



TIMBER TERRACE AT DUBAI SOUTH

Why buy in Dubai South



- Strategic location near Al Maktoum International Airport & Expo City.
- Well Planned Low Density Community, having low rise buildings, villas and adequately supported by Schools, Malls and Hospitals.
- Excellent infrastructure already in place (used during the Expo).
- The Master Community will take about 5 years to fully develop leading to capital appreciation for buyers.
- Great connectivity to Sheikh Zayed road, Al Khail and MBZ.
- Dubai South is home to a dedicated free zone offering 100% foreign ownership, tax incentives, and streamlined business setup, which fosters economic growth and drives demand for residential properties



- Planned Logistics District in Dubai South which will compliment the Airport and Jebal Ali Port, which includes:
 - Dubai Global Connect, which will serve as a permanent area and exhibition platform for global buyers and sellers in industries such as food, fashion and home furnishings.
 - Multi-User Logistics Hub, which will be a new facility spanning approximately 210k sqft., featuring flexible layouts, designed for SMEs, e-commerce firms, and freight forwarders.
- Business Park and Commercial District
 - The Business Park will evolve into a center for commerce, offering offices for start-ups, small & medium-sized companies and international corporations.
- Exhibition District (Expo City)
 - It will feature flexible office spaces, research and development zones and will include the new Dubai Exhibition Center (movement of World Trade Center).

Why Invest with Vakson



- Trusted Developer in Dubai, successfully conducting business in Dubai for 55 years.
- Handed over 5000 units over the past 25 years in all areas of Dubai.
- Designs and Builds limited number of buildings.
- Delivers world class finishing's as well as high quality mechanical and electrical systems leading to very efficient buildings for the owners.
- Works exclusively with the top Architectural Engineering Company in the Region for design and supervision of all projects.
- Manages all completed projects through one of the most reputable Management Companies in Dubai, 100% owned by the Group to ensure that the owners get a well managed building in the future.

