STIRLING MOTORS

ETON
Wealth Management House



AFDAL
Real Estate Brokerage LLC

Afdal Group

AFDAL MEDIA

ZENITH TOWER J1

ZENITH
Group

Founded in 2006, Zenith rapidly rose to prominence as a premier construction, development, and property management enterprise boasting 12 subsidiaries. Our extensive portfolio encompasses top-tier design, construction, and development, characterized by superior quality. At Zenith, we pride ourselves on offering an all-in-one property solution, leveraging our diverse in-house development services. This approach ensures streamlined project delivery, optimizing both time and cost efficiency. Moreover, it grants us a strategic advantage in the competitive GCC market.

ZENITH'S ACHIEVEMENTS

Unlimited license for construction
Platinum grade in DEWA

Holding several subsidiary companies in design & build with 500 employees

Dubai Expo 2020 participation

Japan Expo 2025

ISO Certificate
9001:2015 / 14001:2015 / 45001:2018

مؤسسة محمد بن راشد للإسكان
Mohammed Bin Rashid Housing Est.

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




REACH THE SUMMIT OF YOUR GOAL
WITH SUZUKI INTERIOR

SUZUKI
Interior Design

COLLABORATION WITH SUZUKI INTERIOR DESIGN

Zenith and Suzuki have recently formed a partnership to collaborate on the interior design of houses.This unique cooperation brings together Zenith's expertise in luxury craftsmanship and Suzuki's experience in innovative design. Together, theyaim to revolutionize the way homes are designed and create exceptional living spaces. By combining Zenith's attention to details and Suzuki's creative vision, they plan to offer homeowners unparalleled interior design solutions. This partnership seeks to integrate elements of precision and elegance from Zenith into the interior spaces, while incorporating Suzuki's sleek and modern design aesthetics

www.suzuki.engineer

OUR JAPAN BRANCHES

Shinjuku Front tower 28 F 2-21-1 Kita shinjuku Shinjuku Tokyo

TEL: +81 - 3 - 5937 - 5812 FAX: +81 - 3 - 5937 - 5813 Tokyo : 〒 169 - 0074

2F 2 - 13 - 25 Niizominami Toda-city Saitama

TEL: +81 - 3 -6803 - 5140 FAX: +81 - 3 - 6690 - 6652 Saitama Branch : 〒 335 - 0026

63 - 1 Sankakucho Hanamigawa-ku Chiba-shi Chiba-ken

TEL : +81 - 3 - 6803 - 5140 FAX : +81 - 3 - 6690 - 6652 Chiba Branch : 〒 262 - 0011

1 - 3 - 7 Nakakonoikecho Higashiosaka-shi Osaka-fu

TEL: +81 - 6 - 4306 - 4211 FAX : +81 - 6 - 4306 - 4213 Osaka Branch : 〒 578 - 0975

2 - 7 - 41 Tsubamesawahigashi Miyagino-ku Sendai-shi Miyagi-ken

TEL: +81 - 22 - 290 - 7306 FAX : +81 - 22 - 290 - 7386 Sendai Branch : 〒 983 - 0822







ZENITH TOWER 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
- 10 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, providing easy access to Dubai's majo transportation hubs and popular attractions such as, Dubai Marina, Palm Jumeirah, Business, Bay, Downtown and Dubai Airport.





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 61 spacious balconies and maid room, purposefully located near Al Khail Road, prestigious schools, and a community park. Konnichiwa is a highly valuable property.

- 24 Hours Security
- Parking
- Smart system
- Shuttle service
- Online service
- Business hub
- Carwash
- 24 hr. Maintenance service
- Rent car
- Easy access to highway



ZENITH TOWER 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 quieter, more comfortable living environment.

