



NATIVE HAUS

JUMEIRAH VILLAGE TRIANGLE

SALES DECK



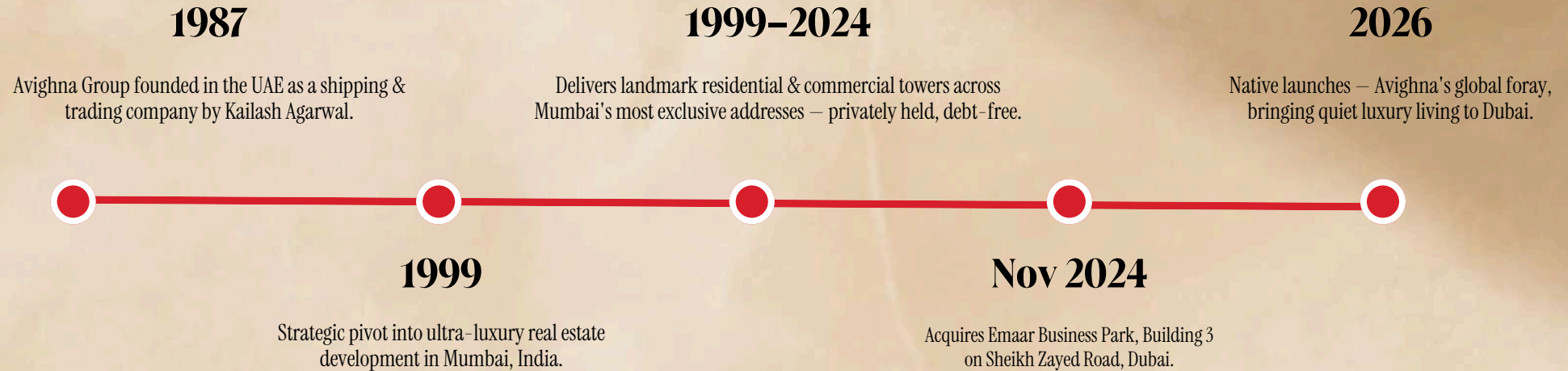
AVIGHNA

The visionary behind iconic creations from South Mumbai to the rest of the world.



Who they are

From Mumbai to Dubai — The Native Story



AVIGHNA



One Conglomerate

19

Projects

4.5m

Square ft..

