

MOne

TOWER

JUMEIRAH VILLAGE TRIANGLE (JVT)



MANJOTHI  
DEVELOPMENTS

LEGACY IN EVERY BRICK  
SINCE 1981



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DUBRICKS  
POSSIBILITIES ARE LIMITLESS

WWW.DUBRICKS.COM

A LEGACY OF BRILLIANCE,  
BUILT TO LAST GENERATIONS

*MM One*

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.



PARK FACING



**M**  
MANJOTHI  
DEVELOPMENTS  
LEGACY IN EVERY BRICK  
SINCE 1981

RETAIL

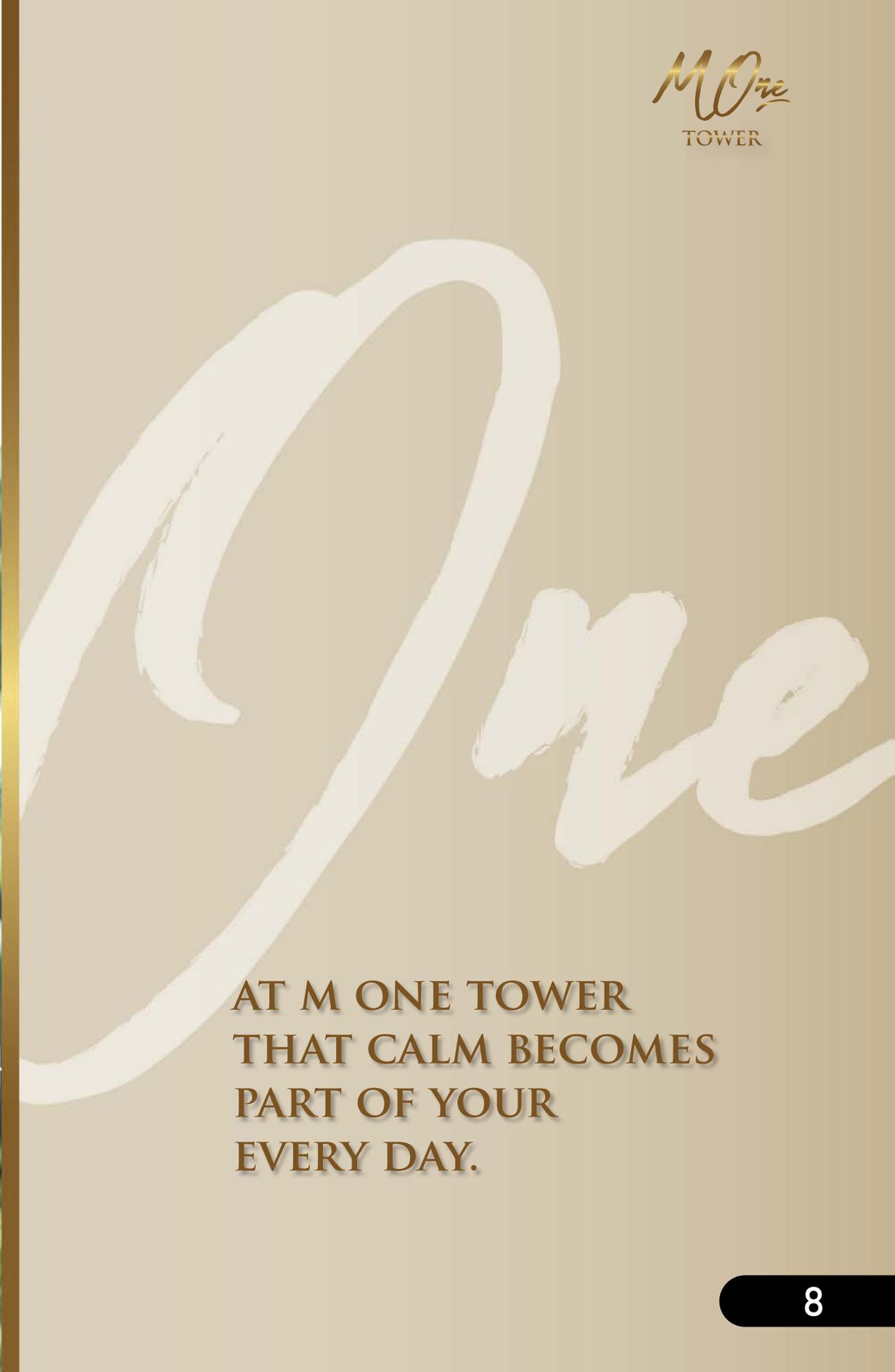
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VERSACE

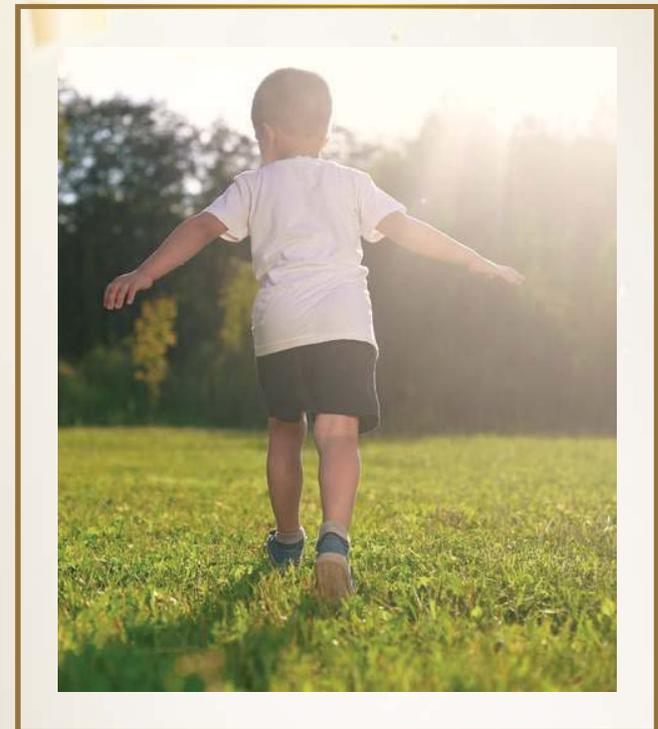


AT M ONE TOWER  
THAT CALM BECOMES  
PART OF YOUR  
EVERY DAY.





IN THE RIGHT PLACE



LOCATION SETS THE TONE  
FOR EVERY GREAT  
LIVING EXPERIENCE





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

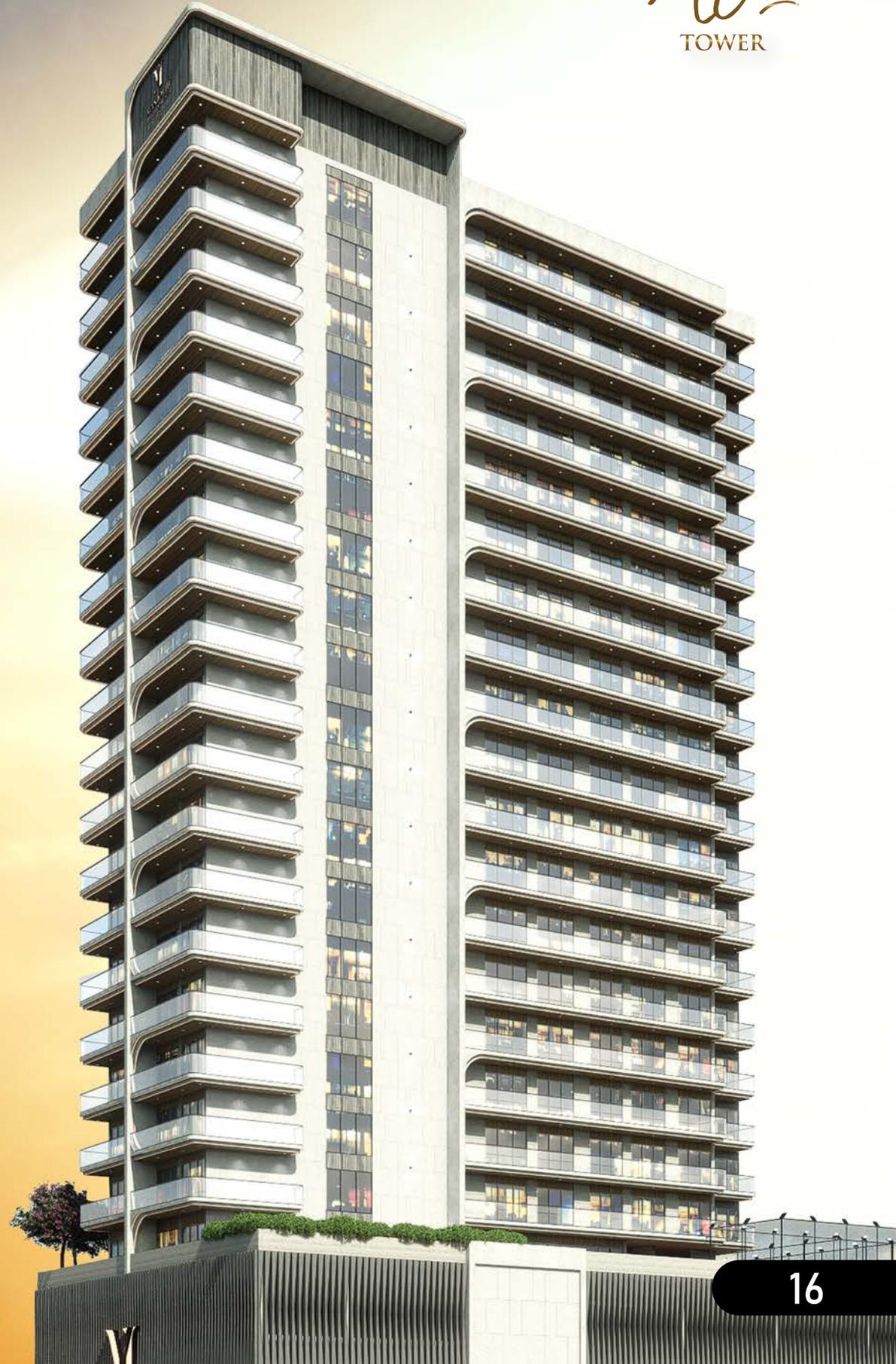
## DESCRIPTION:

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**  
**MANJOTHI**  
**DEVELOPMENTS**  
LEGACY IN EVERY BRICK  
SINCE 1981

