

MOne

TOWER

JUMEIRAH VILLAGE TRIANGLE (JVT)



MANJOTHI
DEVELOPMENTS

LEGACY IN EVERY BRICK
SINCE 1981



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A LEGACY OF BRILLIANCE,
BUILT TO LAST GENERATIONS

MMOne

Manjothi Real Estate Development LLC, established in 1981 in Oman, has been a trusted name in the real estate and construction industry for over four decades. With a solid reputation for quality, integrity, and timely delivery, the company has successfully developed and delivered more than 200 projects across the region.

The company's portfolio includes a diverse range of developments, from residential communities and commercial complexes to mixed-use developments and modern infrastructure projects. Each project reflects Manjothi's core values of excellence in design, commitment to international standards, and customer-centric approach.

In 2015, Manjothi Real Estate Development LLC expanded its operations into Dubai, UAE, bringing its legacy of expertise and quality to one of the world's most dynamic real estate markets.



MANJOTHI
DEVELOPMENTS

LEGACY IN EVERY BRICK
SINCE 1981

OVER **4 DECADES**
OF REAL ESTATE EXCELLENCE

OTTI



A LEGACY OF BRILLIANCE, BUILT TO LAST GENERATIONS

Picture a landmark that rises beyond the ordinary. A vision sculpted in light, form, and design. M One Tower is more than a residence — it is an architectural statement, redefining luxury living in the heart of Dubai.

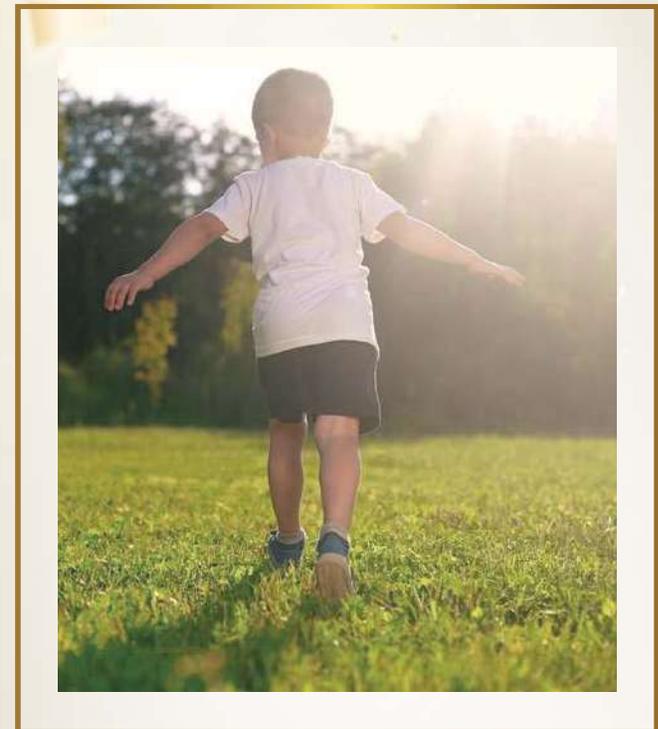








IN THE RIGHT PLACE



LOCATION SETS THE TONE
FOR EVERY GREAT
LIVING EXPERIENCE



PARK FACING









A GENTLE PAUSE IN
THE CITY'S RUSH.



PROJECT FACTS

A CURATED COLLECTION OF RESIDENCES

PROPERTY TYPE

Mixed Use – Residential & Retail

PLOT AREA

19,556/= SqFt

BUILT UP AREA

113,921/= SqFt

DESCRIPTION:

G + 5P + 19

NUMBER OF UNITS

Studio:	55
1 BR:	73
2BR:	19
Retail Shops:	6
Total no of Units:	153

Podium 1:	33 Parkings
Podium 2 :	43 parkings
Podium 3:	43 parkings
Podium 4:	43 parkings
Podium 5:	43 parkings
Total parkings:	205



A NAME THAT MEANS LIGHT



A HOME THAT BRINGS
IT TO LIFE.



M
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SINCE 1981

RETAIL



RETAIL



RETAIL

6 RETAIL LUXURY

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RETAIL





JUMERIAH VILLAGE TRIANGLE

JUMERIAH VILLAGE TRIANGLE (JVT) is renowned for its outstanding architecture and magnificent natural scenes, making it a genuinely extraordinary site in the United Arab Emirates. It offers its people a unique style of living in Dubai as a bustling neighborhood tucked away in beautiful surroundings.

Various amenities, such as Sports Fields, Parks and Playgrounds are available at JVT to suit every individual's requirements



ALL 9 DISTRICTS OF JUMERIAH VILLAGE TRIANGLE

All 9 districts of JUMERIAH VILLAGE TRIANGLE (JVT) have parks Jogging Tracks, Swimming Pools, Tennis Courts, Children Play Areas, Schools, Community Centre and a Shopping Mall.



A PRIME LOCATION

M ONE Tower is Strategically located in Jumeirah Village Triangle (JVT), M One Tower offers residents seamless access to Dubai's most iconic destinations:

-  **Dubai Marina & Harbour**
10 minutes
-  **Ain Dubai**
10 minutes
-  **DUBAI AUTODROME**
10 minutes
-  **IBN BATTUTA MALL**
10 minutes
-  **PALM JUMEIRAH**
12 minutes
-  **EXPO CITY DUBAI**
15 minutes
-  **BURJ AL ARAB & JUMEIRAH BEACH**
20 minutes
-  **AL MAKTOUM INTL. AIRPORT**
22 minutes
-  **PALM JEBEL ALI**
25 minutes



CONNECTED TO THE CITY

JUMERIAH VILLAGE TRIANGLE (JVT) Located at the junction of Sheikh Mohammad Bin Zayed Road (E11) and Al Khail Road (E44), conveniently located the coastal areas to Jumeriah Island, Palm Jumeriah and Palm Jebel Ali. It Offers easy access to central locations within the emirates.



ATTRACTIONS

- 9** MINUTES | DUBAI MIRACLE GARDEN
- 20** MINUTES | THE WALK
- 22** MINUTES | PALM JUMERIAH
- 25** MINUTES | MOTIONGATE THEME PARK
- 27** MINUTES | LEGOLAND DUBAI



GOLF CLUBS

- 10** MINUTES | JUMERIAH GOLF ESTATES GOLF COURSE
- 15** MINUTES | MONTGOMERIE GOLF COURSE



KIDS

- 2** MINUTES | SUNMARKE SCHOOL
- 5** MINUTES | ARCADIA SCHOOL
- 12** MINUTES | JSS INTERNATIONAL SCHOOL
- 18** MINUTES | GEMS FOUNDERS SCHOOL



