

TRIA

BY DEYAAR



1.

THE DEVELOPERS



COMMITTED TO  
TRANSFORMING THE  
SKYLINE OF DUBAI.

# VALUES THAT SET US APART

ETHICAL AND  
TRANSPARENT



TRUSTWORTHY  
AND RELIABLE

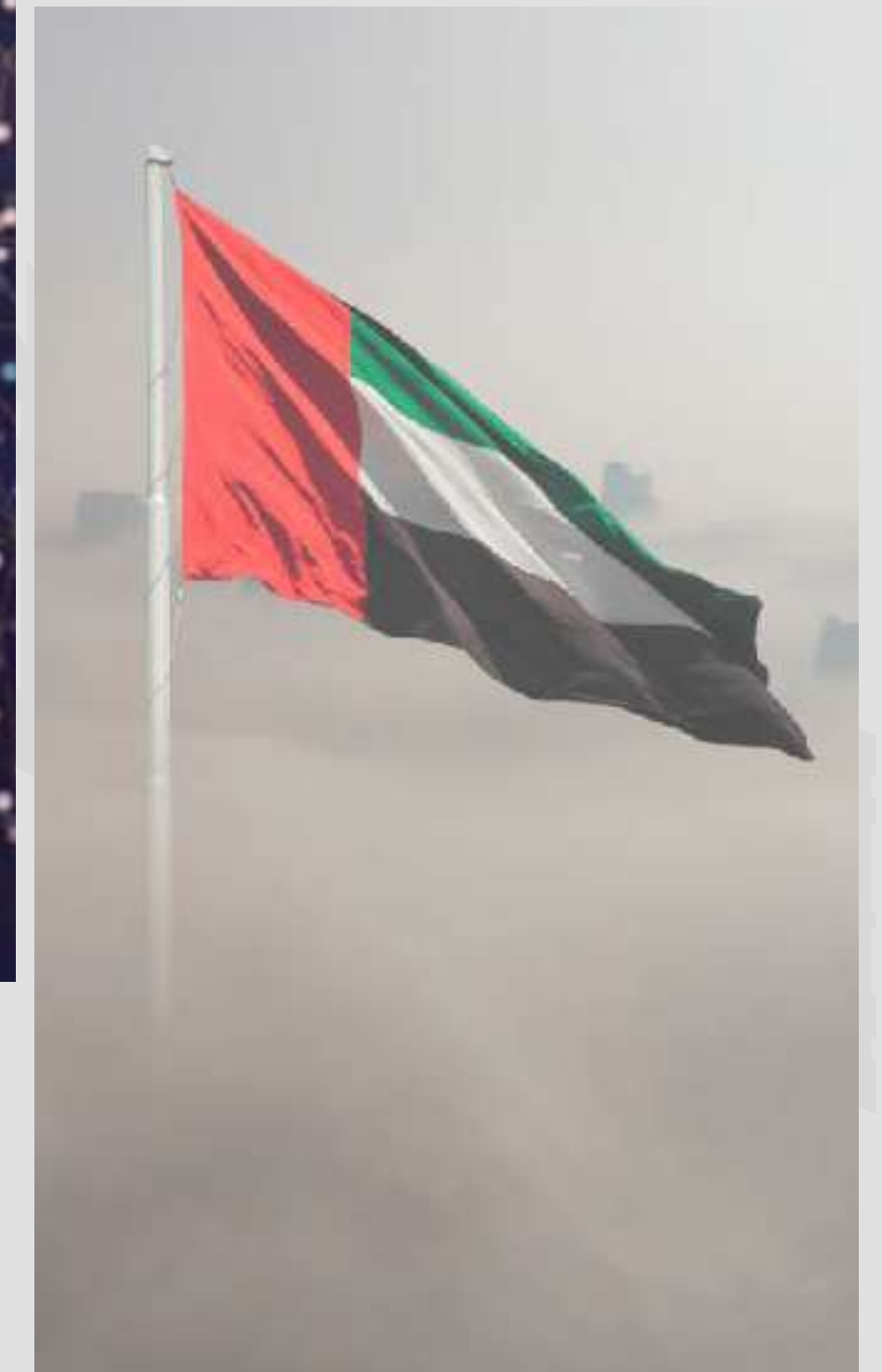


ENTERPRISING  
AND AGILE



QUALITY AND  
VALUE CONSCIOUS

COMMITTED TO THE  
TRANSFORMATION OF  
THE UAE



# 2.

LOCATION & NEIGHBOURHOOD

