



PURVANCHAL
REAL ESTATE DEVELOPERS LLC
KNOWN FOR QUALITY AND COMMITMENT



PURVANCHAL
TRIANA
Residences



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REAL ESTATE DEVELOPERS LLC
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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.



CREATING INNOVATIVE SPACES. BUILDING THE FUTURE.



The total area that has been successfully constructed and delivered by Purvanchal Group, operating in both capacities as a Real Estate Developer and a Real Estate Contractor.

**1.022 MILLION SQ.M.
(11 MILLION SQ.FT.)**

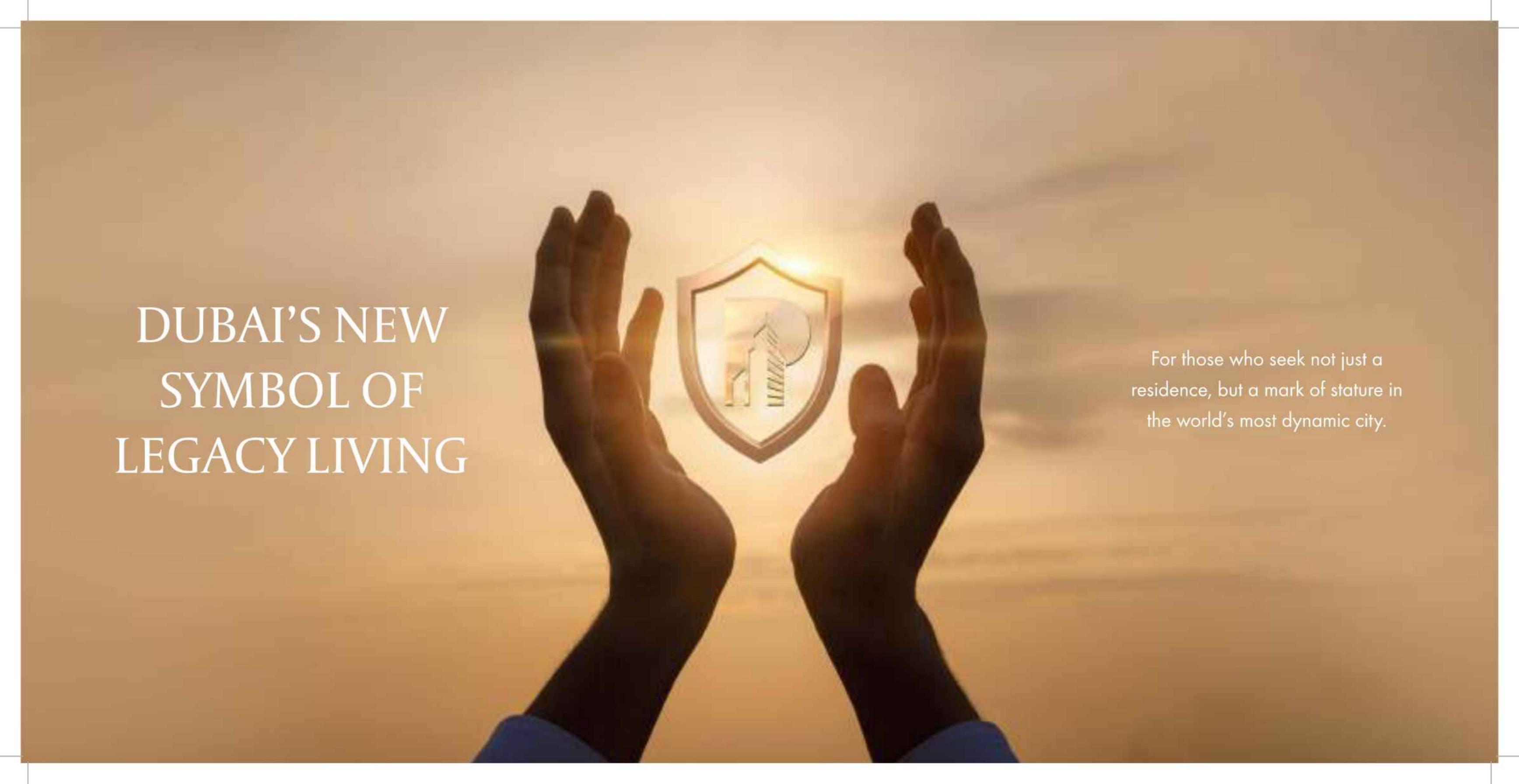
of construction completed, showcasing our expertise as a trusted real estate contractor in North India.

