

# Zenith TOWER J1

FURNISHED APARTMENT

DEVELOPED & CONSTRUCTED BY ZENITH





**ZENITH**  
Group

Zenith, founded in 2006, is a fully integrated property development company that has delivered over 50 projects in Dubai. Through its 15 group companies, Zenith provides comprehensive services including design, construction, development, and post-handover management.



Zenith  
Property  
Development



Zenith  
Smart Contracting



Zenith  
MEP



Zenith  
Technical Services



Zenith  
Innovation



Zenith  
Art & Craft



Zenith  
Facility Management



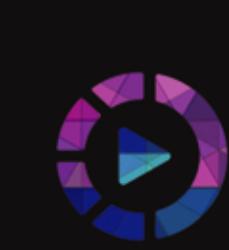
Zenith  
Aluminum & Glass



Zenith  
Hospitality



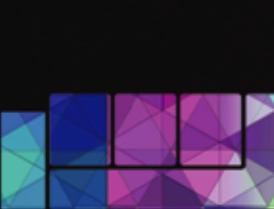
Zenith  
Partners



Zenith  
Digital Media



Zenith  
Procurement



Zenith  
Furniture



Zenith  
IT



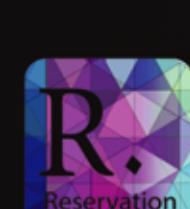
Zenith  
Interior



Zenith  
Technology



Zenith  
Architecture & Design



Zenith  
Reservation



Zenith  
Royal Events



Zenith  
Software &  
Web Development



Zenith  
Lighting



Zenith  
Project Management

9 Residential

2 Commercials

3 Podiums

Ground Floor





## OUR IN-HOUSE ACTIVITIES

We take pride in offering a range of services through our own employees, facilities, and equipment, all under Zenith Licenses. These services include:

- **Real estate development of vacation homes**
- **Architecture and interior**
- **Full in-house construction activities**
- **Art, and hand craft design services**
- **Customized Zenith decorative products**
- **Home automation & smart system by Zenith**
- **Property management & shortterm lease vacation home services**



# ZENITH J1

Experience  
the grand opulence  
at heart of Dubai

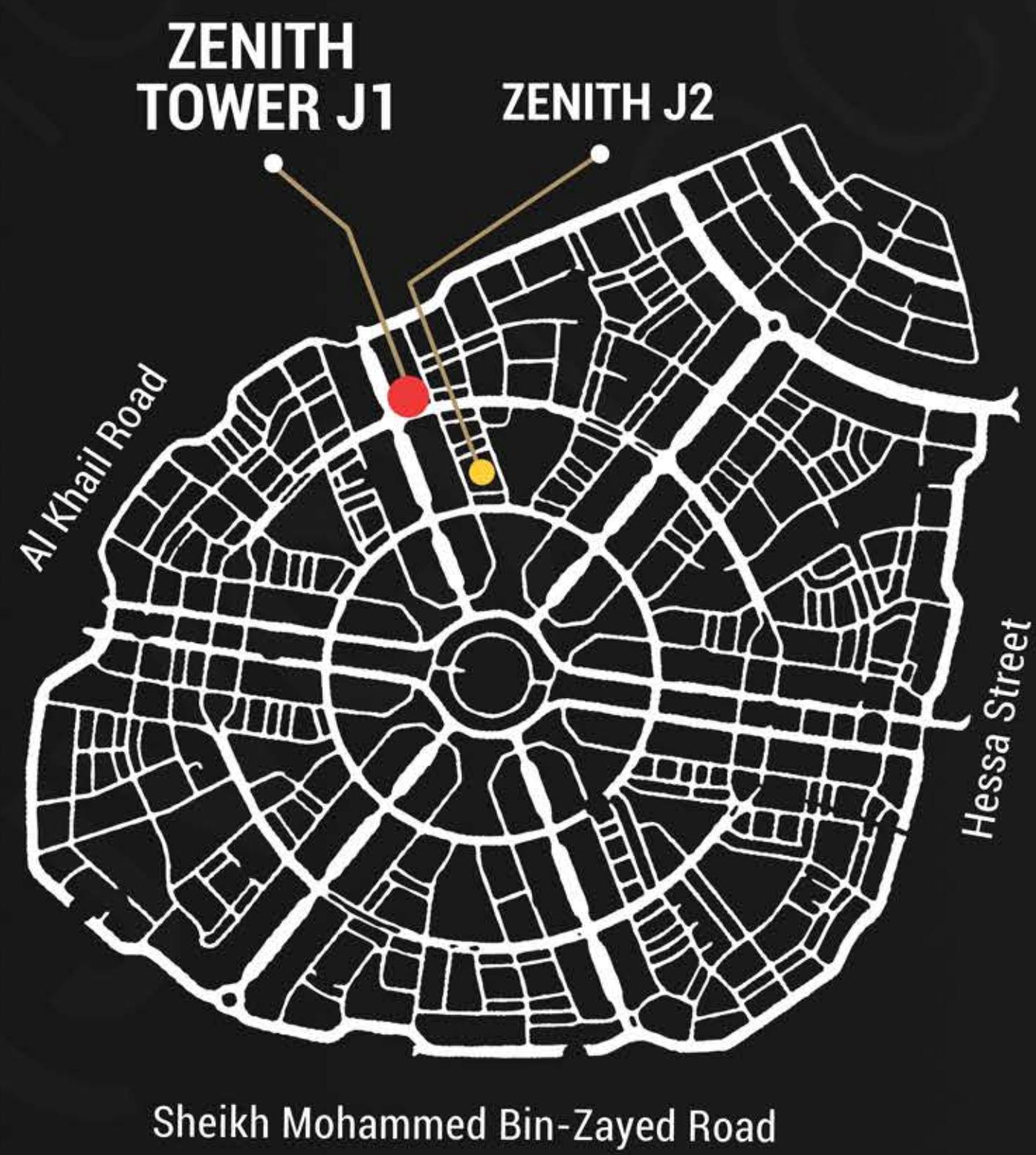
- 20 MIN  
Dubai International Airport (DXB)
- 20 MIN  
Jumeirah Beach Residence
- 20 MIN  
Dubai Mall / Burj Khalifa
- 5 MIN  
Sheikh Zayed Road
- 10 MIN  
Al Khail Road
- 20 MIN  
Dubai Marina

## LOCATION (JVC)

**ZENITH TOWER J1** is an impressive mixed-use community situated in Jumeirah Village Circle a family-friendly neighborhood just off Al Khail Road in Dubai.

The tower offers a convenient location with easy access to Dubai's major transportation hubs and key destinations such as Dubai Marina, Palm Jumeirah, Business Bay, Downtown, and Dubai International Airport.

Exciting update: The upcoming Dubai Metro Line will include a station in Jumeirah Village Circle, further enhancing connectivity and making JVC one of the most accessible and desirable communities in the city.



## PROJECT SPECIFICATIONS

**ZENITH TOWER J1** is a mixed-use development with retail, podiums, and commercial floors. It features a multi-level open air deck with a pool and play area, along with versatile commercial spaces.

The residential apartments offer spacious balconies and are strategically located near Al Khail Road, prestigious schools, and a community park.



24Hr. Security



Smart system



Online service



Carwash



Rent car



Parking



Shuttle service



Business hub



24Hr.  
Maintenance



Easy access  
to high way

# Zenith J1 is a green building that utilizes energy cycling and growth oriented architecture for the purpose of preserving and supporting the environment

## Double Glazed Windows

Double Glazed windows provide enhanced insulation by preventing the penetration of cold, heat, and sound which, resulting an improved energy efficiency and a quiter, more comforable living environment.

## Gray Water

Gray water is utilized for watering the plants contributing to water conservation and sustainability

## Silent Pipes

Using silent or insulated pipes in a tower reduces the noise caused by water flow in the pipes

## Roof Garden

Green roofs offer benefits like improved energy efficiency by providing natural insulation and reducing the urban heat island effect while enhancing biodiversity and aesthetics in urban areas.



## HOSPITALITY

## GARBAGE DISPOSAL

## DOUBLE DECKER CAR PARK

## WATER PRESSURE REDULATORS

## APPLIANCE WITH AN A+ ENERGY

## DOOR LOCK

## BLIND CONTROL

## SOUND SYSTEM

## LIGHTING CONTROL

## SMART THERMOSTAT

## HOME AUTOMATION

## SECURITY SERVICES (OPTIONAL)

## LED Lighting

Energy-efficient lighting options to reduce electricity consumption

## VRF System

The VRF systems prevent energy wastage through precise control over cooling and heating, leading to cost reduction and aiding in carbon emission reduction.

## Solar Panels

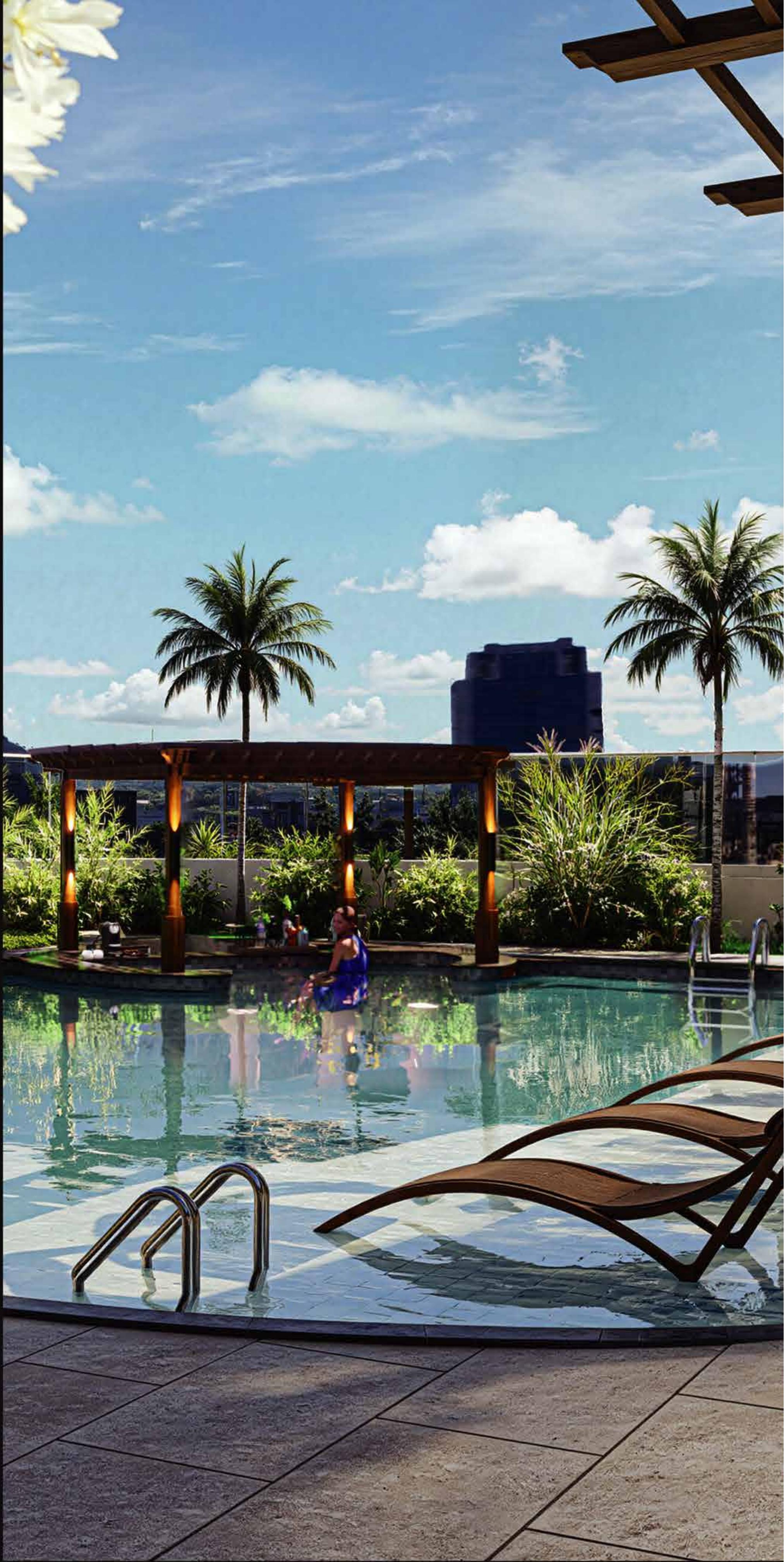
The use of solar panels in towers has significant impacts that are associated with the environment, economy, and energy sustainability. We use solar energy for illuminating the facade and outdoor areas of the tower, as well as for water heating

## Air To Water Technology

Atmospheric water generation enhances self-reliance, taping into air moisture for water needs. This eco-friendly method bolsters water security and aligns with green construction principles

# Amenities

Coffee Shop		Gym
Kids Play Area		Pet Care
Swimming Pool		Laundry
Kids Swimming Pool		Green Area
Sauna		Tailoring
Bar		Hospitality
Jacuzzi		House Maid
Leisure Pool Deck		Shop



# Amenities



# Swimming Pool

"A serene and refreshing escape designed for relaxation and recreation. Whether you're swimming laps or lounging by the water, our crystal clear pool offers the perfect blend of comfort and leisure."



