



PURVANCHAL
TRIANA
Residences

ADDRESS: PLOT NO.: 3342940,
JUMEIRAH GARDEN CITY (AL-SATWA) DUBAI, UAE

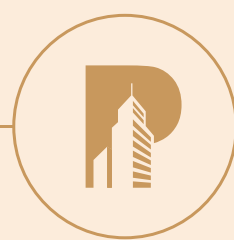
RERA REGISTRATION NUMBER: 4095



PURVANCHAL
REAL ESTATE DEVELOPERS LLC
KNOWN FOR QUALITY AND COMMITMENT


Company Name : PURVANCHAL REAL ESTATE DEVELOPERS LLC
Trade Name : PURVANCHAL REAL ESTATE DEVELOPERS LLC
Legal Type : Limited Liability Company- Single Owner (LLC - SO)
License No. : 1105339
Activity : Real Estate Development
Membership No. : 421880
Registration No. : 1813567
Member Since : 05/10/2022

WHERE INDIAN HERITAGE MEETS DUBAI'S MODERN SKYLINE



Purvanchal Group proudly announces its fourth landmark development in Dubai – Purvanchal Triana Residences. The Group's presence in Dubai is strengthened through its wholly owned subsidiary, Purvanchal Real Estate Developers LLC, with ongoing projects including six townhouses in Al Furjan, Sunbliss Residences, and four ultra-luxury villas in Jebel Ali Hills. These developments reinforce our reputation for refined workmanship, reliable delivery, and trusted client relationships.

A NEW CHAPTER OF ELEGANCE IN THE CITY OF VISION



After establishing a legacy of more than three decades of excellence across North India, Purvanchal Group is pleased to announce the launch of its fourth landmark development in Dubai – Purvanchal Triana Residences.

Purvanchal Group's presence in Dubai is already well-established through its wholly owned subsidiary, Purvanchal Real Estate Developers LLC. Leading this presence are three distinguished developments: six elegant townhouses in Al Furjan, now nearing possession; the contemporary lifestyle tower Sunbliss Residences, scheduled for delivery in December 2026; and an elite enclave of four ultra-luxury 7 to 8-bedroom villas in Jebel Ali Hills, scheduled for delivery in March 2026. Collectively, these developments signify Purvanchal's arrival among Dubai's most aspirational and design-forward developers.

These developments reflect the Group's sustained record of reliability, refined workmanship, and transparent practices, thereby reinforcing the trust and confidence placed in us by our clients.



PURVANCHAL
TRIANA
Residences



THE LANDMARK OF EXCLUSIVITY

CLOSEST LANDMARKS

World Trade Center Metro Station	5 minute	1.8KM
Emirates Tower Metro Station	6 minute	1.7KM
DIFC	7 minute	2.7KM
Museum Of The Future	8 minute	2.1KM
Dubai World Trade Center	6 minute	1.07KM
Dubai International Financial Center	10 minute	2.3KM
City Walk	9 minute	3.1KM
Coco Cola Arena	5 minute	3.6KM
Burj Khalifa	12 minute	5.2KM
Dubai Mall	12 minute	5.2KM
Dubai International Airport	15 minute	9.9KM
Jumeirah Mosque	5 minute	2.6KM

SCHOOLS

Westfied Nursery	10 Minute	4.4KM
Citizens British School	10 Minute	3.7KM
Canadian University	12 Minute	3.8KM
Al Wasl Girls School	5 Minute	1.9KM

HOSPITALS/CLINICS

Emirates Hospital Jumeirah	14 Minute	7.1KM
HGMC Clinics Jumeirah	10 Minute	2.6KM
Iranian Hospital	6 Minute	2KM
Aster Clinic	4 Minute	1KM

SHOPPING/SUPERMARKETS

Carrefour Market City Walk	10 Minute	4.3KM
Union Coop Al Wasl Hypermarket	7 Minute	2.6KM
Westzone Supermarket	6 Minute	3KM
Nesto Hypermarket	6 Minute	3KM

MALLS

Dubai Mall	12 Minute	5.2KM
Mercato Mall	10 Minute	4.9KM
Galleria Mall	13 Minute	5.4KM

BEACHES

La Mer Beach	9 Minute	3.9KM
Kite Beach	20 Minute	13.08KM
Nikki Beach	12 Minute	5.4KM
Jumeirah Beach	15 Minute	11.1KM

PARKS/GARDENS

Al Wasl Park	8 Minute	4.5KM
Al Satwa Park	5 Minute	2KM
Zabeel Park	10 Minute	3.3KM
Al Badaa Park 1	6 Minute	1.5KM
Dubai Glow Garden	9 Minute	3.8KM



All distances are measured as per Google Maps. It may vary in real time.

BUILDING CONFIGURATON

<p>PURVANCHAL TRIANA RESIDENCES (RESIDENTIAL BUILDING)</p>	<p>UNIT TYPES</p>
<p>Ground + 2 Podium + 8 Floors + Roof</p>	<p>This project consists of seventy-two (72) residential apartments.</p>
<p>ADDRESS: Plot No.: 3342940, Jumeirah Garden City (Al-Satwa) Dubai, UAE</p>	<p>Studio Apartments One-Bedroom Apartments Two-Bedroom Apartments (24 Nos.) (40 Nos.) (08 Nos.)</p>

<p>ELEVATORS 2 Elevators International brand</p> <p>OWNERSHIP Freehold</p>	<p>PARKING AND SUSTAINABILITY FEATURES One covered car parking space shall be allocated to each unit. The premises also include bicycle racks and EV charging stations, promoting eco-friendly and sustainable living.</p>	<p>PROPOSED CONSTRUCTION TIMELINE Start Date: 01st November 2025* Completion Date: 31st December 2027* Handover: Approximately two months after construction completion. *Dates are subject to change based on actual construction commencement, site progress, and authority approvals.</p>
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FIRST FLOOR UNITS DETAILS

