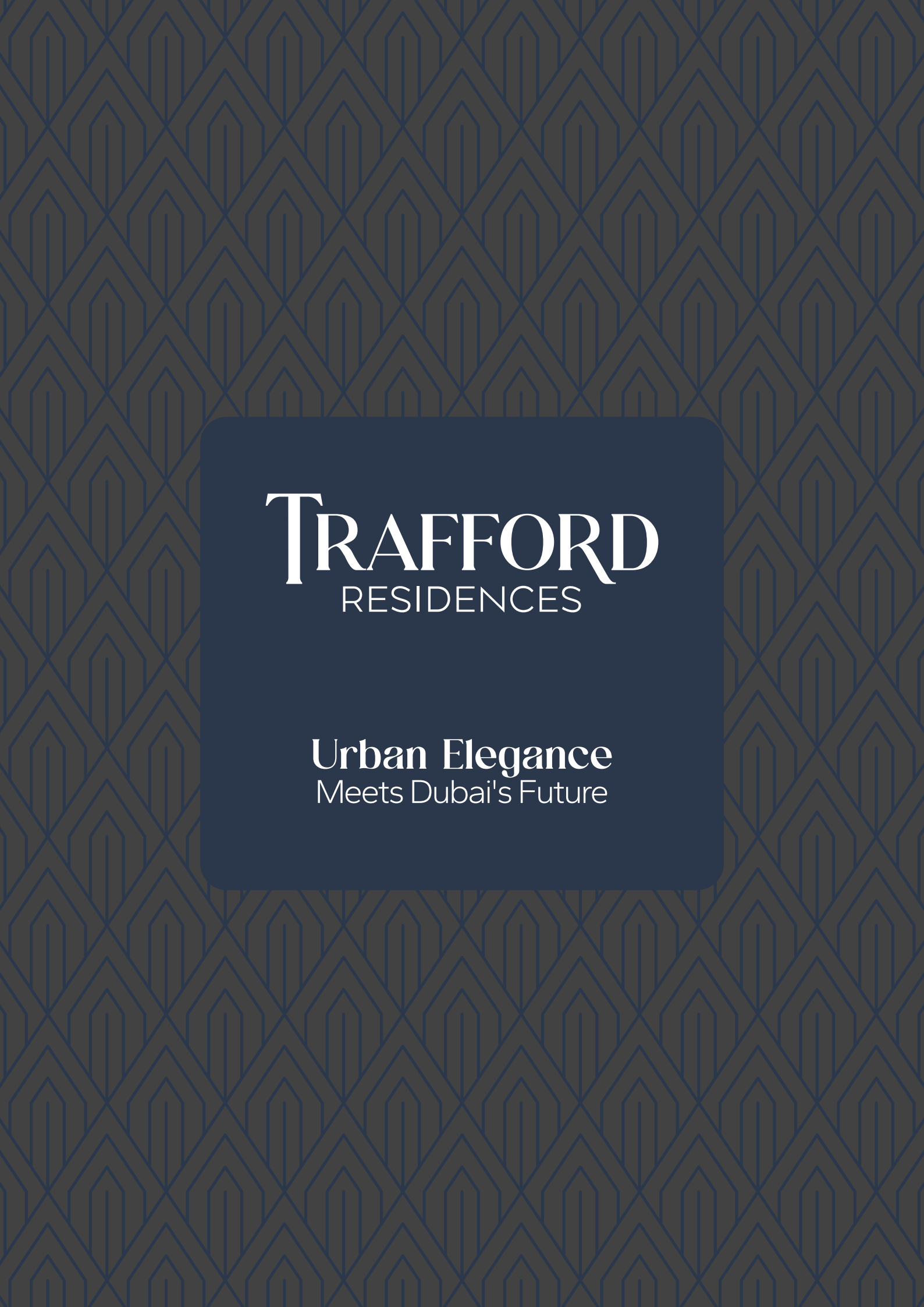




# TRAFFORD

RESIDENCES

**Urban Elegance**  
Meets Dubai's Future

1. **Dubai:**  
A Global Hub
2. **Dubai South:**  
The Future of Urban Living
3. **Trafford Residences:**  
Overview
4. **Design & Amenities**
5. **Floor Plans**
6. **Developer Profile:**  
DV8 Developments
7. **One Broker Group:**  
Exclusive Sales Partner





# Dubai: A Global Hub

## A Cosmopolitan Tapestry Unfolded

Where East embraces West, and tradition dances with innovation, Dubai stands as the world's most intriguing crossroads. This city doesn't just connect continents; it melds diverse perspectives into a singular vision of progress. Here, your address isn't just a location—it's a statement of global citizenship.

