

# 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 sits on the left, holding a brown paper coffee cup. A woman with long brown hair and a light grey blazer sits in the center, looking towards the right. Another woman is partially visible on the right, also looking towards the center. They are all seated at a table. In the background, other people are blurred, and large windows let in natural light. The overall tone 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

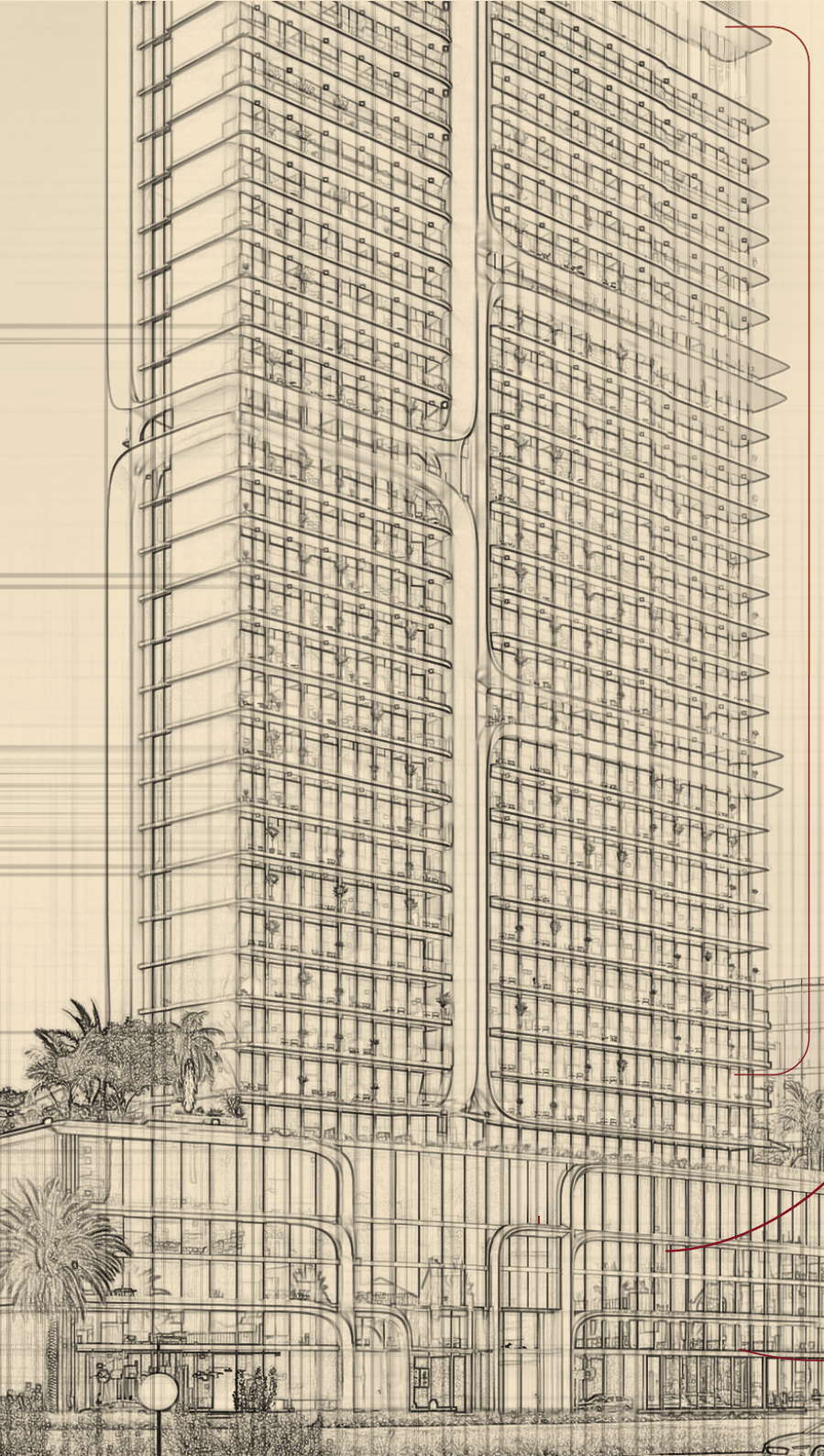
- 2 Min** | Novotel JVT
- 2 Min** | Movenpick Hotel JVT
- 6 Min** | Hotel Local Dubai JVT