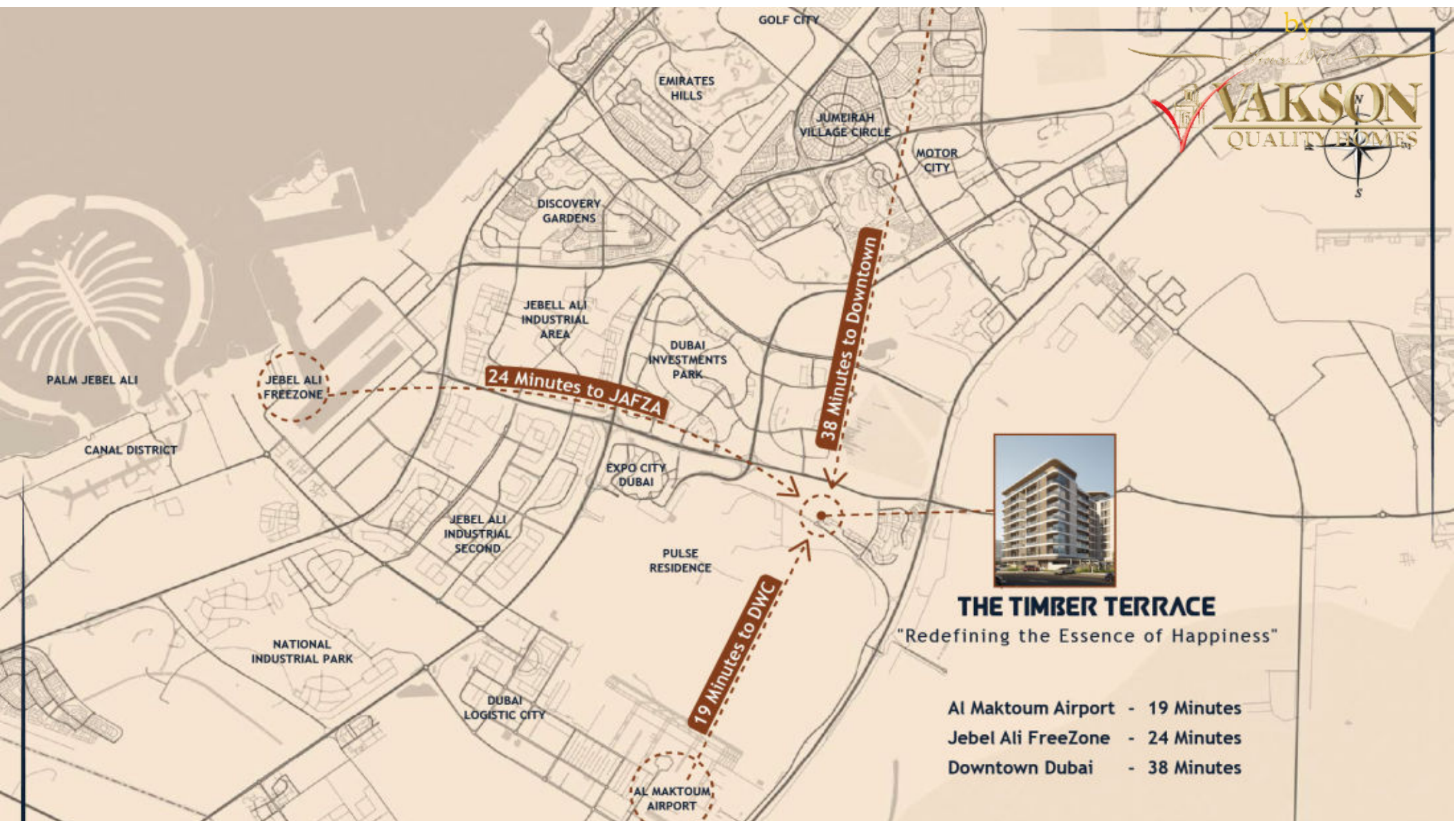
by

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THE WORLD ISLANDS

VAKSON
QUALITY HOMES





THE TIMBER TERRACE
"Redefining the Essence of Happiness"

- Al Maktoum Airport - 19 Minutes
- Jebel Ali FreeZone - 24 Minutes
- Downtown Dubai - 38 Minutes

DRIVING DISTANCE

19
MINUTES



AL MAKTOUM
INTERNATIONAL
AIRPORT

25
MINUTES



IBN BATTUA
MALL

30
MINUTES



JUMEIRAH LAKE
TOWERS

30
MINUTES



JAFZA DUBAI

32
MINUTES



DUBAI MARINA

35
MINUTES



DOWNTOWN
DUBAI

35
MINUTES



BUSINESS BAY

50
MINUTES



KHALIFA INDUSTRIAL
ZONE ABU DHABI

65
MINUTES



YAS ISLAND
ABUDHABI

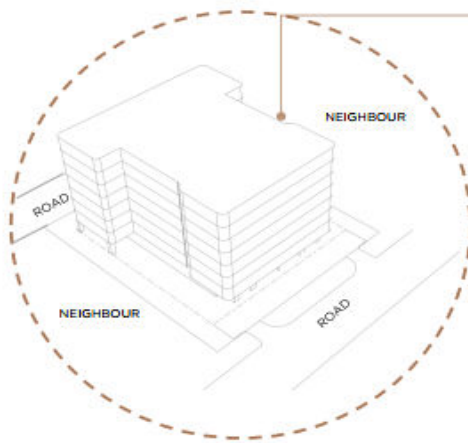


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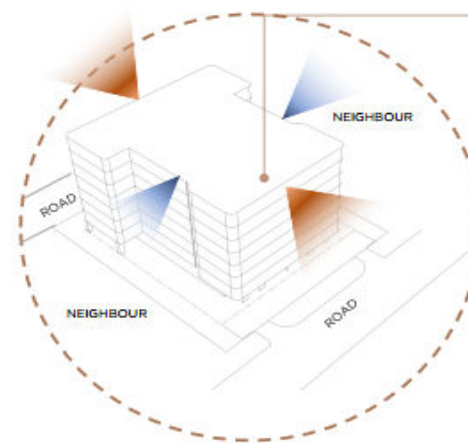
Site Analysis

SITE ANALYSIS



Site surrounding :