# Investment Landscape

- **Political Stability**  
Secure business environment.
- **Economic Growth:**  
The fifth-largest economy globally.
- **Favorable Business Climate:**  
Ranked 16th in ease of doing business.
- **Strategic Location**  
Gateway between Europe, Asia, and Africa.
- **Modern Infrastructure:**  
Advanced healthcare, telecommunications, and logistics.
- **Expat-Friendly:**  
One of the world's best cities for expatriates.
- **Safety:**  
5th on the world's safest cities list.





# Benefits for Investors

- 100% Foreign Ownership
- 100% Repatriation of Capital and Profits
- Robust Utility Services
- Tax Advantages: No personal income tax, low corporate tax (only 5% VAT)

# Dubai South: The Future of Urban Living

## Home to the World's Largest Airport

- Integrated 145 Sq Km Ecosystem
- Housing for Up to 1 Million Residents
- 500,000 Job Opportunities
- Express Cargo: 30 Km to Jebel Ali Port
- Freezone with %100 Foreign Ownership





# Dubai South Real Estate Performance

- **23% year-on-year price increase by Q3 2024.**  
(Source: Reidin)
- **15-20% higher lease renewal rates.**  
(Source: Gulf News)

# The New Pulse of Modern Living

Dubai South is rapidly transforming into a pivotal center for real estate, driven by the massive 35\$ billion expansion of Al Maktoum International Airport. This area is now emerging as a significant hub for residential and commercial pursuits, setting the stage for a new era in Dubai's architectural landscape with its commitment to sustainable and smart home projects. It offers:

- **Parks and Green Open Spaces**
- **Eclectic Shopping & Dining**
- **Premier Educational Institutions**
- **State-of-the-Art Healthcare**
- **Pristine Golf City**





# TRAFFORD

RESIDENCES

OVERVIEW



# Urban Elegance Meets Dubai's Future

Experience the perfect balance of luxury and convenience at Trafford Residences. Situated in the booming Dubai South, these homes offer a serene retreat amidst the excitement of a thriving urban landscape. Embrace a lifestyle where contemporary elegance meets everyday accessibility in your new, vibrant neighborhood.

# Strategic Location

- 8 mins to Al Maktoum Airport
- 13 mins to Expo City Dubai
- 20 mins to The Outlet Village
- 30 mins to Dubai Marina
- 40 mins to Downtown Dubai





# Project Details

|                     |                                                 |
|---------------------|-------------------------------------------------|
| PROJECT TYPE        | Residential                                     |
| LOCATION            | Dubai South, UAE                                |
| BUILDING COMPONENTS | G+4                                             |
| TOTAL UNITS         | 44                                              |
| UNIT MIX            | 1 Bedroom, 1 Bedroom Plus Study, 2-Bedroom Apts |
| CONSTRUCTION STATUS | In Progress (First Floor)                       |
| SHOW APARMENT       | Open for Viewing                                |
| HANDOVER            | Nov 2025                                        |



