Zenith
TOWER J1

FURNISHED APARTMENT

DEVELOPED & CONSTRUTED BY ZENITH

ZENITH
Group

Zenith, founded in 2006, is a fully integrated property development company that has delivered over 50 projects in Dubai. Through its 15 In-house companies, Zenith provides comprehensive services including design, construction, development, and post-handover management.

Zenith Property Development

Zenith Smart Contracting

Zenith MEP

Zenith Technical Services

Zenith Innovation

Zenith Art & Craft

Zenith Facility Management

Zenith Procurement

Zenith Furniture

Zenith IT

Zenith Interior

Zenith Technology

Zenith Architecture & Design

Zenith Vacation Home

Zenith Aluminum & Glass

Zenith Hospitality

Zenith Partners

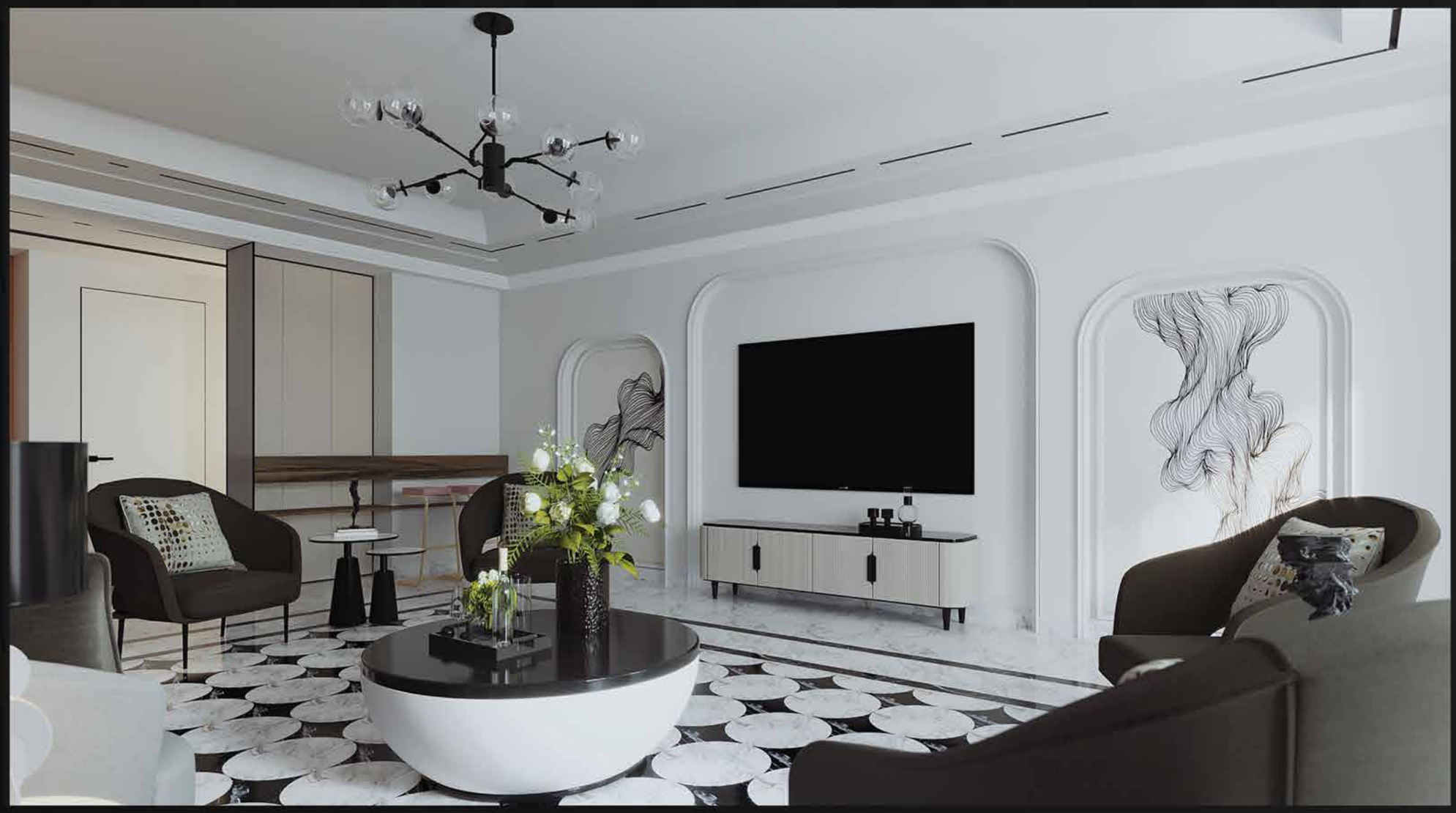
Zenith Digital Media

Zenith Software & Web Development

Zenith Lighting

Zenith Project Management


9 Residentials
2 Commercials
3 Podiums
Ground Floor
ZenithJ1
Zenith J1



OUR IN-HOUSE ACTIVITIES

We take pride in offering a range of services through our own employees, facilities, and equipment, all under Zenith Licenses. These services include:

- **Real estate development of vacation homes**
- **Architecture and interior**
- **Full in-house construction activities**
- **Art, and hand craft design services**
- **Customized Zenith decorative products**
- **Home automation & smart system by Zenith**
- **Property management & shorterm lease vacation home services**

ZENITH J1

Experience the grand opulence at heart of Dubai

- 20 MIN
  Dubai International Airport (DXB)
- 20 MIN
  Jumeirah Beach Residence
- 20 MIN
  Dubai Mall / Burj Khalifa
- 5 MIN
  Sheikh Zayed Road
- 2 MIN
  Al Khail Road
- 20 MIN
  Dubai Marina

LOCATION (JVC)

ZENITH TOWER J1 is an impressive mixed-use community situated in Jumeirah Village Circle a family-friendly neighborhood just off Al Khail Road in Dubai.

The tower offers a convenient location with easy access to Dubai's major transportation hubs and key destinations such as Dubai Marina, Palm Jumeirah, Business Bay, Downtown, and Dubai International Airport.

Exciting update: The upcoming Dubai Metro Line will include a station in Jumeirah Village Circle, further enhancing connectivity and making JVC one of the most accessible and desirable communities in the city.





PROJECT
SPECIFICATIONS

ZENITH TOWER J1 is a mixed-use development with retail, podiums, and commercial floors. It features a multi-level open air deck with a pool and play area, along with versatile commercial spaces.

The residential apartments offer spacious balconies and are strategically located near Al Khail Road, prestigious schools, and a community park.

- 24Hr. Security
- Smart system
- Online service
- Carwash
- Rent car
- Parking
- Shuttle service
- Business hub
- 24Hr. Maintenance
- Easy access to high way

Zenith J1 is a green building that utilizes energy cycling and growth oriented architecture for the purpose of preserving and supporting the environment

Double Glazed Windows

Double Glazed windows provide enhanced insulation by preventing the penetration of cold, heat, and sound which, resulting an improved energy efficiency and a quiter, more comforable living environment.

Gray Water

Gray water is utilized for watering the plants contributing to water conservation and sustainability

Silent Pipes

Using silent or insulated pipes in a tower reduces the noise caused by water flow in the pipes

Roof Garden

Green roofs offer benefits like improved energy efficiency by providing natural insulation and reducing the urban heat island effect while enhancing biodiversity and aesthetics in urban areas.



LED Lighting

Energy-efficient lighting options to reduce electricity consumption

VRF System

The VRF systems prevent energy wastage through precise control over cooling and heating, leading to cost reduction and aiding in carbon emission reduction.

