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OFF PLAN

Sonate Residences

Location: Jumeirah Village Triangle (JVT), Dubai

Starting From: AED 710,000

Permit No: 2

Sonate Residences

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Condor Developers	**Apartments**	**Q2 2027**	**60/10**	**Off Plan**

ABOUT THE PROJECT

Sonate Residences by Condor Developers is a wellness-focused residential development in **Jumeirah Village Triangle (JVT), Dubai**, created around the concept of balanced living. Combining contemporary architecture, sophisticated interiors and an extensive collection of wellness and leisure facilities, the development offers residents a lifestyle where relaxation, fitness and everyday comfort are integrated into the design of the building.

Rising through a basement, ground level, four podium levels, 27 upper floors and a roof, Sonate Residences creates a distinctive high-rise presence within JVT. Its contemporary façade incorporates extensive glazing and private balconies, while landscaped amenity areas soften the architecture and create spaces dedicated to relaxation and recreation.

The residential collection includes **studios and 1, 2 and 3-bedroom apartments**, providing options for individual buyers, professionals, couples and families. Residences range from approximately **434 sq. ft. to 2,307 sq. ft.**, allowing buyers to choose between efficient studios and substantially larger family-oriented layouts.

Studios range from approximately **434 to 562 sq. ft.**, while 1-bedroom apartments extend from approximately **806 to 1,024 sq. ft.** The 2-bedroom residences offer approximately **1,306 to 1,397 sq. ft.** , while the largest 3-bedroom homes range from approximately **1,879 to 2,307 sq. ft.**

The interiors have been designed around natural light, calm materials and comfortable living environments. Large windows illuminate the residences throughout the day, while contemporary finishes and thoughtfully planned layouts support the project's wider emphasis on wellness and mindful living. Kitchens are fully equipped, adding convenience for both owner-occupiers and tenants.

Wellness is central to the identity of Sonate Residences. Rather than treating amenities as secondary additions, the development integrates facilities for physical activity, relaxation and social interaction throughout its dedicated amenity environments.

Residents can enjoy an **infinity swimming pool, community lap pool, state-of-the-art gym, yoga and meditation areas, sauna and steam rooms, running facilities, padel tennis, landscaped gardens and dedicated wellness spaces**. These facilities create multiple opportunities for residents to incorporate exercise and relaxation into their everyday routines.

The development also includes an **outdoor cinema, children's swimming pool and play areas, barbecue and social spaces, landscaped gardens and relaxation zones**, creating a broader lifestyle offering for families and residents who enjoy entertaining and spending time outdoors.

Sonate Residences is also designed as a **pet-friendly development**, adding to its appeal among residents looking for a long-term home rather than simply an investment apartment. Retail spaces incorporated into the building further contribute to everyday convenience.

Its location within **Jumeirah Village Triangle** provides residents with access to an established residential community characterised by villas, townhouses, apartment developments, parks, schools and everyday services. The neighbourhood's relatively central position also gives residents convenient access to several of Dubai's major residential and employment districts.

Sunmarke School and Arcadia School are approximately two minutes away, while City Centre Me'aisem is around 10 minutes from the development. Dubai Hills Mall is approximately 15 minutes away, with Dubai Marina and Mall of the Emirates reachable in around 20 minutes under normal driving conditions.

JVT also benefits from access to **Al Khail Road and Sheikh Mohammed Bin Zayed Road**, supporting connectivity towards Dubai Marina, Jumeirah, Dubai Hills Estate, Business Bay and Downtown Dubai.

From an investment perspective, Sonate Residences combines a relatively accessible entry point with larger-than-average layouts in several apartment categories and a substantial wellness-oriented amenity package. Its location in JVT also places it within an established residential catchment with access to schools, commercial facilities and major employment districts.

The diversity of apartment configurations provides different investment strategies. Studios and 1-bedroom apartments may appeal to buyers prioritising rental liquidity and lower acquisition costs, while the comparatively limited number of larger 2 and 3-bedroom residences may appeal to families and tenants requiring additional living space.

For end-users, the combination of contemporary interiors, generous square footage, wellness facilities and an established JVT location creates an attractive alternative to higher-density residential districts while

maintaining convenient access to Dubai's principal lifestyle and commercial destinations.

Why Buy Sonate Residences Through A1 Properties?
Buying a residence at **Sonate Residences through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, floor, orientation, layout, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan market, helping buyers evaluate Sonate Residences against other opportunities within Jumeirah Village Triangle and surrounding communities.

For investors, our advisors can assess entry pricing, current construction progress, rental demand, unit scarcity and potential resale positioning. End-users can receive tailored guidance according to apartment size, floor plan, views, amenities and lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	**40%**	**10%**	**30%**
Down Payment	During Construction	On Handover	Post Handover

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