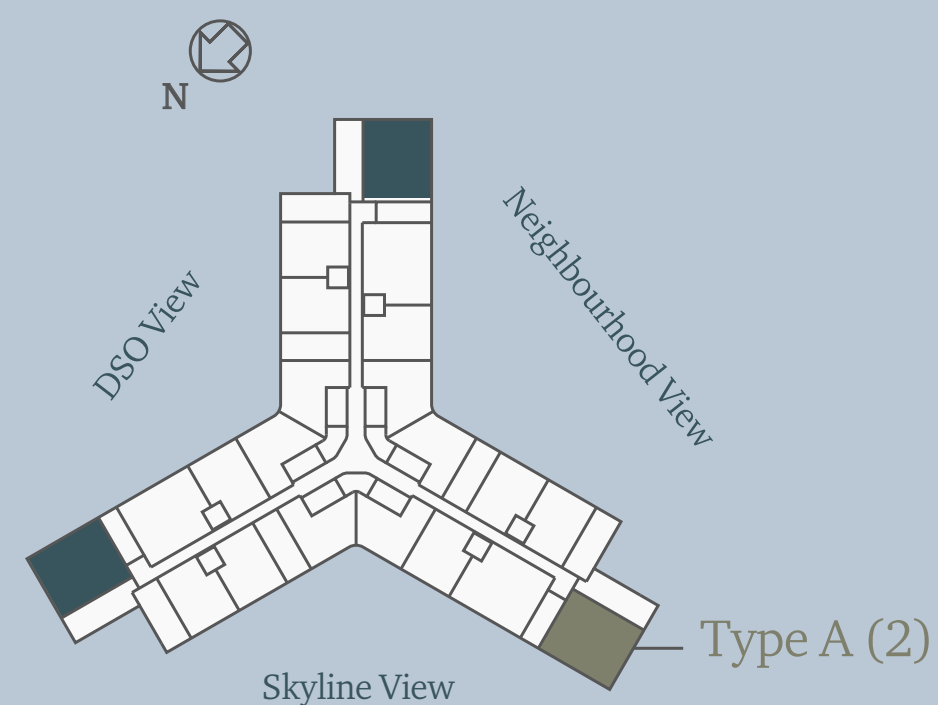


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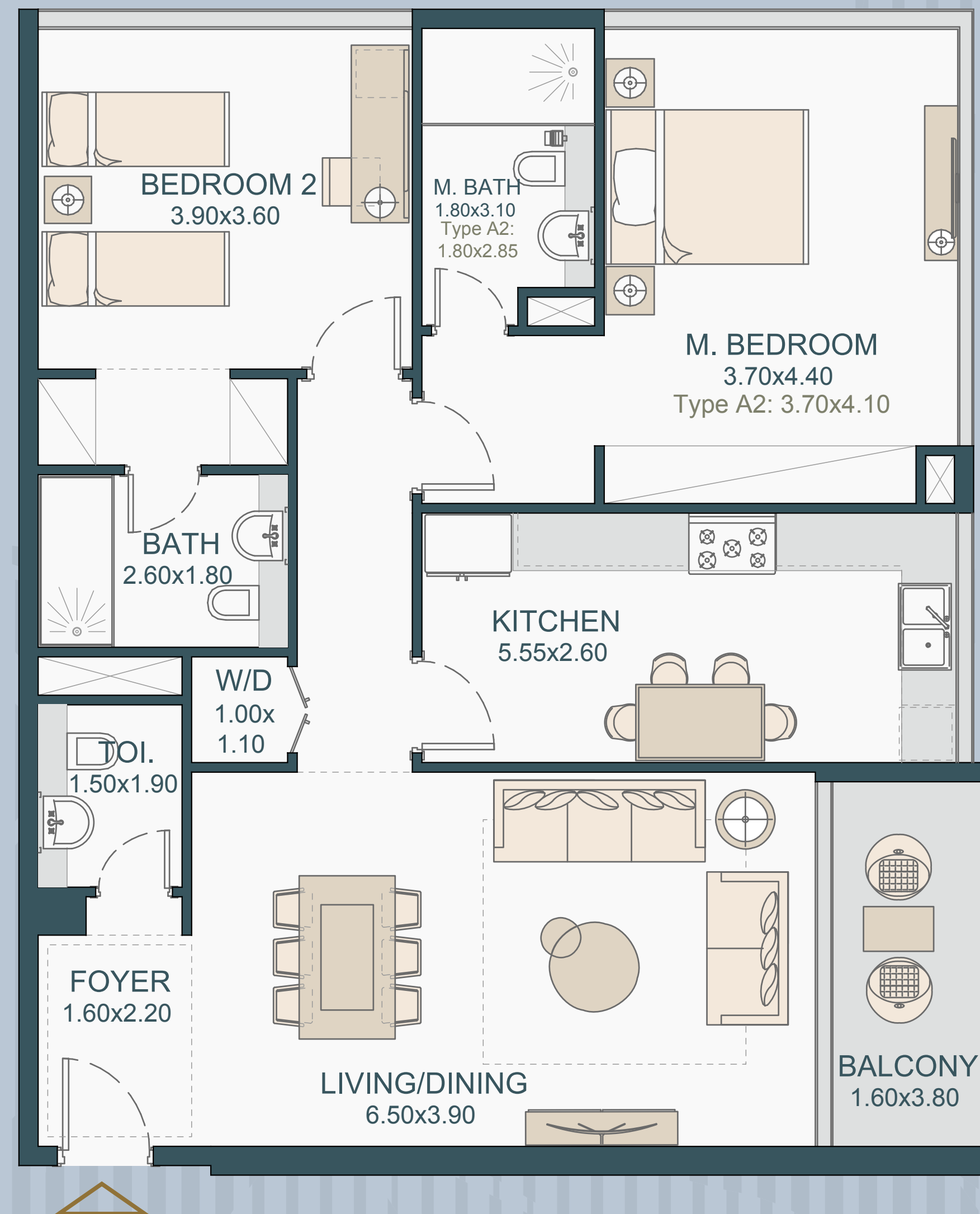
2 BEDROOM 1,255 SQ.FT.

Type A

Internal Area: 1184 Sq.Ft.
Balcony Area: 71 Sq.Ft.
Total: 1255 Sq.Ft.



Available on 2nd to 21st floor

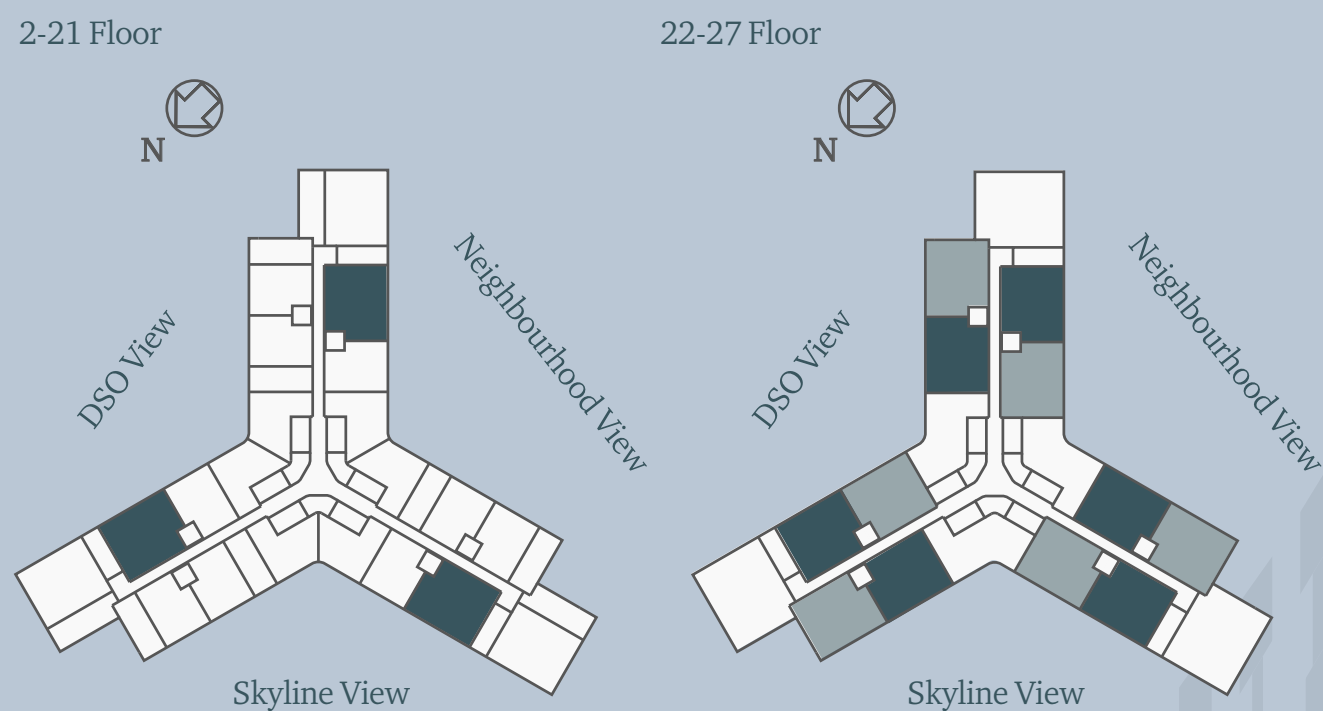
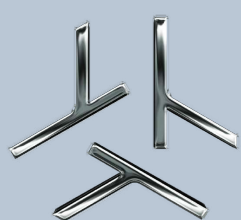


