

TRIA

BY DEYAAR



TRIA



Next Level Suburban Living



Tria and Well-being

A Tranquil Pause.

A Story yet to be Told.

Tria balances inner harmony by reviving life's age-old traditions with the universal elements of earth, light, air, and water. Being intimately anchored in well-being can lead to an unrivalled lifestyle in the generously-sized and immaculately appointed well-tech apartments blended with state-of-the-art building facilities and recreational amenities. Tria harnesses the essence of equilibrium and allows one to embrace the best of life with an unsurpassed city living experience.

TRIA





Residential Mix

Unit Plans	Net Area
Studio Apartments	440 - 485 Sq. ft.
1 Bedroom Apartment	775 - 805 Sq. ft.
2 Bedroom Apartment	1245 - 1255 Sq. ft.
3 Bedroom Apartment	1770 Sq. ft..
3 Bedroom Duplexes	2200 Sq. ft.
Podium Townhouses	2325 - 2600 Sq. ft.
Penthouses	2885 - 3215 Sq. ft.

Wellness Residences

Perfectly Curated Homes.
Just for You.



Welltech smart homes promote eco-living solutions.



Studios, 1-, 2-, and 3- bedroom apartments and duplexes, podium townhouses and ultra-luxe penthouses.



Elegant finishing in studios, 1- and 2-bedroom apartments.



Premium finishing in 3-bedroom apartments, duplexes and townhouses Smart open layouts promote maximum airflow and ventilation.



Welltech Smart Homes

Future-Perfect Smart Homes.

- Home automation is controlled via tablets and mobile phones.
- Homes with Keyless entry.
- Blinds and curtain automation provisions
- Smart lighting solutions.
- Air condition control systems.
- Air filtration system.
- Branded built-in appliances.

TRIA







Architecture and Well-being

A Timeless Classic. Beautifully Bespoke.

- Aluminium glass facades with a glazing system.
- Sound-proof double-glazed floor-to-ceiling glass windows - optimum for noise reduction, thermal regulation and UV protection.
- Acoustic glazing on the expansive glass windows of the townhouses and penthouses.
- Stunning vistas of the Dubai Silicon Oasis Headquarters, Dubai skyline, and scenic parklands.

Location

Aligned to Dubai 2040 Vision. With All the Right Connections.

- Located at the hub of Dubai's innovation centre, i.e., at the gateway and entrance of Dubai Silicon Oasis.
- Surrounded by meandering paths and sprawling greenery.
- Close to Dubai Technology Park and Dubai Silicon Headquarters Building.
- 5-minutes to Sheikh Mohammed bin Zayed Road.
- 5-minutes to Al Ain Road.
- 20-minutes to Dubai International Airport and Downtown.

TRIA



Neighbourhood Map

Hotels

- 1. Armani Hotel Dubai
- 2. The Address Hotel Dubai
- 3. Ritz Carlton (DIFC)
- 4. Four Seasons (DIFC)

Leisure

- 5. Dubai Water Canal
- 6. City Walk & Box Park
- 7. Meydan Grand Stand
- 8. IMG World of Adventures
- 9. Global Village

Sports and Golf Courses

- 10. Dubai Autodrome
- 11. Dubai Polo and Equestrian Club
- 12. Jumeirah Golf Estates Club House
- 13. Hamdan Sports Complex

Malls

- 14. Dubai Mall
- 15. Meydan One Mall
- 16. Outlet Mall

Art & Culture

- 17. D3 (Dubai Design District)
- 18. Museum of the Future
- 19. Dubai Opera

Parks

- 20. Safa Park
- 21. Ras Al Khor Wild Life Sanctuary
- 22. Silicon Oasis Lake
- 23. Silicon Oasis Park
- 24. Dubai Butterfly Garden

