

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



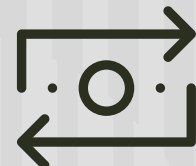
Team
of 350+



Association with
Global Experts



AED 412 million
revenue in 2020



Development Portfolio
of 20 million sq.ft.



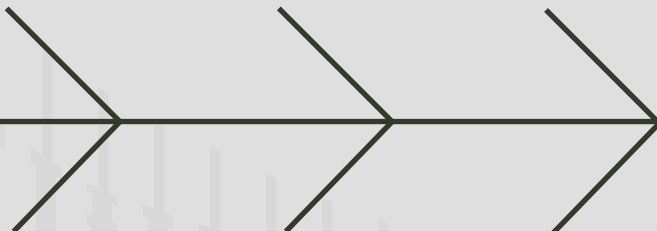
Strategy
Dubai Focused



#1 Developer by
Residential Sales



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



VALUES THAT SET US APART

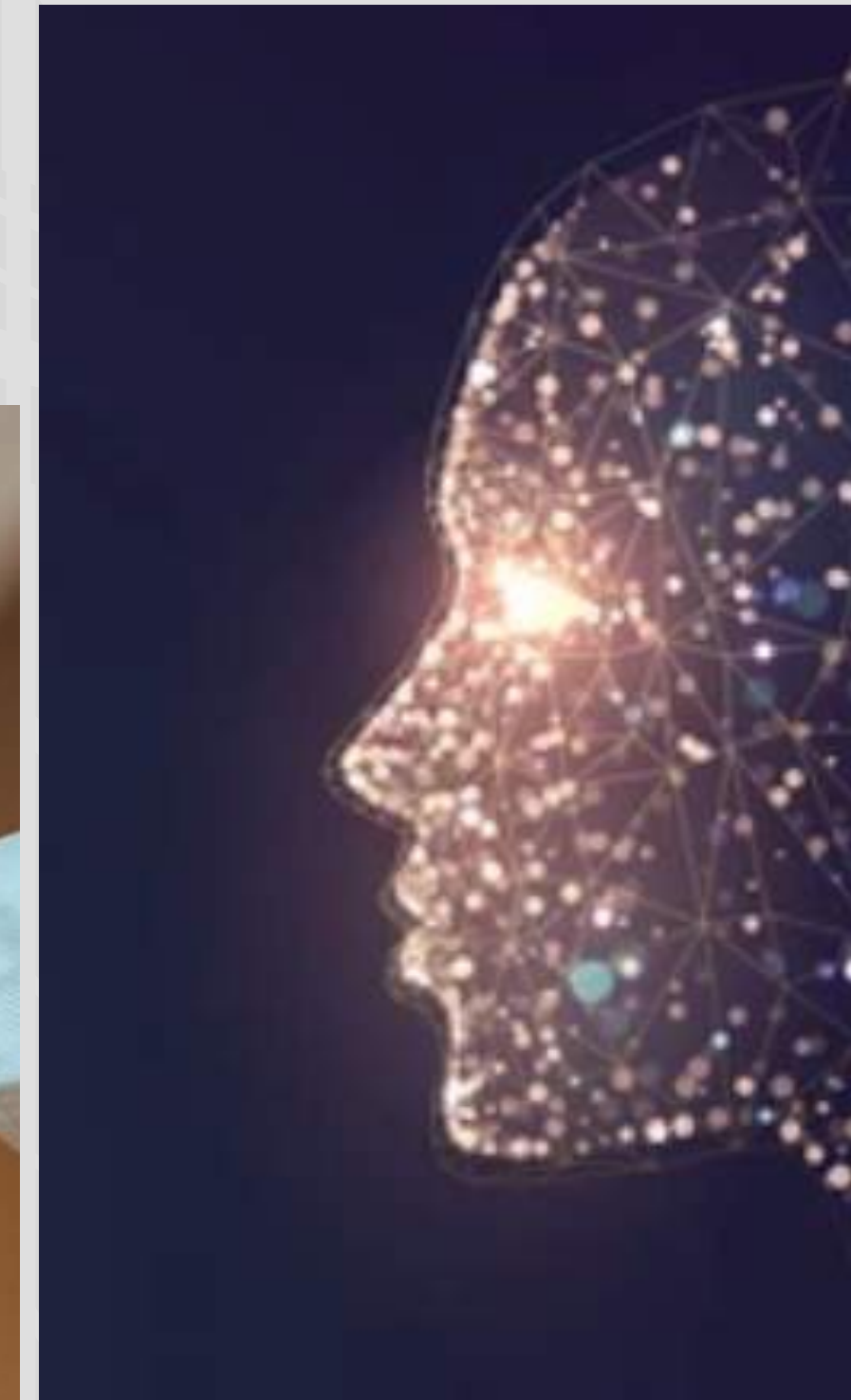
ETHICAL AND
TRANSPARENT