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2 BEDROOM 1,245 SQ.FT.

Type B

Internal Area: 1138 Sq.Ft.
Balcony Area: 107 Sq.Ft.
Total: 1245 Sq.Ft.



Available on 2nd to 27st floor

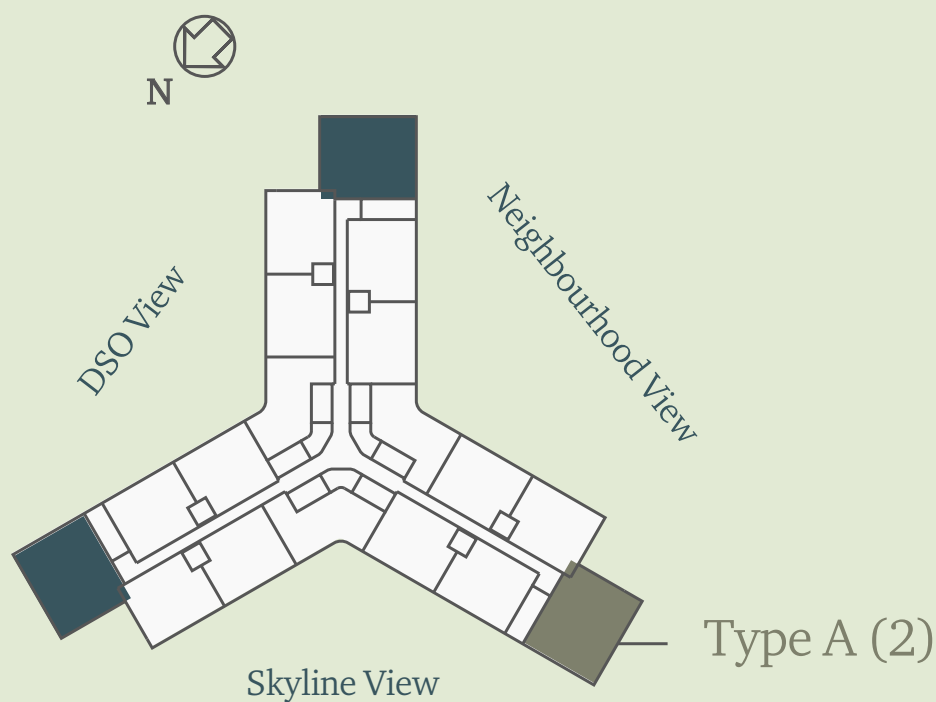


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3 BEDROOM 1,770 SQ.FT.

Type A

Internal Area: 1641 Sq.Ft.
Balcony Area: 129 Sq.Ft.
Total: 1770 Sq.Ft.



Available on 22nd to 28th floor

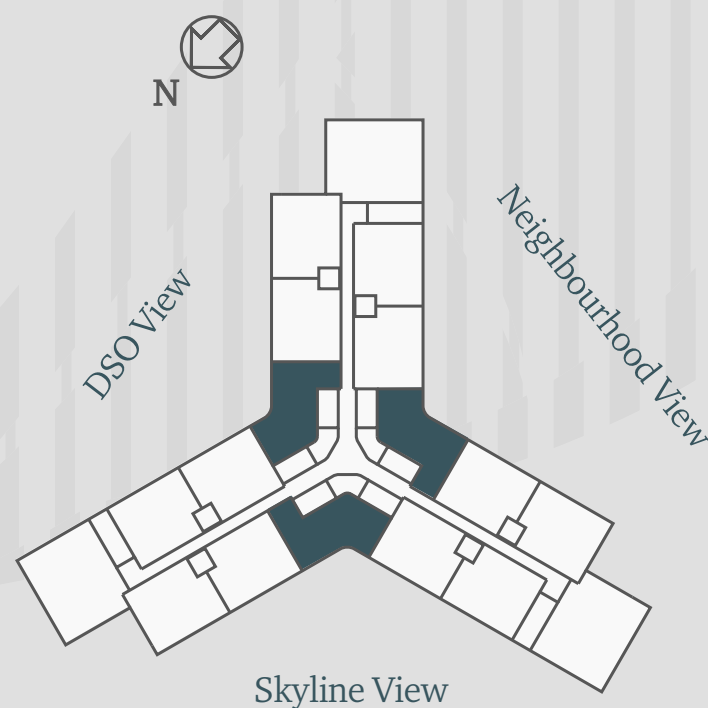


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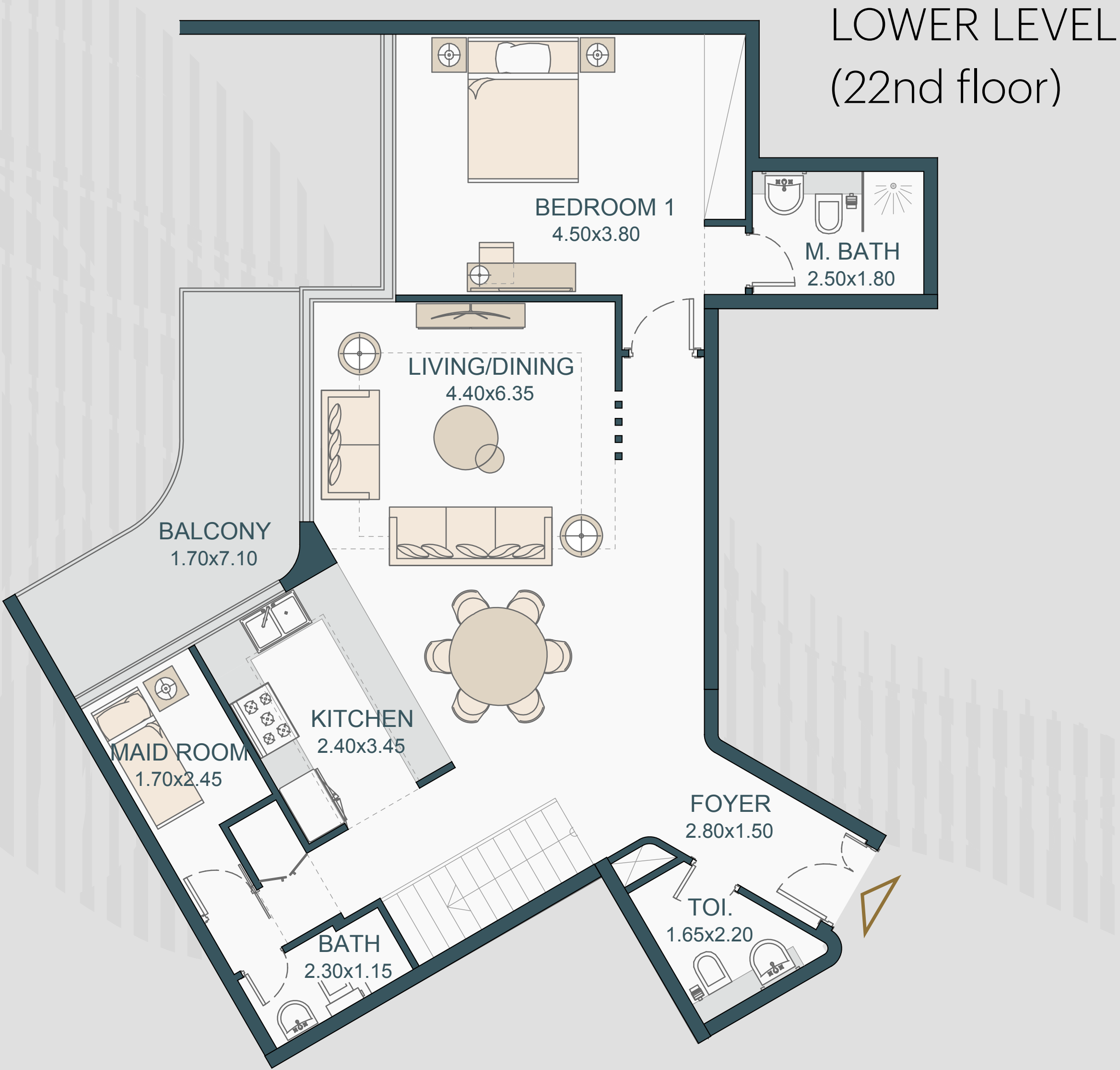
3 BEDROOM DUPLEX 2,200 SQ.FT.