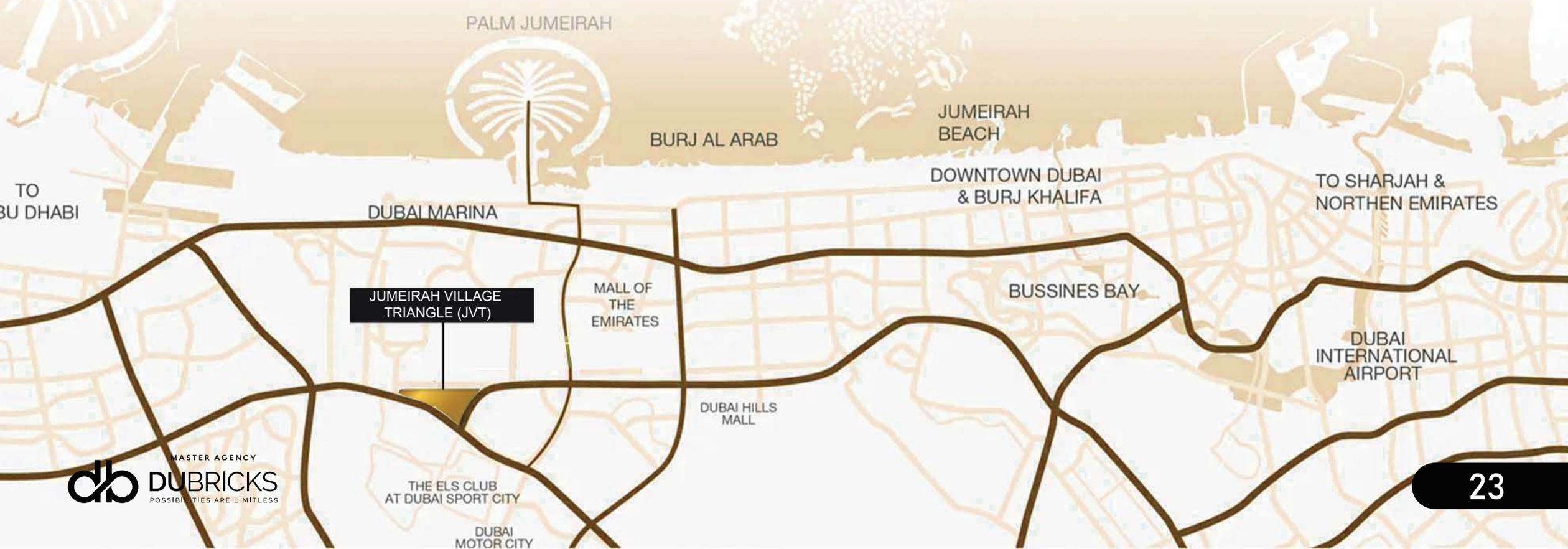
MALLS

- 5** MINUTES | AL KHAIL AVENUE MALL
- 10** MINUTES | CITY CENTRE MEAISEM
- 10** MINUTES | CIRCLE MALL
- 15** MINUTES | MALL OF THE EMIRATES
- 17** MINUTES | DUBAI HILLS MALL

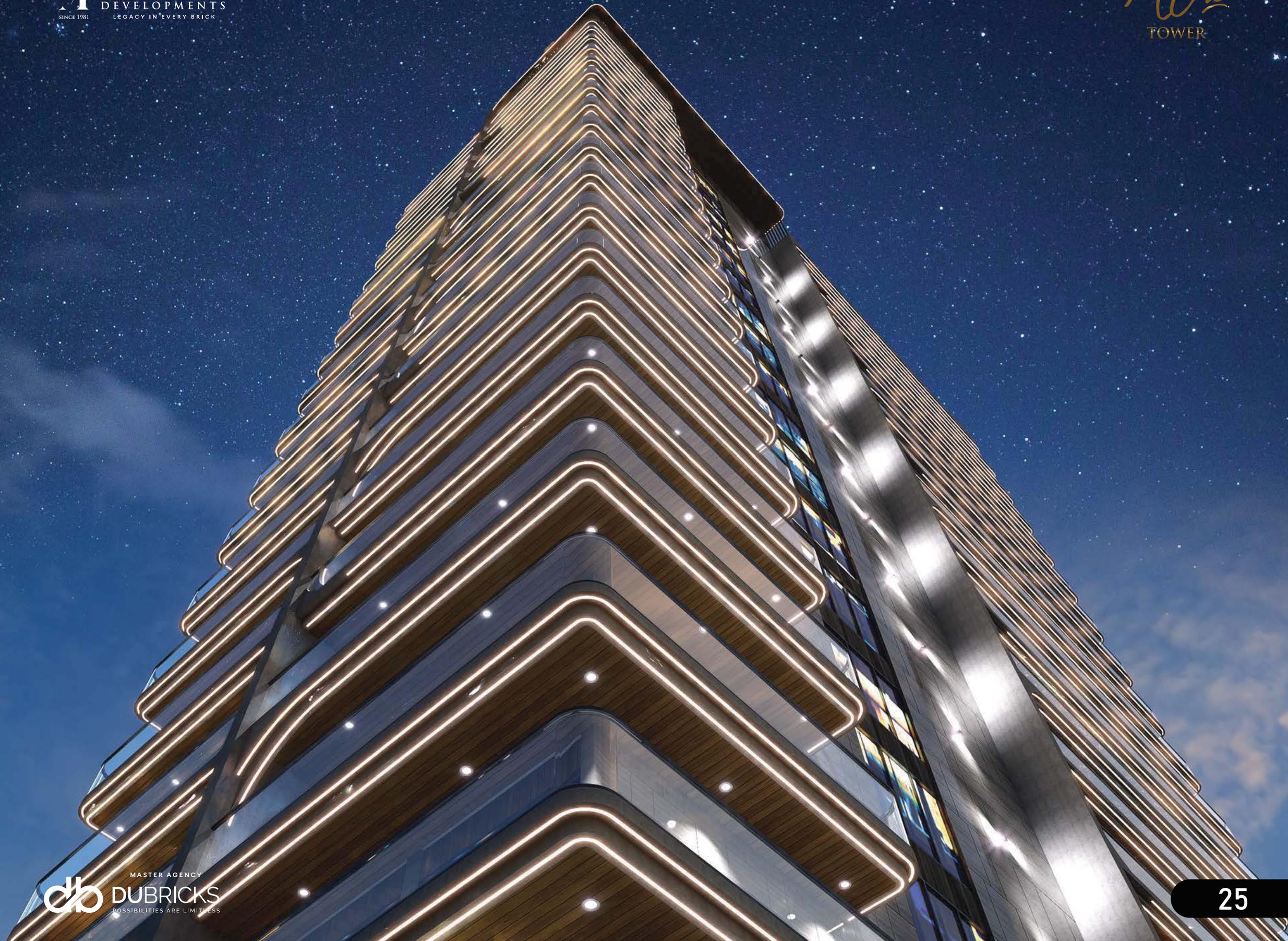


HOTELS

- 2** MINUTES | NOVOTEL JVT
- 2** MINUTES | MOVENPCK HOTEL JVT
- 15** MINUTES | ALOFT ME' AISAM
- 15** MINUTES | FIVE JUMERIAH VILLAGE HOTEL







AMENITIES

We offer a curated selection of world-class amenities designed to enhance your well-being and create a vibrant community atmosphere,



SWIMMING
POOL



KIDS
POOL



JOGGING
TRACK



OUTDOOR
ENTERTAINMENT
AREA



INDOOR
CINEMA



BADMINTON
COURT



CRICKET
PITCH



BAR B Q
AREA



GYM &
FITNESS



RETAIL
SHOPS



CHILDREN PLAY
AREA

These amenities provide residents with opportunities to relax, rejuvenate, socialise, and stay active, all within the comfort of their own community.









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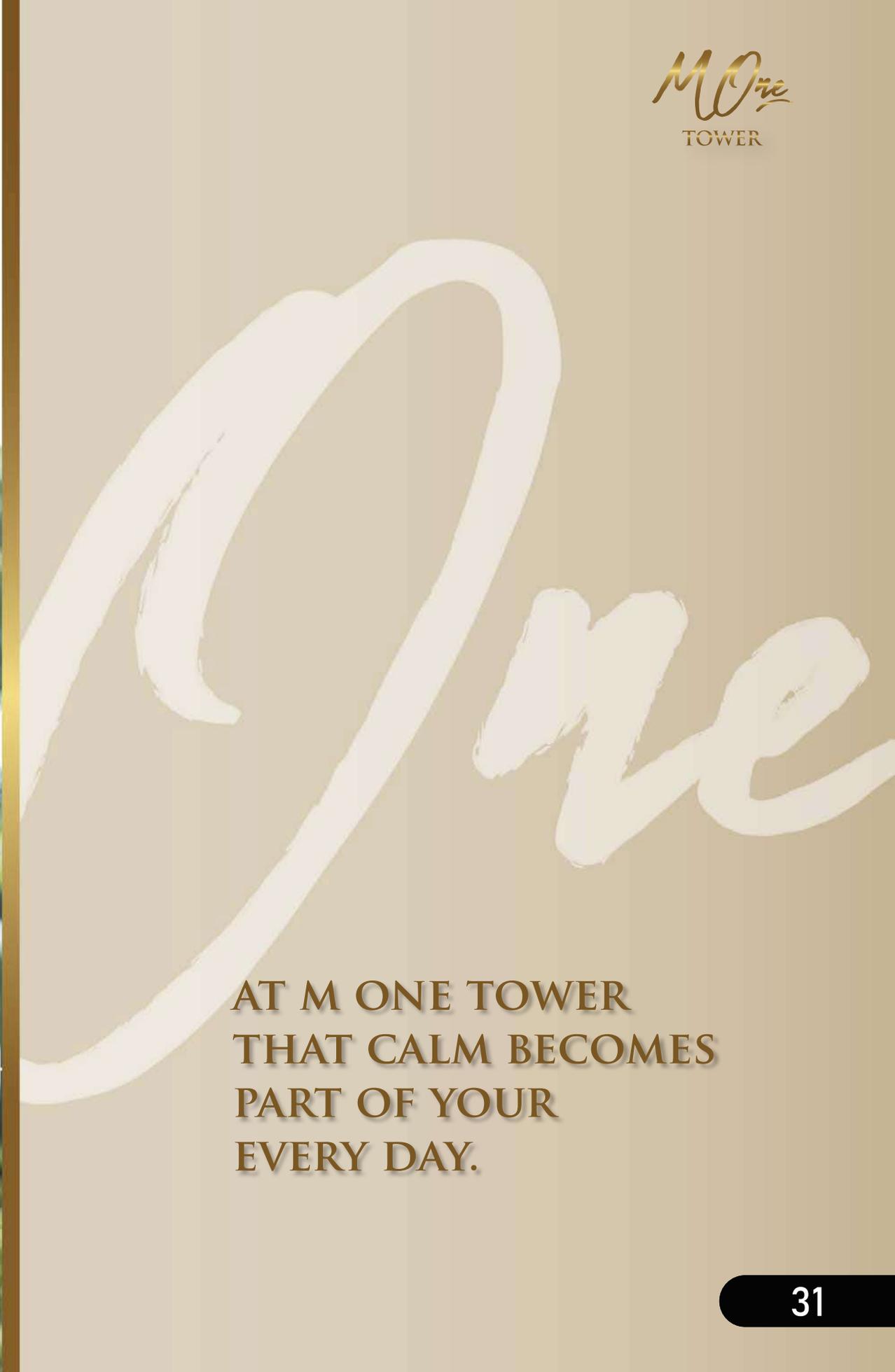
RETAIL

