



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY

TRIA

BY DEYAAR



# THE NEXT LEVEL OF SUBURBAN LIVING.

BY DEYAAR



1.

THE DEVELOPERS



COMMITTED TO  
TRANSFORMING THE  
SKYLINE OF DUBAI.

# OUR TIMELINE



Founded  
in 2002



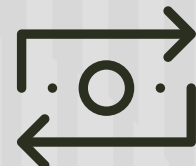
Team  
of 350+



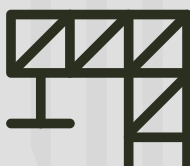
Association with  
Global Experts



AED 412 million  
revenue in 2020



Development Portfolio  
of 20 million sq.ft.



Strategy  
Dubai Focused



#1 Developer by  
Residential Sales



18 residential, 7 commercial  
3 hospitality & 1 Mixed used projects



# VALUES THAT SET US APART

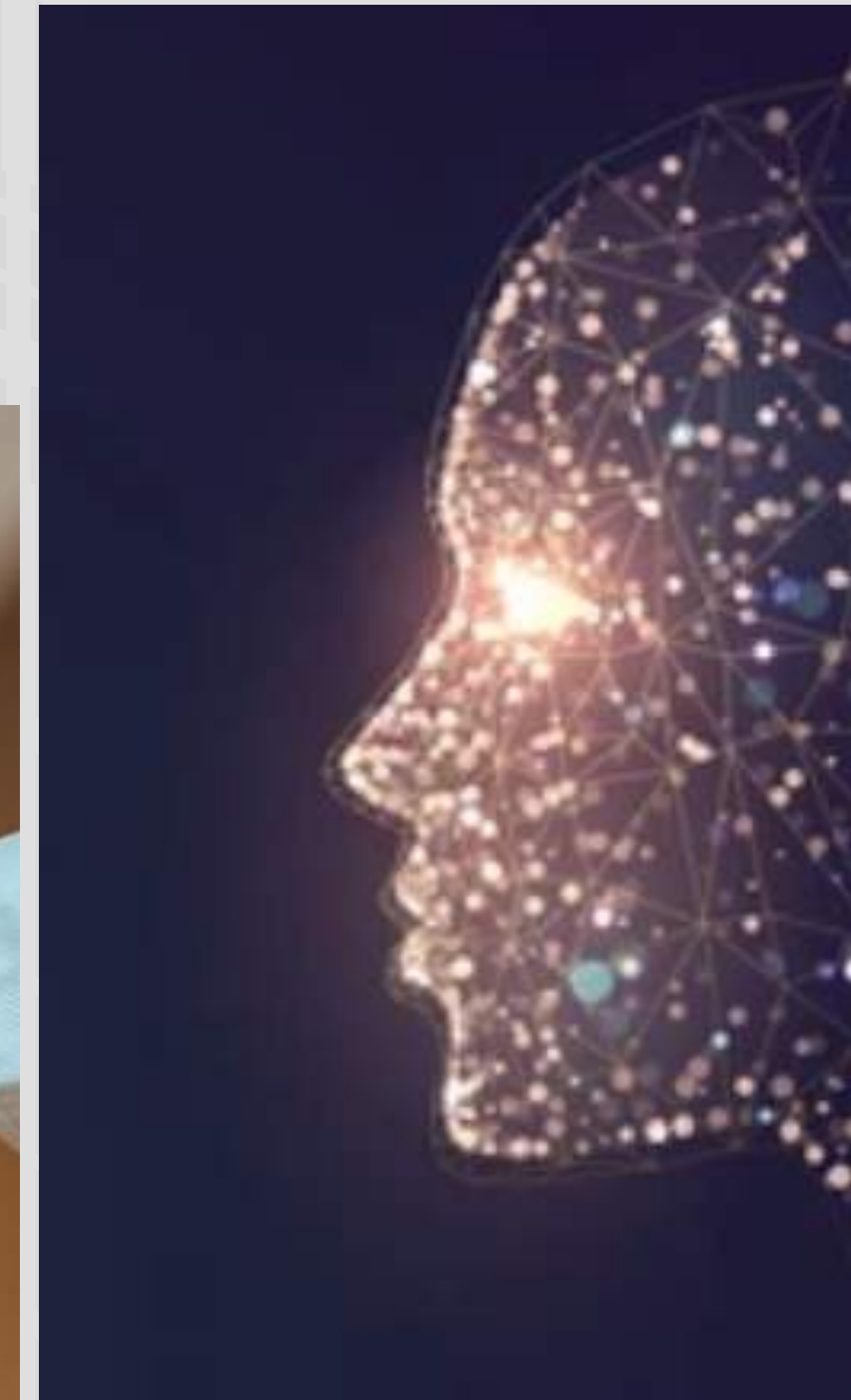
ETHICAL AND  
TRANSPARENT



TRUSTWORTHY  
AND RELIABLE

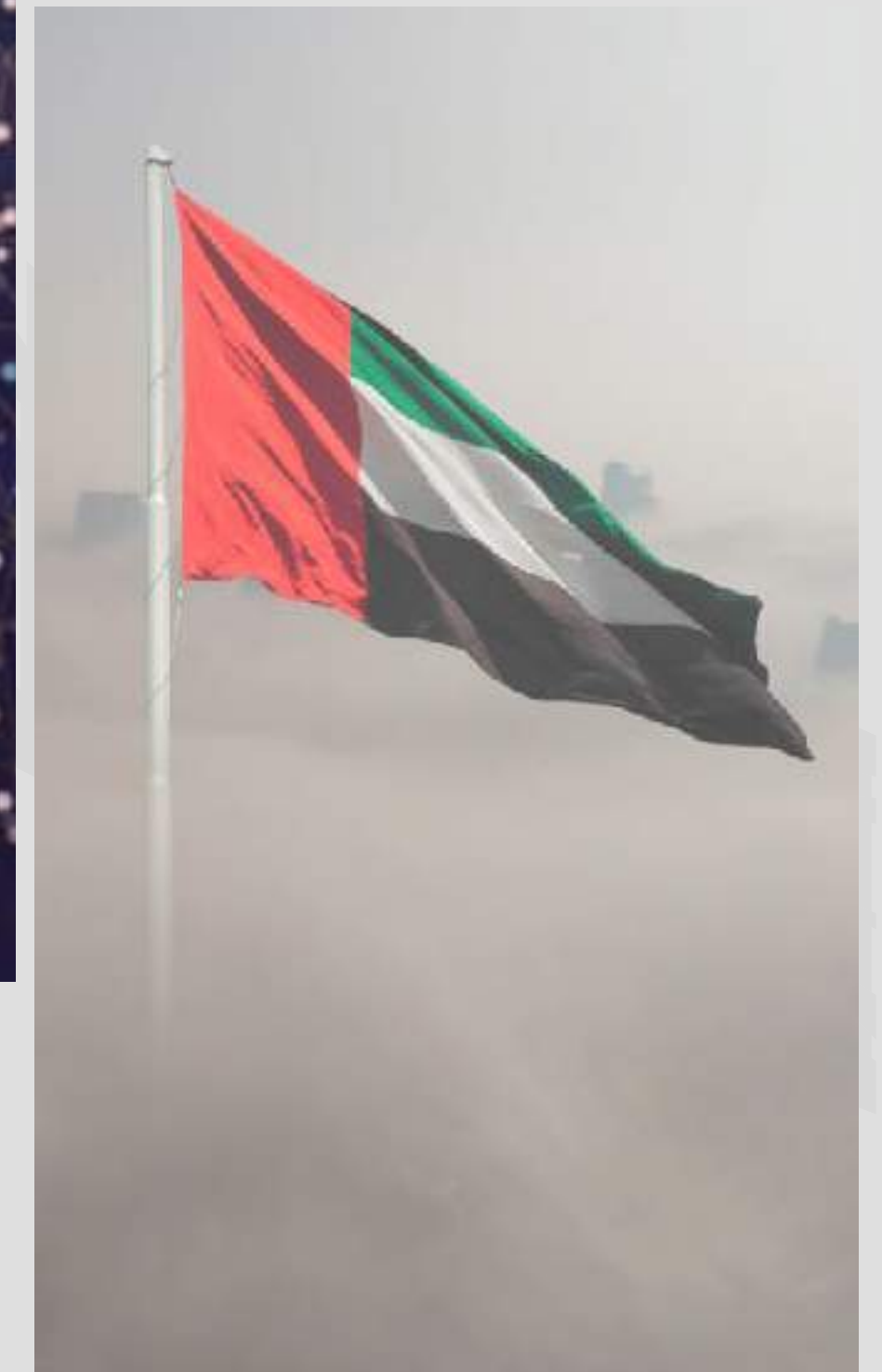


ENTERPRISING  
AND AGILE



QUALITY AND  
VALUE CONSCIOUS

COMMITTED TO THE  
TRANSFORMATION OF  
THE UAE



# OUTSTANDING ACHIEVEMENTS

1. AED 5.788  
BILLION IN  
CAPITAL

3. THREE  
HOSPITALITY  
PROJECTS

MORE THAN  
20 MILLION SQ.FT.  
2. OF DEVELOPMENT

PUBLICLY LISTED  
IN DUBAI FINANCIAL  
4. MARKET SINCE 2007



# MAJOR DEVELOPMENTS



Midtown  
By Deyaar



The Atria  
By Deyaar



Mont Rose  
By Deyaar



Central Park  
By Deyaar



Bella Rose  
By Deyaar



# TOTAL AREAS



2007-2010

5,438,271  
Sq.Ft

2011-2013

5,232,272  
Sq.Ft

2014-2017

5,648,966  
Sq.Ft

2018-2020

5,133,514  
Sq.Ft

# HOSPITALITY & RETAIL



Millennium Atria



Millennium Al Barsha



Millennium Mont Rose

# 2.

LOCATION & NEIGHBOURHOOD



PERFECTLY POSITIONED  
IN DUBAI'S MOST  
COVETED ADDRESS



# DUBAI, THE CITY OF TOMORROW.



# AN EVER-GROWING ECONOMY

5.5% Economic Growth  
In 2021

Source: Khaleej Times - Feb 2022

As of Q1 2022:

46.2% increase in Secondary Market Sales  
64% increase in secondary market value  
44% increase in Off Plan Sales  
73.6% increase in Off Plan Market value

AED 18.2B

Recorded Total Sales  
in April 2022.

100% Hotel  
Capacity

Dubai allows full hotel  
occupancy

Remote Work Visa

New relaxed visa rules for  
remote workers



755

Number of  
Hotels

7.28M

Total International  
Visitors in 2021

Golden Visa

10-Year Residency Visa for  
Investors and Specialists

24th

Rank in the Global Quality of  
Life Index

4.5 Workweek

Friday afternoon, Saturday &  
Sunday forming the new  
weekend

76.5%

Companies in Dubai had  
boosted business due to  
Expo 2020

905,200 Jobs

Created by Expo 2020  
according to E&Y

Citizenship

UAE is allowing citizenship to  
foreigners since 2021 upon  
nomination.

36th

Ranking on JLL's Real Estate  
Transparency

8th

Dubai ranks 8th on the global  
safe city index by Numbeo.

0%

- Personal Income Tax
- Rental Income Tax
- Capital Gain Tax

# DUBAI SILICON OASIS, A SERENE ESCAPE FROM THE PULSING CITY

- Community living with ample greenery and verdant landscapes.
- Array of F&B, entertainment and recreational activities.
- Connected by Sheikh Mohammed bin Zayed Road and Al Ain Road.
- 20-minutes to Dubai International Airport and Downtown.
- Close to Dubai Outlet Mall.
- Close to Dubai International Academic City.
- Perfect mix of commercial, residential and educational institutions
- Home to Dubai Technology Park and Dubai Silicon Headquarters Building.



# DUBAI SILICON OASIS & DUBAI 2040 VISION

A timeless oasis, in perfect harmony.

Dubai Silicon Oasis is one of the futuristic precincts included in the Dubai 2040 vision upon which massive transformations, progressions and community developments shall occur.



- Enhanced environmental sustainability.
- People-centric and wide range of lifestyle facilities.
- Future-Proof Destination aligned with Dubai 2040 Vision.
- Ample green leisure areas and public parks.
- A healthy and inclusive community for residents and visitors.
- An eclectic array of F&B and recreational amenities.



# Dubai Silicon Oasis Neighbourhood Map

## Hotels

1. Armani Hotel Dubai
2. The Address Hotel Dubai
3. Ritz Carlton (DIFC)
4. Four Seasons (DIFC)

## Leisure

5. Dubai Water Canal
6. City Walk & Box Park
7. Meydan Grand Stand
8. IMG World of Adventures
9. Global Village

## Sports and Golf Courses

10. Dubai Autodrome
11. Dubai Polo and Equestrian Club
12. Jumeirah Golf Estates Club House
13. Hamdan Sports Complex

## Malls

14. Dubai Mall
15. Meydan One Mall
16. Outlet Mall

## Art & Culture

17. D3 (Dubai Design District)
18. Museum of the Future
19. Dubai Opera

## Parks

20. Safa Park
21. Ras Al Khor Wild Life Sanctuary
22. Silicon Oasis Lake
23. Silicon Oasis Park
24. Dubai Butterfly Garden