TRUSTWORTHY
AND RELIABLE

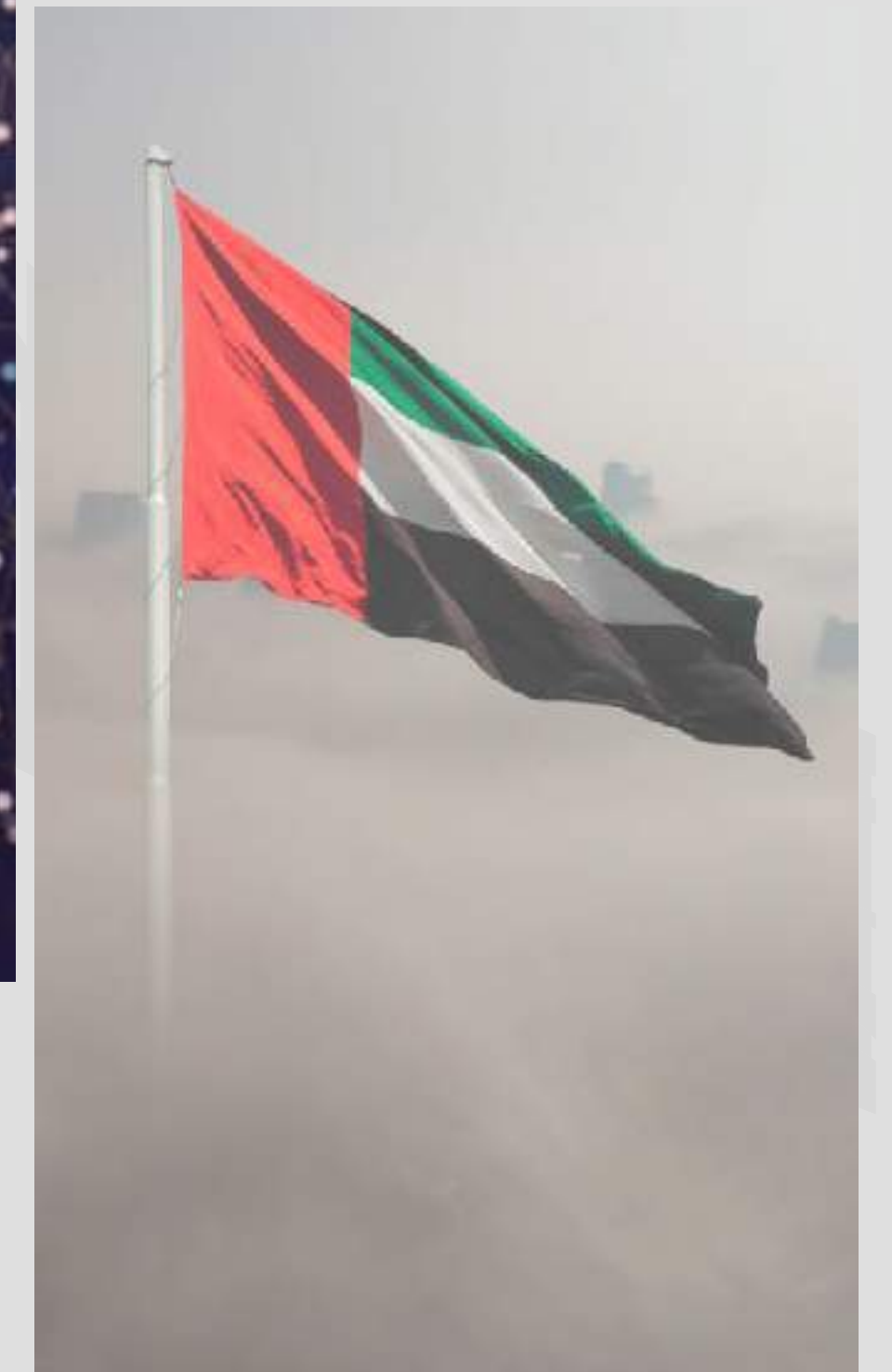


ENTERPRISING
AND AGILE



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

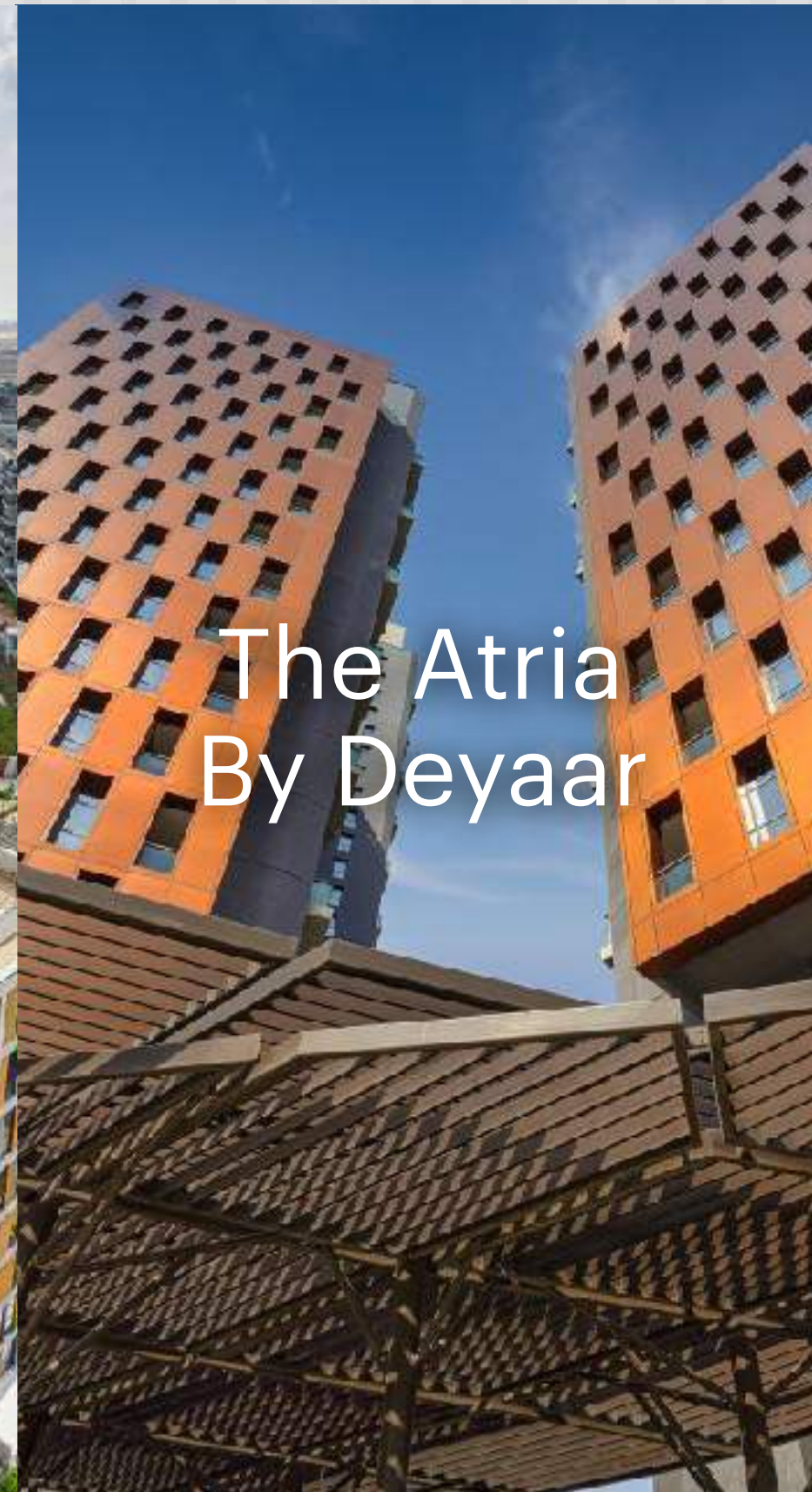
PUBLICLY LISTED
IN DUBAI FINANCIAL
4. MARKET SINCE 2007