Air To Water Technology

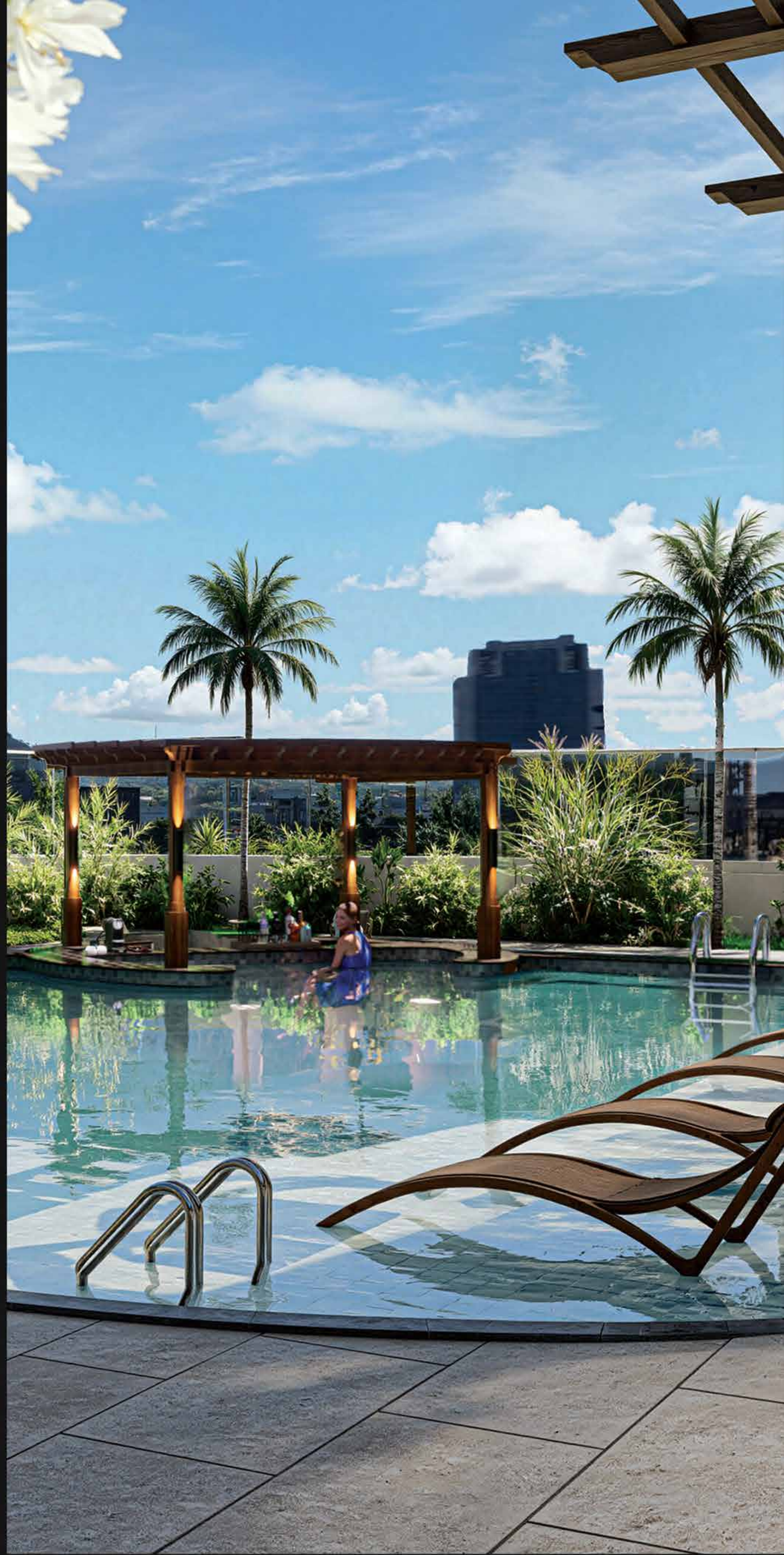
Atmospheric water generation enhances self-reliance, taping into air moisture for water needs. This eco-friendly method bolsters water security and aligns with green construction principles

HOSPITALITY	APPLIANCE WITH AN A+ ENERGY	LIGHTING CONTROL
GARBAGE DISPOSAL	DOOR LOCK	SMART THERMOSTAT
DOUBLE DECKER CAR PARK	BLIND CONTROL	HOME AUTOMATION
WATER PRESSURE REDULATORS	SOUND SYSTEM	SECURITY SERVICES (OPTIONAL)

Amenities

- Coffee Shop
- Gym
- Kids Play Area
- Pet Care
- Swimming Pool
- Laundry
- Kids Swimming Pool
- Green Area
- Sauna
- Tailoring
- Bar
- Hospitality
- Jacuzzi
- House Maid
- Leisure Pool Deck
- Shop

Amenities





Swimming Pool

"A serene and refreshing escape designed for relaxation and recreation. Whether you're swimming laps or lounging by the water, our crystal clear pool offers the perfect blend of comfort and leisure."

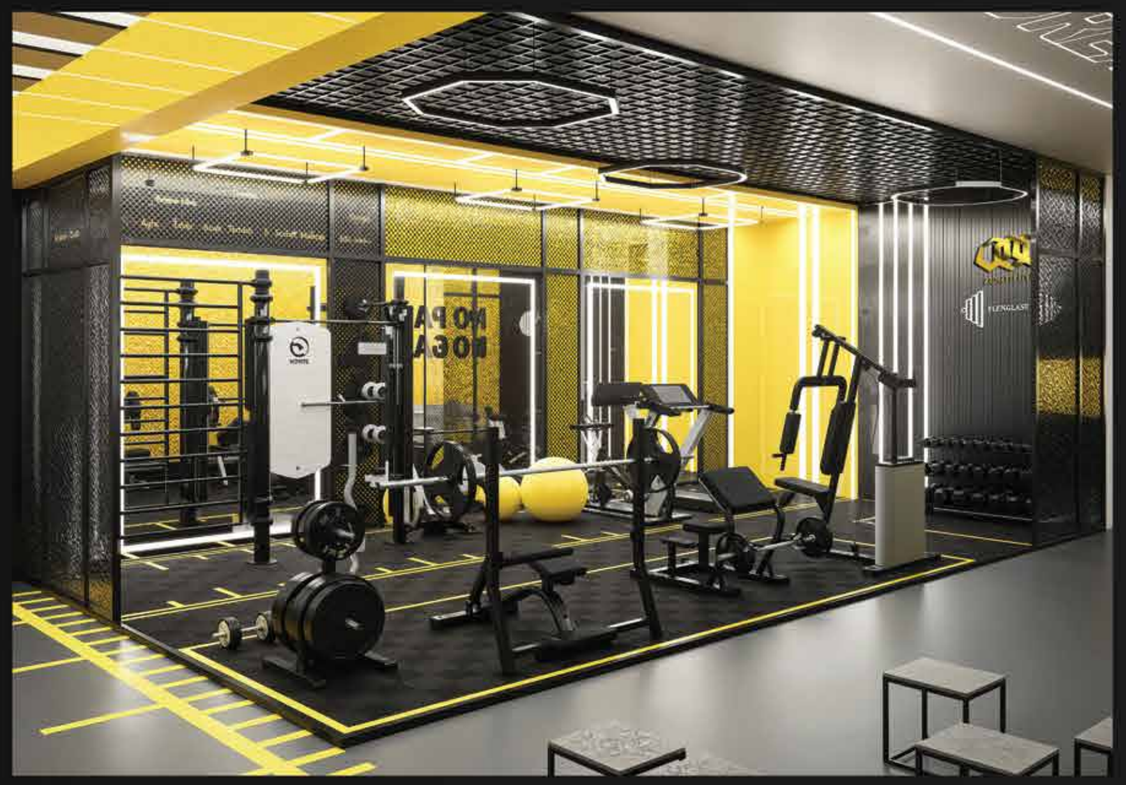
Coffee Shop



"A cozy and inviting space where rich aromas meet warm conversations. Our coffee shop serves freshly brewed coffee, handcrafted beverages, and delicious pastries perfect for a quick break or a relaxing catch-up."

Gym

"A modern fitness space designed to help you achieve your goals. Equipped with state of the art machines, free weights, and expert trainers your journey to strength, endurance, and wellness starts here."





Property Rental Mangement

Our management delivers up to 30% higher returns compared to annual rent. Today, we successfully operate almost 1,000 apartments with an occupancy rate exceeding 93%.

Managing 1000+ properties with the precision and efficiency of hotel apartments.

230+
Zenith A1

160+
Zenith A2

325+
Zenith J2

95+
Zenith C1

190+
Others



www.zenithrent.com

Hospitality

Through Zenith's dedicated hospitality platform, residents of the building can effortlessly access a wide array of services at affordable rates, providing unparalleled convenience