25+

Year-old Legacy



AVIGHNA

FOUNDATION REAL ESTATE INVESTMENT



AVIGHNA

A 25-year legacy, now building in Dubai

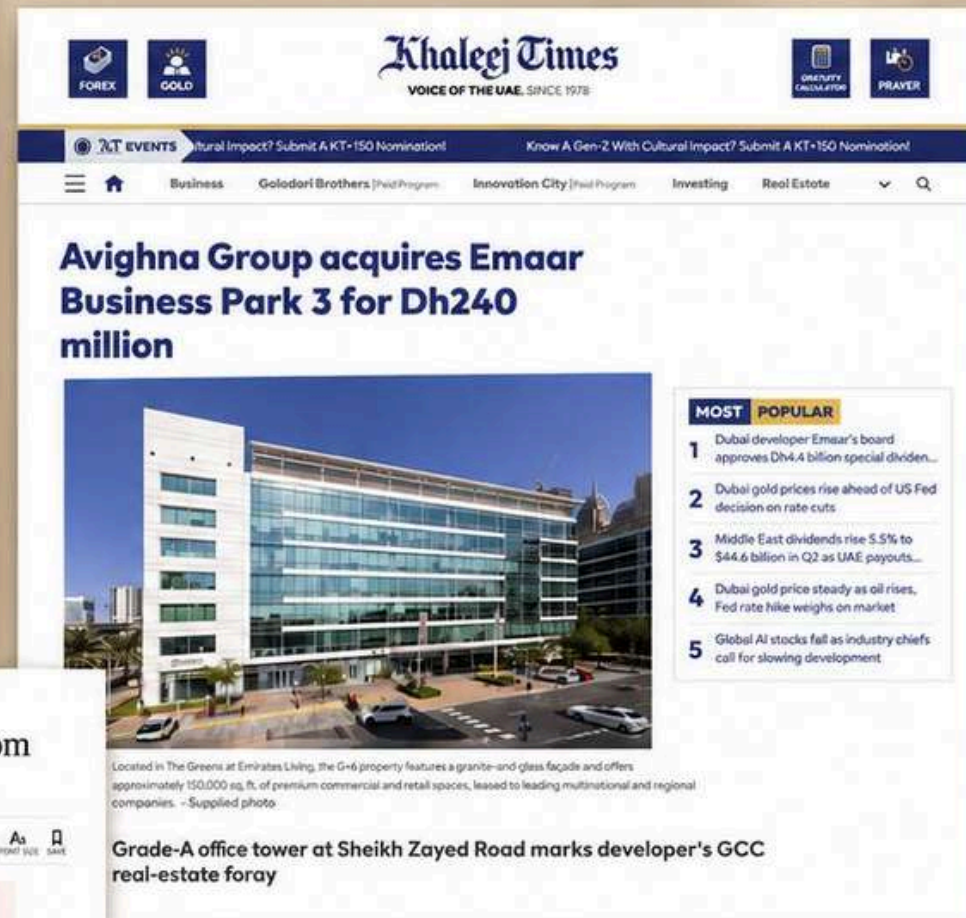
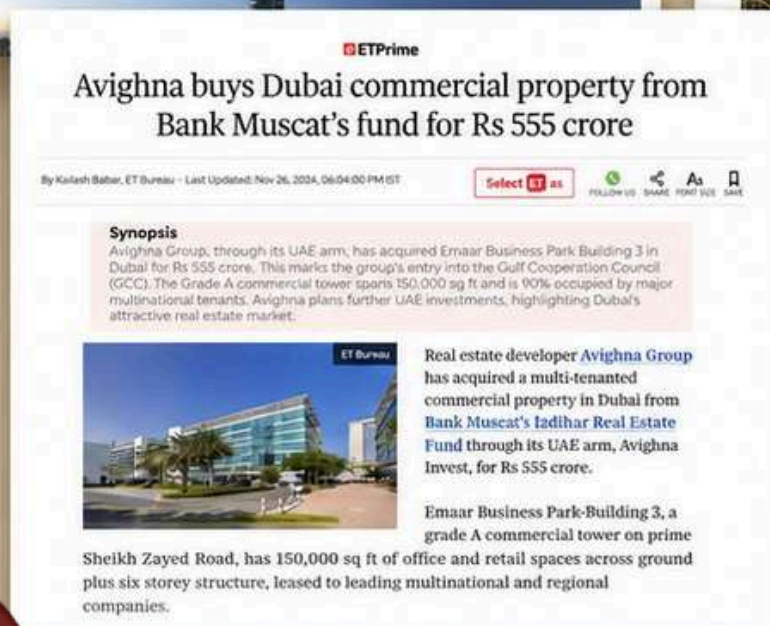
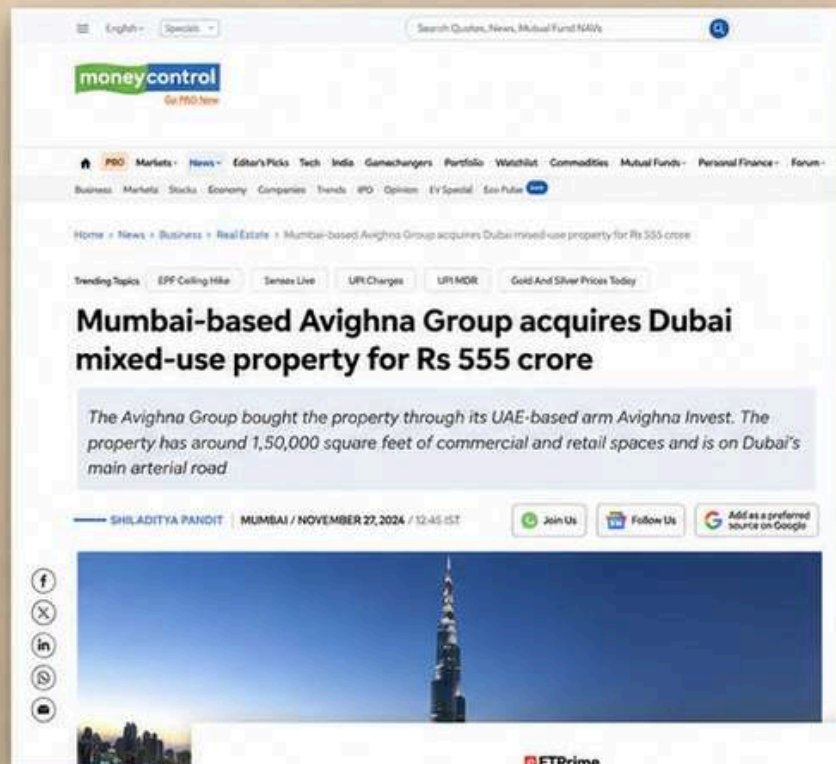
Native is the next chapter from the Avighna Group, a developer born in South Mumbai with a proven track record of delivering iconic homes across India, now shaping modern living in Dubai.