Type A

Internal Area: 2067 Sq.Ft.
Balcony Area: 133 Sq.Ft.
Total: 2220 Sq.Ft.



Available on 22nd to 27th floor

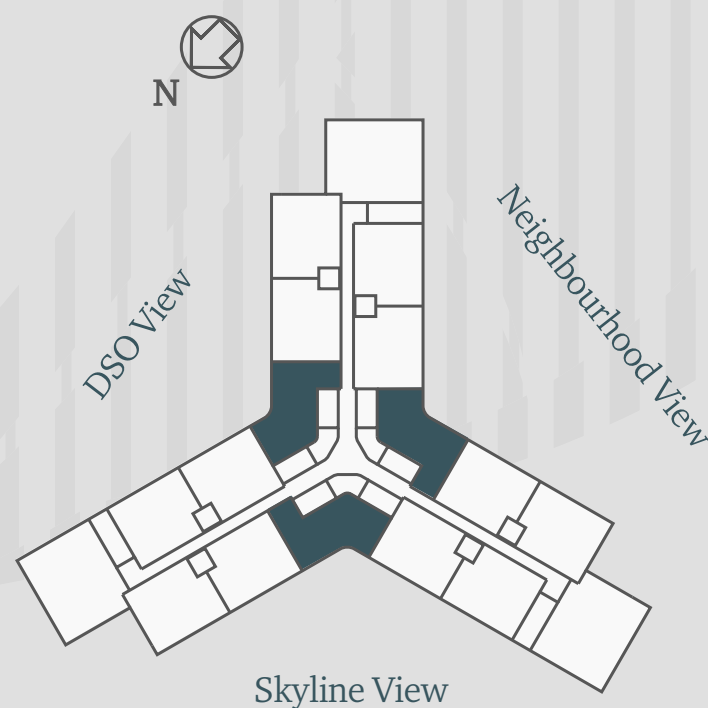


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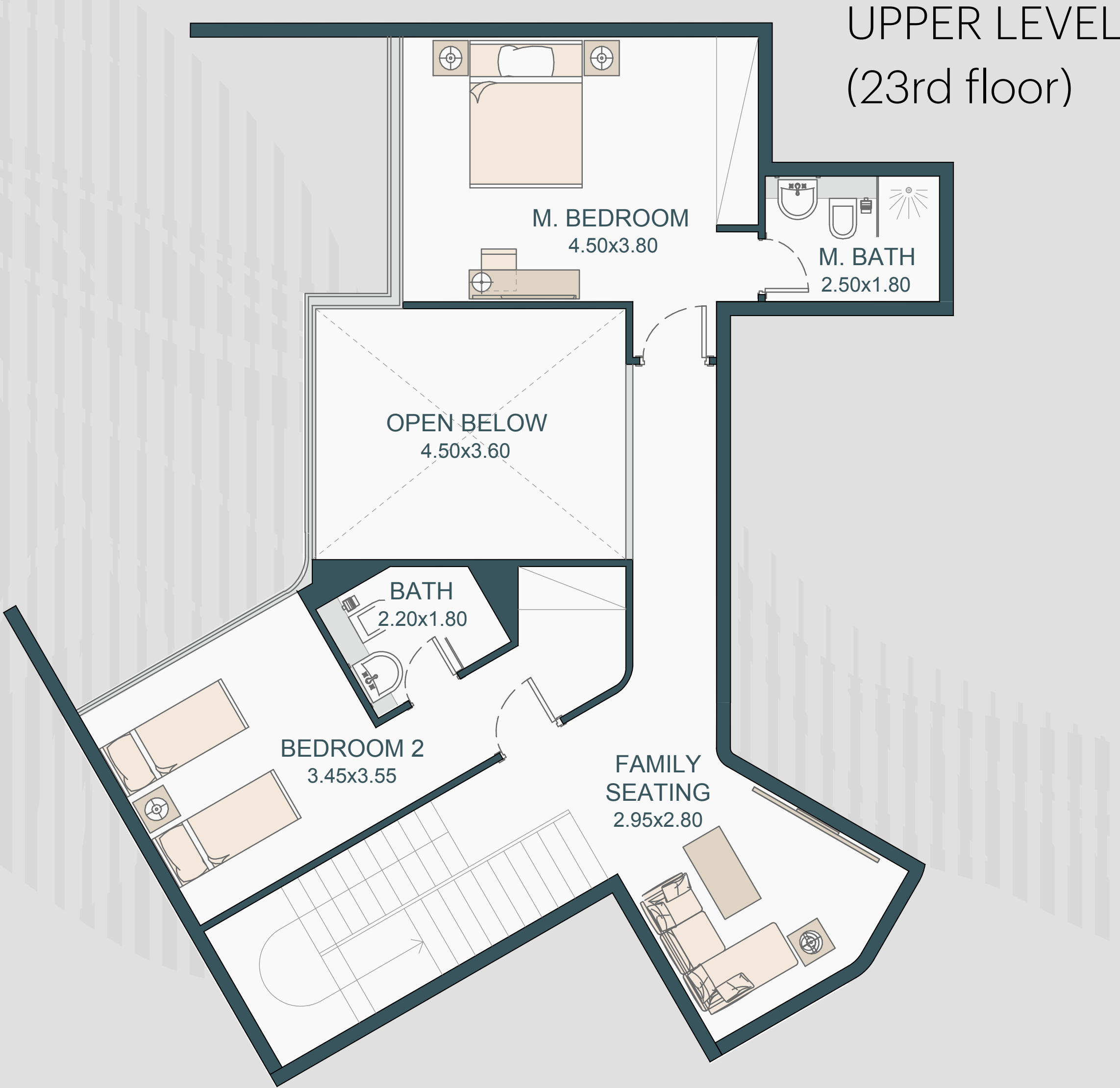
3 BEDROOM DUPLEX 2,200 SQ.FT.

Type A

Internal Area: 2067 Sq.Ft.
Balcony Area: 133 Sq.Ft.
Total: 2220 Sq.Ft.



Available on 22nd to 27th floor



All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.

