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Urban Elegance
Meets Dubai's Future



Dubai: A Global Hub

A Cosmopolitan Tapestry Unfolded

Where East embraces West, and tradition dances with innovation, Dubai stands as the world's most intriguing crossroads. This city doesn't just connect continents; it melds diverse perspectives into a singular vision of progress. Here, your address isn't just a location—it's a statement of global citizenship.

Investment Landscape

- **Political Stability**
Secure business environment.
- **Economic Growth:**
The fifth-largest economy globally.
- **Favorable Business Climate:**
Ranked 16th in ease of doing business.
- **Strategic Location**
Gateway between Europe, Asia, and Africa.
- **Modern Infrastructure:**
Advanced healthcare, telecommunications, and logistics.
- **Expat-Friendly:**
One of the world's best cities for expatriates.
- **Safety:**
5th on the world's safest cities list.





Benefits for Investors

- **100% Foreign Ownership**
- **100% Repatriation of Capital and Profits**
- **Robust Utility Services**
- **Tax Advantages: No personal income tax, low corporate tax (only 5% VAT)**

Dubai South: The Future of Urban Living

Home to the World's
Largest Airport

- **Integrated 145 Sq Km Ecosystem**
- **Housing for Up to 1 Million Residents**
- **500,000 Job Opportunities**
- **Express Cargo: 30 Km to Jebel Ali Port**
- **Freezone with %100 Foreign Ownership**





Dubai South Real Estate Performance

- **23% year-on-year price increase by Q3 2024.**
(Source: Reidin)
- **15-20% higher lease renewal rates.**
(Source: Gulf News)

The New Pulse of Modern Living

Dubai South is rapidly transforming into a pivotal center for real estate, driven by the massive 35\$ billion expansion of Al Maktoum International Airport. This area is now emerging as a significant hub for residential and commercial pursuits, setting the stage for a new era in Dubai's architectural landscape with its commitment to sustainable and smart home projects. It offers:

- **Parks and Green Open Spaces**
- **Eclectic Shopping & Dining**
- **Premier Educational Institutions**
- **State-of-the-Art Healthcare**
- **Pristine Golf City**





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OVERVIEW



Urban Elegance Meets Dubai's Future

Experience the perfect balance of luxury and convenience at Trafford Residences. Situated in the booming Dubai South, these homes offer a serene retreat amidst the excitement of a thriving urban landscape. Embrace a lifestyle where contemporary elegance meets everyday accessibility in your new, vibrant neighborhood.

Strategic Location

- 8 mins to Al Maktoum Airport
- 13 mins to Expo City Dubai
- 20 mins to The Outlet Village
- 30 mins to Dubai Marina
- 40 mins to Downtown Dubai





Project Details

PROJECT TYPE	Residential
LOCATION	Dubai South, UAE
BUILDING COMPONENTS	G+4
TOTAL UNITS	44
UNIT MIX	1 Bedroom, 1 Bedroom Plus Study, 2-Bedroom Apts
CONSTRUCTION STATUS	In Progress (First Floor)
SHOW APARMENT	Open for Viewing
HANDOVER	Nov 2025