SR.NO	Unit Type	Unit No.	Suite Area (Sq.m)	Suite Area (Sq.ft)	Balcony Area (Sq.m)	Balcony Area (Sq.ft)	Terrace Area (Sq.m)	Terrace Area (Sq.ft)	Total Balcony Area + Terrace Area (Sq.m)	Total Balcony Area + Terrace Area (Sq.ft)	Total Unit Area (Sq.m)	Total Unit Area (Sq.ft)	Unit Configuration
1	A2	A2/101	64.57	695	20.81	224	41.06	442	61.87	666	126.44	1361	1 Bed Room
2	A2	A2/102	68.10	733	23.97	258	26.85	289	50.82	547	118.91	1280	1 Bed Room
3	A1	A1/103	95.50	1028	28.99	312	76.27	821	105.26	1133	200.76	2161	2 Bed Room
4	A3	A3/104	33.35	359	10.78	116	46.45	500	57.23	616	90.58	975	Studio
5	A3	A3/105	33.35	359	10.78	116	46.73	503	57.51	619	90.86	978	Studio
6	A3	A3/106	27.50	296	7.34	79	27.78	299	35.12	378	62.62	674	Studio
7	A2	A2/107	63.55	684	21.09	227	169.18	1821	190.26	2048	253.81	2732	1 Bed Room
8	A2	A2/108	64.20	691	23.04	248	128.39	1382	151.43	1630	215.57	2321	1 Bed Room
9	A2	A2/109	62.89	677	21.00	226	41.06	442	62.06	668	124.95	1345	1 Bed Room

Note: The first-floor unit areas shown above are indicative and subject to variation depending on the unit type and configuration.

DETAILS OF TYPICAL FLOOR UNITS

SR.NO	Unit Type	Unit No.	Suite Area (Sq.m)	Suite Area (Sq.ft)	Balcony Area (Sq.m)	Balcony Area (Sq.ft)	Total Unit Area (Sq.m)	Total Unit Area (Sq.ft)	Unit Configuration
1	A2	A2/201	64.57	695	20.81	224	85.38	919	1 Bed Room
2	A2	A2/202	68.84	741	23.97	258	92.81	999	1 Bed Room
3	A1	A1/203	96.34	1037	28.99	312	125.33	1349	2 Bed Room
4	A3	A3/204	33.35	359	10.78	116	44.13	475	Studio
5	A3	A3/205	33.35	359	10.78	116	44.13	475	Studio
6	A3	A3/206	27.50	296	7.34	79	34.84	375	Studio
7	A2	A2/207	63.55	684	21.09	227	84.63	911	1 Bed Room
8	A2	A2/208	64.20	691	23.04	248	87.24	939	1 Bed Room
9	A2	A2/209	62.89	677	21.00	226	83.89	903	1 Bed Room

Note: The typical floor unit areas shown above are indicative and subject to variation based on the unit type and configuration. The unit numbers indicated correspond to the typical second-floor plan and may vary across respective floor levels.

50:50 TIME LINE BASED PAYMENT PLAN

INSTALLMENTS	PAYMENT (%)	50:50 TIME LINE BASED PAYMENT PLAN
1 Down Payment	10% of the unit value	Payable at the time of unit booking
2 1st Installment	10% of the unit value + DLD fees	Within 30 days from the booking date
3 2nd Installment	+ administrative charges 10% of the unit Value	Payable on or before 31st March 2026
4 3rd Installment	5% of the unit Value	Payable on or before 30th June 2026
5 4th Installment	5% of the unit Value	Payable on or before 30th September 2026
6 5th Installment	5% of the unit Value	Payable on or before 31st December 2026
7 6th Installment	2.5% of the unit Value	Payable on or before 31st March 2027
8 7th Installment	2.5% of the unit Value	Payable on or before 30th June 2027
9 Final Installment	50% of the unit Value	Payable at the time of offer of possession

Note: Prices and the 50:50 timeline-based payment plan are subject to change at any time before unit booking, without prior notice or intimation.

PROJECTED SERVICE CHARGES

AED 14-16 per sq.ft. *

*The exact amount shall be determined and finalized at the time of possession of the flats.

50:50 TIMELINE-BASED PAYMENT PLAN

50 % Payable during the construction phase & 50 % Due upon the offer of possession.

PROPOSED CONSTRUCTION TIMELINE

Start Date: 01st November 2025*

Completion Date: 31st December 2027*

Handover: Approximately two months after construction completion.

*Dates are subject to change based on actual construction commencement, site progress, and authority approvals.

Note: Prices and payment plans are subject to change at any time prior to the booking of units, without prior notice or intimation.

STRATEGICALLY SET IN DUBAI'S MOST PRESTIGIOUS LOCALE



Experience Dubai living like never before. Just minutes from the World Trade Center Metro Station, Purvanchal Triana Residences offers unmatched connectivity across the city, making commuting and city exploration effortless.

Nestled in the vibrant Jumeirah Garden City (Al-Satwa), residents enjoy seamless access to business hubs, shopping destinations, fine dining, and entertainment hotspots. With Downtown Dubai just a short drive away, this coveted address perfectly balances urban accessibility with cosmopolitan lifestyle.

More than a home, Triana Residences represents convenience, prestige, and investment potential. Its strategic location and superior connectivity ensure elevated living standards and promising growth for discerning homeowners and investors alike.



All distances are measured as per Google Maps. It may vary in real time.

FIRST FLOOR PLAN

UNIT NO. A2/101				
ONE-BEDROOM APARTMENT				
Suite Area	Balcony Area	Terrace Area	Total Balcony Area + Terrace Area	Total Area
64.57 Sq.mt.	20.81 Sq.mt.	41.06 Sq.mt.	61.87 Sq.mt.	126.44 Sq.mt.
695 Sq.ft.	224 Sq.ft.	442 Sq.ft.	666 Sq.ft.	1361 Sq.ft.



Note:
The unit number shown here (e.g., A2/101) is provided as an example for the second-floor unit. Only the unit numbers change on the higher floors, while the configuration and sizes of all nine units remain the same on each floor.

Disclaimer:
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FIRST FLOOR PLAN

UNIT NO. A2/102				
ONE-BEDROOM APARTMENT				
Suite Area	Balcony Area	Terrace Area	Total Balcony Area + Terrace Area	Total Area
68.10 Sq.mt.	23.97 Sq.mt.	26.85 Sq.mt.	50.82 Sq.mt.	118.91 Sq.mt.
733 Sq.ft.	258 Sq.ft.	289 Sq.ft.	547 Sq.ft.	1280 Sq.ft.



Note:
The unit number shown here (e.g., A2/102) is provided as an example for the second-floor unit. Only the unit numbers change on the higher floors, while the configuration and sizes of all nine units remain the same on each floor.

