

# W1NNNER

## TOWER

Object 1

# Location

## ATTRACTIONS

Dubai Miracle Garden – **9 min**  
Motiongate Theme Park – **28 min**  
Legoland Dubai – **28 min**  
The Walk JBR - **21 min**  
Palm Jumeirah – **22 min**

## GOLF CLUBS

Montgomerie Golf Course – **19 min**  
Jumeirah Golf Estates Golf Course – **15 min**

## KIDS

JSS International School – **4 min**  
Sunmarke School – **12 min**  
GEMS Founders School – **10 min**

## MALLS

Mall of the Emirates – **15 min**  
Dubai Mall – **20 min**  
Circle Mall – **4 min**

## HOTELS

The First Collection at  
Jumeirah Village Circle – **7 min**  
FIVE Jumeirah Village Hotel – **6 min**  
HE Hotels – **4 min**



# W1NNER TOWER

District 04, Jumeirah Village Triangle

## **Building configuration:**

B+G+5P+20+R

RETAIL 1, 2

**Anticipated Handover:** March 2026

**Anticipated Service Charge:** AED 15/Sq.Ft.

W1NNER Tower is a 26-story project where aesthetics and design meet an active and healthy lifestyle! Every inch of the house is thoughtfully crafted for sports and entertainment, offering everything from a traditional outdoor gym to sports simulators on gaming consoles.



# W1NNER TOWER







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# Amenities

## OUTDOOR

Adult Swimming Pool w/Aqua Fitness Equipment  
Kids Pool  
Table Tennis  
Sitting Area  
Kids Playground  
Gym & Yoga  
BBQ area  
Lush Green Landscaped Gardens

## INDOOR

Lounge Lobby  
Gym & Pilates  
Cinema & Game room  
Clubhouse  
Kids Room  
5-story parking

# Amenities / OUTDOOR



## Adult Swimming Pool w/Aqua Fitness Equipment

Enjoy your day at our outdoor swimming pool, complete with showers, poolside sun loungers, and cabanas. Immerse yourself in the refreshing world of aqua fitness with our state-of-the-art equipment, offering you a revitalizing workout experience.



## BBQ Area

Experience all the benefits of outdoor living without actually leaving the building. Relax with family or friends while preparing your favorite meals in a perfectly landscaped location.



## Gym & Yoga

Experience an invigorating outdoor workout in a tastefully landscaped area, where state-of-the-art equipment awaits to elevate your fitness routine. Restore your inner peace and calm as you engage in yoga amidst the serene greenery.



## Lush Green Landscaped Gardens

W1NNER Tower boasts lush green landscaped gardens, creating a serene and vibrant oasis within its confines.



## Table Tennis

Would you like an energizing game of table tennis to build some heat and score points? Whether you win a single game or an entire championship, it's a great way to stay active and healthy.



## Kids Pool

A safe, shallow pool for your little ones to have fun and enjoy the outdoors.



## Kids Playground

A spacious area with built-in trampolines will engage your little ones into a creative play and active lifestyle.



## Sitting Area

A cozy and sitting area providing the perfect space to relax, chat, or work in an inspiring natural setting.

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# Amenities / INDOOR

## Lounge Lobby

The spacious bright lobby with a cozy soft lounge area and 24/7 concierge service welcomes residents and their guests, offering a sense of comfort and serenity.

## Gym & Pilates

State-of-the-art sports equipment, paired with a nice view, energizes residents for another productive day in the city. Whether competing with cycling friends on interactive TV screens or enjoying a rejuvenating stretch in the Pilates zone, our facilities cater to diverse fitness preferences.

## Cinema & Game Room

A cozy space for family movie nights or watching sports with friends seamlessly transforms into a gaming console room, offering more options for fun and play.

## Kids Room

A colorful space designed for kids' socializing and early development. All is safe and natural. With a twist of mischief.

## 5-story parking

The secure and convenient direct access from the 5-story parking garage to the building ensures hassle-free and quick entry for all residents.

## Clubhouse

A great place for socializing, playing games, and relishing the vibrant community of W1NNER Tower.

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# Smart Home System

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With the growth of digital technology, our daily lives are constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

## Smart Lock

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.



## Home Automation controls

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.



**MyHOME+**  
becomes even smarter

## Perfecting the Air with Daikin

Daikin is a world-leading air conditioning manufacturer with a noble mission: Perfecting the Air.

Daikin air conditioning systems offer superior performance, energy-efficiency, and comfort in stylish solutions conforming to all interior spaces and lifestyles. It utilizes Daikin technology for lower costs and environmental impact.

Daikin ventilation systems are designed to maintain indoor air quality by providing sufficient levels of fresh outdoor air and humidity control.

### HEAT PUMP

Absorbing and moving heat from the air

1

### INVERTER

Contributes to greater energy savings and comfort

2

### REFRIGERANT CONTROL

Efficient heat transport

3





# Furnishing

## BEDROOM

- Wardrobe systems by the European manufacturers

## KITCHEN

- Kitchen cabinets
- Household appliances
  - Refrigerator
  - Microwave oven
  - Oven
  - Gas hob
  - Dishwasher
  - Built-In Hood

## BATHROOM

- Sanitary ware by Gala (Spain)
- Taps by leading brand Ramon Soler (Spain)
- Tiles (Türkiye)

# WINNER TOWER

## Types of Apartments

1 BEDROOM	1.5 BEDROOM	2 BEDROOM
97	19	20
TOTAL		136

## Pricing

TYPE	SIZE (SQ.FT.)	STARTING PRICE (AED)	STARTING PRICE (USD)
1 bedroom	733,88	1,018M	279K
1.5 bedroom	1 010,51	1,432M	392K
2 bedroom	1 252,81	1,638M	448K