Karate



Fitness



DJ



Guitar/Piano



Swimming



Art & Handcrafts

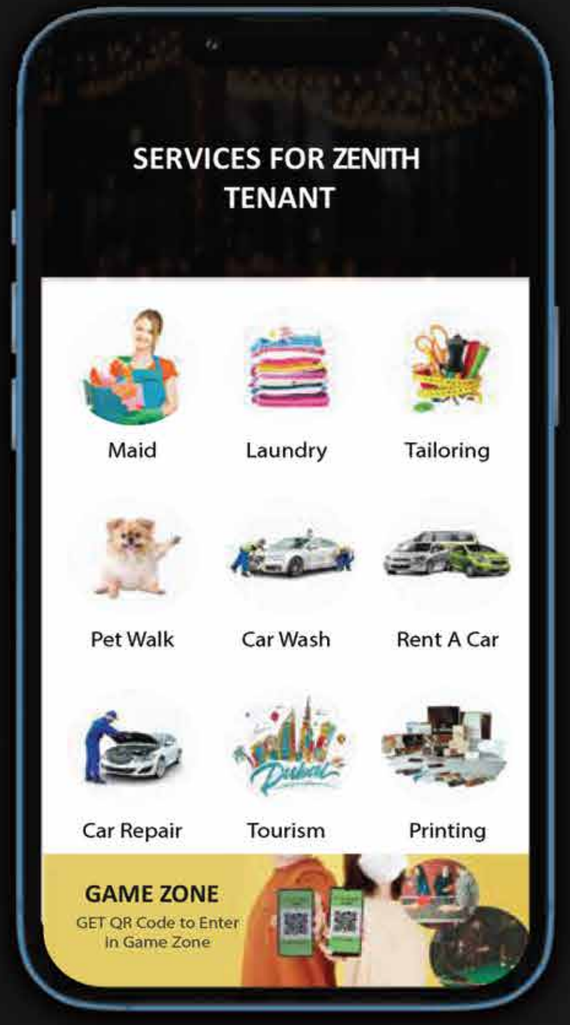


Web/Graphic Design



LinkedIn Training





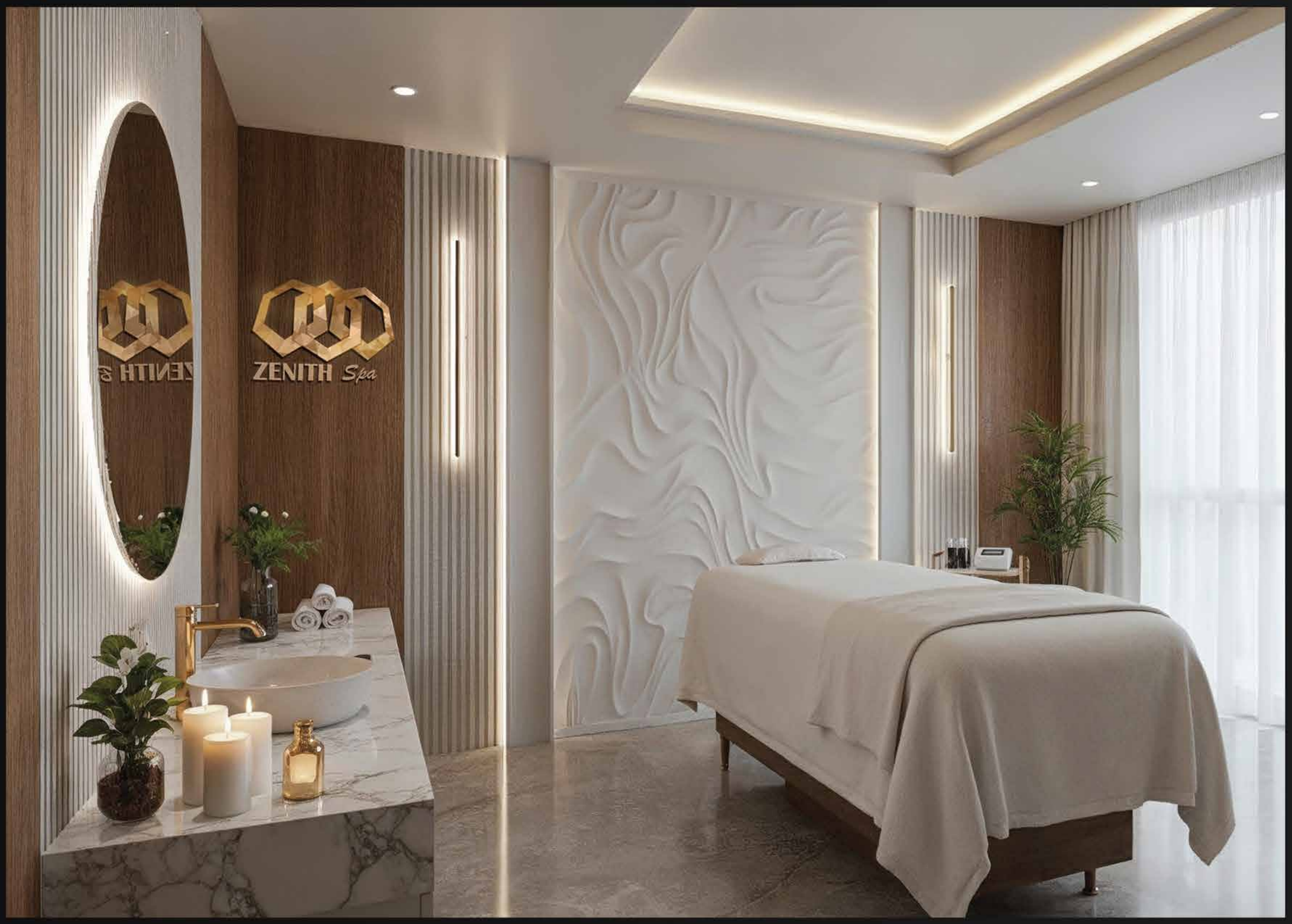
www.zenithsupports.com

Clinic



"A specialized clinic dedicated to healthy, radiant skin. With advanced treatments, expert dermatologists, and personalized care, we help you achieve confidence through glowing, flawless skin."

Spa



"A sanctuary of relaxation and rejuvenation, offering holistic treatments, soothing therapies, and a serene ambiance. Our spa is designed to restore balance to your body, mind, and soul."

Beauty Saloon

"A haven of beauty and care, offering expert treatments, modern styles, and personalized services. Step in to relax, refresh, and reveal your best self."





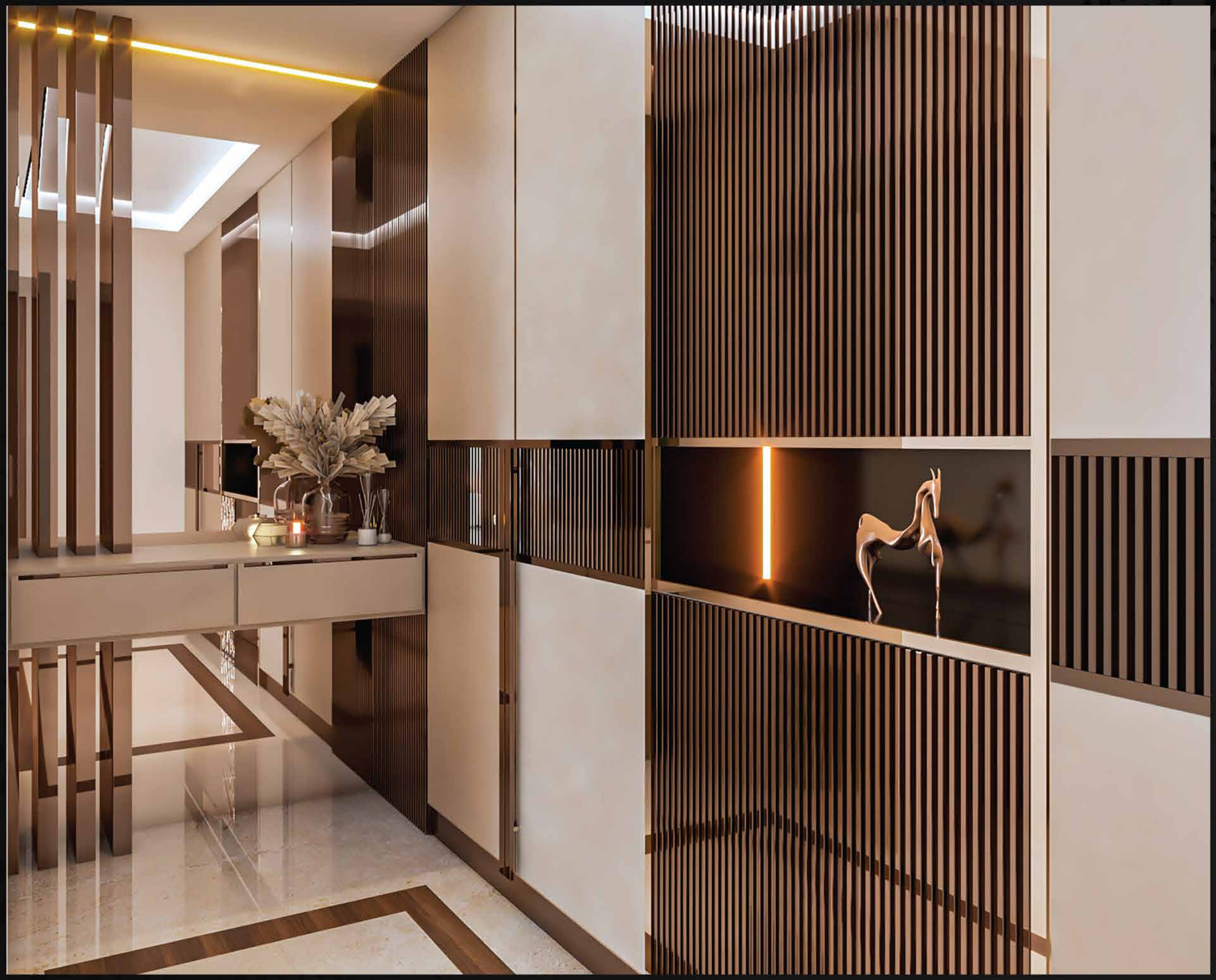


Impressive Lobby

"The lobby is the heart of first impressions a welcoming space that blends comfort, style, and functionality. Designed with elegance and attention to detail, it sets the tone for the entire building experience."



STYLISH
INTERIOR DESIGN



"Transforming spaces into personalized environments that blend style, comfort, and functionality. Our designs reflect your personality while enhancing the beauty and purpose of every room."









"Crafting timeless elegance through bespoke materials, refined details, and exquisite finishes where luxury meets lifestyle in every corner of your space."



"Sleek, functional, and minimalist. Our modern interiors are designed with clean lines, open spaces, and smart solutions for a sophisticated living experience."

Hand Craft

We specialize in a variety of different art and handcraft works. Our qualified artists provide masterpieces of art to enhance the decor as per the client's requirements. Here are some of the art and handicraft projects we have executed.