## Education

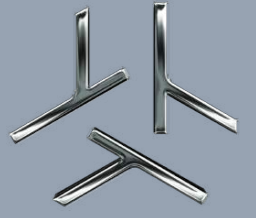
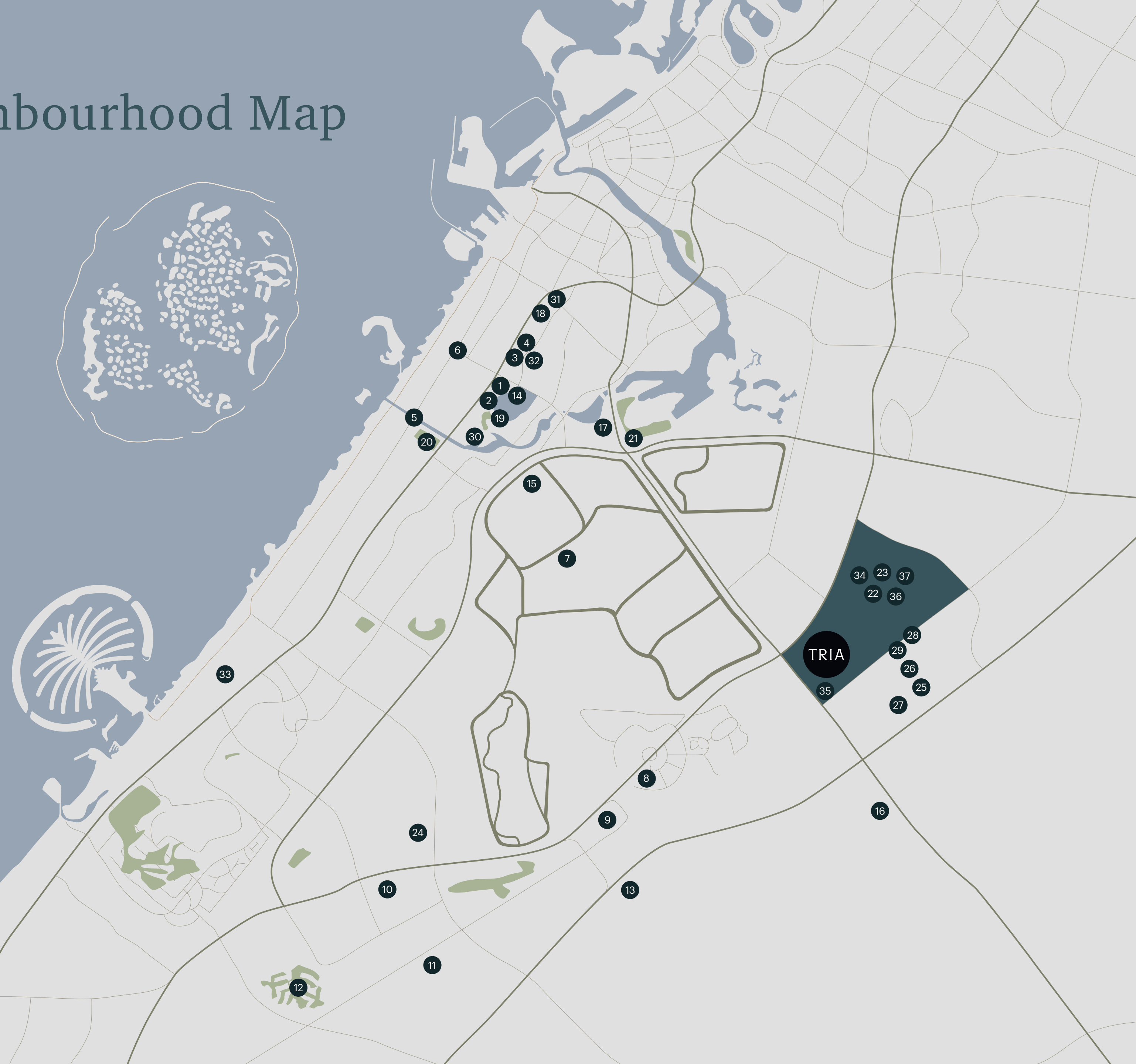
25. Dubai International Academic City
26. Ghurair University
27. German International School Dubai
28. Curtin University Dubai
29. American University in the Emirates

## Commercial

30. Business Bay
31. Dubai World Trade Center & Exhibition
32. Dubai International Financial Centre
33. Dubai Internet City & Media City

## Healthcare

34. Fakeeh University Hospital
35. Health Hub Clinic
36. Aster Medical Clinic
37. Medicare Polyclinic





# Dubai Silicon Oasis Neighbourhood.

## Education

1. Curtin University Dubai
2. American University in the Emirates
3. The British University in Dubai
4. UK College of Business and Computing
5. French Fashion Institute Esmod Dubai
6. Amity University
7. Emirates Aviation University
8. Rochester Institute of Technology Dubai
9. Manipal Academy of Higher Education
10. University of Birmingham Dubai

## Healthcare

11. Fakeeh University Hospital
12. Health Hub Clinic
13. Aster Medical Clinic
14. Medicure Ployclinic
15. Magnum Clinic Dubai
16. Ayurmana Ayurveda & Panchakarma Center

## Hotels

17. Radisson Red Hotel
18. Radisson Blu Residences
19. Premier Inn Dubai Silicon Oasis

## Leisure

20. Souq Extra
21. Silicon Oasis Avenue Mall
22. Silicon Oasis Lake
23. Silicon Oasis Park
24. North Park

## Dance Schools

25. 815 Dance Training Centre
26. Transformers Dance Studio
27. Aura Academy of Arts
28. Melodica Music & Dance Institute
29. House of Dance Dubai

## Commercial

30. Dubai Technology Entrepreneur Campus
31. Porsche Middle East and Africa
32. Axiom Telecom Headquarters
33. HCC Middle East
34. RAK Bank Headquarters
35. Dubai Silicon Headquarters Terminus
36. Dubai Silicon Oasis Authority Headquarters
37. Dubai International Academic City

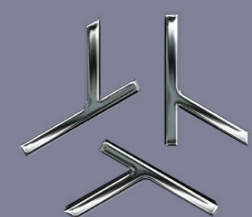
## F&B

38. Jones the Grocer
39. Kana Café and Lounge
40. OuiBar + Terrace
41. Red Roof
42. Projecto Acai Silicon Oasis
43. Little Bangkok
44. Il Forno Italian Restaurant
45. Buns & Cones
46. The Monk
47. Mr. Toad's Pub & Kitchen Silicon Oasis
48. Russo's New York Pizzeria
49. Filli Cafe
50. Starbucks



3.

TRIA BY DEYAAR



A MODERN AND  
ECLECTIC NEW  
WORLD FOR LIVING.

# OVERVIEW

Welltech smart homes promote eco-living solutions.

World-class wellness amenities at the podium recreational deck.

3-Winged building located at the entrance of Dubai Silicon Oasis.

Studios, 1-, 2-, and 3- bedroom apartments and duplexes, podium townhouses and ultra-luxe penthouses.

Elegant interiors with smart open layouts that promote maximum airflow and ventilation.

Elegant finishing in studios, 1- and 2-bedroom apartments

Views of the Dubai Silicon Oasis Headquarters, Dubai skyline, and scenic parklands.

Premium finishing in 3-bedroom apartments, duplexes and townhouses.



# WHY TRIA?

✓ WELLTECH SMART HOMES WITH ECO-LIVING SOLUTIONS.

✓ GREAT INVESTMENT OPPORTUNITY

✓ MODERN COMMUNITY LIVING IN THE SUBURBS

✓ A TRANQUIL ADDRESS WITH EXCELLENT CONNECTIVITY

✓ LOCATED IN THE FUTURISTIC PRECINCT OF DUBAI SILICON OASIS- ALIGNED WITH DUBAI 2040 VISION.

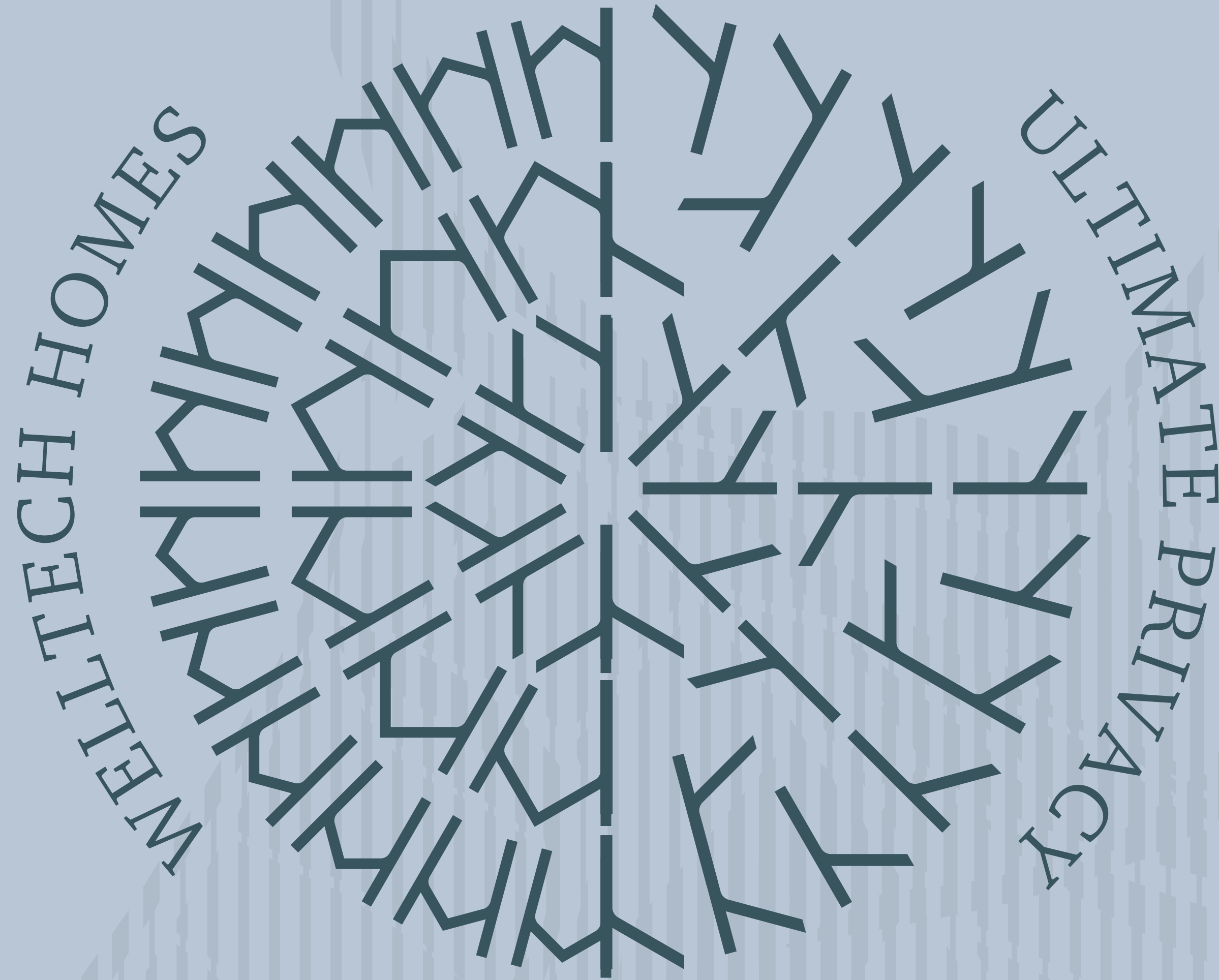
✓ BEAUTIFUL VIEWS



# WHY TRIA?



The tower features meticulously designed interiors with Welltech homes and bespoke details to create a boundless sense of space.



Tria offers residents ultimate privacy in the picturesque suburban vicinity of Dubai Silicon Oasis, a liveable community away from the hustle and bustle of the city.

GET AWAY FROM IT ALL, WHILE STAYING CONNECTED

# PERFECTLY CURATED HOMES, JUST FOR YOU.

The homes at Tria are integrated with home automation for enhanced security, maximum convenience and greater flexibility.



1. MODERN  
COMMUNITY  
LIVING

3. CONTEMPORARY  
INTERIORS &  
EXTERIORS

5. CUSTOMER  
ENHANCING  
LIFESTYLE

2. WELLTECH  
SMART  
HOMES

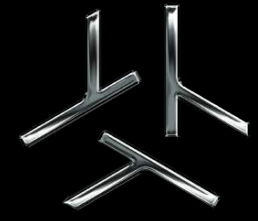
4. HOMES WITH  
KEYLESS  
ENTRY

# FRONT ELEVATION

SKYLINE OVERVIEW

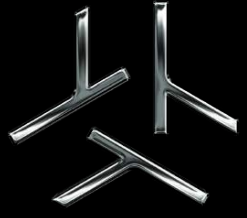


# FRONT ELEVATION AT NIGHT

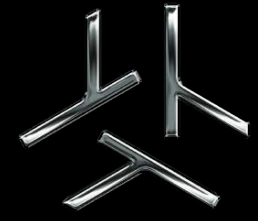




# TOP DOWN VIEW



# FRONT ELEVATION AT DUSK



# CORONATION & VIEWS



4.

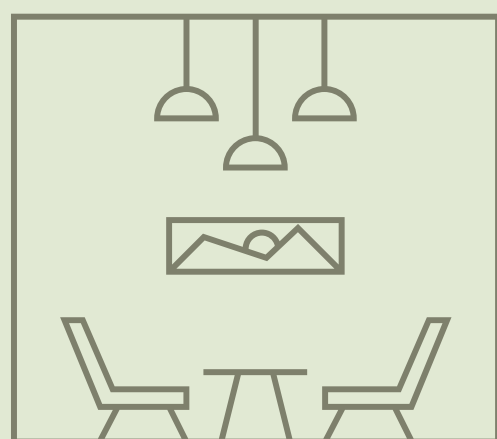
ATMOSPHERIC INTERIORS



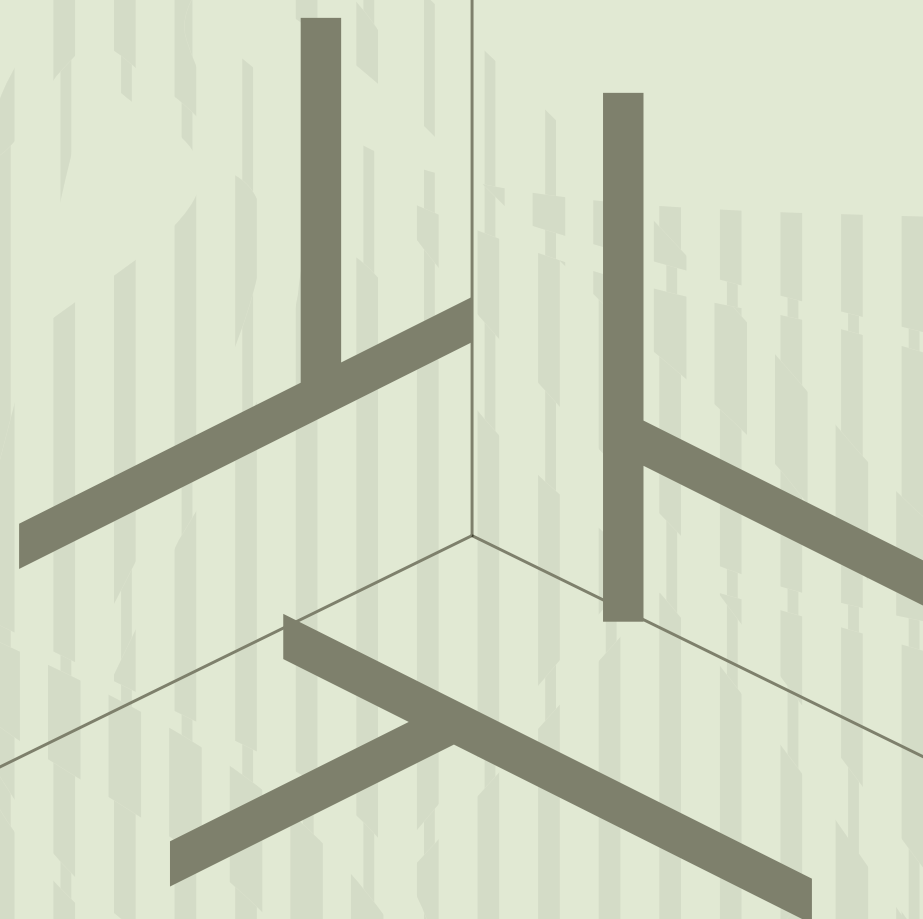
SPECTACULAR  
HOMES WITH AN  
ELEVATED ALLURE.