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RETAIL

VERSACE





AT M ONE TOWER
THAT CALM BECOMES
PART OF YOUR
EVERY DAY.









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RETAIL RETAIL RETAIL RETAIL RETAIL

**M ONE TOWER
KEEPS PACE WITH THE
WAY WE LIVE TODAY.**





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MANGO

VERSACE

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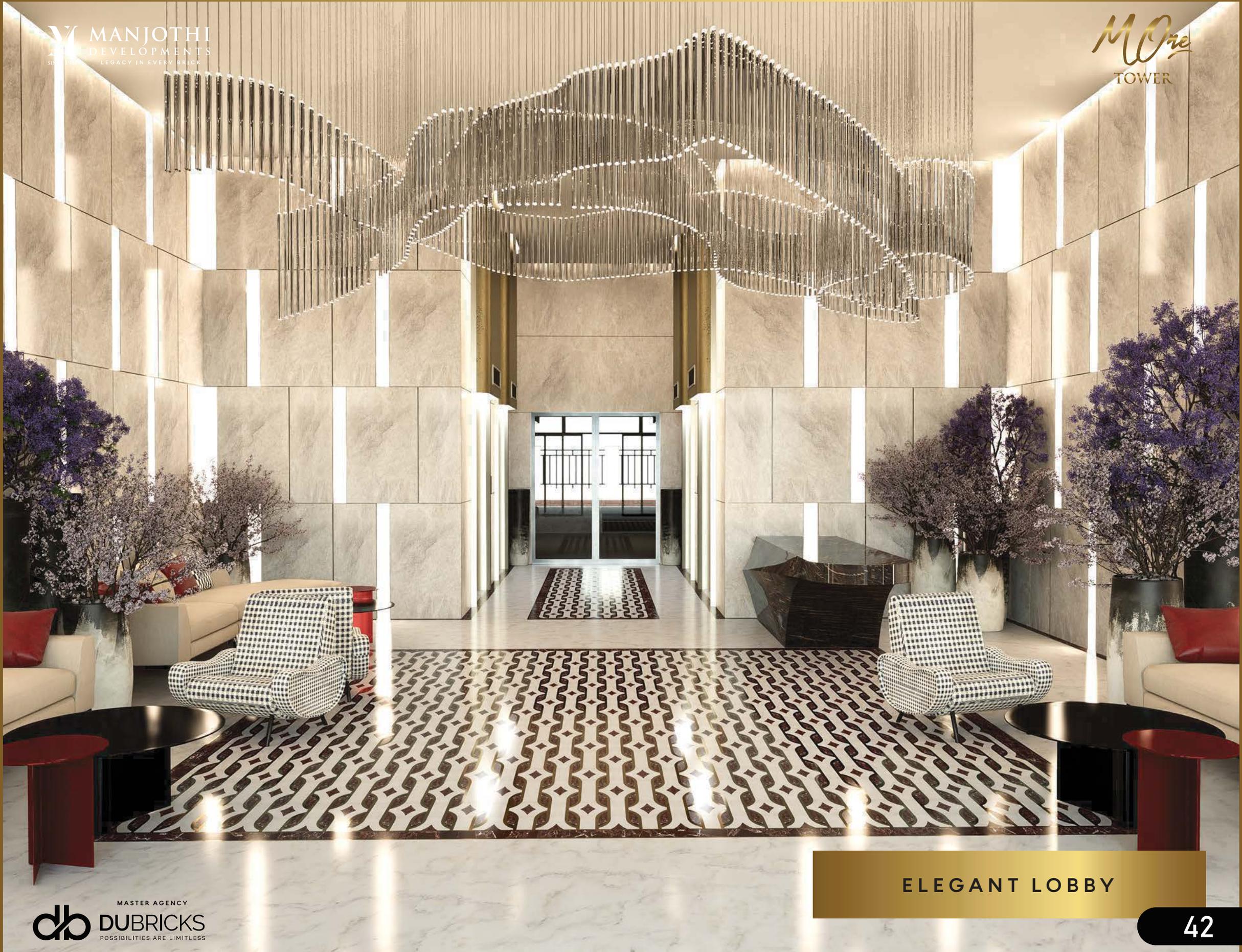
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DESIGN
DESIGN
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DESIGN

— DESIGN —



ELEGANT LOBBY



ELEGANT LOBBY



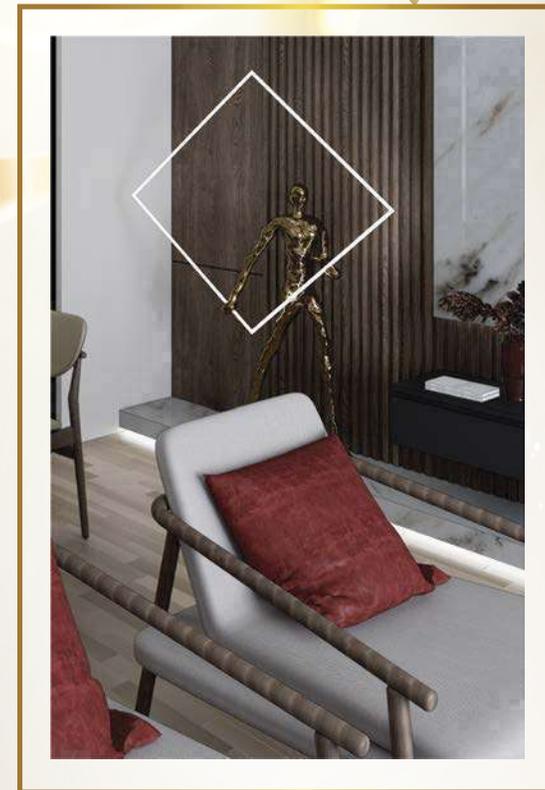
4 HIGH SPEED ELEVATORS

4 HIGH SPEED ELEVATORS

INTERIORS
INTERIORS
INTERIORS
INTERIORS

— INTERIORS —

CRAFTED AROUND YOU



A WELL-DESIGNED HOME'S
RHYTHM MATCHES
YOUR OWN.