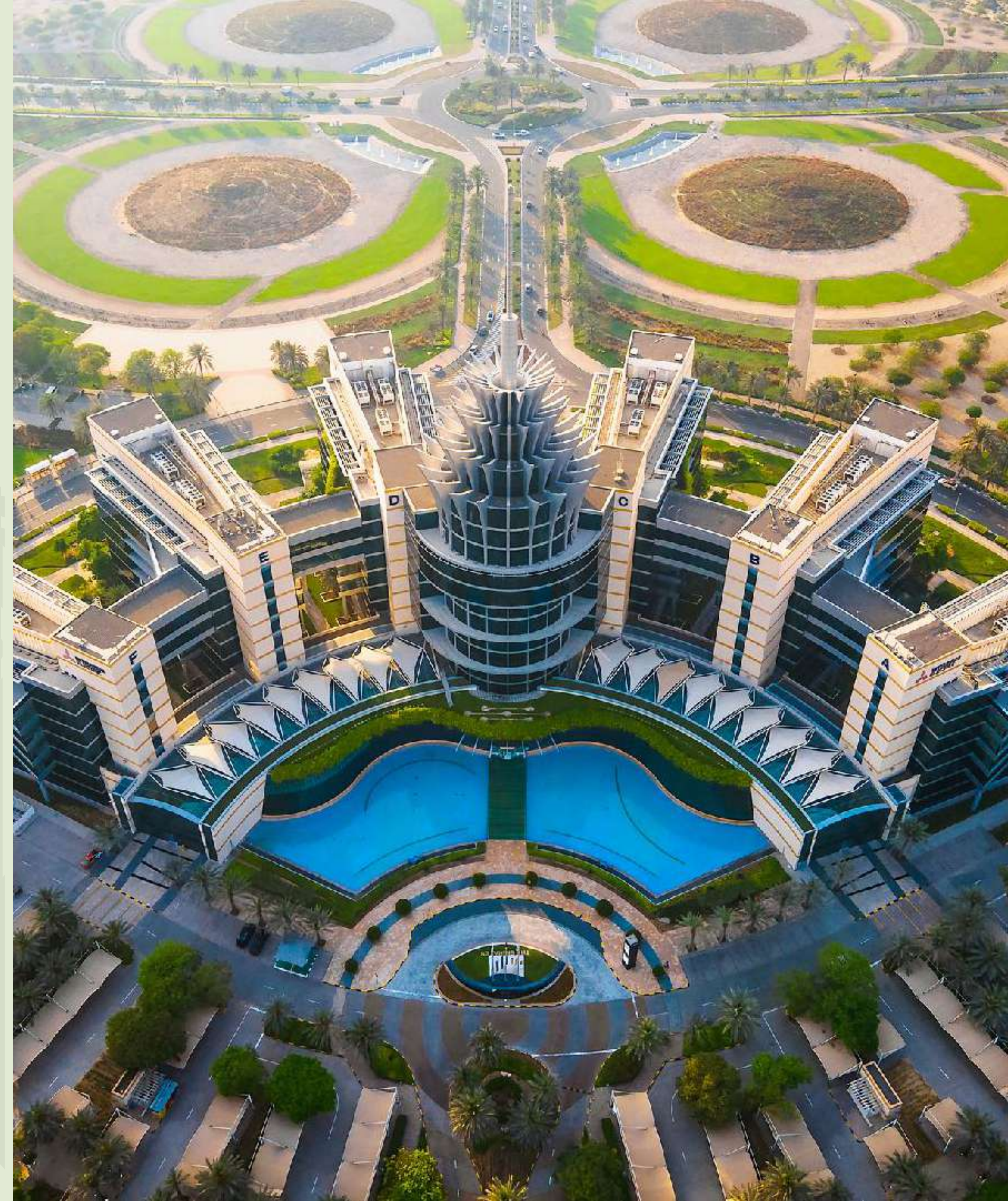


PERFECTLY POSITIONED  
IN DUBAI'S MOST  
COVETED ADDRESS



# 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 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

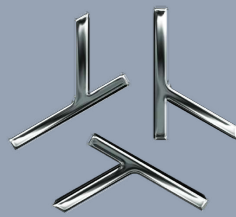
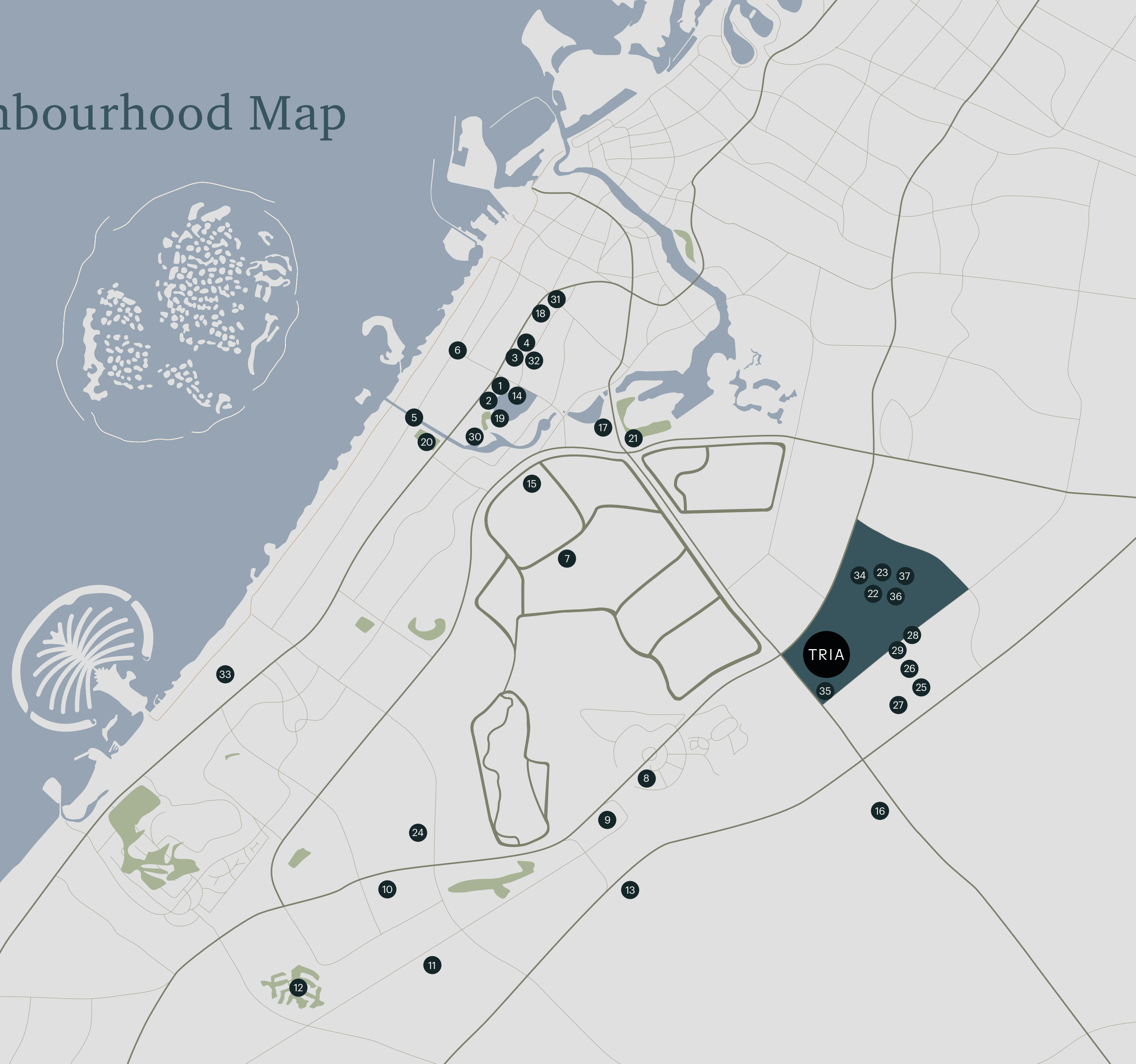
25. Dubai International Academic City
26. Ghurair University
27. German International School Dubai
28. Curtin University Dubai
29. American University in the Emirates

## Commercial

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

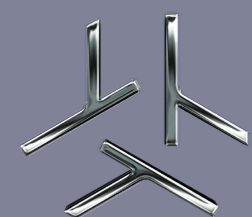
## Healthcare

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



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.

