



# TIMBER TERRACE AT DUBAI SOUTH

# Why buy in Dubai South



- Strategic location near Al Maktoum International Airport & Expo City.
- Well Planned Low Density Community, having low rise buildings, villas and adequately supported by Schools, Malls and Hospitals.
- Excellent infrastructure already in place (used during the Expo).
- The Master Community will take about 5 years to fully develop leading to capital appreciation for buyers.
- Great connectivity to Sheikh Zayed road, Al Khail and MBZ.
- Dubai South is home to a dedicated free zone offering 100% foreign ownership, tax incentives, and streamlined business setup, which fosters economic growth and drives demand for residential properties

- Planned Logistics District in Dubai South which will compliment the Airport and Jebal Ali Port, which includes:
  - Dubai Global Connect, which will serve as a permanent area and exhibition platform for global buyers and sellers in industries such as food, fashion and home furnishings.
  - Multi-User Logistics Hub, which will be a new facility spanning approximately 210k sqft., featuring flexible layouts, designed for SMEs, e-commerce firms, and freight forwarders.
- Business Park and Commercial District
  - The Business Park will evolve into a center for commerce, offering offices for start-ups, small & medium-sized companies and international corporations.
- Exhibition District (Expo City)
  - It will feature flexible office spaces, research and development zones and will include the new Dubai Exhibition Center (movement of World Trade Center).



## Why Invest with Vakson

- Trusted Developer in Dubai, successfully conducting business in Dubai for 55 years.
- Handed over 5000 units over the past 25 years in all areas of Dubai.
- Designs and Builds limited number of buildings.
- Delivers world class finishing's as well as high quality mechanical and electrical systems leading to very efficient buildings for the owners.
- Works exclusively with the top Architectural Engineering Company in the Region for design and supervision of all projects.
- Manages all completed projects through one of the most reputable Management Companies in Dubai, 100% owned by the Group to ensure that the owners get a well managed building in the future.