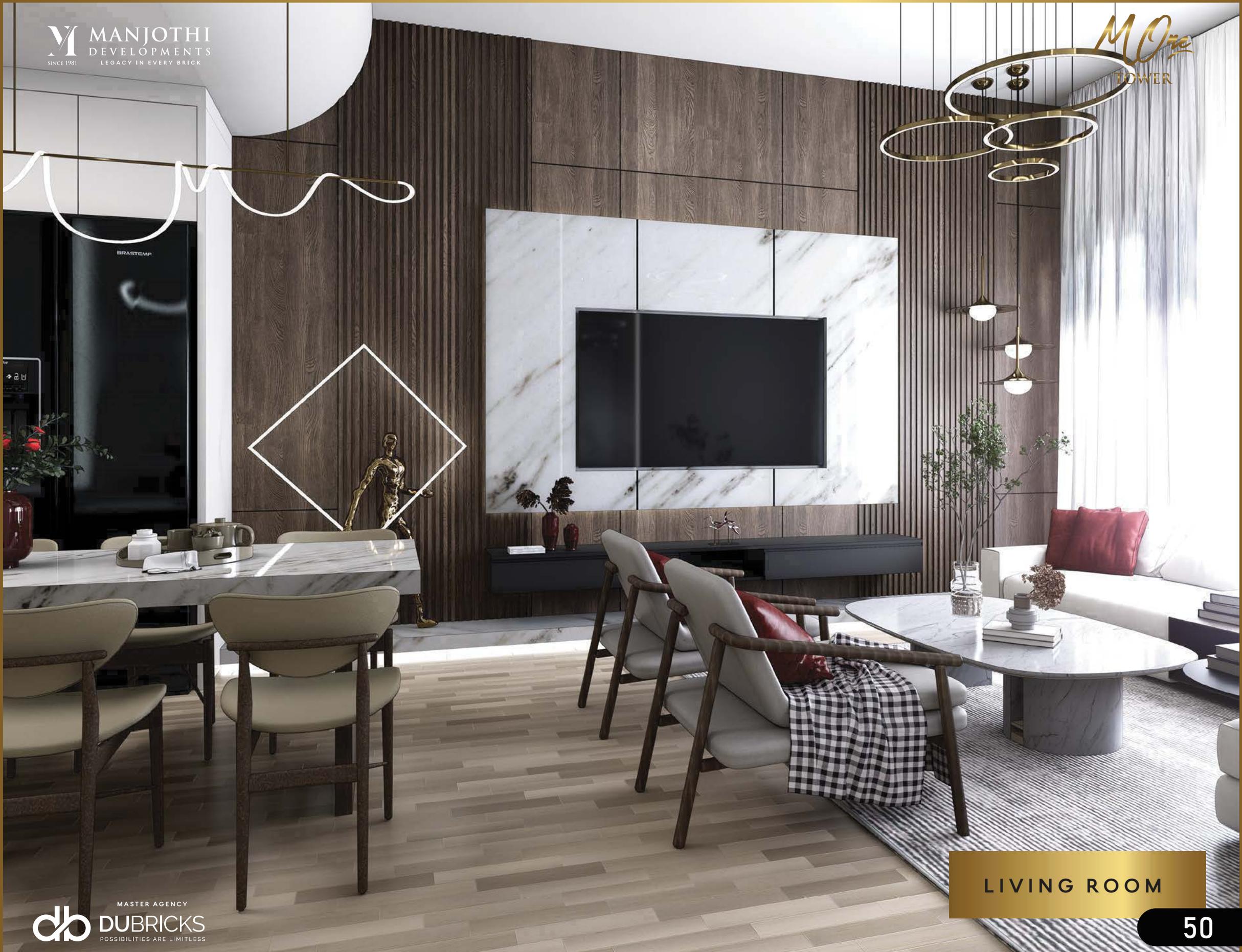
COMPOSED FOR LIVING

Every M ONE TOWER apartment feels like it understands you.