# Coffee Shop



"A cozy and inviting space where rich aromas meet warm conversations. Our coffee shop serves freshly brewed coffee, handcrafted beverages, and delicious pastries perfect for a quick break or a relaxing catch-up."

# Gym

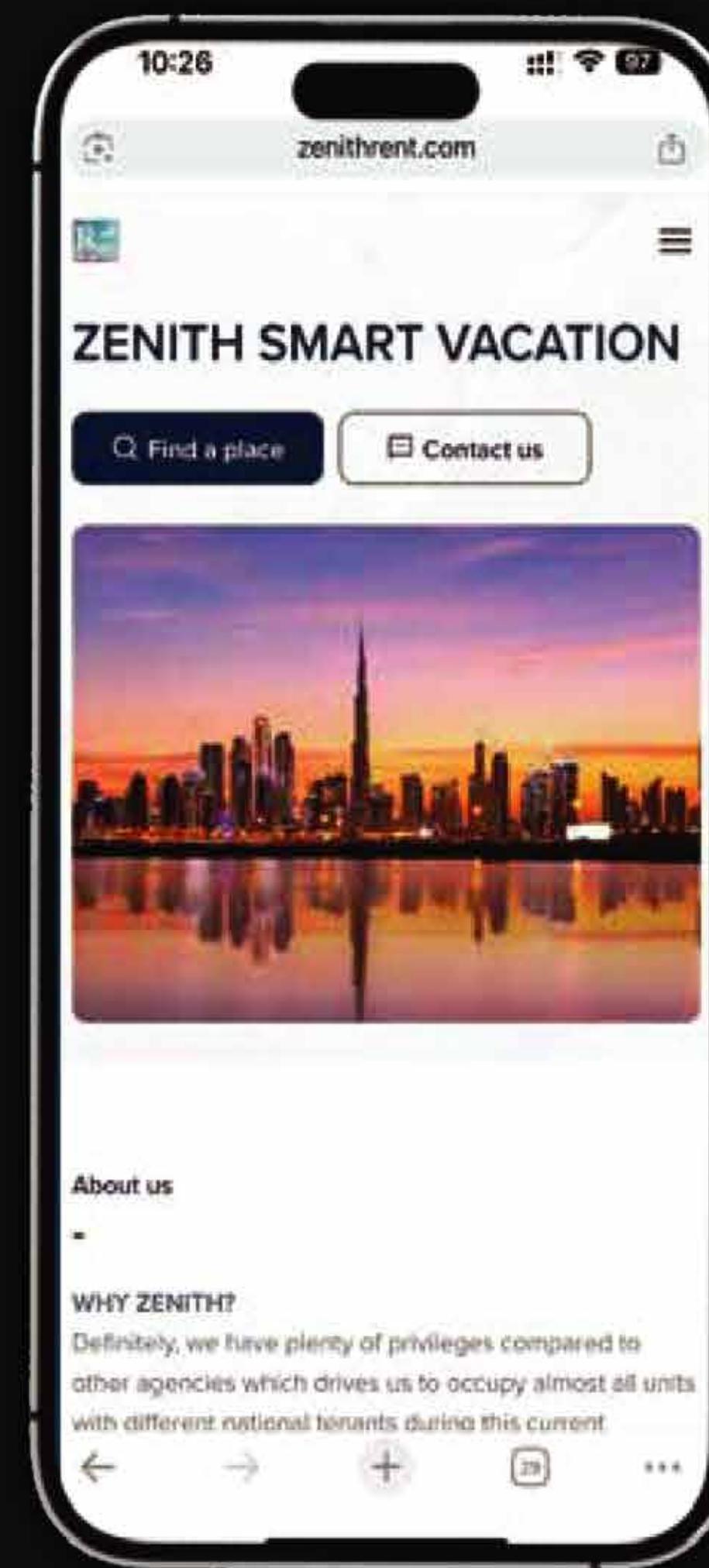
"A modern fitness space designed to help you achieve your goals. Equipped with state of the art machines, free weights, and expert trainers your journey to strength, endurance, and wellness starts here."



# Property Rental Management

Our management delivers up to 30% higher returns compared to annual rent. Today, we successfully operate almost 1,000 apartments with an occupancy rate exceeding 93%.

**Managing 1000+ properties with the precision and efficiency of hotel apartments.**



[www.zenithrent.com](http://www.zenithrent.com)

# Projects

Through Zenith's dedicated hospitality platform, residents of the building can effortlessly access a wide array of services at affordable rates, providing unparalleled convenience



Karate



Fitness



DJ



Guitar/Piano



Swimming



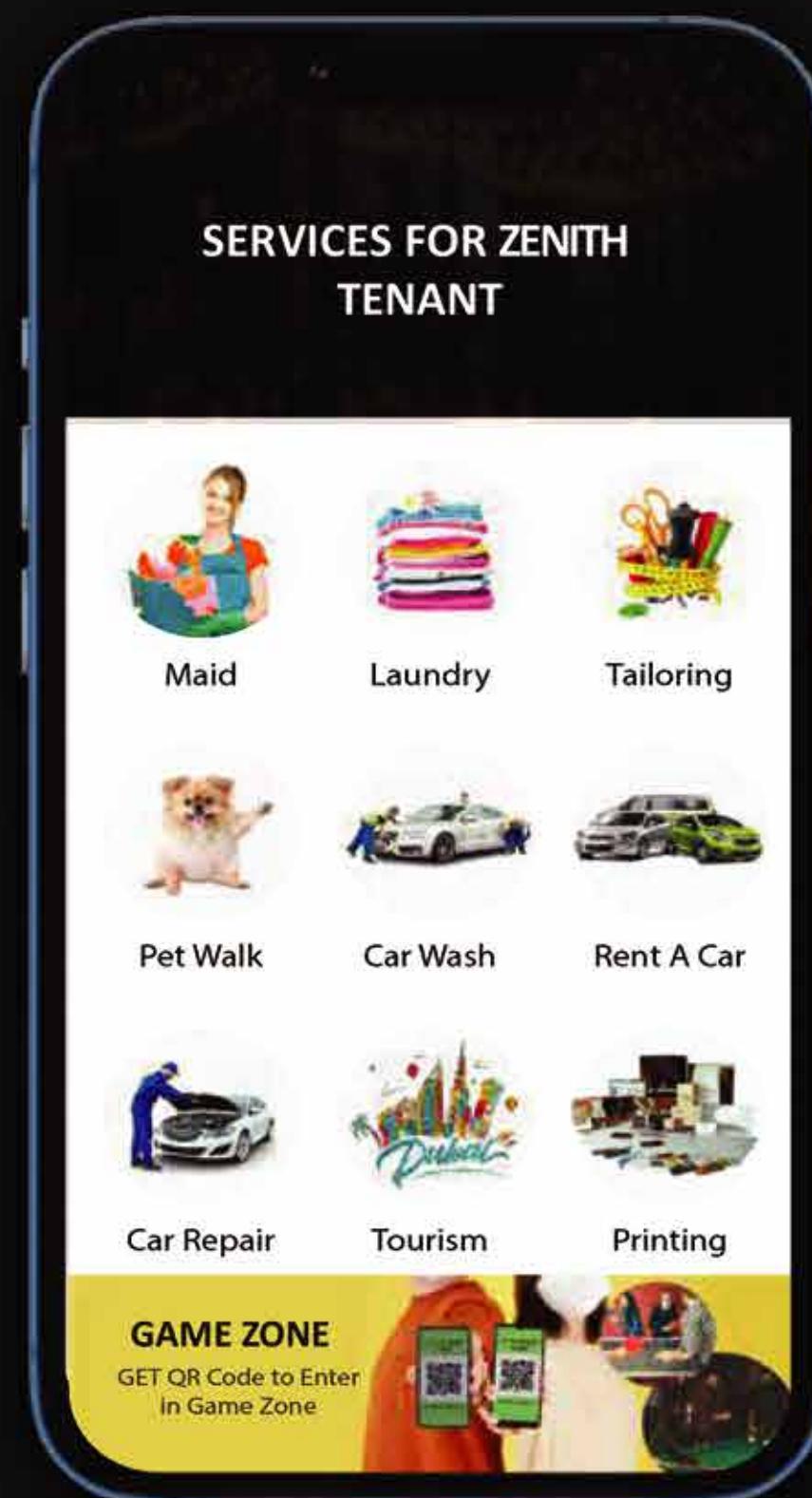
Art & Handcrafts



Web/Graphic Design



LinkedIn Training



[www.zenithsupports.com](http://www.zenithsupports.com)

# Clinic



"A specialized clinic dedicated to healthy, radiant skin. With advanced treatments, expert dermatologists, and personalized care, we help you achieve confidence through glowing, flawless skin."

# Beauty Saloon

"A haven of beauty and care, offering expert treatments, modern styles, and personalized services. Step in to relax, refresh, and reveal your best self."



# Spa



"A sanctuary of relaxation and rejuvenation, offering holistic treatments, soothing therapies, and a serene ambiance. Our spa is designed to restore balance to your body, mind, and soul."

# Impressive Lobby



"The lobby is the heart of first impressions a welcoming space that blends comfort, style, and functionality. Designed with elegance and attention to detail, it sets the tone for the entire building experience."





# STYLISH INTERIOR DESIGN



"Transforming spaces into personalized environments that blend style, comfort, and functionality. Our designs reflect your personality while enhancing the beauty and purpose of every room."



"Crafting timeless elegance through bespoke materials, refined details, and exquisite finishes where luxury meets lifestyle in every corner of your space."



"Sleek, functional, and minimalist. Our modern interiors are designed with clean lines, open spaces, and smart solutions for a sophisticated living experience."

# Hand Craft

We specialize in a variety of different art and handcraft works. Our qualified artists provide masterpieces of art to enhance the decor as per the client's requirements. Here are some of the art and handicraft projects we have executed.

