

TAVORA

RESIDENCES

SALES PRESENTATION

NAME ORIGIN

The name **Tavora** is tied to timeless elegance and refined heritage, dating back to where similar-sounding names like “Távora” have historical roots tied to noble Portuguese lineages and regions known for natural beauty and artisanal traditions.

While modern in its tone and rhythm, the name carries subtle echoes of European influence, particularly from the Iberian Peninsula.



BRAND ESSENCE

Tavora Residences embraces a grounded elegance drawn from the soul of the desert. Inspired by sunrise tones, dune curves, and earthy textures, the brand essence is calm, sculptural, and quietly sophisticated. It's a lifestyle carved for serenity, where nature's palette meets refined urban living.

EVOLUTIONS



LIFESTYLE AT TAVORA

Inspired by the natural contours of the desert and built with modern grace, Tavora redefines what it means to feel at home in Dubai.



PROJECT KEY FACTS

Building Configuration: G + 1P + 4 floors

Project Name: Tavora

Residential Unit Mix: Studio, 1 & 2 bedroom apartments

Total Units: 95 apartments

Furnishing: Fully fitted & equipped kitchen

Handover: December 2026

Expected Service Charge: 12 to 14 AED/Sqft

Payment Plan: 40/60 on handover

Developer: JHK Developments

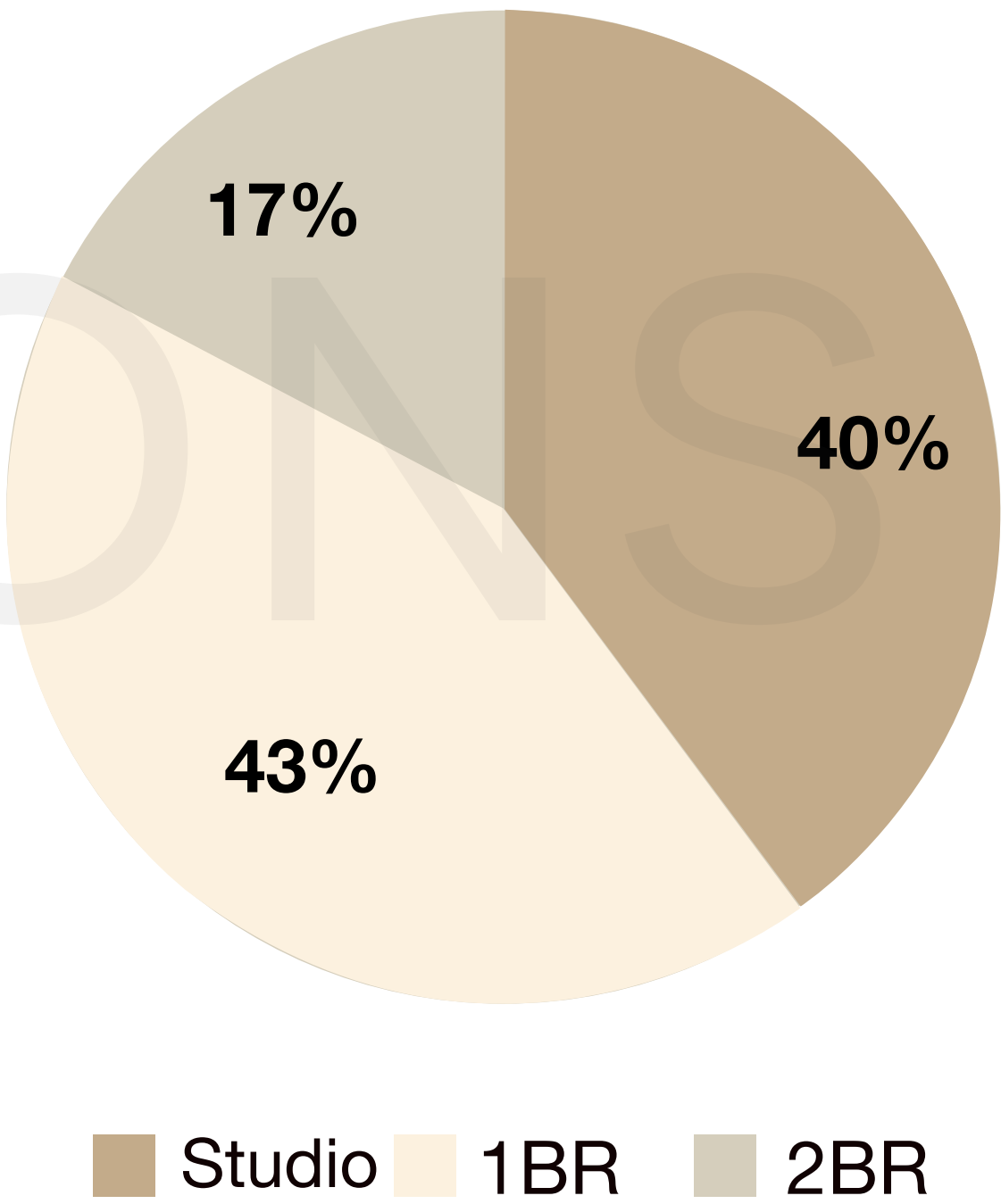
Floor Level	Floor Use
Ground	Lobby + Residential Units+ Parking
1st Floor	Amenities + Residential Units
2nd to 4th Floor	Typical Residential Units

UNIT MIX

Residential

Unit Type	# of Units	% of Units
Studio	38	40 %
1 B/R	41	43 %
2 B/R	16	17 %
Grand Total	95	100%

Unit Mix (%)



UNIT SIZES (SQFT)

Unit Type	Min Total Area (Sqft)	Avg. Total Area (Sqft)	Max Total Area (Sqft)
STUDIO	351	399	464
1 B/R	633	702	738
1 B/R + Study/Maid Room	758	786	843
2 B/R + Study/Maid Room	1,009	1,084	1,310