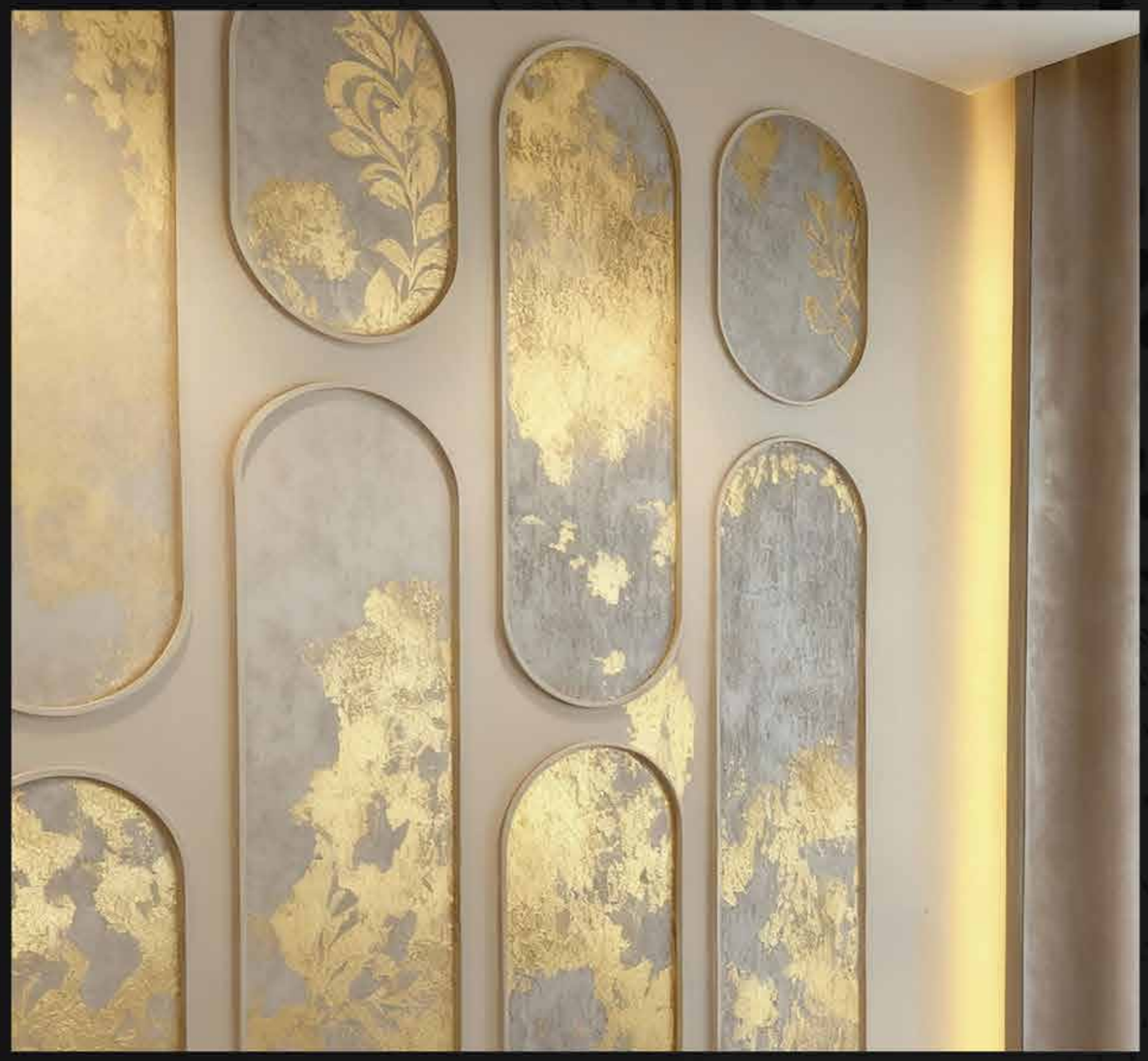
Mural

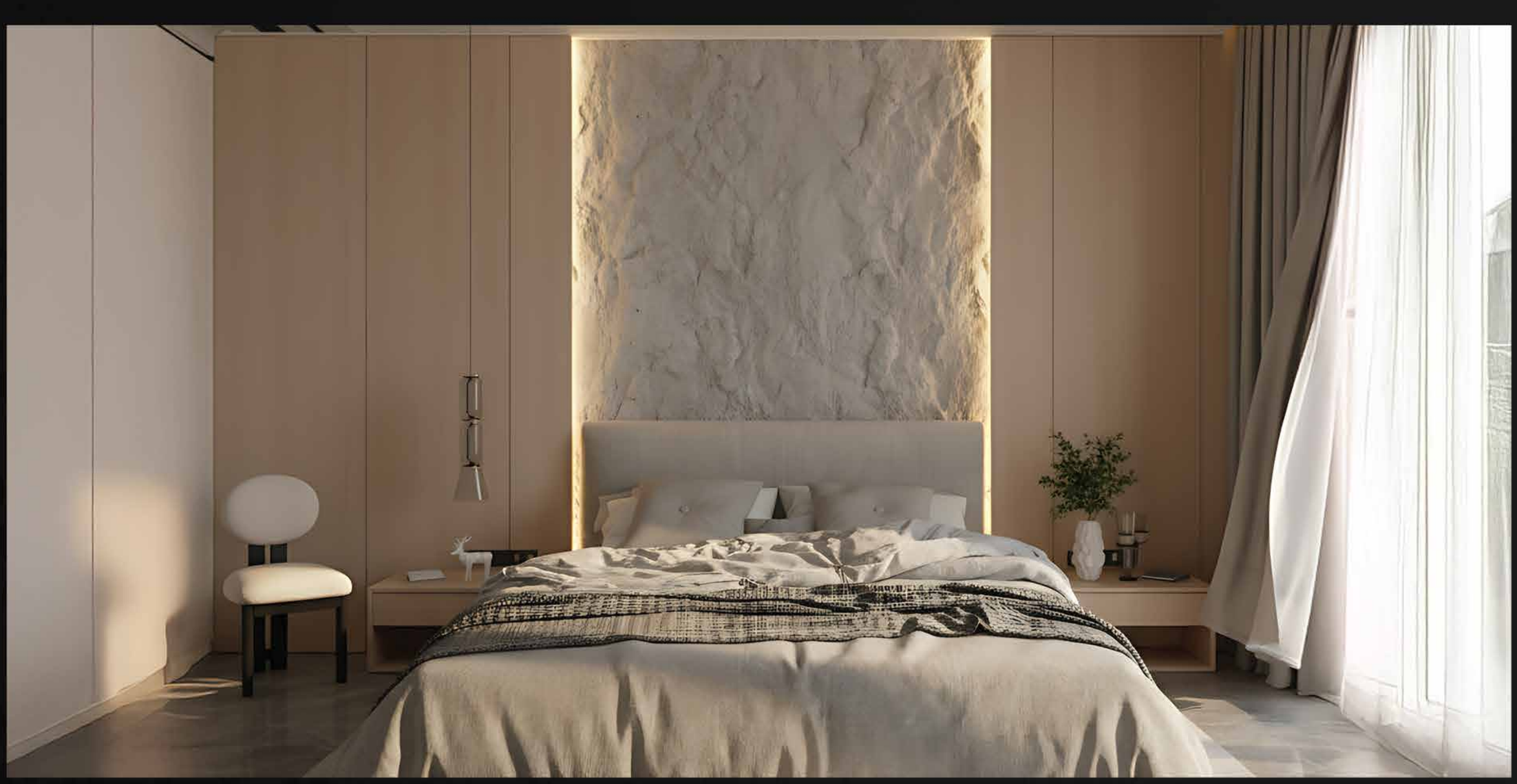
Gold Leaf

Colored Glass

Patina

Motif

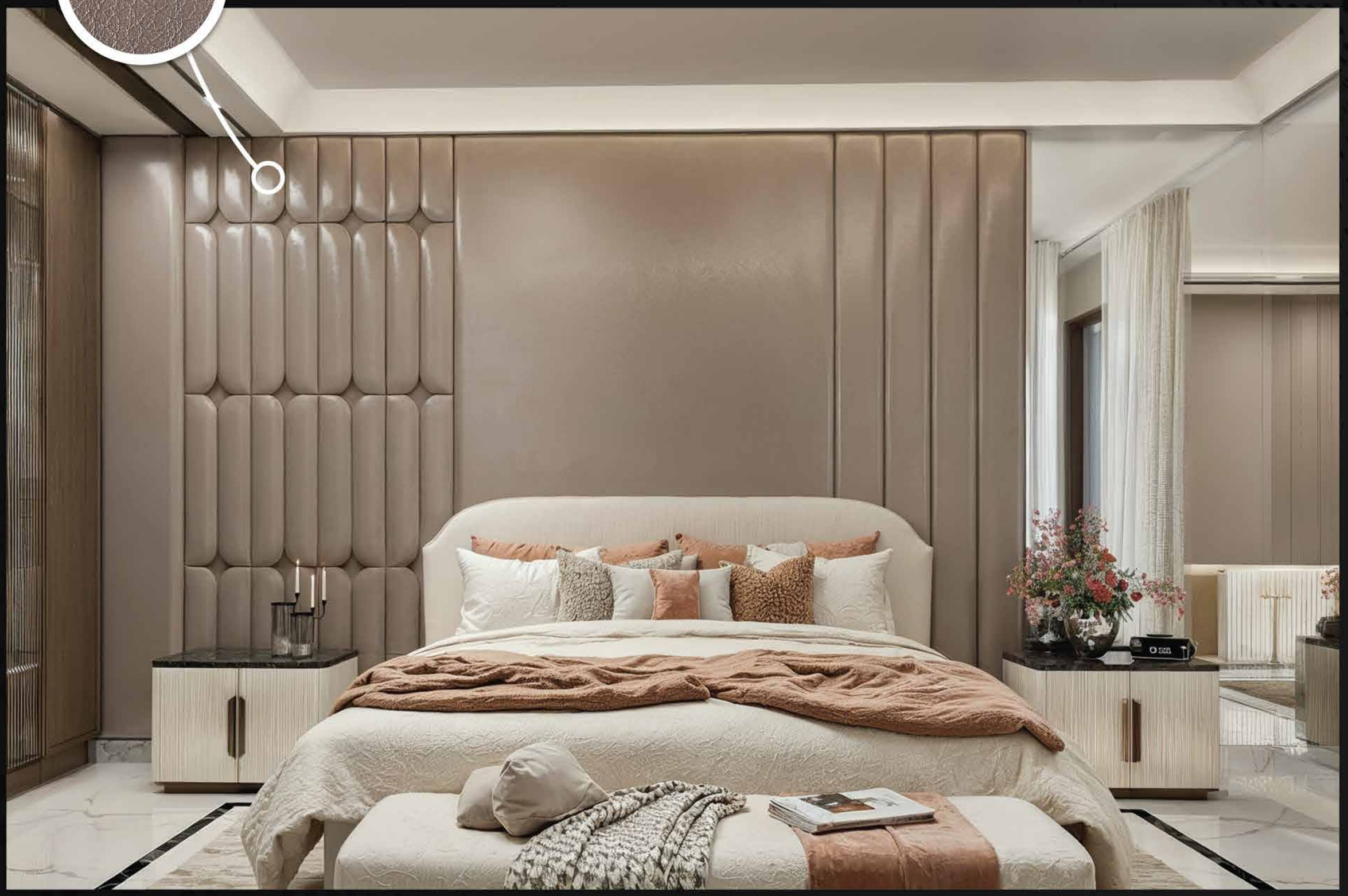




Luxury Design



"Premium leather that adds elegance, durability, and timeless style to apartment interiors."



"A serene retreat designed with elegance and comfort, featuring premium finishes, refined details, and a tranquil ambiance for restful living."



"Luxury design is the art of blending sophistication with comfort, using exquisite materials, bespoke details, and timeless aesthetics to create spaces that inspire and impress."

PAYMENT PLAN
30/70

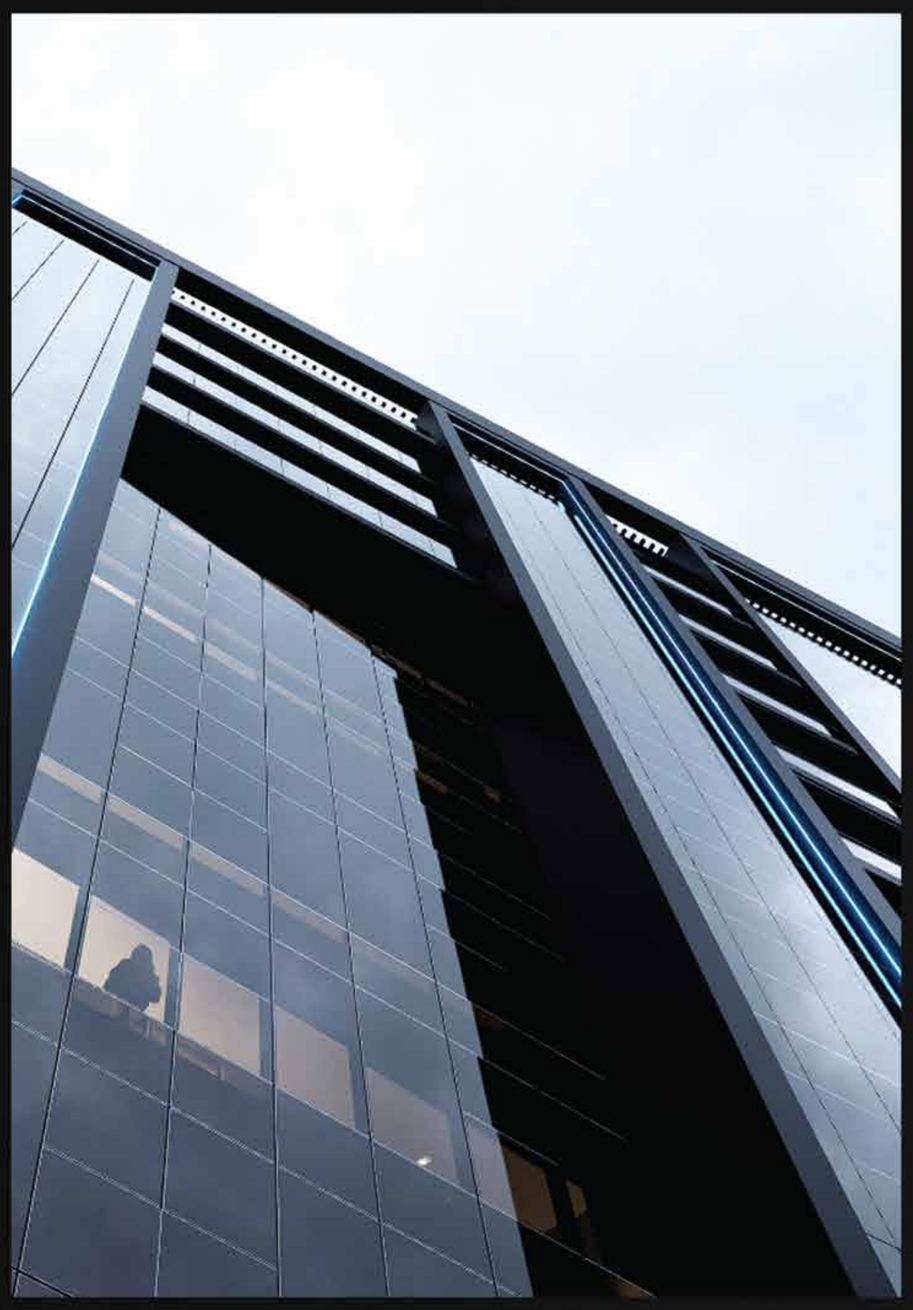
AT THE TIME OF BOOKING	10%
AFTER 2 MONTHS	10%
AFTER 2 MONTHS	10%