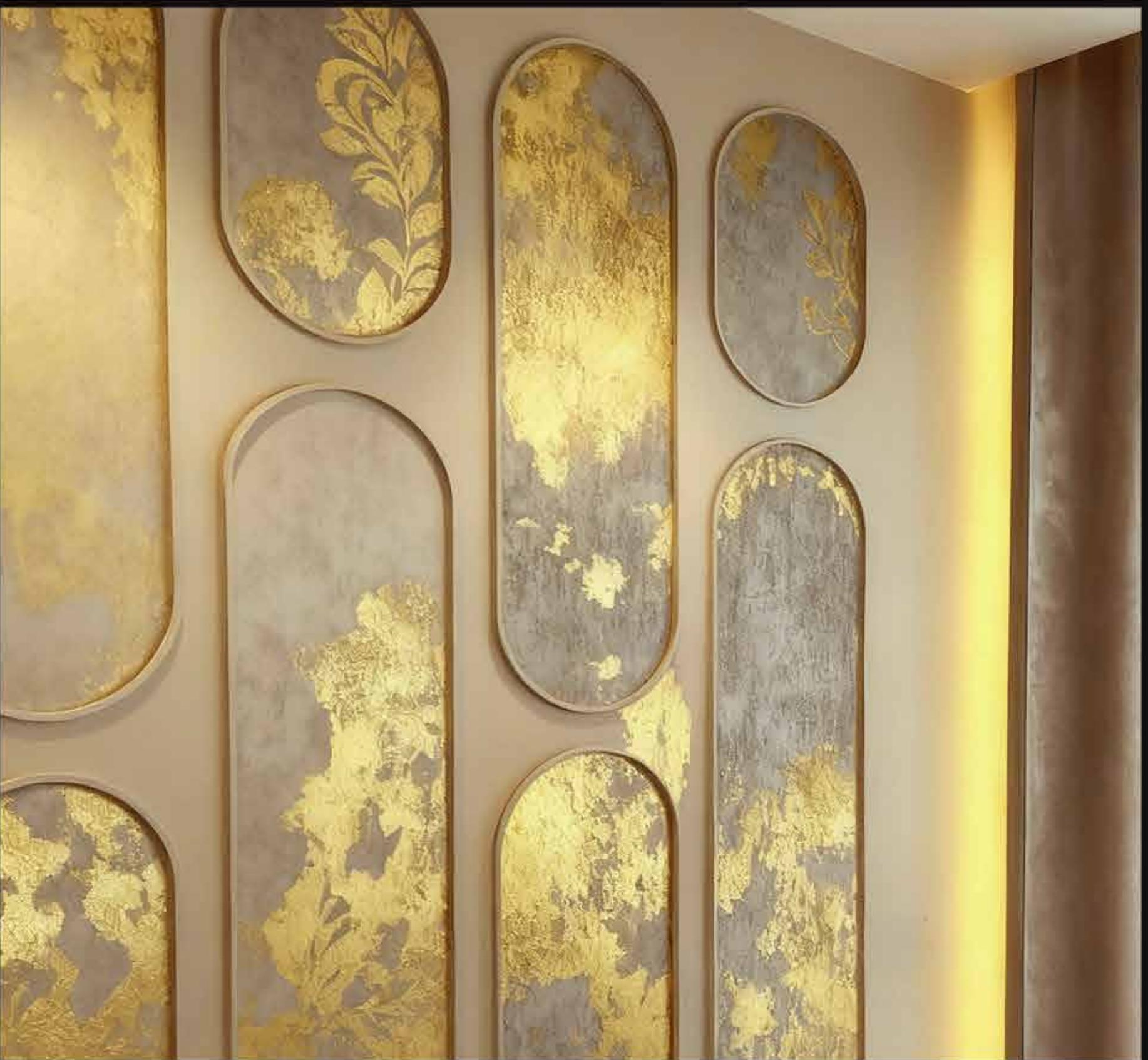
**Mural**

**Gold Leaf**

**Colored Glass**

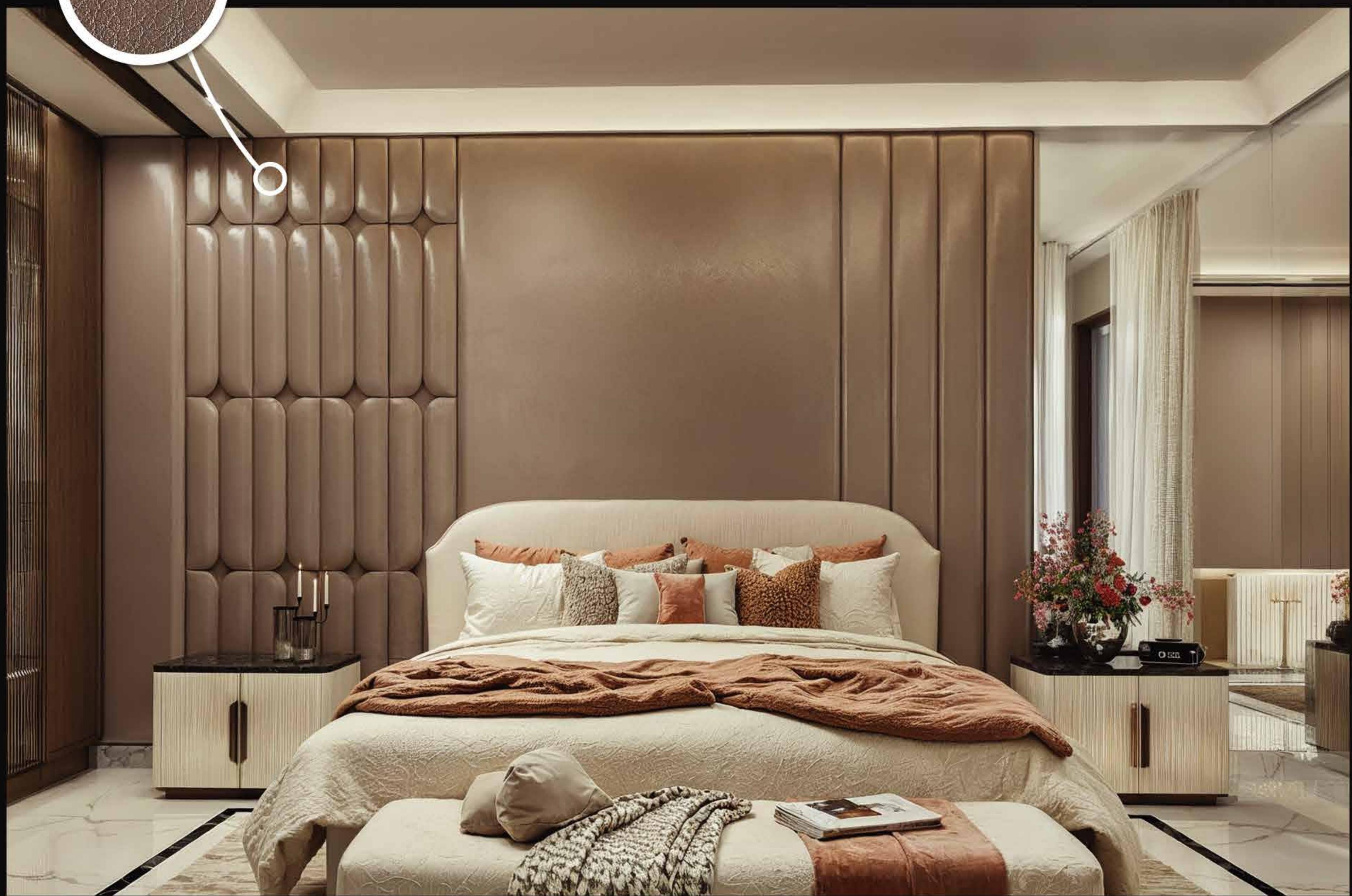
**Patina**

**Motif**



# Luxury Design

*"Premium leather that adds elegance, durability, and timeless style to apartment interiors."*



"A serene retreat designed with elegance and comfort, featuring premium finishes, refined details, and a tranquil ambiance for restful living."



"Luxury design is the art of blending sophistication with comfort, using exquisite materials, bespoke details, and timeless aesthetics to create spaces that inspire and impress."

# PAYMENT PLAN

## 30/70

AT THE TIME OF BOOKING	10%
AFTER 2 MONTHS	10%
AFTER 2 MONTHS	10%
3-YEAR POST-HANDOVER PAYMENT PLAN (No Interest)	70%

**Guaranteed Quality - Full Money Back if Finishes Are Not as Promised**

# Projects



**Zenith C1**  
Jebel Ali, Dubai



**Amal Tower**  
Dubai Sports City, MEP Works



**Marble Arch Tower**  
Business Bay, MEP Works



**Private Villa**  
Al Furjan, Dubai



**Compound Villa**  
Al Barsha, Civil Works



**Zenith Tower L1**  
Liwan, Dubai



**Private Villa**  
Um Al Nahad, Dubai



**Labour Camp**  
Jebel Ali, Dubai



**Residentaal Building**  
Jebel Ali, Dubai



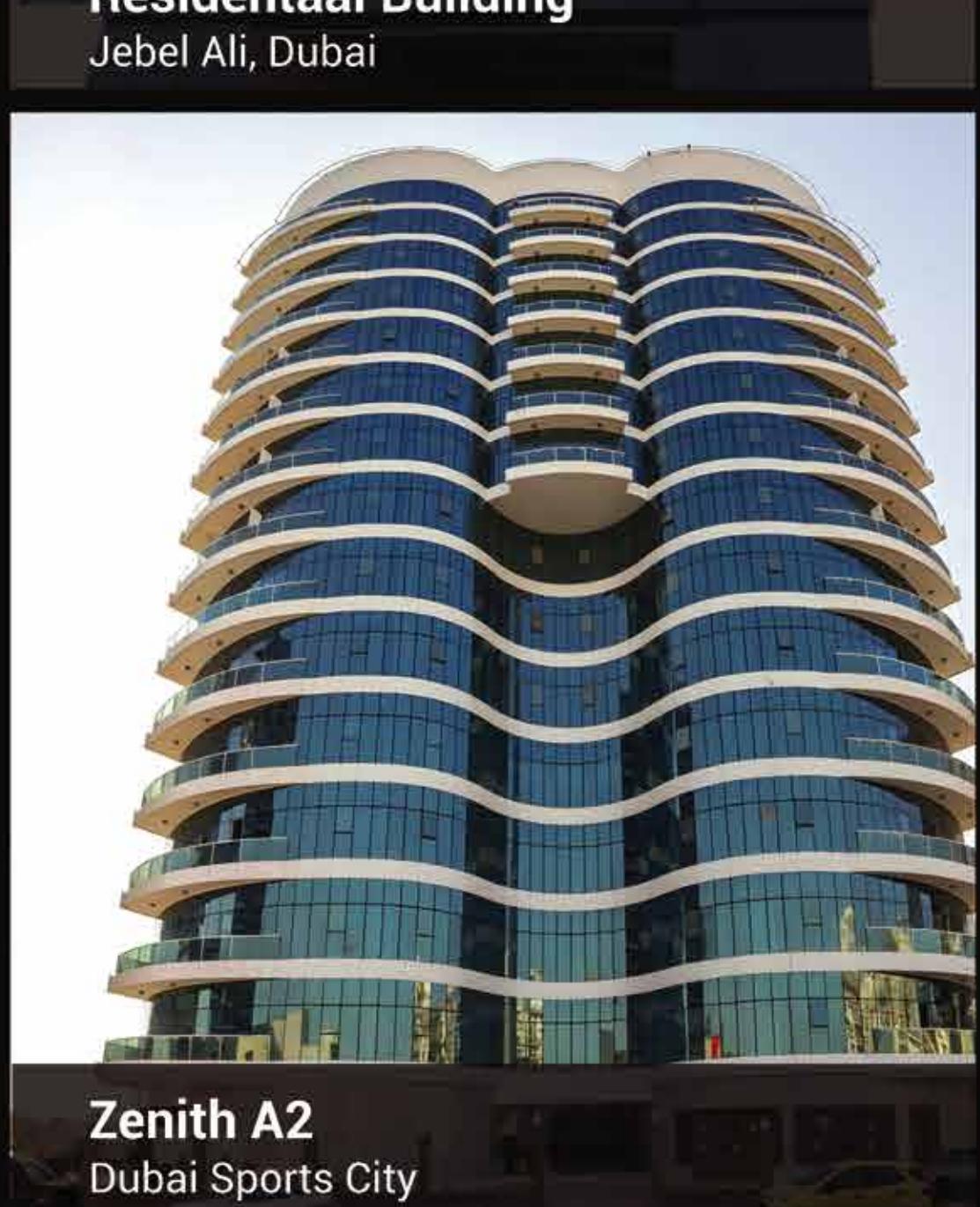
**Zenith A1**  
Dubai Sports City



**Private Villa**  
Al Furjan, Dubai



**Venezuela Pavilion**  
Expo 2020, Dubai



**Zenith A2**  
Dubai Sports City



**Hera Tower**  
Dubai Sports City, MEP Works



**G+3 Building**  
Naif, Dubai



**Slovenia Pavilion**  
Expo 2020, Dubai, MEP Works

# On Going & Upcoming Projects



**Zenith Tower J1**  
JVC, Dubai (On going)



**ARMAS**  
Dubai South (On going)



**RB74**  
Dubai South (Up Coming)



**Zenith A3**  
Dubai Sports City (Up Coming)



**RC63**  
Dubai South (Up Coming)



**RC19**  
Dubai South (Up Coming)



**RF05 & RF14**  
Dubai South (Up Coming)



**RG20**  
Dubai South (Up Coming)



**RB15**  
Dubai South (Up Coming)

# APARTMENT PLANS

*"Discover thoughtfully designed floor plans that maximize space, comfort, and functionality. Each layout is crafted to suit modern living, offering a perfect balance of style and practicality."*