- Gray Water

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

- Silent Pipes

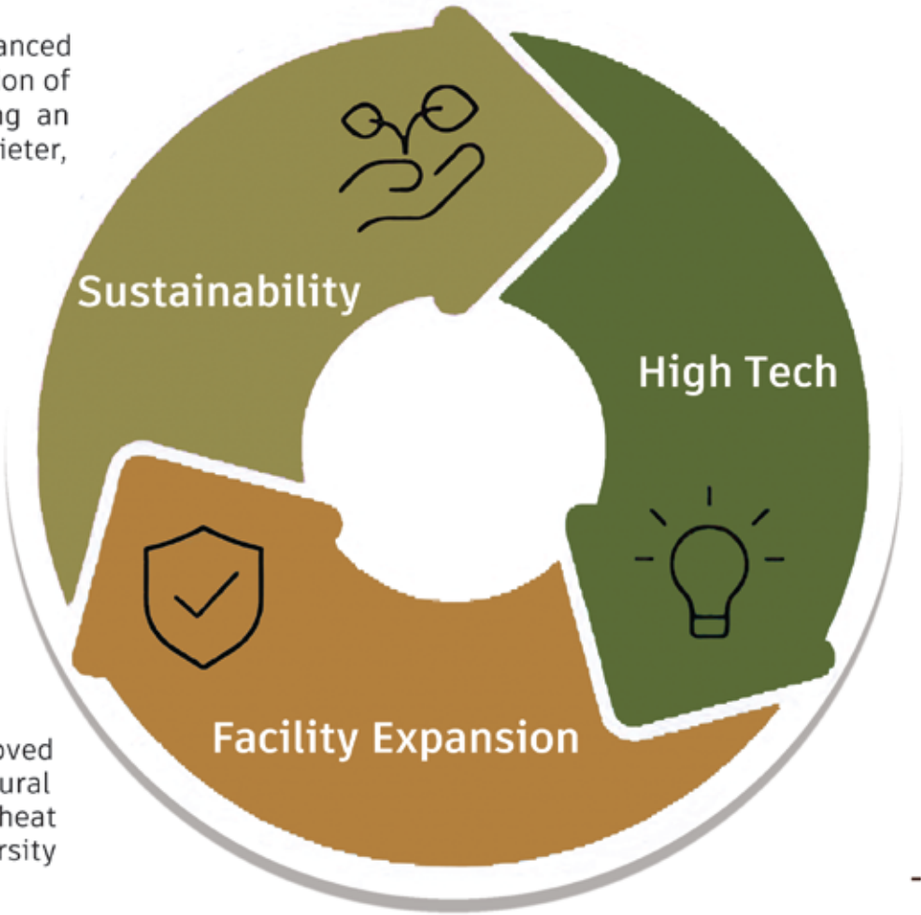
Using silent or insulated pipes in a tower reduces the noise caused by water flow in the pipes.

- 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.



- Hospitality
- Garbage Disposal
- Double-Decker Park Car
- Water Pressure Regulators
- Appliance with an A+ energy rating

- 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.

- Solar Panels

The use of solar panels in towers has significant impacts that are associated with the environment , economy , and energy sustainability.We use solar energy for illuminating the facade and outdoor areas of the tower, as well as for water heating.

- 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.

- Door Lock
- Blind Control
- Sound System
- Lighting Control
- Smart Thermostat
- Home Automation
- Security Services (Optional)

WORLD-CLASS AMENITIES



AMENITIES

- Coffee shop
- Kids play area
- Swimming pool
- Kids swimming pool
- Sauna
- Bar
- Jacuzzi
- Leisure pool deck
- Gym
- Pet care
- Laundry
- Green area
- Tailoring
- Hospitality
- House maid
- Shop



STUNNING ROOF GARDEN



IMPRESSIVE LOBBY


RECEPTION



STYLISH INTERIOR DESIGN


False Ceiling with
Cove Lighting
Modern Chandelier
Hiding Curtain Border
Wall Moulding
Mirrored Wall
Adorned with
Backlighting
Book Match White Calacatta
Marble with Backlit
Modern Wall Light
Veneer Finished Wood
Panel with Gold Strip
Double Glazed Windows
Wooden TV Table
Onyx floor with diffuse
LED light inside
Wooden Border
RAK Ceramic



- False ceiling with cove lighting
- Calacatta marble wall finish with backlit
- Onyx marble flooring with diffuse LED light
- Mirrored wall adorned with backlighting
- Wall moulding