TICKET PRICES

Unit Type	Starting Prices (AED)
STUDIO	488,777
1 B/R	706,777
2 B/R	1,036,777

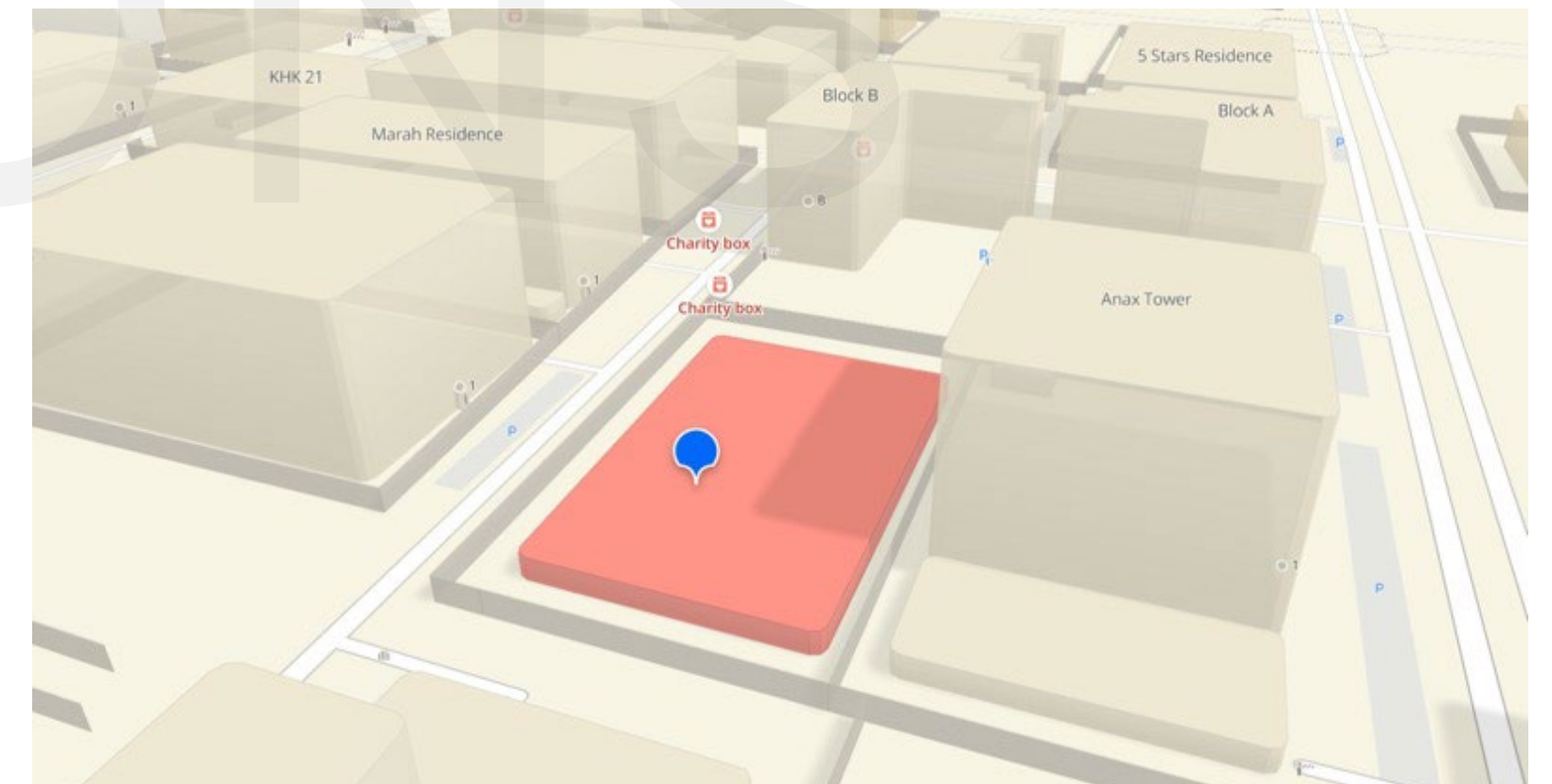