# Zenith J1, JVC

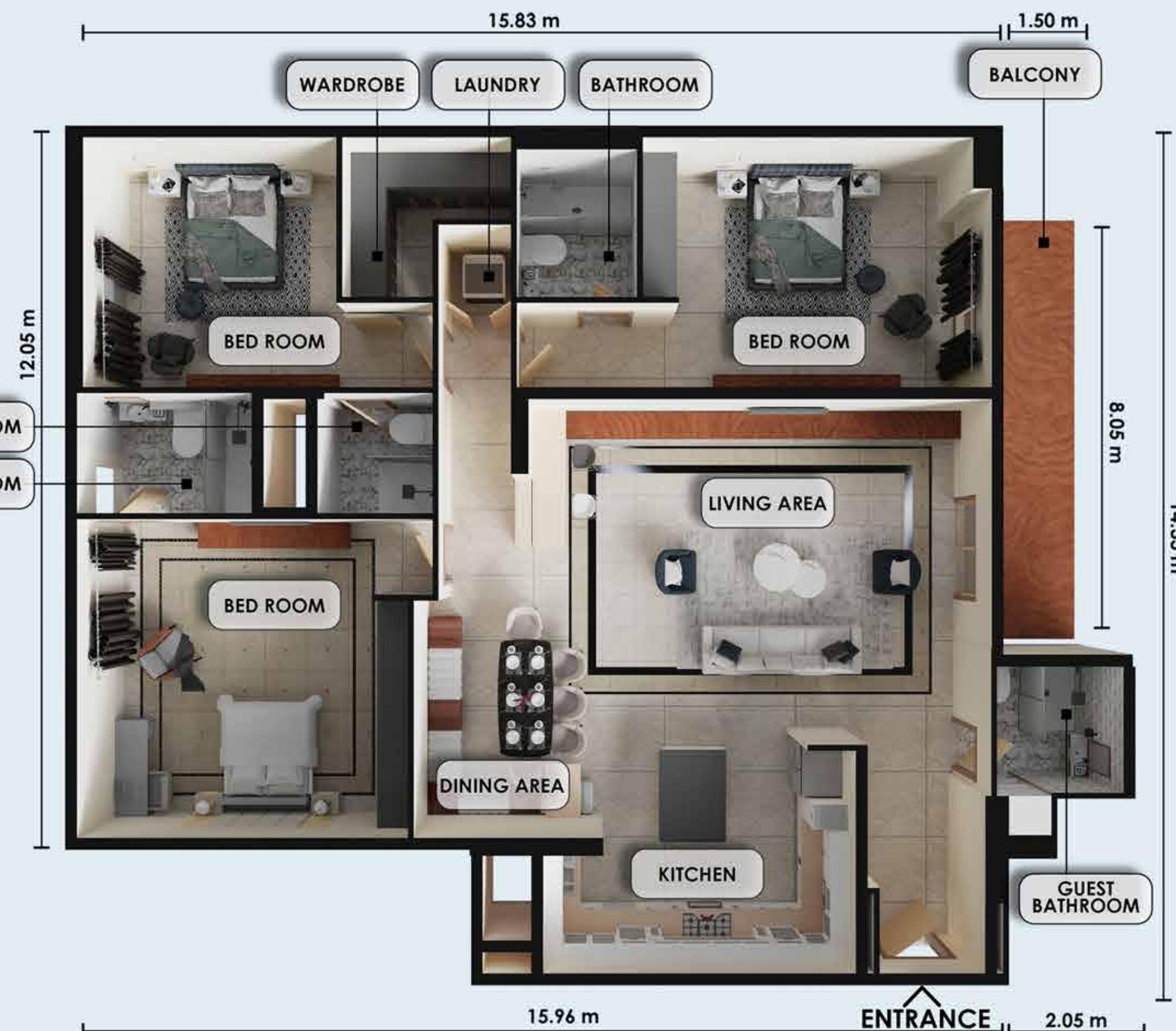
Typical 3rd - 10th floor

**301, 401, 501, 601, 701,  
801, 901, 1001**

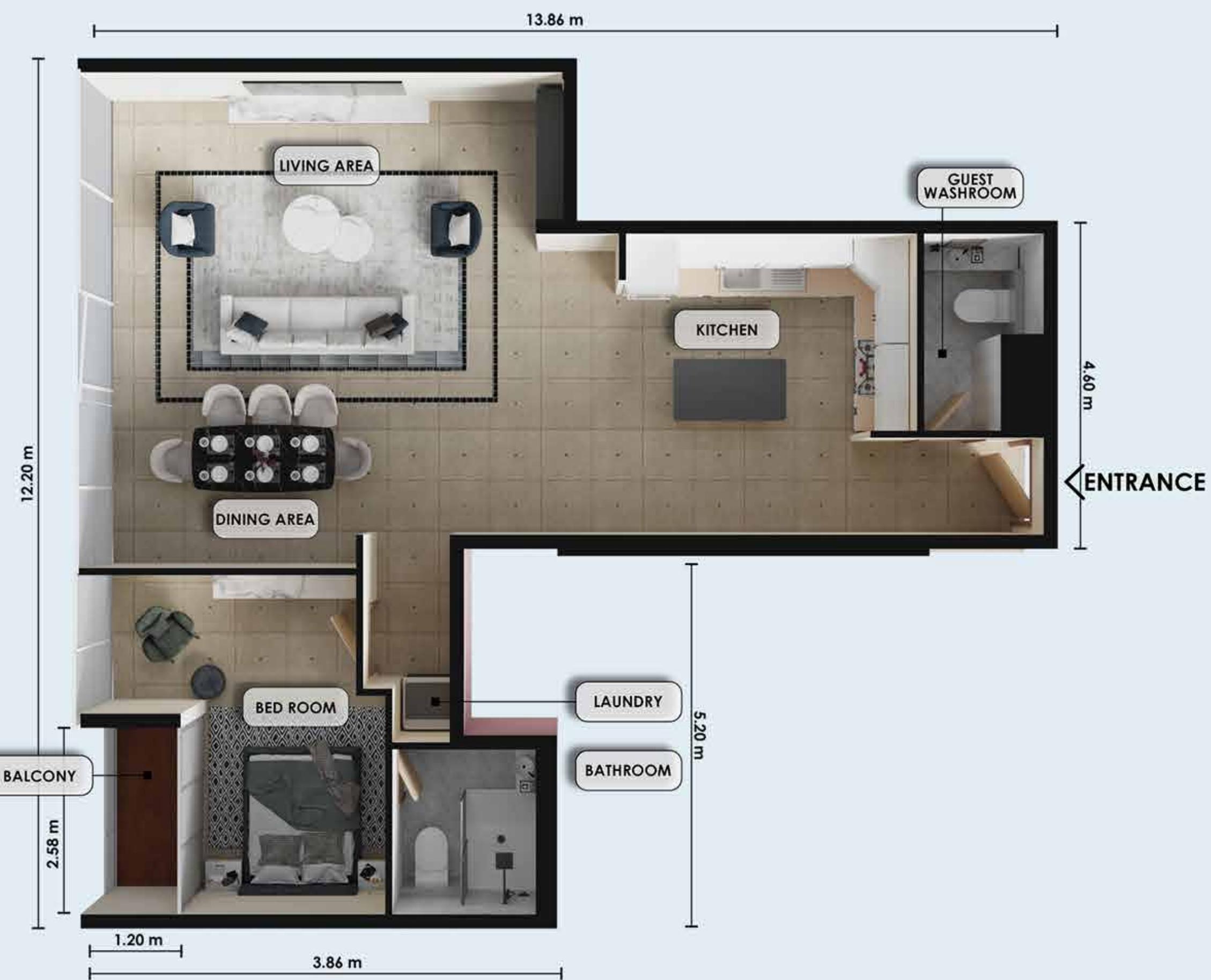
**3 Bedrooms**

Net Area: **2380.33 sqft.**  
**221.14 sqm.**

Balcony: **YES**



# Zenith J1, JVC



Typical 3rd - 10th floor

**302, 402, 502, 602, 702,  
802, 902, 1002**

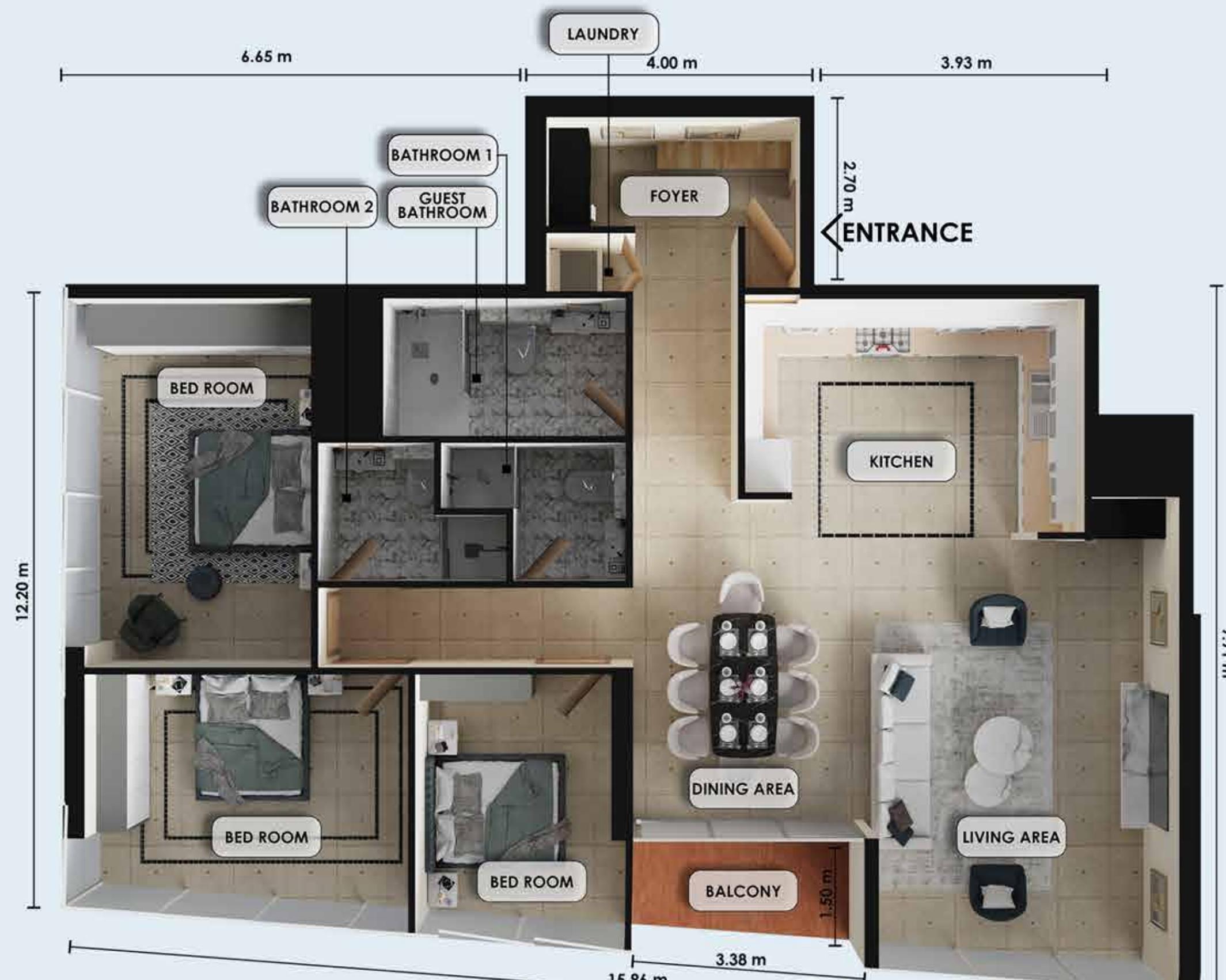
**1 Bedroom**

Net Area: 1160.02 sqft.  
107.77 sqm.

Balcony: YES



# Zenith J1, JVC



Typical 3rd - 10th floor

**303, 403, 503, 603, 703,  
803, 903, 1003**

**3 Bedrooms**

**Net Area: 1583.38 sqft.  
147.10 sqm.**

**Balcony: YES**





## Zenith J1, JVC

Typical 3rd - 7th floor

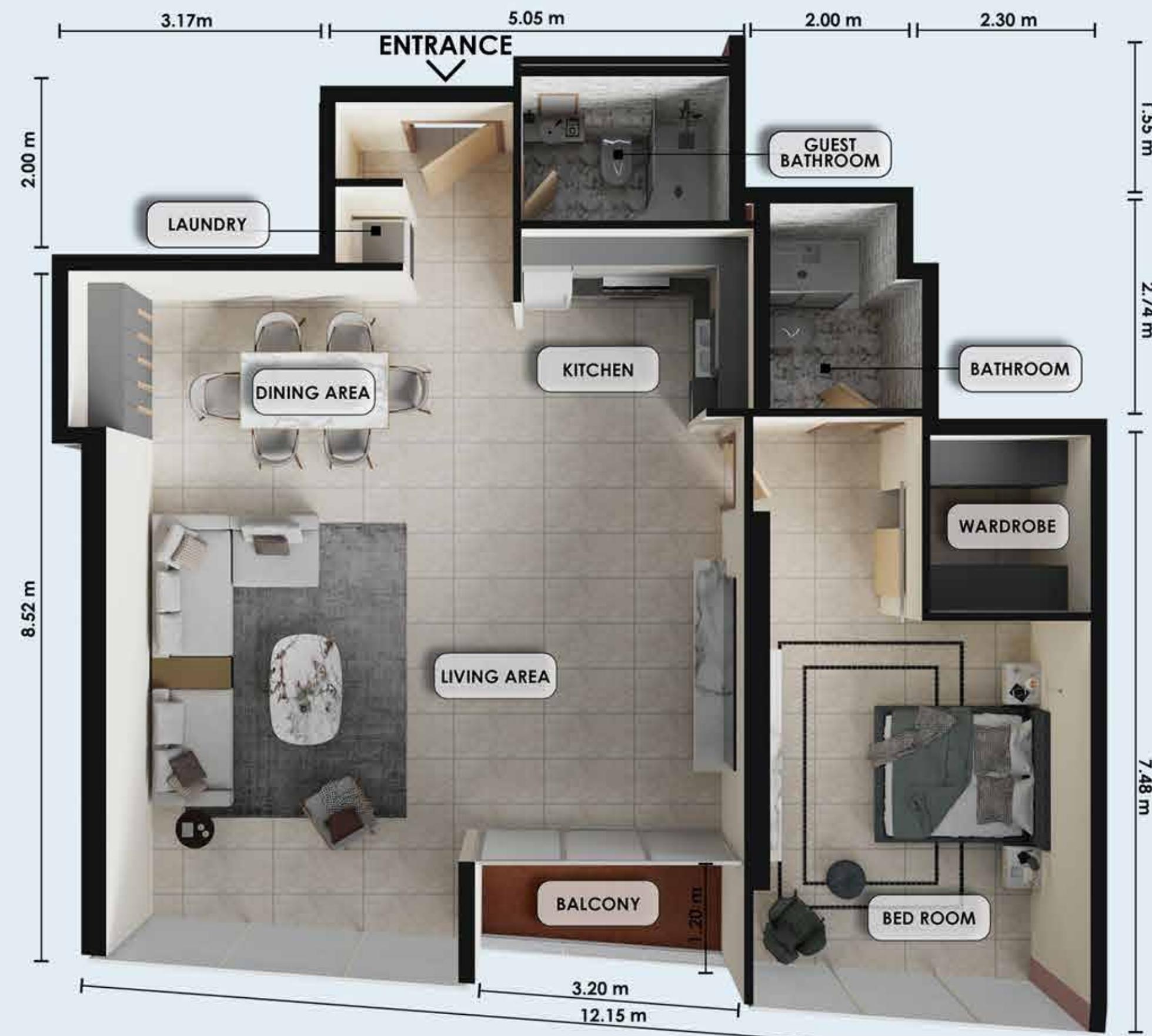
304, 404, 504, 604, 704

1 Bedroom

Net Area: 676.86 sqft.  
62.86 sqm.