The site is surrounded by two neighboring plots and two roads , with convenient access ensuring excellent connectivity. The design optimizes expansive views while prioritizing the privacy and comfort of residents



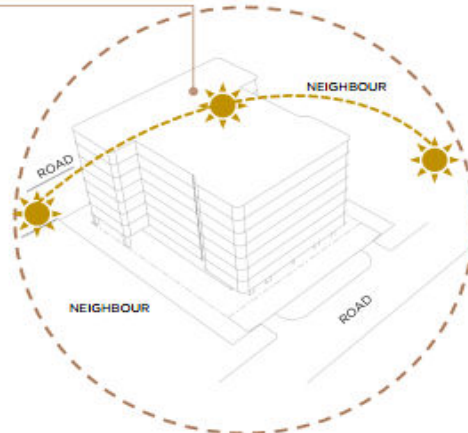
Viewage points:

The residential tower has been designed to offer clear and unobstructed views on the road side. Road-facing units capture dynamic urban vistas, while other units ensure thoughtfully framed views of neighboring buildings. This approach maximizes visual openness while maintaining privacy for residents.

- Road View - Acts as a main view Point
- Neighbor View - Acts as secondary view point.

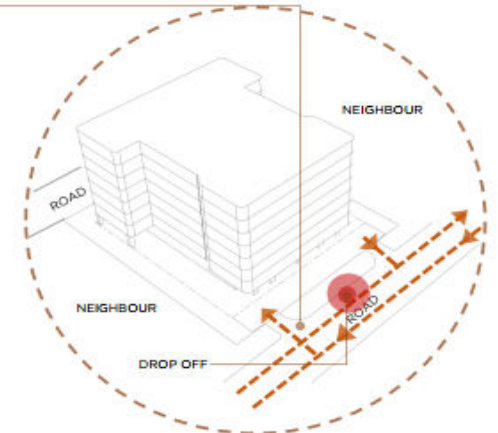
Natural lighting - Solar Path

The design prioritizes the integration of natural light, ensuring well-lit interiors throughout the day. The orientation of the building has been carefully aligned with the solar path to optimize daylight penetration while mitigating excessive heat, thereby enhancing indoor comfort and energy efficiency.



Accessibility :

The layout ensures smooth and seamless access to the building via the front road. Dedicated pathways and entry points maintain a balance between ease of movement and privacy for residents, effectively reducing interference from external traffic. This thoughtful planning ensures a secure and private environment for all residential units.





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TIMBER
TERRACE
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Project Details



- G + 7 Storey + Roof Residential Building located in the heart of Dubai South Residential District.
- Apartment Details
 - 1 Bed x 28
 - 2 Bed x 42
 - 3 Bed x 07
 - Total Apartments: 77
- Construction Commencement Date: 1Q-2026
- Estimated Handover Date: 3Q-2027

Unit Break up

Type	Units	%age	Unit
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1 Bedroom	28	36%	904 to 928 sqft
2 Bedroom	42	55%	1,157 to 1,416 sqft
3 Bedroom	7	9%	1697 sqft

Total **77**



Project Amenities

- 10,200 sqft dedicated for Amenities on the Roof Level
- Business Center for Residents
- Fully equipped Gym.
- Partially covered swimming pool with sunken beds & large pool deck.
- Jacuzzi & Children's Pool
- Pickelball Court
- Family Seating Areas
- Kids Play Area
- Walking Track
- Game Zone Area