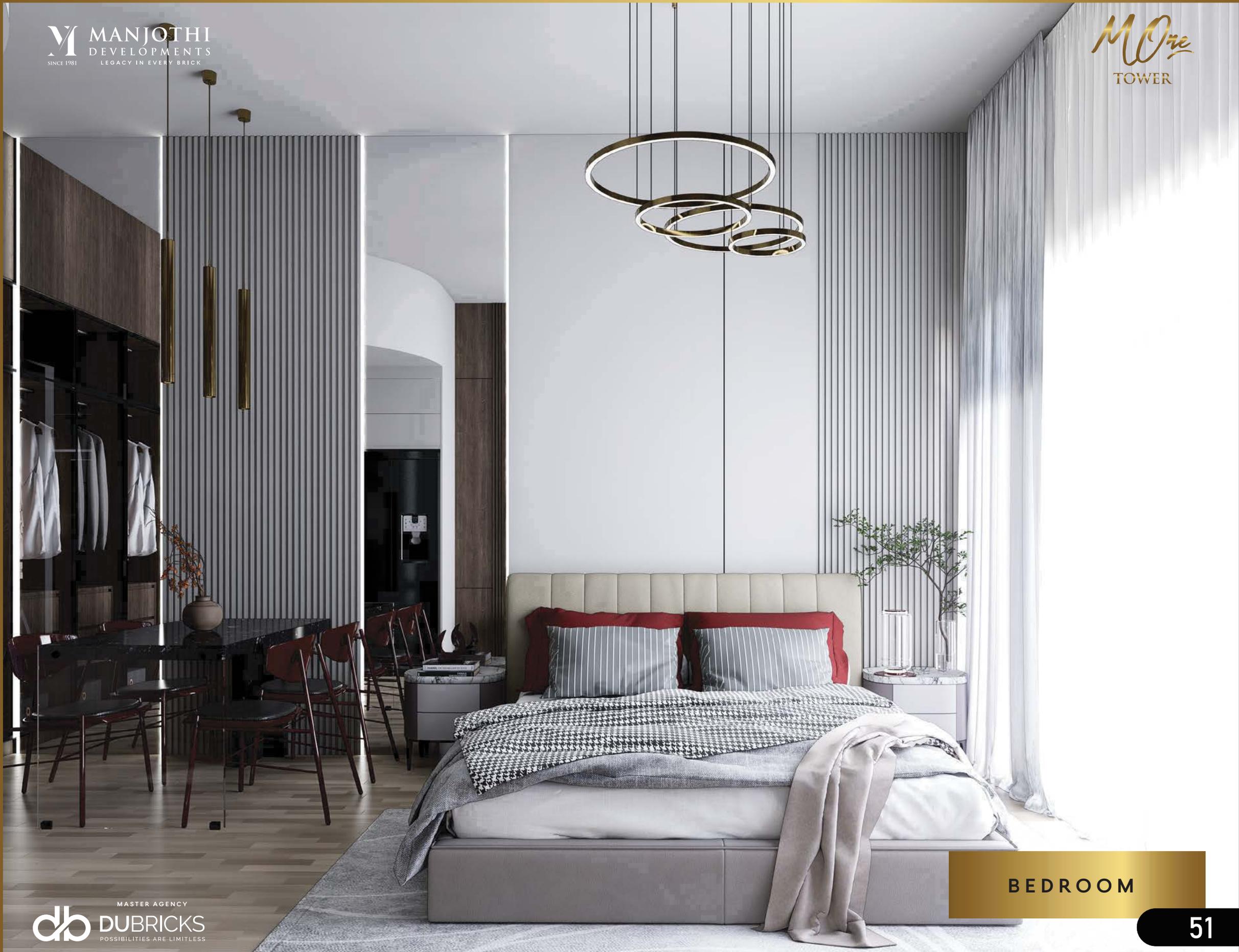




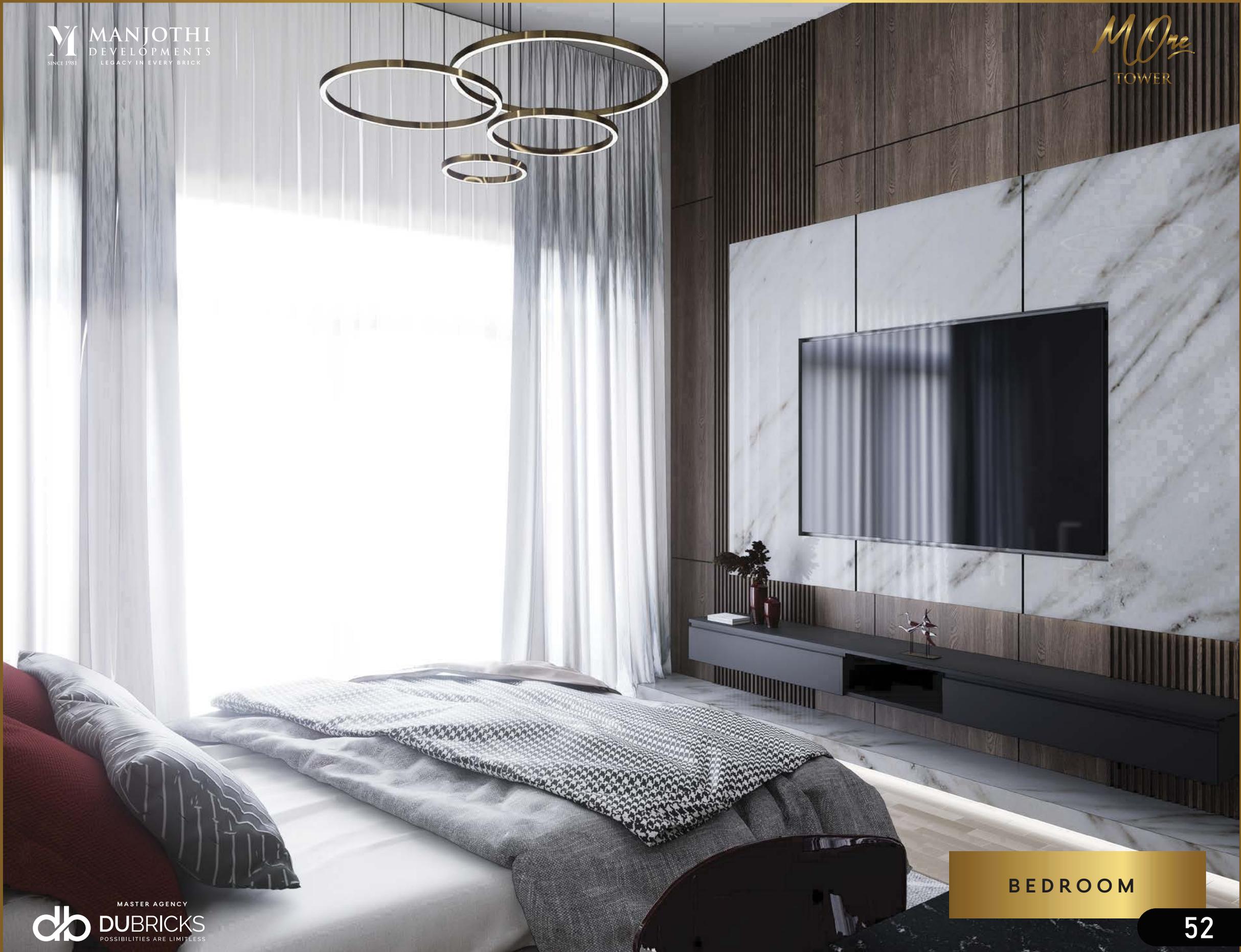
LIVING ROOM



LIVING ROOM



BEDROOM



BEDROOM

SPACES WITH SOUL

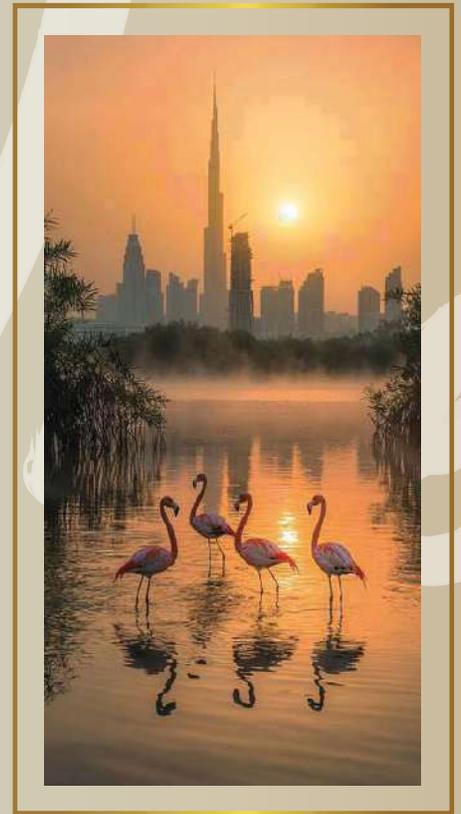
From the entrance to every shared corner, M ONE TOWER is built for human connection—gentle, unspoken, intuitive. Every detail, from layout to lighting, has been considered with care.
More human. More like home.

BEDROOM

HOME AS IT
SHOULD BE.



The finishes are polished and the details, smooth-close drawers, reliable appliances, lighting that feels just right, aren't there by accident.



Everything flows with an easy confidence, the kind that makes you smile the moment you step inside because it just feels right.



BATHROOM



AMENITIES
AMENITIES
AMENITIES
AMENITIES

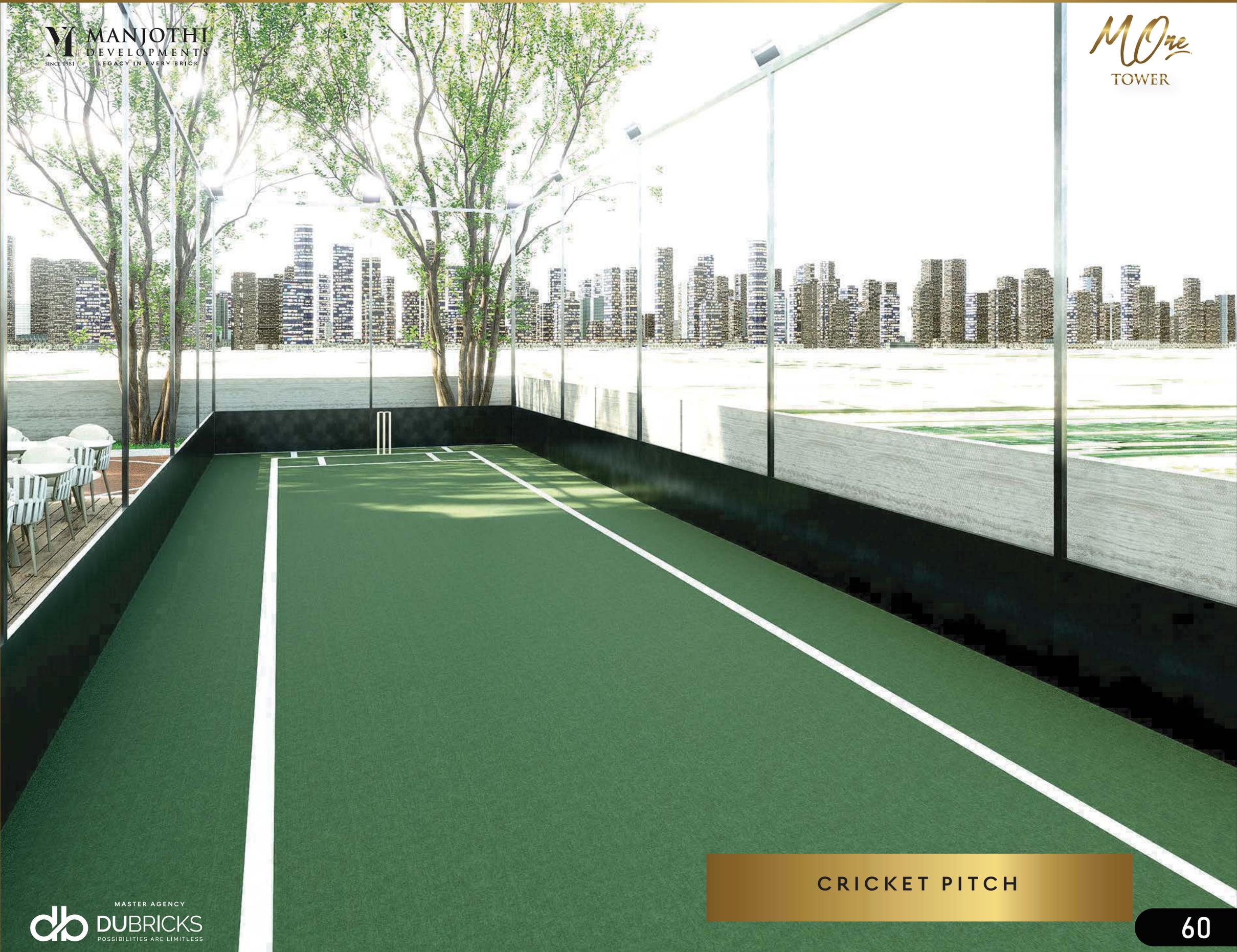
— AMENITIES —



SWIMMING POOL



SWIMMING POOL



CRICKET PITCH



BADMINTON COURT

JOGGING TRACK



CHILDREN PLAY AREA



CHILDREN PLAY AREA



BAR B Q AREA



OUTDOOR ENTERTAINMENT AREA



INDOOR CINEMA



INDOOR CINEMA



INDOOR CINEMA



GYM

go hard
or go home

GYM



205 CAR PARKINGS

FLOOR PLANS
FLOOR PLANS
FLOOR PLANS
FLOOR PLANS

— FLOOR PLANS —

RESIDENTIAL

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JUMEIRAH VILLAGE TRIANGLE (JVT)