Balcony: NO





# Zenith J1, JVC

Typical 3rd Floor & 8th - 10th

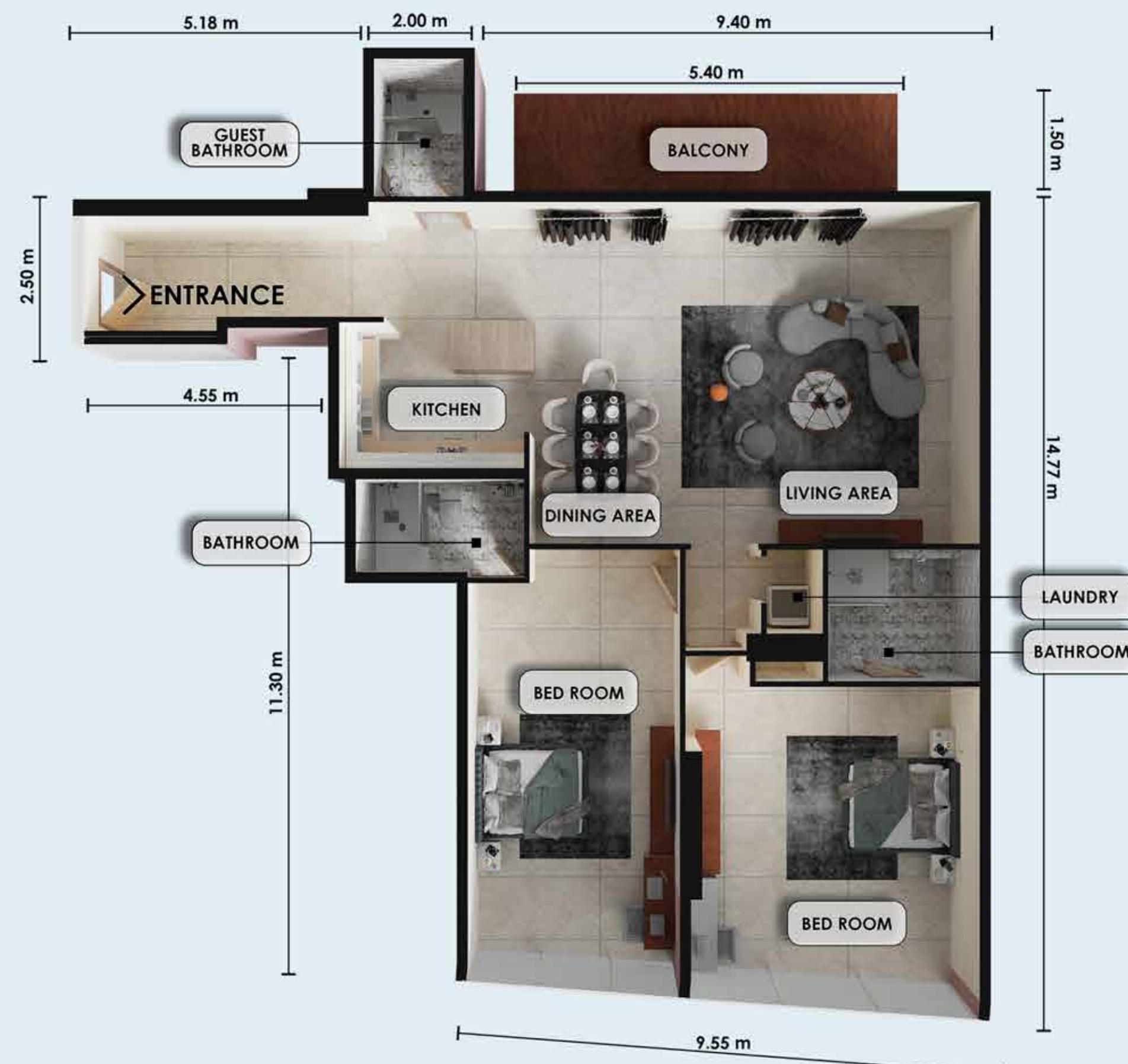
305, 805, 905, 1005

1 Bedroom

Net Area: 1219.55 sqft.  
113.30 sqm.

Balcony: YES





# Zenith J1, JVC

Typical 3rd Floor & 8th - 10th

306, 806, 906, 1006

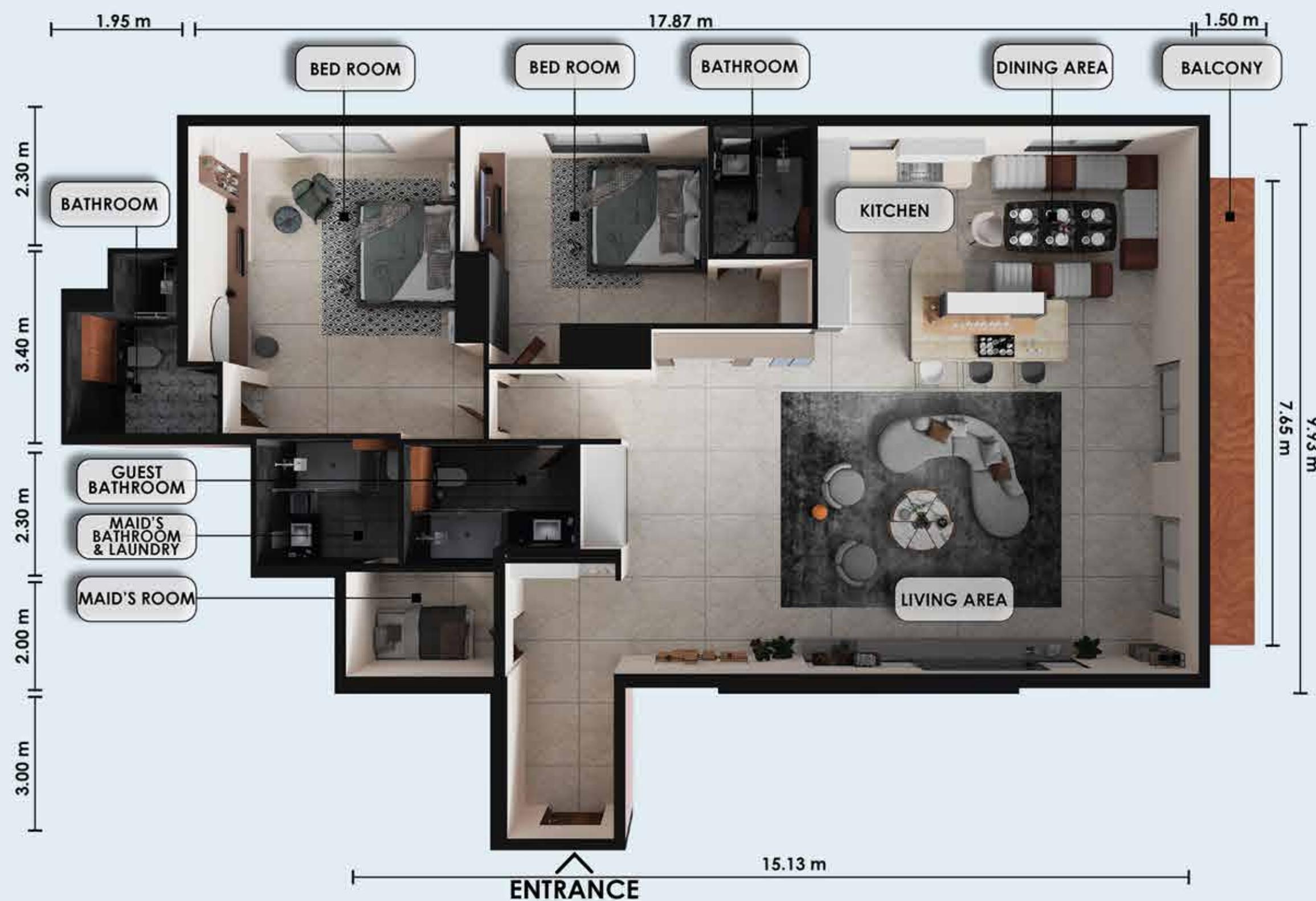
2 Bedrooms

Net Area: 1910.60 sqft.  
177.50 sqm.