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FIRST FLOOR PLAN

UNIT NO. A1/103				
TWO-BEDROOM APARTMENT				
Suite Area	Balcony Area	Terrace Area	Total Balcony Area + Terrace Area	Total Area
95.50 Sq.mt.	28.99 Sq.mt.	76.27 Sq.mt.	105.26 Sq.mt.	200.76 Sq.mt.
1028 Sq.ft.	312 Sq.ft.	821 Sq.ft.	1133 Sq.ft.	2161 Sq.ft.

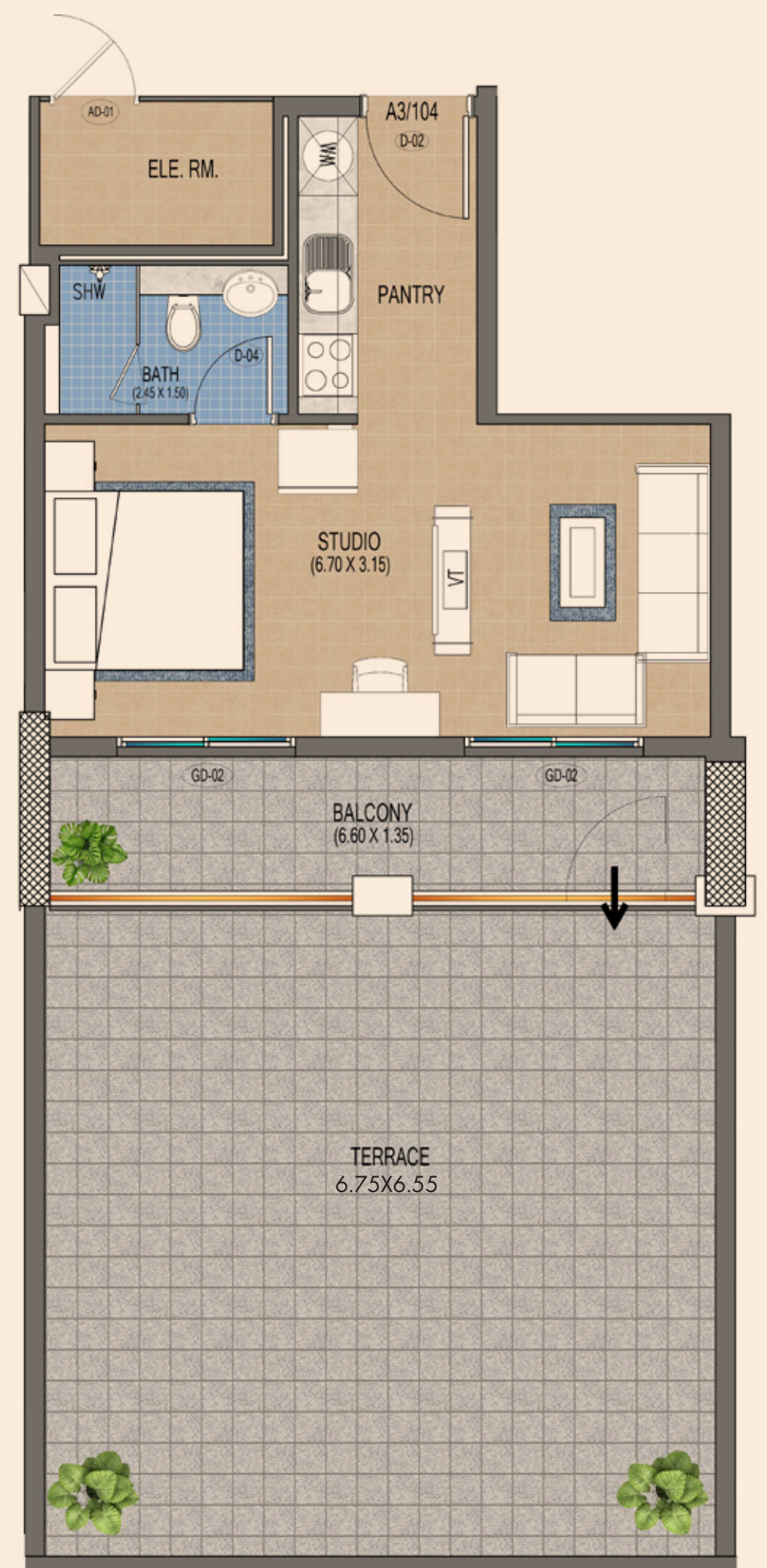


Note:
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FIRST FLOOR PLAN

UNIT NO. A3/104				
STUDIO APARTMENT				
Suite Area	Balcony Area	Terrace Area	Total Balcony Area + Terrace Area	Total Area
33.35 Sq.mt.	10.78 Sq.mt.	46.45 Sq.mt.	57.23 Sq.mt.	90.58 Sq.mt.
359 Sq.ft.	116 Sq.ft.	500 Sq.ft.	616 Sq.ft.	975 Sq.ft.



Note:
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FIRST FLOOR PLAN

UNIT NO. A2/107				
ONE-BEDROOM APARTMENT				
Suite Area	Balcony Area	Terrace Area	Total Balcony Area + Terrace Area	Total Area
63.55 Sq.mt.	21.09 Sq.mt.	169.18 Sq.mt.	190.26 Sq.mt.	253.81 Sq.mt.
684 Sq.ft.	227 Sq.ft.	1821 Sq.ft.	2048 Sq.ft.	2732 Sq.ft.



Note:
The unit number shown here (e.g., A2/107) is provided as an example for the second-floor unit. Only the unit numbers change on the higher floors, while the configuration and sizes of all nine units remain the same on each floor.

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FIRST FLOOR PLAN

UNIT NO. A2/108				
ONE-BEDROOM APARTMENT				
Suite Area	Balcony Area	Terrace Area	Total Balcony Area + Terrace Area	Total Area
64.20 Sq.mt.	23.04 Sq.mt.	128.39 Sq.mt.	151.43 Sq.mt.	215.57 Sq.mt.
691 Sq.ft.	248 Sq.ft.	1382 Sq.ft.	1630 Sq.ft.	2321 Sq.ft.