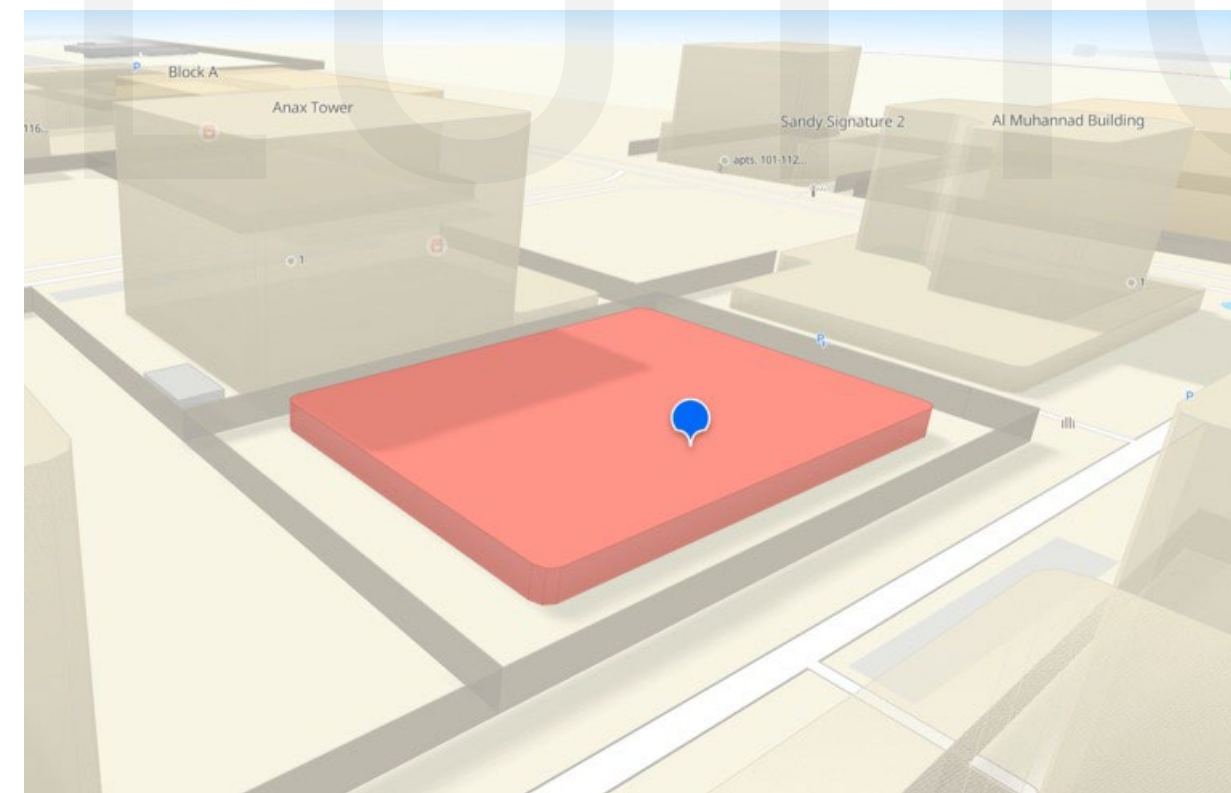
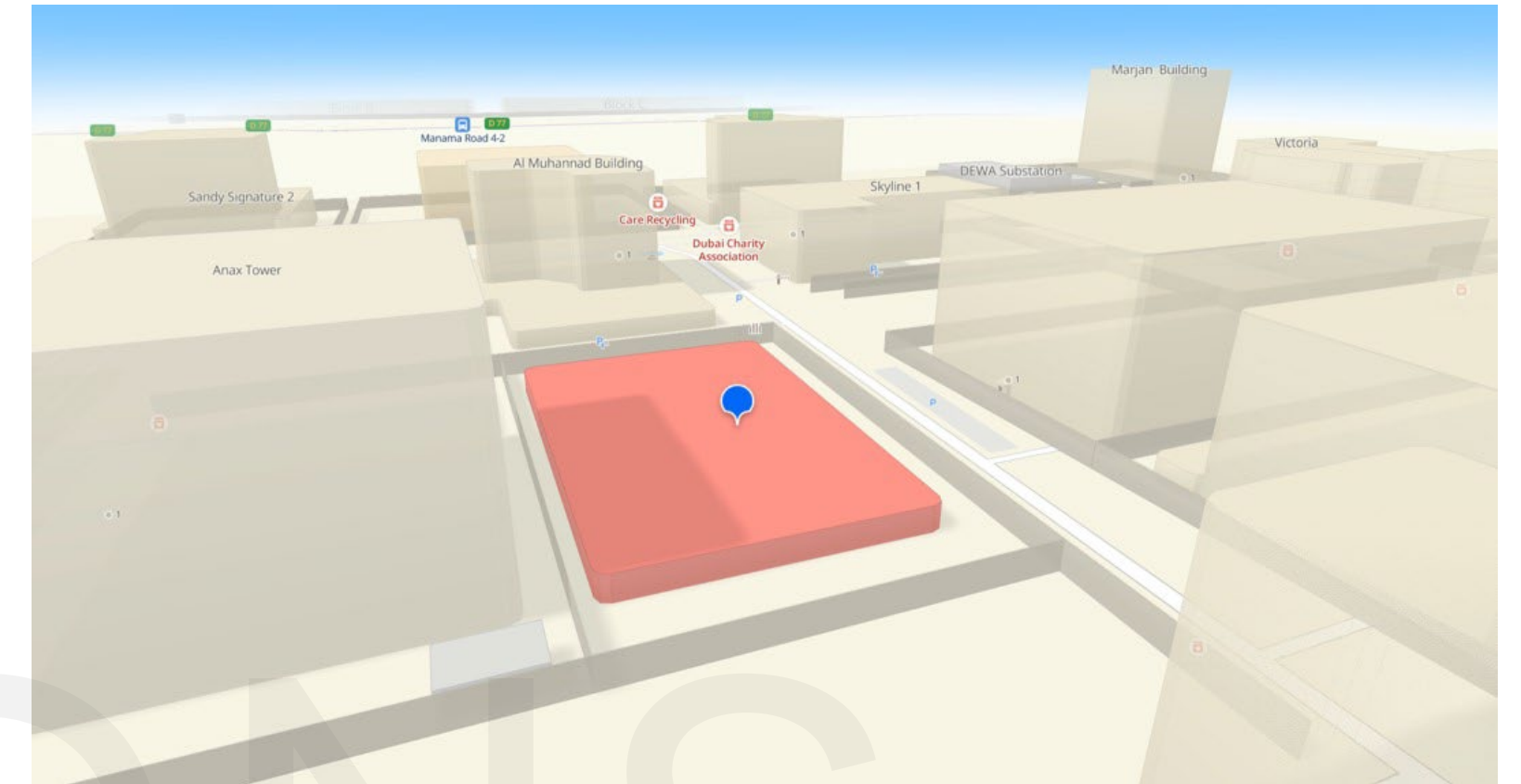
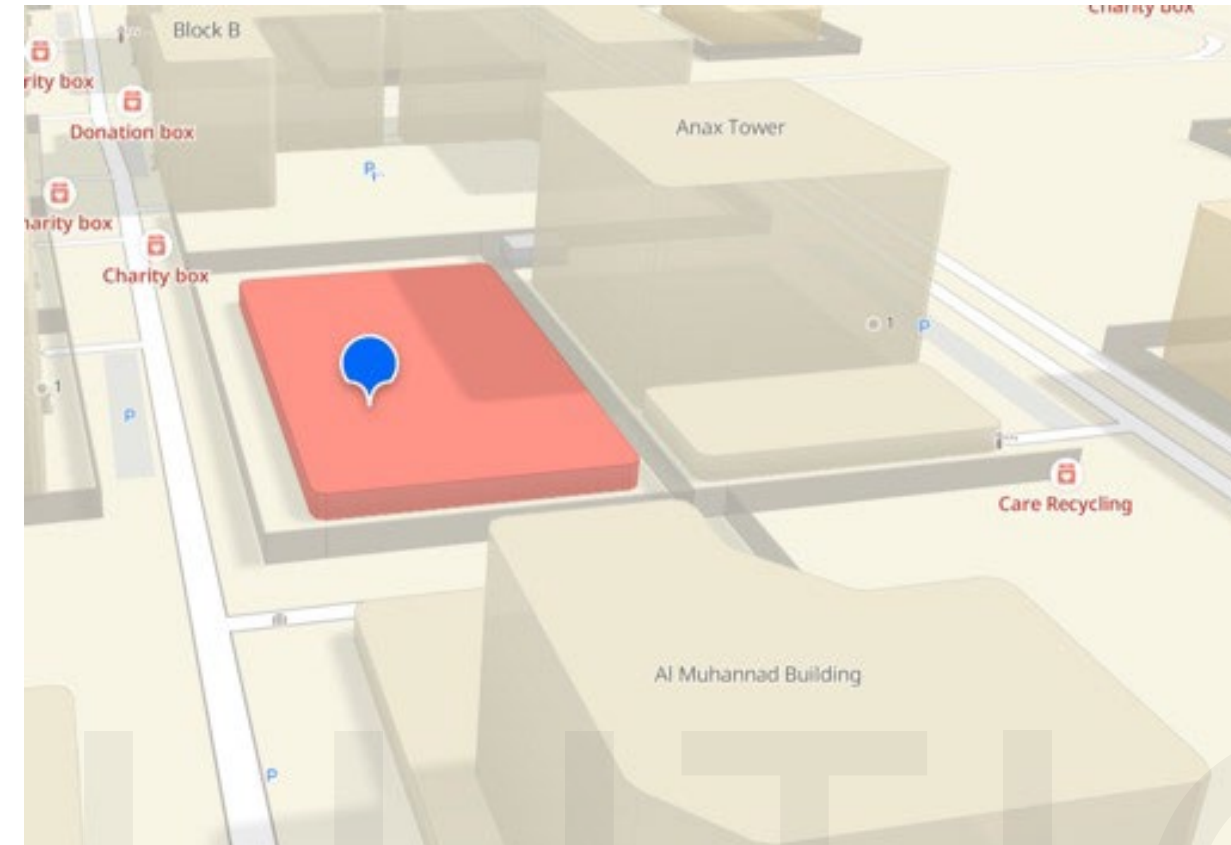
PAYMENT PLAN