Balcony: YES



# Zenith J1, JVC



Typical 3rd - 10th floor

**307, 407, 507, 607, 707,  
807, 907, 1007**

**2 Bedrooms**

Net Area: **2045.14 sqft.**  
**190.00 sqm.**

Balcony: **YES**



# Zenith J1, JVC

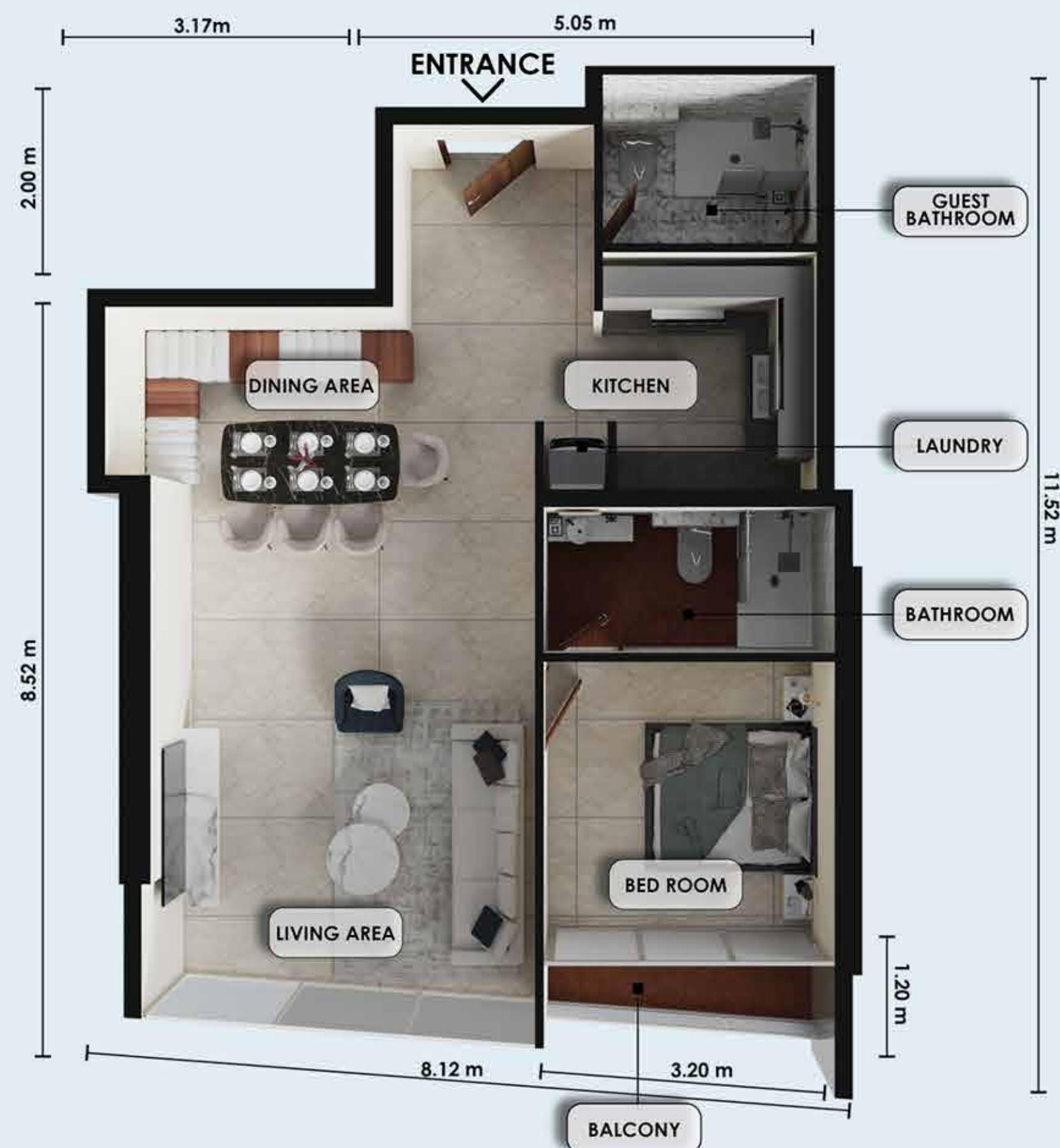
Typical 4th - 7th

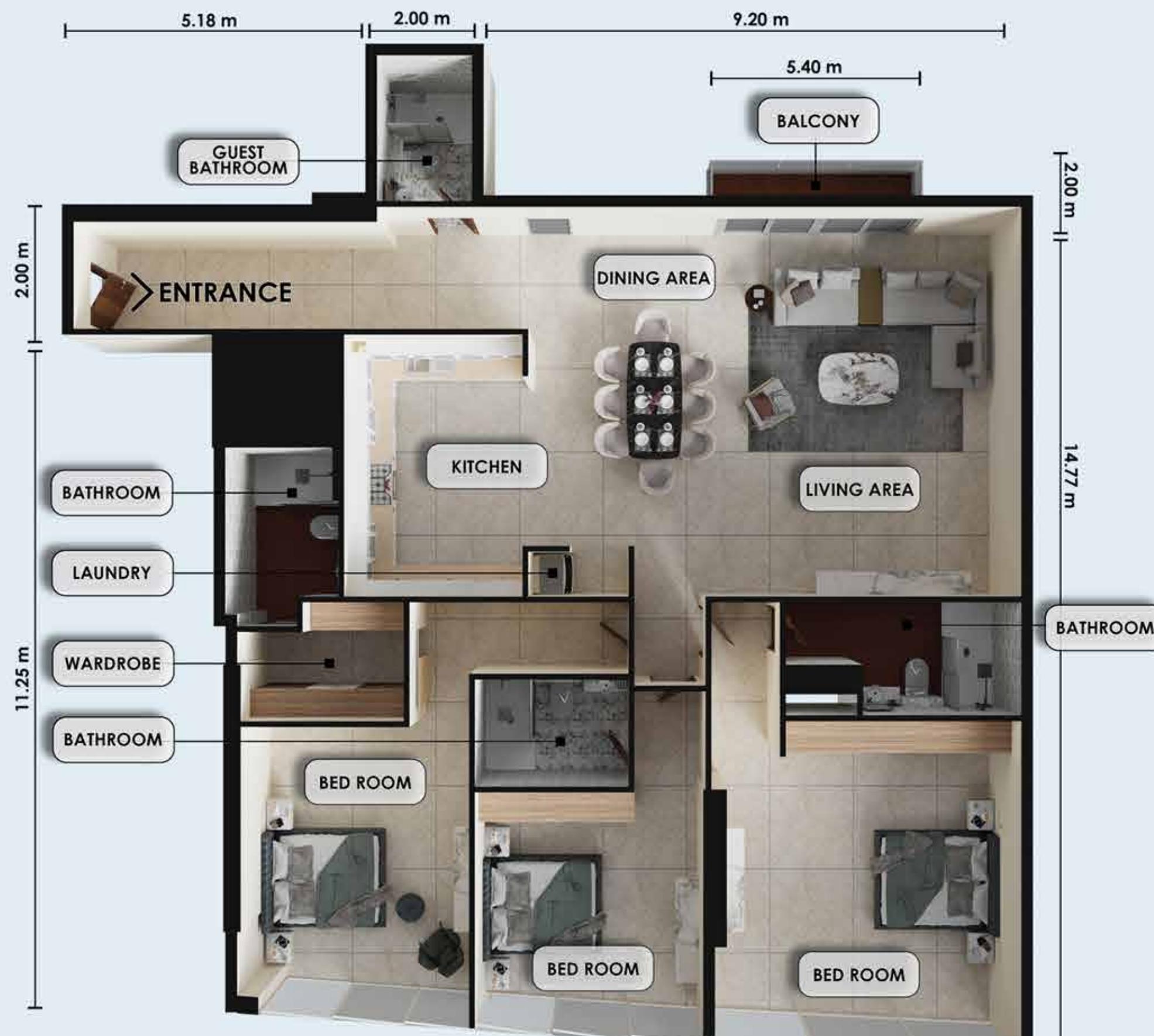
405, 505, 605, 705

1 Bedroom

Net Area: 853.57 sqft.  
79.30 sqm.

Balcony: YES





## Zenith J1, JVC

Typical 4th - 7th

406, 506, 606, 706

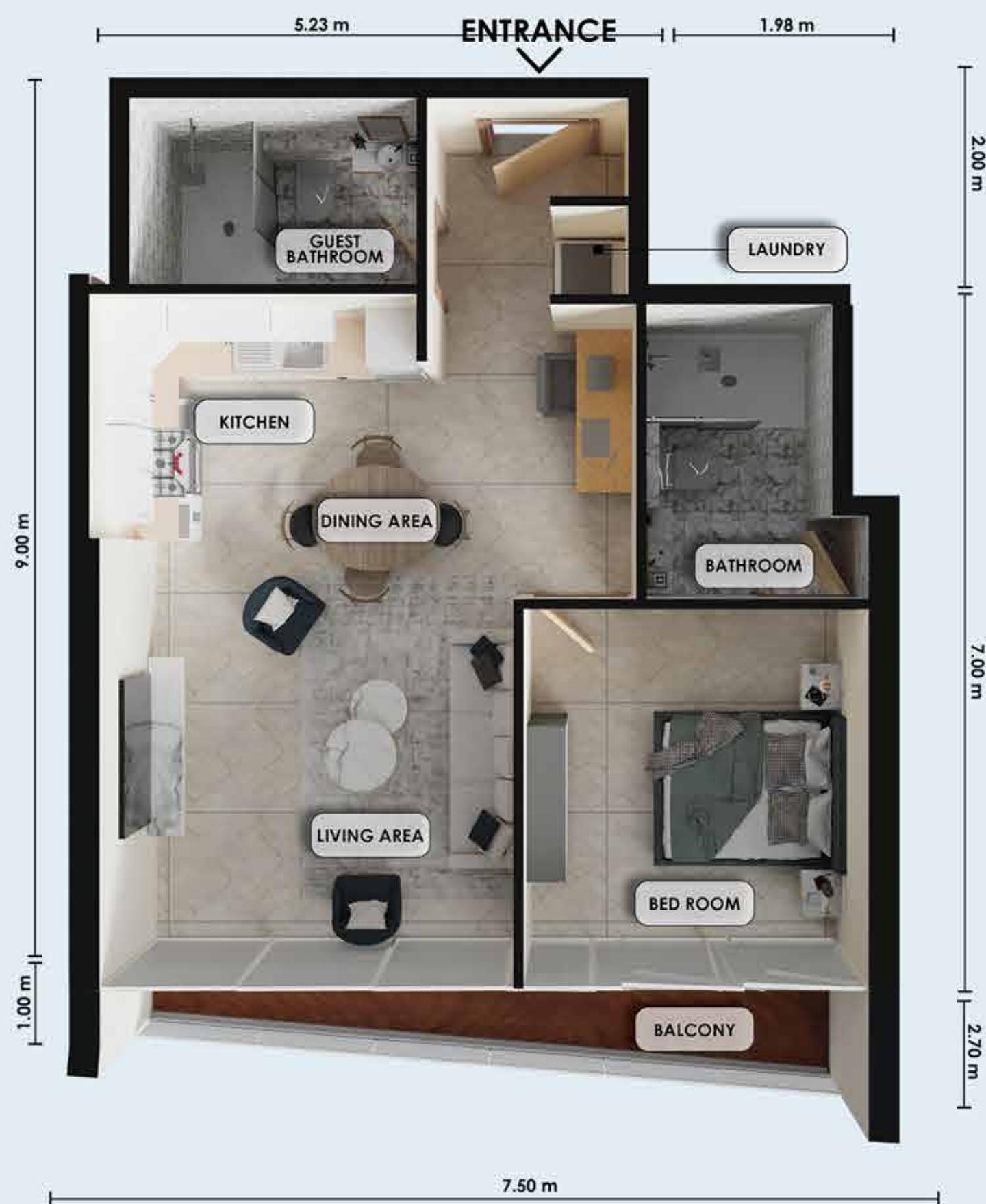
3 Bedrooms

Net Area: 2285.17 sqft.  
212.30 sqm.

Balcony: YES



# Zenith J1, JVC



Typical 8th - 10th

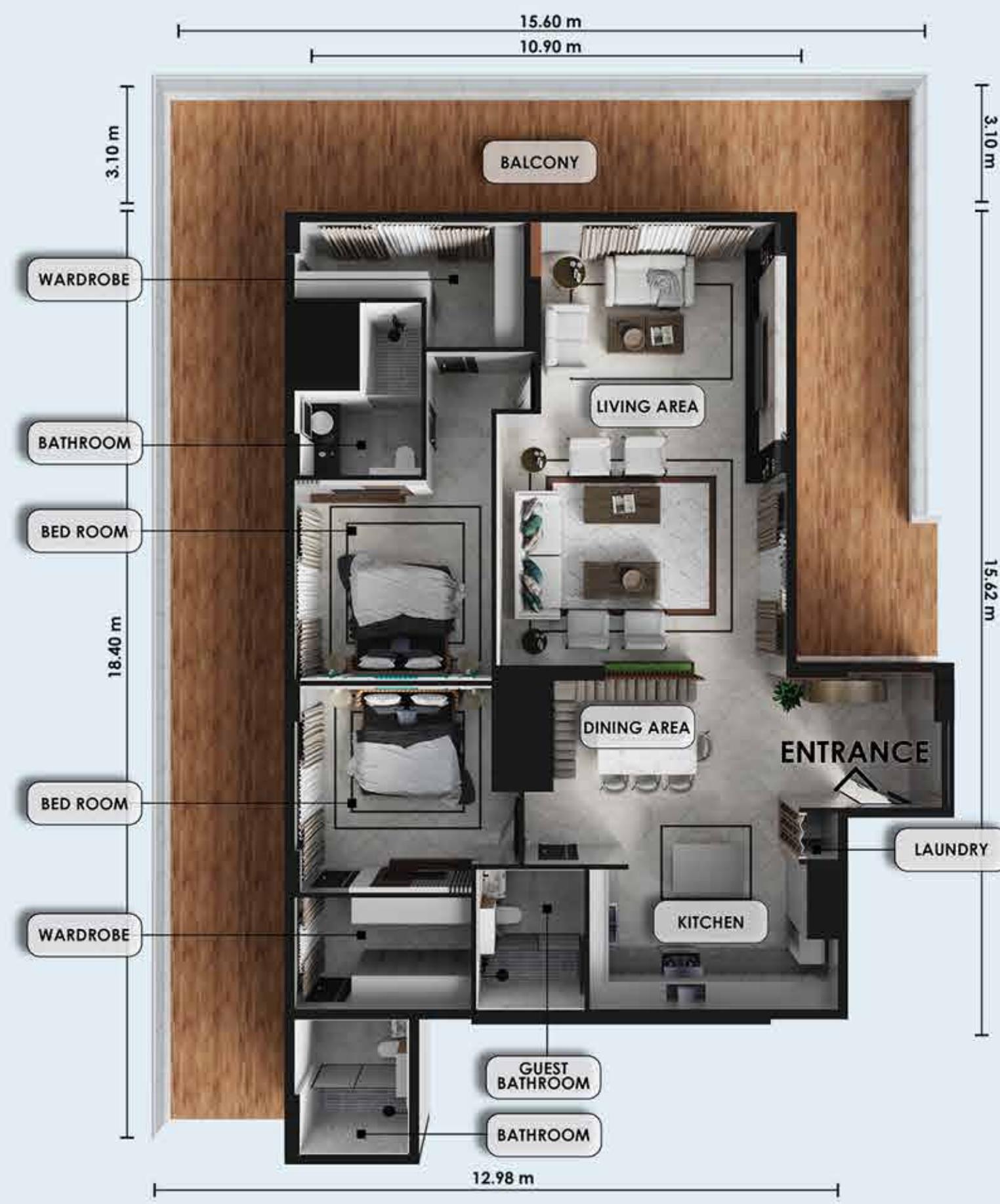
**804, 904, 1004**

**1 Bedroom**

Net Area: 773.50 sqft.  
71.86 sqm.

