

VOXA OFFICES

— JVT —

JUMEIRAH VILLAGE TRIANGLE

LIFE FINDS ITS VOICE



A STATEMENT ADDRESS
THAT REFLECTS **VISION**

A photograph of three business professionals in a modern office setting. A man with glasses and a grey blazer is seated on the left, looking towards the right. A woman with long brown hair, wearing a light grey blazer, is seated in the center, looking towards the right. Another woman is partially visible on the right, facing the other two. They are all holding coffee cups. The background is blurred, showing other people in the office. The lighting is warm and natural, coming from large windows. The overall mood is professional and collaborative.

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

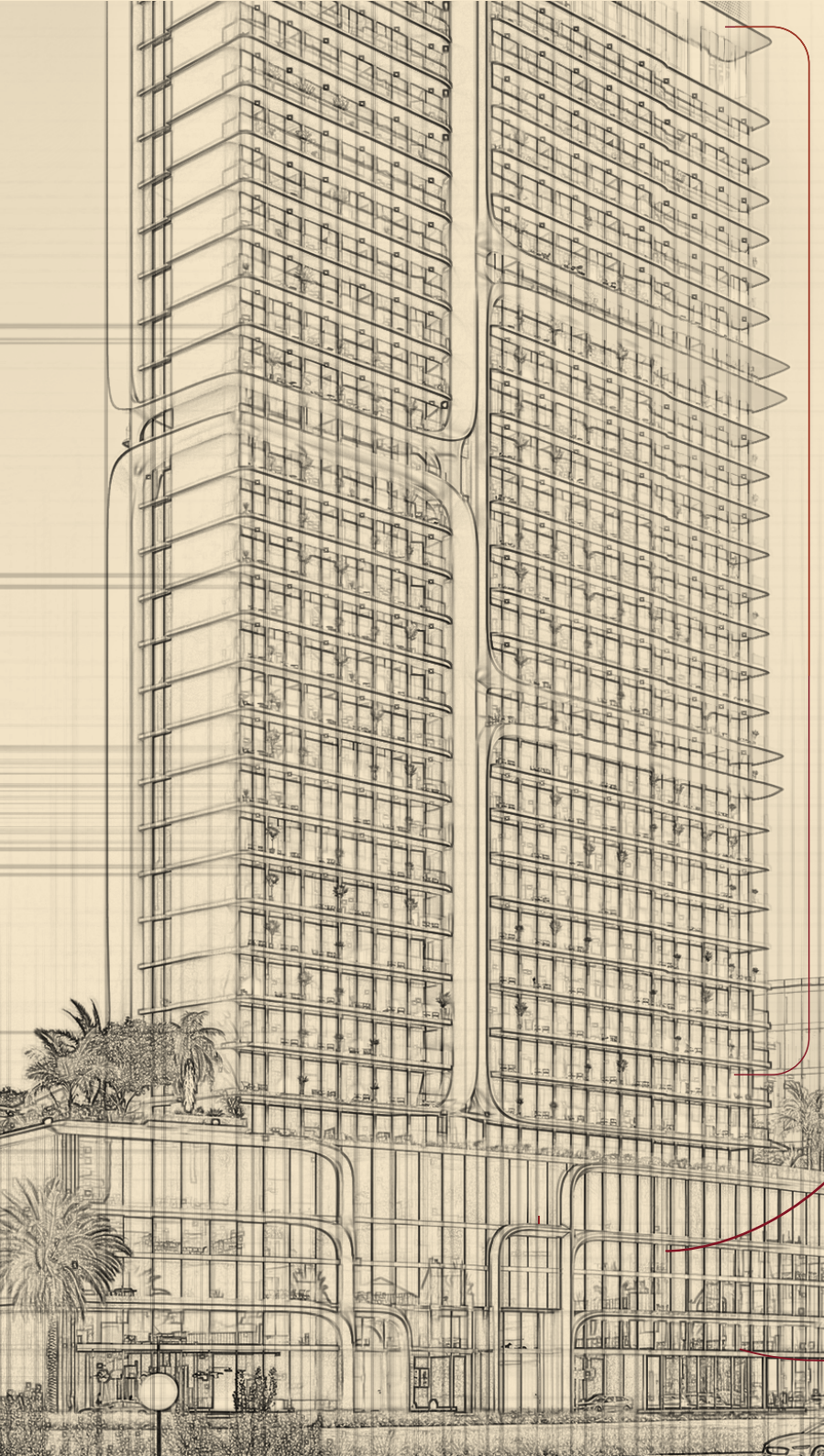
Hotels

- 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





PROJECT DETAILS

RESIDENTIAL APARTMENTS FLOOR 1ST TO 29TH

office space

PODIUM 1,2,3 & 4

RETAIL
GROUND FLOOR

| | |
|----------------------|---|
| 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 wide-angle photograph of a modern rooftop lounge at dusk. The scene is filled with people relaxing on plush white sofas and at a curved bar. Several tall palm trees are scattered throughout the space. In the background, a dense urban skyline with numerous skyscrapers is visible under a twilight sky. The overall atmosphere is sophisticated and social.

VOXA LOUNGE

**FOR YOUR
SUNDOWNER MEETINGS**

A man in a white shirt and light-colored trousers is captured mid-swing on a mini-golf green. The green is part of a rooftop garden with artificial grass. In the foreground, a white golf bag sits on a black tripod stand. The background features a swimming pool, a playground with a white canopy, and a dense urban skyline under a blue sky with scattered clouds. Several tall palm trees are scattered throughout the scene, some with clusters of red coconuts.

MINI GOLF

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



BEACH POOL

SEAL THE DEAL
UNWIND IN PEACE

A wide-angle photograph of a modern indoor gym. The space features a light-colored wooden floor and a ceiling with recessed track lighting. On the left, there are weightlifting benches and racks. In the center, a man in a blue shirt and dark shorts is standing. On the right, a man in a black tank top and leggings is running on a treadmill. A large indoor plant hangs from the ceiling in the center. The overall atmosphere is clean and contemporary.

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

VOXA

LIFE FINDS ITS VOICE

CORPORATE OFFICE

LAMBORGHINI BUILDING, 1ST FLOOR, SHEIKH ZAYED RD,
UMM AL SHEIF, DUBAI

www.pantheondevelopment.ae

 **800-PANTHEON**