# ROOTED IN EXPRESSIVE DESIGN

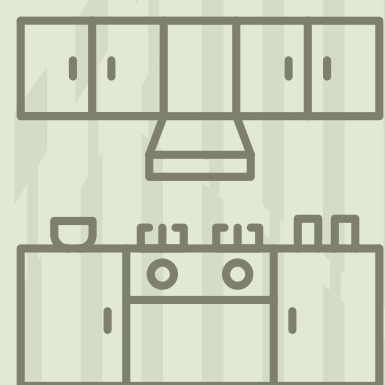
HIGH-CLASS  
FINISHINGS & LAYOUTS



SMART HOME  
TECHNOLOGY



BRANDED BUILT-IN  
APPLIANCES



# FUTURE-PERFECT SMART HOMES

- Keyless Entry
- Home automation controlled via tablets and mobile phones
- Blinds and curtain automation provisions
- Smart lighting solutions
- Air condition control solutions
- Air condition control systems
- Air filtration system
- Brand built-in appliances



# RESIDENTIAL TYPOLOGY

Unit Type	Size (Sq. ft.)
Studios	440-485
One-Bedroom	775-805
Two-Bedroom	1255-1245
Three-Bedroom	1770
Three-Bedroom Duplexes	2200
Podium Townhouses	2325-2600
Penthouses	2885-3215



# INTERIOR FINISHES

## Studios, 1 and 2 bedroom apartments

The distinct interior features of studios, 1 and 2 bedroom apartments comprise:

- Abundant sunlight penetrating the floor-to-ceiling glass windows.
- generous living spaces and oversized bedrooms.
- Breathtakingly premium finishes.
- A profound sense of grandeur.
- Large windows and efficient layouts.
- Well-being is redefined to a newer level.



## 3 Bedroom, Duplex, Townhouses:

The distinct interior features of 3 Bedroom, Duplex, Townhouses comprise:

- Sophisticated living experience with oversized windows and flexible layouts- solely designed for a cultured audience.
- The penthouses are ultra-luxe homes that celebrate light, space and a sense of calm.
- The acoustic glazing on the expansive glass windows of the townhouses and penthouses profoundly contextualises the interiors.



# STUDIO BEDROOM



# 1BR LIVING & KITCHEN



# 1 BEDROOM MASTER



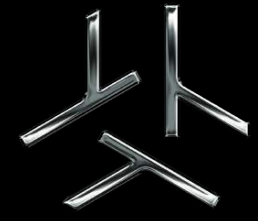
# 2 BEDROOM CORNER



# 3 BEDROOM LIVING ROOM



# BATHROOM



# LIVING WITH BALCONY

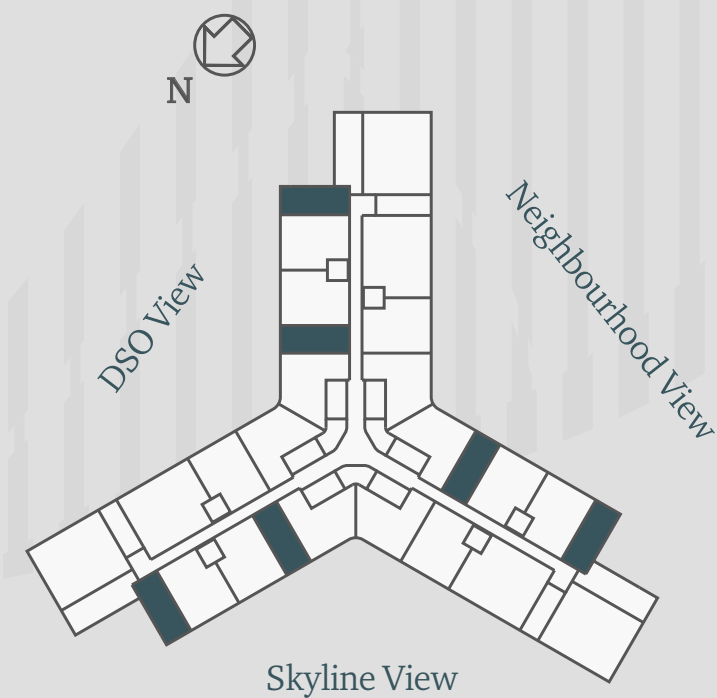


# STUDIO

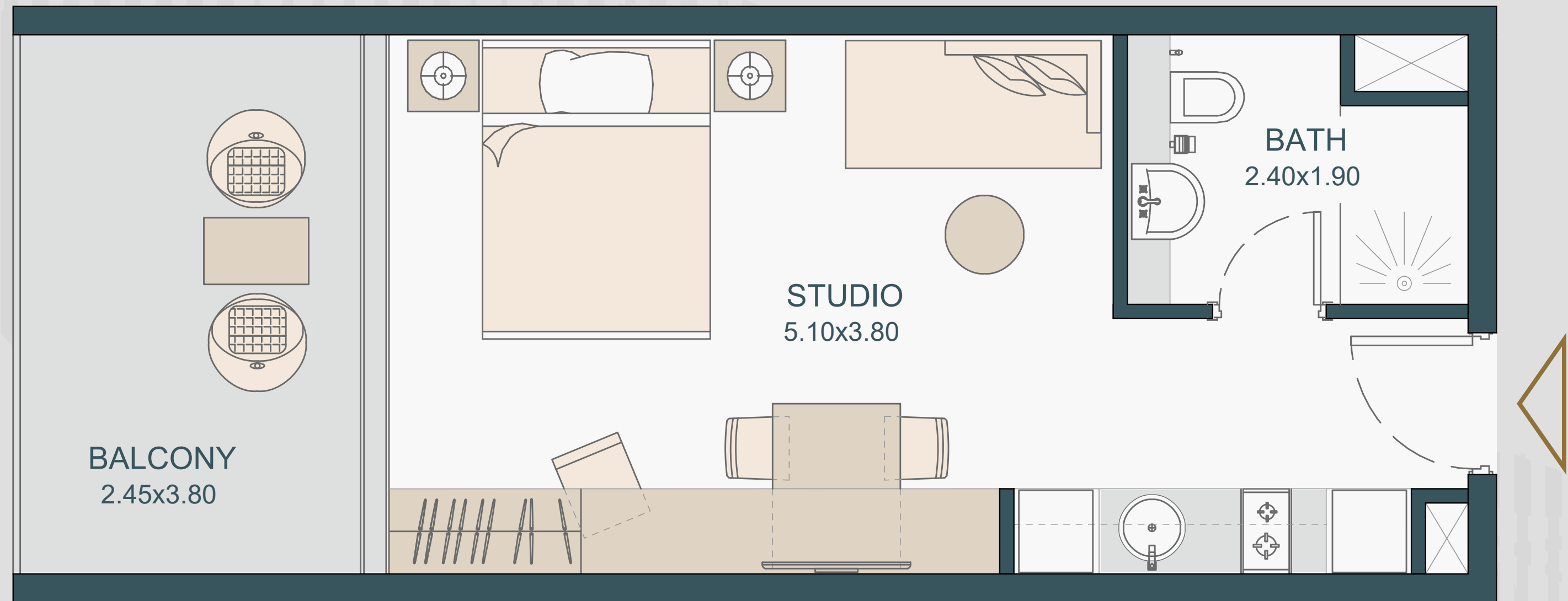
## 440 SQ.FT.

### Type A

Internal Area: 333 Sq.Ft.  
 Balcony Area: 107 Sq.Ft.  
 Total: 440 Sq.Ft.



Available on 2nd to 21st floor



All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.



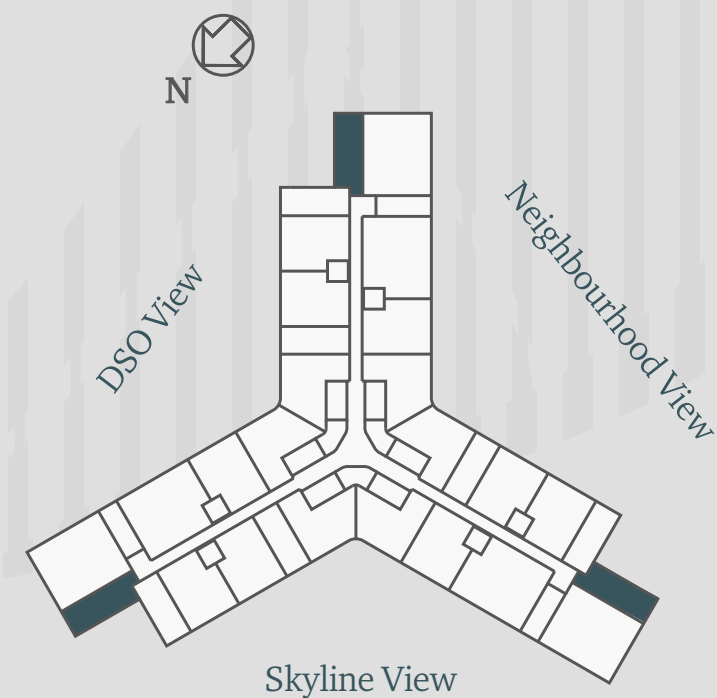
# STUDIO 485 SQ.FT.

## Type B

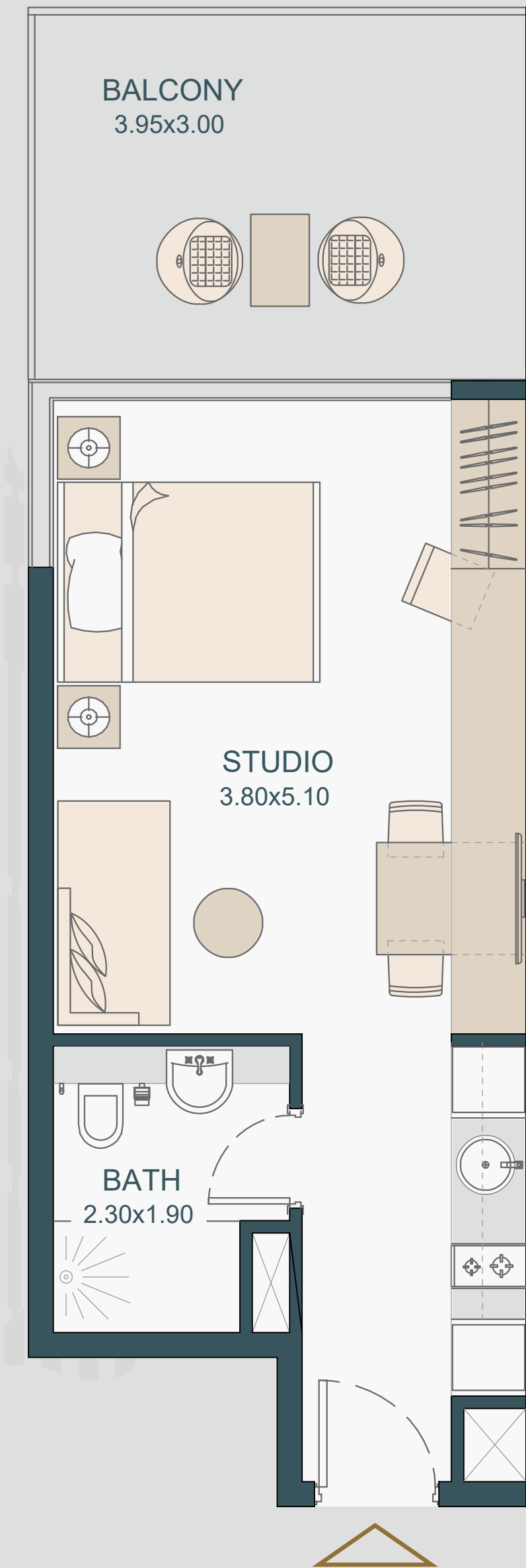
Internal Area: 353 Sq.Ft.

Balcony Area: 132 Sq.Ft.

Total: 485 Sq.Ft.



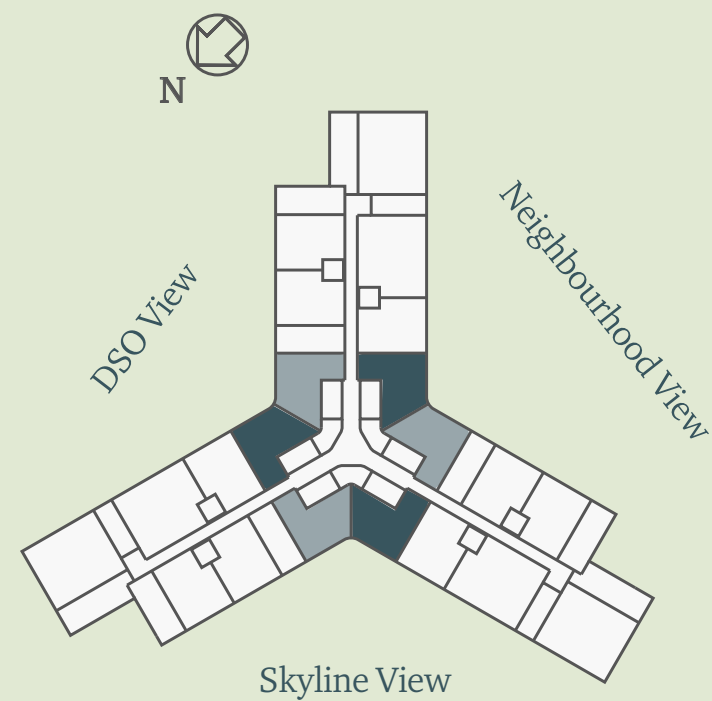
Available on 2nd to 21st floor



# 1 BEDROOM 775 SQ.FT.

## Type A

Internal Area: 680 Sq.Ft.  
Balcony Area: 95 Sq.Ft.  
Total: 775 Sq.Ft.