# Design & Amenities



# Eminence in Every Element

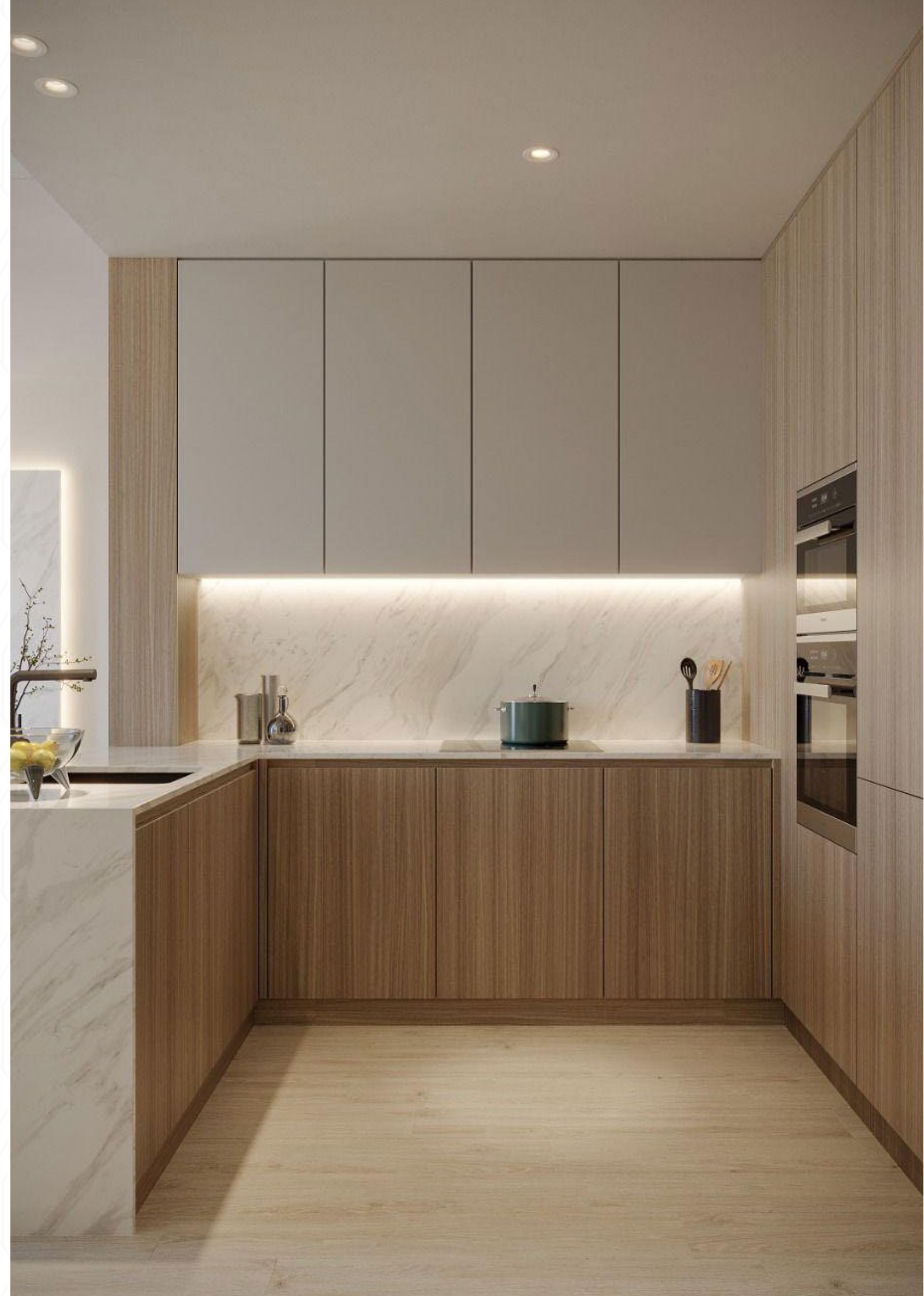
Experience a harmonious blend of modern aesthetics and unmatched comfort. Each space showcases soothing color palettes, clean lines, and refined angles, meticulously crafted to offer a premium lifestyle.





# Interior Specifications

Enter a realm of meticulous design where cutting-edge CM Kitchen appliances and refined Jaguar sanitary fittings redefine sophistication and functionality. Each aspect is carefully crafted to enhance your daily experience, merging luxury with practical elegance.











## Wellness & Leisure Amenities

- Swimming Pool
- Kids' Pool
- State-of-the-art Gym
- Outdoor Games Area
- BBQ Area







# Multi-Purpose Rooftop Amenities

- Badminton
- Basketball
- Pickleball
- Table Tennis
- Zen Garden
- Open Air Theatre
- Yoga Area









# Floor Plans

# 1-Bedroom plus study Apartments

Size Range: 701 Sq Ft - 869 Sq Ft



# 2-Bedroom Apartments

Size Range: 980 Sq Ft - 1,260 Sq Ft





# Floor Plate



# Developer Profile:

DV8  
Developments



DV8 Developments stands at the forefront of the building development industry, combining relentless commitment to excellence with innovative construction practices. Our foundation rests on reliability, integrity, and groundbreaking innovation, attributes that are vividly showcased in our notable projects such as Enaya Residences in JVT, Dubai, and Trafford Residences in Dubai South, Dubai.

We leverage the latest technologies and sustainable practices to push the boundaries of design and construction, ensuring every project not only meets but exceeds industry standards. Our commitment to ethical standards and transparency has built a strong trust with our clients, distinguishing us in a competitive market.