Avighna Group acquires Emaar Business Park 3 for DH 240 million

Mumbai-based Avighna Group made its UAE debut by acquiring Emaar Business Park 3, a Grade-A office and retail tower on Sheikh Zayed Road, for Dh240 million, marking the group's entry into the GCC real-estate market.



In The News



The image features a full-frame background of rich, deep red fabric, possibly silk or satin, which is elegantly draped and folded. The lighting creates a play of highlights and shadows across the fabric's surface, emphasizing its texture and fluidity. Centered horizontally and vertically is the word "NATIVE" in a clean, white, sans-serif typeface. The letters are bold and evenly spaced, providing a sharp contrast against the vibrant red background.

NATIVE

Live you way

A contemporary residential development in Jumeirah Village Triangle where every residence, interior detail and shared space has been thoughtfully considered to support the rhythm of everyday life — from focus and movement to stillness, connection and recovery.

162

Residences

6

Retail Units

6

Storeys

Offplan

Status

Q3 2029

Completion

AED 699,000

Starting from

Studio-2BR

Unit Range

DESIGN & SPECIFICATION

- ✚ Contemporary architecture with a distinct design identity, set on a corner plot in JVT.
- ✚ Branded appliances integrated into every home.
- ✚ Curated interior finishes chosen for quality, character and everyday comfort.
- ✚ Dedicated spaces to work, create and focus.
- ✚ Fitness, movement and recovery facilities across dedicated wellness zones.
- ✚ Social spaces designed for connection and community.



Inspired by the
legacy of
excellence.

Native is the next chapter from the Avighna Group, created around a simple belief that a life should be full of vitality.

Here's to a new, considered approach to residential living, where design serves the life inside it -in a lifestyle built for what's next.

Own a home in a city built for what is next.

Native arrives in Dubai with promise, ready for what's promising.

01

Global
Connectivity

02

Economic
Ambition

03

Investor-Friendly
Ownership

04

Long-Term Residency
Opportunities



WHY JVT?

A community built for everyday life.



NINE PARKS AT THE DOORSTEP

Community parks and open spaces woven throughout the neighbourhood.



SKYLIGHT MALL - EVERYDAY CONVENIENCE

Schools, parks, and the upcoming Skylight Mall where everyday essentials are close by.