Available on 2nd to 21st floor



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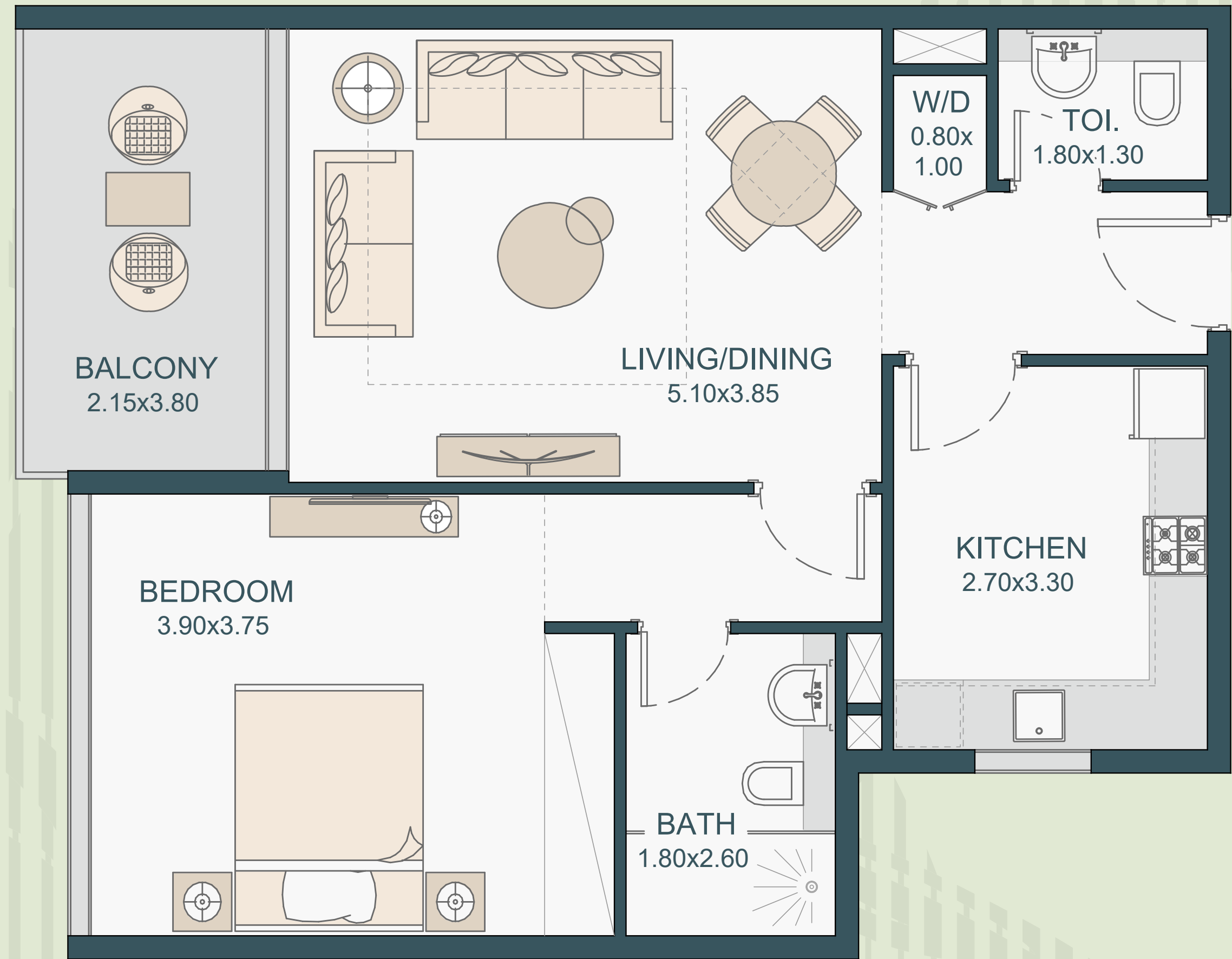
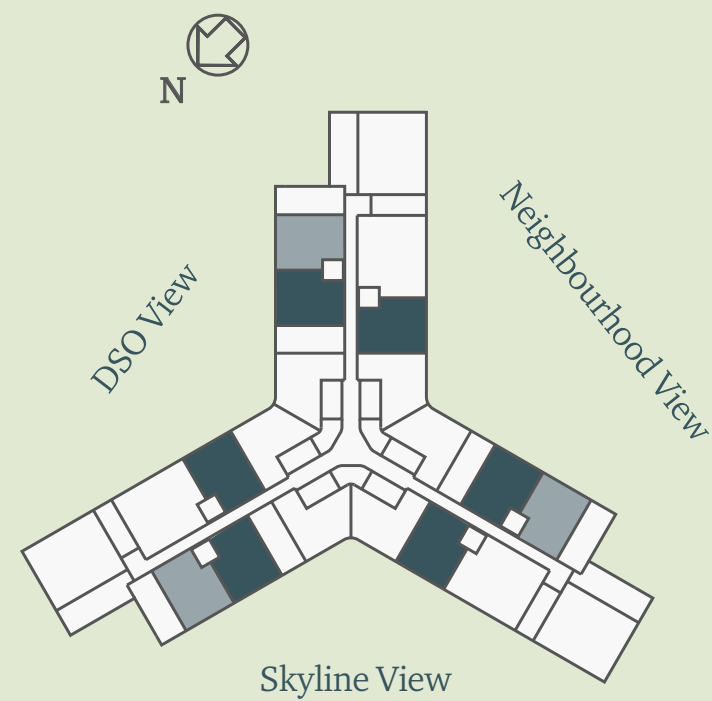
# 1 BEDROOM 805 SQ.FT.

## Type B

Internal Area: 711 Sq.Ft.

Balcony Area: 94 Sq.Ft.

Total: 805 Sq.Ft.



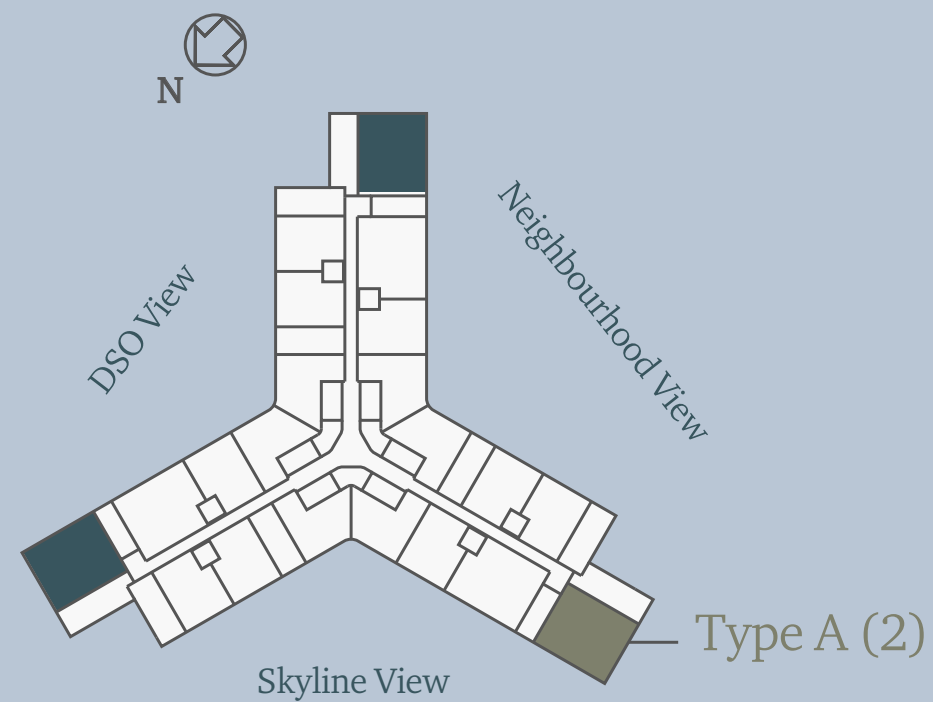
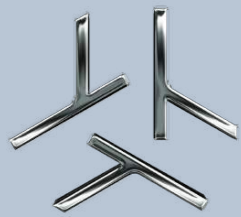
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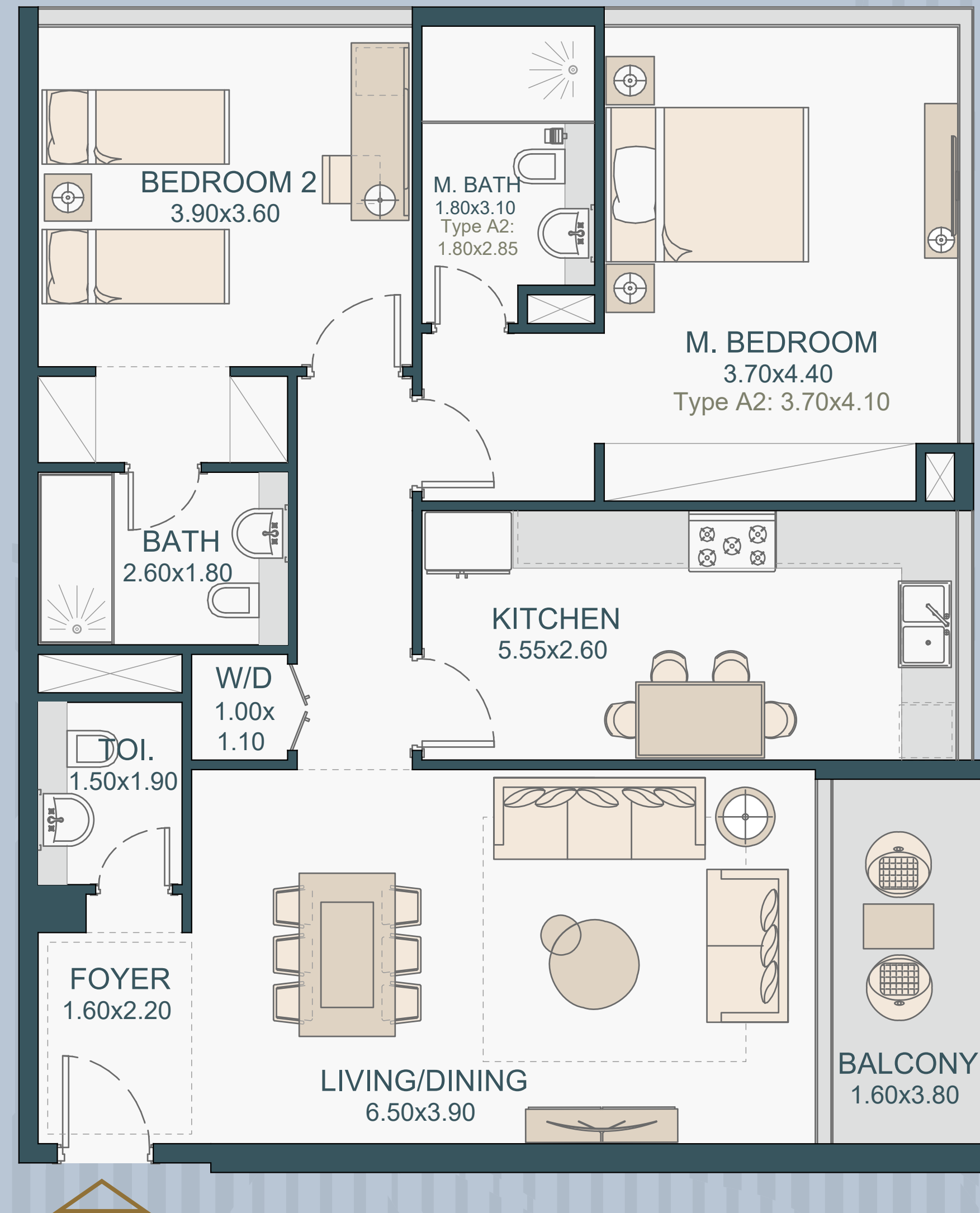
# 2 BEDROOM 1,255 SQ.FT.

## Type A

Internal Area: 1184 Sq.Ft.  
Balcony Area: 71 Sq.Ft.  
Total: 1255 Sq.Ft.