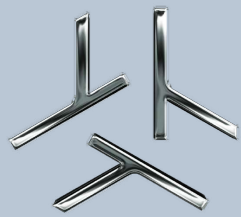
✓ MODERN COMMUNITY LIVING IN THE SUBURBS

✓ GREAT INVESTMENT OPPORTUNITY

✓ A TRANQUIL ADDRESS WITH EXCELLENT CONNECTIVITY

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

✓ BEAUTIFUL VIEWS



# 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

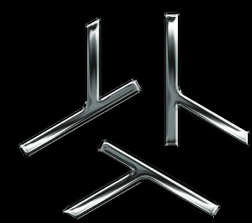
4. HOMES WITH  
KEYLESS  
ENTRY

# FRONT ELEVATION

SKYLINE OVERVIEW

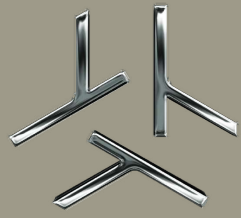


# FRONT ELEVATION AT DUSK



4.

ATMOSPHERIC INTERIORS



SPECTACULAR  
HOMES WITH AN  
ELEVATED ALLURE.

# 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:

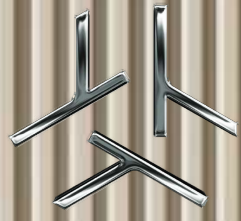
- Sophisticated living experience with oversized windows and flexible layouts- solely designed for a cultured audience.
- The penthouses are ultra-luxe homes that celebrate light, space and a sense of calm.
- The acoustic glazing on the expansive glass windows of the townhouses and penthouses profoundly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



# STUDIO BEDROOM



# 1BR LIVING & KITCHEN



# 1 BEDROOM MASTER



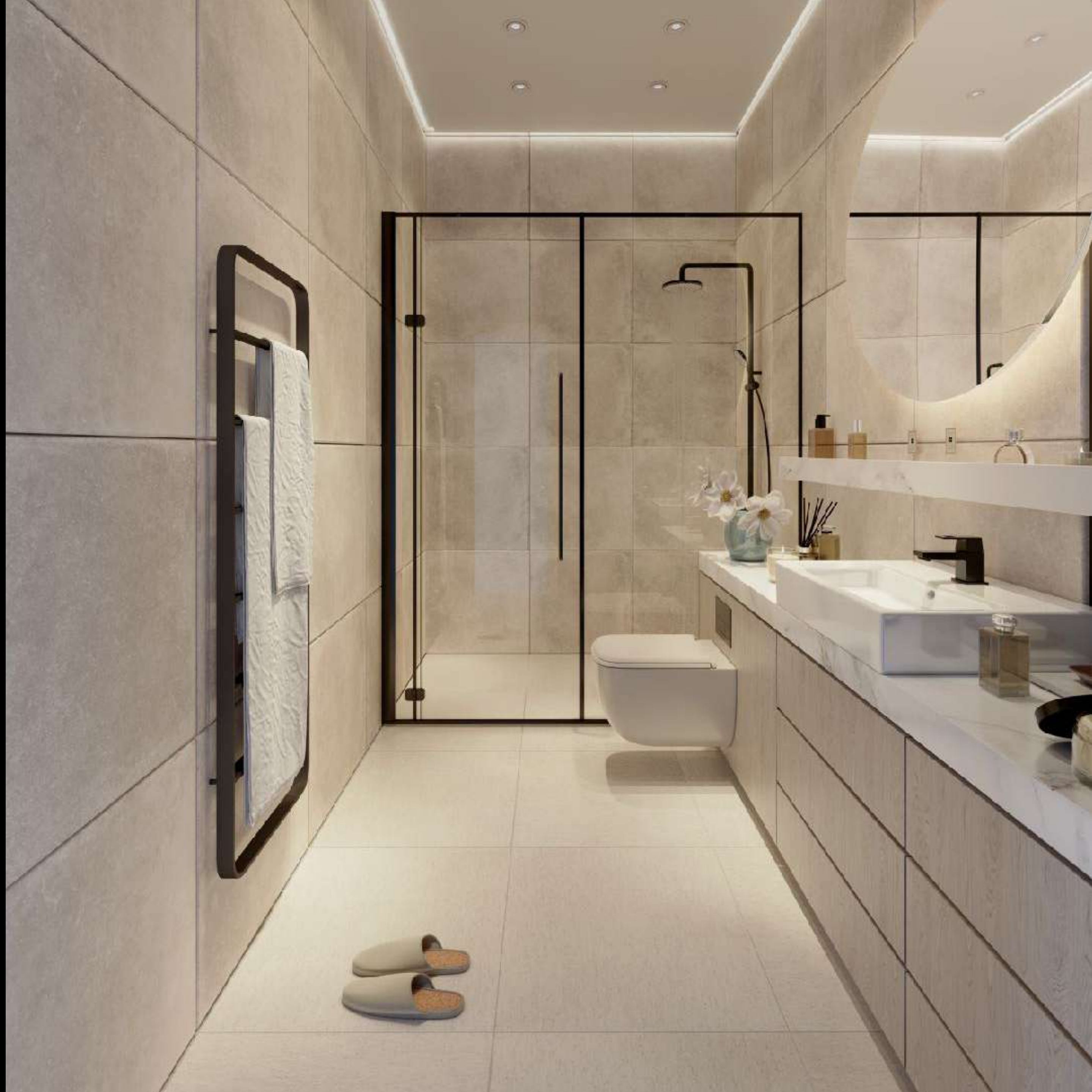
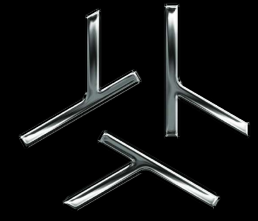
# 2 BEDROOM CORNER