40% During Construction
60% On Handover

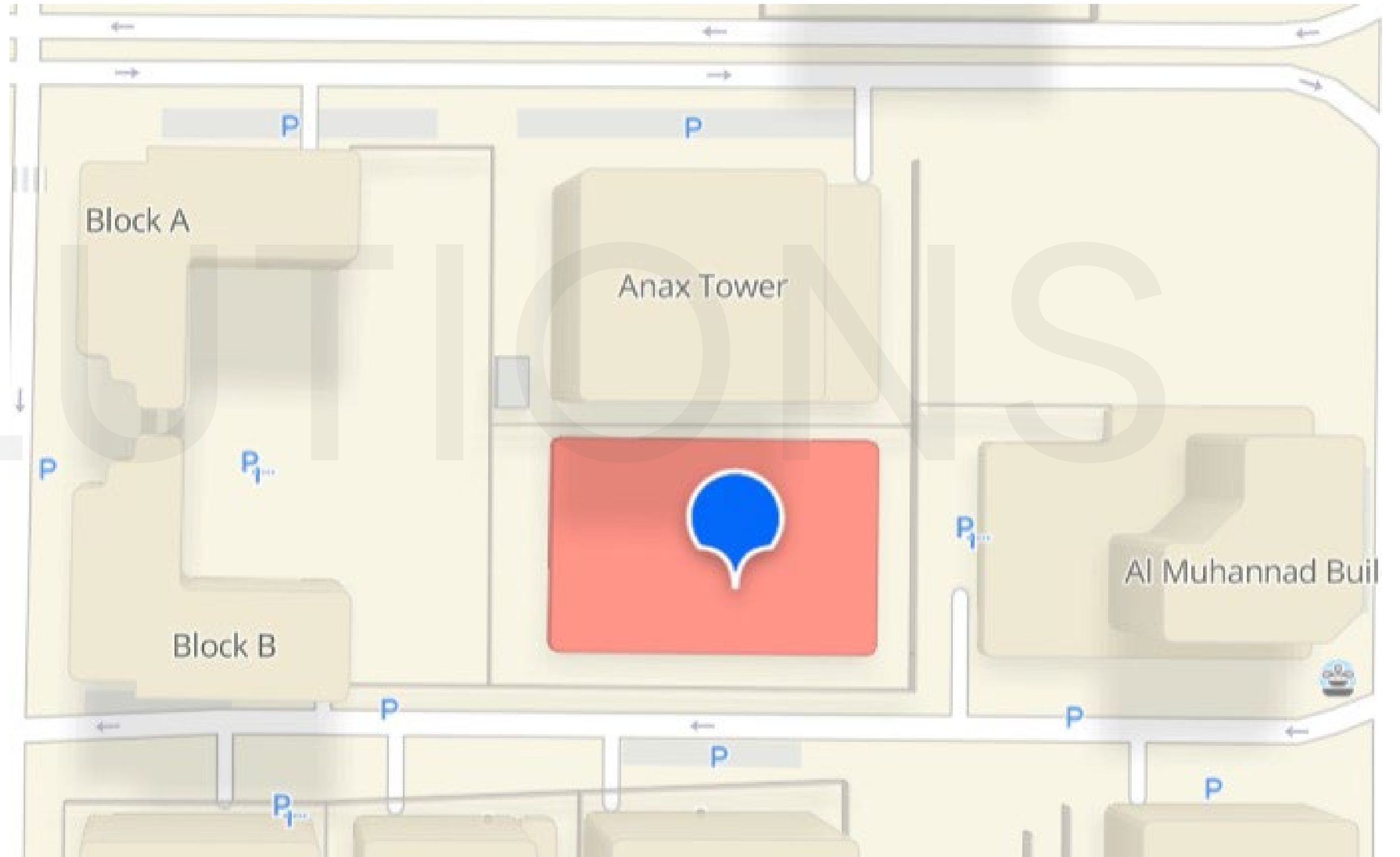
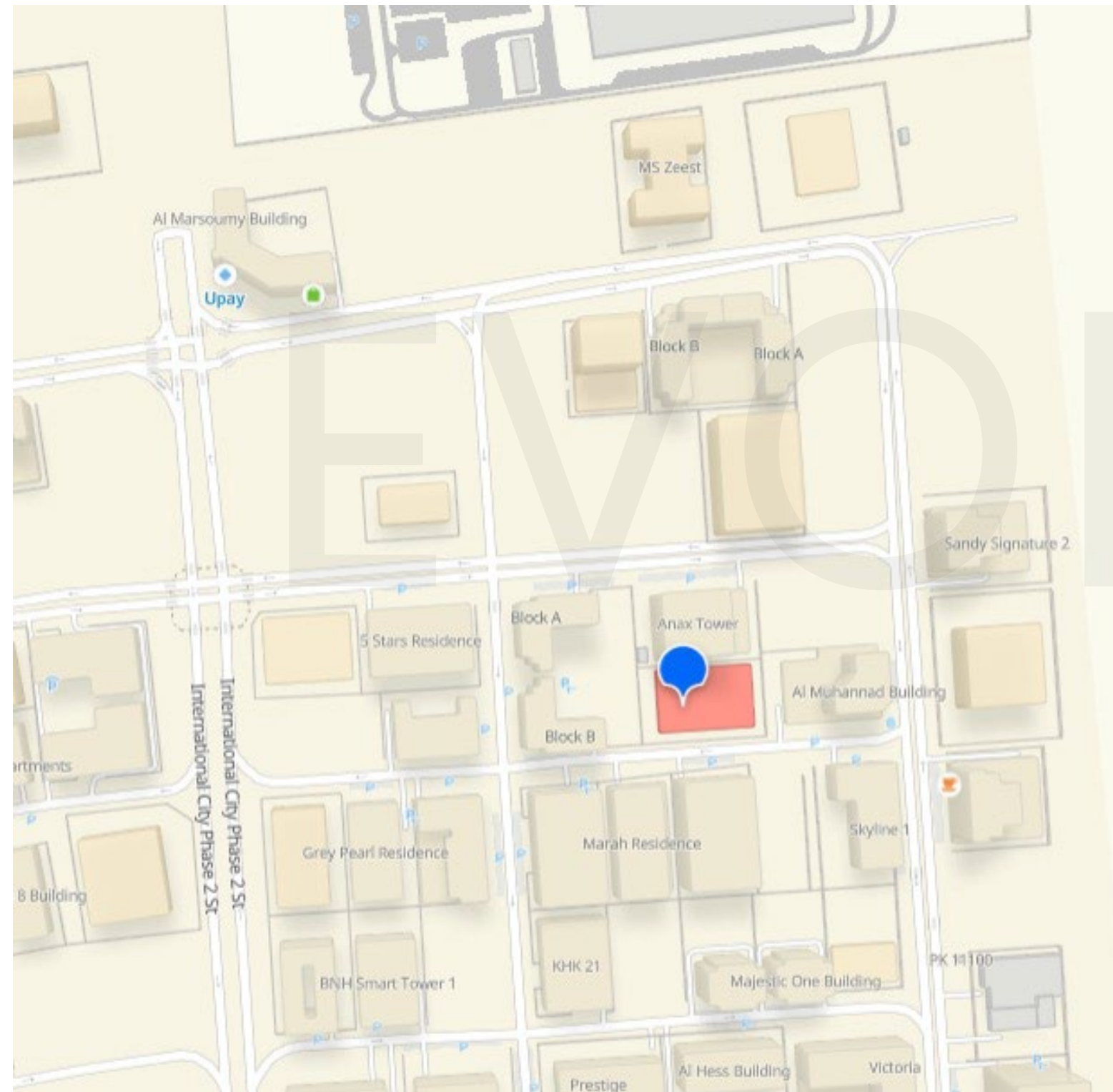
Installment	Date/Milestone	Installment %
Down Payment	On Booking Day	15%
Installments During Construction	Every Three Months (Total of 5 Payments)	5% per Installment (25% Total)
Final Payment	At 100% Construction	60%

PROJECT VIEWS

- Tavora features one of the widest road frontages, enhancing and maximizing expansive open road views.
- Clear, open views across the surrounding building amenities.