**RETAIL**



**RETAIL**



**RETAIL**

**6 RETAIL LUXURY**



## 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.



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



DESIGN  
DESIGN  
DESIGN  
DESIGN

— DESIGN —



ELEGANT LOBBY



ELEGANT LOBBY



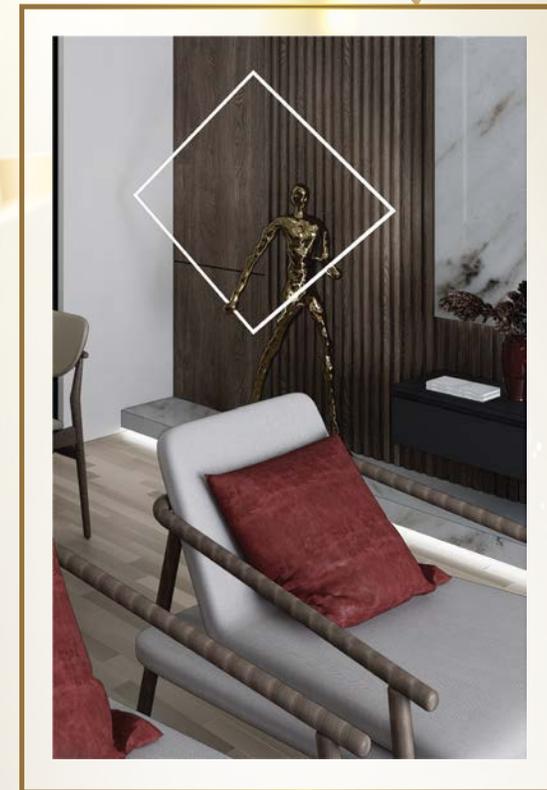
4 HIGH SPEED ELEVATORS

4 HIGH SPEED ELEVATORS

INTERIORS  
INTERIORS  
INTERIORS  
INTERIORS

— INTERIORS —

CRAFTED AROUND YOU



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

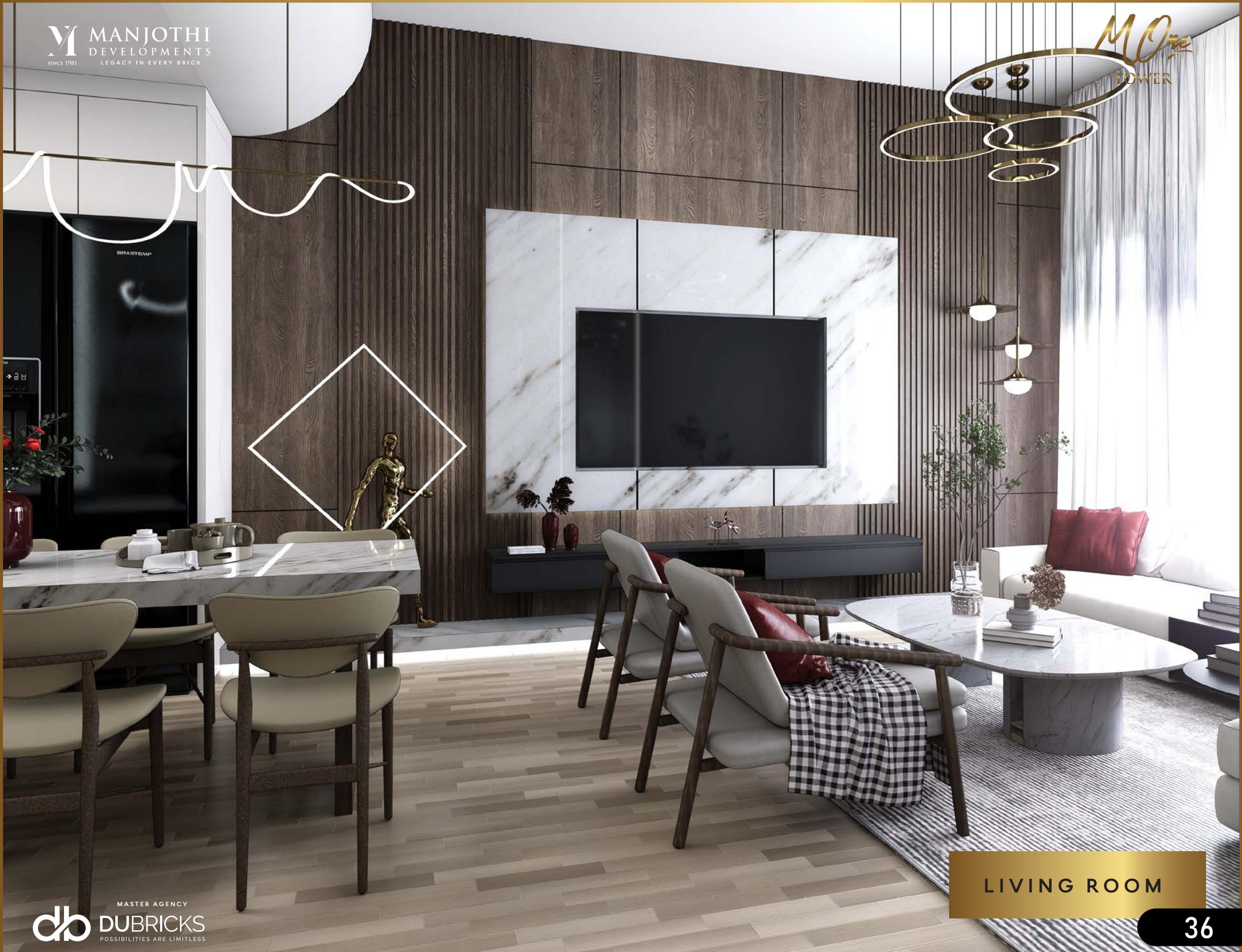
# COMPOSED FOR LIVING

Every M ONE TOWER apartment feels like it understands you.

