



## TRIA

AED 814 055 - 950 000

### PARAMETERS

City	Dubai
Type	Development
To sea	22500 m
To city center	17500 m
Completion date	II quarter, 2025



### TRIA RESIDENTIAL COMMUNITY IN DUBAI SILICON OASIS

Tria is a new 33-floor residential complex in the major business district of Dubai Silicon Oasis (DSO). The development of this real estate unit was begun in the summer of 2022 by major developer Deyaar. The estimated completion time is scheduled for the second quarter of 2025.

### TRIA PROPERTIES IN DUBAI SILICON OASIS

The new complex will include several luxury real estate layouts with a total area from 41 square meters, up to 299 square meters, with the option of:

- Compact studios
- 1 to 3-bedroom apartments
- Podium-level townhouses
- Duplexes
- Penthouses

All residential properties have spacious balconies and floor-to-ceiling windows offering beautiful views of the Dubai cityscape.

Inside the premises, the creation of high-quality finishes, in a minimalist style with exquisite decor elements, is planned. Some properties will include a maid's room as well as separate living and dining areas.

The penthouses and townhouses will additionally include landscaped rooftop gardens.

The real estate units will be handed over to the owners with branded household appliances installed in the kitchen and bathrooms.

Double-glazed windows will be installed in all residential premises, which will significantly reduce noise levels, contribute to better temperature control, and protect from ultraviolet radiation.

Apartments and houses will be equipped with the Smart Home system, thanks to which residents will be able to control various systems (lighting, multimedia, etc.) via a smartphone or tablet application.

### TRIA KEY AMENITIES

The new high-rise complex will include 3 separate towers, united with the podium area, which will house various infrastructure facilities.

Inside the Tria residential communities, the following amenities will be offered:

- Large podium-level swimming pool with seating areas
- Rooftop Infinity-edge swimming pool with well-manicured viewing platforms
- Fitness area
- Wellness center with steam room, sauna, meditation room, and changing rooms
- Yoga area
- Landscape areas
- Playground and swimming pool for children
- Open-air cinema
- Social club with conference rooms, game rooms, and lounge areas
- Karaoke hall
- Dedicated barbecue areas
- Organic grocery store and snack bar
- Library and reading room
- Playground for paddle tennis and squash
- Wireless Internet throughout the residential complex

### TRIA LOCATION

The Tria towers will be located in one of DSO's major business districts. The Sheikh Mohammed Bin Zayed Highway passes nearby, providing good transport connections with the rest of the city. There is also a well-developed network of urban transport. The nearest bus stop is located within a 10-minute walk from the new residential complex.

The central community of Downtown Dubai can be reached in just 19 minutes. Here you will find one of the tallest buildings in the world, the Burj Khalifa business center. This area has the largest mall, several beautiful parks, and an artificial lake with a huge singing fountain in the center.

The Dubai International Airport is 18 minutes away from the residential complex.

#### Supermarkets near Tria (about 5 minutes away):

- Spinneys Supermarket
- LuLu Hypermarket
- Carrefour
- Viva Supermarket
- DSO Supermarket

#### Nurseries and Schools near Tria (up to 6 minutes away):

- GEMS Wellington Academy
- Vernus International School
- Indian International School
- Fantasy Town Nursery
- Orange Seeds Nursery
- Toddlers International Nursery

### INVESTING IN TRIA

Buying a property in a new residential complex during the construction phase has special advantages. One of them is that you can purchase a real estate unit at the most attractive price. You will also have the opportunity to pay in installments as the complex is being built.

Investment in Tria real estate in the Dubai Silicon Oasis area can bring up to a 7.9% annual return if the property is rented out.

Please feel free to contact our experts in case you have any questions regarding buying real estate in a new residential

complex.

## PROPERTY FEATURES

### LOCATION

- Close to the bus stop
- Prestigious district
- Suburb
- Street view
- Close to shopping malls
- Close to international schools
- City view
- Beautiful view
- Close to schools
- Great location
- Park/garden view
- Close to the kindergarten
- Close to the school
- Panoramic view

### FEATURES

- Video intercom
- Electric shutters
- Air Conditioners
- Intercom
- Balcony
- Finished
- Smart Home system
- Terrace
- Exclusive interior design
- Panoramic glazing
- Roof terrace
- Premium class

### INDOOR FACILITIES

- Children's playroom
- Pilates and yoga room
- Cafe
- Squash
- Library
- Fitness room

### OUTDOOR FEATURES

- Barbecue area
- Children's playground
- Community garden
- Tennis court
- CCTV
- Landscaped garden
- Car park
- Shop
- Security
- Landscaped green area
- Swimming pool
- Supermarket
- Keycard entry system
- Transport accessibility
- Common area with pool

## PHOTO GALLERY