3 BR - TOWNHOUSE

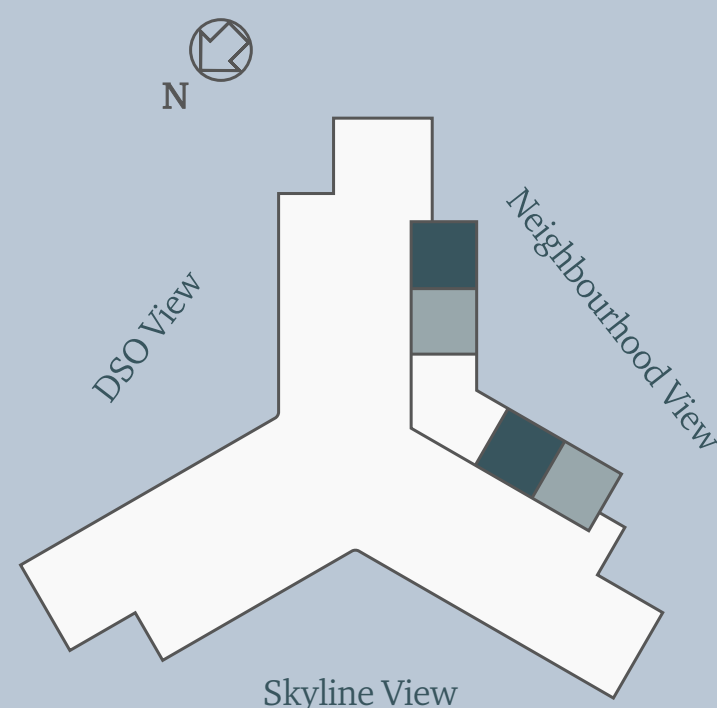
2,325 SQ.FT.

Type A

Internal Area: 2104 Sq.Ft.

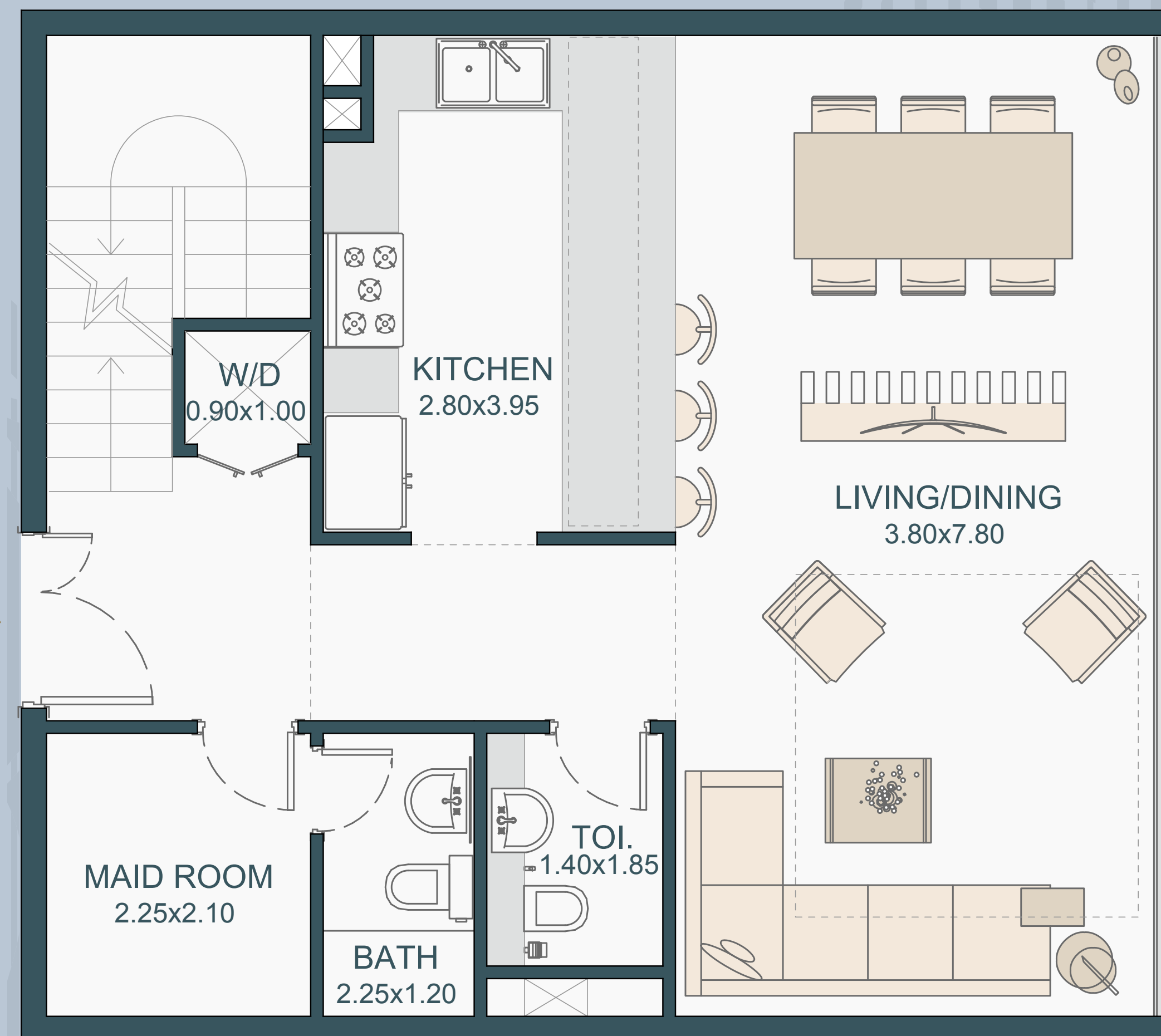
Balcony Area: 221 Sq.Ft.

Total: 2325 Sq.Ft.



Available on 2nd, 3rd podium & 1st floor

ENTRANCE LEVEL (3rd podium)



All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.

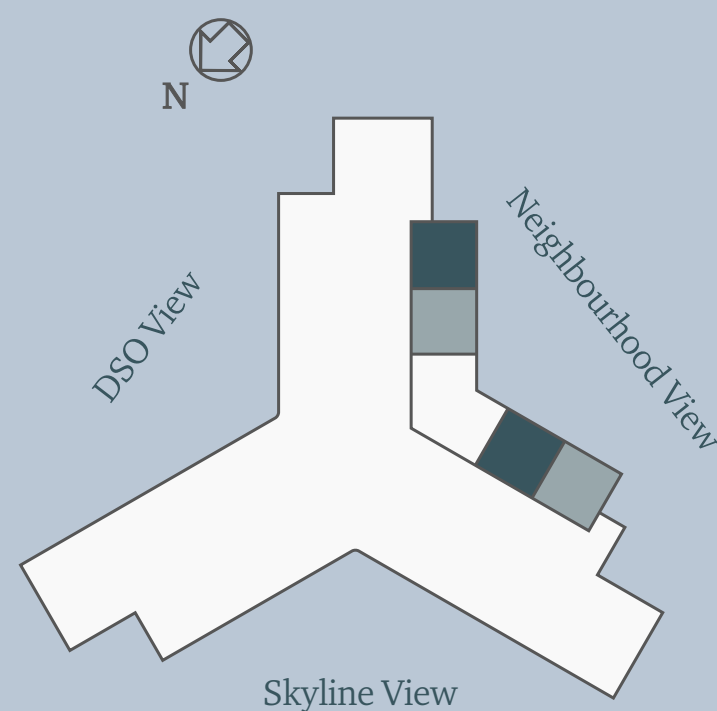
3 BR - TOWNHOUSE 2,325 SQ.FT.

Type A

Internal Area: 2104 Sq.Ft.