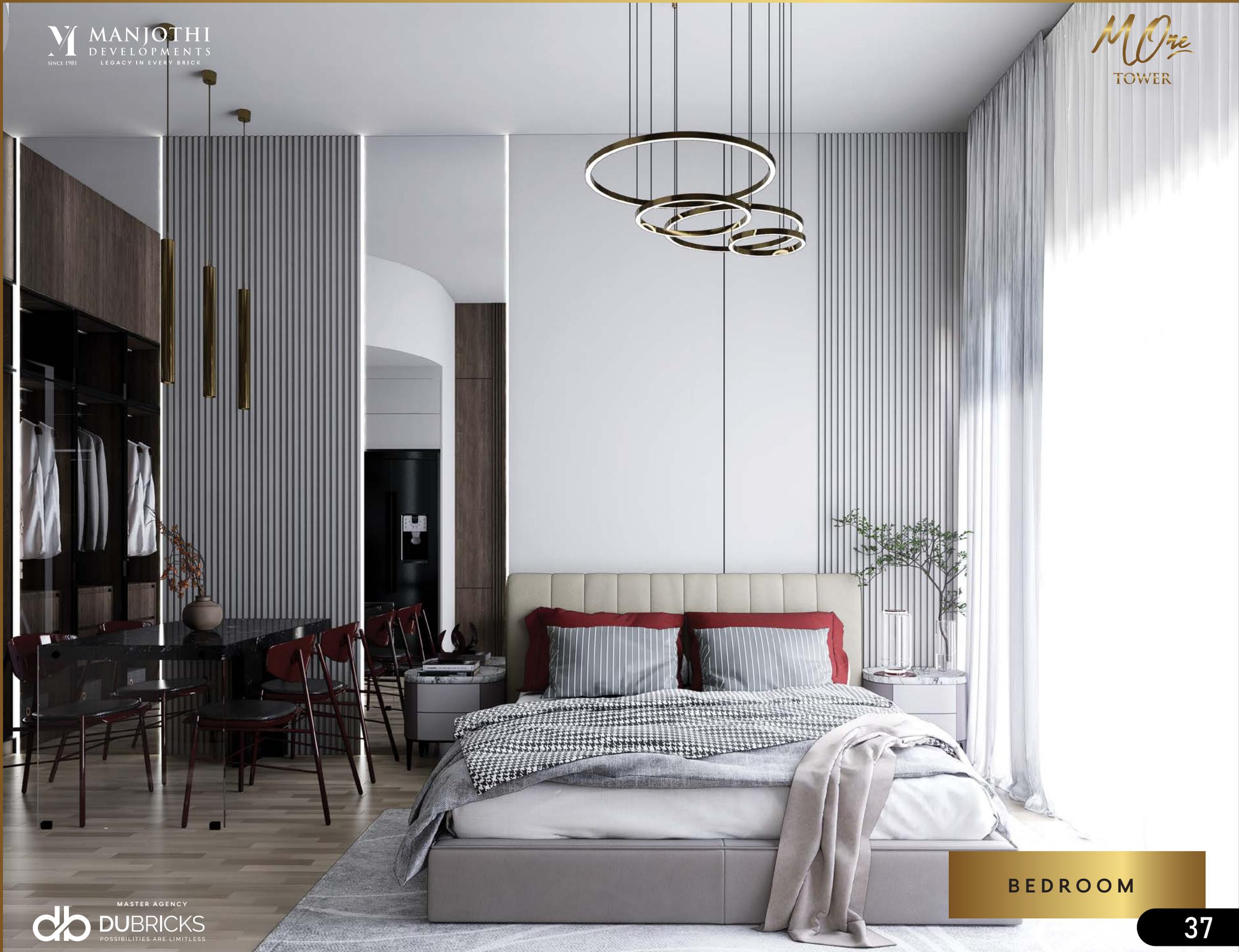




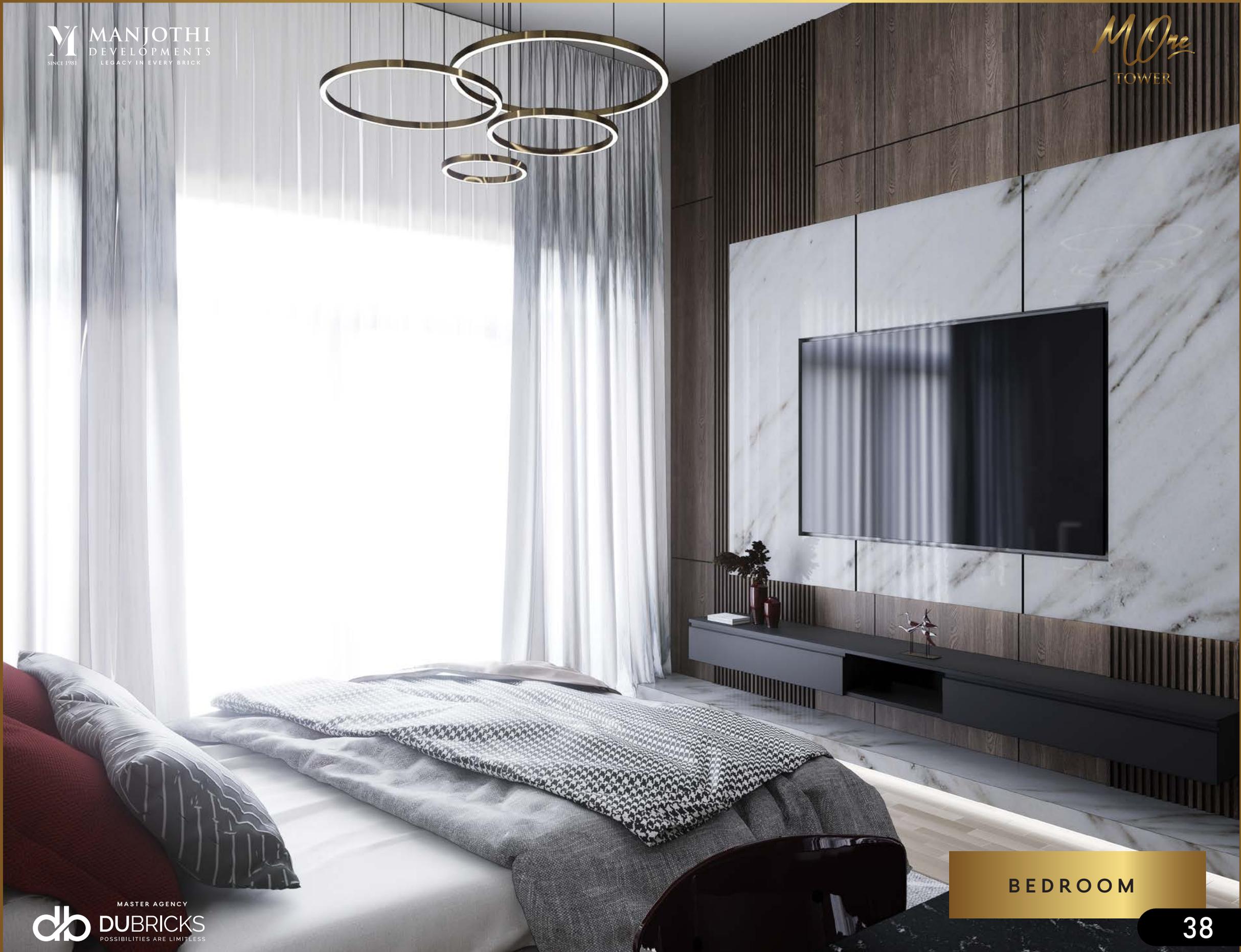
LIVING ROOM



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



KITCHEN

AMENITIES  
AMENITIES  
AMENITIES  
AMENITIES

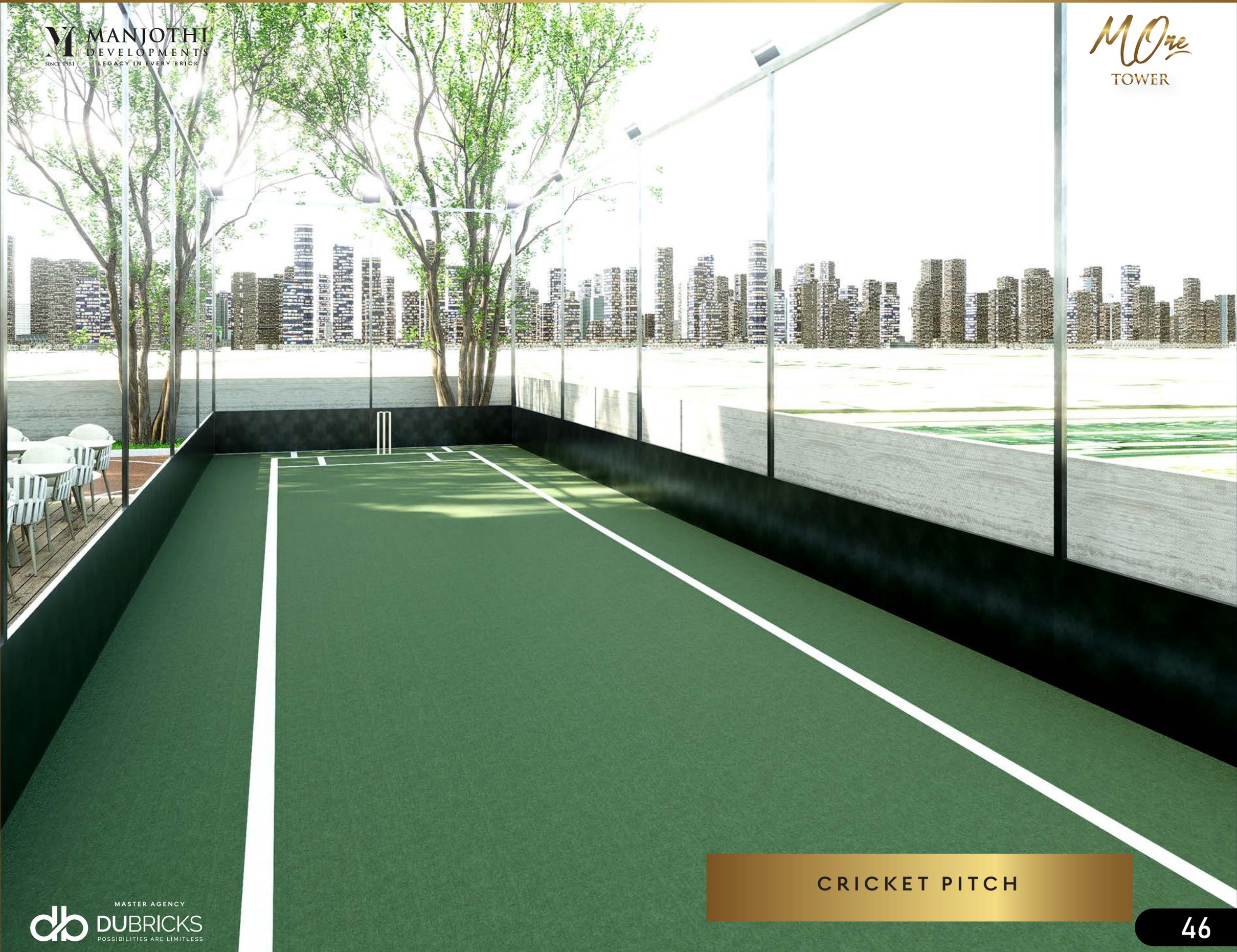
— AMENITIES —



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

*MOne*

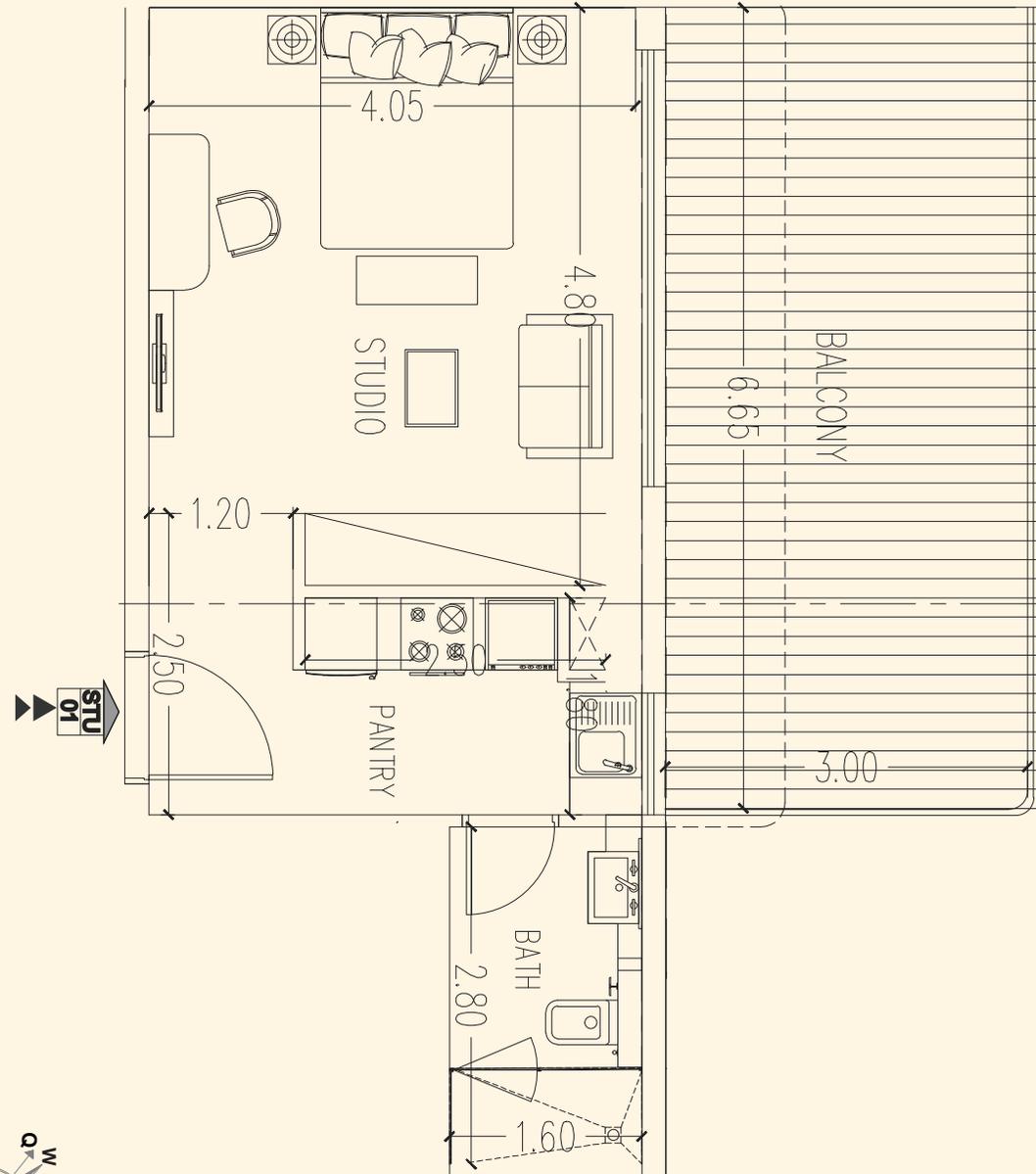
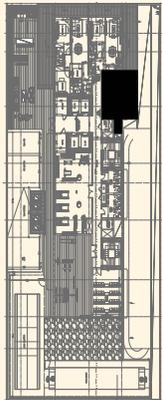
JUMEIRAH VILLAGE TRIANGLE (JVT)

# 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



# MOne TOWER

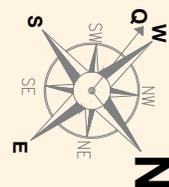
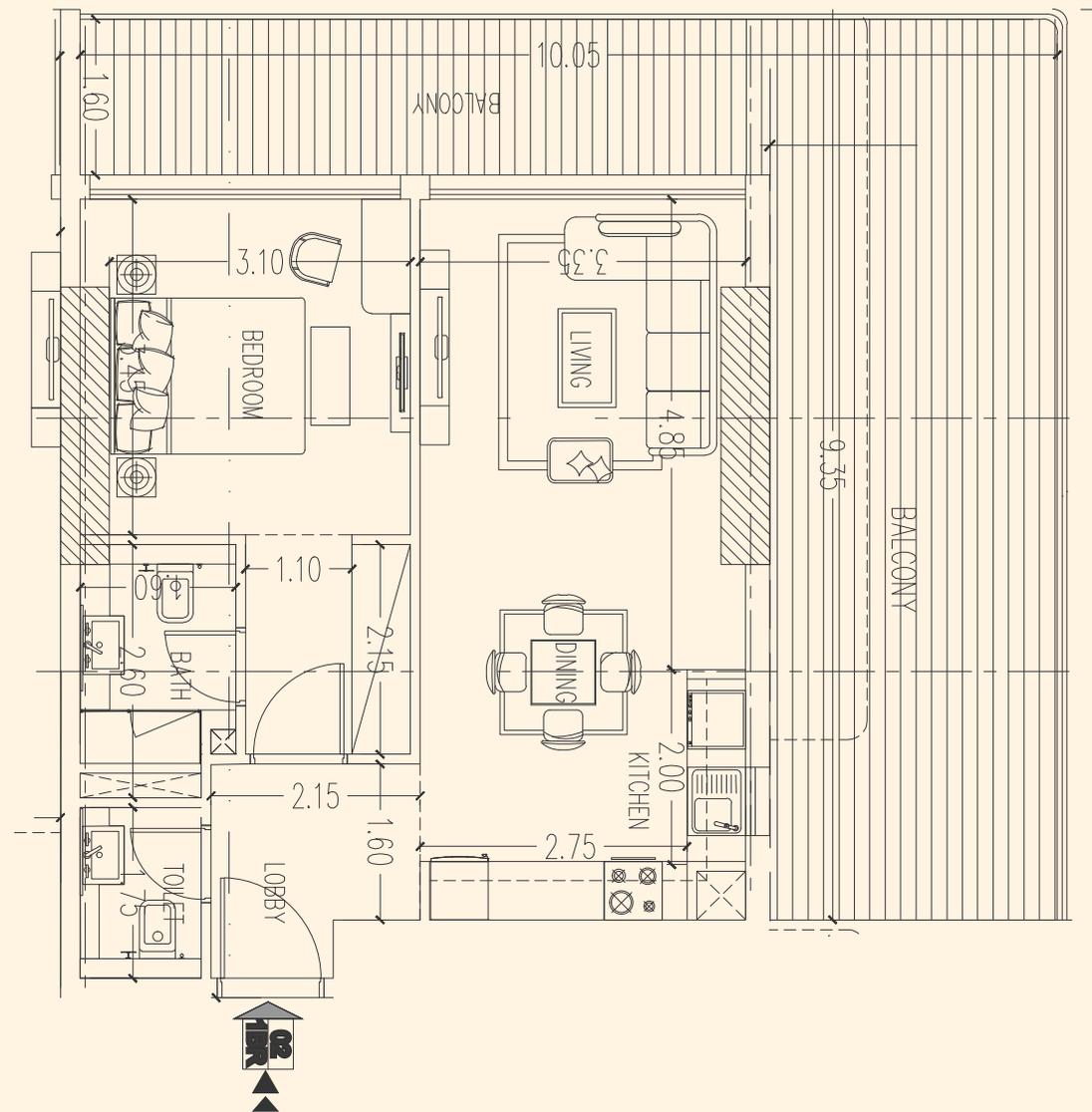
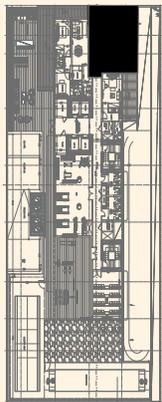
JUMEIRAH VILLAGE TRIANGLE (JVT)