Available on 2nd to 21st floor

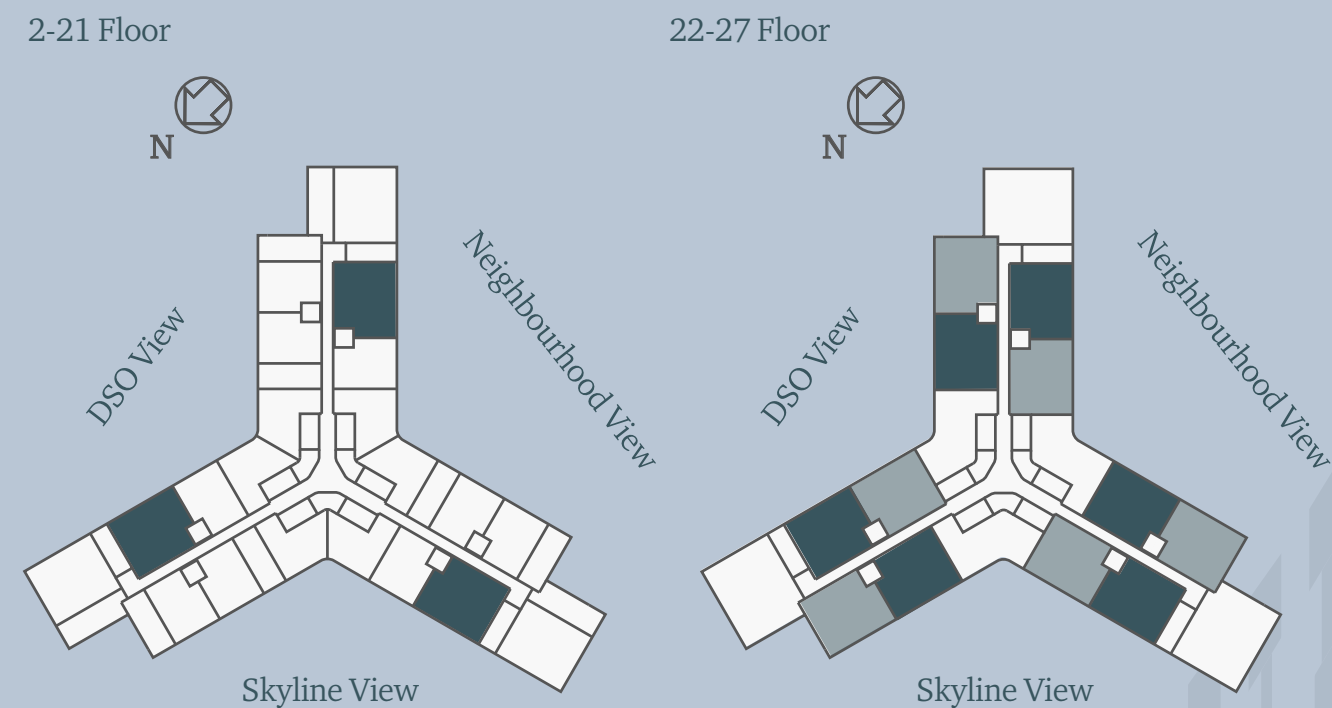


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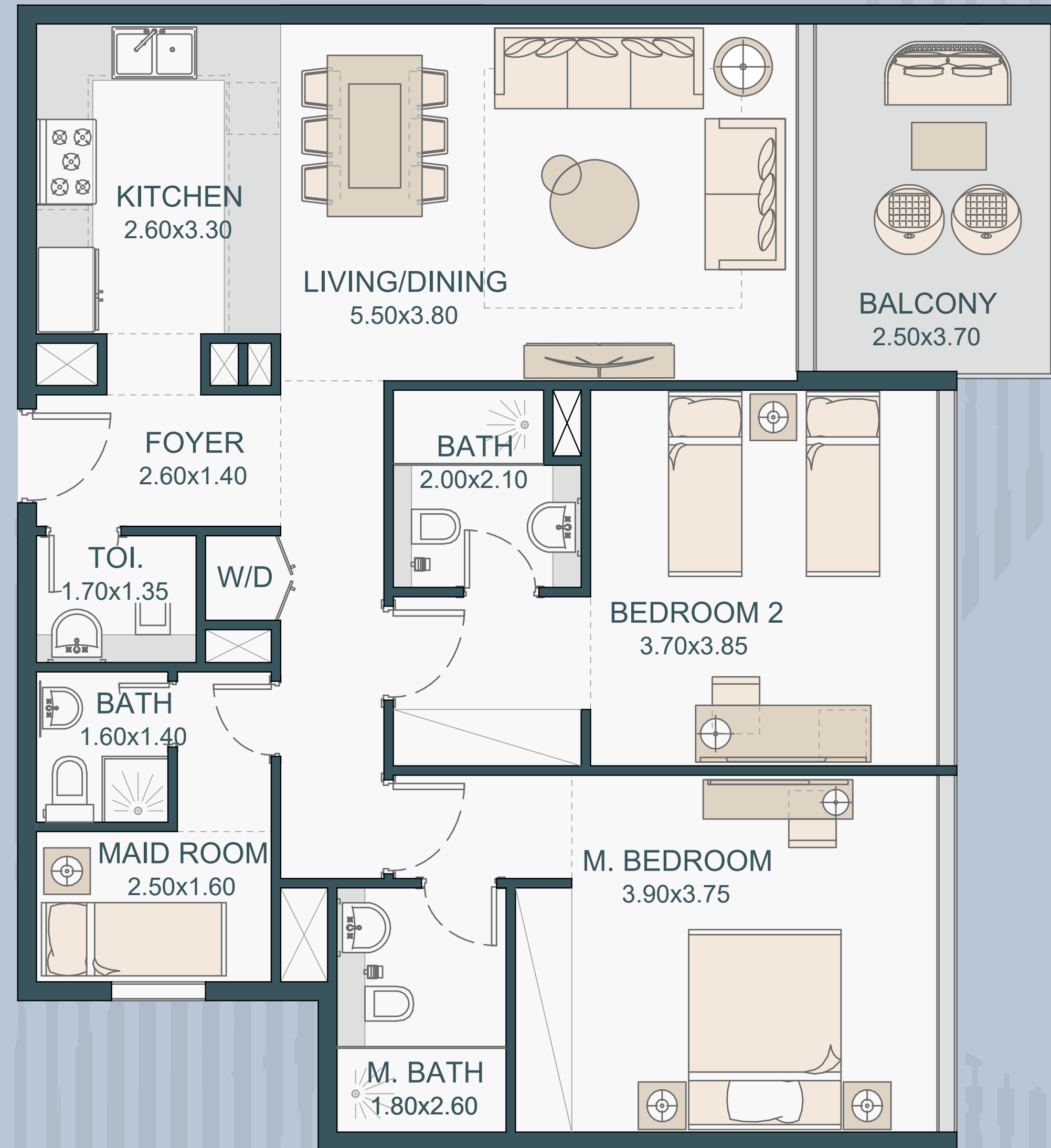
# 2 BEDROOM 1,245 SQ.FT.

## Type B

Internal Area: 1138 Sq.Ft.  
Balcony Area: 107 Sq.Ft.  
Total: 1245 Sq.Ft.



Available on 2nd to 27th floor



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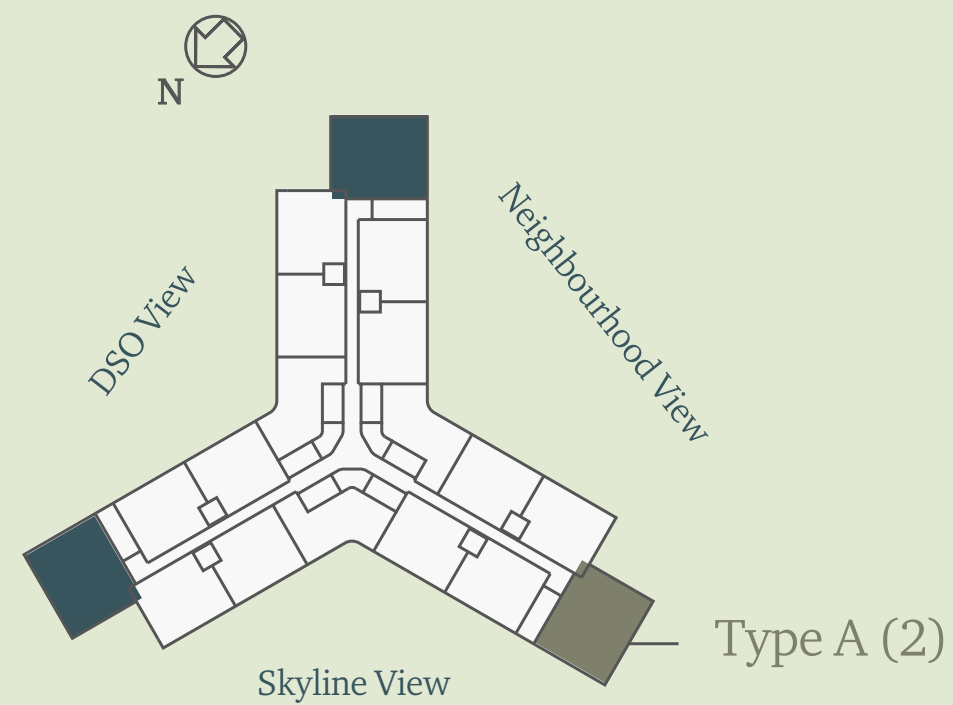
# 3 BEDROOM 1,770 SQ.FT.

## Type A

Internal Area: 1641 Sq.Ft.

Balcony Area: 129 Sq.Ft.

Total: 1770 Sq.Ft.



Available on 22nd to 28th floor



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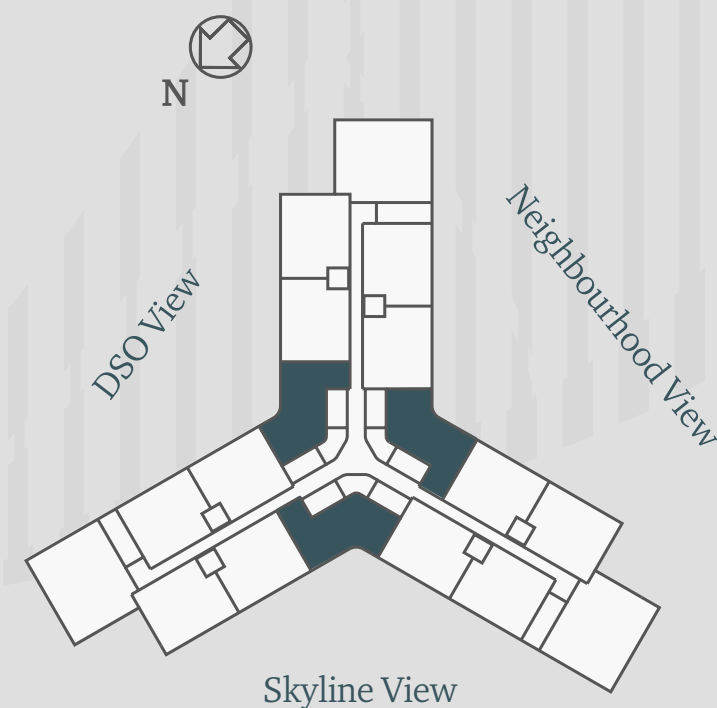
# 3 BEDROOM DUPLEX 2,200 SQ.FT.

## Type A

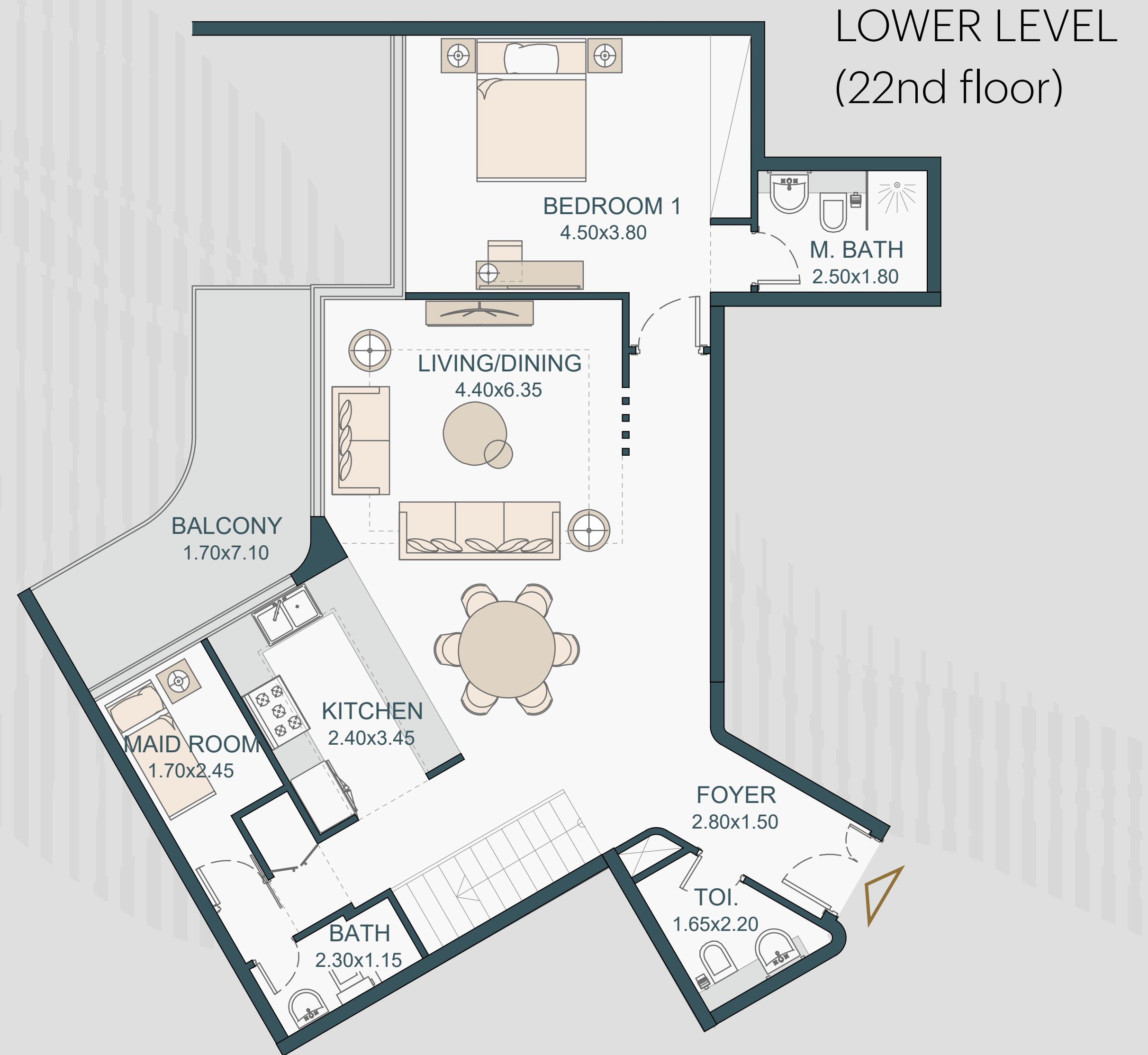
Internal Area: 2067 Sq.Ft.

Balcony Area: 133 Sq.Ft.

Total: 2220 Sq.Ft.