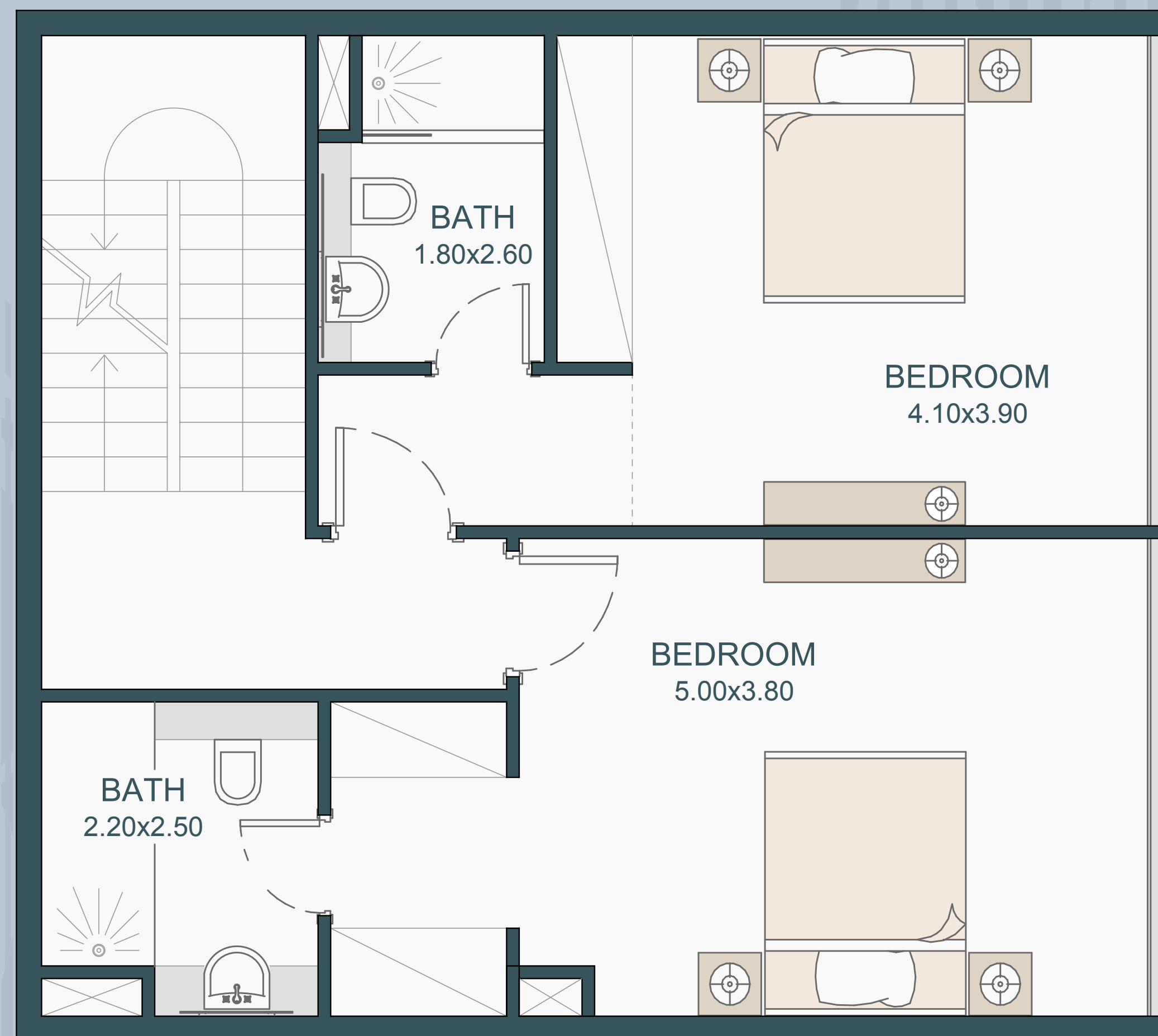
Balcony Area: 221 Sq.Ft.

Total: 2325 Sq.Ft.



Available on 2nd, 3rd podium & 1st floor

LOWER LEVEL (2nd podium)

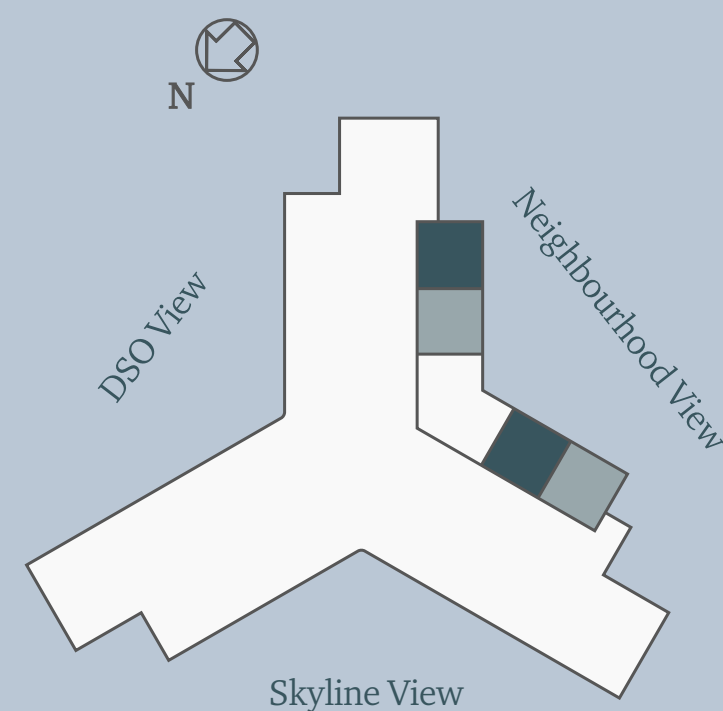


All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.

3 BR - TOWNHOUSE 2,325 SQ.FT.

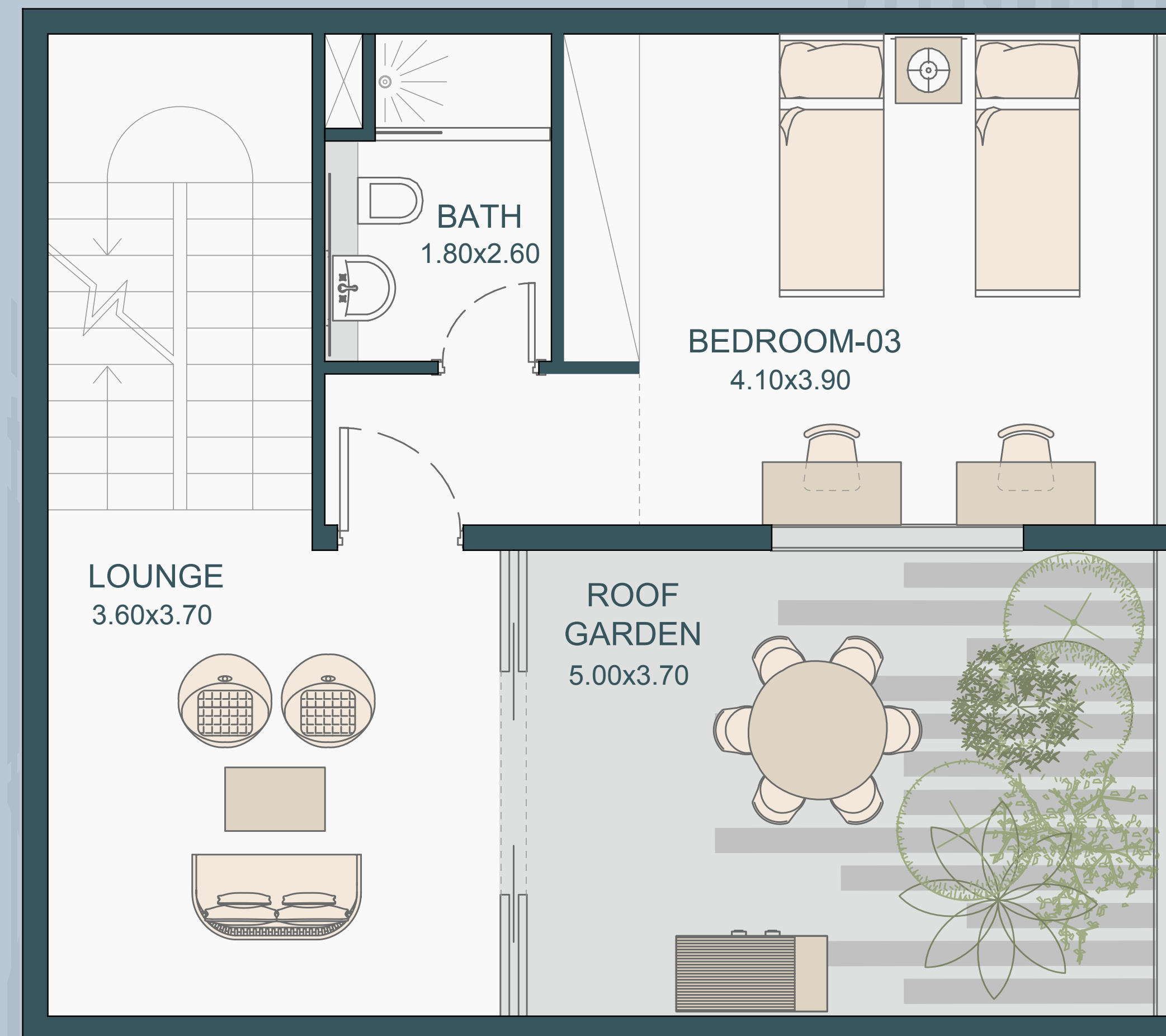
Type A

Internal Area: 2104 Sq.Ft.
Balcony Area: 221 Sq.Ft.
Total: 2325 Sq.Ft.