## 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

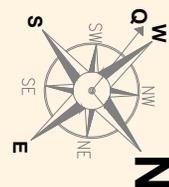
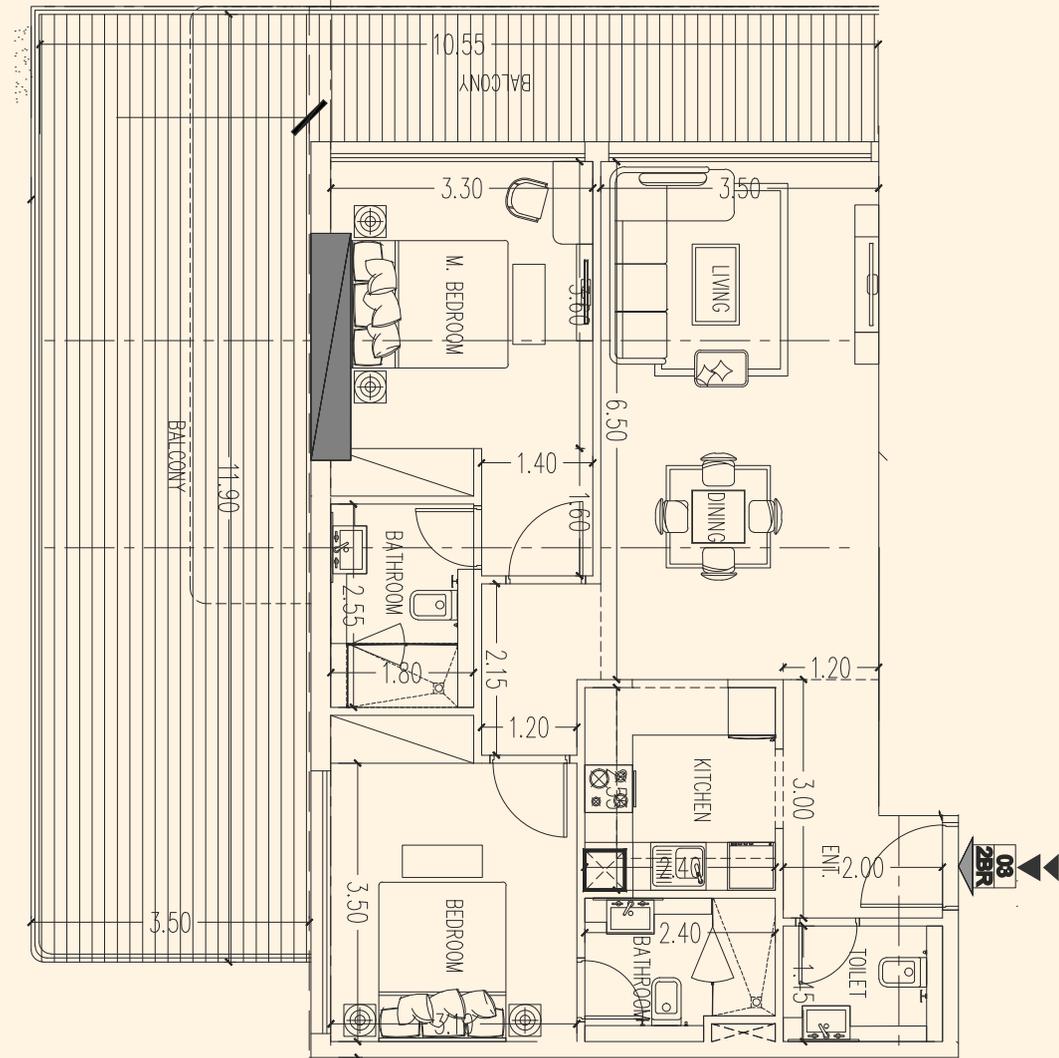
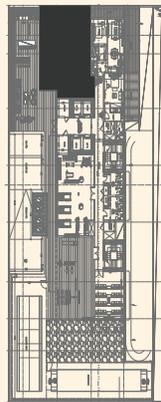
JUMEIRAH VILLAGE TRIANGLE (JVT)

## 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



# MOne TOWER

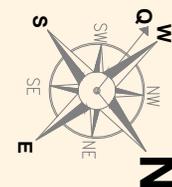
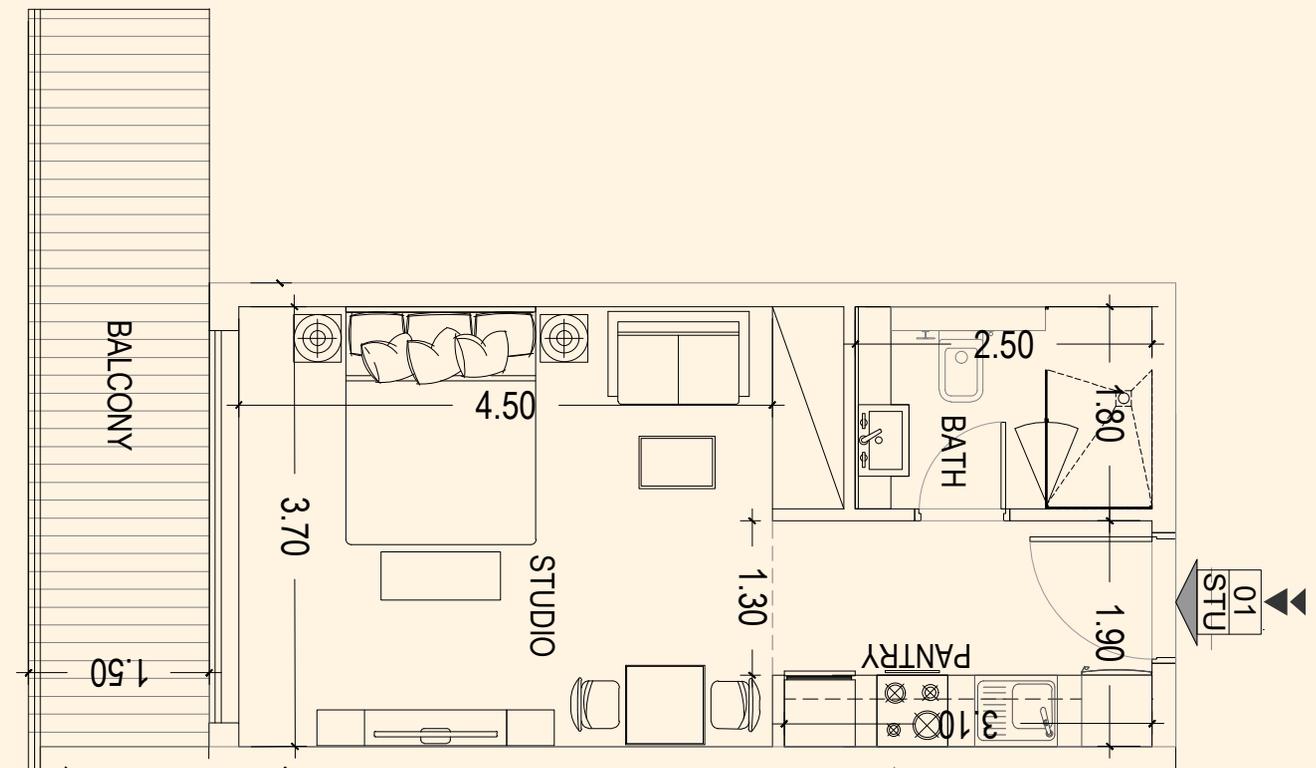
JUMEIRAH VILLAGE TRIANGLE (JVT)

## 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



# MOne TOWER

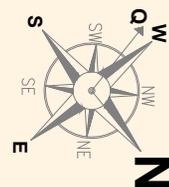
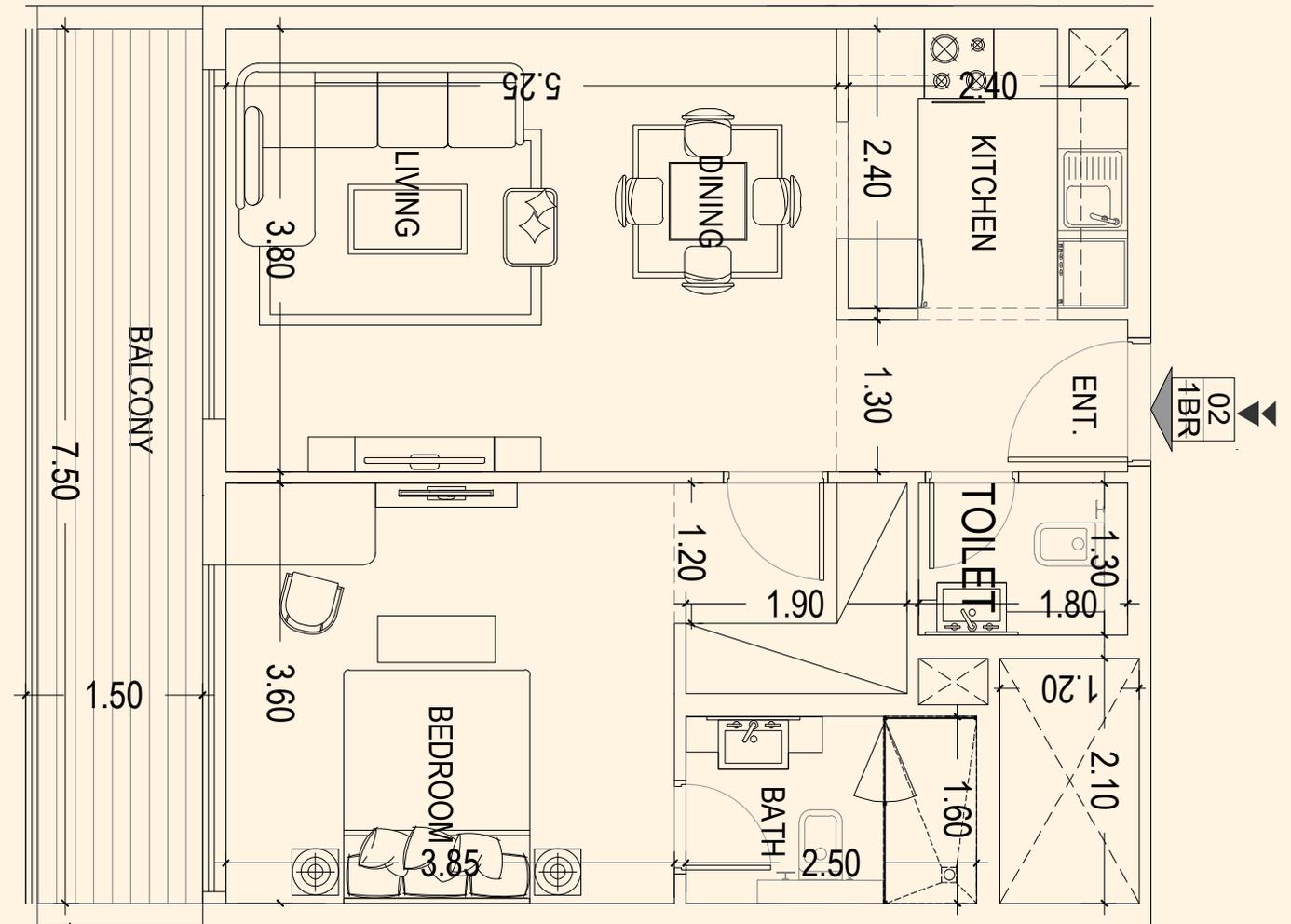
JUMEIRAH VILLAGE TRIANGLE (JVT)

## 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

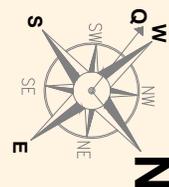
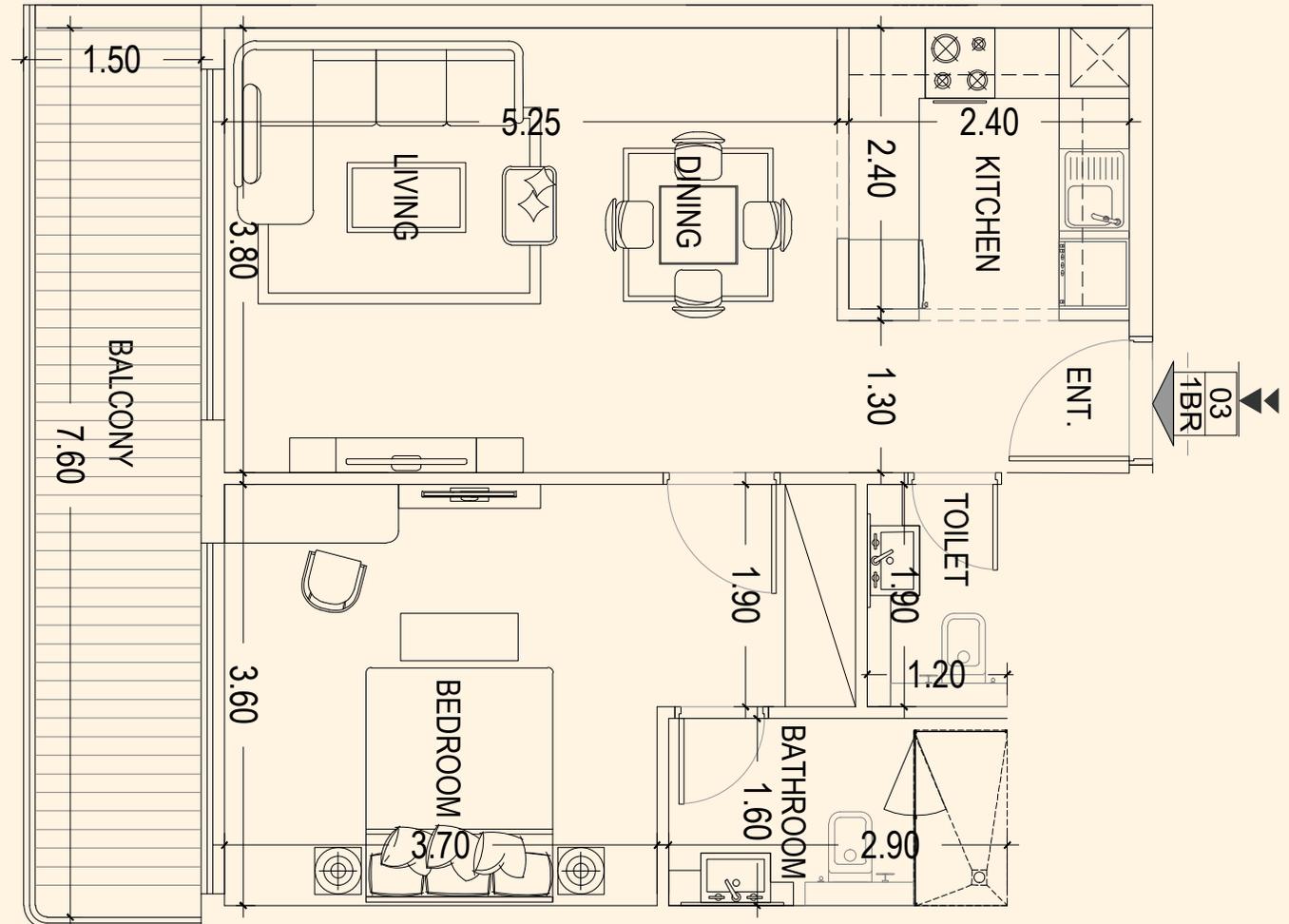
JUMEIRAH VILLAGE TRIANGLE (JVT)