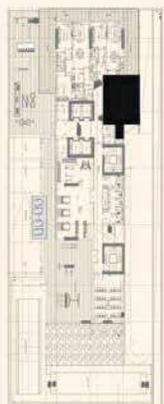
STUDIO APARTMENT

FIRST FLOOR UNIT TYPE

APARTMENT# 101

TYPE-A

Suit Area:	388.97 SqFt	36.14 Sqm
Balcony Area	229.35 SqFt	21.31 Sqm
Total Unit Area	618.31 SqFt	57.44 Sqm



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JUMEIRAH VILLAGE TRIANGLE (JVT)

1 BEDROOM APARTMENT

FIRST FLOOR UNIT TYPE
APARTMENT# 102

TYPE-B

Suit Area:	611.86 SqFt	56.85 Sqm
Balcony Area	448.17 SqFt	9.89 Sqm
Total Unit Area	1060.04 SqFt	98.74 Sqm



MOne TOWER

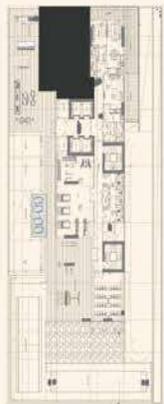
JUMEIRAH VILLAGE TRIANGLE (JVT)

2 BEDROOM APARTMENT

FIRST FLOOR UNIT TYPE
APARTMENT# 103

TYPE-C

Suit Area:	920.58 SqFt	85.52 Sqm
Balcony Area	587.46 SqFt	54.58 Sqm
Total Unit Area	1508.04 SqFt	140.1 Sqm



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JUMEIRAH VILLAGE TRIANGLE (JVT)

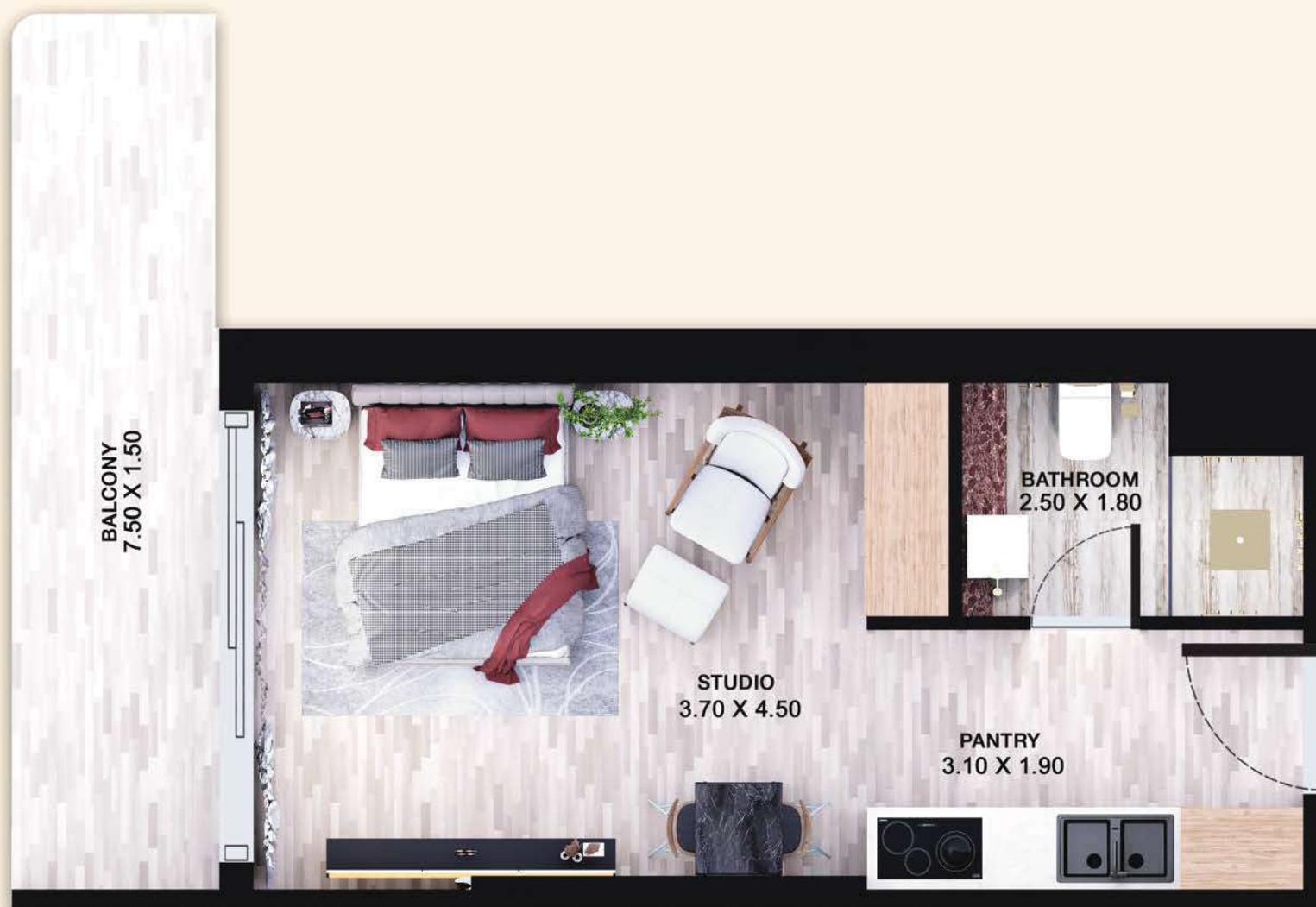
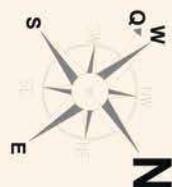
STUDIO APARTMENT

2ND - 19TH FLOOR UNIT TYPE

APARTMENT# 201-1901

TYPE-D

Suit Area:	349.79 SqFt	32.5 Sqm
Balcony Area	106.42 SqFt	9.89 Sqm
Total Unit Area	456.21 SqFt	42.38 Sqm



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JUMEIRAH VILLAGE TRIANGLE (JVT)

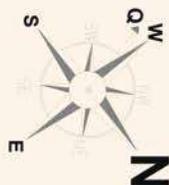
1 BEDROOM APARTMENT

2ND - 19TH FLOOR UNIT TYPE

APARTMENT# 202-1902

TYPE-E

Suit Area:	637.06 SqFt	59.18 Sqm
Balcony Area	124.35 SqFt	11.55 Sqm
Total Unit Area	761.41 SqFt	70.74 Sqm



MOne TOWER

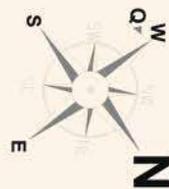
JUMEIRAH VILLAGE TRIANGLE (JVT)

1 BEDROOM APARTMENT

2ND - 19TH FLOOR UNIT TYPE
APARTMENT# 203-1903

TYPE-F

Suit Area:	637.69 SqFt	59.24 Sqm
Balcony Area	127.37 SqFt	11.83 Sqm
Total Unit Area	765.06 SqFt	71.08 Sqm



MOne TOWER

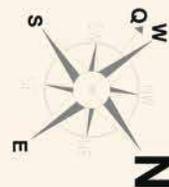
JUMEIRAH VILLAGE TRIANGLE (JVT)