PROJECT TOP VIEWS





PROJECT USPS



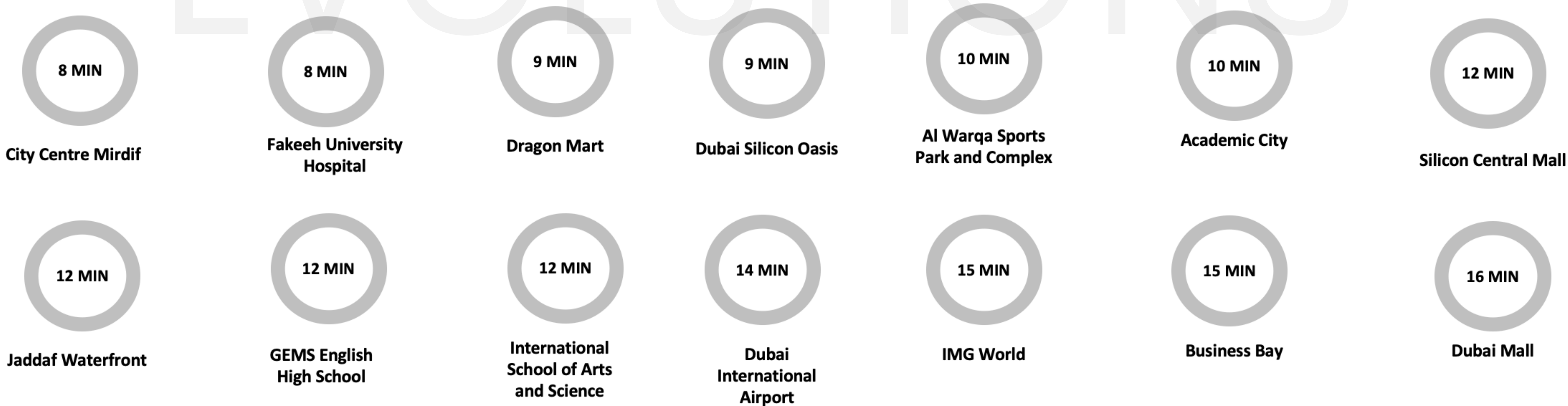
PROJECT LOCATION

Google Maps  Click Here

The project is located in **Warsan 4 / International City Phase 2** positioned **away from the hassle of International City** while remaining in **close proximity** to its **amenities** and **supporting facilities**.

- It also benefits from nearby access to Dubai Silicon Oasis (3km), making it a well-connected and more affordable option for families.
- Less than **10-minutes' drive** to Duba Silicon Oasis, International City, Mirdif, and Academic City — **major employment, retail, educational and family centered areas**.
- Less than **15-minutes' drive** to Business Bay, Downtown, and Dubai Design District — **major employment and retail areas**.

PROXIMITY:



1. PROJECT LOCATION



Prime location with easy access to Retail, Academic, and Business anchors — ideal for connected family living.

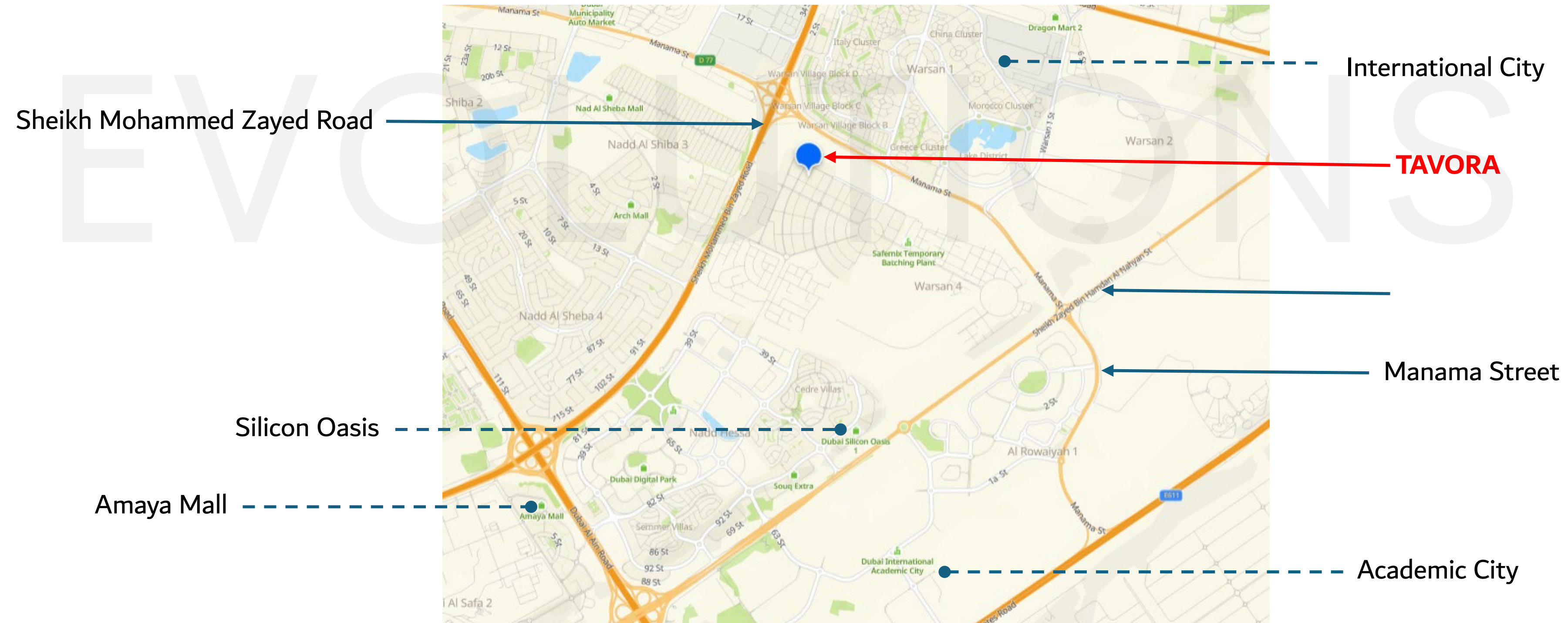
Silicon Oasis: Mixed-use Destination Family Living Anchor	
1	Al Fakh Hospital
2	Silicone Central Shopping Center
3	Dubai Digital Park (Innovation Hub Business District)
4	Rochester Institute of Technology (RIT Dubai)
5	GEMS Wellington Academy
6	Cedre Villa Community and Shopping Center

International City Affordable Living and Retail Anchor	
1	Dragon Mart 1 & 2
2	Union Coop
3	Warsan Lake & Warsan 1 Park
4	Municipality Central Fruits and Vegetable Market
5	Ibis Styles Dragon Mart Hotel

Academic City Educational Anchor	
1	Zayed University
2	American University in the Emirates (AUE)
3	Heriot-Watt University Dubai
4	University of Birmingham Dubai

2. PROJECT CONNECTIVITY & ACCESSIBILITY

- Can be accessed from **Sheikh Mohamad bin Zayed Road** within 4 minutes & 8 minutes from **Emirates Road**.
- Recreational areas like **City Centre Mirdif**, **Dragon Mart**, **Al Warqa Sports Complex** are all within **8-minutes'** driving distance.
- Business hubs like **Silicon Oasis** & **Business Bay** are within **10 & 15 minutes** of driving time, respectively.



3. PROJECT VIEWS

The project is uniquely positioned to **offer views from all directions, maximizing visual appeal and enhancing the overall living experience, and making the homes feel more spacious and brighter.**

1. Expansive Road Frontage: The development offers one of the **widest road frontages** in the area, the project benefits from **broad open road views.**

- Increased natural light penetration → creating brighter and more inviting living spaces.