Available on 22nd to 27th floor

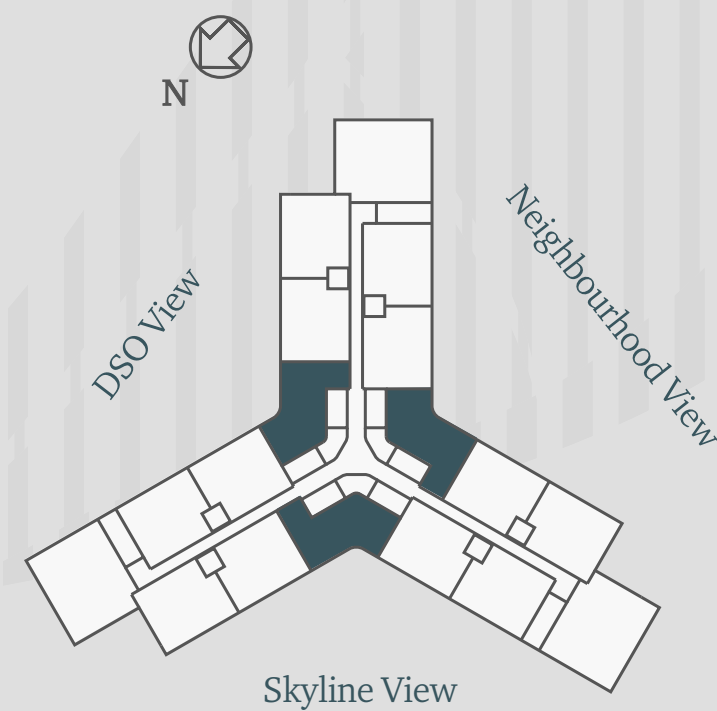


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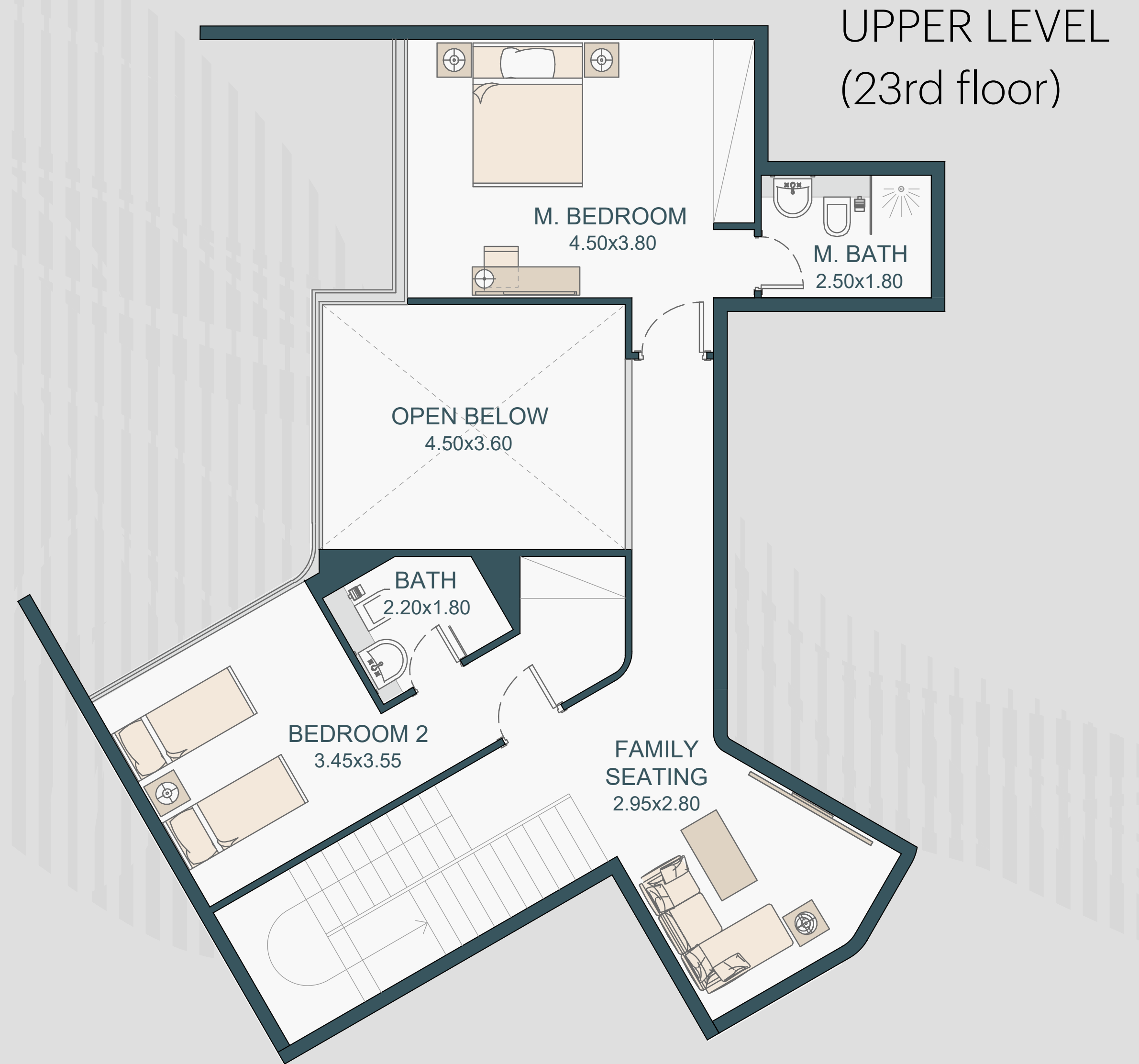
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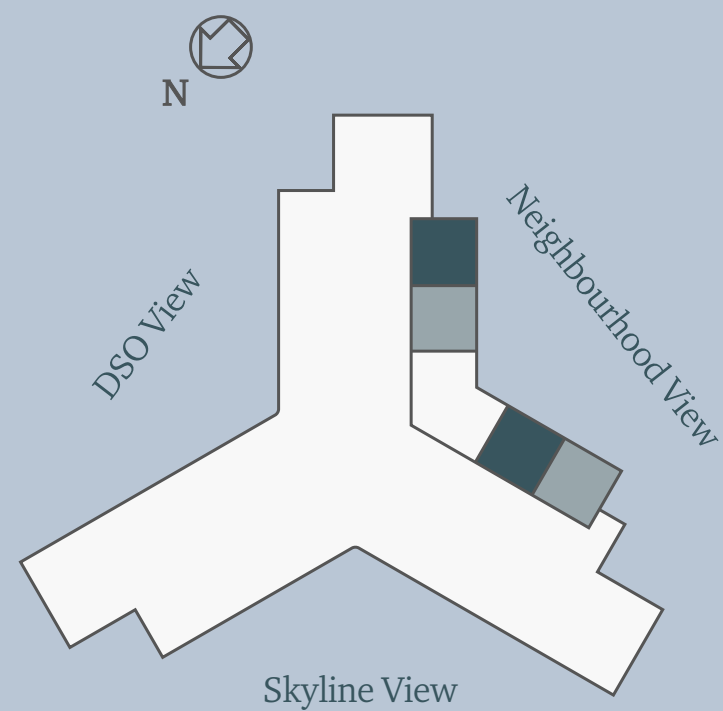


# 3 BR - TOWNHOUSE

## 2,325 SQ.FT.

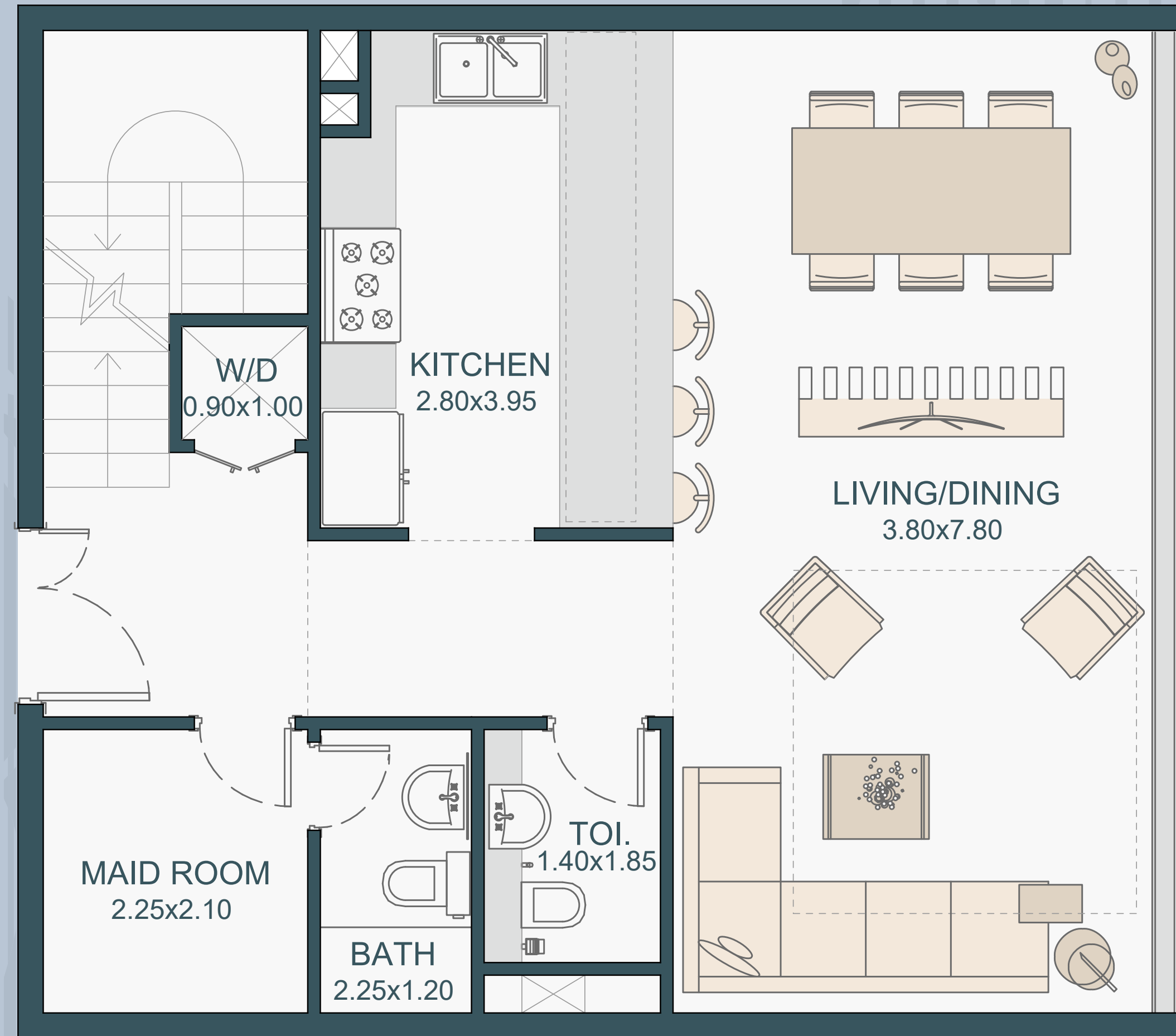
### Type A

Internal Area: 2104 Sq.Ft.  
 Balcony Area: 221 Sq.Ft.  
 Total: 2325 Sq.Ft.



Available on 2nd, 3rd podium & 1st floor

### ENTRANCE LEVEL (3rd podium)

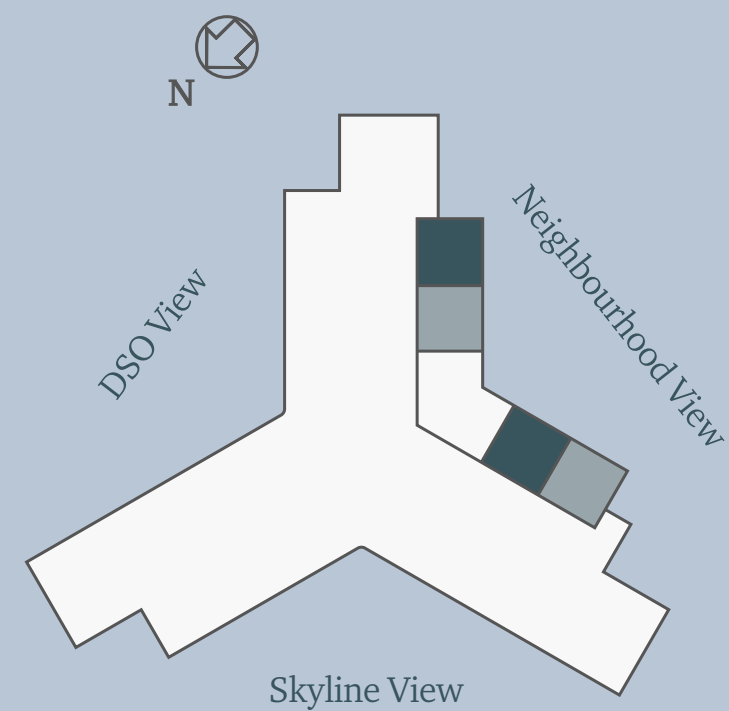


All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.

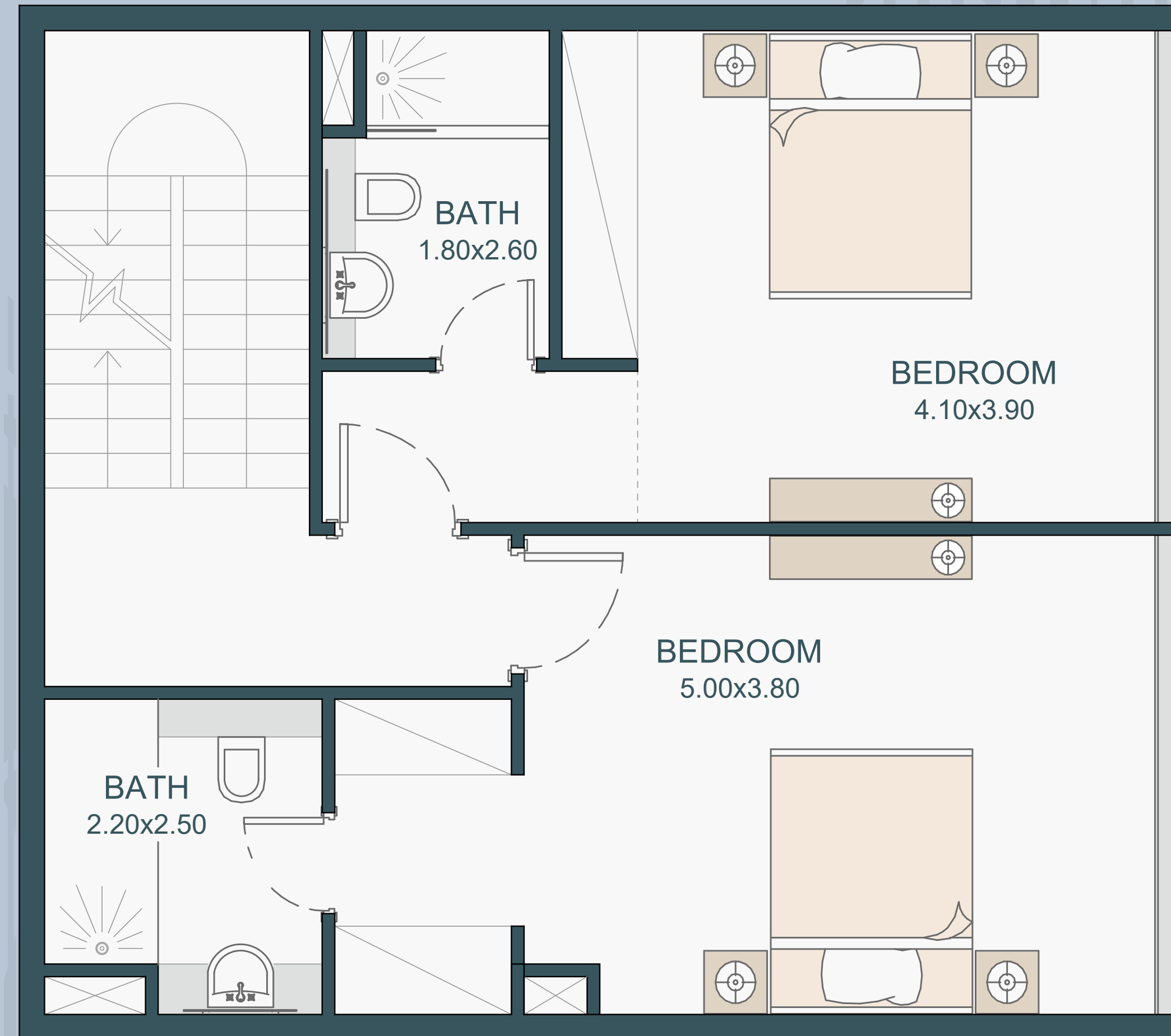
# 3 BR - TOWNHOUSE 2,325 SQ.FT.