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

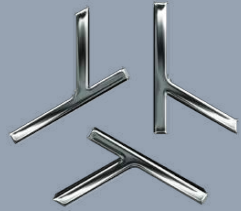
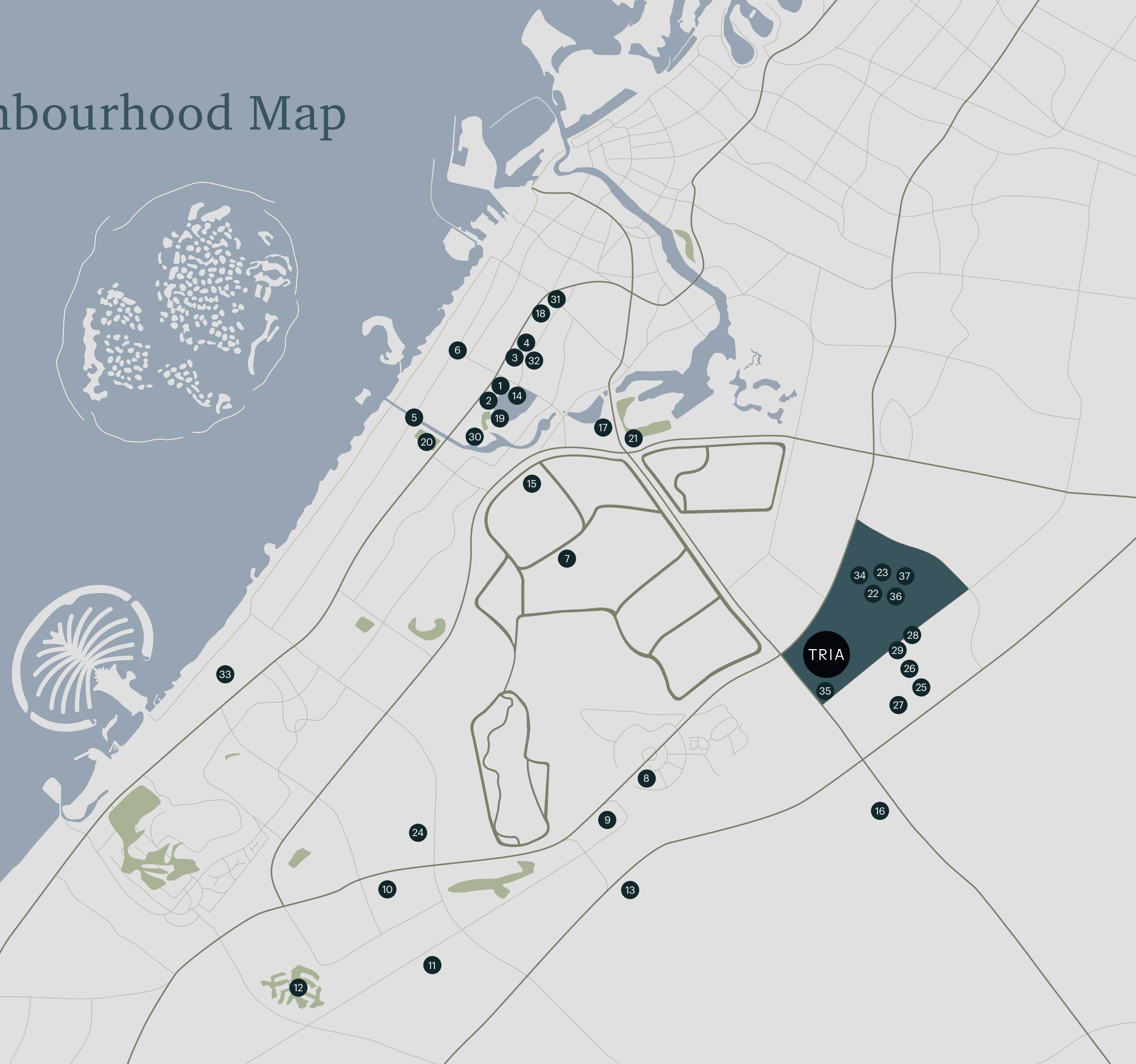
25. Dubai International Academic City
26. Ghurair University
27. German International School Dubai
28. Curtin University Dubai
29. American University in the Emirates

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

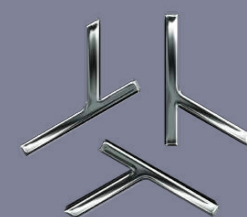
F&B

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.