Design & Amenities



Eminence in Every Element

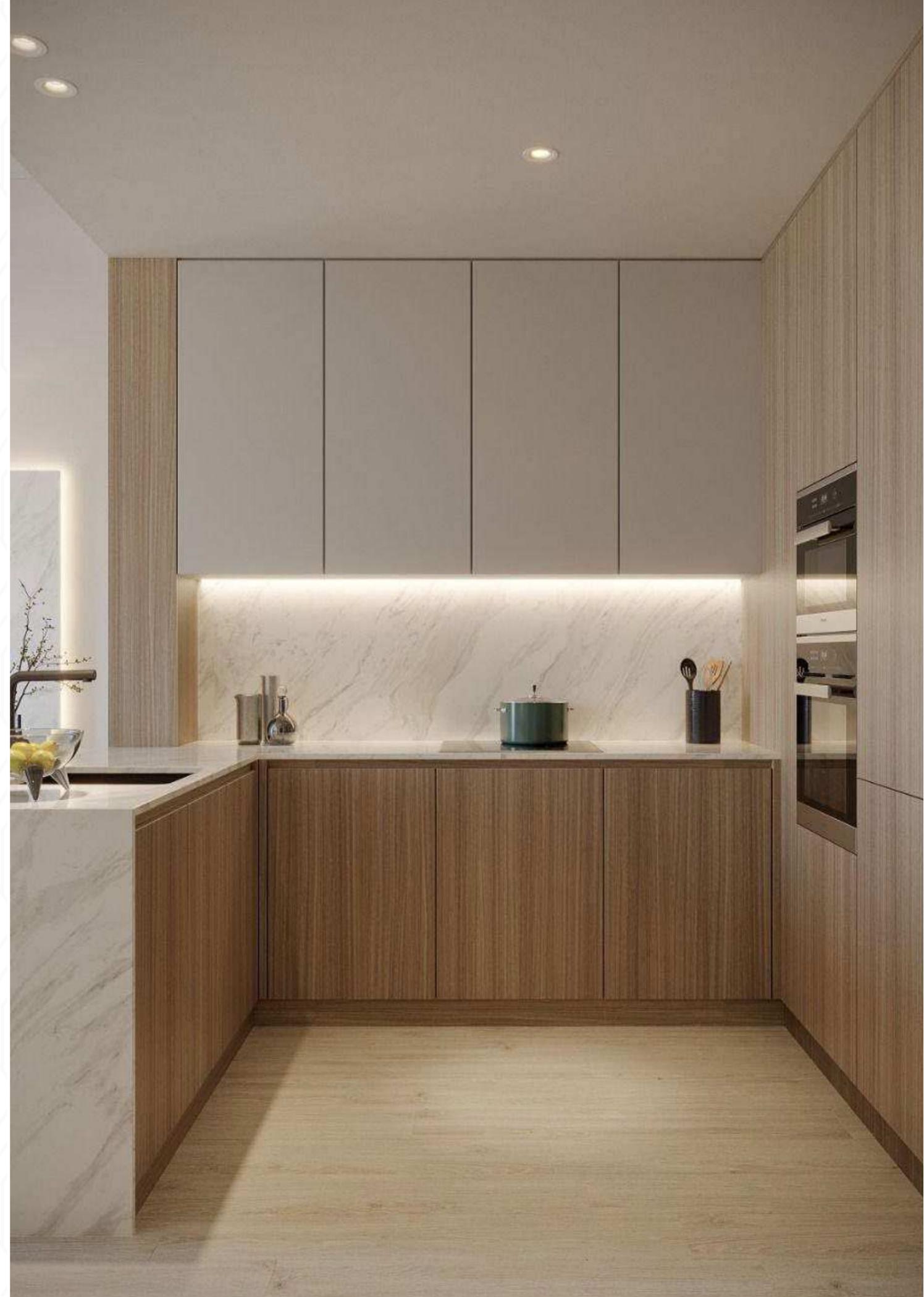
Experience a harmonious blend of modern aesthetics and unmatched comfort. Each space showcases soothing color palettes, clean lines, and refined angles, meticulously crafted to offer a premium lifestyle.