2. Amenities-Facing Views: Attractive views overlooking the development's **well-designed amenities**, including landscaped areas, pools, and recreational spaces. It is a **visually engaging environment.**

3. Corner Units Advantage: Corner units enjoy two views: one side facing the **amenities**, the other facing open **roads** or surrounding building amenities.



4. METRO CONNECTIVITY

Prime Location

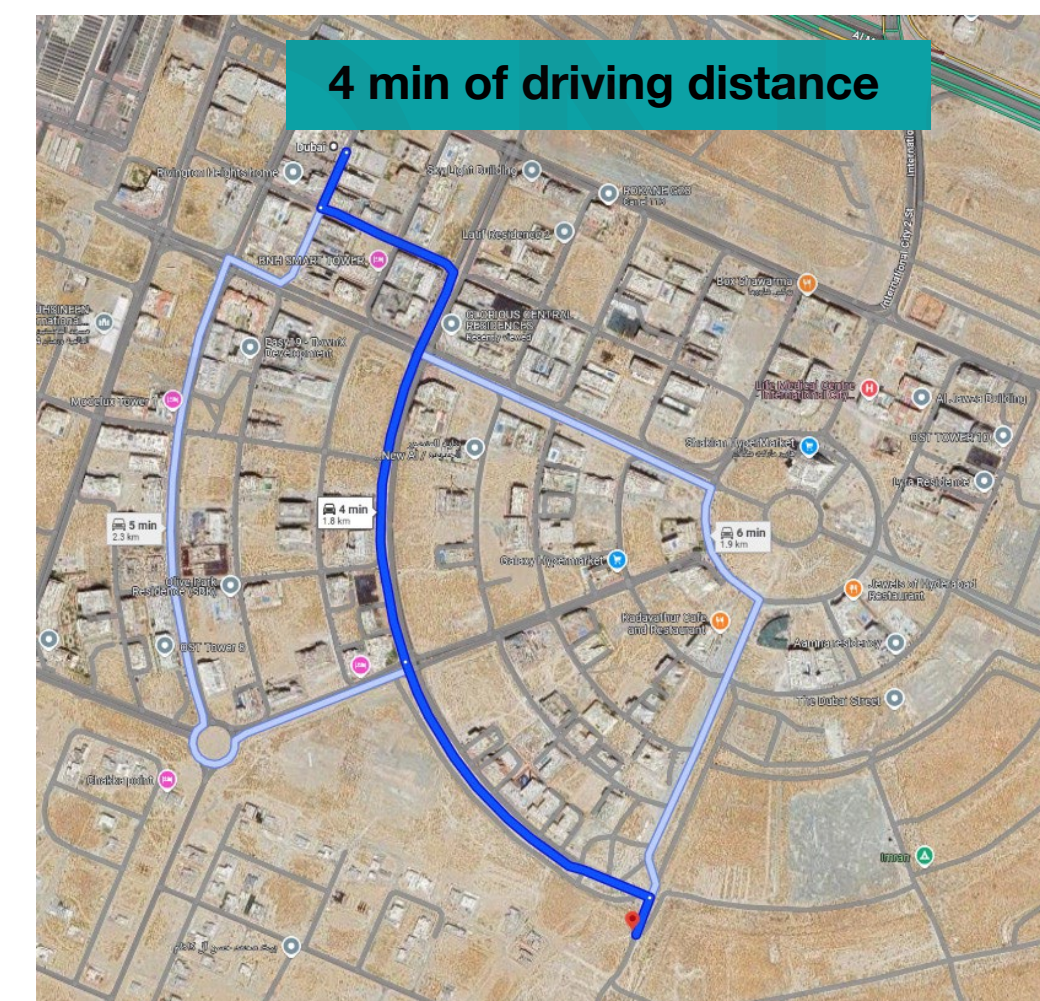
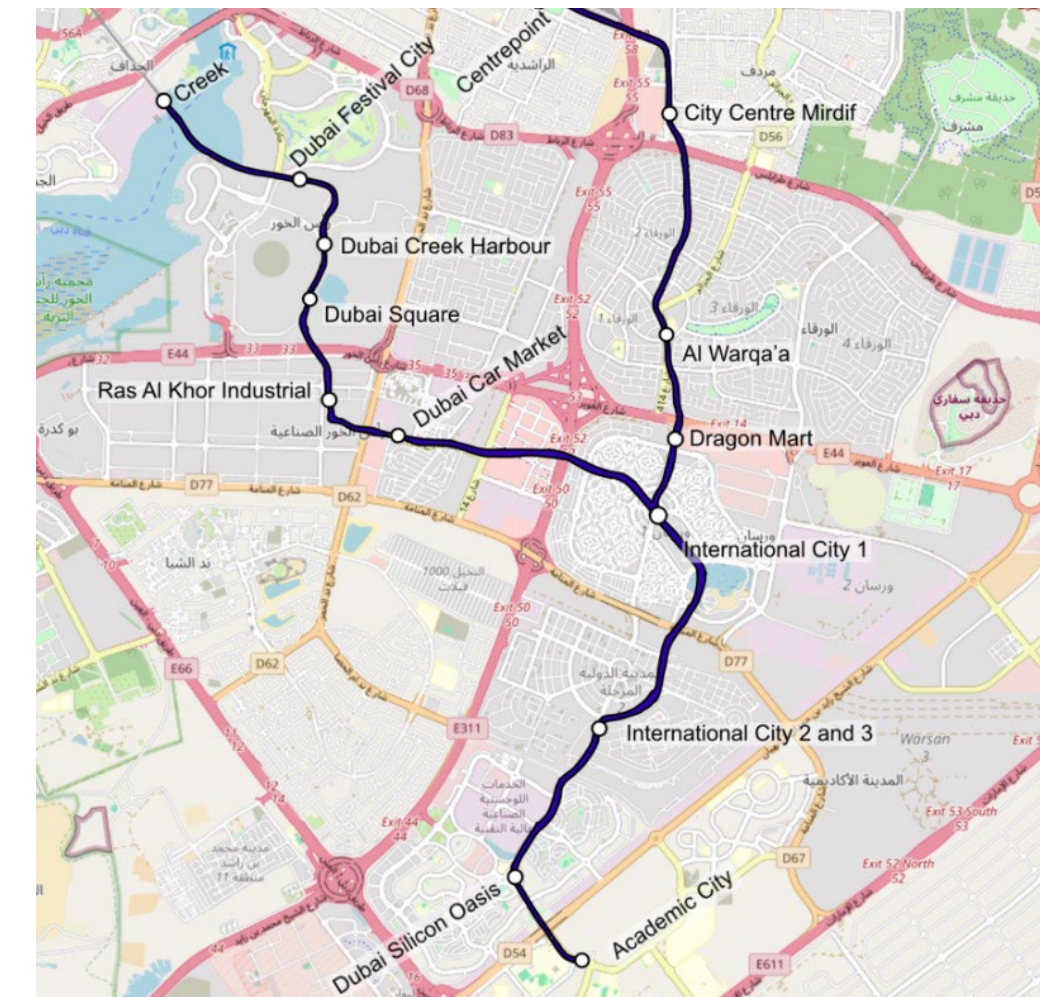
- Situated just **3 minutes' drive** and **12 minutes' walk** from the **upcoming Blue Line Metro station**, ensuring quick and convenient access.
- Excellent **connectivity to major business districts** and **lifestyle destinations** across Dubai.