3-YEAR POST-HANDOVER PAYMENT PLAN (No Interest)	70%

Guaranteed Quality - Full Money Back if Finishes Are Not as Promised

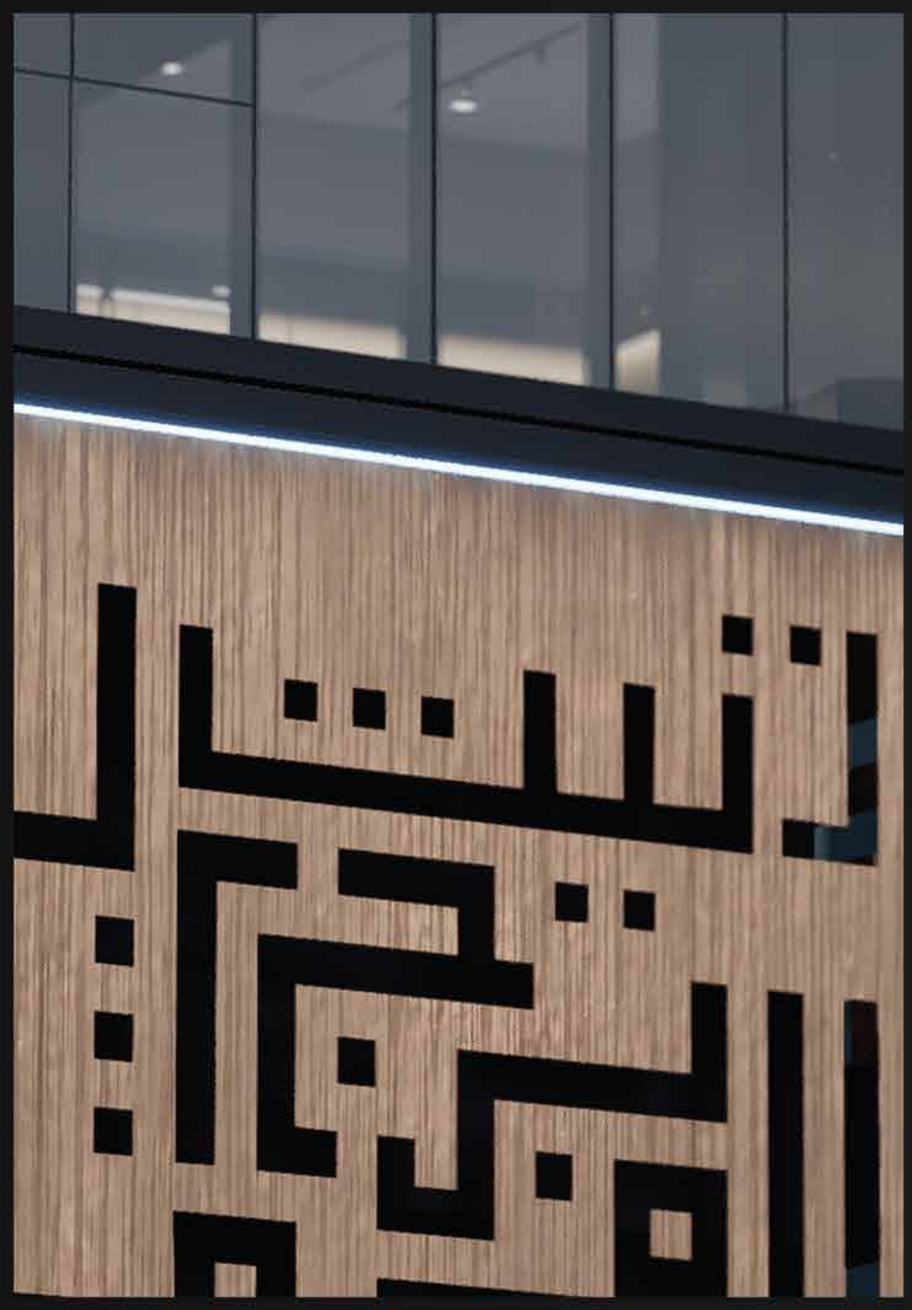
Project Specifications

Façade Details

Material	*Specification*	*Country Of Origin*
1. ACP Cladding	Alubond	USA
2. Curtain wall	28mm Double glazed unit	Belgium
3. Aluminium profiles	Gulf Extrusions LLC	UAE
4. CNC Design	Brushed bronze finish Al. sheets	UAE



Aluminum and glass
Office & Residential Level



CNC Design - Brushed bronze
Podium Level

Water supply & Drainage system	
1. Soundproof drainage system	For minimal drainage noise
2. Multilayer Fiber Pipes	Water supply pipe system





Soundproof Silent pipes Certified low-noise, fire-rated, and built with acoustic-grade materials.