1 BEDROOM APARTMENT

2ND - 19TH FLOOR UNIT TYPE
APARTMENT# 204-1904

TYPE-G

Suit Area:	667.73 SqFt	62.03 Sqm
Balcony Area	238.68 SqFt	22.17 Sqm
Total Unit Area	906.41 SqFt	84.21 Sqm



M One TOWER

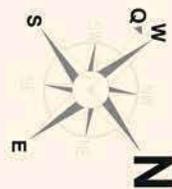
JUMEIRAH VILLAGE TRIANGLE (JVT)

STUDIO APARTMENT

2ND - 19TH FLOOR UNIT TYPE
APARTMENT# 205-1905

TYPE-H

Suit Area:	391.00 SqFt	36.33 Sqm
Balcony Area	73.02 SqFt	6.78 Sqm
Total Unit Area	464.02 SqFt	43.11 Sqm



MOne TOWER

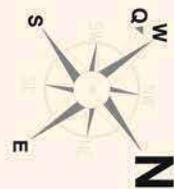
JUMEIRAH VILLAGE TRIANGLE (JVT)

STUDIO APARTMENT

2ND - 19TH FLOOR UNIT TYPE
APARTMENT# 206-1506

TYPE-I

Suit Area:	388.97 SqFt	36.14 Sqm
Balcony Area	72.95 SqFt	6.78 Sqm
Total Unit Area	461.92 SqFt	42.91 Sqm



MOne TOWER

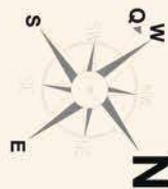
JUMEIRAH VILLAGE TRIANGLE (JVT)

1 BEDROOM APARTMENT

2ND - 19TH FLOOR UNIT TYPE
APARTMENT# 207-1907

TYPE-J

Suit Area:	611.87 SqFt	56.84 Sqm
Balcony Area	212.43 SqFt	19.73 Sqm
Total Unit Area	824.3 SqFt	76.58 Sqm



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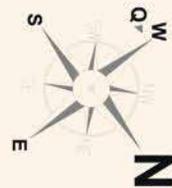
JUMEIRAH VILLAGE TRIANGLE (JVT)

2 BEDROOM APARTMENT

2ND - 19TH FLOOR UNIT TYPE
APARTMENT# 208-1908

TYPE-K

Suit Area:	931.34SqFt	86.52 Sqm
Balcony Area	255.33 SqFt	23.72 Sqm
Total Unit Area	1186.67 SqFt	110.25 Sqm



FLOOR PLANS
FLOOR PLANS
FLOOR PLANS
FLOOR PLANS

— FLOOR PLANS —

RETAIL

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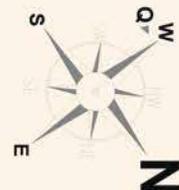
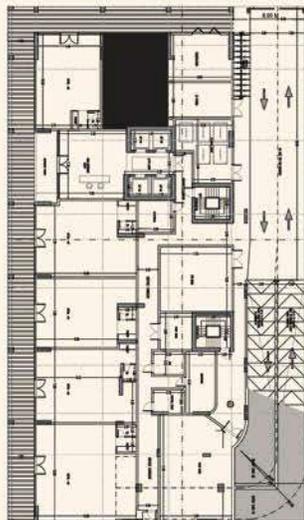
JUMEIRAH VILLAGE TRIANGLE (JVT)

RETAIL

GROUND FLOOR
RETAIL # R01

SHOP TYPE A

Suit Area:	799.04 SqFt	74.23 Sqm
Total Unit Area	799.04 SqFt	74.23 Sqm



M One TOWER

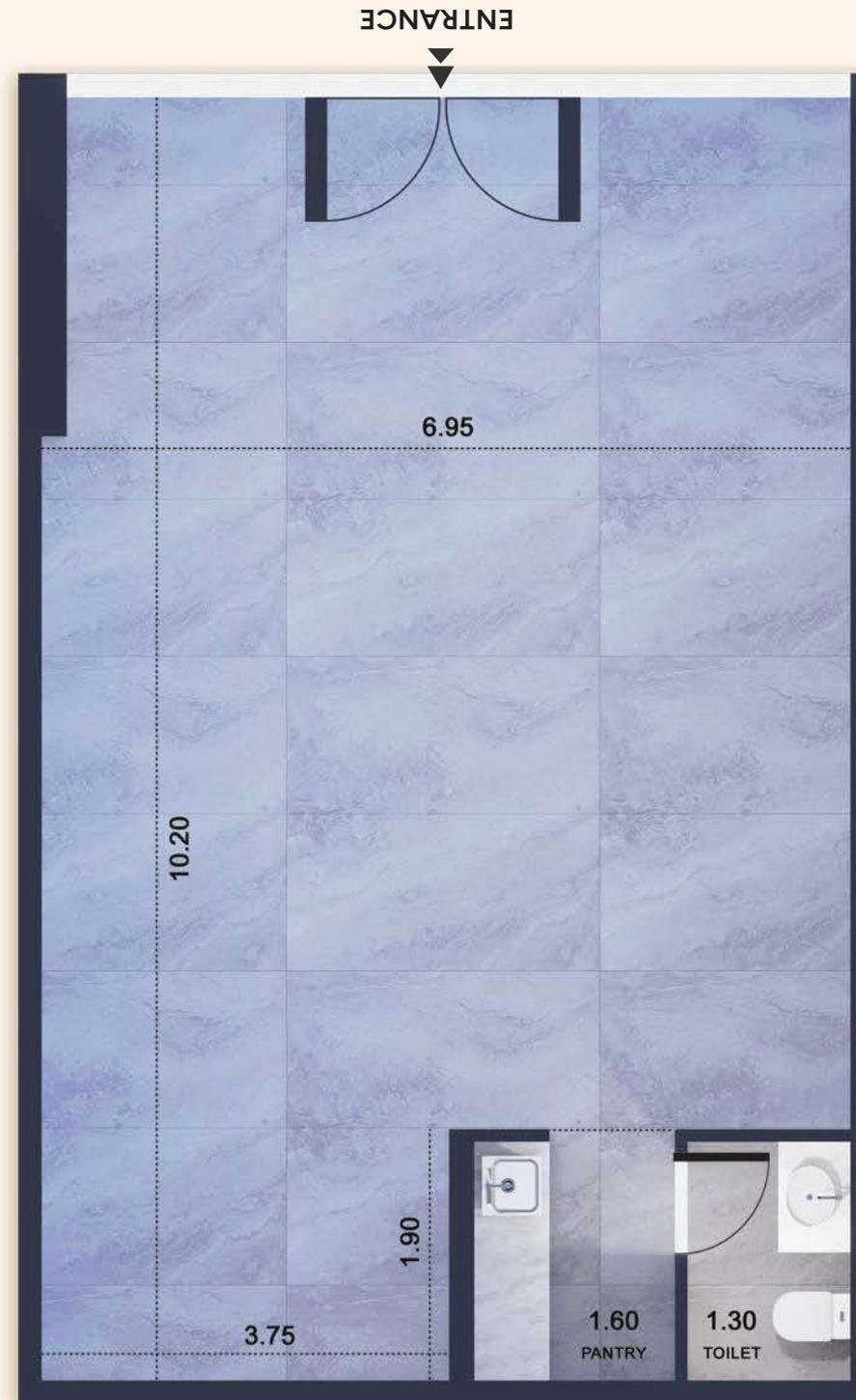
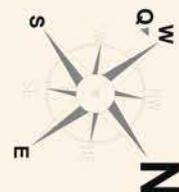
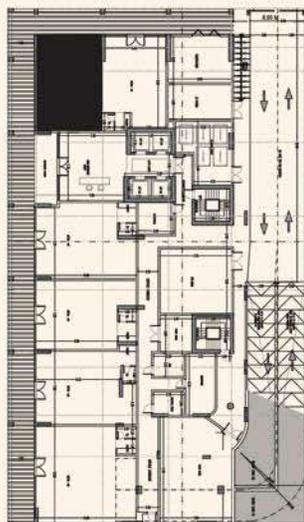
JUMEIRAH VILLAGE TRIANGLE (JVT)