## Type A

Internal Area: 2104 Sq.Ft.  
Balcony Area: 221 Sq.Ft.  
Total: 2325 Sq.Ft.



LOWER LEVEL  
(2nd podium)



Available on 2nd, 3rd podium & 1st floor

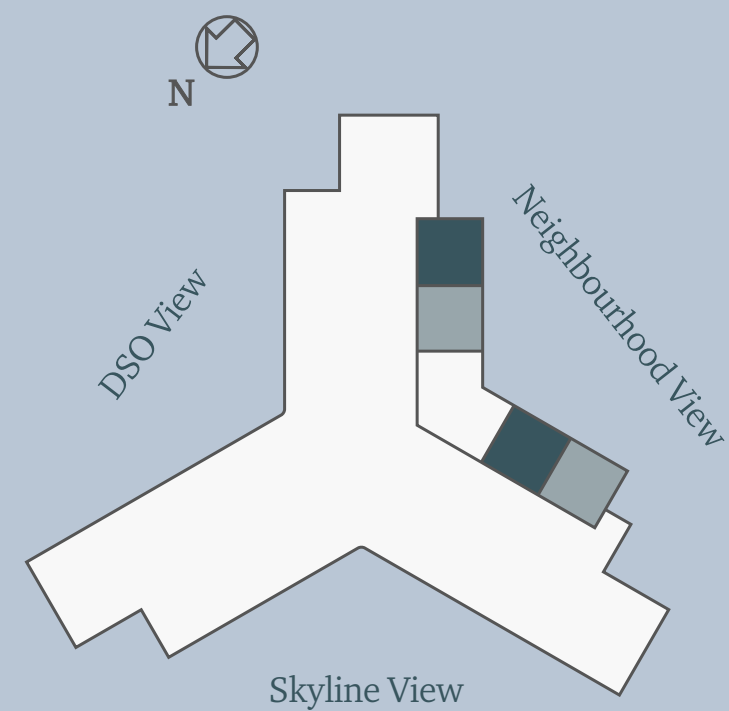
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# 3 BR - TOWNHOUSE

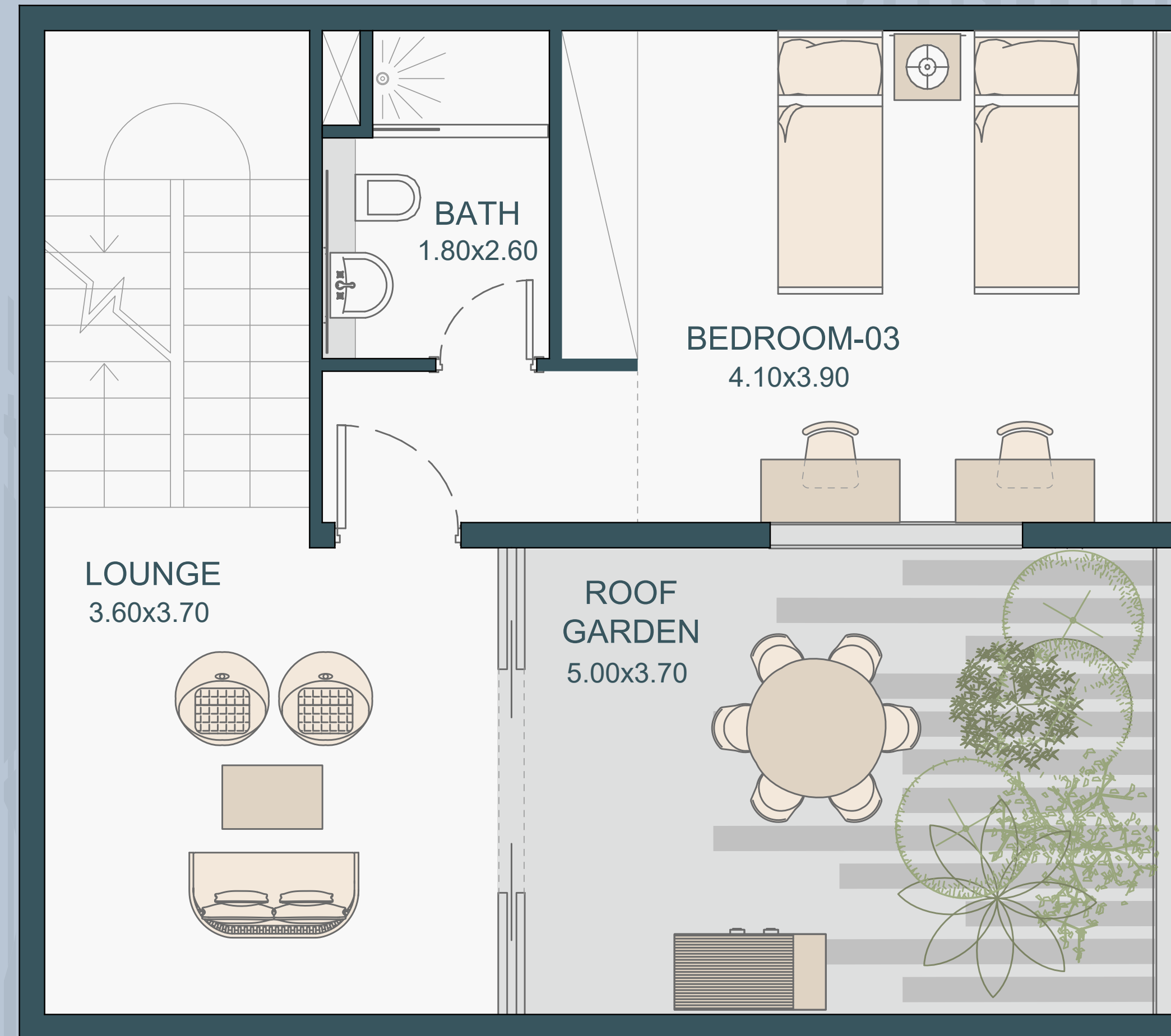
## 2,325 SQ.FT.

### Type A

Internal Area: 2104 Sq.Ft.  
 Balcony Area: 221 Sq.Ft.  
 Total: 2325 Sq.Ft.



## ROOF LEVEL (1st floor)



Available on 2nd, 3rd podium & 1st floor

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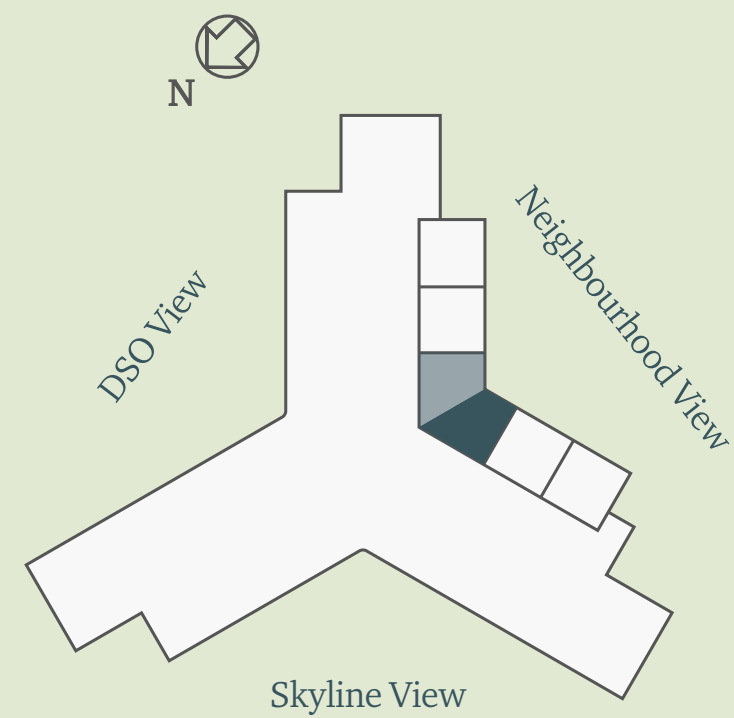
# 3 BR - TOWNHOUSE 2,600 SQ.FT.

## Type B

Internal Area: 2231 Sq.Ft.

Balcony Area: 369 Sq.Ft.

Total: 2600 Sq.Ft.



Available on 2nd, 3rd podium & 1st floor



All the dimensions are in meter | Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location | Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller | All fixtures, fittings, goods, accessories, and furniture reflected/ displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No Furniture, goods, accessories are included in the sale.

# 3 BR - TOWNHOUSE

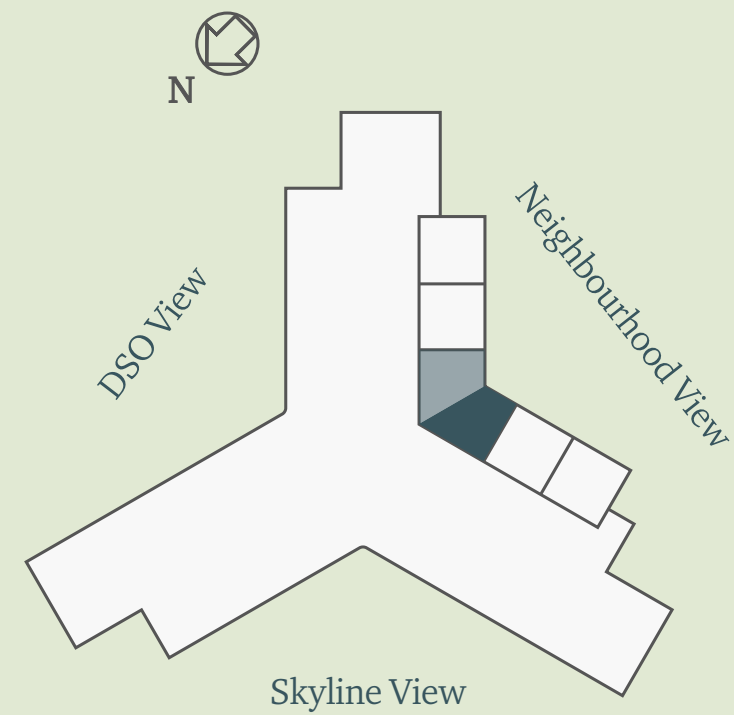
## 2,600 SQ.FT. Lower Level

### Type B

Internal Area: 2231 Sq.Ft.

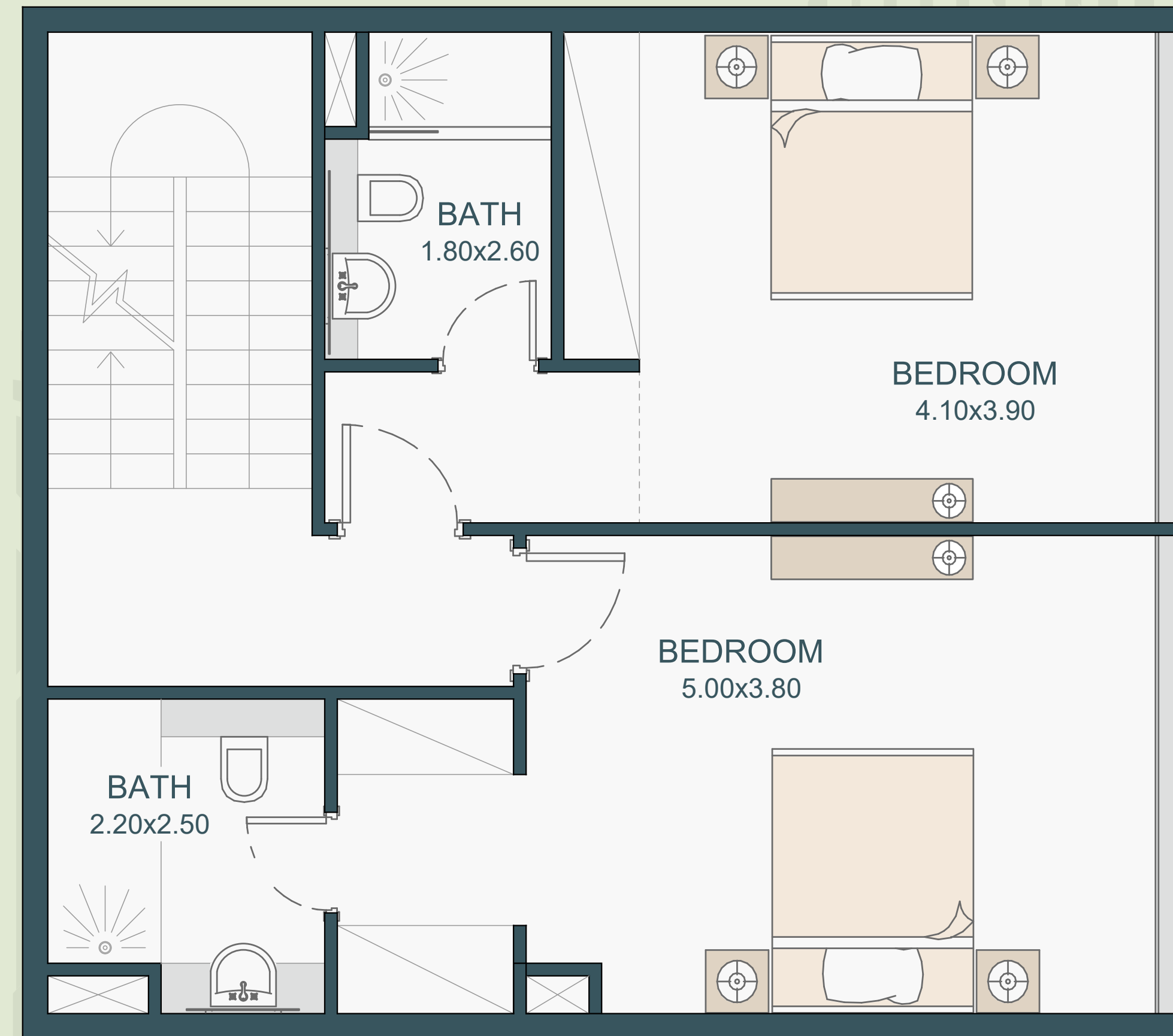
Balcony Area: 369 Sq.Ft.

Total: 2600 Sq.Ft.