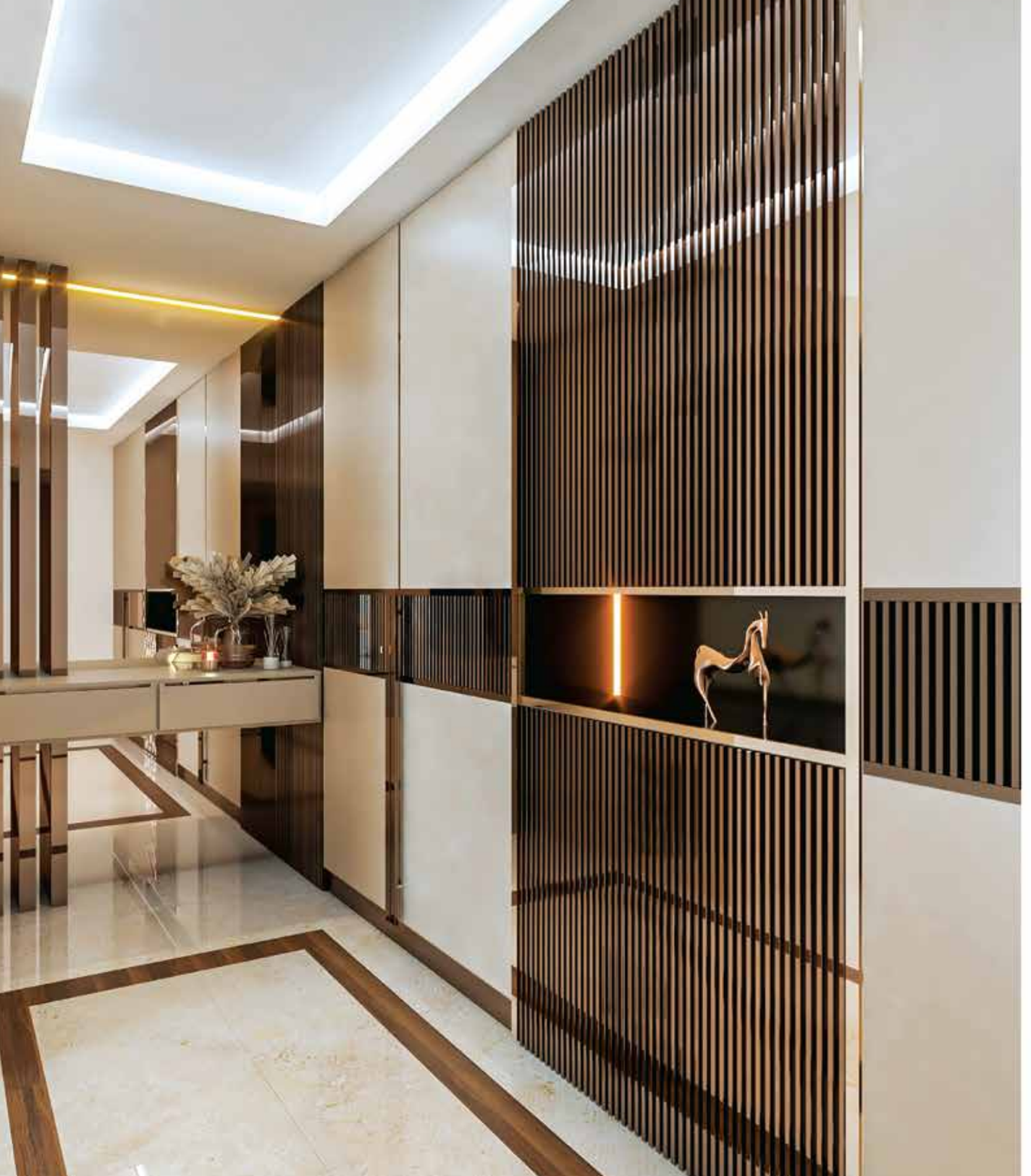
- Soft foamed headboard in green velvet finish
- Stone flooring
- Bronze mirrored wall



Studio

Study area





- Stone flooring
- Wall cladding
- Perfect harmony of functionality
- Veneer wood that exudes natural warmth