10+ SPORTING FACILITIES BUILT IN

Full-stack sports infrastructure with five tennis courts, two padel courts, badminton, and basketball courts

Connected to what matters

-  Al Maktoum Intl. Airport (DWC)
-  Schools
-  Eateries
-  Padel Courts
-  Parks
-  Everyday Amenities

Everything within reach

CONNECTIVITY

Al Khail Road	2 min
Sheikh Mohammed Bin Zayed Road	2 min
Sheikh Zayed Road	12 min
Al Maktoum Int'l Airport	25 min

LEARNING

Sunmarke School	1 min
Arcadia British School	3 min
Jumeirah Int'l Nursery	6 min

LEISURE

Skylight Mall	2 min
Emirates Golf Club	8 min
Dubai Hills Mall	10 min

PARKS & ACTIVITIES

District 4 Park	1 min
JVT Community Park	2 min
Tennis Courts	3 min



Upcoming landmark of possibilities

SKYLIGHT MALL

(previously named Al Khail Avenue Mall)

8% to 14.6% ↑

Surrounding property price uplift
within 12 months of mall openings

3.6% to 8.7% ↑

Capital appreciation for communities
in 500m mall proximity



THE MARKET OPPORTUNITY

JVT is not just a place to Live. It is a market with momentum.

JVT by Numbers

A mature residential community with sustained demand and long-term investment potential.

118

Developments

42

Completed

33

Under Construction

18

Planned

+35%

Annual Price Growth

7 - 9%

Rental Yield



More than another JVT residence.

Positioned For Sustainable Growth



Growing demand for well-connected suburban communities



Strong rental market supported by families and professionals



Limited boutique developments compared to larger apartment clusters



Continued infrastructure investment supporting long-term appreciation

+ Established residential community

+ Strong end-user demand

+ Family-oriented environment

+ Continued infrastructure growth

+ High rental demand

+ Growing buyer confidence



NATIVE HAUS

Live Your Way



Jumeirah Village Triangle, Dubai



NATIVE

NATIVE
HAUS

Jumeirah Village Triangle, Dubai



جيتيف

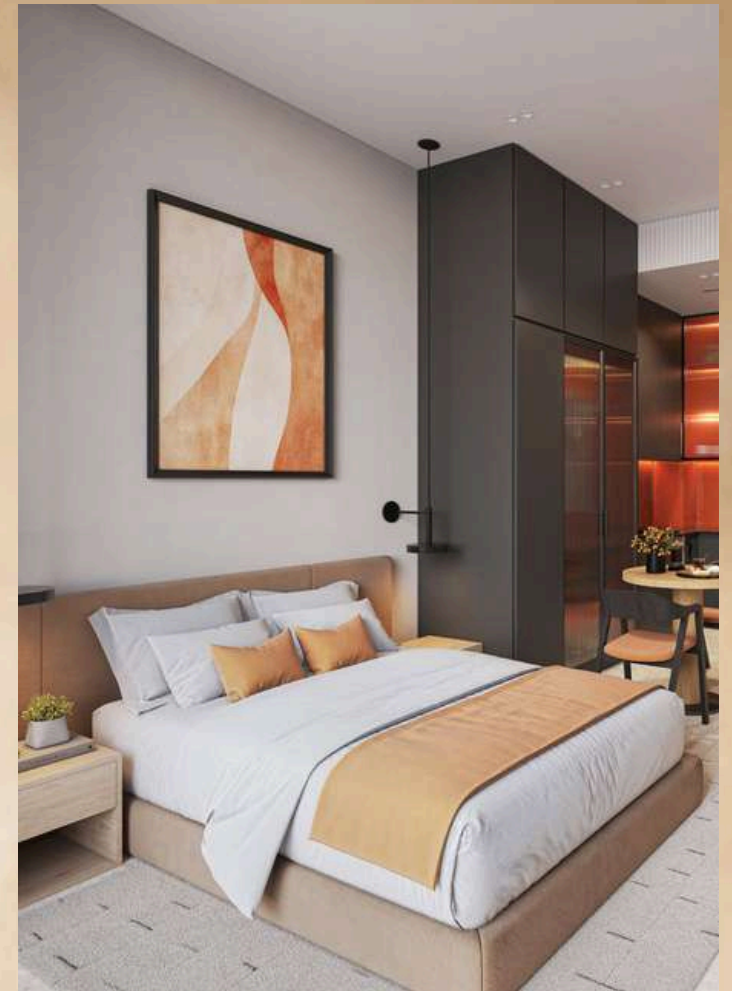
Jumeirah Village Triangle, Dubai



WHY
NATIVE HAUS?