Future-Proof Investment

- Proximity to the **new metro line** is expected to significantly boost **capital appreciation once operational**.

Enhanced Tenant Appeal

- Metro access **increases rental demand** among mid-income professionals and tenants seeking convenient urban living.



Accessibility to Metro → Convenient Living → Increased Rental Demand → Increased Rents → Highest ROI

5. JHK: A DEVELOPER WITH DESIGN AT IT'S CORE

WHEN DESIGNERS BUILD, THE DIFFERENCE SHOWS

Tavora is brought to you by **JHK Real Estate Developments**, a development arm powered by reputable design consultancy with extensive experience and track record delivering iconic designs for leading developers across the city.

What does that mean for you?

- ✓ **Smarter Layouts:** Maximized usable space.
- ✓ **Highly Efficient Floor Plans:** Every detail is purpose-built for end-user comfort and investor appeal.
- ✓ **Thoughtful Material Selection:** Quality finishing, chosen for durability and aesthetic.
- ✓ **Confidence in Build Quality:** Delivered by a team that has overseen the design of many successful developments.
- ✓ **Trusted Execution:** A team with a track record of on-time, on-design, and on-standard delivery.
- ✓ **Elegant, Modern Façade:** Built to stand out and retain value.

JHK
Developments

6. UNIT MIX

Efficient Unit Mix:

- The majority of the development is composed of **studio and one-bedroom** apartments, designed to offer **smart, space-efficient living** ideal for **urban professionals and young couples** seeking functionality and flexibility.

Premium Corner Two-Bedroom Units:

- Located at both ends of the floorplate, the **two-bedroom units are corner-positioned to maximize natural light and cross ventilation.** These units provide a bright, open ambiance well-suited **for young families.**

Smart Layouts with Elevated Comfort:

- Each unit features a carefully optimized floor plan that **emphasizes and maximizes usable space** — including well-proportioned bedrooms, generous living areas, contemporary kitchens, and elegantly finished bathrooms.

7. UNIT SIZES

- The project offers a **diverse range of unit sizes** designed to meet the **needs of various user profiles and investor types**.
 - **Smaller units** allow for **more competitive entry prices**, naturally **translating into higher rental yields**.
 - Meanwhile, the **more spacious layouts** appeal to **end-users seeking enhanced quality living**.
 - **Some Studios**, **majority** of the **1-bedroom** layouts and **all 2-bedroom** layouts **include a dedicated study/maid's room**.
 - Adding functional space and boosting the unit's competitiveness in the market.
 - Appealing to professionals requiring an office or young families seeking extra space.
- **Unit Size Range**
 - **Studios** range from **351 to 464 sqft**, ideal for singles or short-term rentals.
 - **1-Bedroom units** vary between **633 and 842 sqft**, ideal for professionals and young couples.
 - **2-Bedroom + Study/Maid units** span from **1,009 to 1,310 sqft**, ideal for young families.

7. UNIT SIZES

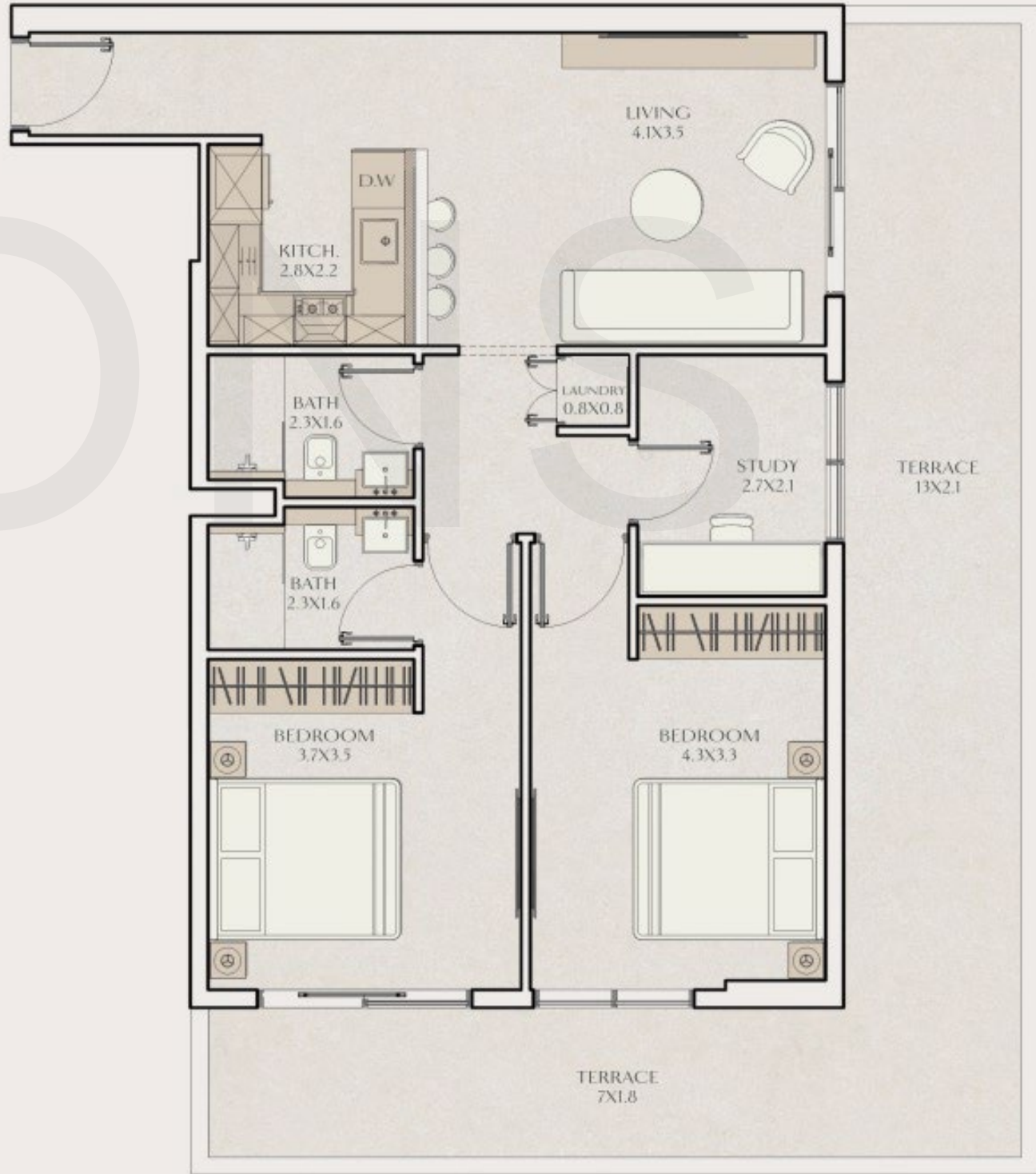
Sample Unit Layouts with Study/Maid Room



Studio



1 Bedroom



2 Bedroom

8. EXTERNAL FAÇADE

Clean, Modern Design That Stands Out in the Area

Contemporary Architecture

Simple, well-balanced façade with clean lines, neutral tones.