**1.056 MILLION SQ.M.
(11.37 MILLION SQ.FT.)**

approximately delivered, marking a significant milestone in our journey as a leading real estate developer of North India.



Shah Alam
(SHAH ALAM)
Chairman & Managing Director
Purvanchal Group

A person's hands are shown from the wrists up, holding a glowing shield. The shield is illuminated from within, casting a warm light. Inside the shield is a stylized icon of a house with a chimney. The background is a soft, golden sunset over a body of water, with the sun low on the horizon. The overall mood is serene and aspirational.

DUBAI'S NEW SYMBOL OF LEGACY LIVING

For those who seek not just a residence, but a mark of stature in the world's most dynamic city.

A PRIVATE RETREAT IN THE HEART OF DUBAI



Welcome to Purvanchal Triana Residences – where modern innovation meets timeless elegance within a thoughtfully planned and serene community. This exclusive development features 72 luxury residences, each meticulously designed to offer a refined and sophisticated urban lifestyle.

Choose from 24 studio apartments, 40 one-bedroom apartments, and 8 two-bedroom apartments – each crafted with spacious layouts, abundant natural light, and premium contemporary finishes.

Every element at Purvanchal Triana Residences is carefully curated to enhance your living experience – whether it's unwinding in landscaped green spaces or spending cherished moments in vibrant community zones.

Discover a home where luxury, comfort, and future-ready design come together in perfect harmony.