BATHROOM



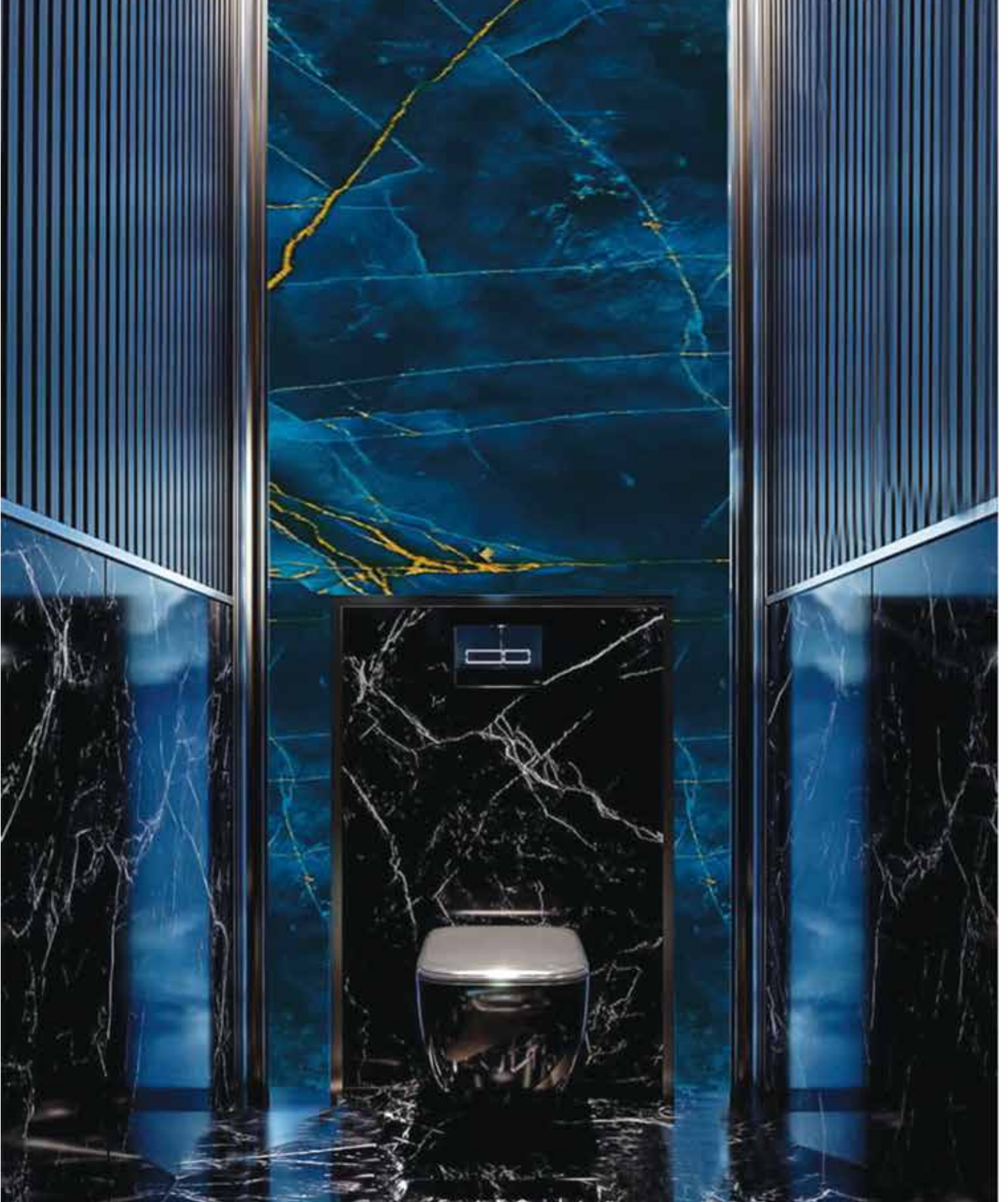


- Floor is used from the best natural stone
- Wall stone designed by artist in the art department
- Ceiling mounted shower
- False ceiling with cove lighting
- Wall mounted water closet



LAUNDRY

- Shelves in dark tone color with LED strip light
- Gray door shutter with soft close hydraulic hinges
- Marble finish wall



WASHROOM

- Onyx wall with LED light inside
- Wooden wall covering
- Ledge wall system watercloset
- Wall mounted water closet