### Parks

- 2 Min** | JVT Big Park
- 5 Min** | JVT Community Park







# PROJECT DETAILS

## RESIDENTIAL APARTMENTS FLOOR 1<sup>ST</sup> TO 29<sup>TH</sup>

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

*office space*

PODIUM 1,2,3 & 4

RETAIL  
GROUND FLOOR

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 lounge features a curved bar with a white canopy, surrounded by people. In the foreground, there are several light-colored wooden sofas with cushions and small tables with lit candles. The floor is made of light-colored wood. In the background, a city skyline with many skyscrapers is visible under a cloudy sky. Several tall palm trees are planted around the lounge. To the right, a modern building with glass balconies is partially visible.

VOXA LOUNGE

**FOR YOUR  
SUNDOWNER MEETINGS**





MINI GOLF

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





BEACH POOL

SEAL THE DEAL  
UNWIND IN PEACE



A wide-angle shot 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 weight benches and racks of weights. In the center, a man in a blue shirt and dark shorts stands near a rack. On the right, a man in a black tank top and leggings is running on a treadmill. A large, lush green indoor plant hangs from the ceiling in the center. The gym is well-lit and has a clean, contemporary design.

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.







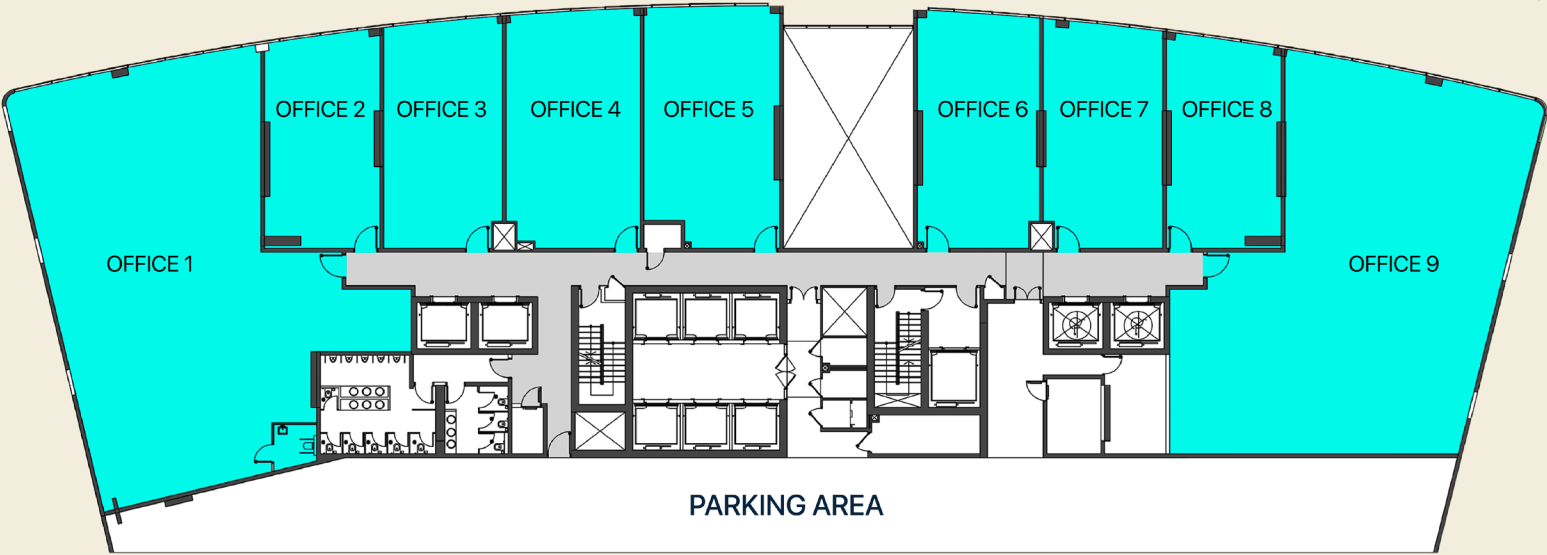
1<sup>ST</sup> PODIUM FLOOR PLAN

FLOOR LAYOUT

Office

Al Khail View ↙

Al Khail View ↗



Marina View ↙

Marina View ↘





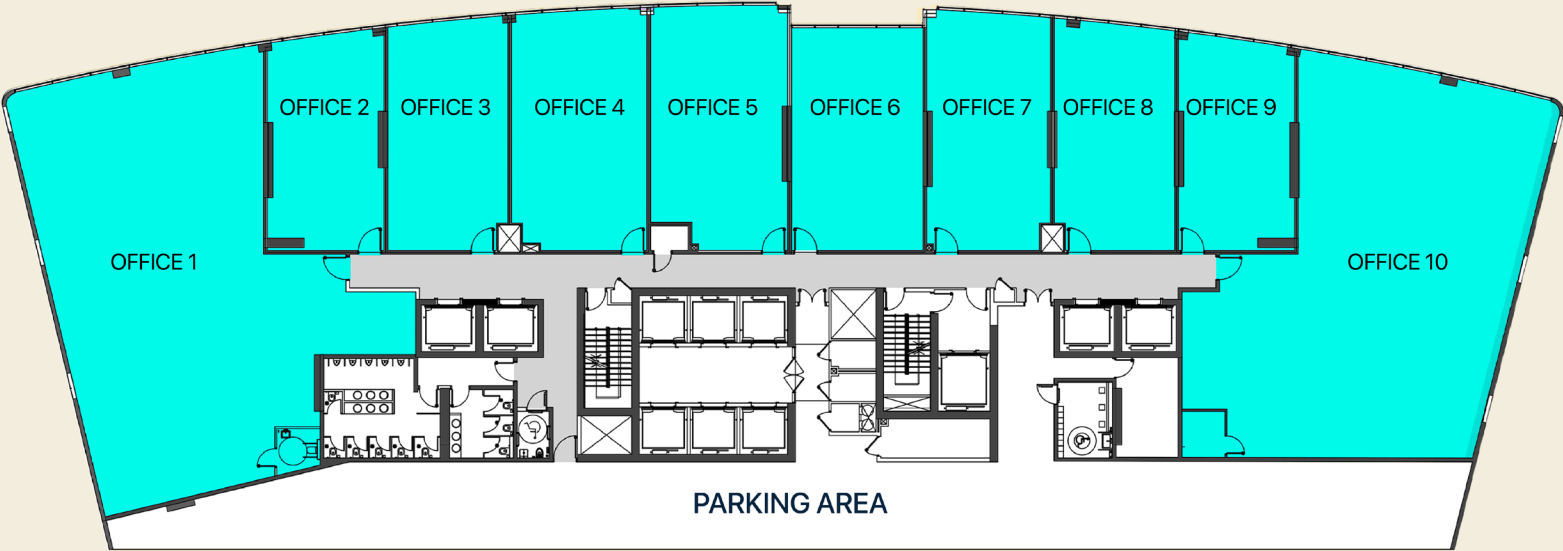
2<sup>ND</sup> PODIUM FLOOR PLAN

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%**

<b>PREMIUM ACCESS TO VOXA CLUB</b>	<b>1%</b> PER MONTH ONLY	<b>6-YEAR</b> PAYMENT PLAN	<b>Q3 2028</b> EXPECTED HANDOVER
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# VOXA

LIFE FINDS ITS VOICE

CORPORATE OFFICE

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

[www.pantheondevelopment.ae](http://www.pantheondevelopment.ae)

 **800-PANTHEON**