# 3 BEDROOM LIVING ROOM



# BATHROOM

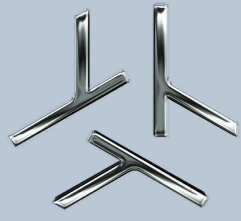


# LIVING WITH BALCONY



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



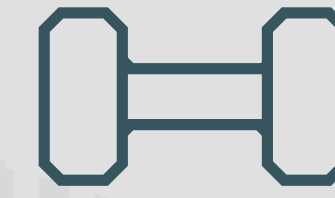
Organic Grocery



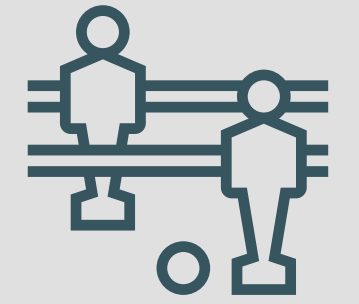
Bistro



Swimming Pools



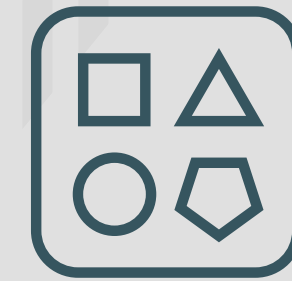
Fitness Centre



The Clubhouse



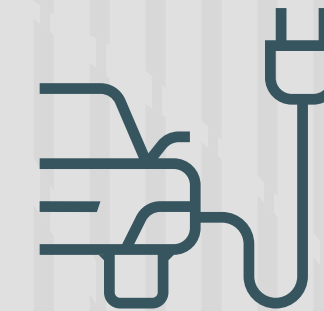
Wellness Zone



Kids Zone



Event Lawn



Electric Charging  
Parking



Paddle Tennis &  
Squash Courts



Karaoke Room &  
Sports Lounge



Rooftop Infinity Pool  
& Social Areas



Outdoor Dining  
& BBQ



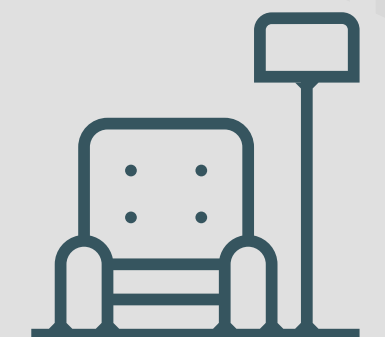
Reading Corner



Terrace and Gardens



Rooftop Secret  
Garden Lounge



Arrival

# ROOFTOP GARDEN & BAR



# PODIUM POOL



# KIDS POOL



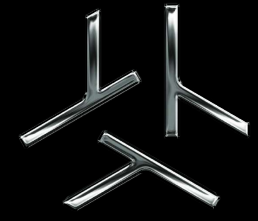


# GYM



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