PROJECT DETAILS

BUILDING CONFIGURATION : GROUND + 2 PODIUM + 8 FLOORS + ROOF

TOTAL UNITS : 72

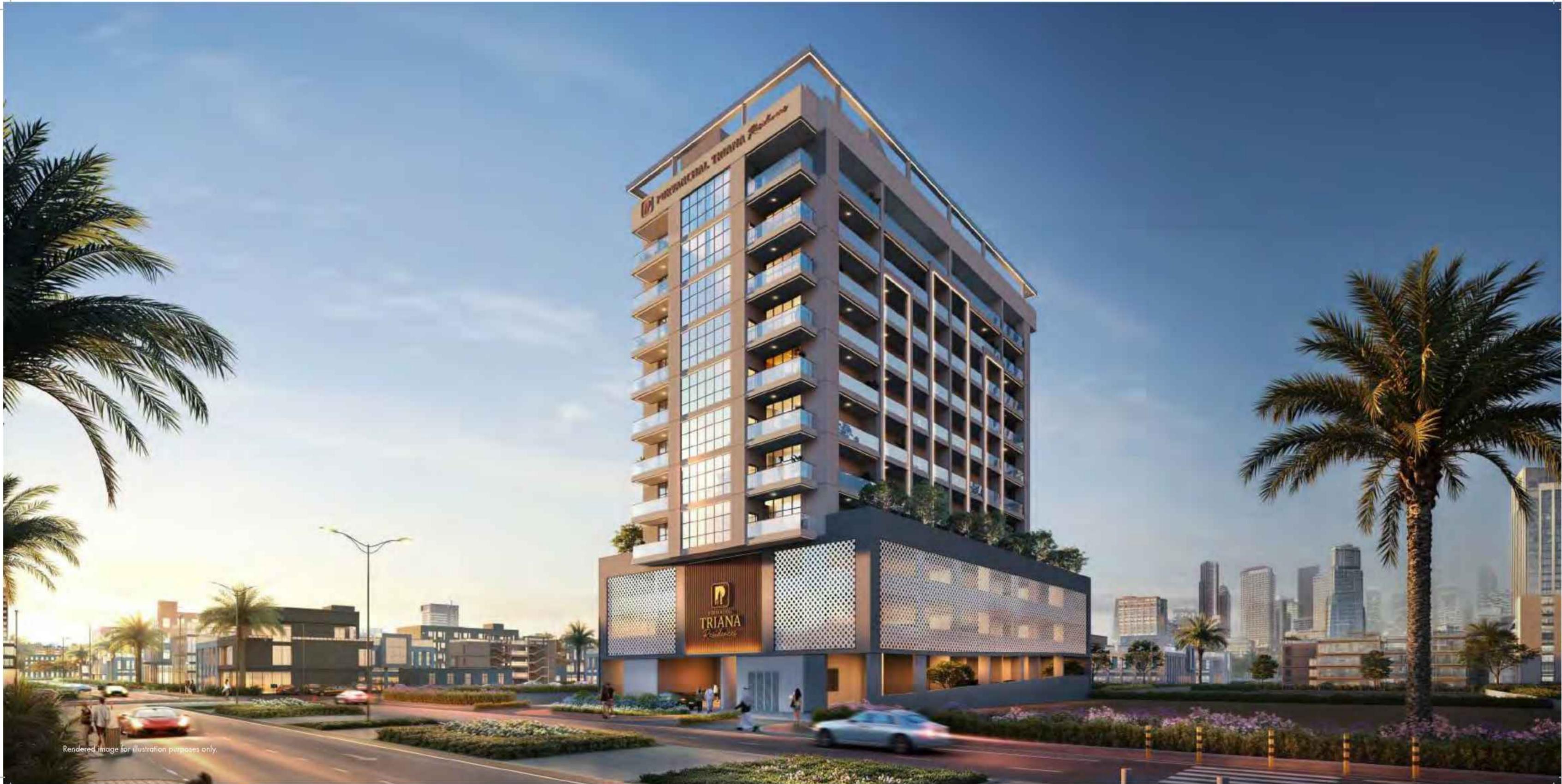
APARTMENTS DETAILS

STUDIO APARTMENTS : 24

1-BED ROOM APARTMENTS : 40

2-BEDROOM APARTMENTS : 8

TOTAL UNITS : 72



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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.

PROJECT AMENITIES, FEATURES AND SPECIFICATIONS

 STEAM AND SAUNA FACILITIES <i>(Provided separately for male and female users)</i>	 ENTERTAINMENT	 TEMP. CONTROLLED ADULT INFINITY POOL	 TEMP. CONTROLLED KIDS POOL	 VASTU COMPLIANT UNITS	
 WIFI-ENABLED COMMON AREAS	 RESIDENTS LOUNGE	 WELL-BEING DESIGN	 CHILDREN'S PLAY AREA	 MODULAR KITCHEN	 JACUZZI
 AMPLE LOCAL AMENITIES	 RESIDENTIAL PARKING	 24/7 SMART SECURITY	 STATE-OF-THE-ART GYMNASIUM <i>(Provided separately for male and female users)</i>		

ATMOSPHERE

Grand Lobby with 24-hour Security Service

Temperature-controlled Adult Infinity Pool

Temperature-controlled Kids Pool

Modern Gymnasium
(Provided separately for male and female users)

Jacuzzi

Entertainment Area

Resident's Lounge

Kids Play Area

Vastu Compliant Units

Well-being Designed

LIVING AND DINING

All Rooms feature Double-glazed Windows with Sliding Doors

Vitrified Porcelain Tiled Floors

Non Toxic Emulsion Paint for Walls

Wood finished Main Doors

APARTMENT SPECIFICATIONS

Premium Tile Flooring

Elegantly Proportioned Window-walls

Generous Balcony and Terrace Areas

Centrally Air-conditioned

Pre-wired for High-speed Internet / Phone/Data / Satellite TV/ Audio-Video Intercom System

ACCESSIBILITY

High-speed Elevators

Security Access Control

Common Area Wifi Access

24/7 Smart Security and Maintenance

EV charging stations

KITCHEN

Kitchens with Breakfast Counter

Premium-quality quartz / granite stone Countertops (in bedrooms)

Each kitchen is fully equipped with a chimney, hob, and provisions for a dishwasher.

Each unit shall include one standard-size refrigerator and one washing machine.