# Payment Plan

<b>Booking Deposit</b>	<b>at the time of the Reservation date.</b>	<b>10%</b>
DLD		4%
Registration fees		5 050
<b>Booking Deposit</b>	<b>30 Days after the Reservation date</b>	<b>10%</b>
1st instalment	September 2024	10%
2nd instalment	March 2025	10%
3d instalment	July 2025	10%
4th instalment	November 2025	10%
5th instalment	March 2026	40%



## Post Handover Pricing

TYPE	SIZE (SQ.FT.)	STARTING PRICE (AED)	STARTING PRICE (USD)
1 bedroom	733,88	1,092M	299K
1.5 bedroom	1 010,51	1,533M	420K
2 bedroom	1 252,81	1,763M	483K

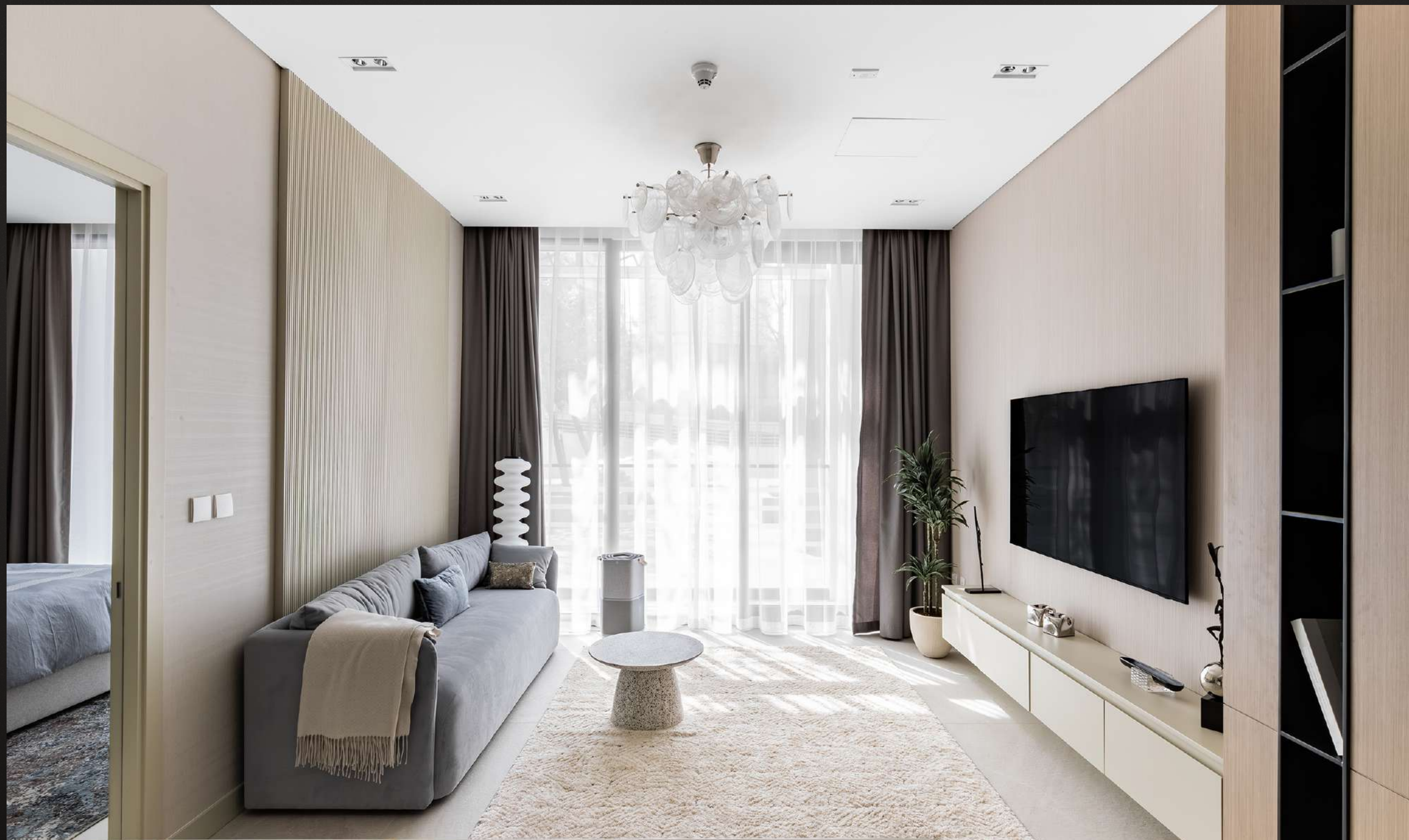
## 2 year Post Handover Payment Plan

Booking Deposit	at the time of the Reservation date.	10%
DLD		4%
Registration fees		5 050
Booking Deposit	30 Days after the Reservation date	10%
1st instalment	September 2024	10%
2nd instalment	March 2025	10%
3d instalment	July 2025	10%
4th instalment	November 2025	5%
5th instalment	<b>March 2026 (HANDOVER)</b>	5%
6th instalment	June 2026	5%
7th instalment	September 2026	5%
8th instalment	December 2026	5%
9th instalment	March 2027	5%
10th instalment	June 2027	5%
11th instalment	September 2027	5%
12th instalment	December 2027	5%
13th instalment	March 2028	5%



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One Bedroom  
Apartment











## Commission

**\*24% payment by the client**

**\*\*30 working days**

## EOI

**1 bed** 30,000 AED

**2 bed** 35,000 AED

(manager check, bank transfer, cash)

## Payment Methods



Deposit Cheque



Manager Cheque licensed by UAE Central Bank



Bank Transfer