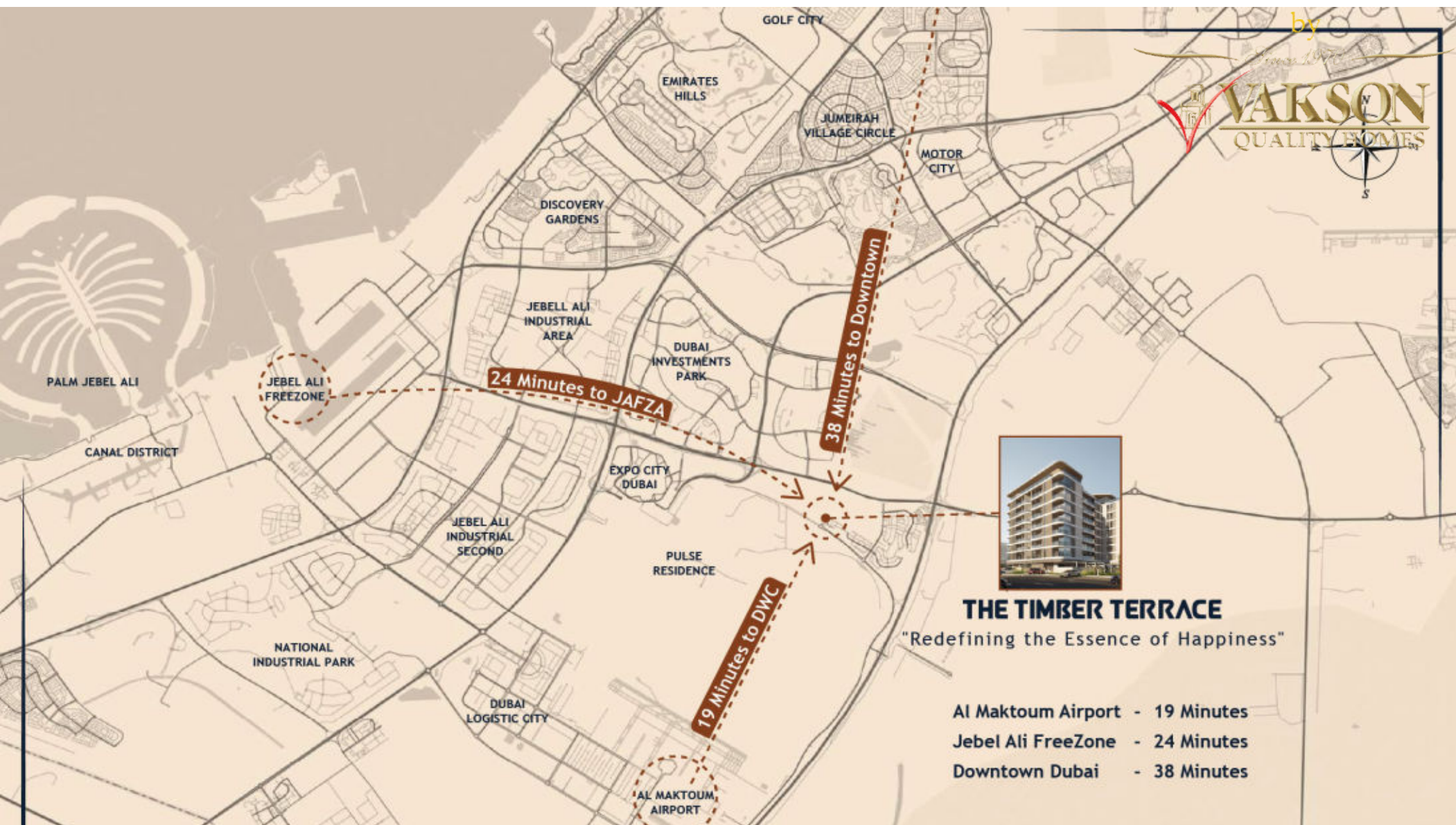
by

Since 1970



**WAKSON**  
QUALITY HOMES



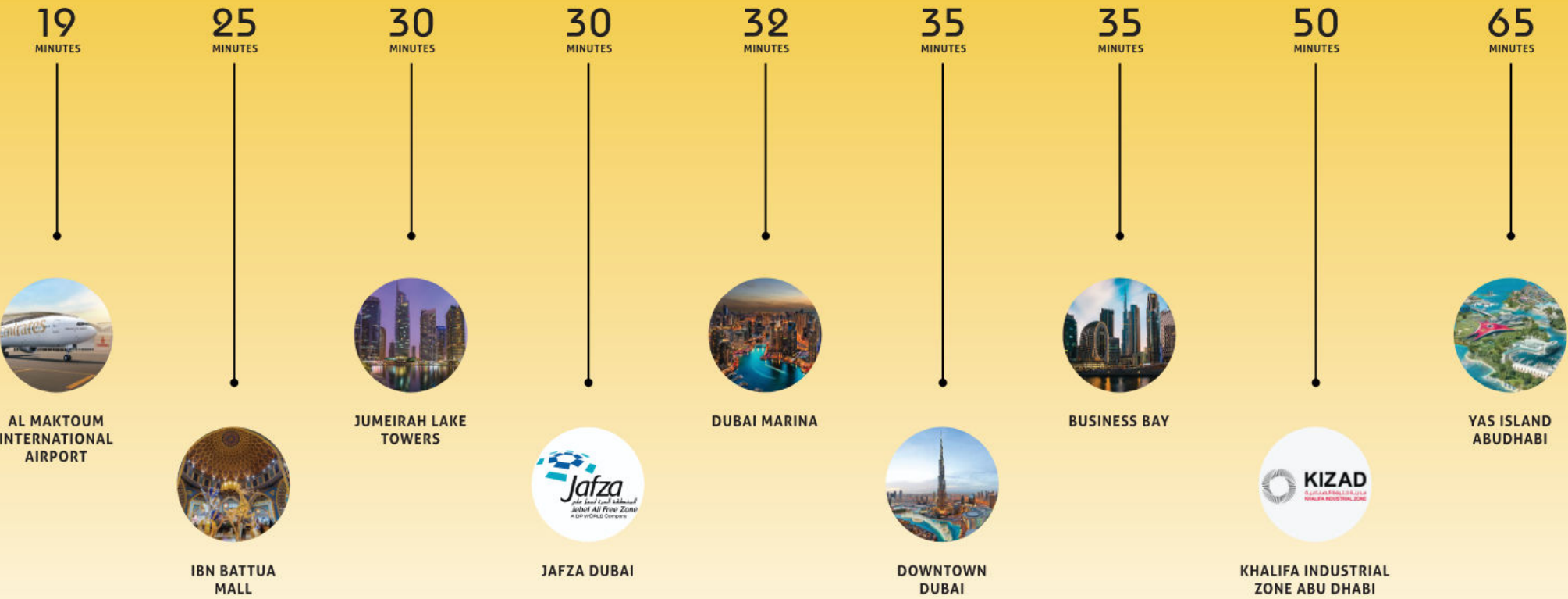


### THE TIMBER TERRACE

"Redefining the Essence of Happiness"

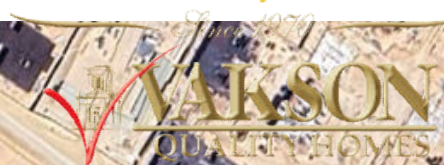
- Al Maktoum Airport - 19 Minutes
- Jebel Ali FreeZone - 24 Minutes
- Downtown Dubai - 38 Minutes

# DRIVING DISTANCE





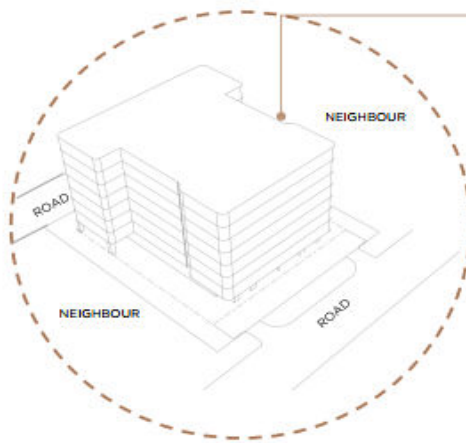
by





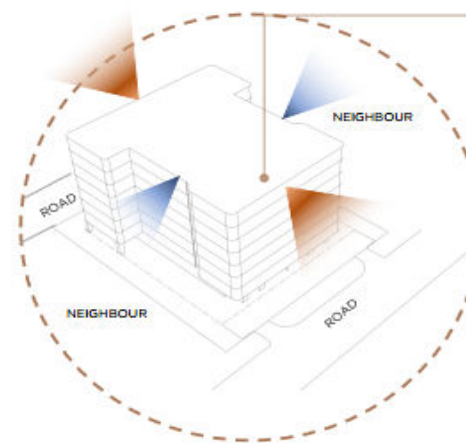
# Site Analysis

## SITE ANALYSIS



### Site surrounding :

The site is surrounded by two neighboring plots and two roads , with convenient access ensuring excellent connectivity. The design optimizes expansive views while prioritizing the privacy and comfort of residents



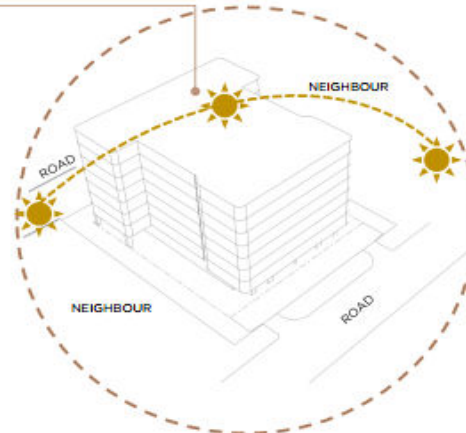
### Viewage point:

The residential tower has been designed to offer clear and unobstructed views on the road side. Road-facing units capture dynamic urban vistas, while other units ensure thoughtfully framed views of neighboring buildings. This approach maximizes visual openness while maintaining privacy for residents.