As we move forward, DV8 Developments is dedicated to redefining luxury and enhancing community well-being through our transformative building projects, aiming to set new benchmarks in the industry.

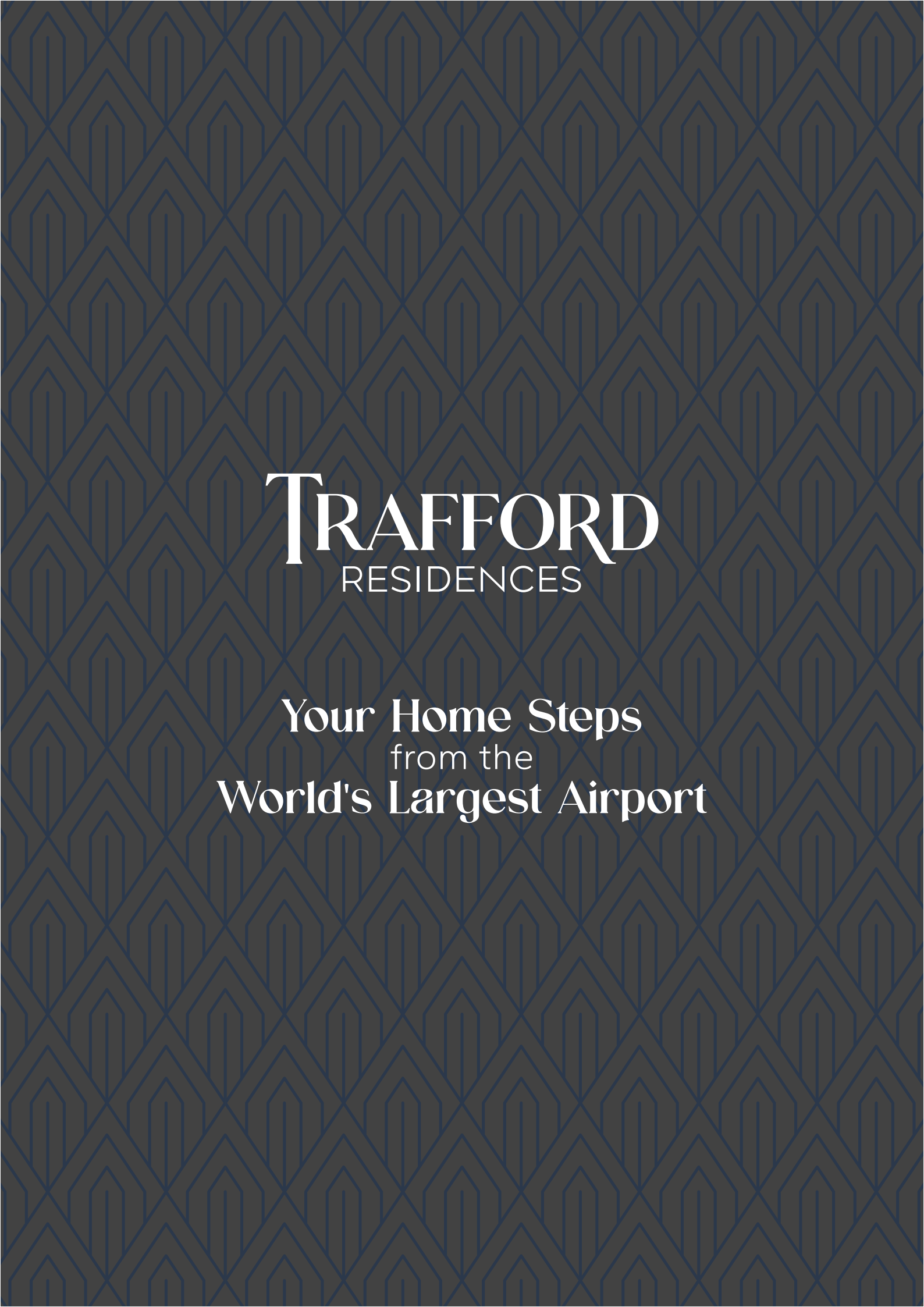
[www.deviat.e.ae](http://www.deviat.e.ae)



# ONE BROKER GROUP

## Exclusive Sales Partner

One Broker Group, the exclusive sales partner for this distinguished development, ensures a seamless buying experience with its deep market insight and unmatched expertise. Rely on their proven track record to guide your purchase of a premium residence with assured confidence.



# TRAFFORD

RESIDENCES

Your Home Steps  
from the  
World's Largest Airport