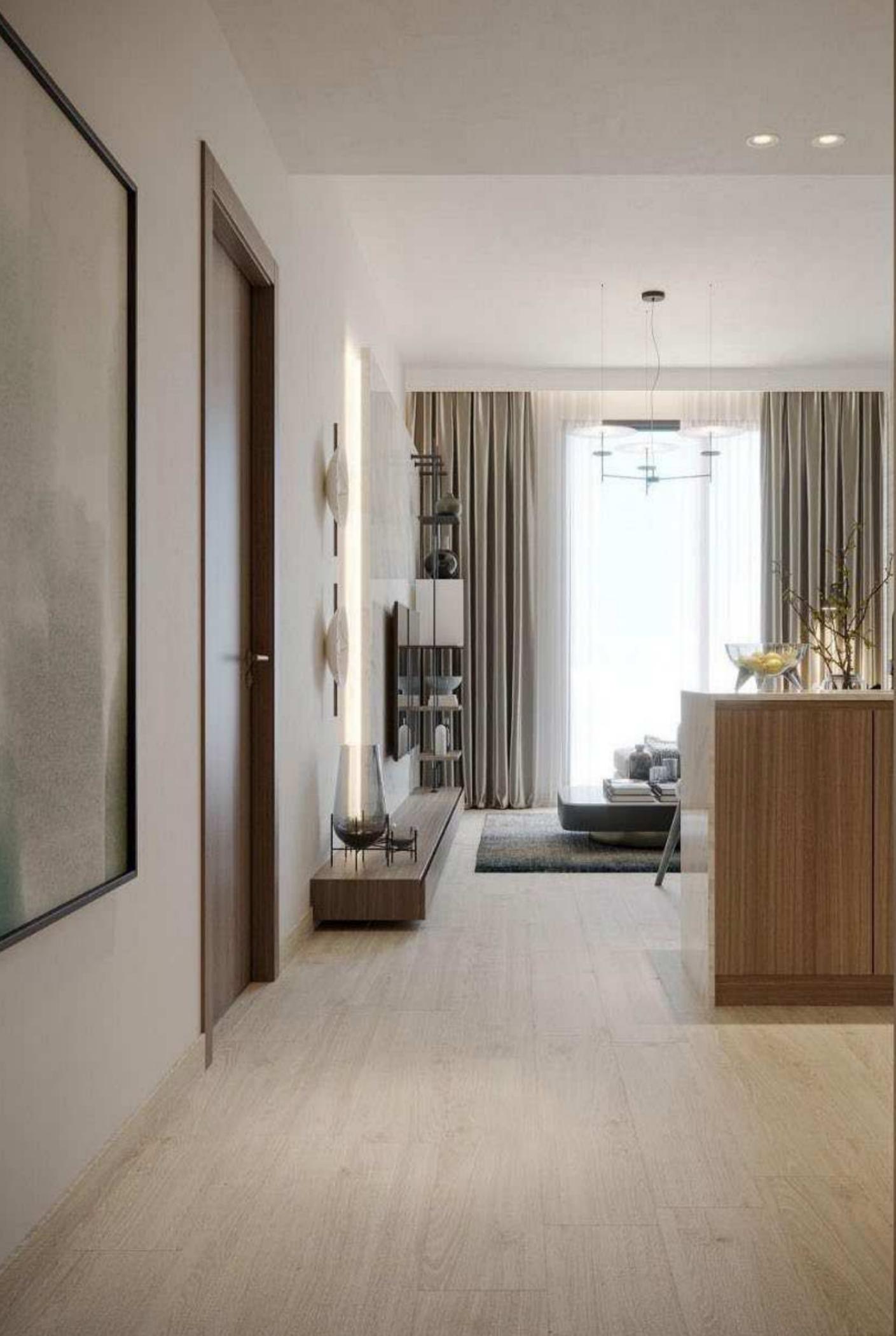
Interior Specifications

Enter a realm of meticulous design where cutting-edge CM Kitchen appliances and refined Jaguar sanitary fittings redefine sophistication and functionality. Each aspect is carefully crafted to enhance your daily experience, merging luxury with practical elegance.