- Road View - Acts as a main view Point
- Neighbor View - Acts as secondary view point.

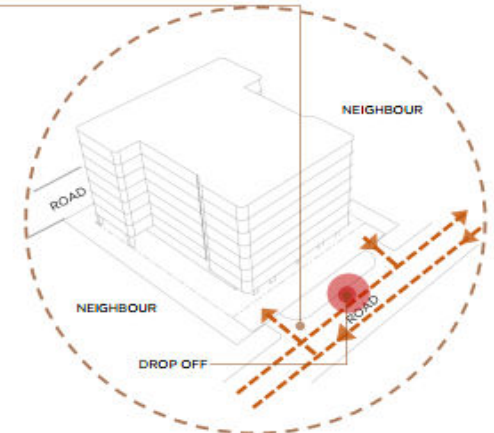
### Natural lighting - Solar Path

The design prioritizes the integration of natural light, ensuring well-lit interiors throughout the day. The orientation of the building has been carefully aligned with the solar path to optimize daylight penetration while mitigating excessive heat, thereby enhancing indoor comfort and energy efficiency.



### Accessibility :

The layout ensures smooth and seamless access to the building via the front road. Dedicated pathways and entry points maintain a balance between ease of movement and privacy for residents, effectively reducing interference from external traffic. This thoughtful planning ensures a secure and private environment for all residential units.



by ARCHITECTURE

Since 1970

**VAKSON**  
QUALITY HOMES



by  
Since 1970  
**VAKSON**  
QUALITY HOMES





by  
1996

**VAKSON**  
QUALITY HOMES









by  
Since 1970  
**VAKSON**  
QUALITY HOMES







by  
Since 1970  
**VAKSON**  
QUALITY HOMES

# Project Details

- G + 7 Storey + Roof Residential Building located in the heart of Dubai South Residential District.
- Apartment Details
  - 1 Bed x 28
  - 2 Bed x 42
  - 3 Bed x 07
  - Total Apartments: 77
- Construction Commencement Date: 1Q-2026
- Estimated Handover Date: 3Q-2027



## Unit Break up

Type	Units	%age	Unit
------	-------	------	------

1 Bedroom	28	36%	904 to 928 sqft
2 Bedroom	42	55%	1,157 to 1,416 sqft
3 Bedroom	7	9%	1697 sqft

**Total**                      **77**



## Project Amenities

- 10,200 sqft dedicated for Amenities on the Roof Level
- Business Center for Residents
- Fully equipped Gym.
- Partially covered swimming pool with sunken beds & large pool deck.
- Jacuzzi & Children's Pool
- Pickelball Court
- Family Seating Areas
- Kids Play Area
- Walking Track
- Game Zone Area