Vitrified Porcelain Tiled Floor

Non-Toxic Emulsion Paint for Walls

Laminated Kitchen Cabinets

BATHROOM

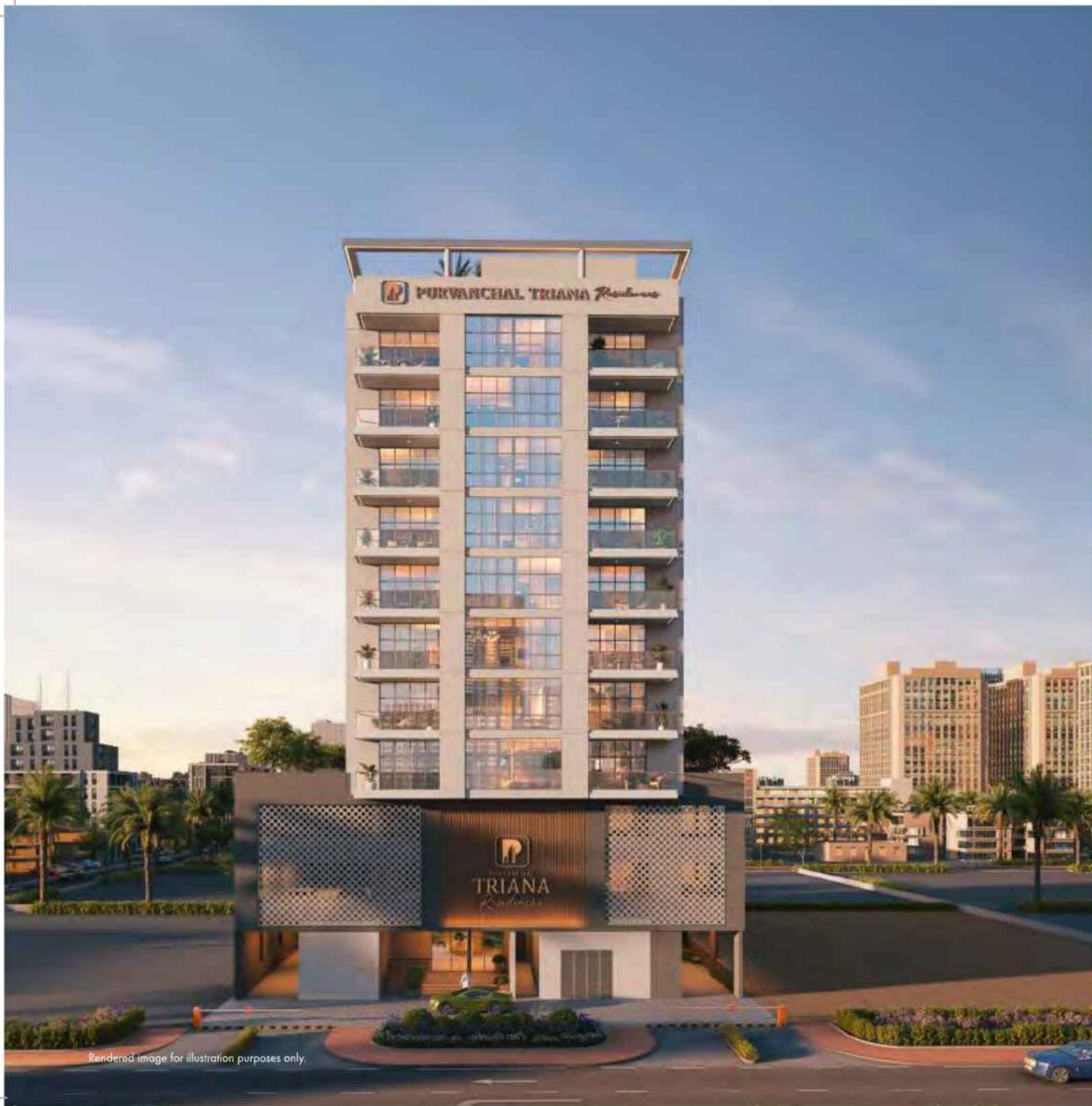
Vitrified Porcelain Tiles on Floor and Wall

2-in-1 Shower System with Shower Head

Mirrored Cabinet with LED Light in Master Bathroom

Vanity Counter and Ledge Wall in Quartz stone

Electric water heaters are installed in all bathrooms



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BUILDING CONFIGURATON

PURVANCHAL TRIANA RESIDENCES (RESIDENTIAL BUILDING)		UNIT TYPES
Ground + 2 Podium + 8 Floors + Roof		This project consists of seventy-two (72) residential apartments.
ADDRESS: Plot No.: 3342940, Jumeirah Garden City (Al-Satwa) Dubai, UAE		Studio Apartments One-Bedroom Apartments Two-Bedroom Apartments (24 Nos.) (40 Nos.) (08 Nos.)
ELEVATORS 2 Elevators International brand	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.	PROPOSED CONSTRUCTION TIMELINE Start Date: 01 st November 2025* Completion Date: 31 st December 2027* Handover: Approximately two months after construction completion. <small>*Dates are subject to change based on actual construction commencement, site progress, and authority approvals.</small>
OWNERSHIP Freehold		