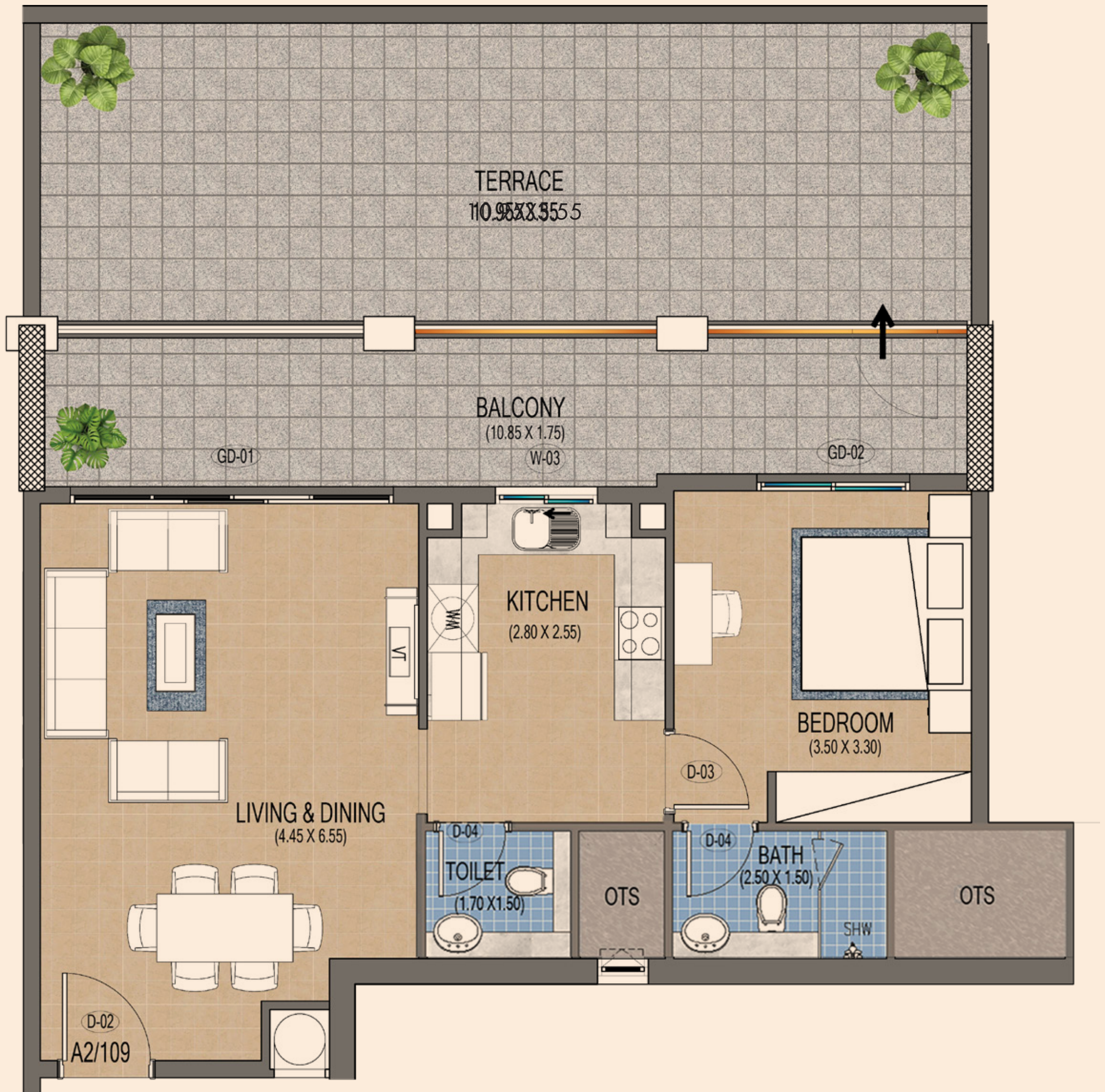
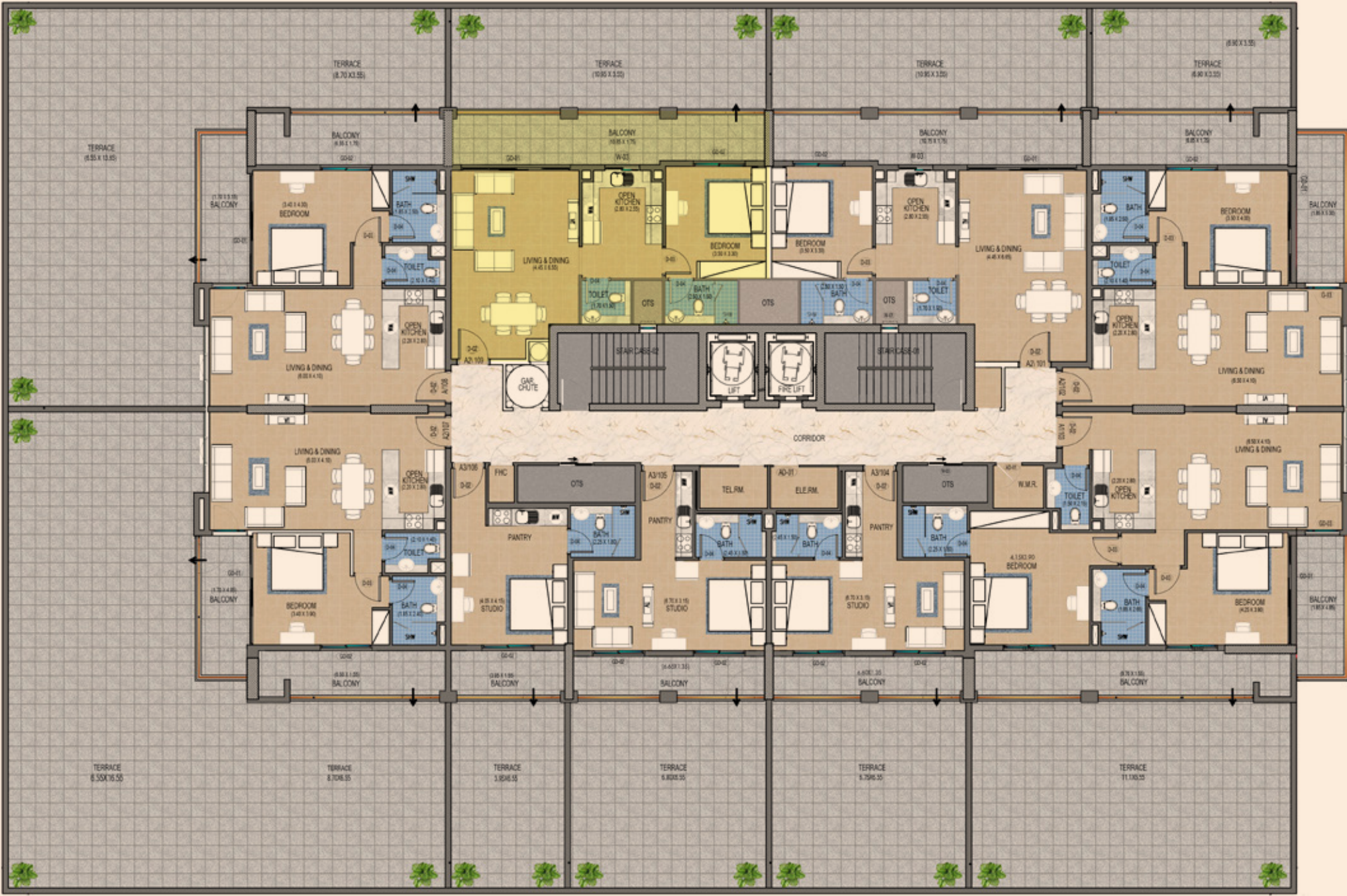