## 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

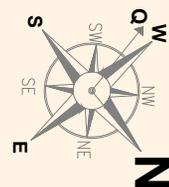
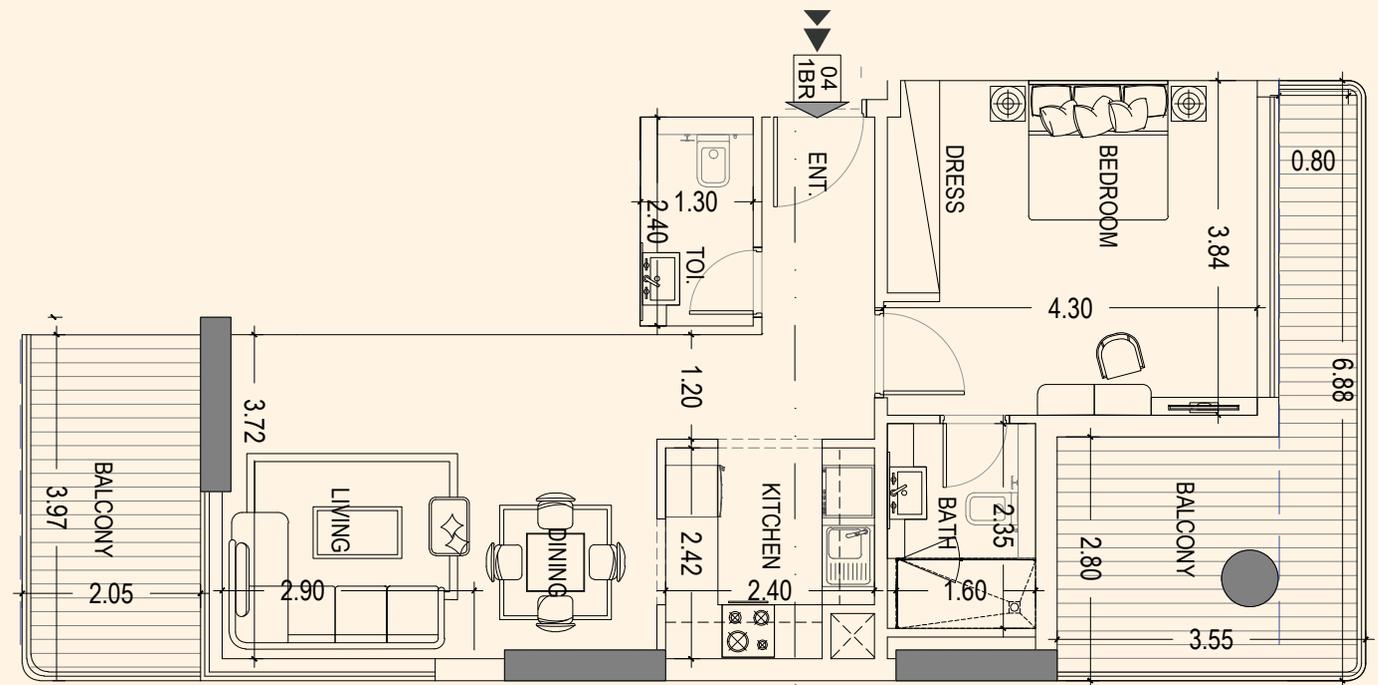
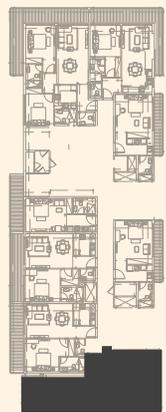
JUMEIRAH VILLAGE TRIANGLE (JVT)

## 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



# MOne TOWER

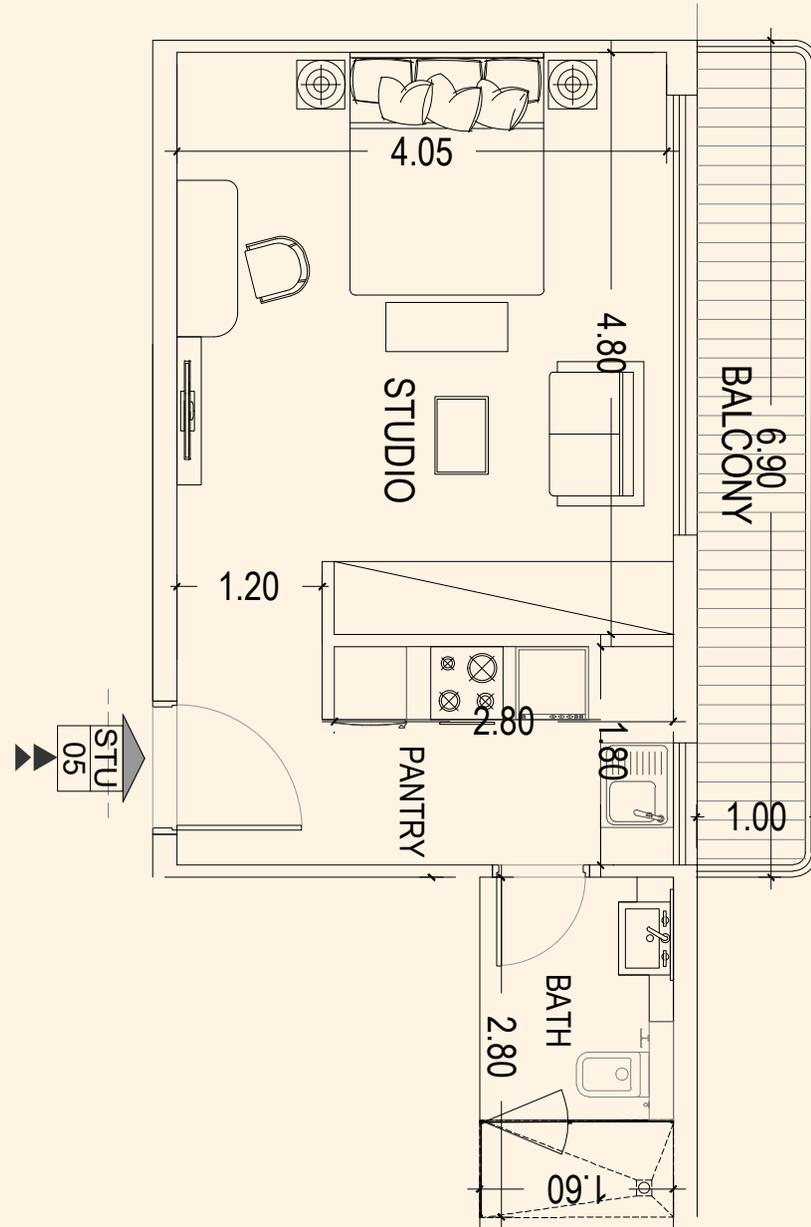
JUMEIRAH VILLAGE TRIANGLE (JVT)

## 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

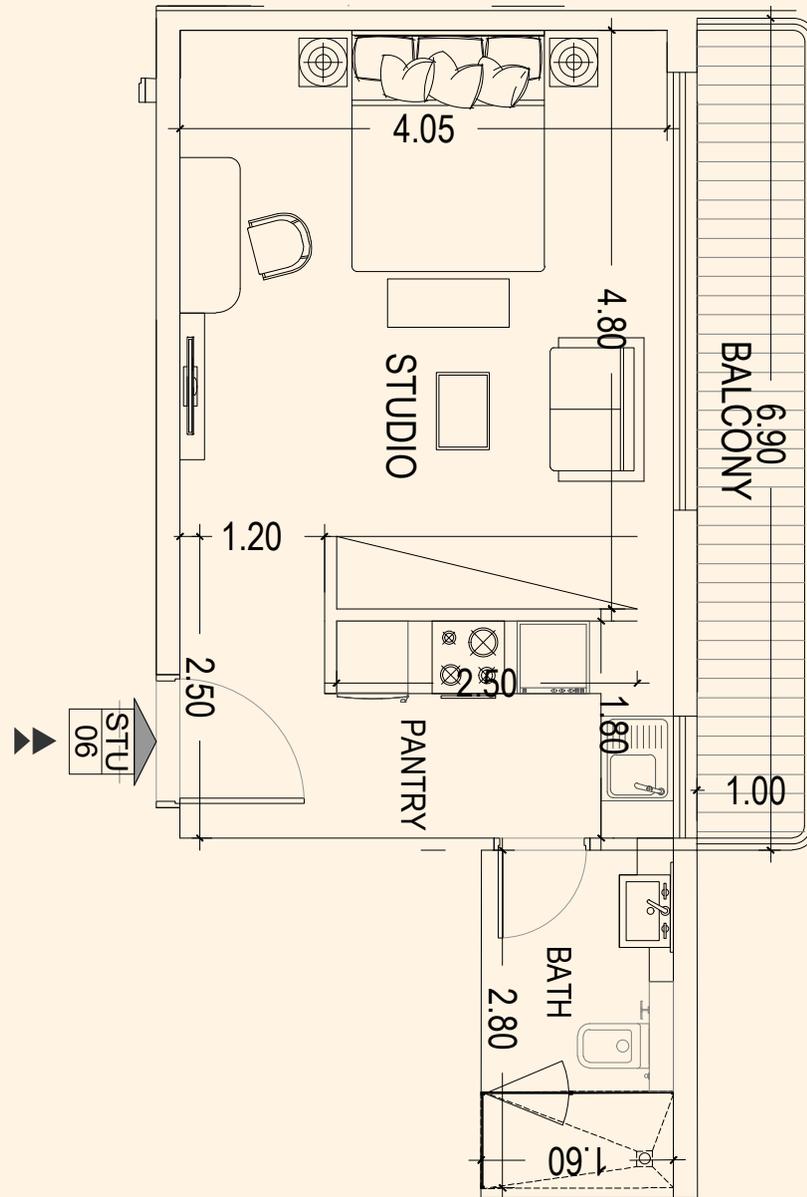
JUMEIRAH VILLAGE TRIANGLE (JVT)