Balcony: YES





## Zenith J1, JVC

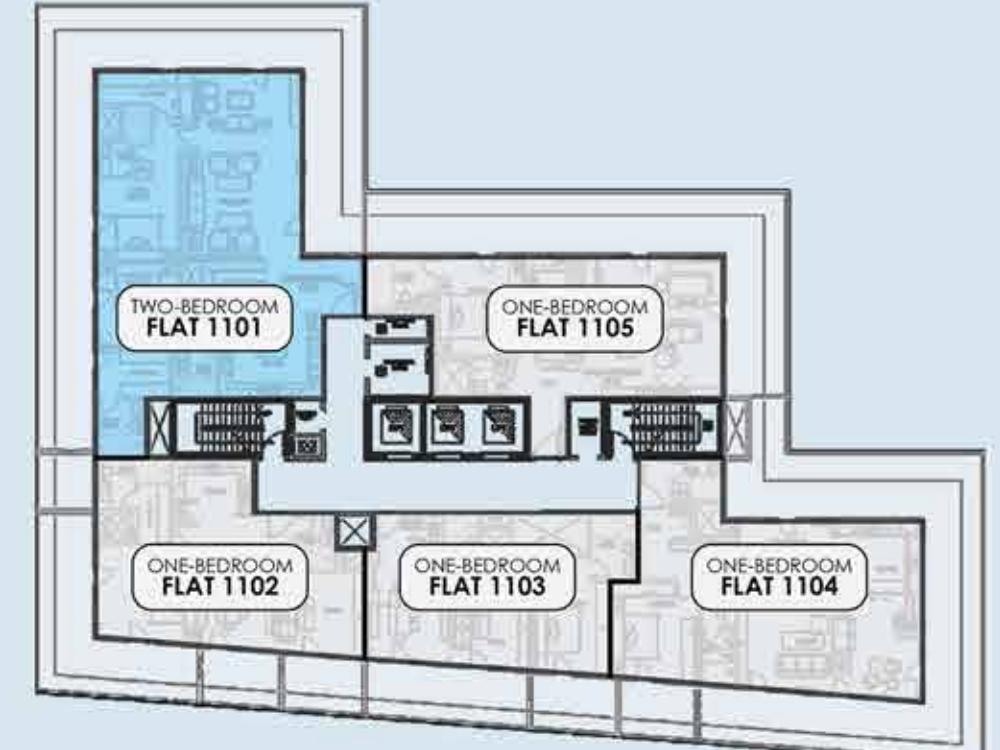
11th floor

1101

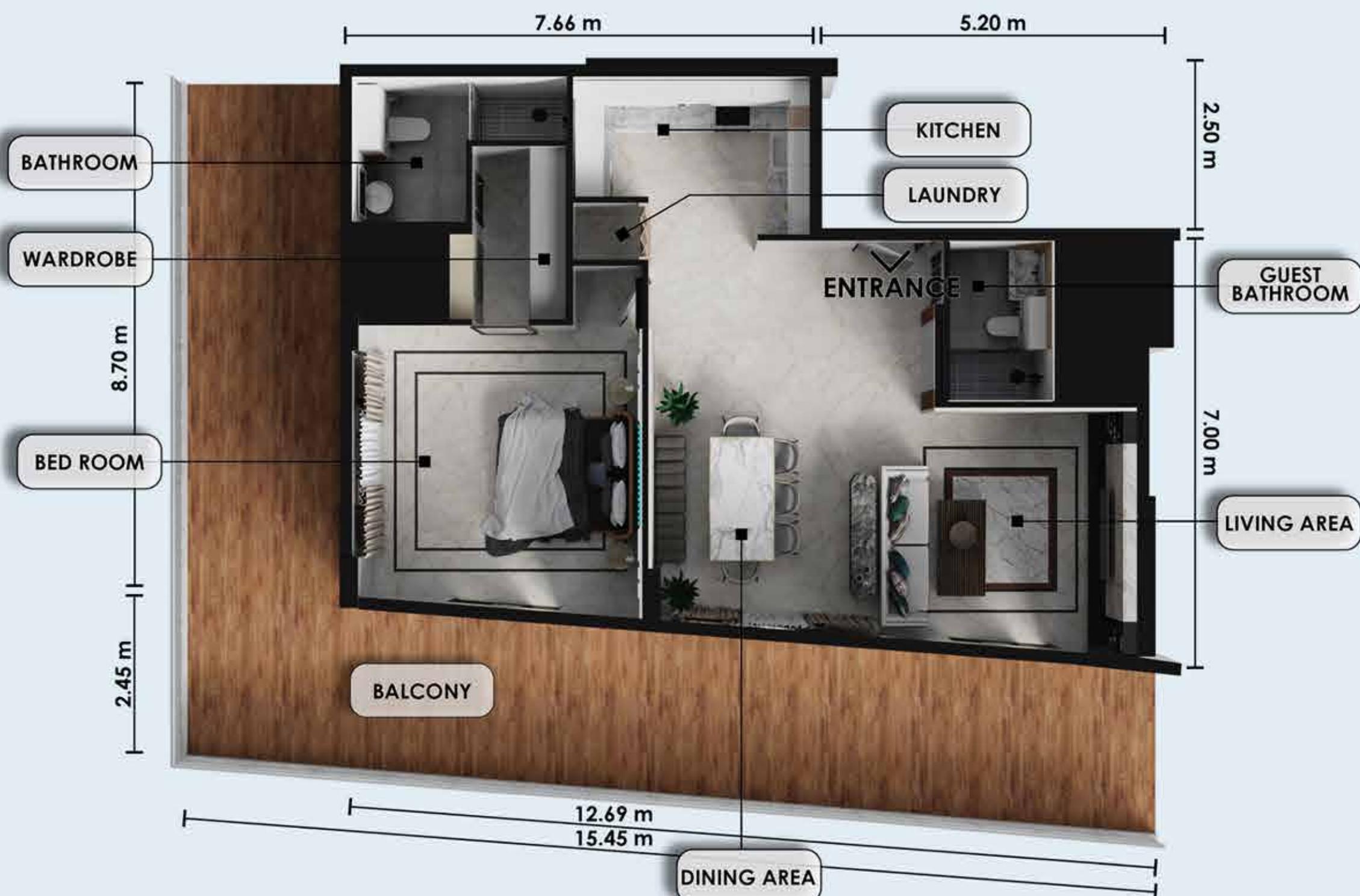
2 Bedrooms

Net Area: **3167.71** sqft.  
**294.29** sqm.

Balcony: YES



# Zenith J1, JVC



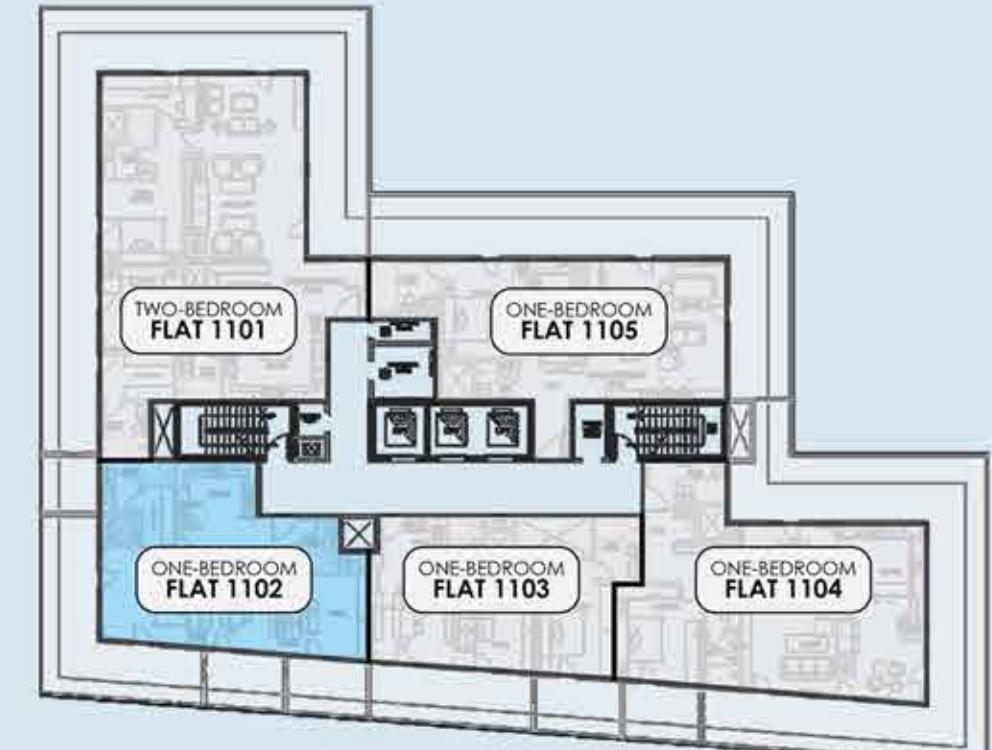
11th floor

1102

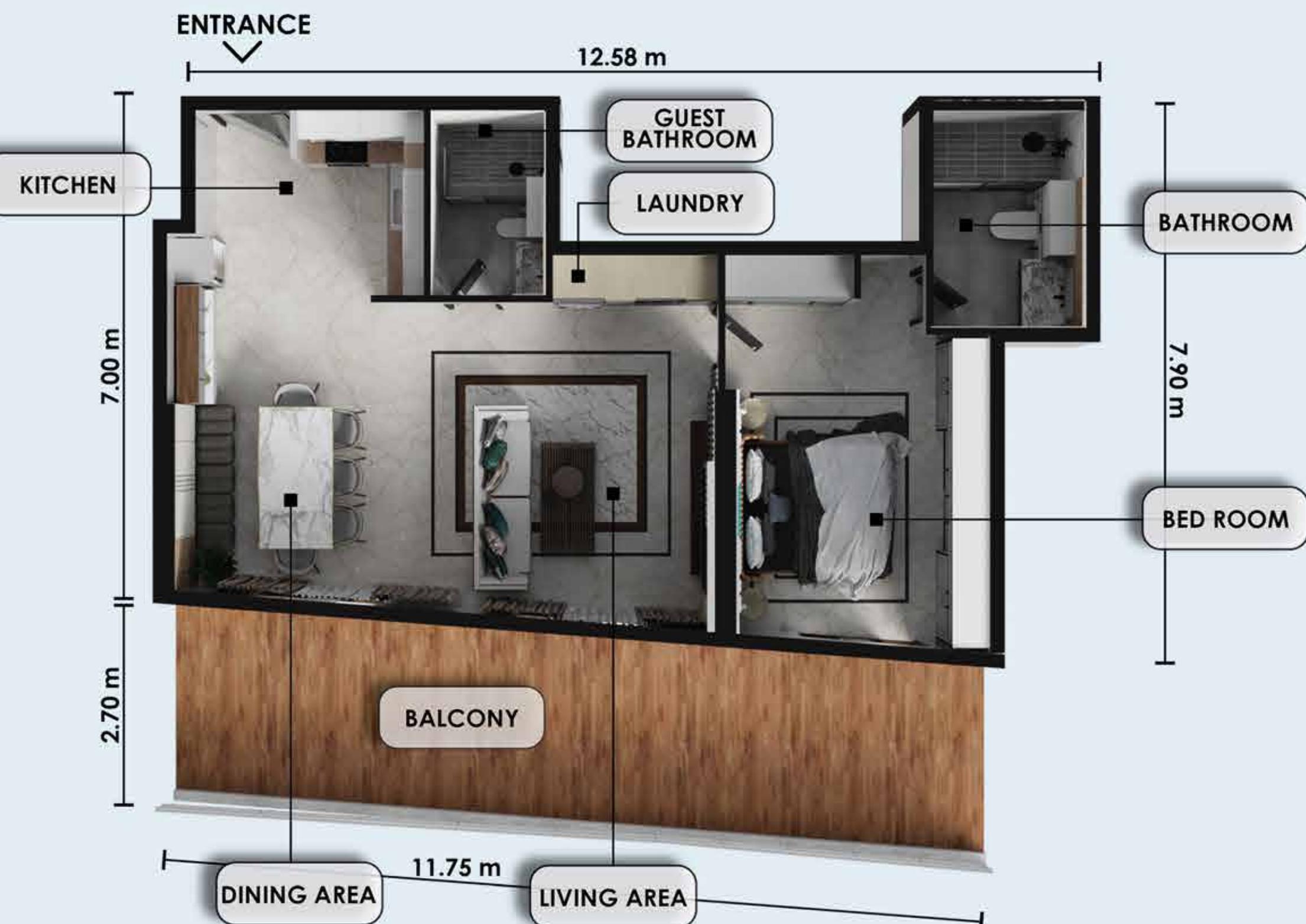
1 Bedroom

Net Area: 1755.91 sqft.  
163.13 sqm.