Available on 2nd, 3rd podium & 1st floor

ROOF LEVEL (1st floor)



All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.

3 BR - TOWNHOUSE

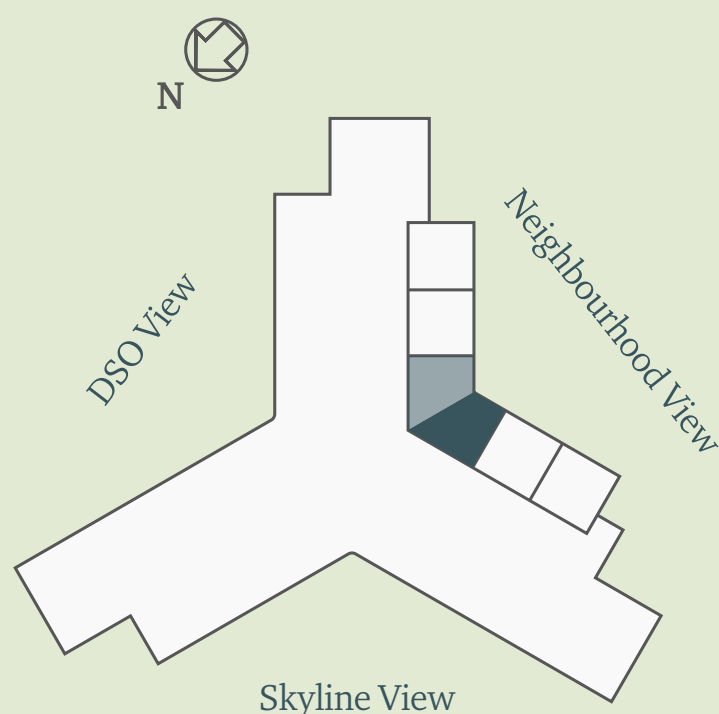
2,600 SQ.FT.

Type B

Internal Area: 2231 Sq.Ft.

Balcony Area: 369 Sq.Ft.

Total: 2600 Sq.Ft.



Available on 2nd, 3rd podium & 1st floor



All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.

3 BR - TOWNHOUSE

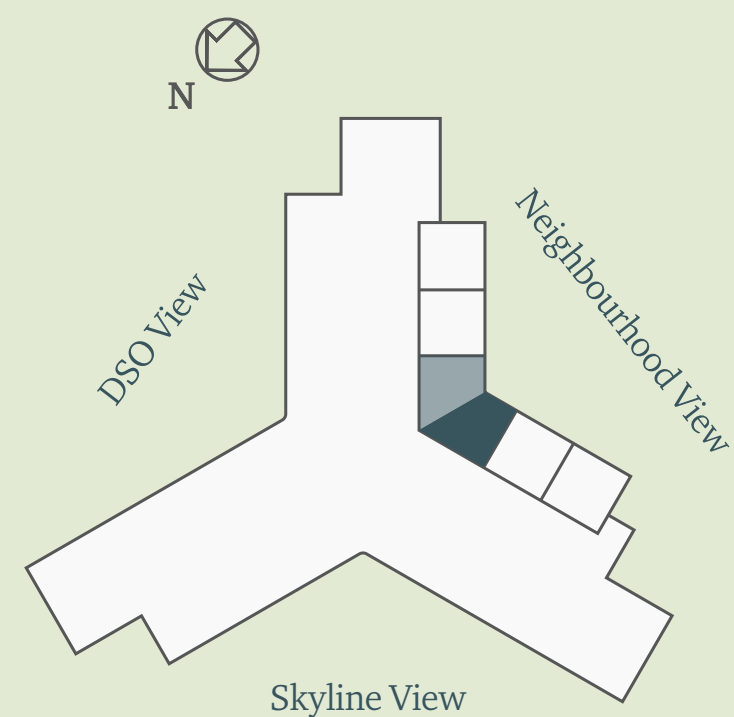
2,600 SQ.FT. Lower Level

Type B

Internal Area: 2231 Sq.Ft.

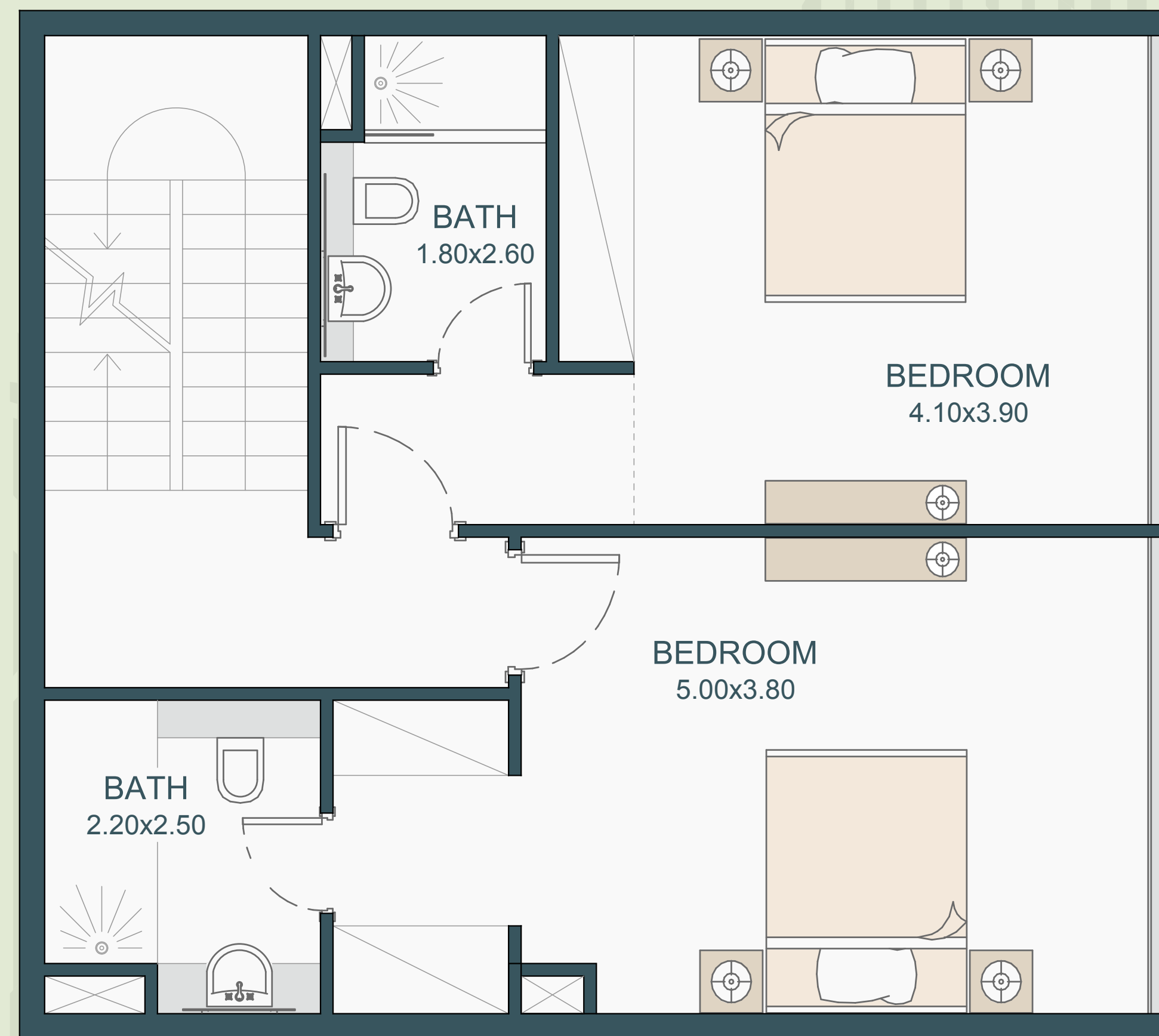
Balcony Area: 369 Sq.Ft.

Total: 2600 Sq.Ft.



Available on 2nd, 3rd podium & 1st floor

LOWER LEVEL (2nd podium)



All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.

3 BR - TOWNHOUSE

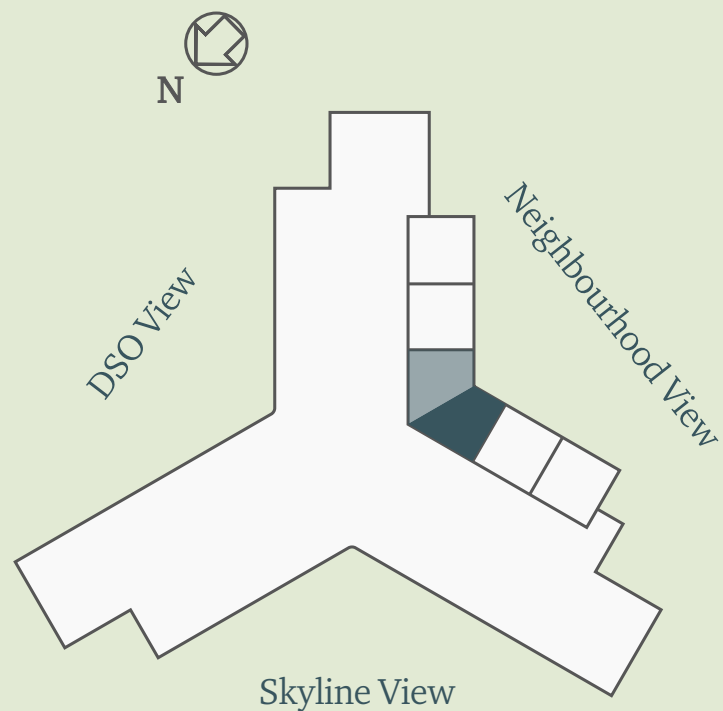
2,600 SQ.FT. Roof Level

Type B

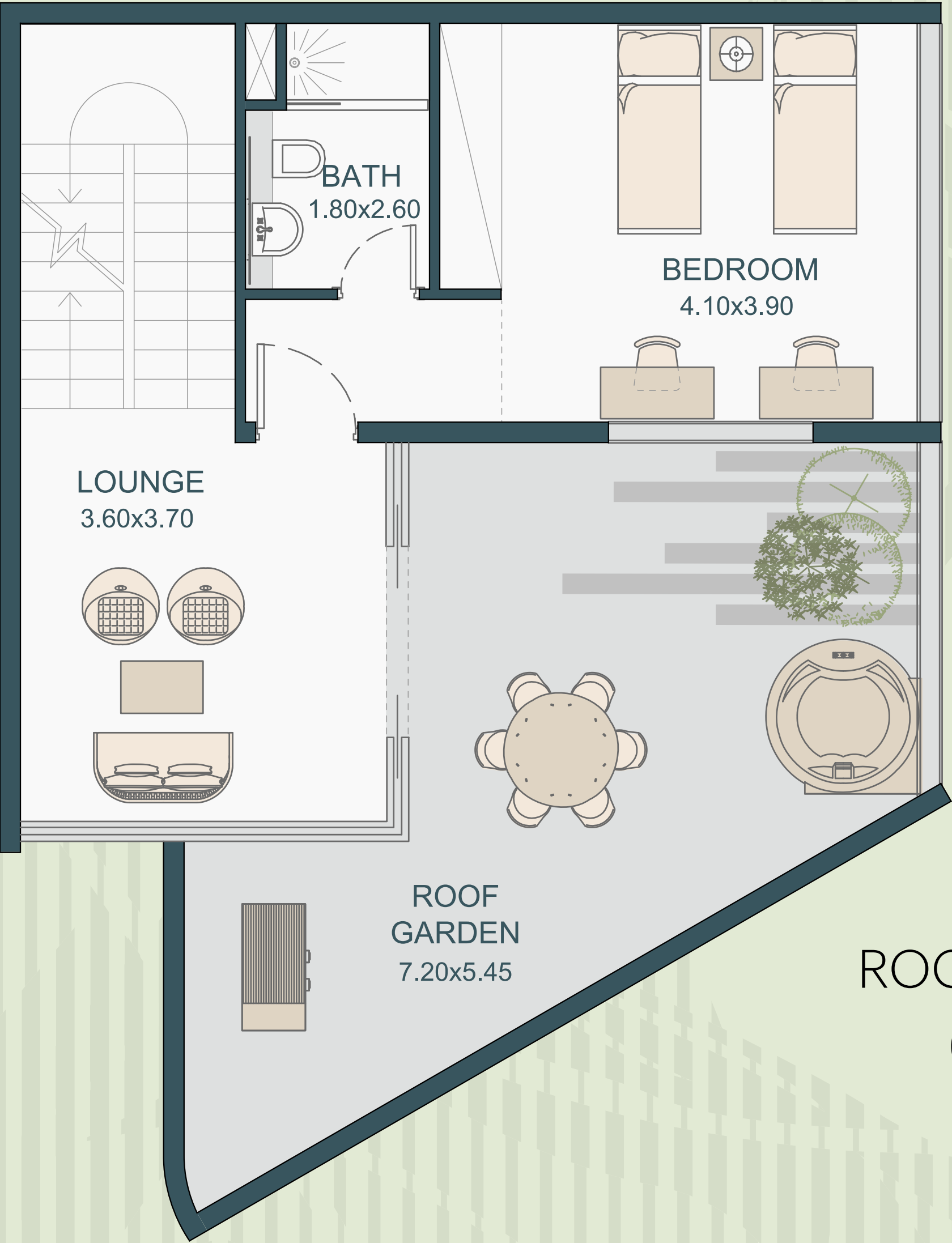
Internal Area: 2231 Sq.Ft.

Balcony Area: 369 Sq.Ft.

Total: 2600 Sq.Ft.



Available on 2nd, 3rd podium & 1st floor



ROOF LEVEL
(1st floor)

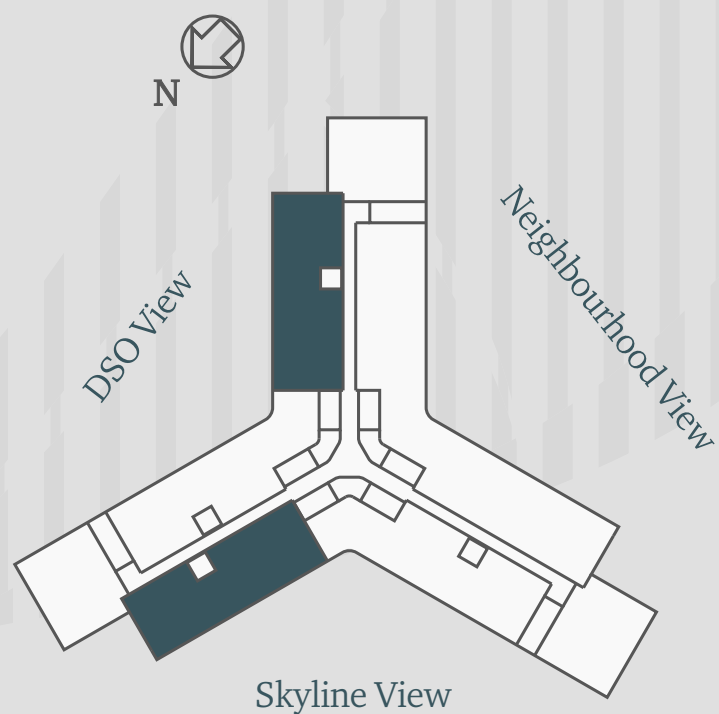
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PENTHOUSE