## 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

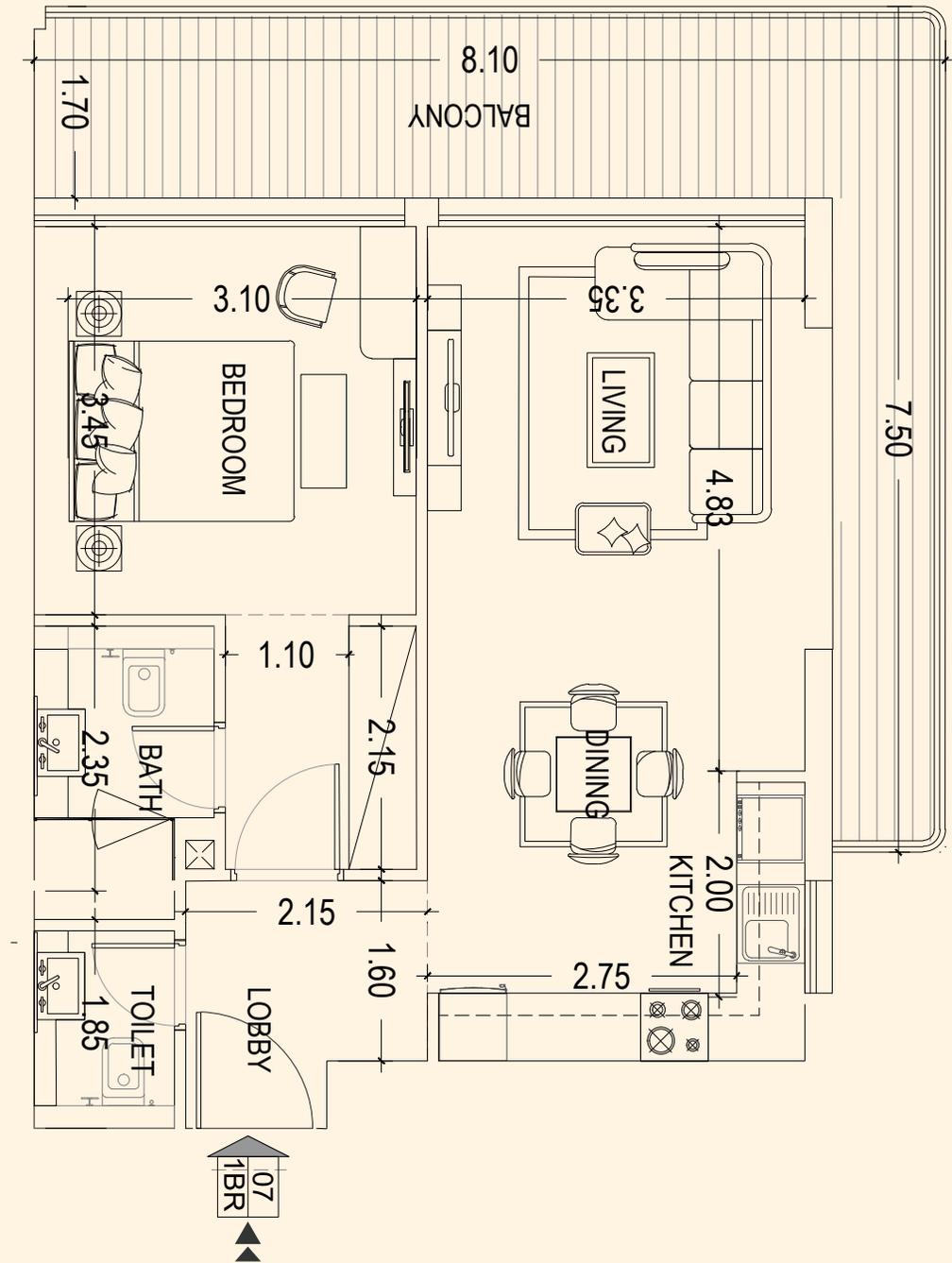
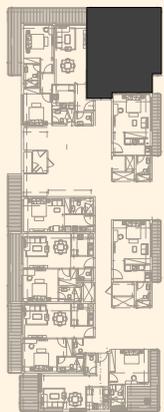
JUMEIRAH VILLAGE TRIANGLE (JVT)

## 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



# MOne TOWER

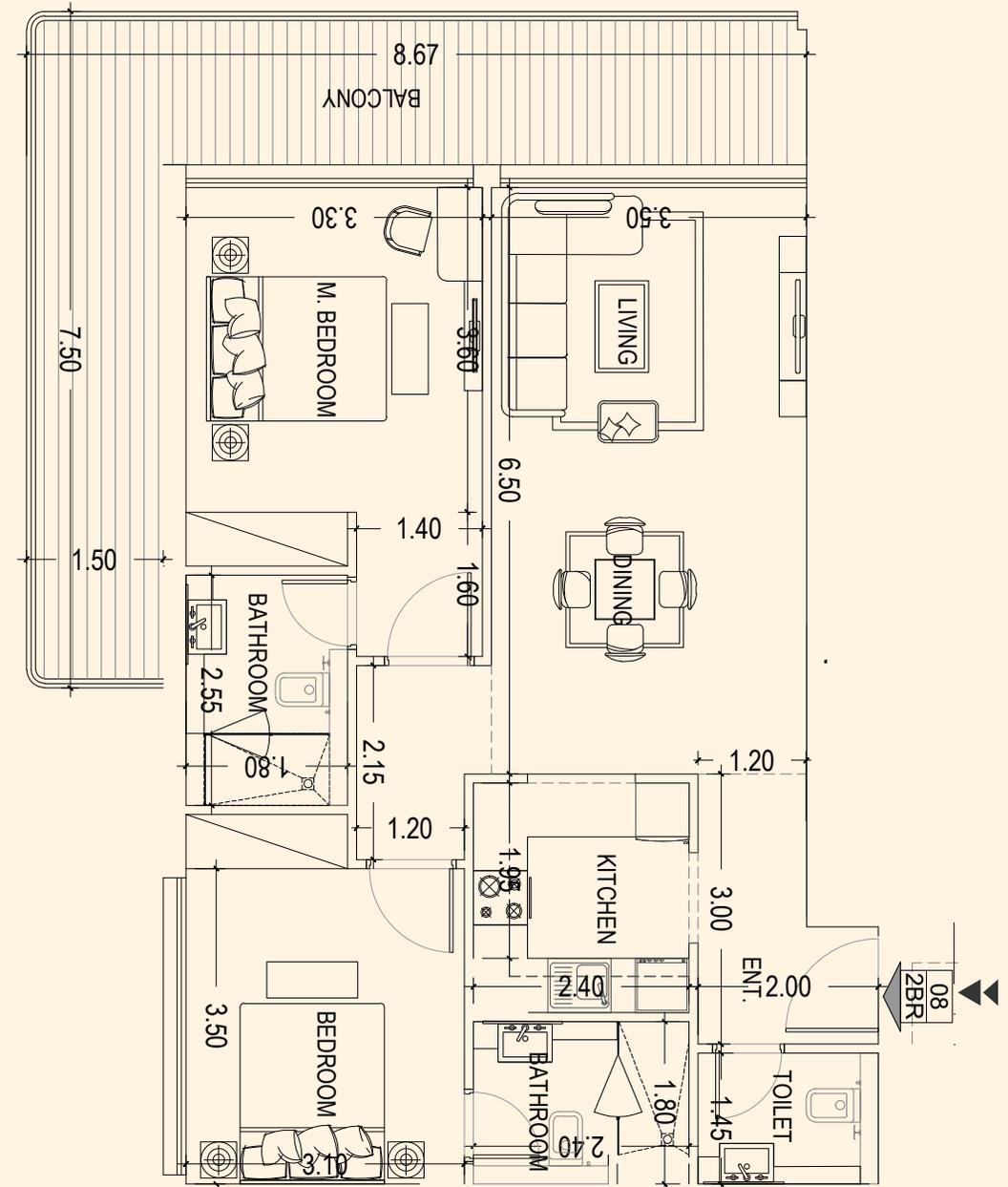
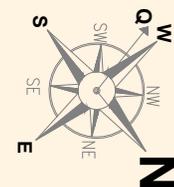
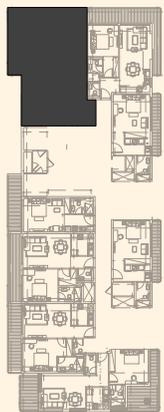
JUMEIRAH VILLAGE TRIANGLE (JVT)

## 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

# MOne TOWER

JUMEIRAH VILLAGE TRIANGLE (JVT)

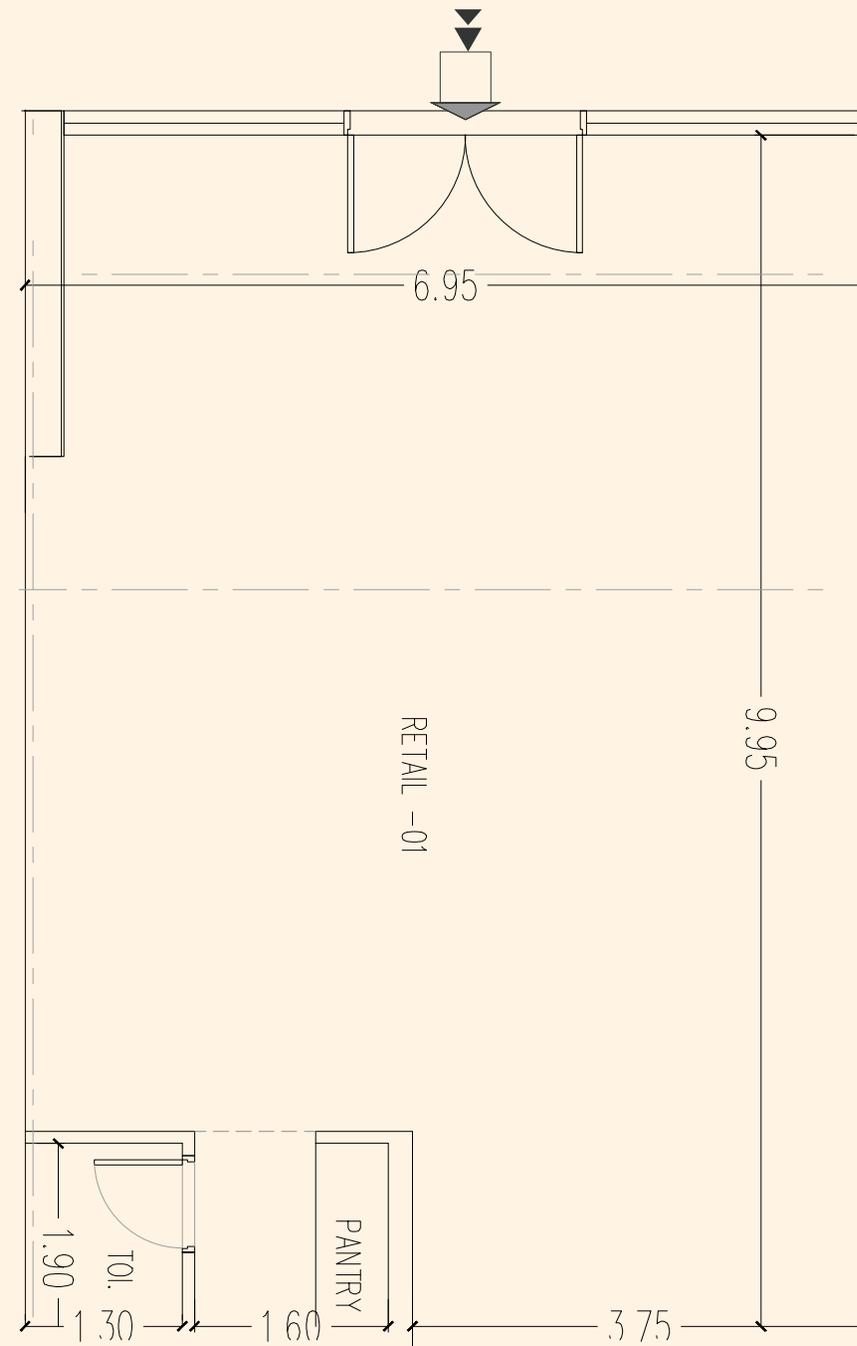
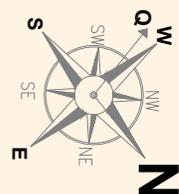
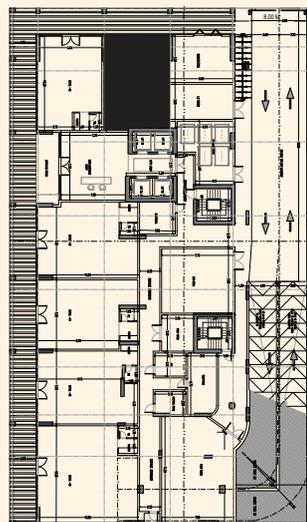
## RETAIL