Balcony: YES



# Zenith J1, JVC



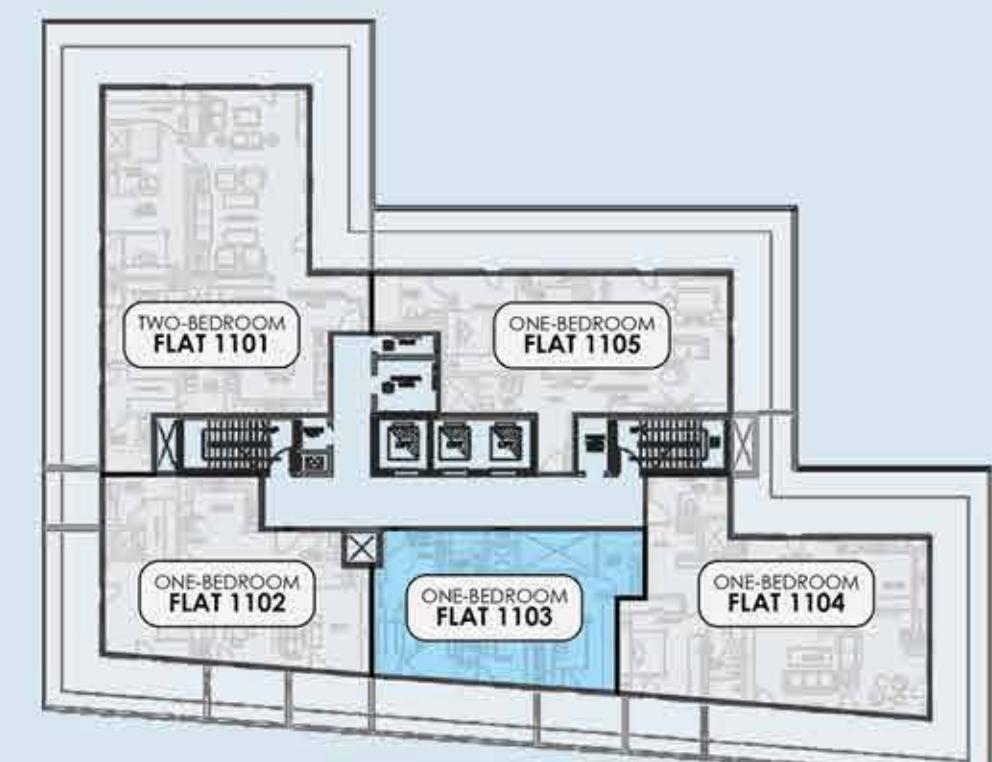
11th floor

1103

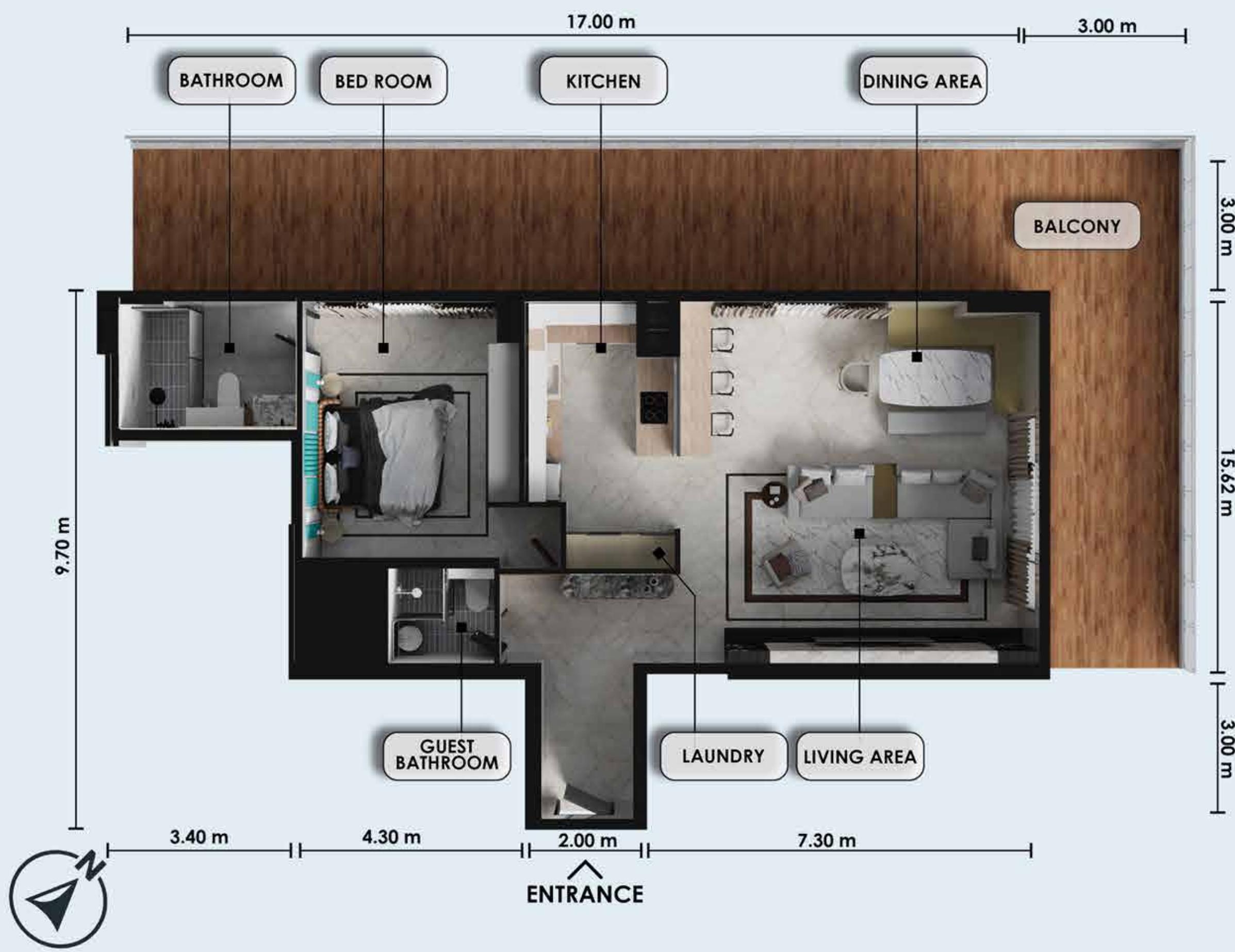
1 Bedroom

Net Area: 1198.02 sqft.  
111.30 sqm.

Balcony: YES



# Zenith J1, JVC



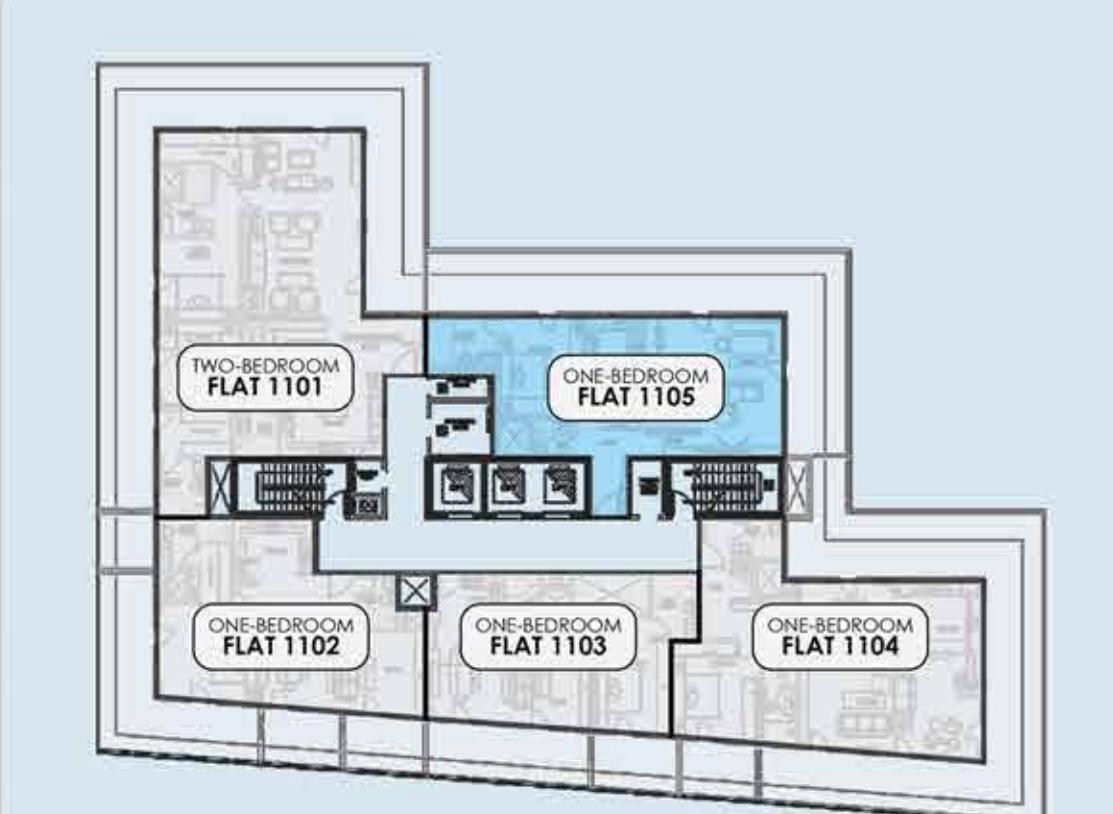
11th floor

1105

1 Bedroom

Net Area: 2029.00 sqft.  
188.50 sqm.

Balcony: YES



# Zenith Tower J1

## Project Update

**Date:** 15 September 2025

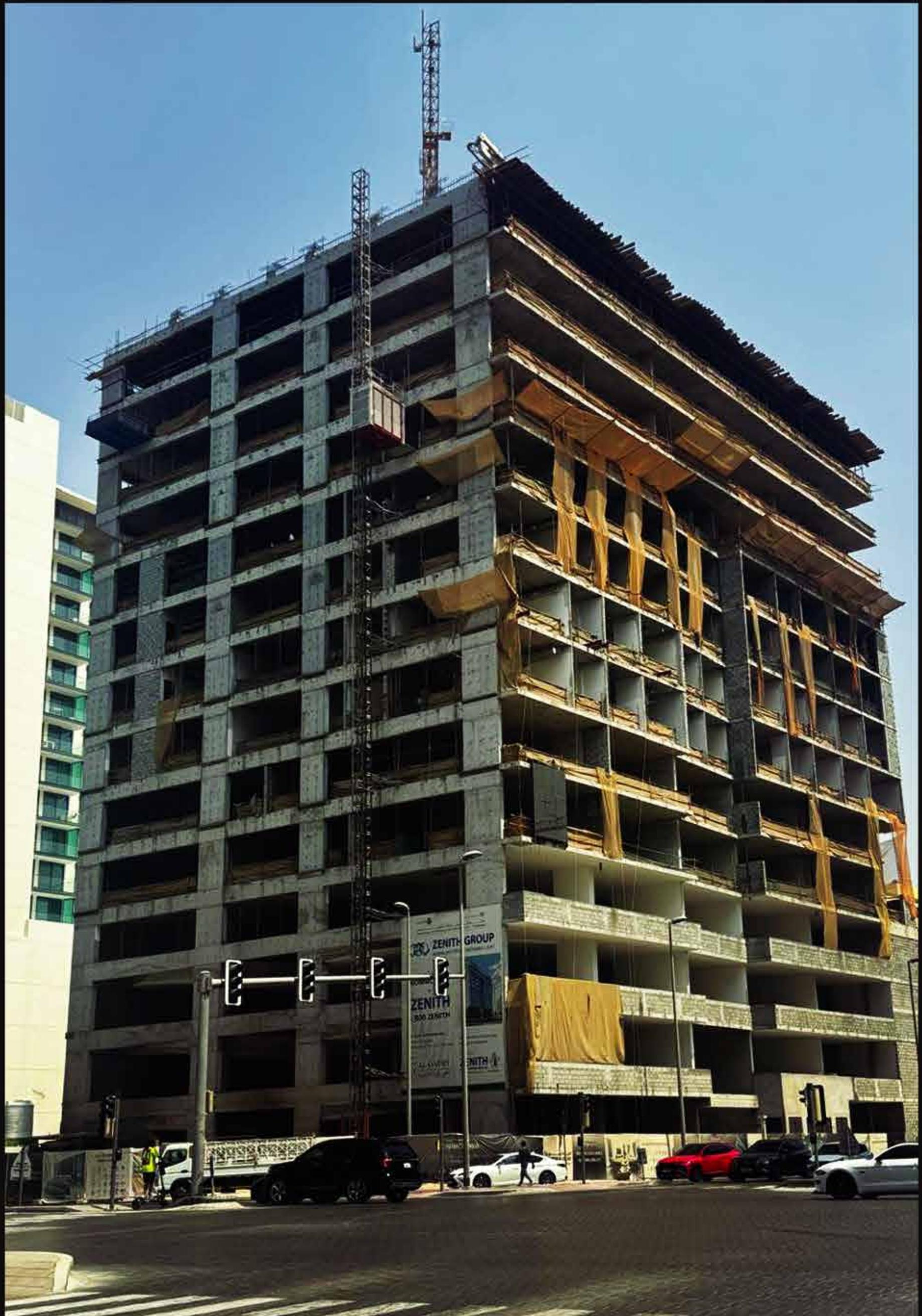
*The construction of the building in JVC is in progress.*

*At present, the structural works have been completed, and the project has entered the interior execution phase.*

*Partitioning and the MEP team are carrying out works in the residential floors.*

*The facade team is working on the building's exterior.*

*Meanwhile, the interior design and carpentry teams are designing and constructing the cabinets and interior decor.*



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