Note:
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FIRST FLOOR PLAN

UNIT NO. A2/109				
ONE-BEDROOM APARTMENT				
Suite Area	Balcony Area	Terrace Area	Total Balcony Area + Terrace Area	Total Area
62.89 Sq.mt.	21.00 Sq.mt.	41.06 Sq.mt.	62.06 Sq.mt.	124.95 Sq.mt.
677 Sq.ft.	226 Sq.ft.	442 Sq.ft.	668 Sq.ft.	1345 Sq.ft.

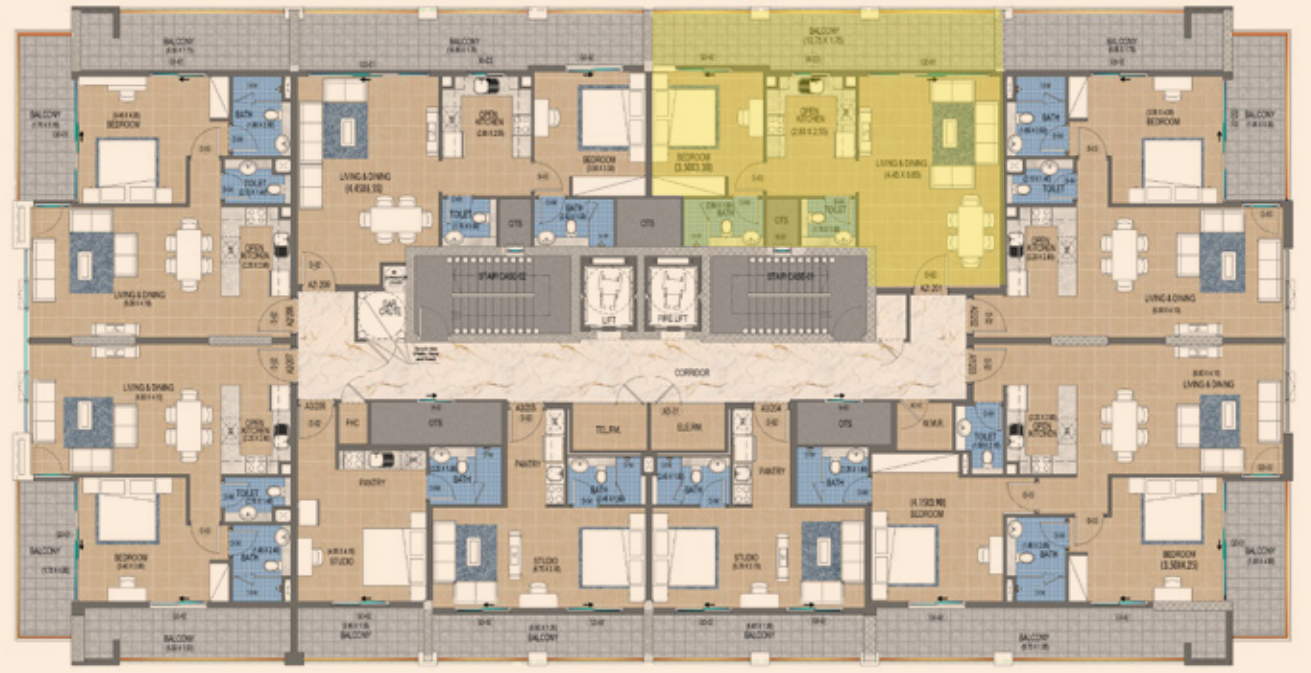


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TYPICAL FLOOR PLAN (2ND TO 8TH FLOORS)

UNIT NO. A2/201		
ONE-BEDROOM APARTMENT		
Suite Area	Balcony Area	Total Area
64.57 Sq.mt.	20.81 Sq.mt.	85.38 Sq.mt.
695 Sq.ft.	224 Sq.ft.	919 Sq.ft.



Note:
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TYPICAL FLOOR PLAN (2ND TO 8TH FLOORS)

UNIT NO. A2/202		
ONE-BEDROOM APARTMENT		
Suite Area	Balcony Area	Total Area
68.84 Sq.mt.	23.97 Sq.mt.	92.81 Sq.mt.
741 Sq.ft.	258 Sq.ft.	999 Sq.ft.



Note:
The unit number shown here (e.g., A2/202) is provided as an example for the second-floor unit. Only the unit numbers change on the higher floors, while the configuration and sizes of all nine units remain the same on each floor.

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TYPICAL FLOOR PLAN (2ND TO 8TH FLOORS)

UNIT NO. A1/203		
TWO-BEDROOM APARTMENT		
Suite Area	Balcony Area	Total Area
96.34 Sq.mt.	28.99 Sq.mt.	125.33 Sq.mt.
1037 Sq.ft.	312 Sq.ft.	1349 Sq.ft.



Note:
The unit number shown here (e.g., A1/203) is provided as an example for the second-floor unit. Only the unit numbers change on the higher floors, while the configuration and sizes of all nine units remain the same on each floor.

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TYPICAL FLOOR PLAN (2ND TO 8TH FLOORS)

UNIT NO. A3/204		
STUDIO APARTMENT		
Suite Area	Balcony Area	Total Area
33.35 Sq.mt.	10.78 Sq.mt.	44.13 Sq.mt.
359 Sq.ft.	116 Sq.ft.	475 Sq.ft.