GROUND FLOOR

**RETAIL # R01**

SHOP TYPE A

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



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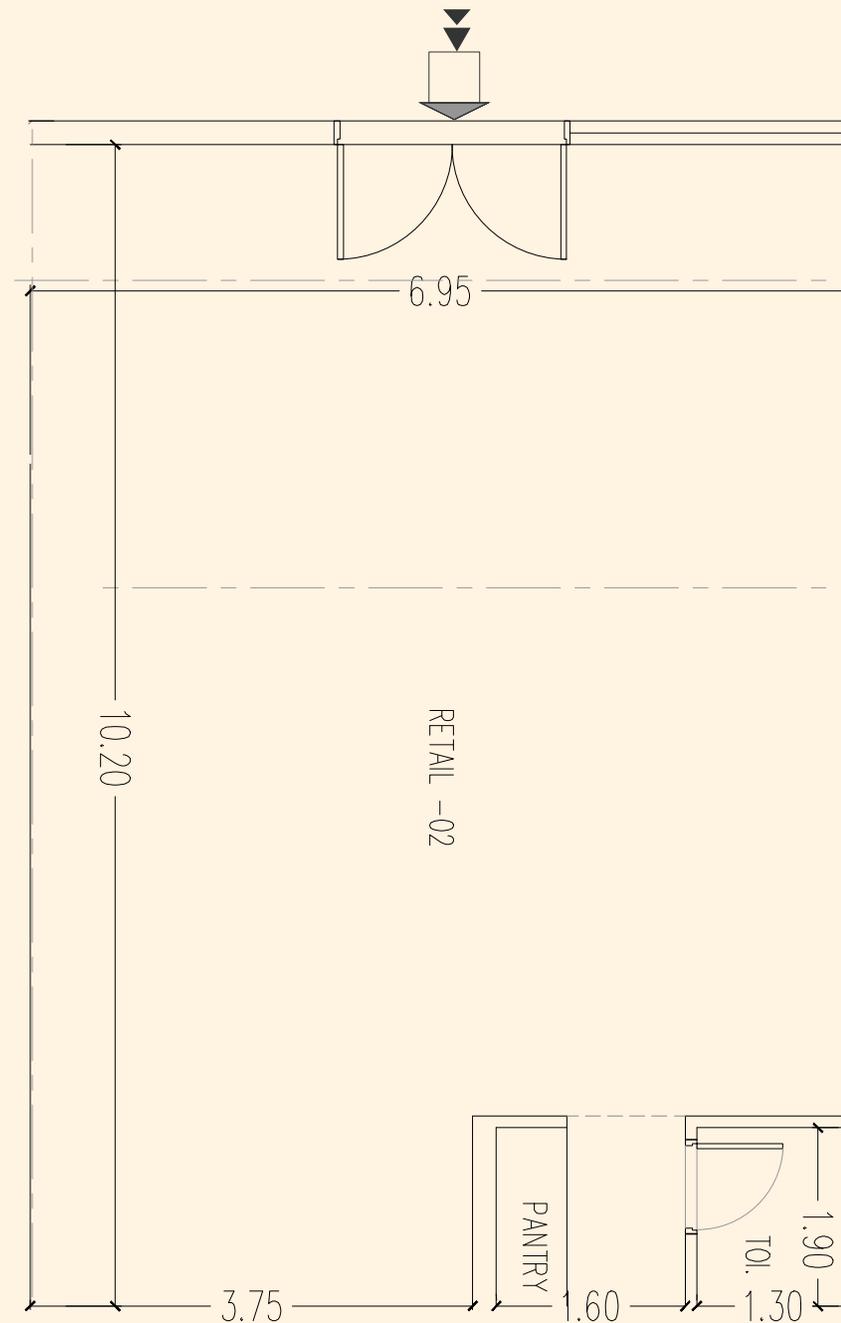
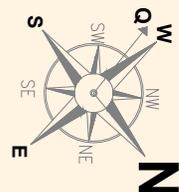
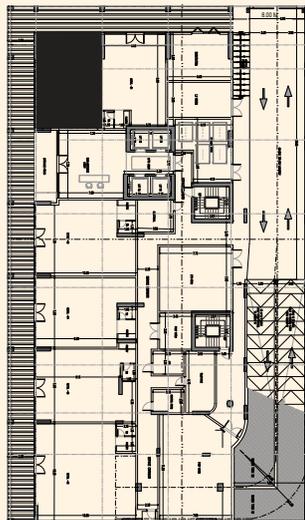
## RETAIL

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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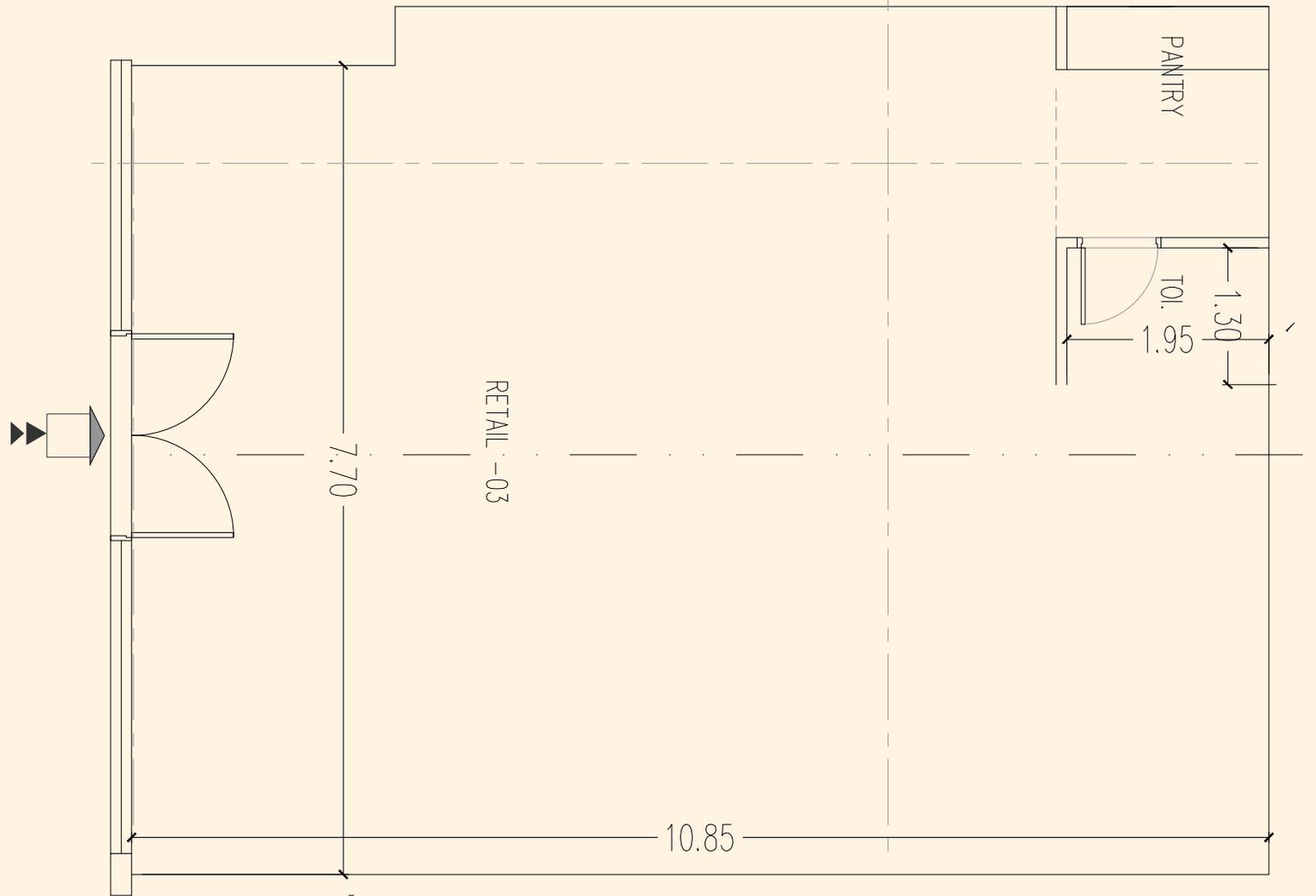
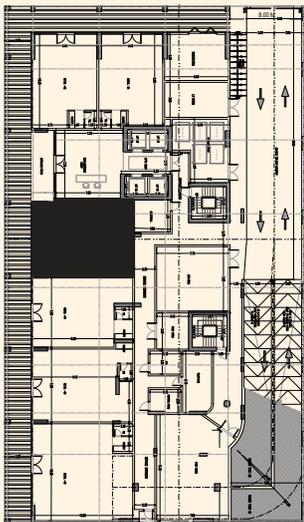
## RETAIL

GROUND FLOOR

**RETAIL # R03**

SHOP TYPE C

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



# MOne TOWER

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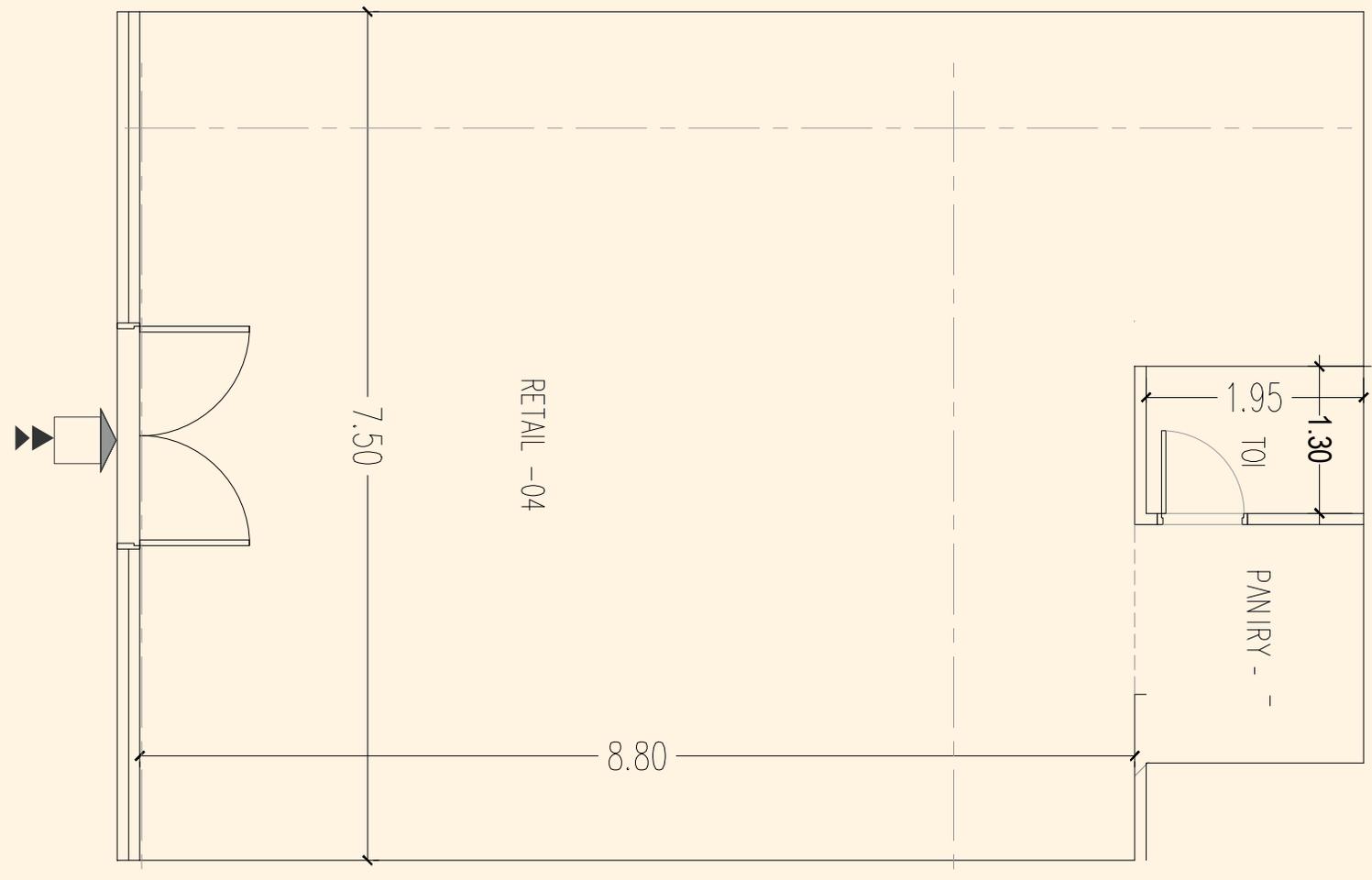
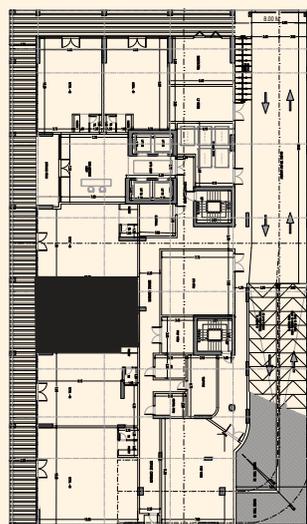
## RETAIL

GROUND FLOOR

**RETAIL # R04**

SHOP TYPE D

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



# MOne TOWER

JUMEIRAH VILLAGE TRIANGLE (JVT)