Native Haus

A collection of thoughtfully planned residences shaped around openness, connection and everyday ease.





A different kind of JVT home.

- ✚ Not bigger for the sake of bigger.
- ✚ Not more amenities for the sake of more.
- ✚ Designed around how people actually live.



The Native difference

Established Location

A community with existing demand.

Boutique Scale

162 residences across six storeys.

Built-in Convenience

6 retail units at the ground floor.

Corner-plot privilege

Villas + greenery beyond
A quieter outlook across JVT's green community.

Every home, a private deck

Indoor space, extended outdoors
Generous decks designed into every residence.

Efficient formats

Studios through
2 Bedroom + Study.

Lifestyle differentiation

Wellbeing, work,
social and recovery spaces.

Low-density living

162 residences only
More privacy. More breathing room. More community.

Views that change the way you live

Amenities. Villas. Greenery.
Thoughtfully oriented decks make the outlook part of the home.

Intelligently planned

More usable space
Layouts designed to minimise wastage and maximise everyday living.



THE AMENITIES

Live

Life happens together

THE COMMONS

- ✚ Social Lounge
- ✚ Community Seating
- ✚ Gathering Spaces
- ✚ Retail Plaza / Promenade
- ✚ Outdoor Cinema

THE HANGOUT

- ✚ Gaming Zone
- ✚ Pool Table
- ✚ Foosball
- ✚ The Café
- ✚ The Club



Work

Spaces to create, scale, and prosper

Over 5,000 sq.ft. of project-wide co-working spaces.

THE CREATOR'S CLUB

- ✚ Podcast Studio
- ✚ Creative Breakout Space

THE WORKSPACE

- ✚ Focus Desks
- ✚ Meeting Corners
- ✚ Indoor & Outdoor Co-working Spaces



Play

Spaces to rise, recover, and repeat

Over 5,000 sq.ft of indoor + outdoor fitness spaces.

MOVEMENT ZONE

- ✚ Half Olympic Size Swimming Pool
- ✚ Walking / Jogging Track
- ✚ Fully Equipped Gym
- ✚ Boxing Zone
- ✚ Calisthenics Area
- ✚ Yoga Zone
- ✚ Pickleball Court

RECOVERY ZONE

- ✚ Cold Plunge
- ✚ Sauna





THE RESIDENCES

A choice for every lifestyle

STUDIO

For focused, flexible living.

- ✚ Full kitchen equipped with SMEG or equivalent integrated appliances
- ✚ Dedicated study + dining area
- ✚ Generous bedroom storage
- ✚ Spacious private deck overlooking amenities
- ✚ Jaguar or equivalent bathroom fittings
- ✚ 3m floor-to-ceiling height
- ✚ Back painted glass backsplash & Black stone inspired countertop



A choice for every lifestyle

1 BEDROOM & 1 BEDROOM + STUDY

Room to live and work.

- ✚ Fully equipped kitchen with Island
- ✚ Dedicated study space
- ✚ Extra storage + laundry cupboard
- ✚ Private deck overlooking JVT villas
- ✚ Subway patterned tiles in bathrooms
- ✚ Jaguar or equivalent bathroom fittings
- ✚ 3m floor-to-ceiling height
- ✚ Back painted glass backsplash & Black stone inspired countertop