Note:
The unit number shown here (e.g., A3/204) is provided as an example for the second-floor unit. Only the unit numbers change on the higher floors, while the configuration and sizes of all nine units remain the same on each floor.

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TYPICAL FLOOR PLAN (2ND TO 8TH FLOORS)

UNIT NO. A3/205 STUDIO APARTMENT		
Suite Area	Balcony Area	Total Area
33.35 Sq.mt.	10.78 Sq.mt.	44.13 Sq.mt.
359 Sq.ft.	116 Sq.ft.	475 Sq.ft.



Note:
The unit number shown here (e.g., A3/205) is provided as an example for the second-floor unit. Only the unit numbers change on the higher floors, while the configuration and sizes of all nine units remain the same on each floor.

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TYPICAL FLOOR PLAN (2ND TO 8TH FLOORS)

UNIT NO. A3/206 STUDIO APARTMENT		
Suite Area	Balcony Area	Total Area
27.50 Sq.mt.	7.34 Sq.mt.	34.84 Sq.mt.
296 Sq.ft.	79 Sq.ft.	375 Sq.ft.

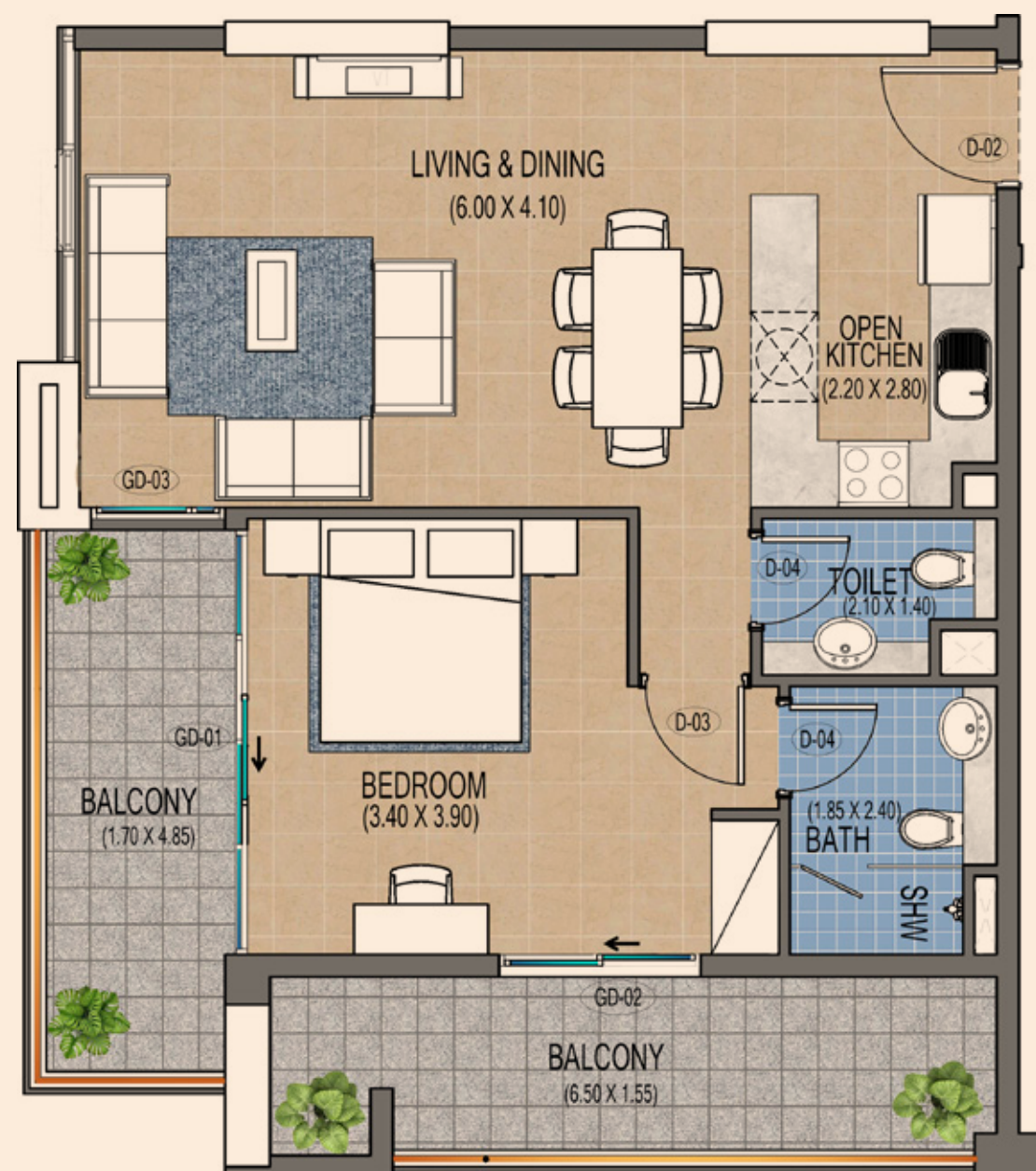


Note:
The unit number shown here (e.g., A3/206) is provided as an example for the second-floor unit. Only the unit numbers change on the higher floors, while the configuration and sizes of all nine units remain the same on each floor.

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TYPICAL FLOOR PLAN (2ND TO 8TH FLOORS)

UNIT NO. A2/207		
ONE-BEDROOM APARTMENT		
Suite Area	Balcony Area	Total Area
63.55 Sq.mt.	21.09 Sq.mt.	84.63 Sq.mt.
684 Sq.ft.	227 Sq.ft.	911 Sq.ft.



Note:
The unit number shown here (e.g., A2/207) is provided as an example for the second-floor unit. Only the unit numbers change on the higher floors, while the configuration and sizes of all nine units remain the same on each floor.