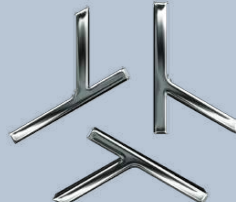
Studios, 1-, 2-, and 3- bedroom apartments and duplexes, podium townhouses and ultra-luxe penthouses.

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.

✓ MODERN COMMUNITY LIVING IN THE SUBURBS

✓ GREAT INVESTMENT OPPORTUNITY

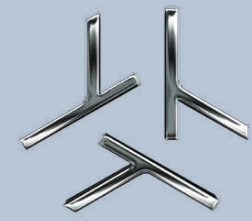
✓ A TRANQUIL ADDRESS WITH EXCELLENT CONNECTIVITY

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

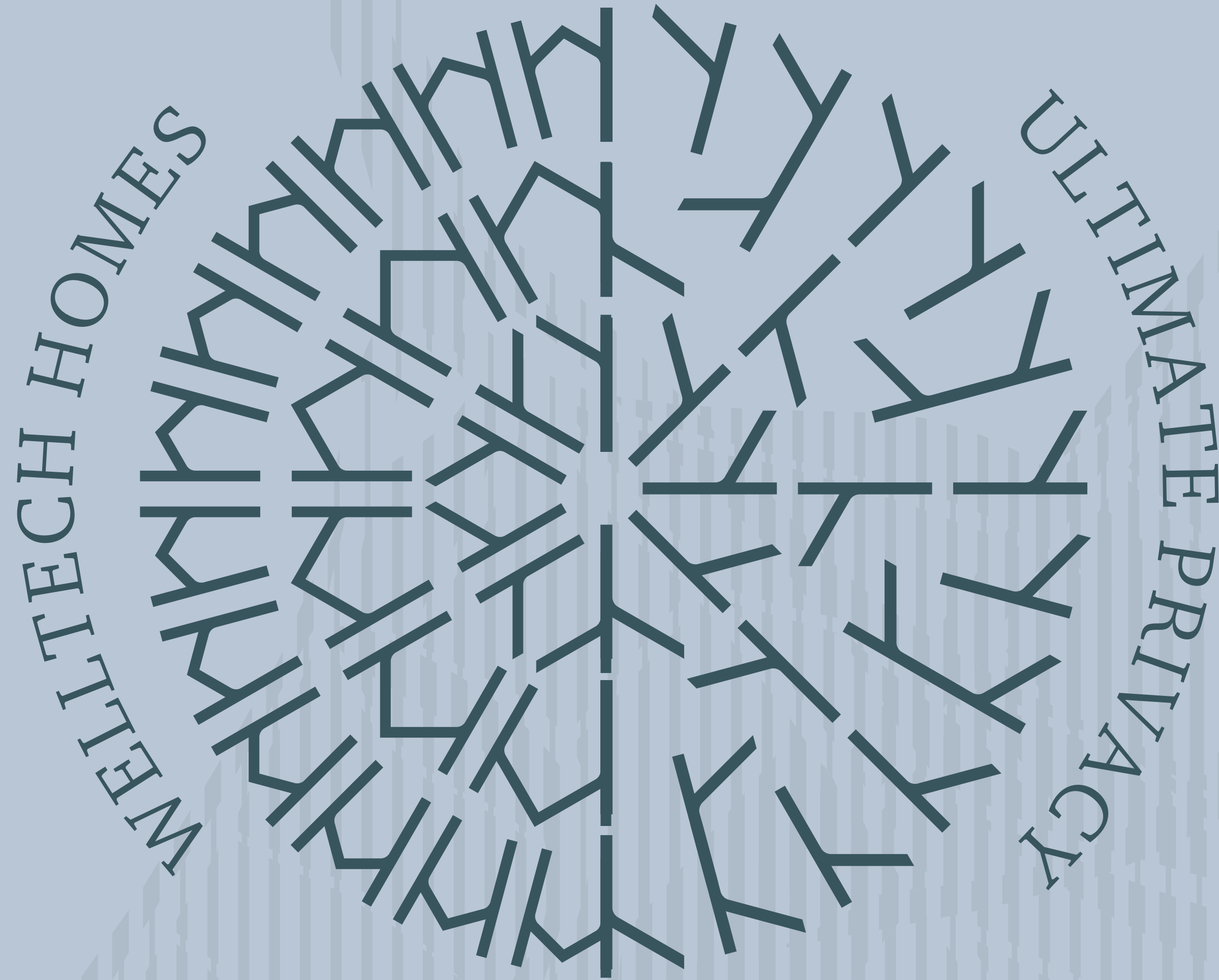
✓ BEAUTIFUL VIEWS



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

