

NATIVE HAUS

JUMEIRAH VILLAGE TRIANGLE



PROJECT SUMMARY

EXCLUSIVELY REPRESENTED BY ONE BROKER GROUP

NATIVE



BOUTIQUE RESIDENTIAL · OFF PLAN · AN AVIGHNA VENTURE

Live your 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	Off-Plan STATUS	Q3 2029 COMPLETION	AED 699,000 STARTING FROM	STUDIO-2 BR UNIT RANGE
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PAYMENT PLAN *Limited launch offer — pricing and payment terms are subject to change.*

5% UPON BOOKING	5% WITHIN 30 DAYS	10% WITHIN 60 DAYS	5% JUNE 2027	5% JANUARY 2028	70% ON HANDOVER
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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.



Outdoor lobby & co-working, overlooking JVT's villa-lined streets

UNIT TYPES & SIZES

TYPE	SIZE	STARTING PRICE
Studio	403 – 481 sq.ft	From AED 699,000
1 Bedroom	664 – 697 sq.ft	From AED 1,190,000
1 Bedroom + Study	678 – 912 sq.ft	From AED 1,195,000
2 Bedroom + Study	1,017 – 1,035 sq.ft	From AED 1,790,000

162 thoughtfully designed residences. Images/renders are for illustrative purposes only; actual unit specifications, finishes, layouts and sizes may vary.



LIVE, WORK, PLAY

LIVE

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

THE WORKSPACE

- Focus desks
- Meeting corners
- Indoor & outdoor co-working

THE CREATOR'S CLUB

- Podcast studio
- Creative breakout space
- 5,000+ sq ft of project-wide co-working space

PLAY

MOVEMENT ZONE

- Half-Olympic swimming pool
- Walking / jogging track
- Fully equipped gym · Boxing zone
- Calisthenics · Yoga zone
- Pickleball court

RECOVERY ZONE

- Cold plunge · Sauna

Over 5,000 sq ft of fitness & recovery zones, alongside 5,000+ sq ft of project-wide co-working space—purpose-led amenities designed to add value to everyday life.

LOCATION & CONNECTIVITY

CONNECTIVITY

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

LEISURE

Al Khail Avenue Mall	2 min
Emirates Golf Club	8 min
Dubai Hills Mall	10 min

LEARNING

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

PARKS & ACTIVITIES

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

The JVT advantage — an 80% villa-led community with a lower-density residential character, nine community parks and open spaces, and dedicated sport infrastructure including five tennis courts, two padel courts, badminton and basketball courts across the neighbourhood.

BACKED BY LEGACY — AVIGHNA

25+

Years in the real estate industry

4.5M

Sq ft delivered

19

Completed residential & mixed-use projects

100%

Debt-free—financially disciplined

Native Properties is an Avighna venture. Avighna Group is a privately held, zero-debt developer led by Chairman Kailash Agarwal and Managing Director Nishant Agarwal, with a diverse portfolio spanning over 5 million sq ft across Real Estate, Invest and Foundation verticals.

01 Boutique scale

Only 162 residences across 6 storeys, with 6 retail units at ground level.

02 Prime JVT location

2 minutes to Al Khail Road and Sheikh Mohammed Bin Zayed Road.

03 Purpose-led amenities

Live, Work, and Play zones spanning 10,000+ sq ft combined.

04 Backed by Avighna

25+ years, debt-free, 4.5M sq ft delivered across 19 projects.

THE PARTNERS

THE DEVELOPER

Native Properties

A real estate brand created around a simple belief that a life should be full of vitality.

Every home begins with people—how they move, work, rest, connect, and grow. An Avighna venture.

BACKED BY

Avighna Group

Mumbai's premiere ultra-luxury developer. Privately held, zero-debt, and led by Chairman Kailash Agarwal and Managing Director Nishant Agarwal, with a portfolio spanning over 5 million sq ft across India and the UAE.

EXCLUSIVE SALES PARTNER

One Broker Group

Recognized by the Dubai Land Department as the #1 firm for transactions in 2022.

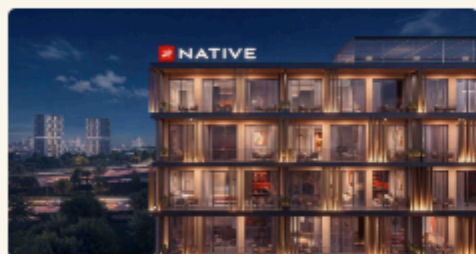
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THE RENDERS



EXTERIOR



Rooftop & Signage



Arrival & Entrance Canopy



Ground-Floor Retail Arcade

AMENITIES



Pool & Gym



Courtyard & Outdoor Cinema



The Hangout



Movement Zone



Calisthenics Court



The Hangout — Bar

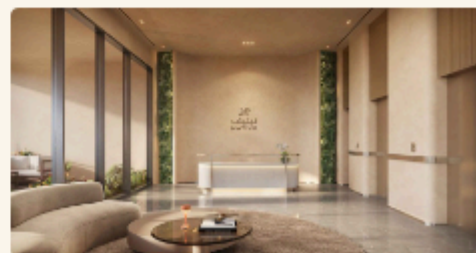
INTERIORS



Living & Dining



Studio Interior



Reception Lobby