Minimal drainage noise; constructed with acoustic-grade uPVC / PP with robust wall thickness; rubber ring joints and vibration damping supports to reduce structure-borne noise; materials rated DIN 4102 Class B2 for fire safety; and full test reports / certifications (Fraunhofer IBP, SKZ, Bureau Veritas etc.)

QTherm PP-R Fiber Pipes Durable, low-expansion, certified for water, HVAC & industrial use.

PPR PIPES MANUFACTURED IN ACCORDANCE WITH WRAS (WATER REGULATIONS ADVISORY SCHEME), U.K.

NSF 61 & 14 (NATIONAL SANITATION FOUNDATION), U.S.A.
DVGW (GERMAN ASSOCIATION FOR GAS AND WATER) GERMANY
ASTM F 2389
DIN ISO 15874
DIN-8077-8078

Daikin Fan Coil Units (FCUs) – Modern Comfort & Efficiency

Our project features Daikin FCUs, delivering advanced technology, higher energy efficiency, and globally certified quality for a superior indoor environment.

Key Highlights

- ***High Efficiency*** *– DC brushless motors save 30–50% energy vs. traditional AC motors.*
- ***Quiet Comfort*** *– Low-noise fans, insulated casing, and advanced motor control ensure peace indoors.*
- ***Smart Precision*** *– Stepless speed, ±0.5°C accuracy, compatible with modern intelligent controls.*
- ***Durable & Safe*** *– Copper pipes with hydrophilic fins, IP44 motors, optional heaters, filters, and air purification.*
- ***Certified Quality*** *– AHRI & Eurovent certified, ISO-standard manufacturing.*

Pressure Independent Control Valves (PICVs) European Freeze Technology

Integrated PICVs ensure constant flow, precise control, and energy savings. Built with DZR brass & stainless steel, they combine control and balancing functions for stable temperatures, long-term reliability, and top-tier European HVAC standards.





Our building is equipped with the Daikin VRV IV System in key common areas—lobby, corridors, gym, and reception—ensuring:

Consistent Comfort – Optimal temperature year-round

Quiet Operation – Peaceful shared spaces

Energy Efficient – Lower building energy usage

Smart Technology – Modern, centralized climate control

Premium Experience – Enhances lifestyle and property value



Clima Uno Fresh Air Handling Units (FAHUs)

Clima Uno FAHUs deliver 100% treated outdoor air with advanced heat recovery for significant energy savings. Featuring multi-stage filtration (up to Class F7), they ensure high indoor air quality while meeting global hygiene and comfort standards. Their double-skin insulated design provides durability and low noise, with BMS compatibility for smart control. Compact, efficient,

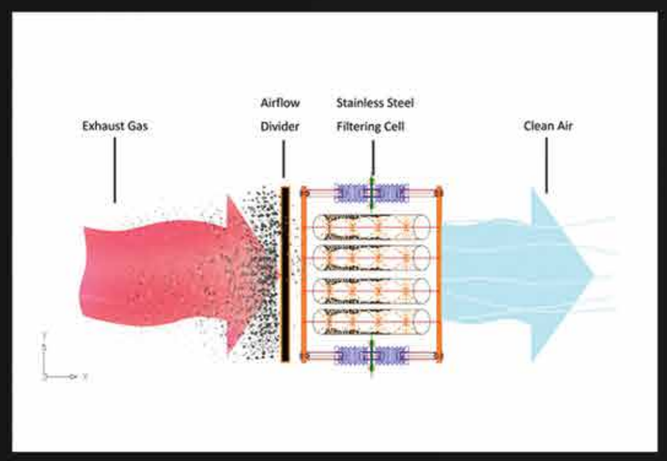


Electrostatic Filtration in FAHU

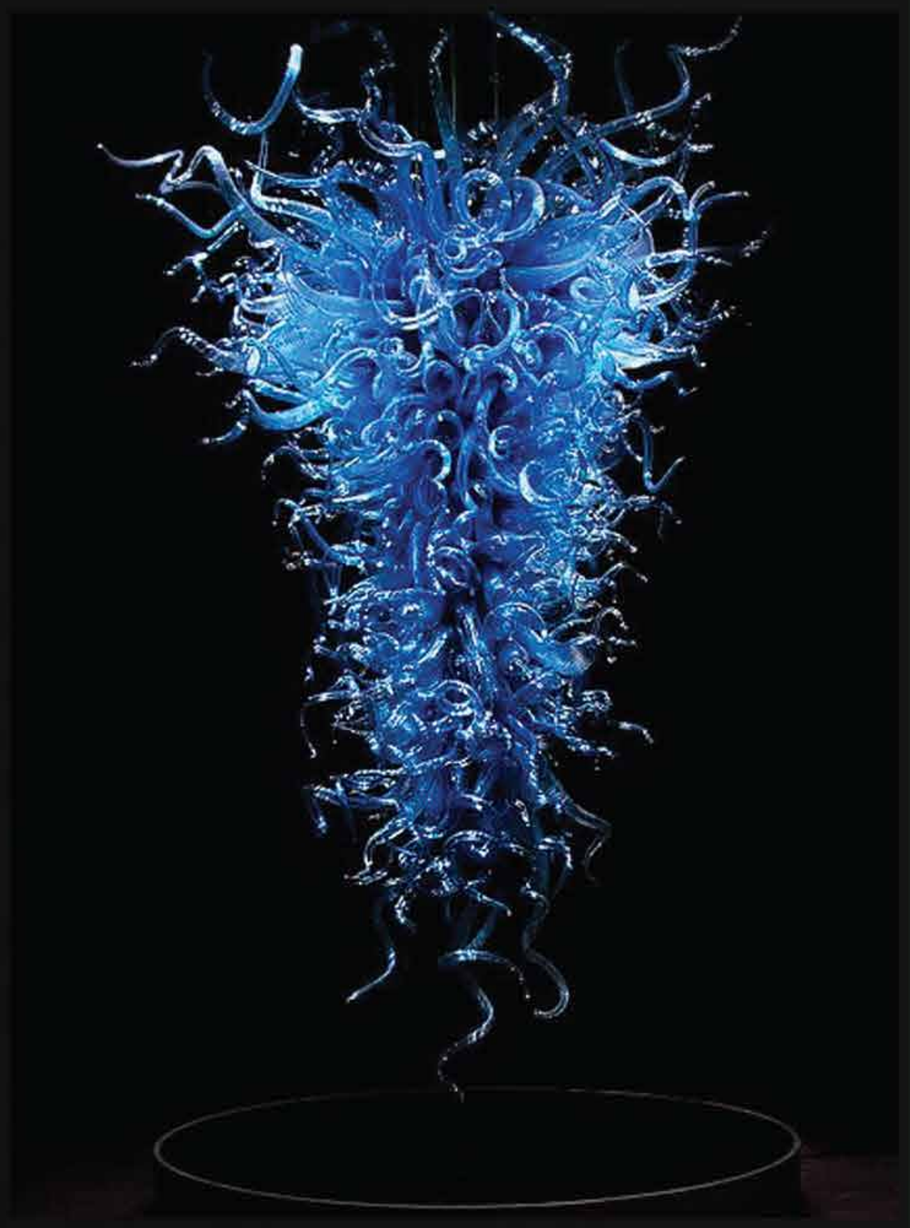
Our building's Fresh Air Handling Units (FAHU) are equipped with an electrostatic filtration system in the return air from kitchen and other exhausts. Using advanced electrostatic precipitators (ESP), the system efficiently removes grease, smoke, and oil particles by charging and collecting them on plates, preventing contaminants from entering the FAHU.

Key Highlights

- **Improved Indoor Air Quality:** Eliminates fine particulates before recirculation for a healthier environment.
- **Enhanced System Efficiency:** Reduces deposits inside FAHU, lowering maintenance and energy use.
- **Health & Comfort:** Creates a cleaner, safer living and working environment.
- **Sustainable Operation:** Minimizes airborne pollutants, supporting eco-friendly building practices.