Education

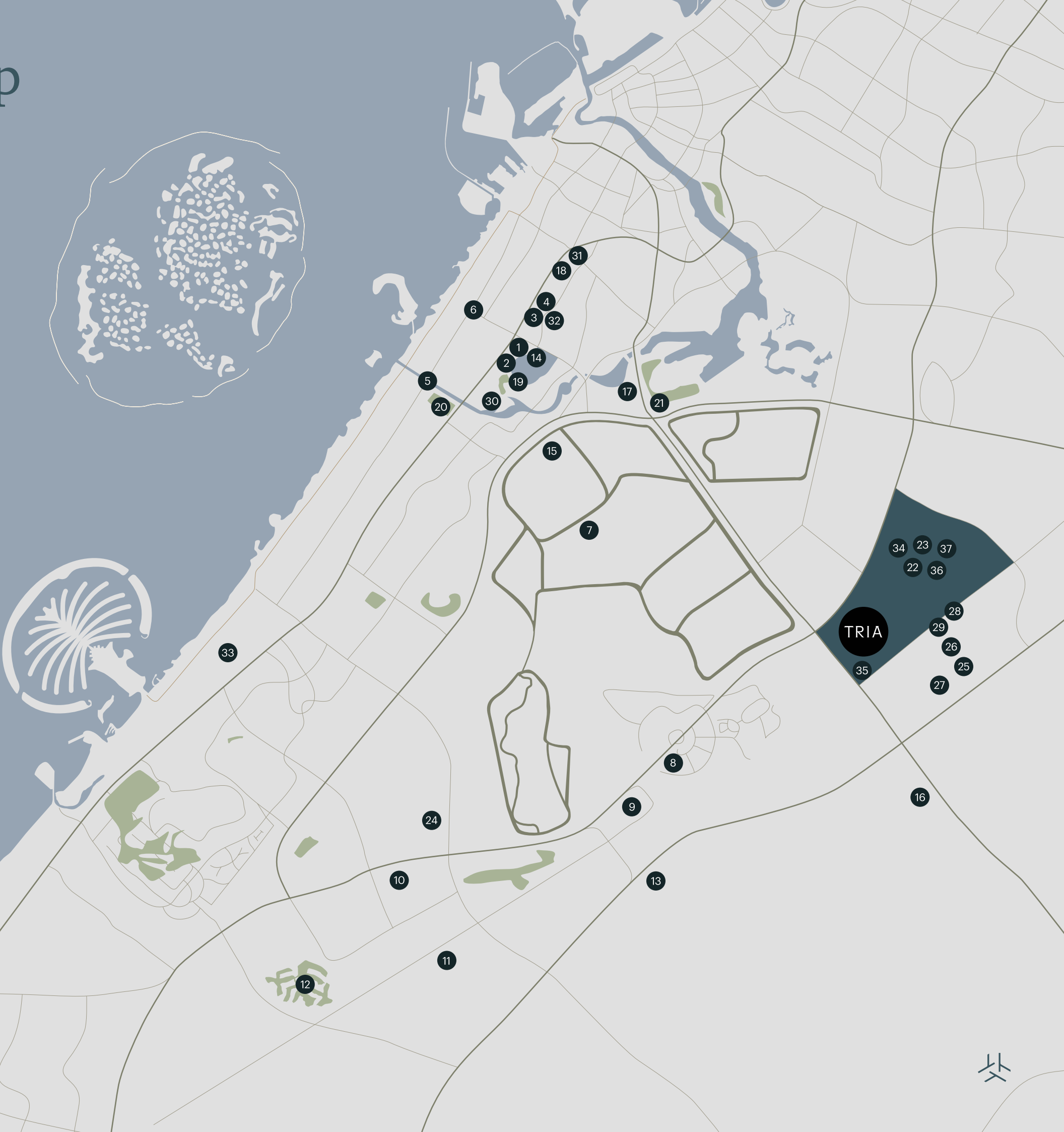
- 25. Dubai International Academic City
- 26. Ghurair University
- 27. German International School Dubai
- 28. Curtin University Dubai
- 29. American University in the Emirates

Commercial

- 30. Business Bay
- 31. Dubai World Trade Center & Exhibition
- 32. Dubai International Financial Centre
- 33. Dubai Internet City & Media City

Healthcare

- 34. Fakeeh University Hospital
- 35. Health Hub Clinic
- 36. Aster Medical Clinic
- 37. Medicure Polyclinic



Dubai Silicon Oasis Neighbourhood



Education

- 1. Curtin University Dubai
- 2. American University in the Emirates
- 3. The British University in Dubai
- 4. UK College of Business and Computing
- 5. French Fashion Institute Esmod Dubai
- 6. Amity University
- 7. Emirates Aviation University
- 8. Rochester Institute of Technology Dubai
- 9. Manipal Academy of Higher Education
- 10. University of Birmingham Dubai

Healthcare

- 11. Fakeeh University Hospital
- 12. Health Hub Clinic
- 13. Aster Medical Clinic
- 14. Medicure Ployclinic
- 15. Magnum Clinic Dubai
- 16. Ayurmana Ayurveda & Panchakarma Center

Hotels

- 17. Radisson Red Hotel
- 18. Radisson Blu Residences
- 19. Premier Inn Dubai Silicon Oasis

Leisure

- 20. Souq Extra
- 21. Silicon Oasis Avenue Mall
- 22. Silicon Oasis Lake
- 23. Silicon Oasis Park
- 24. North Park

Dance Schools

- 25. 815 Dance Training Centre
- 26. Transformers Dance Studio
- 27. Aura Academy of Arts
- 28. Melodica Music & Dance Institute
- 29. House of Dance Dubai

Commercial

- 30. Dubai Technology Entrepreneur Campus
- 31. Porsche Middle East and Africa
- 32. Axiom Telecom Headquarters
- 33. HCC Middle East
- 34. RAK Bank Headquarters
- 35. Dubai Silicon Headquarters Terminus
- 36. Dubai Silicon Oasis Authority Headquarters
- 37. Dubai International Academic City

F&B

- 38. Jones the Grocer
- 39. Kana Café and Lounge
- 40. OuiBar + Terrace
- 41. Red Roof
- 42. Projecto Acai Silicon Oasis
- 43. Little Bangkok
- 44. Il Forno Italian Restaurant
- 45. Buns & Cones
- 46. The Monk
- 47. Mr. Toad's Pub & Kitchen Silicon Oasis
- 48. Russo's New York Pizzeria
- 49. Filli Cafe
- 50. Starbucks

Wellness Amenities

A Rarified Retreat. Wonderfully Indulgent.

The podium recreation deck is intelligently planned with spectacular resort-style amenities ranging from swimming pools to kids' areas and open terraces to pristinely manicured gardens. The unparalleled amenities redefine luxury and transform the podium into a recreational wonderland.



High-ceilinged shaded canopy at arrival



Double height lobby



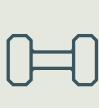
Organic Grocery and Bistro



Swimming Pools



Pool Seating Areas



Fitness Centre



Aerobics & Yoga



Wellness Zone



The Clubhouse



Kids Zone



Outdoor Dining & BBQ



Terrace and Gardens



Reading Corner



Event Lawn



Electric Charging Parking



Paddle Tennis & Squash Courts



Karaoke Room & Sports Lounge



Roof top Infinity Pool & Social Areas



Rooftop Secret Garden Lounge



TRIA
BY DEYAAR

AN
URBAN
SANCTUARY
CRAFTED
ONLY FOR
YOU.

www.triabydeyaar.ae