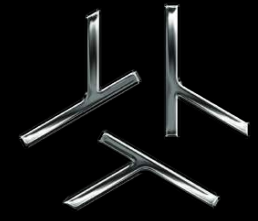
FRONT ELEVATION

SKYLINE OVERVIEW

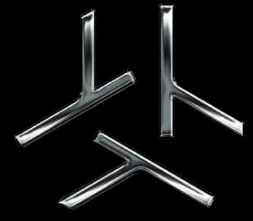


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TRIA
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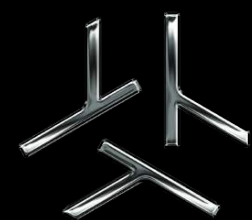
FRONT ELEVATION AT NIGHT



TOP DOWN VIEW



FRONT ELEVATION AT DUSK

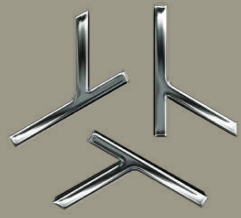


CORONATION & VIEWS



4.

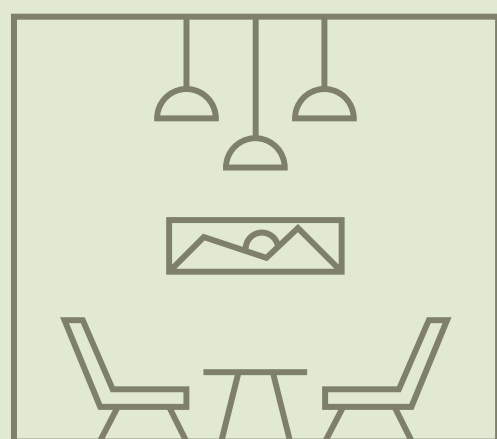
ATMOSPHERIC INTERIORS



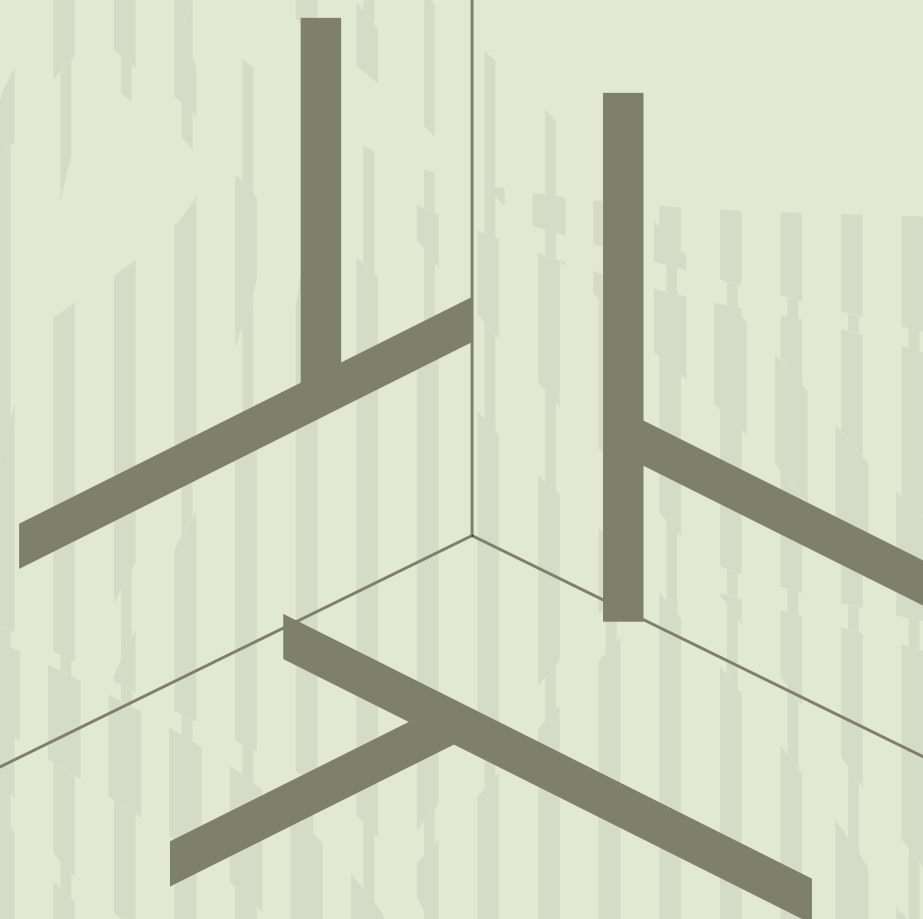
SPECTACULAR
HOMES WITH AN
ELEVATED ALLURE.