RETAIL

GROUND FLOOR
RETAIL # R02

SHOP TYPE B

Suit Area:	826.61 SqFt	76.79 Sqm
Total Unit Area	826.61 SqFt	76.79 Sqm



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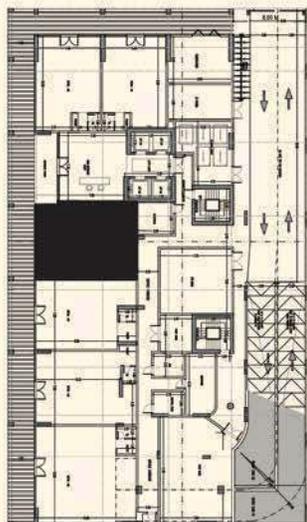
JUMEIRAH VILLAGE TRIANGLE (JVT)

RETAIL

GROUND FLOOR
RETAIL # R03

SHOP TYPE C

Suit Area:	1017.28 SqFt	94.51 Sqm
Total Unit Area	1017.28 SqFt	94.51 Sqm



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JUMEIRAH VILLAGE TRIANGLE (JVT)

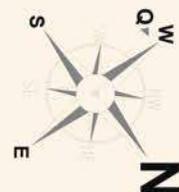
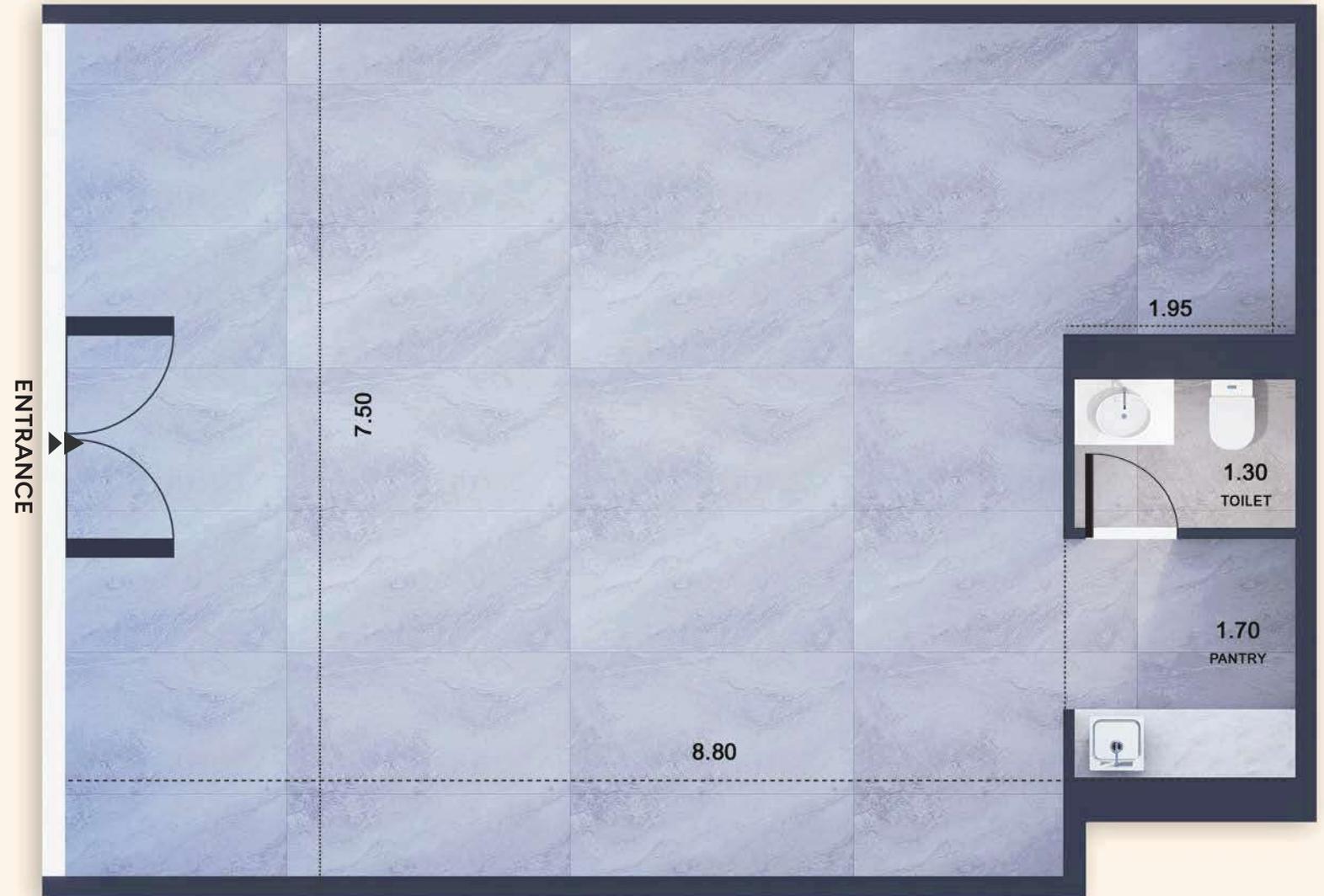
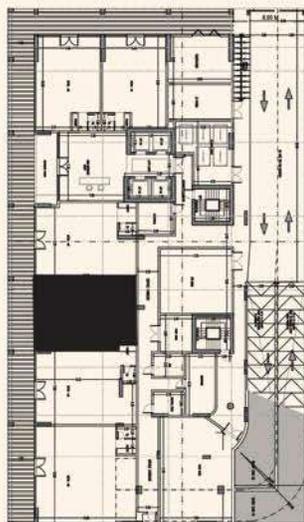
RETAIL

GROUND FLOOR

RETAIL # R04

SHOP TYPE D

Suit Area:	933.36 SqFt	86.71 Sqm
Total Unit Area	933.36 SqFt	86.71 Sqm



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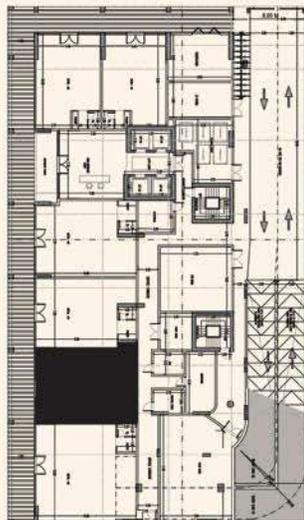
JUMEIRAH VILLAGE TRIANGLE (JVT)

RETAIL

GROUND FLOOR
RETAIL # R05

SHOP TYPE E

Suit Area:	981.44 SqFt	91.18 Sqm
Total Unit Area	981.44 SqFt	91.18 Sqm



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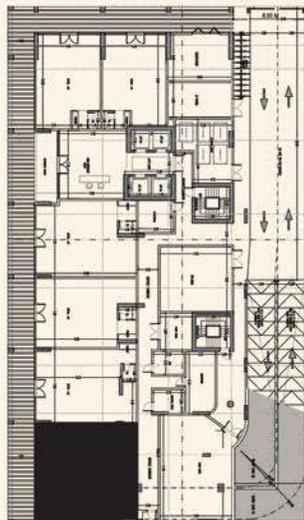
RETAIL

GROUND FLOOR

RETAIL # R06

SHOP TYPE F

Suit Area:	1308.59 SqFt	121.57 Sqm
Total Unit Area	1308.59 SqFt	121.57 Sqm



ENTRANCE







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RETAIL

RETAIL





















MEET
MOne
TOWER
WHERE EVERYTHING
FALLS INTO PLACE

OVERVIEW

Project Type	Mixed Use - Residential & Retail
Location	Jumeirah Village Triangle
Project's Configuration	G + 5P + 19
Total Units	153
Total Shops	06

Unit Types	Sizes	Price
Studio	From 456 SqFt - 464 SqFt	₹ 821,000 - ₹ 835,000
1 Bed Room	From 761 SqFt - 906 SqFt	₹ 1,332,000 - ₹ 1,586,000
2 Bed Room	1186 SqFt	₹ 2,077,000
Shops	From 799 SqFt - 1308 SqFt	₹ 3,196,000 - ₹ 4,580,000

Project Status	Handover	Payment Plan
Off-plan	Q2 2028	60/40



A LEGACY OF
BRILLIANCE,
BUILT TO LAST
GENERATIONS

MOne

TOWER

JUMEIRAH VILLAGE TRIANGLE (JVT)

— MASTER AGENCY —

db DUBRICKS
POSSIBILITIES ARE LIMITLESS

For more information, please contact us.

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✉️ mone@dubricks.com 🌐 www.dubricks.com



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— SINCE 1981 —