Electrical System & Mechanical		
Items	***Description***	***Country of Supply***
1. LED Lighting	Anti-flick, reduced electricity consumption	UAE
2. Track lights	Ceiling recessed magnetic track lights	UAE
3. Home Automation system	Al Futtaim Electronics	UAE
4. Chandelier *(Lobby)*	Blown glass	China
5. Electrical Switch & sockets	On Island Kitchen	TBA
6. Switchgear System	Dorman Smith Switchgear	UK
7. Lift	Schindler	Swizerland
8. Bus bar System Trunking	reliable, flexible, and scalable power distribution	Turkey



Chandelier



Ceiling Rescessed magnetic Track Light

Flooring material Specification

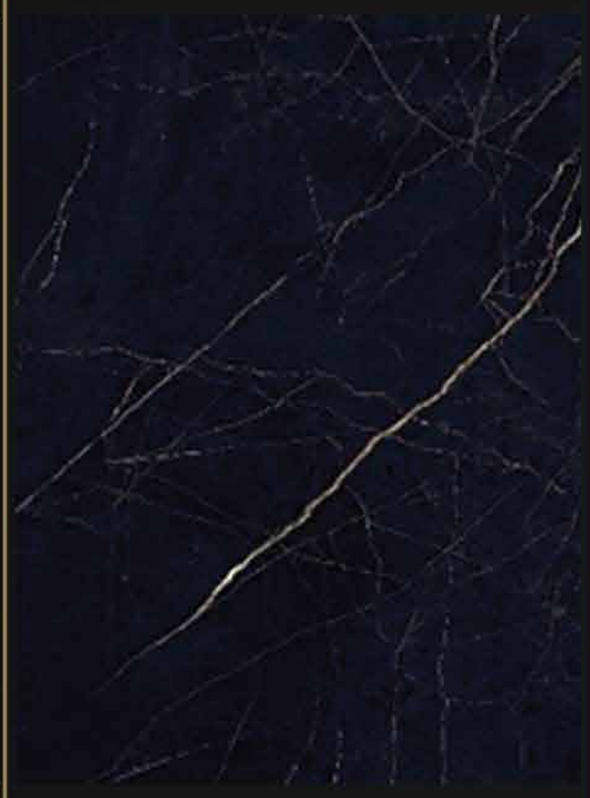
		Area	Specification	Brand	Licensed From
1.	Flooring *(Residential Apartment)*	Living Room	Porcelain (60 x120 CM)	Roka	Spain
		Bed Room	Porcelain (60 x120 CM)	Roka	Spain
		Kitchen	Porcelain (60 x120 CM)	Roka	Spain
		Washroom	Porcelain (60 x60 CM)	Roka	Spain
2.	Flooring *(Common Area)*	Lobby	Onyx stone and Natural stone		
		Corridor Opp Lifts	Carpet		
		Corridors Opp apartment	Natural Stone		
		GYM	Micro cement		
		Pool Deck	Exterior tiles		
		Play Area	lawn		



Living & Bedroom



Living & Bedroom



Kitchen & Corridor (*Residenitial*)



Washroom Floor

Ceiling Specification

Area	Specification	Brand	Country of Origin
1. **False ceiling** *(Living & Bedroom)*	Gypsum false ceiling with design	Knauf	Germany
2. **False ceiling** *(Common Area)*	Gypsum false ceiling with design	Knauf	Germany







Wall Specification

Area	Specification	Brand	Country of Origin
1. **Wall Finish** *(Residential Apartment)*	Paint finish	Jotun / Ritver	Norway / Italy
2. **Wall Finish** *(Common Area)*	Micro cement	Dusk and Dune's luxury finishes	Europe



Micro Cement



Paint Finish



Paint Finish

Washroom Materials Specifications

Materials	Specification	Brand	Licensed From
1. **Sanitary ware** *(Residential Apartment)*	Brushed gold finish	Kludi	Germany
	Black matt finish	Kludi	
2. **Tile**	Glossy finish	Roka	Spain
3. **Solid counter top**	Corian counter top	Corian	USA



Push Plate



Over head Shower



Wall Mount WC

Furniture Interior Specification

Area	Description	Brand	Country of Origin
1. **Dining table set**	Engineered wood with lacquer finish	Zenith Interior	Zenith Workshop UAE
2. **Living room furniture**	Leather upholstered furniture	Well-known Brands	TBA
3. **Kitchen cabinet set**	MDF MR Carcass with laminate and paint finish	Zenith Interior	Zenith Workshop UAE
4. **Hardware**	Hinges and other accessories	Hafele / Samet	Germany / Turkey
5. **Walk in wardrobe**	MDF MR Carcass with laminate and paint finish with fluted glass sliding doors	Zenith Interior	Zenith Workshop UAE

6. **Study / working table**	MDF MR Carcass with laminate and paint finish	Zenith Interior	Zenith Workshop UAE
7. **Bar counter**	MDF MR Carcass with laminate, designed glass and paint finish	Zenith Interior	Zenith Workshop UAE
8. **Island kitchen**	MDF MR Carcass with laminate, paint finish with pop up sockets and natural stone counter top.	Zenith Interior	Zenith Workshop UAE
9. **Tv cabinet**	MDF MR Carcass with laminate and paint finish	Zenith Interior	Zenith Workshop UAE
10. **Wall Paneling**	Wooden Louvers	Zenith Interior	Zenith Workshop UAE



Living Room Furniture



Wall Paneling



Dinning Table

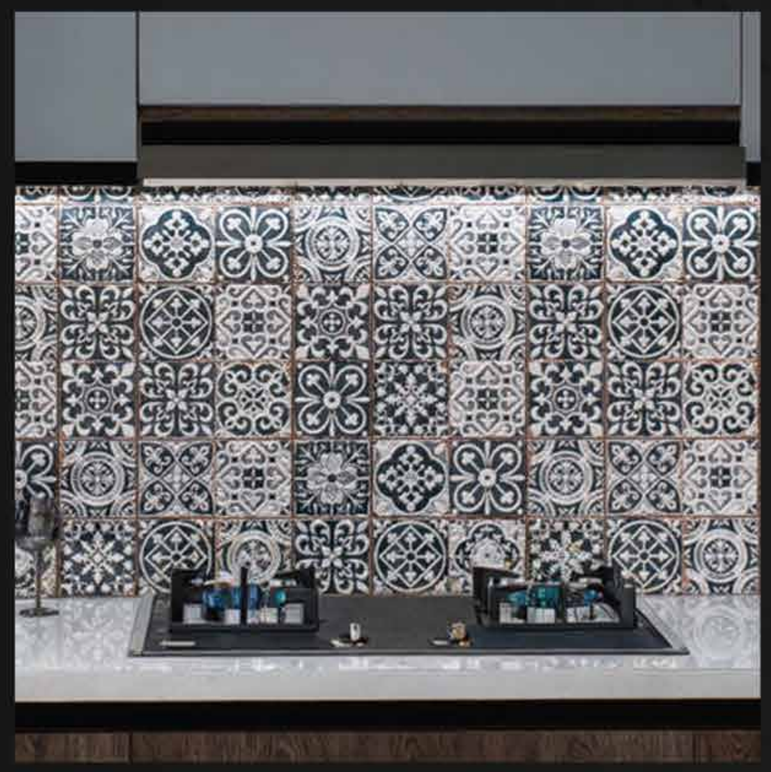


Kitchen Cabinet Set

Building Equipment technical Report	
Equipment	*Brand*
1. **Refrigerators**	BEKO
2. **Kitchen Hood**	BEKO
3. **Dish washer**	BEKO
4. **Microwave Oven**	BEKO
5. **Kitchen Hobs**	BEKO
6. **Washing machine**	BEKO
7. **TV**	SAMSUNG