Wellness & Leisure Amenities

- Swimming Pool
- Kids' Pool
- State-of-the-art Gym
- Outdoor Games Area
- BBQ Area







Multi-Purpose Rooftop Amenities

- Badminton
- Basketball
- Pickleball
- Table Tennis
- Zen Garden
- Open Air Theatre
- Yoga Area





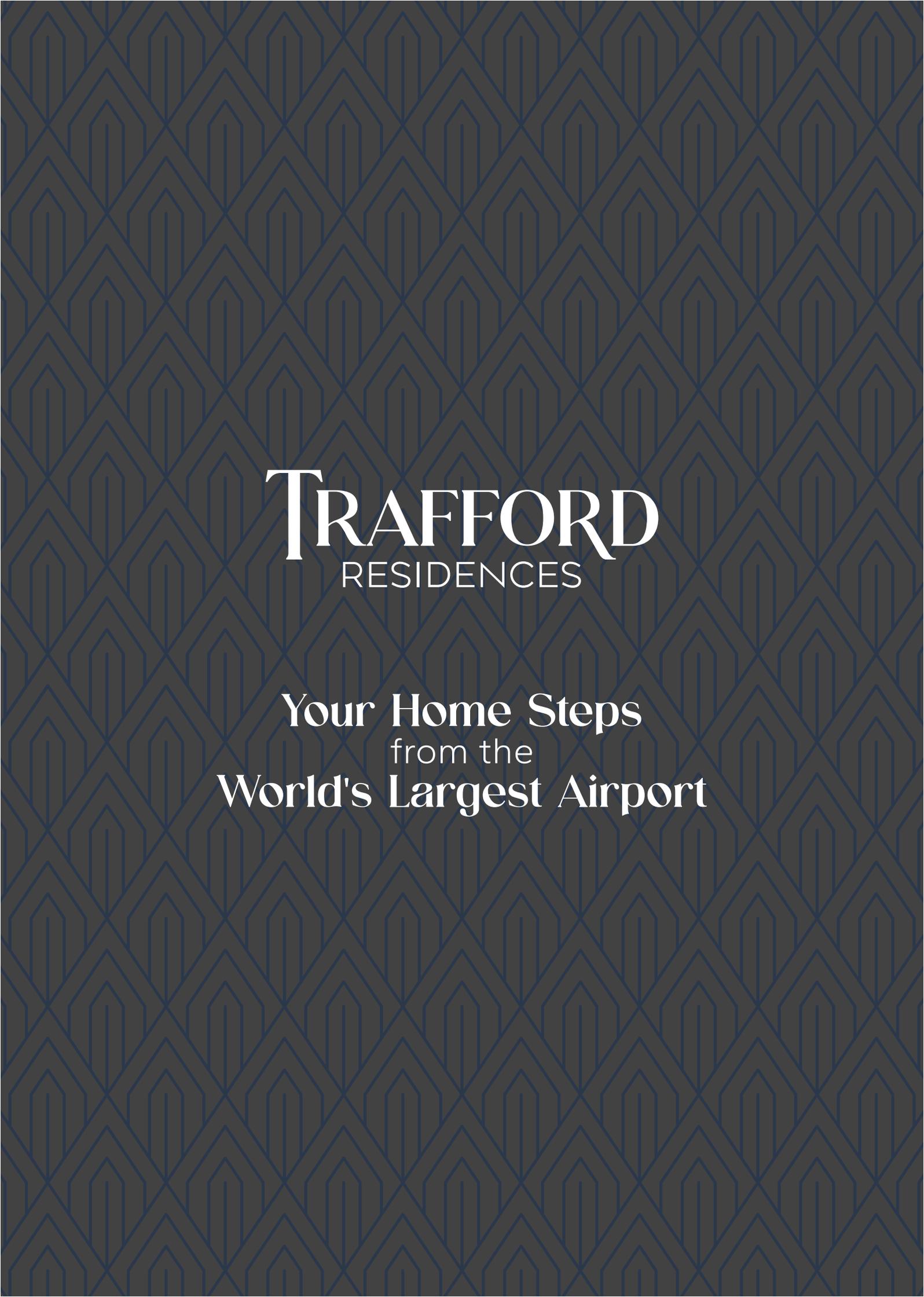




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Exclusive Sales Partner

One Broker Group, the exclusive sales partner for this distinguished development, ensures a seamless buying experience with its deep market insight and unmatched expertise. Rely on their proven track record to guide your purchase of a premium residence with assured confidence.



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Your Home Steps
from the
World's Largest Airport