Available on 2nd, 3rd podium & 1st floor

## LOWER LEVEL (2nd podium)



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# 3 BR - TOWNHOUSE

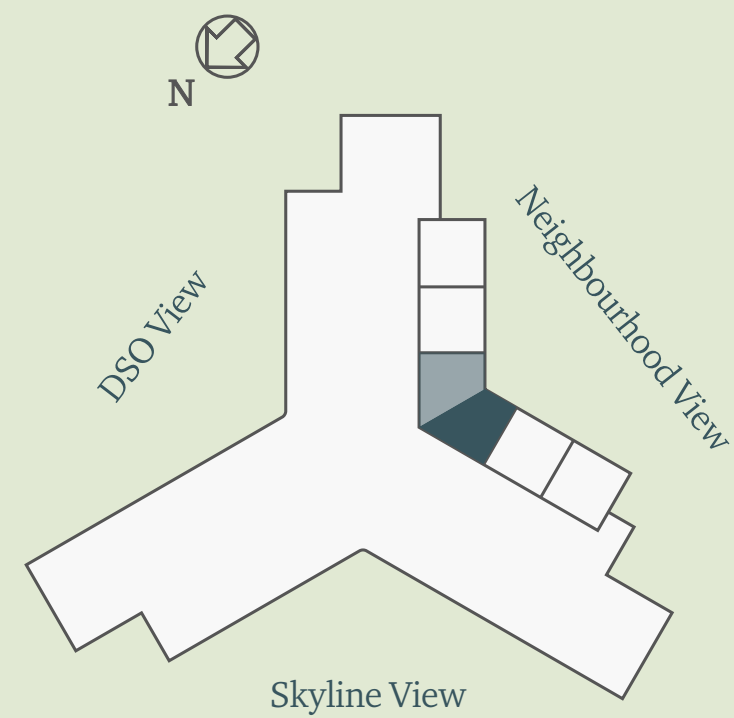
## 2,600 SQ.FT. Roof Level

### Type B

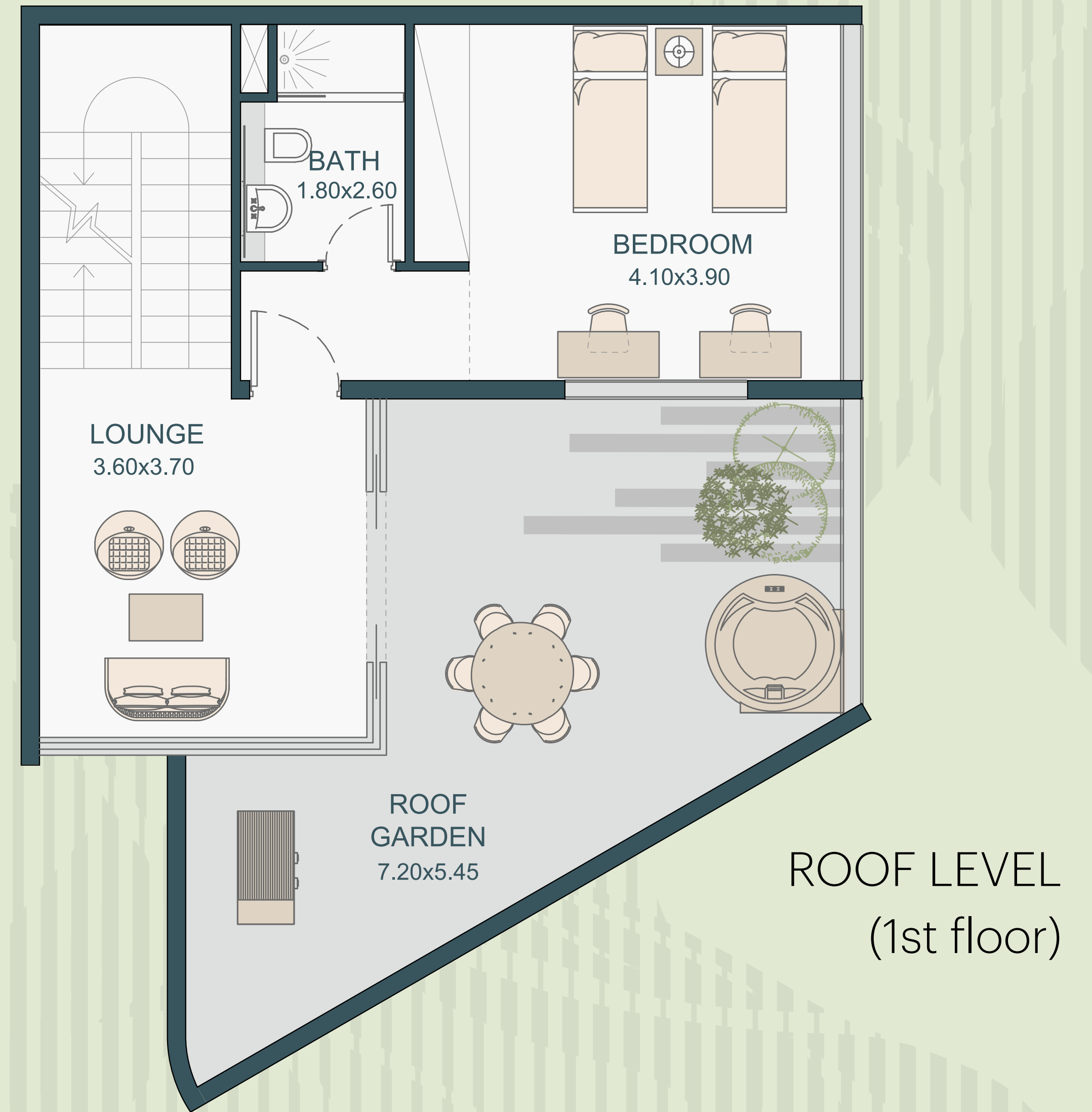
Internal Area: 2231 Sq.Ft.

Balcony Area: 369 Sq.Ft.

Total: 2600 Sq.Ft.



Available on 2nd, 3rd podium & 1st floor

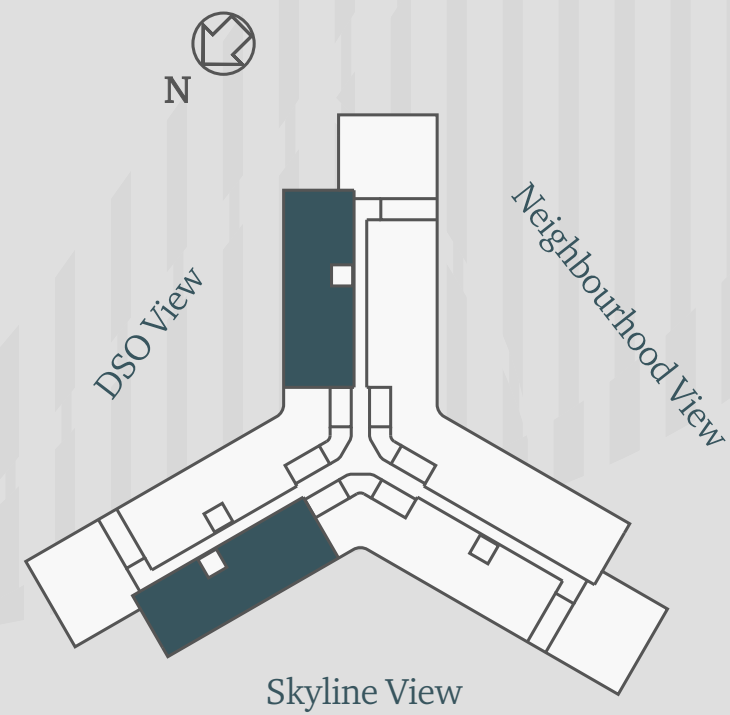


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# PENTHOUSE 2,885 SQ.FT.

## Type A

Internal Area: 2556 Sq.Ft.  
Balcony Area: 329 Sq.Ft.  
Total: 2885 Sq.Ft.



Available on 28th floor

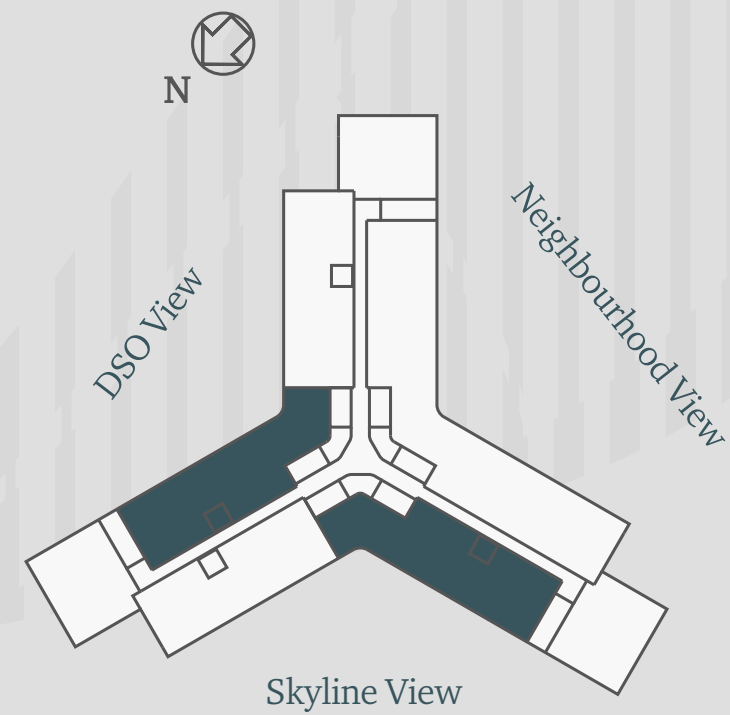


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# PENTHOUSE 3,215 SQ.FT.

## Type B

Internal Area: 2440 Sq.Ft.  
Balcony Area: 775 Sq.Ft.  
Total: 3215 Sq.Ft.



Available on 28th floor

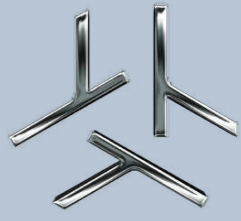


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5.

WELLNESS AMENITIES



A RARIFIED RETREAT  
WITH WONDERFUL  
INDULGENCES.



# THE TRIA PODIUM

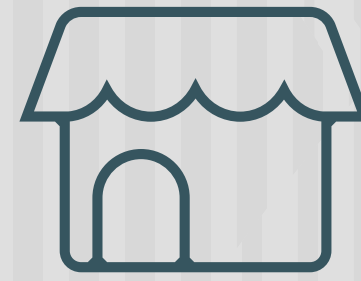
The podium recreation deck is intelligently planned with spectacular resort-style amenities ranging from swimming pools to kids' areas and open terraces to pristinely manicured gardens. The unparalleled amenities redefine luxury and transform the podium into a recreational wonderland.



Aerobics & Yoga



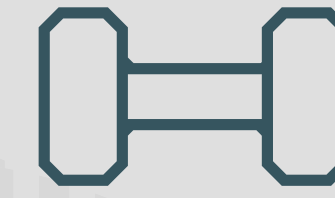
Organic Grocery



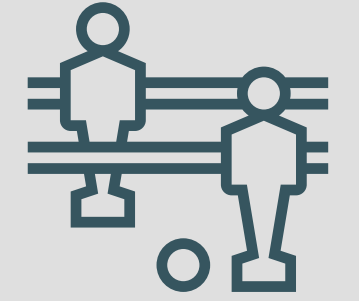
Bistro



Swimming Pools



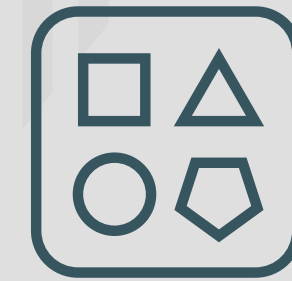
Fitness Centre



The Clubhouse



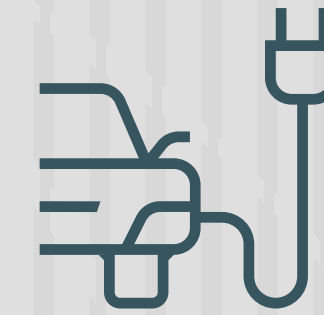
Wellness Zone



Kids Zone



Event Lawn



Electric Charging  
Parking



Paddle Tennis &  
Squash Courts



Karaoke Room &  
Sports Lounge



Rooftop Infinity Pool  
& Social Areas



Outdoor Dining  
& BBQ



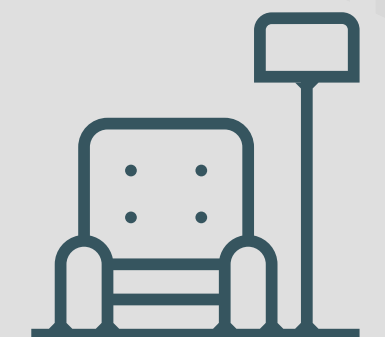
Reading Corner



Terrace and Gardens



Rooftop Secret  
Garden Lounge



Arrival

# ROOFTOP GARDEN & BAR



# PODIUM POOL



# KIDS POOL





# ROOFTOP POOL



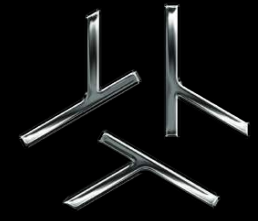
# GYM





6.

PRICING & PLANS



OPPORTUNITIES &  
BENEFITS FOR YOU

# OPPORTUNITIES FOR YOU

1 BEDROOM APARTMENTS  
STARTING AT:

AED 823,000

STUDIO APARTMENTS  
STARTING AT:

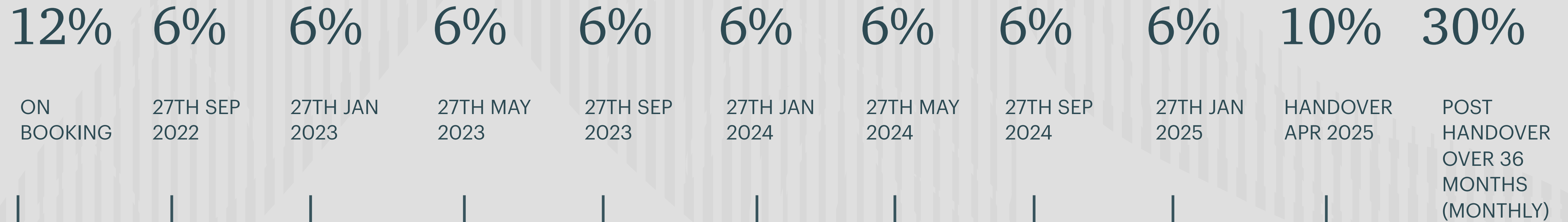
AED 518,000

2 BEDROOM APARTMENTS  
STARTING AT:

AED 1,196,000



# PAYMENT PLAN



# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION