

VOXA

OFFICES

— JVT —

JUMEIRAH VILLAGE TRIANGLE

LIFE FINDS ITS VOICE



**A STATEMENT ADDRESS
THAT REFLECTS VISION**

A photograph of three professionals in a modern office setting. A man with glasses and a grey blazer is on the left, looking towards the center. A woman with long brown hair and a light grey blazer is in the center, looking towards the right. Another woman is partially visible on the right, looking towards the center. They are all holding coffee cups. The background is blurred, showing other people in the office. The text "LIFE IN PERFECT BALANCE CRAFTED FOR AMBITION" is overlaid in the bottom left corner.

LIFE IN PERFECT BALANCE
CRAFTED FOR **AMBITION**

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.



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

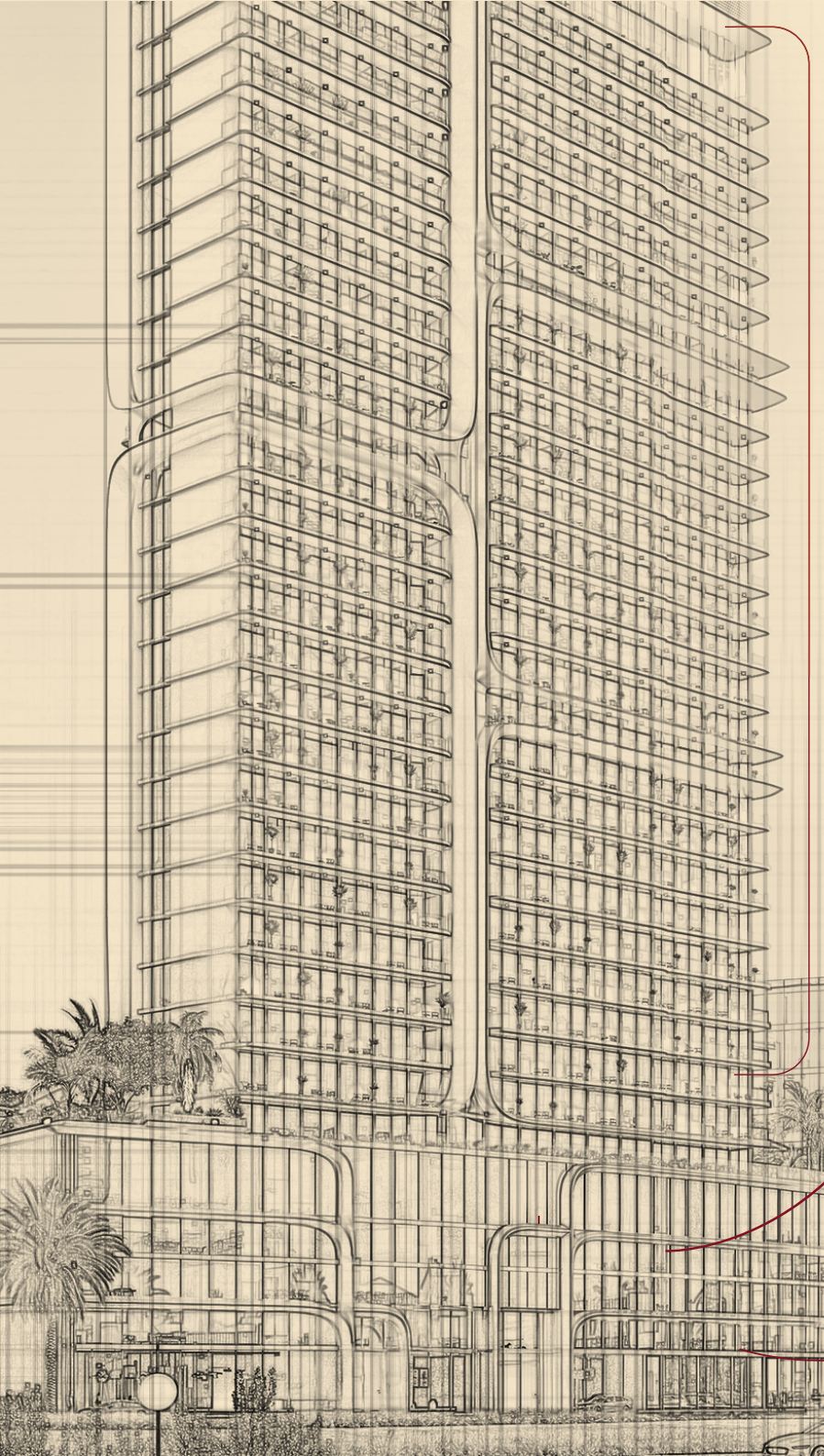
Hotels

- 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





RESIDENTIAL APARTMENTS
FLOOR 1ST TO 29TH

office space

PODIUM 1,2,3 & 4

*RETAIL
GROUND FLOOR*

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 4

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	

VOXA
OFFICES, RESIDENCES, PENTHOUSES
JVT
JUMIRAH VILLAGE TRIANGLE

STEP INTO SUCCESS

At **VOXA Offices**, every detail has been thoughtfully crafted to foster a community where working and relaxing come together effortlessly.

VOXA



With exceptional connectivity, purposefully created amenities, and adaptable spaces, **VOXA** raises the bar for integrated lifestyles. Whether you're planning for the future or looking to invest, **VOXA** creates the kind of environment where you can truly flourish.



OFFICE CORRIDOR



OFFICES

SMART WORKSPACES
DESIGNED FOR **SUCCESS**



OFFICES



OFFICES



RESTROOM

**WHERE FUNCTION MEETS
FINESSE IN EVERY DETAIL**

A modern rooftop lounge, the VOXA LOUNGE, is shown at dusk. The space features a curved bar with a white canopy, surrounded by people. Comfortable outdoor seating with light-colored cushions and wooden frames is arranged on a wooden deck. Several tall palm trees and other greenery are planted around the lounge. In the background, a dense city skyline with numerous skyscrapers is visible under a twilight sky. The lounge is part of a multi-story building, with balconies and glass railings visible on the right side.

VOXA LOUNGE

**FOR YOUR
SUNDOWNER MEETINGS**



MINI GOLF

**A WORTHY PAUSE,
BEFORE SWINGING BACK
INTO ACTION**



BEACH POOL

SEAL THE DEAL
UNWIND IN PEACE



INDOOR GYM

**STAY FIT,
STAY FOCUSED**

WHY

VOXA OFFICES?

Where Business Meets Brilliance

PREMIUM BOUTIQUE OFFICES

- Spacious, high-ceiling offices designed with modern aesthetics, natural light, and ergonomic flow — ideal for executives, startups, and creatives.

STRATEGIC LOCATION IN JUMEIRAH VILLAGE TRIANGLE (JVT)

- Minutes from Sheikh Zayed Road, Al Khail, and major business hubs such as Dubai Marina, JLT, and Downtown.

LUXURY FINISHES & DESIGN

- Each unit is crafted with superior materials, marble accents, biophilic elements, and contemporary lighting to reflect a five-star ambience.

WORLD-CLASS AMENITIES FOR PROFESSIONALS

- VOXA Lounge with skyline views
- Co-social terraces for meetings & networking
- Outdoor cinema, beach pool, gym, and F&B outlets
- Pet-friendly parks and wellness areas

AMPLE PARKING, ZERO HASSLE

- Enjoy effortless access with dedicated parking for every office.



WHY VOXA OFFICES?

VOXA CLUB – YOUR KEY TO PREMIUM AMENITIES, ON THE HOUSE.

- Enjoy complimentary VOXA Club membership with access to premium lifestyle and business amenities.

1% MONTHLY PAYMENT PLAN

- Low investment threshold for premium commercial real estate ownership in Dubai.

HIGH RENTAL YIELD & CAPITAL APPRECIATION

- JVT is one of Dubai's fastest-growing zones, offering excellent returns — both in rental income and long-term value.

END-USER & INVESTOR FRIENDLY

- Perfect for business owners looking to own their workspace and investors targeting long-term leasing opportunities.

INTEGRATED MIXED-USE COMMUNITY

- Residential units, penthouses, and retail footfall drive year-round demand and synergy within the development.

VOXA'S LANDMARK IDENTITY

- An iconic, carefully designed tower with a bold façade — a statement address that reflects ambition.





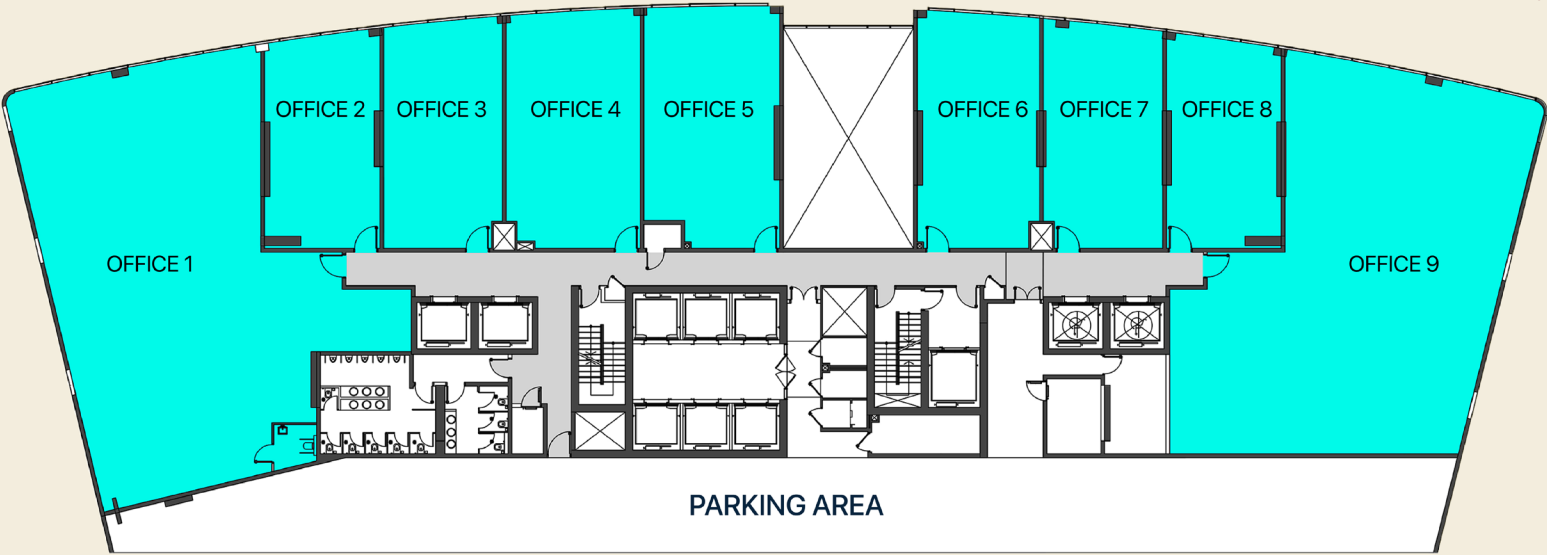
1ST PODIUM FLOOR PLAN

FLOOR LAYOUT

Office

Al Khail View ↙

Al Khail View ↗



Marina View ↙



Marina View ↘



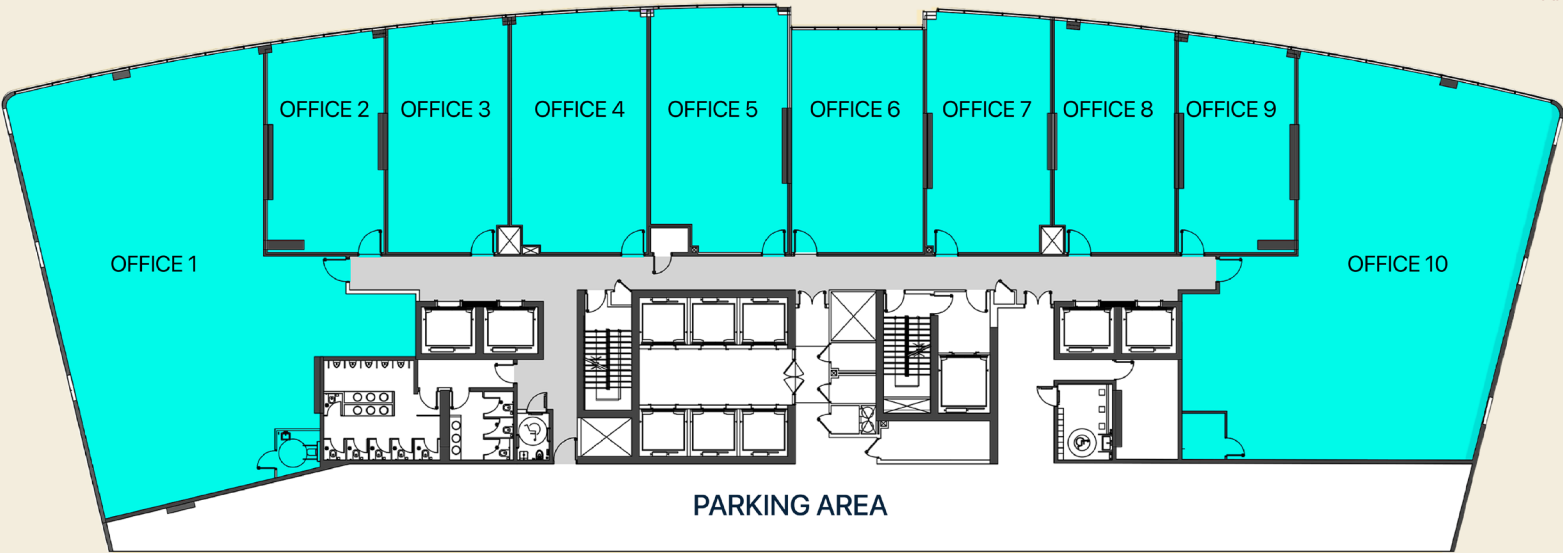
2ND PODIUM FLOOR PLAN

FLOOR LAYOUT

Office

Al Khail View ↙

Al Khail View ↗



Marina View ↙



Marina View ↘

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

PAYMENT PLAN
65% / 35%

PREMIUM ACCESS TO VOXA CLUB	1% PER MONTH ONLY	6-YEAR PAYMENT PLAN	Q3 2028 EXPECTED HANDOVER
--	-----------------------------	-------------------------------	-------------------------------------

CONTACT: +971 58 579 5865
E-MAIL: mirka@iqproinvestment.ae
www.iqprorealestate.com