A choice for every lifestyle

2 BEDROOM + STUDY

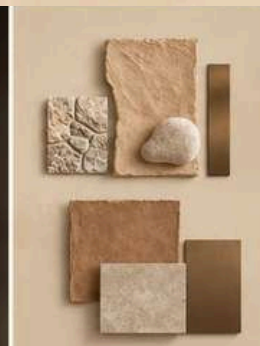
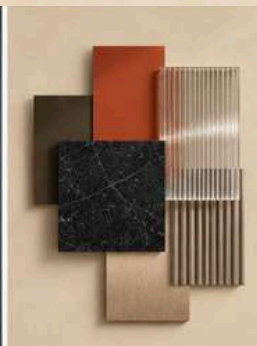
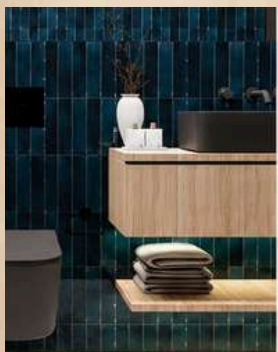
Space for evolving family life.

- ✚ Signature butterfly layout
- ✚ Fully equipped kitchen with SMEG or equivalent appliances
- ✚ Subway patterned tiles bathrooms, two en-suite and one powder
- ✚ Running deck across living room + bedrooms
- ✚ Villa-facing views
- ✚ Flexible study for office, guest room or kids' room
- ✚ Extra storage + laundry cupboard
- ✚ 3m floor-to-ceiling height
- ✚ Back painted glass backsplash & Black stone inspired countertop



The details that make it work

Everything has a purpose.





WHY INVEST IN
NATIVE HAUS?

Built for today.

Positioned for what's next.

- ✦ Established JVT location
- ✦ Growing residential demand
- ✦ Boutique supply
- ✦ Differentiated lifestyle proposition
- ✦ Efficient unit mix
- ✦ Strong end-user appeal
- ✦ Rental potential
- ✦ Long-term growth opportunity

Native Haus vs Rest of JVT and beyond

Format

Low-rise / Boutique

Lifestyle

Work + Wellness + Social

Product

Purposeful Layouts

Accessibility (Proposition)

30:70 Payment Structure

Appeal

End-user + Investor



The image features a full-frame background of a 3D-rendered red fabric. The fabric is draped and folded in a complex, organic pattern, creating a sense of movement and depth. The lighting is soft and directional, highlighting the texture of the material and casting subtle shadows that define the folds. In the center of the image, the words "3D MODEL" are written in a clean, white, serif typeface. The text is centered both horizontally and vertically, providing a clear focal point against the busy, textured background.

3D MODEL





THE PROPOSITION

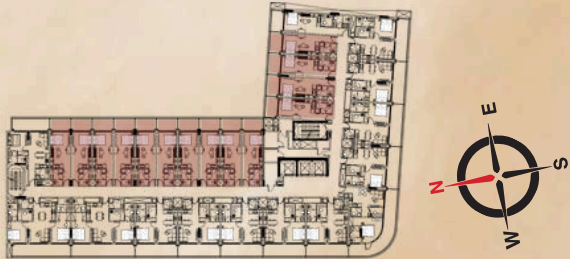
Unit Types and Plans

Studio

TyPOLOGY	STUDIO
Size	403 to 481 sq. ft.



TYPICAL FLOOR PLAN



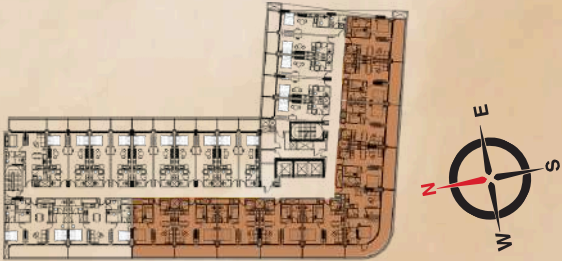
Unit Types and Plans

1 Bedroom + Study

TYPOLOGY	1 BEDROOM + STUDY
Size	678 to 906 sq. ft.



TYPICAL FLOOR PLAN



Unit Types and Plans



2 Bedroom + Study

TYPOLGY	2 BEDROOM + STUDY
Size	1,017 to 1,035 sq. ft.