ROOTED IN EXPRESSIVE DESIGN

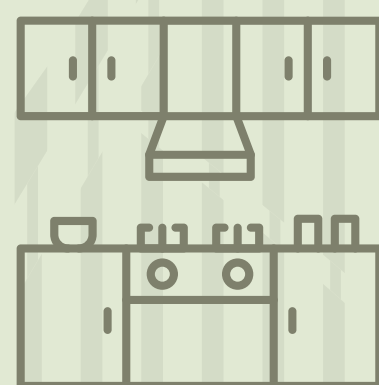
HIGH-CLASS
FINISHINGS & LAYOUTS



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



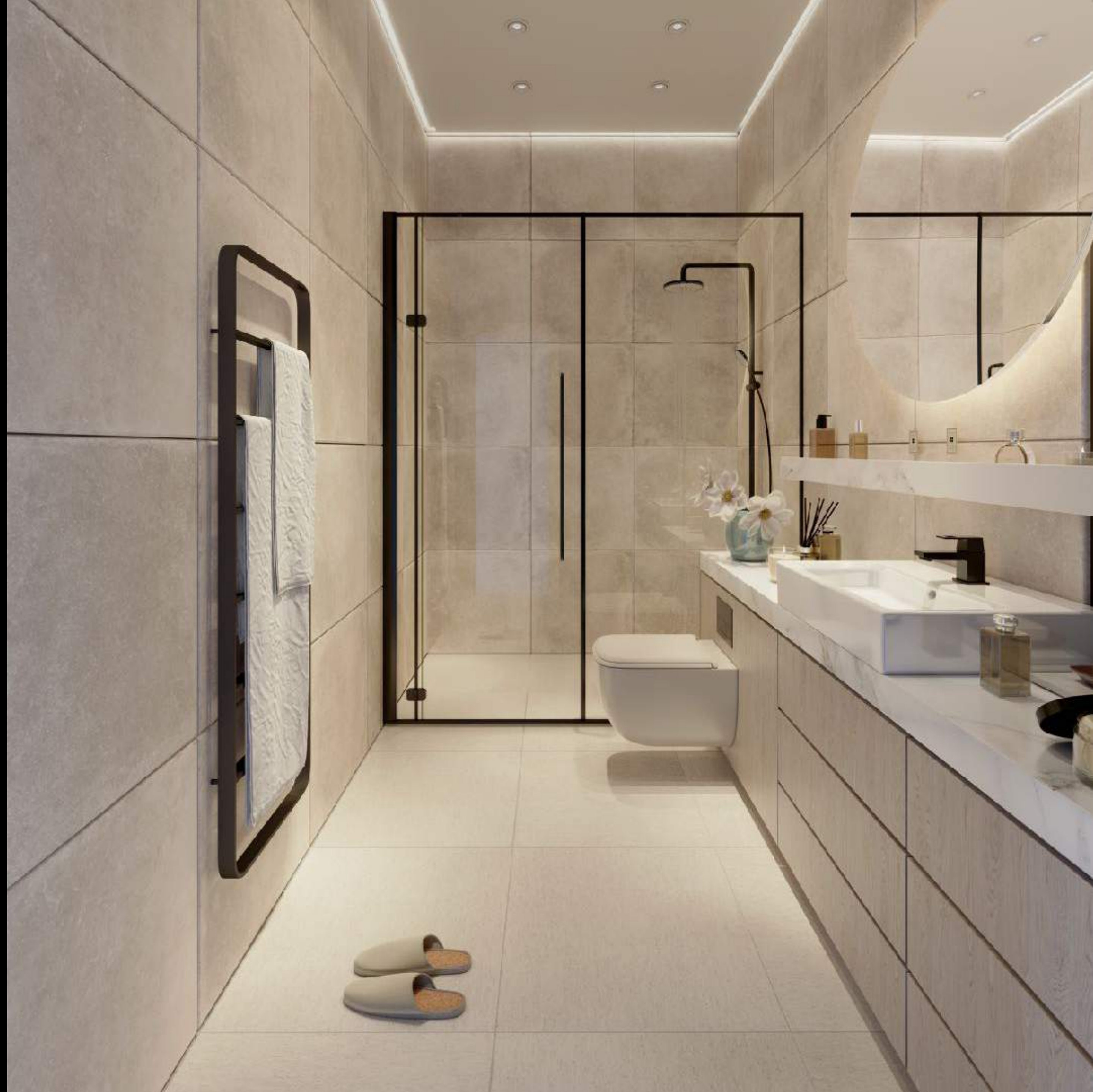
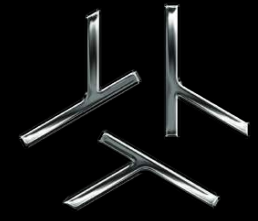
2 BEDROOM CORNER