Better Finish Than Surrounding Buildings

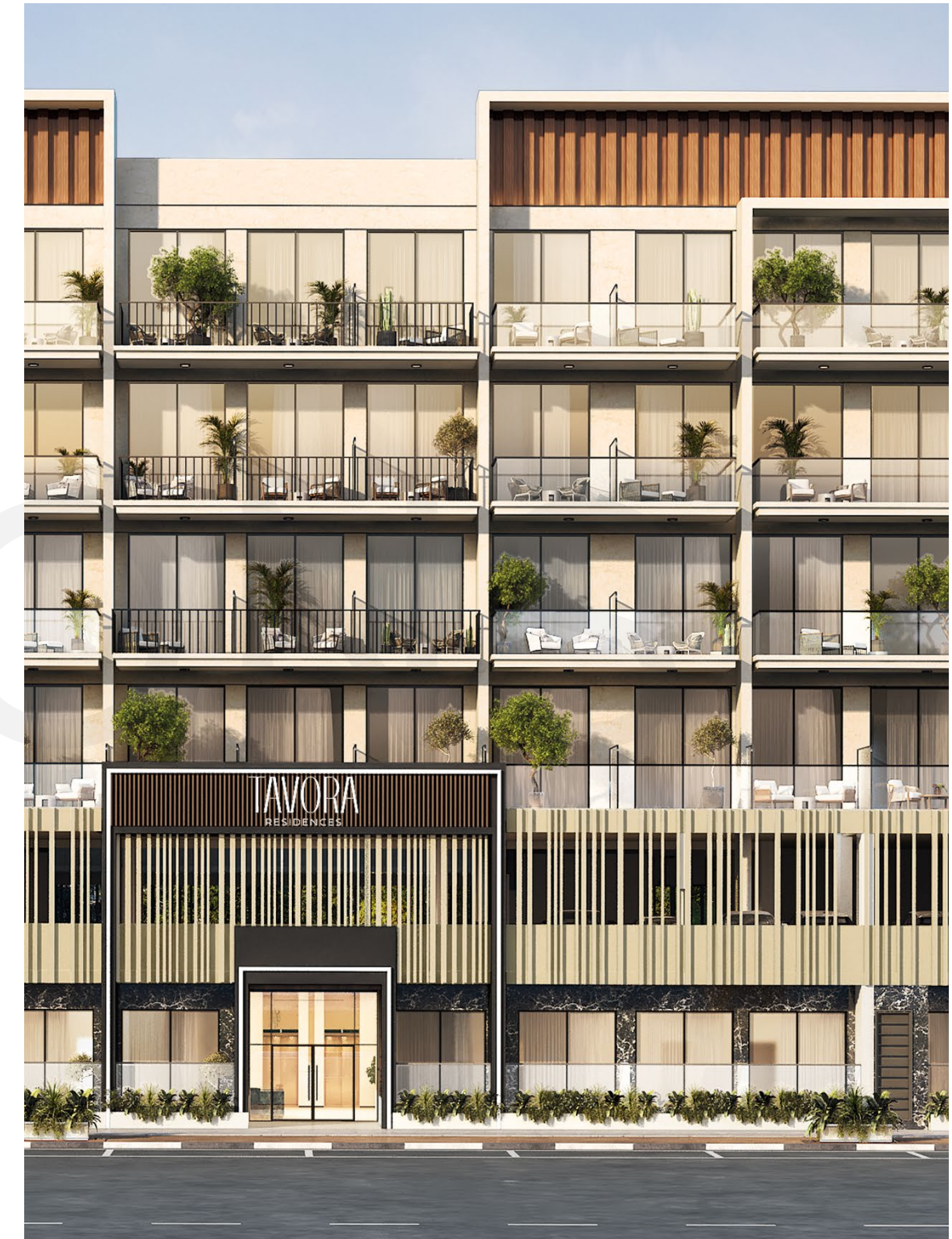
The building's exterior appears higher in quality and design consistency compared to surrounding developments.

Use of Glass and Metal Accents

Full-length balconies with glass railings and subtle vertical detailing offer a modern yet functional look.

Expansive Entrance Impression

Wide, ground-level entrance with strong welcoming presence, and impressive high-end finishes featuring an elegant reception, wall cladding and marble flooring.



9. INTERIOR SPECIFICATIONS

Interiors at Tavola are crafted with **premium, design-focused finishes elevating everyday living and offering both style and functionality.**

Refined Interiors: Interiors crafted with premium, design-led finishes that bring sophistication and comfort to daily living.

Expansive Views:

- Internal ceiling heights of up to **3.1m.**
- Full-height windows and sliding glass doors maximizing natural light.

Open Kitchen Layouts:

- Contemporary kitchens with open designs, LED strip and pendant lighting.
Terrazzo Backsplash.
- Corian/Terrazzo counter finish.

Modern Bedroom Designs:

- Minimalist layouts.
- Sleek built-in white wardrobes.

Boutique-Style Bathrooms:

- Matte black sanitary fixtures.
- Emerald finish accent walls.
- Full size built-in mirrors and functionable niche with LED-strip integrations.

10. TICKET PRICES

High-Value Offer at Competitive Price Points

Accessible Entry Pricing

Strategically positioned at attractive ticket prices, these units open the door to a broader pool of buyers, from first-time homeowners to investors.

Low Barrier to Entry

Affordable investment levels make ownership easier, presenting a standout opportunity in a market where price-conscious buyers are increasingly active.

Smart Investment Appeal

Efficient unit sizes keep total prices low while ensuring strong rental demand and long-term capital appreciation potential, ideal for buyers focused on returns and value.

Attractive Unit Sizes → Attractive Ticket Prices → High Demand → Flipping Opportunities → High ROE

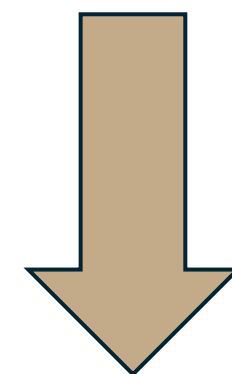
11. RENTAL YIELDS

The project offers smart mix of unit types and sizes, providing a well-balanced investment opportunity for investors seeking stable and appealing rental returns.

- **Compact unit sizes → lower ticket prices → highly accessible entry point for investors**

EVOLUTIONS

- **Emerging area → growing demand → growing rental rates**



High ROI up to 9%

12. AMENITIES & FACILITIES

Tavora offers some of the most generous amenities in Warsan Area, thoughtfully curated to enable young **adults to socialize, stay active, and enjoy a well-rounded lifestyle** — all within the building itself.

Health & Wellness Amenities with a focus on family-friendly social spaces

- Pool and sun deck
- A fully equipped gym
- Yoga studio supporting physical wellness and community activities
- BBQ Area
- Landscaped seatings



13. PAYMENT PLAN

40/60 Payment Plan

40% During Construction: Distributed over the entire construction period allowing for easy and facilitated payments.

- ✓ Perfect for investors looking to **minimize upfront costs and benefit from price growth before handover.**
- ✓ Ideal for end-users who prefer manageable, facilitated, milestone-based payments.

60% on Handover: The **remaining amount is paid at completion of development**, making it attractive to a broader range of buyers, especially **those using mortgages.**