TYPICAL FLOOR PLAN



A smarter way to buy

30%

During Construction

70%

On Handover

Q3 2029

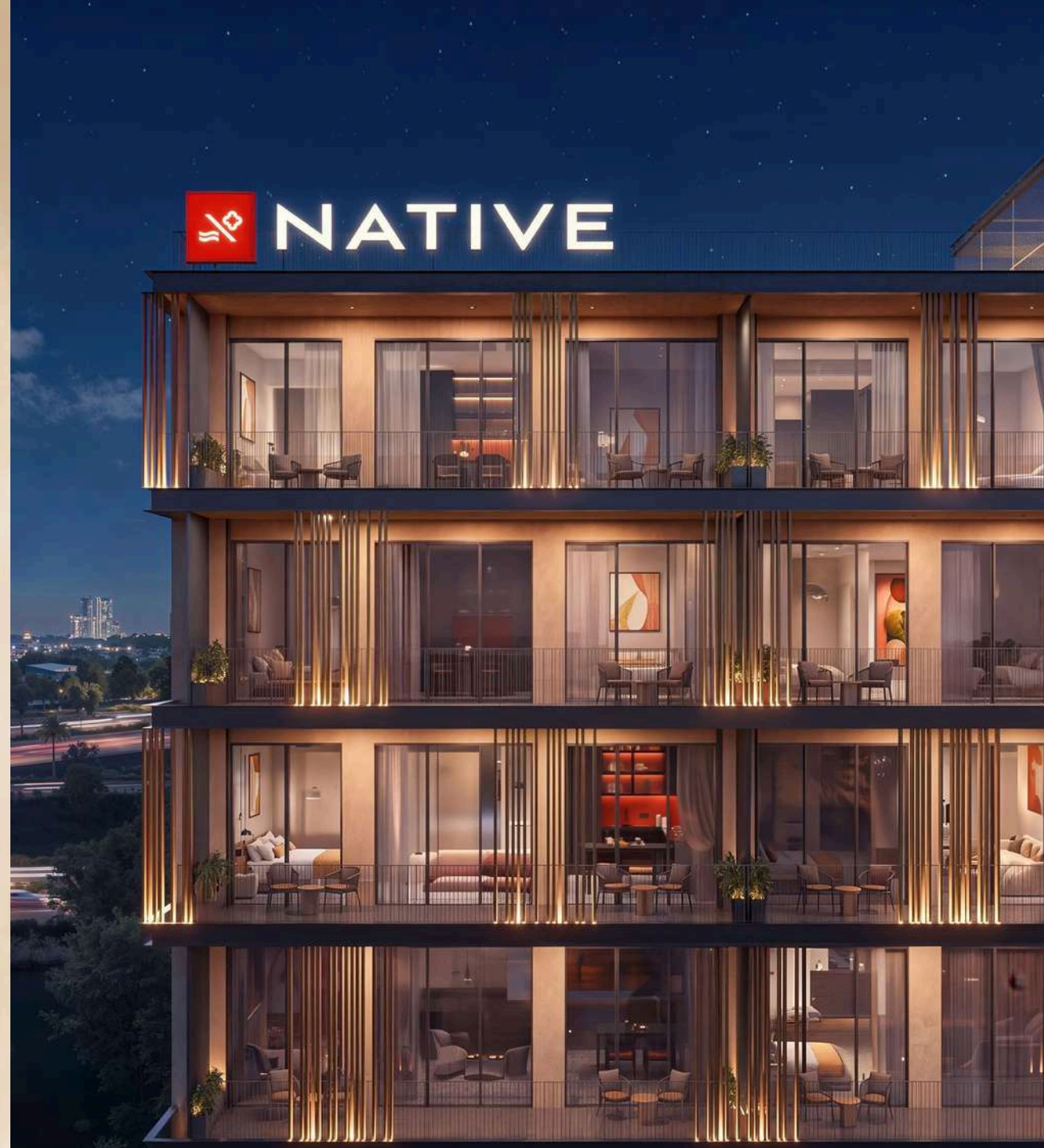
Handover

Starting at
AED 699,000

Payment Plan

Payment	Milestone
5%	On Booking
5%	Within 30 Days
10%	Within 60 Days + 4% DLD Fee
5%	June 2027
5%	January 2028
70%	On Handover