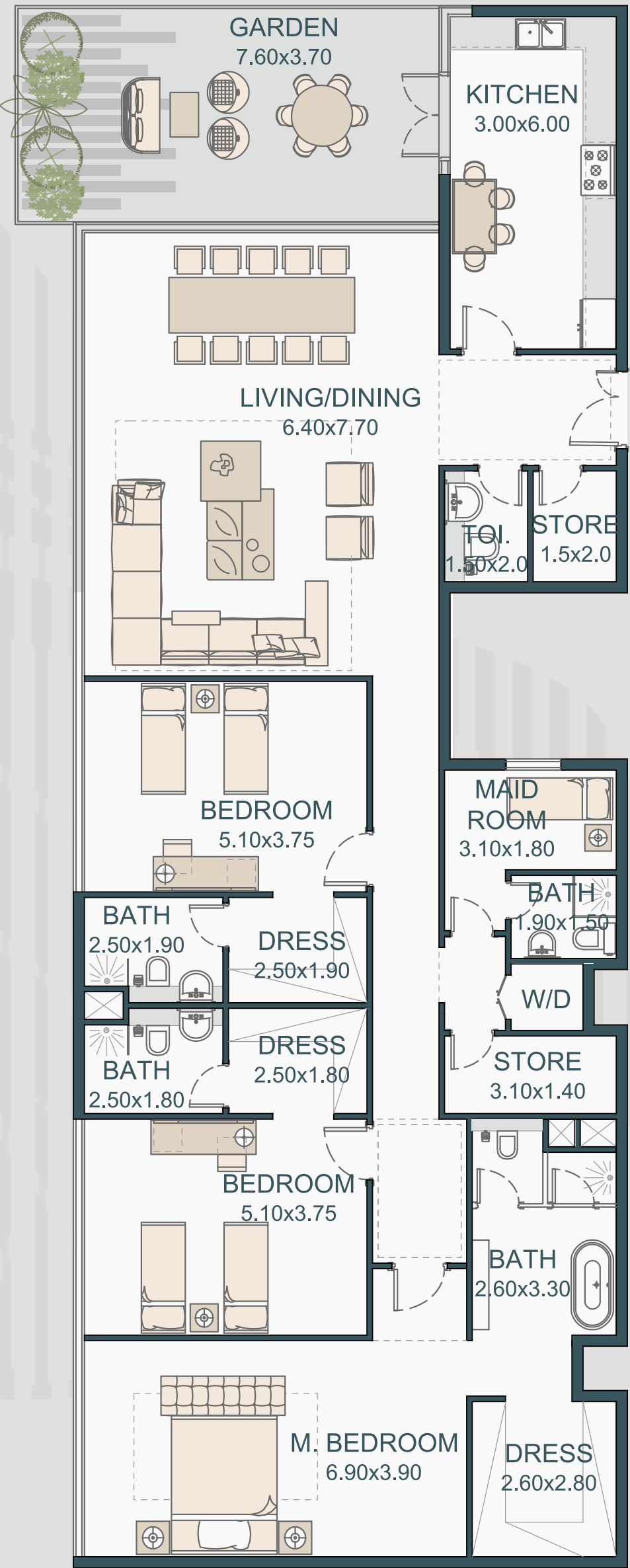
2,885 SQ.FT.

Type A

Internal Area: 2556 Sq.Ft.
Balcony Area: 329 Sq.Ft.
Total: 2885 Sq.Ft.



Available on 28th floor



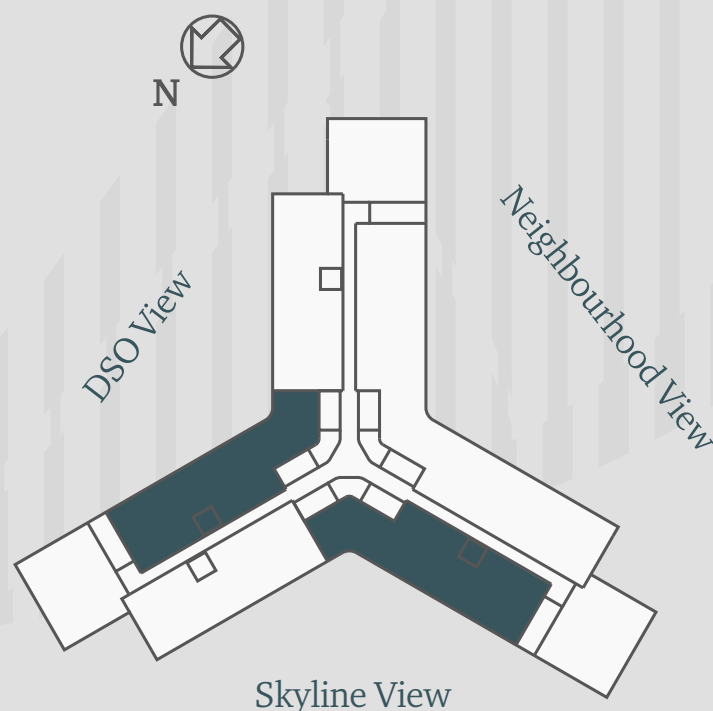
All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.

PENTHOUSE

3,215 SQ.FT.

Type B

Internal Area: 2440 Sq.Ft.
Balcony Area: 775 Sq.Ft.
Total: 3215 Sq.Ft.



Available on 28th floor



All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.

5.

WELLNESS AMENITIES



A RARIFIED RETREAT
WITH WONDERFUL
INDULGENCES.



THE TRIA PODIUM

The podium recreation deck is intelligently planned with spectacular resort-style amenities ranging from swimming pools to kids' areas and open terraces to pristinely manicured gardens. The unparalleled amenities redefine luxury and transform the podium into a recreational wonderland.



Aerobics & Yoga



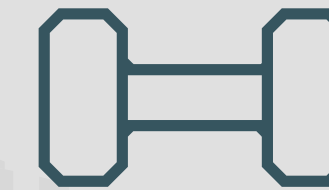
Organic Grocery



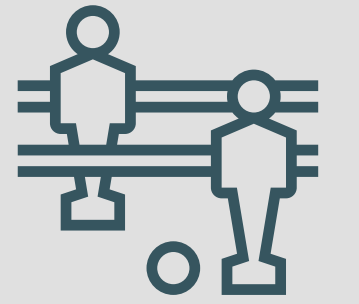
Bistro



Swimming Pools



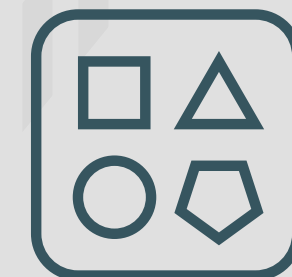
Fitness Centre



The Clubhouse



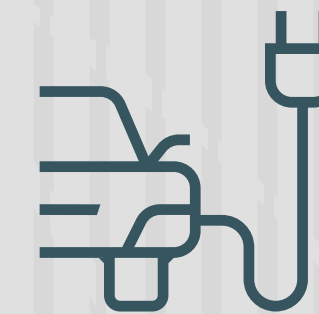
Wellness Zone



Kids Zone



Event Lawn



Electric Charging
Parking



Paddle Tennis &
Squash Courts



Karaoke Room &
Sports Lounge



Rooftop Infinity Pool
& Social Areas



Outdoor Dining
& BBQ



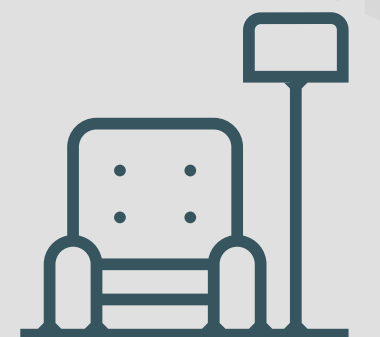
Reading Corner



Terrace and Gardens



Rooftop Secret
Garden Lounge



Arrival



ROOFTOP GARDEN & BAR



PODIUM POOL



KIDS POOL





ROOFTOP POOL



GYM



6.

PRICING & PLANS



OPPORTUNITIES &
BENEFITS FOR YOU

OPPORTUNITIES FOR YOU

1 BEDROOM APARTMENTS
STARTING AT:

AED 823,000

STUDIO APARTMENTS
STARTING AT:

AED 518,000

2 BEDROOM APARTMENTS
STARTING AT:

AED 1,196,000



PAYMENT PLAN