Ground Floor Lobby



Business Center



Jogging Track



Infinity swimming Pool

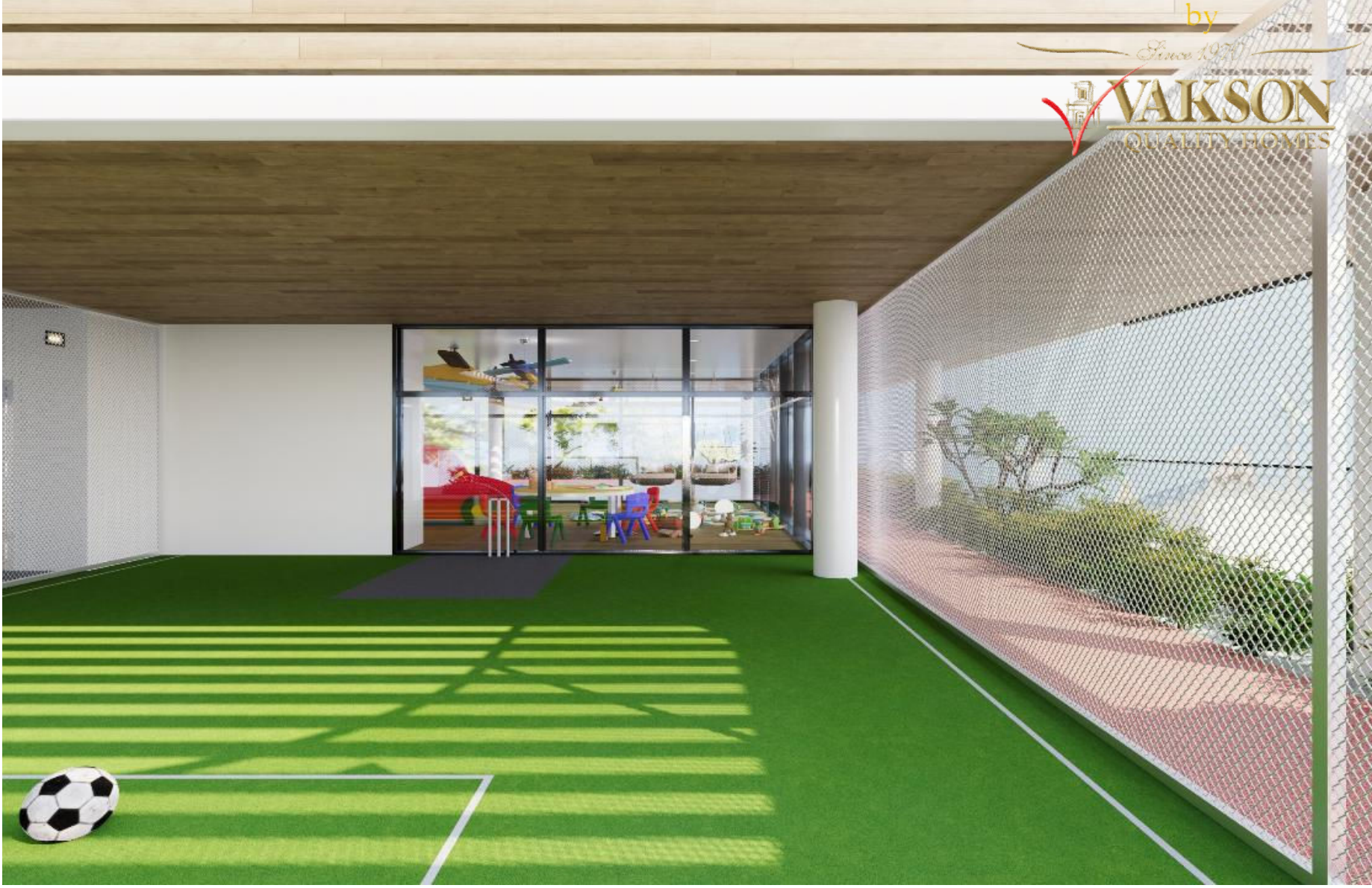


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Children's Play Area
with Pantry



Children's Outdoor Play Area



Fully equipped Gym



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MEIMI

Roof Seating Area



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Pickle Ball Court



Pricing



- 1 Bedroom From AED 1.059M
 - 2 Bedroom From AED 1.355M
 - 3 Bedroom From AED 1.987M
-
- Special EOI Discount of 5% for 2 weeks only
 - Direct customers only
 - Not open to agents.

Payment Plan



- EOI: AED 50,000/- (Specific unit will be booked)
- Booking: 10% + 4% DLD Fees + AED 3000 Admin charge.
- On SPA: 10%
- SPA + 4 Months: 10%
- SPA + 8 Months: 10%
- SPA + 12 Months: 10%
- Handover: 50%
- SPA & Oqood will be processed after payment of initial 14%
- Units can be resold after payment of 40%.