Brokerage
6% in 15 Days



Documents Required

INDIVIDUAL BUYER

NATIONAL / UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- Visa Page
- Emirates ID

NON-UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- National ID Card (If Applicable)

CORPORATE / COMPANY BUYER

MAINLAND COMPANY: License issued by the Department of Economic Development in UAE

- Copy Trade License (All Pages)
- Chamber of Commerce Certificate
- Passport, Visa and Emirates ID of all Owners, Partners, Shareholders and Managers
- Certificate of Good Standing
- Memorandum of Association (MOA)
- Authorized Signatory Letter (Signed and Stamped on Company Letterhead)
- Board of Resolution (If Applicable)
- Copy of Attested Power of Attorney - POA (If Applicable)
- POA Passport, Visa and Emirates ID (If Applicable)

OFFSHORE COMPANY: License issued by Free Zone Authorities in UAE

- Copy of Trade License / Certificate of Incorporation (All Pages)
- Passport Copy of all Owners, Partners, Shareholders and Managers
- Visa and Emirates ID of all Owners, Partners, Shareholders and Managers (If Applicable)
- Certificate of Good Standing
- Certificate of Incumbency
- Share Certificate
- Memorandum of Association (MOA)
- Board of Resolution (If Applicable)
- Copy of Attested Power of Attorney - POA (If Applicable)
- POA Passport, Visa and Emirates ID (If Applicable)

Sales Process

BOOKING AND RESERVATION

ALL REQUIRED DOCUMENTS MUST BE SUBMITTED via CIF (Client Information Form)

- The Reservation Form (RF) must be signed by the client.
- The applicable Booking Fee, 4% Dubai Land Department (DLD) Fee, and Administration Fee must be paid upon reservation.
- Official payment receipts will be issued once the funds have been received and cleared in the project's designated bank accounts.

SALE AND PURCHASE AGREEMENT (SPA)

- The Sale and Purchase Agreement (SPA) will be issued to the client for signature once the Developer has countersigned the Reservation Form (RF).
- The countersigned Sale and Purchase Agreement (SPA) will be issued to the client upon receipt and clearance of at least 20% instalment payment, the 4% DLD fee, and the applicable administrative fee in the project's designated bank accounts.

DLD (OQOOD) UNIT REGISTRATION

EXPECTED TIMELINE: UP TO 10 WORKING DAYS, SUBJECT TO THE DUBAI LAND DEPARTMENT PROCESS.

- Initial Contract of Sale (ICS) will be emailed to the client official email address once issued by Dubai Land Department.

SNAGGING, HANDOVER AND TITLE DEED APPLICATION PROCESS

- The Developer will communicate the snagging and handover process directly to the client via official email.
- To be eligible for handover and the Title Deed application, the client must have:
 - a. Cleared all outstanding instalment payments; and
 - b. Paid the applicable 4% DLD Registration Fee, where required.
 - c. Complete the snagging inspection of the unit.

Project Current Account

Account Name	Native Avighna Property LLC
IBAN	AE460380000012272382369
Account Number	012272382369
SWIFT Code	NBFUAEAF
Bank	National Bank of Fujairah PJSC
Branch	Dubai
Account Currency	AED

Expression of
Interest (EOI)
starts from
AED 20,000

Disclaimer: All processes, timelines, requirements, and applicable fees are subject to change at the sole discretion of the Developer and/or the relevant government authorities without prior notice.



Experience the Marvel

- + Show apartment walkthrough
- + Experience center
- + 3D scale model
- + Exclusive sales lounge





NATIVE HAUS

JUMEIRAH VILLAGE TRIANGLE

OBG

ONE BROKER GROUP

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