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 + administrative charges	Within 30 days from the booking date
3 2nd Installment	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

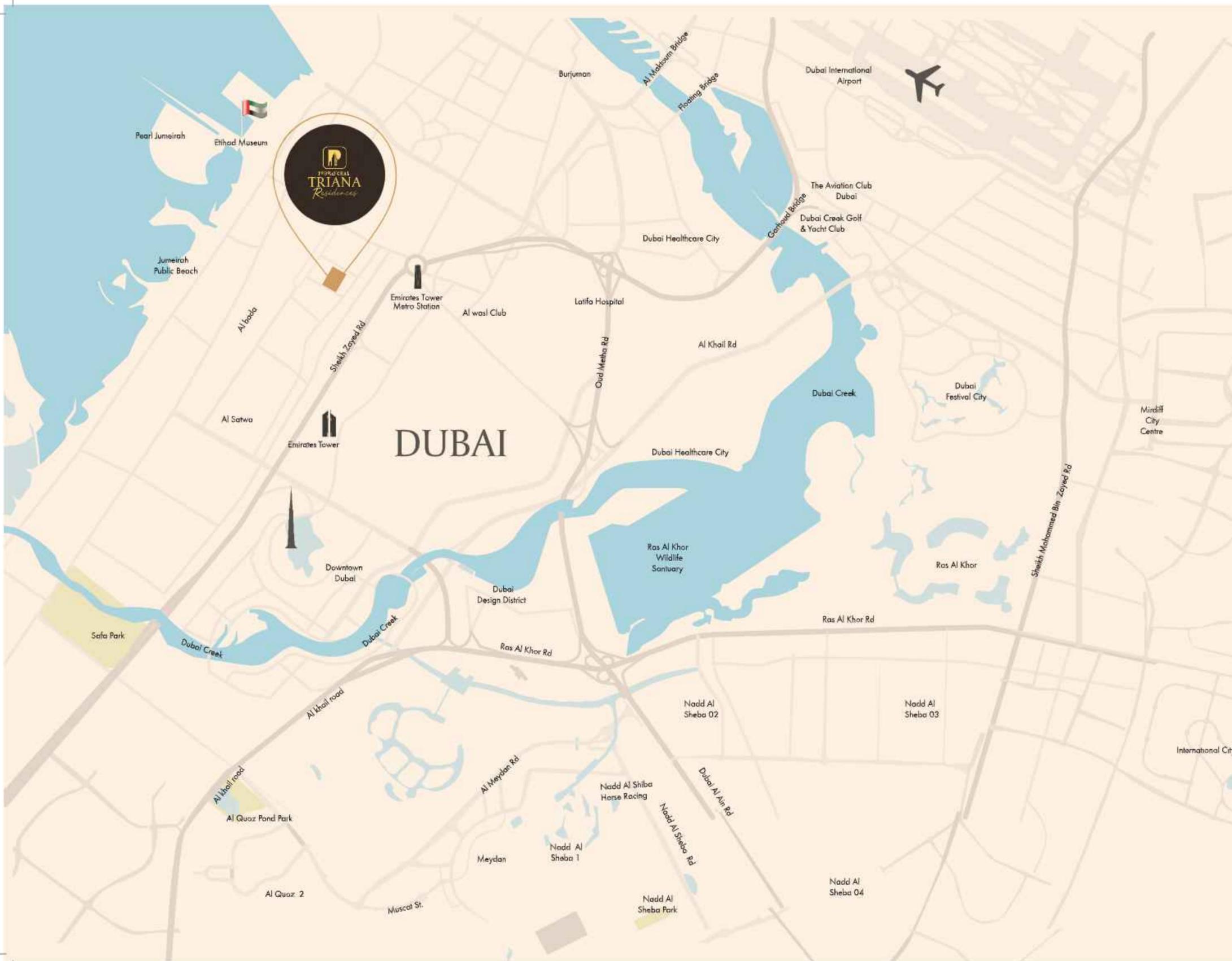
50 % Payable during the construction phase & 50 % Due upon the offer of possession.