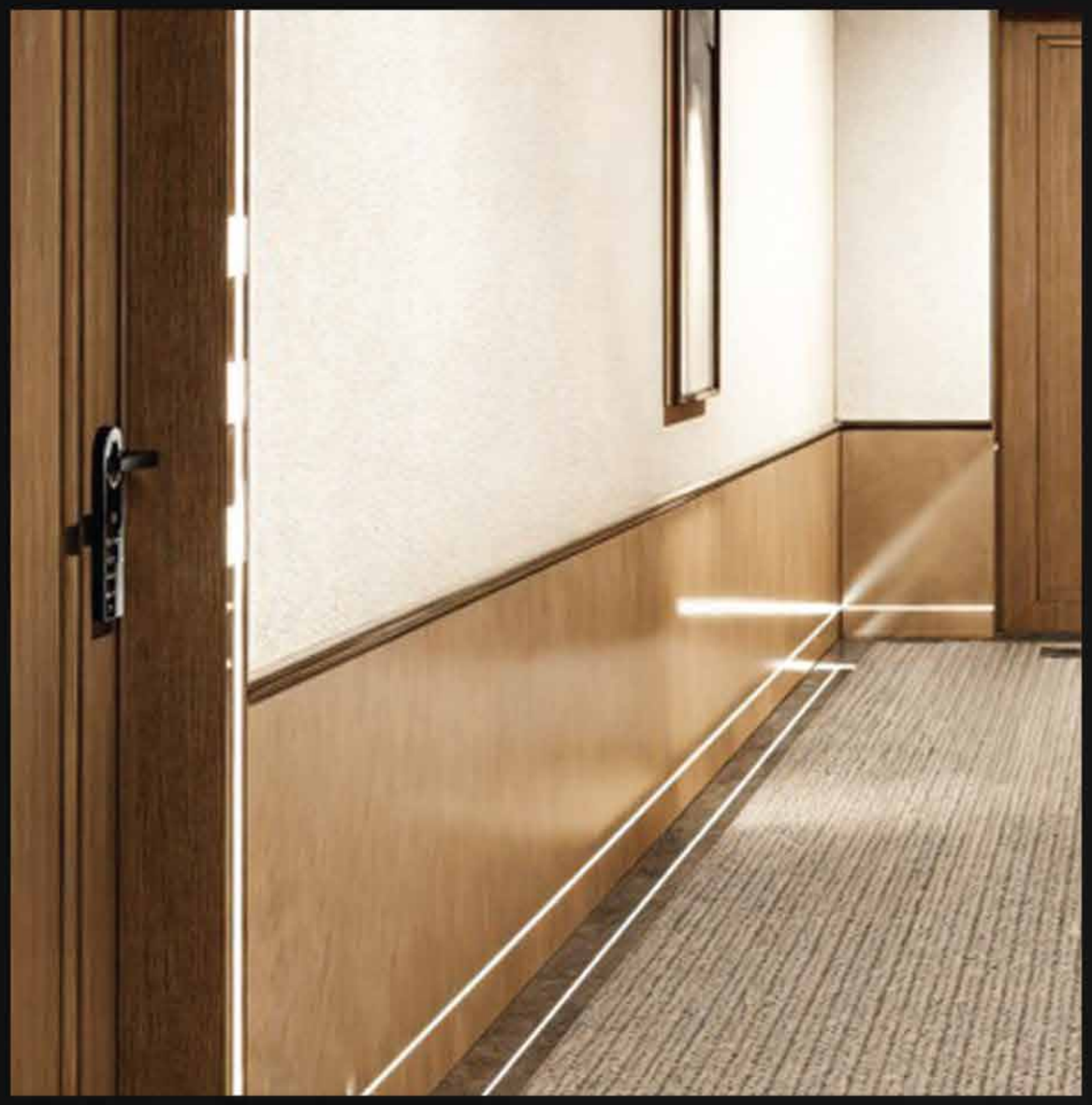






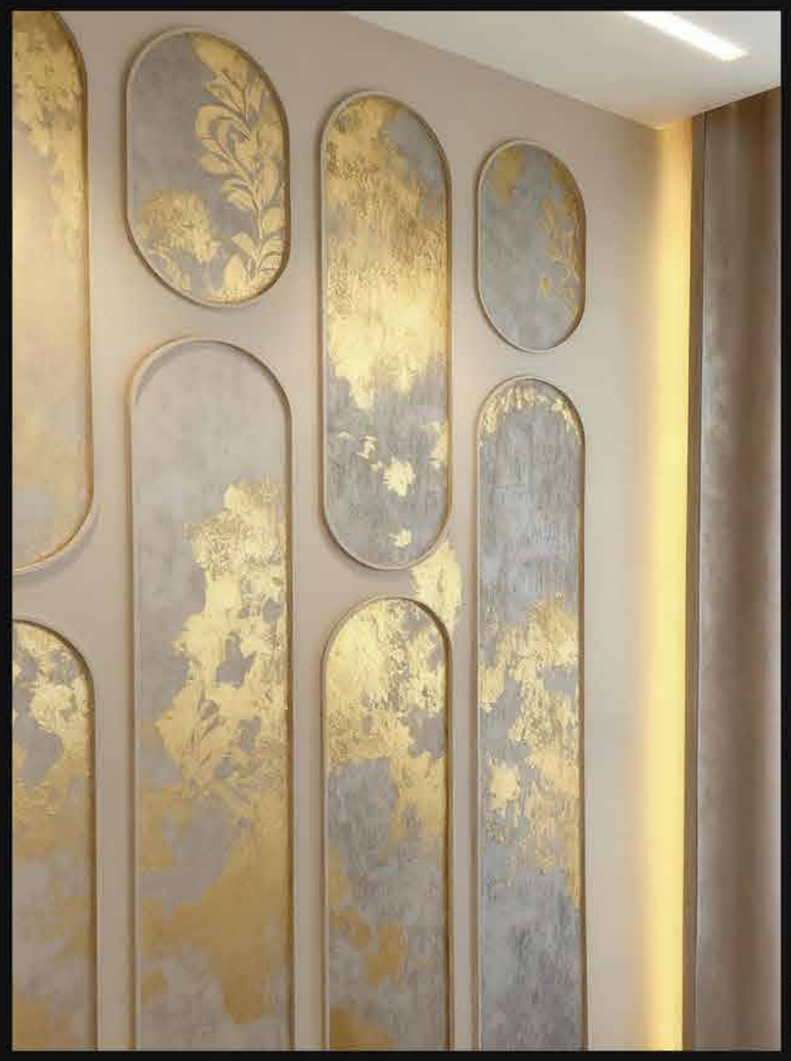
Corridor Interior Specification

	Area	*Description*	*Brand*	*Country of Origin*
1.	**Carpet flooring** *(In front of the apartments)*	Hand tufted customised woollen carpets	Jaipur rugs	India
2.	**Wall Finish** *(Common Area)*	Micro cement	Dusk and Dune's luxury finishes	Europe
3.	**Flooring** *(In front of the lift)*	Natural stone	Ocean stones	UAE
4.	**Locking system** *(Door Handles)*	Smart lock system	Casa Milano	Italy
5.	**Skirting**	COB Linear hidden skirting lights	Comlucia Illuminacion	China
6.	**Wall decor**	Art work	By Artist	





Art and craft Interior Specification		
1. **Motifs and Patina** *(Residential Apartment)*	Hand made	By Artist
2. **Golden sheet** *(Residential Apartment)*	Hand made	By Artist
3. **Mirror** *(Residential Apartment)*	Customized mirrors	By Artist
4. **3D textured wall cladding**	Hand made	By Artist



Golden Sheet & Patina



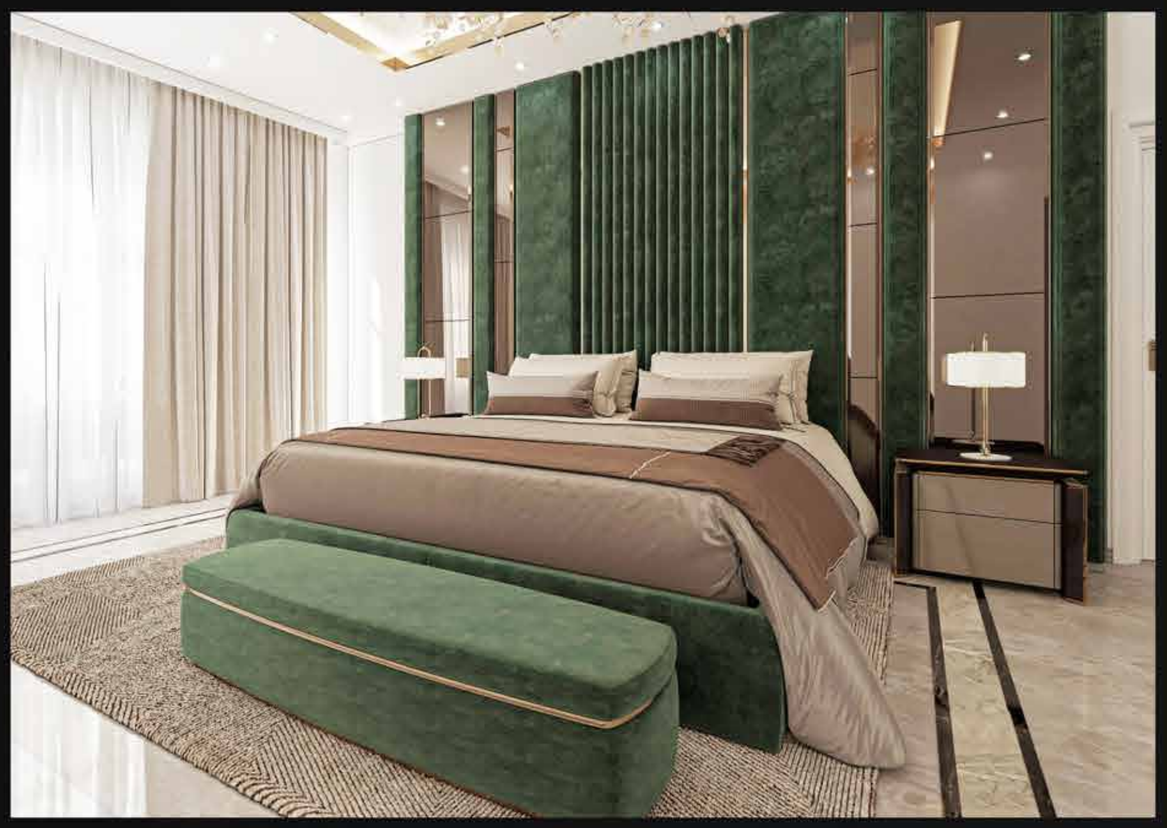
3D Textured Wall Cladding



Mirror

High-End Interior Finishes Specification

Material	*Description*	*Brand*	*Country of Origin*
1. **Leather** *(Residential Apartment)*	Flame resistant and sustainable leathers	York	Turkey
2. **Fabric** *(Residential Apartment)*	Stain resistant eco-friendly fabric materials	York	Turkey



Fabric



Leather