# Ground Floor Lobby



# Business Center





# Jogging Track



# Infinity swimming Pool

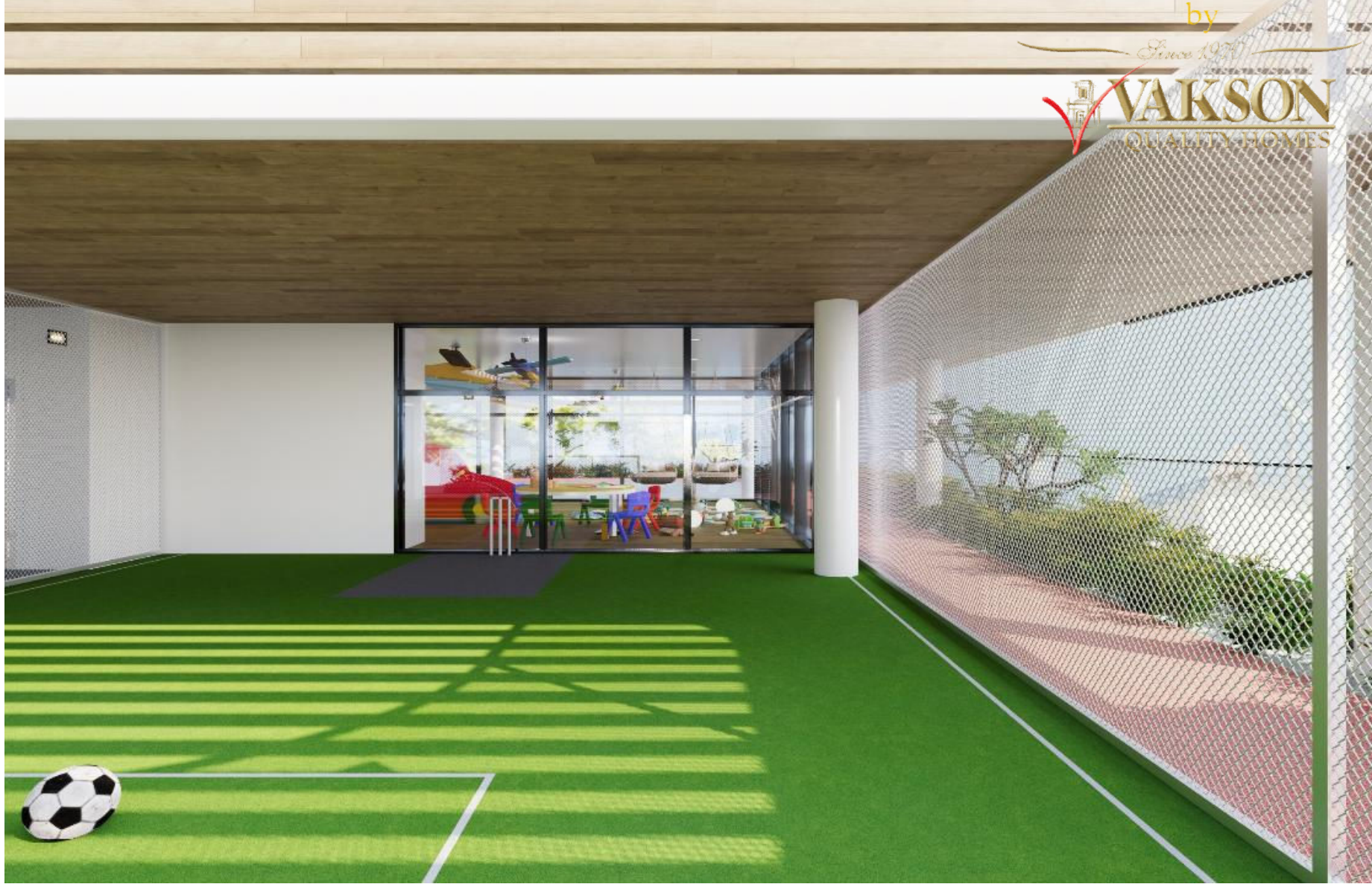




# Children's Play Area with Pantry



# Children's Outdoor Play Area





# Fully equipped Gym



# Roof Seating Area





# Pickle Ball Court



# Pricing



- 1 Bedroom                      From AED 1.059M
  - 2 Bedroom                      From AED 1.355M
  - 3 Bedroom                      From AED 1.987M
- 
- Special EOI Discount of 5% for 2 weeks only
  - Direct customers only
  - Not open to agents.



# Payment Plan



- EOI: AED 50,000/- (Specific unit will be booked)
- Booking: 10% + 4% DLD Fees + AED 3000 Admin charge.
- On SPA: 10%
- SPA + 4 Months: 10%
- SPA + 8 Months: 10%
- SPA + 12 Months: 10%
- Handover: 50%
- SPA & Oqood will be processed after payment of initial 14%
- Units can be resold after payment of 40%.

SOME OF OUR PAST PROJECTS



WITH A PROUD HERITAGE OF OVER 50 YEARS  
REAL ESTATE DEVELOPMENT, INVESTMENT & MANAGEMENT





SOME OF OUR PAST PROJECTS



WITH A PROUD HERITAGE OF OVER 50 YEARS  
REAL ESTATE DEVELOPMENT, INVESTMENT & MANAGEMENT