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

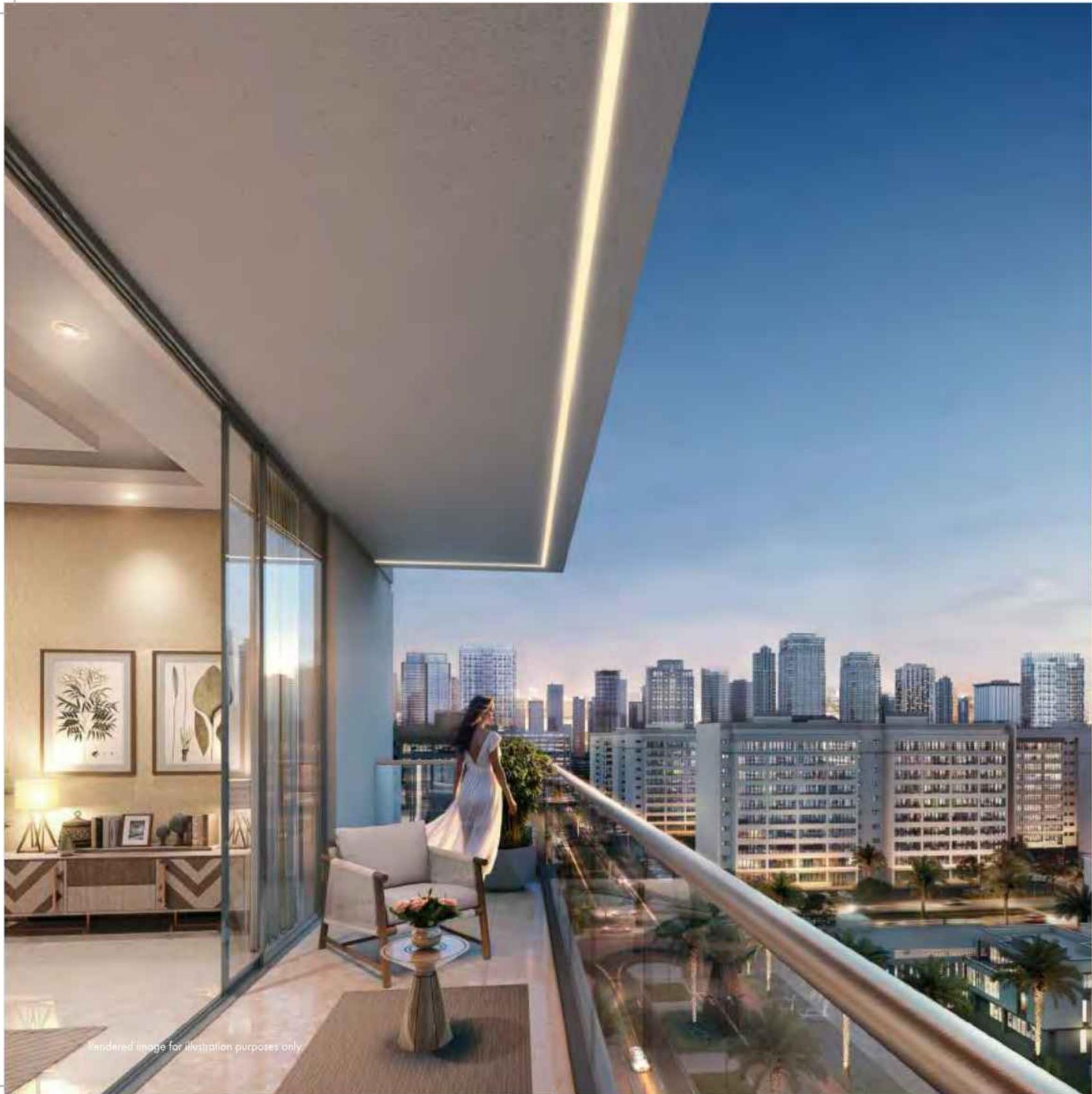


Experience Dubai living like never before. Just minutes from the World Trade Center Metro Station, Purvanchal Triana Residences offers unmatched connectivity across the city, making commuting and city exploration effortless.

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.



OBSESSIVELY DESIGNED FOR MODERN LUXURY



At Purvanchal Triana Residences, every home is designed with thoughtful precision to elevate your everyday living. The intelligently planned layouts maximize space, light, and airflow, creating a bright, airy atmosphere that exudes calm and sophistication.

Every detail, from sleek finishes to practical design elements, reflects modern luxury while ensuring functionality for contemporary lifestyles. Whether relaxing in the serene privacy of your home or hosting friends in stylish, welcoming spaces, Triana Residences transforms daily living into an experience of comfort, elegance, and effortless refinement.