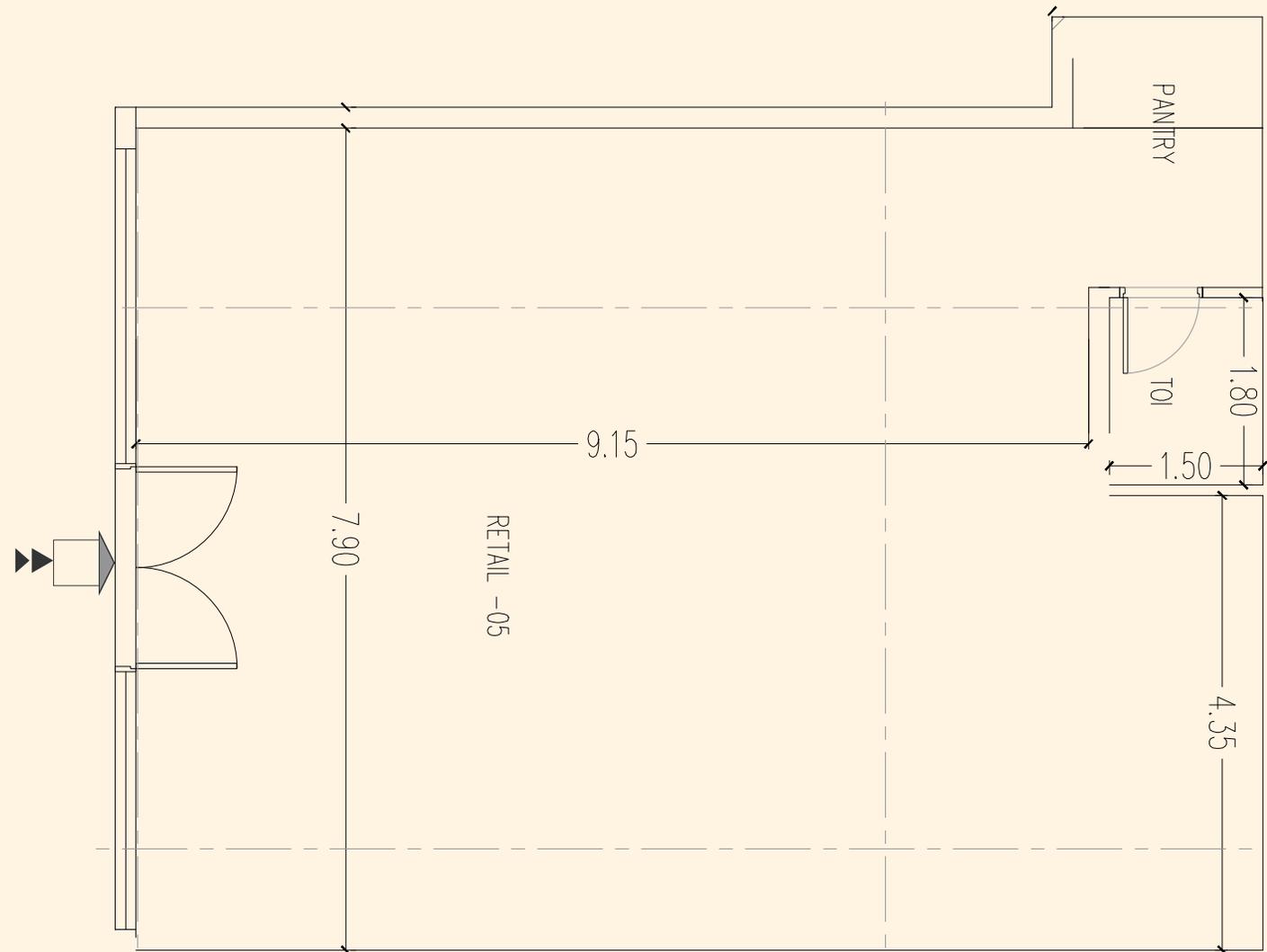
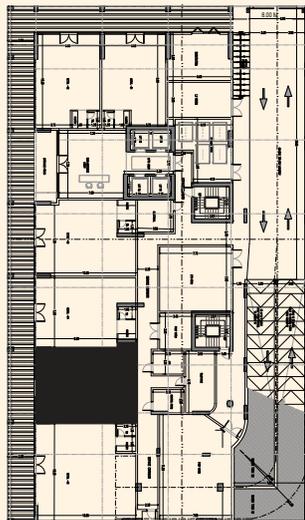
## RETAIL

GROUND FLOOR

**RETAIL # R05**

SHOP TYPE E

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



# MOne TOWER

JUMEIRAH VILLAGE TRIANGLE (JVT)

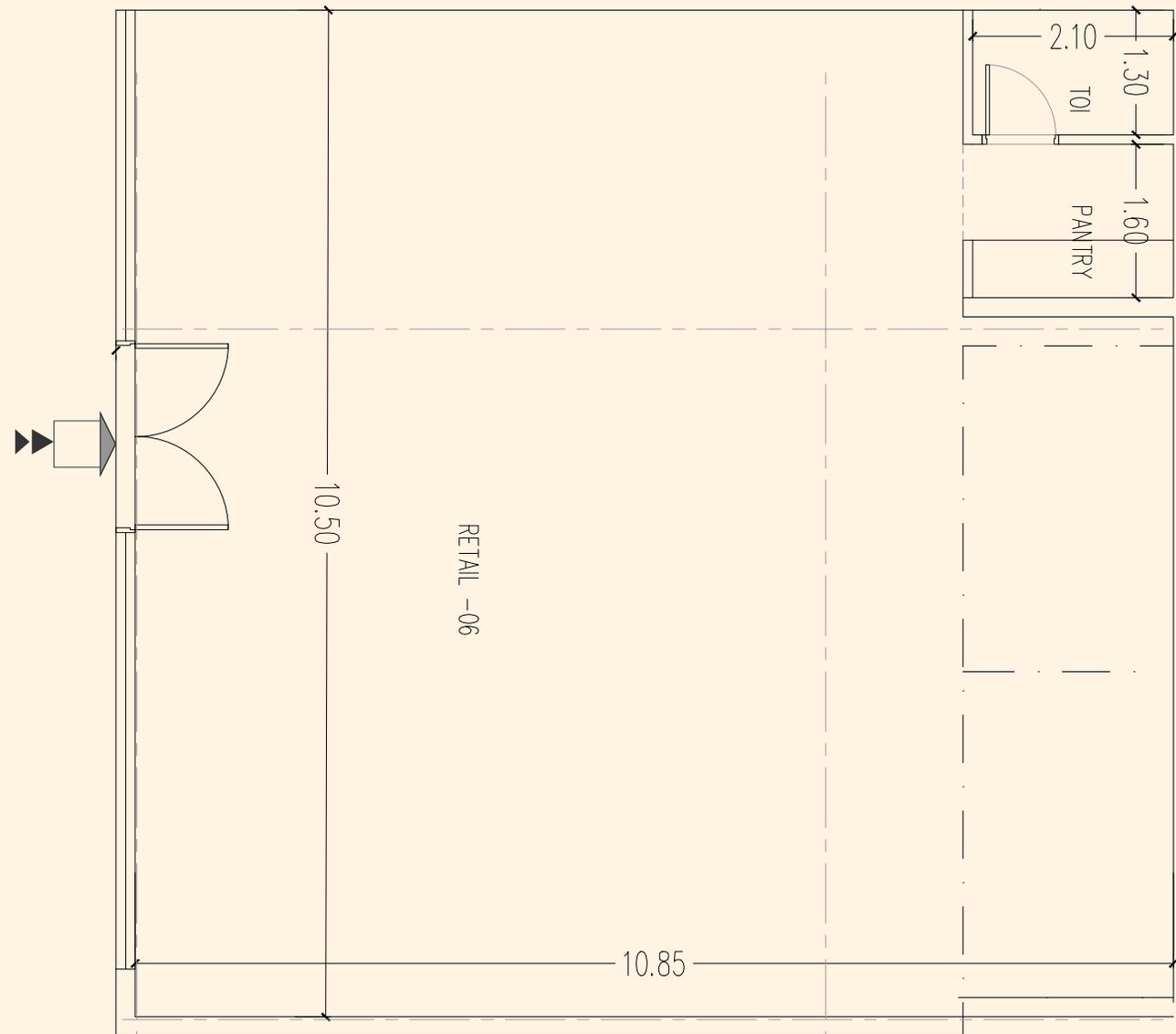
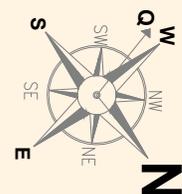
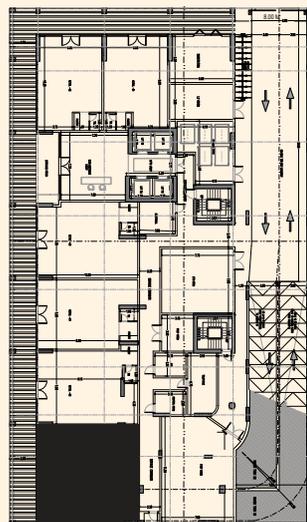
## RETAIL

GROUND FLOOR

**RETAIL # R06**

SHOP TYPE F

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















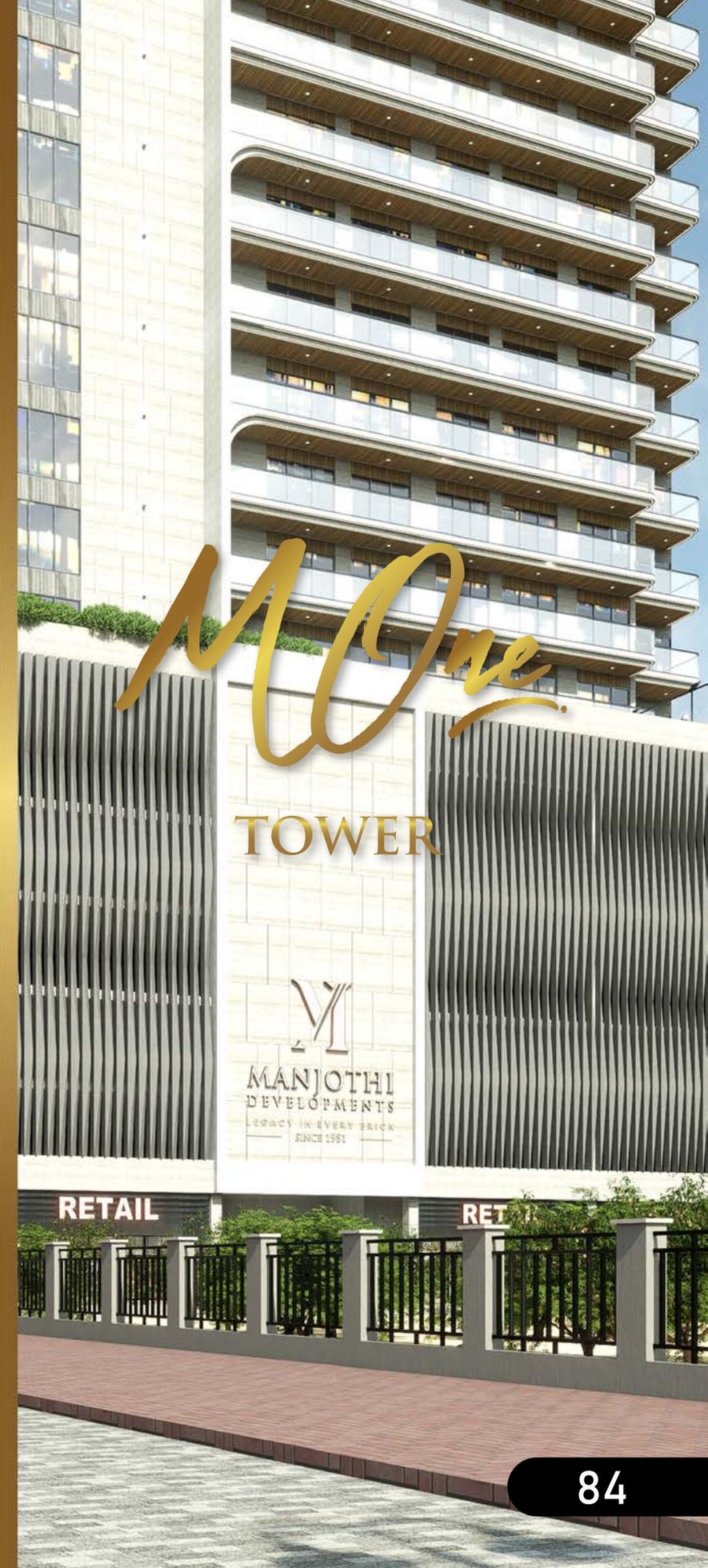
MEET  
*MOne*  
TOWER  
WHERE EVERYTHING  
FALLS INTO PLACE

# 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



MOne

TOWER

JUMEIRAH VILLAGE TRIANGLE (JVT)

— MASTER AGENCY —



For more information, please contact us.

📞 +971 50 674 2020 📞 +971 4 242 2020

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



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