3 BEDROOM LIVING ROOM



BATHROOM



LIVING WITH BALCONY



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



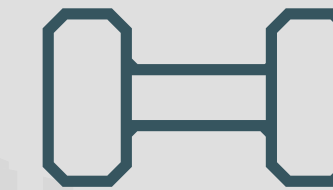
Organic Grocery



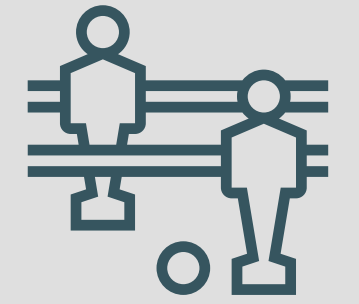
Bistro



Swimming Pools



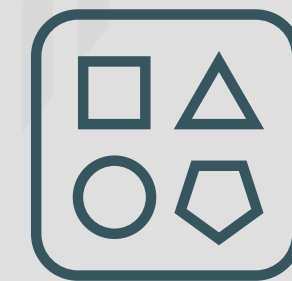
Fitness Centre



The Clubhouse



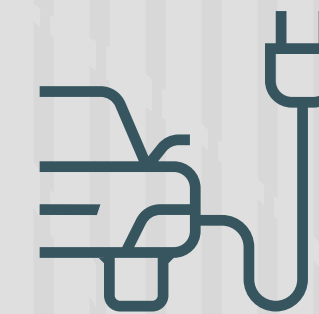
Wellness Zone



Kids Zone



Event Lawn



Electric Charging
Parking



Paddle Tennis &
Squash Courts



Karaoke Room &
Sports Lounge



Rooftop Infinity Pool
& Social Areas



Outdoor Dining
& BBQ



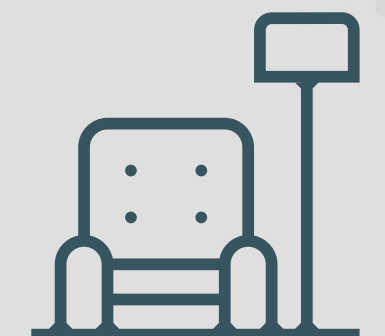
Reading Corner



Terrace and Gardens



Rooftop Secret
Garden Lounge



Arrival

ROOFTOP GARDEN & BAR



PODIUM POOL



KIDS POOL





ROOFTOP POOL



GYM