SKYLINE SERENITY



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AQUA RETREAT



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VITALITY HUB

GYM

Experience a personalized fitness journey in gym areas crafted separately for men and women, where focus meets comfort.

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GLOW & MIST ZONE



Experience ultimate relaxation in our exclusive sauna rooms, each designed separately for men and women.

GLOW & MIST ZONE

Unwind in complete comfort with our exclusive steam rooms, thoughtfully designed separately for men and women.

KIDDIE KINGDOM

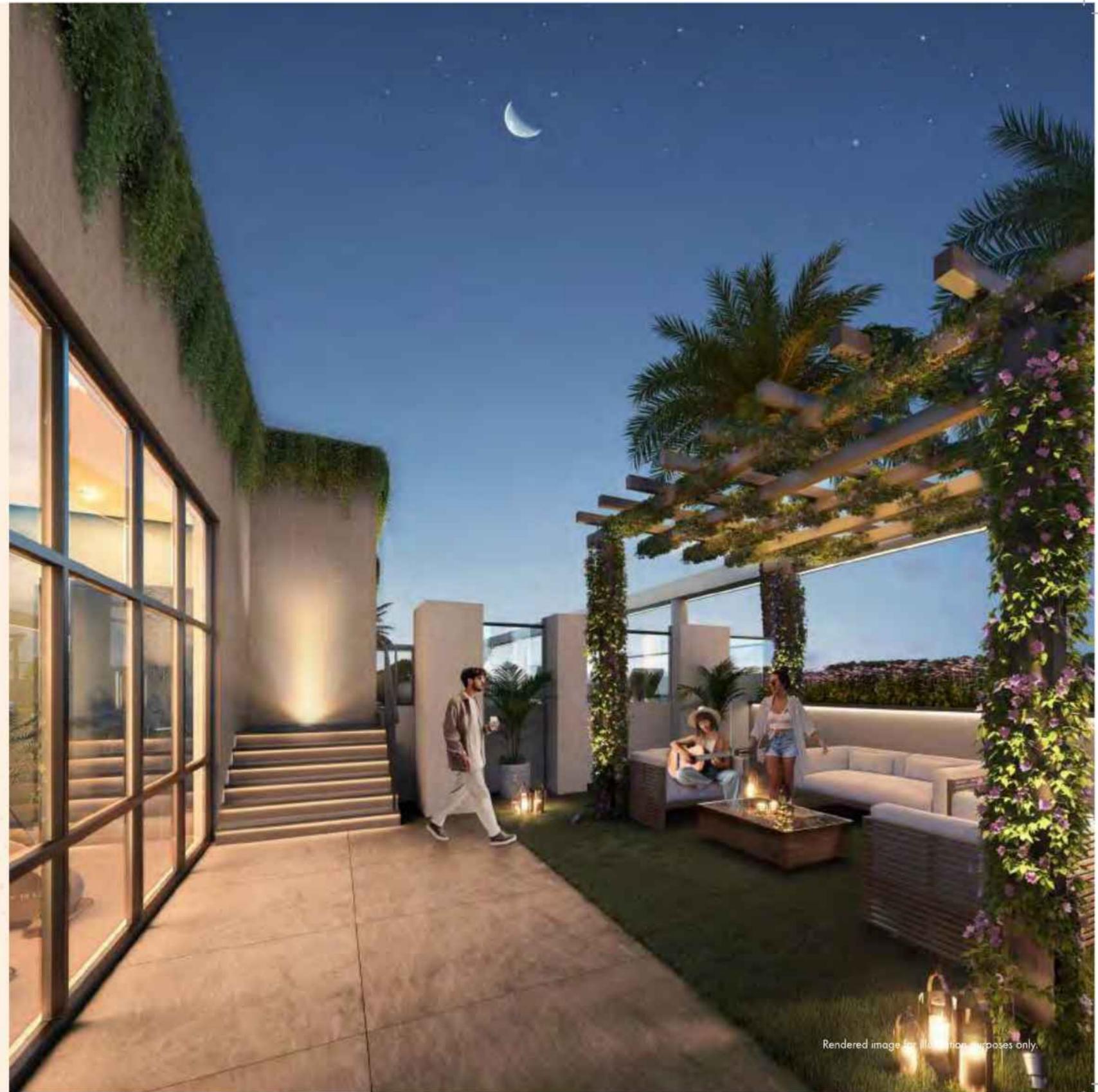


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BREATHE IN THE MOMENTS AMONG THE CLOUDS