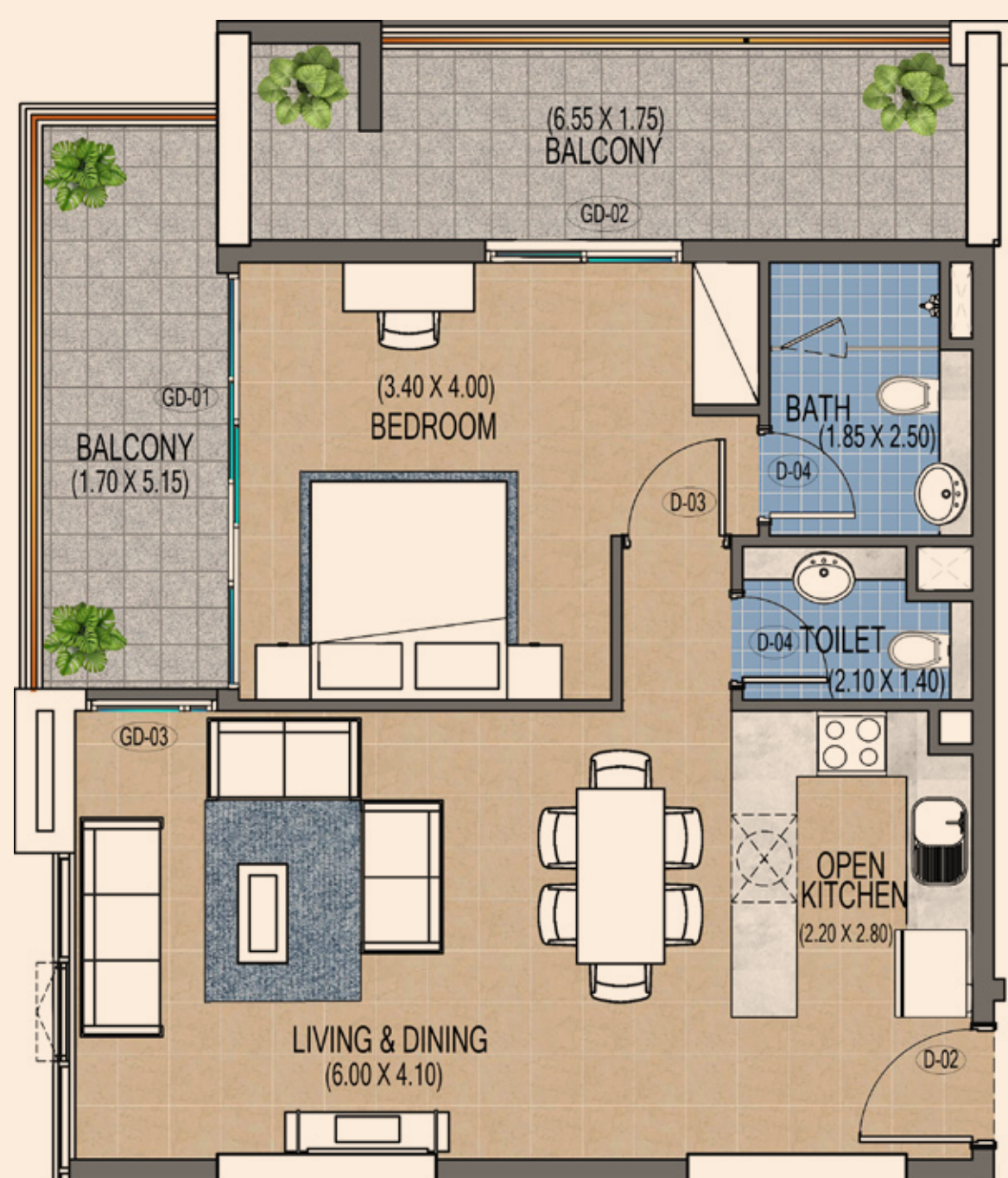


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TYPICAL FLOOR PLAN (2ND TO 8TH FLOORS)

UNIT NO. A2/208		
ONE-BEDROOM APARTMENT		
Suite Area	Balcony Area	Total Area
64.20 Sq.mt.	23.04 Sq.mt.	87.24 Sq.mt.
691 Sq.ft.	248 Sq.ft.	939 Sq.ft.



Note:
The unit number shown here (e.g., A2/208) is provided as an example for the second-floor unit. Only the unit numbers change on the higher floors, while the configuration and sizes of all nine units remain the same on each floor.