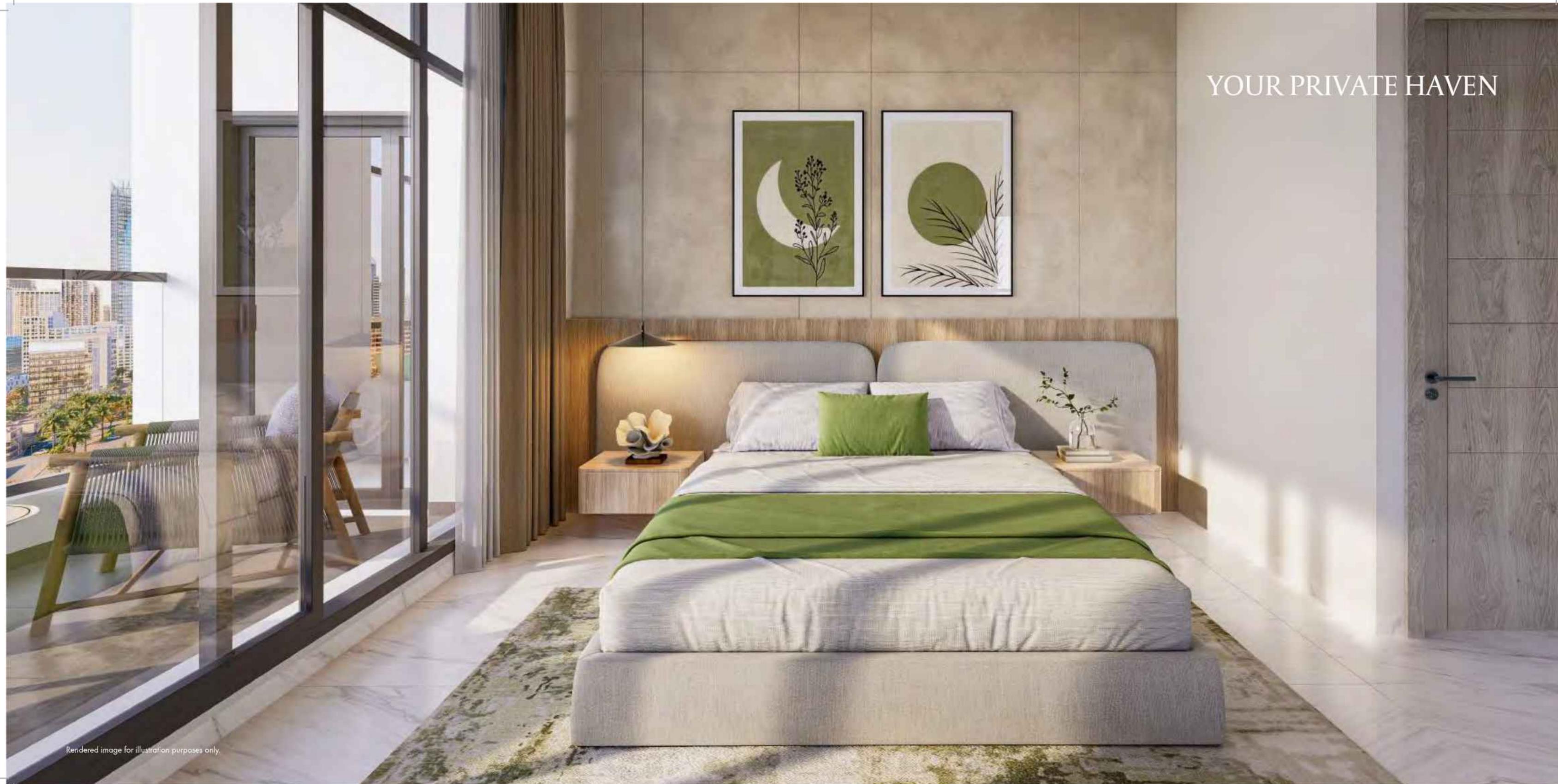


Step away from the hustle and immerse yourself in calm. The Multipurpose Terrace blends open-air serenity with functional design, offering a private escape for reflection, leisure, and leisure with loved ones.



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YOUR PRIVATE HAVEN



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ELEGANT GATHERINGS



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CHEF'S CULINARY HUB



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REFRESH & REVIVE



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