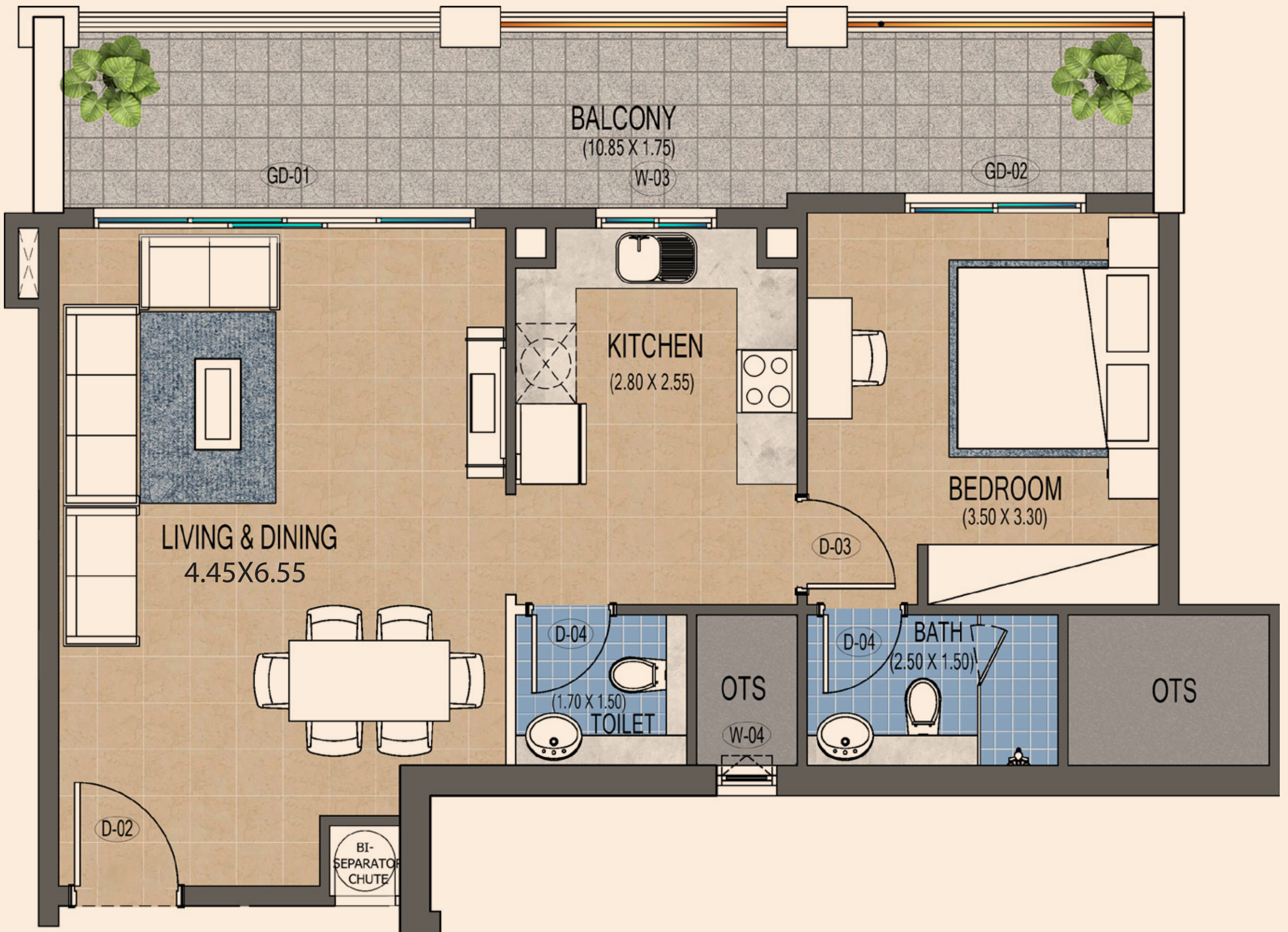


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TYPICAL FLOOR PLAN (2ND TO 8TH FLOORS)

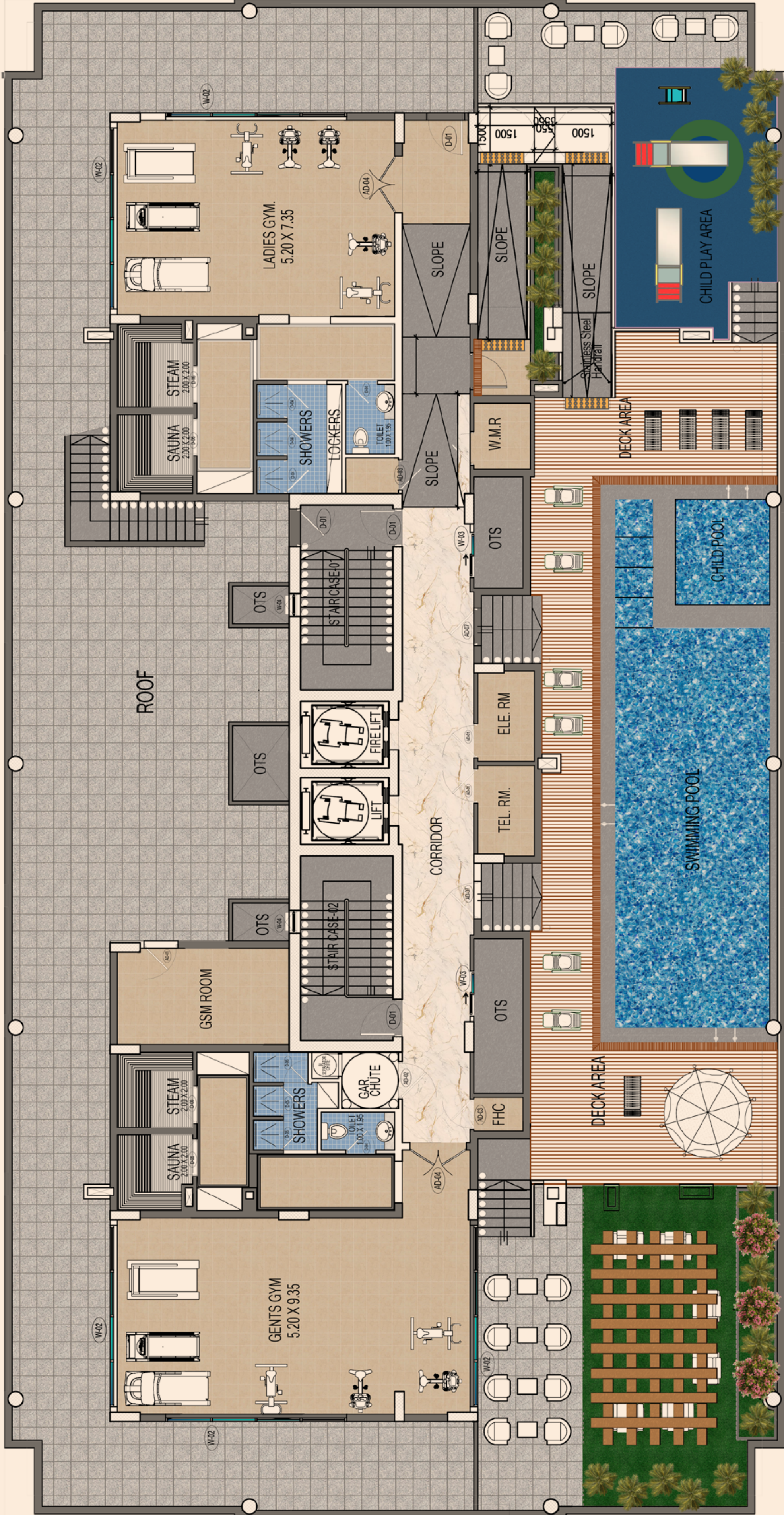
UNIT NO. A2/209		
ONE-BEDROOM APARTMENT		
Suite Area	Balcony Area	Total Area
62.89 Sq.mt.	21.00 Sq.mt.	83.89 Sq.mt.
677 Sq.ft.	226 Sq.ft.	903 Sq.ft.



Note:
The unit number shown here (e.g., A2/209) is provided as an example for the second-floor unit. Only the unit numbers change on the higher floors, while the configuration and sizes of all nine units remain the same on each floor.

Disclaimer:
The furniture, accessories, paintings, decorative items, electronic goods, additional fittings/fixtures, false ceiling (including finishing materials), specifications, shades, sizes, and colors of tiles, as depicted in the images, are indicative in nature. They are provided solely for the purpose of illustrating a potential layout and do not form part of the standard specifications. The final specifications will be as per the Sale and Purchase Agreement (SPA).

ROOF FLOOR PLAN





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