Nakheel Community Planning & Management

Development Control & Planning Approval

NAKHEEL

RV

REVALIDATION OF NOC

APPROVAL

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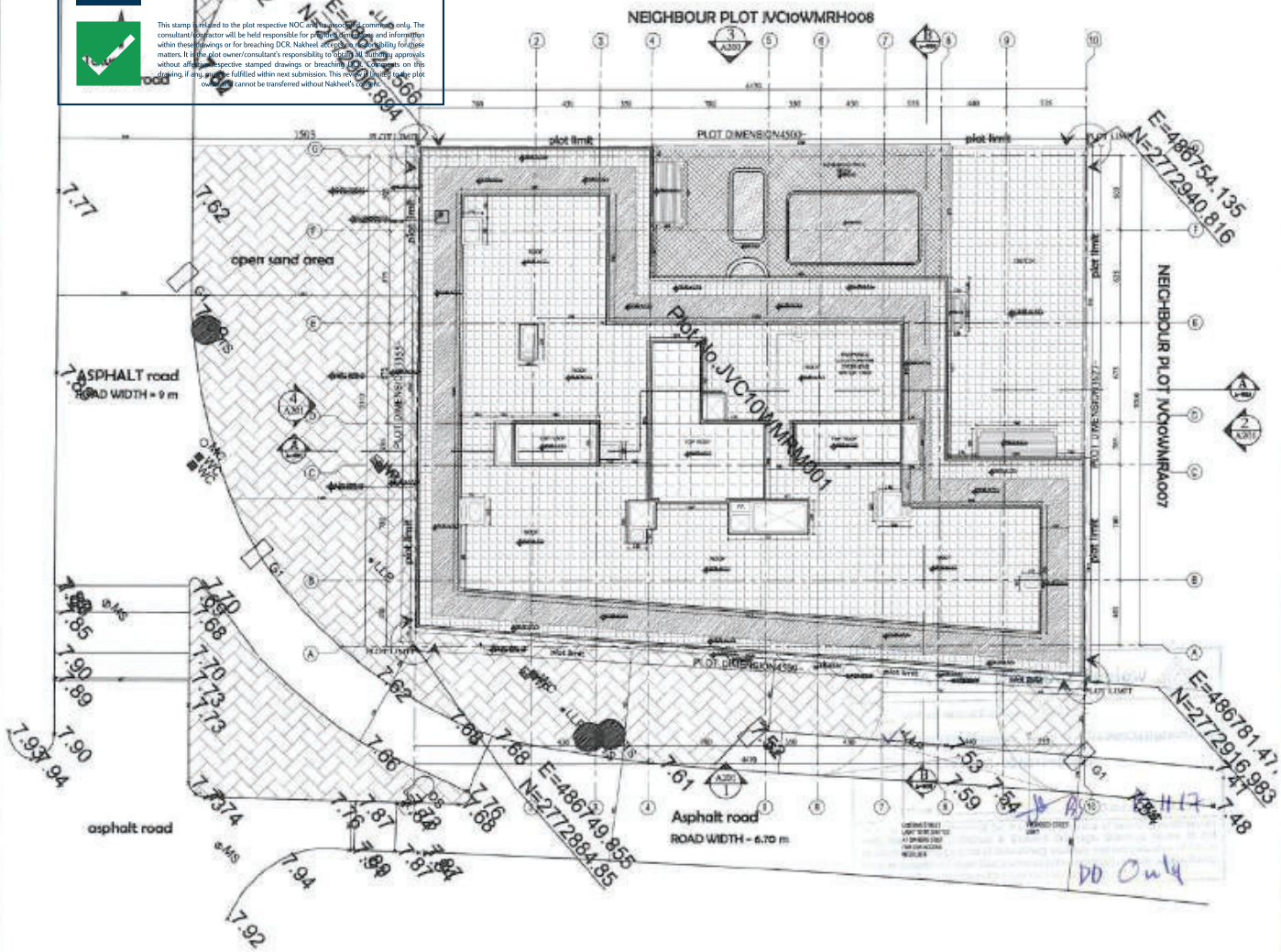
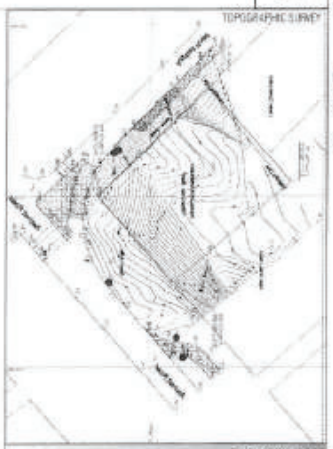


SETTING OUT PLAN

SCALE -1:300







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KEYPLAN



No.	DESCRIPTION	DATE	REV
DD	DEVELOPMENT DESIGN	5/6/17	
DI	DEVELOPMENT DESIGN	31/10/17	

KEY:-

CLIENT: KARIM MIRZAGHA JAHED PARI

CONSULTANT: BARAJEEL

PROJECT: Proposed Residential & Commercial Building (31) G2 + 3K + 11 Floor + ROOF PLOT NO. JVC10WMRH001, AL BARSHA SOUTH FOURTH

STAGE: DEVELOPMENT DESIGN

DRAWING TITLE: SETTING OUT PLAN

CAD FILE:

SCALE	DATE	DRAWN BY	JOB NO.	
1:300 @A3	OCT/2017	THAGAFEM		A-100

Nakheel Community Planning & Management

Development Control & Planning Approval

NAKHEEL

RV

REVALIDATION OF NOC
APPROVAL

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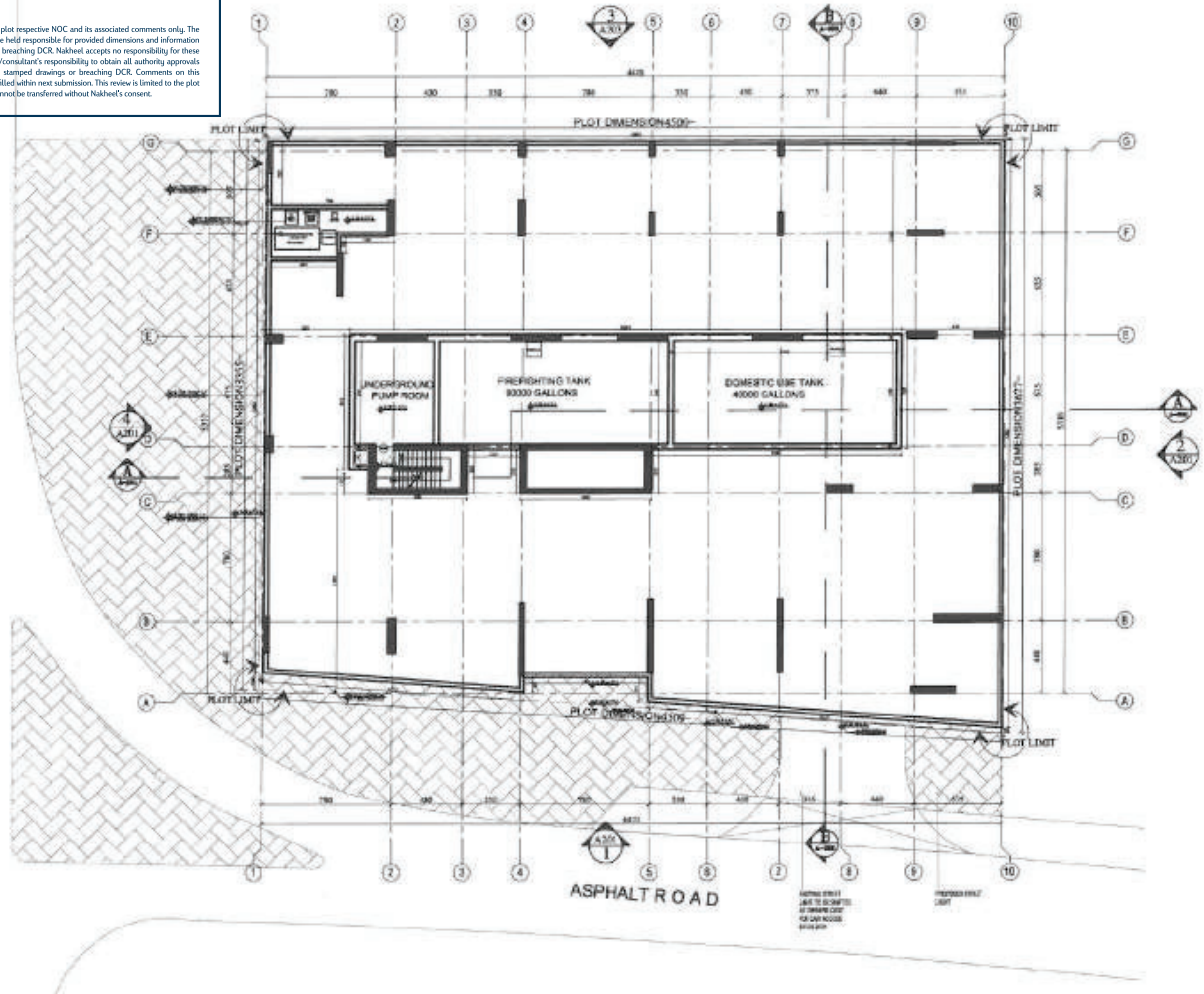

UNDERGROUND TANK/PUMP ROOM DETAILS
SCALE -1:200

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KEYPLAN



No.	DESCRIPTION	DATE	SIGN
00	DEVELOPMENT DESIGN	8/8/17	
01	DEVELOPMENT DESIGN	31/10/17	

KEY:-

CLIENT: KARIM MIRZAGHA JAHED PARI

CONSULTANT: BARAJEEL

P.O.Box:14496 DUBAI Tel: 2537698, FAX:[illegible]

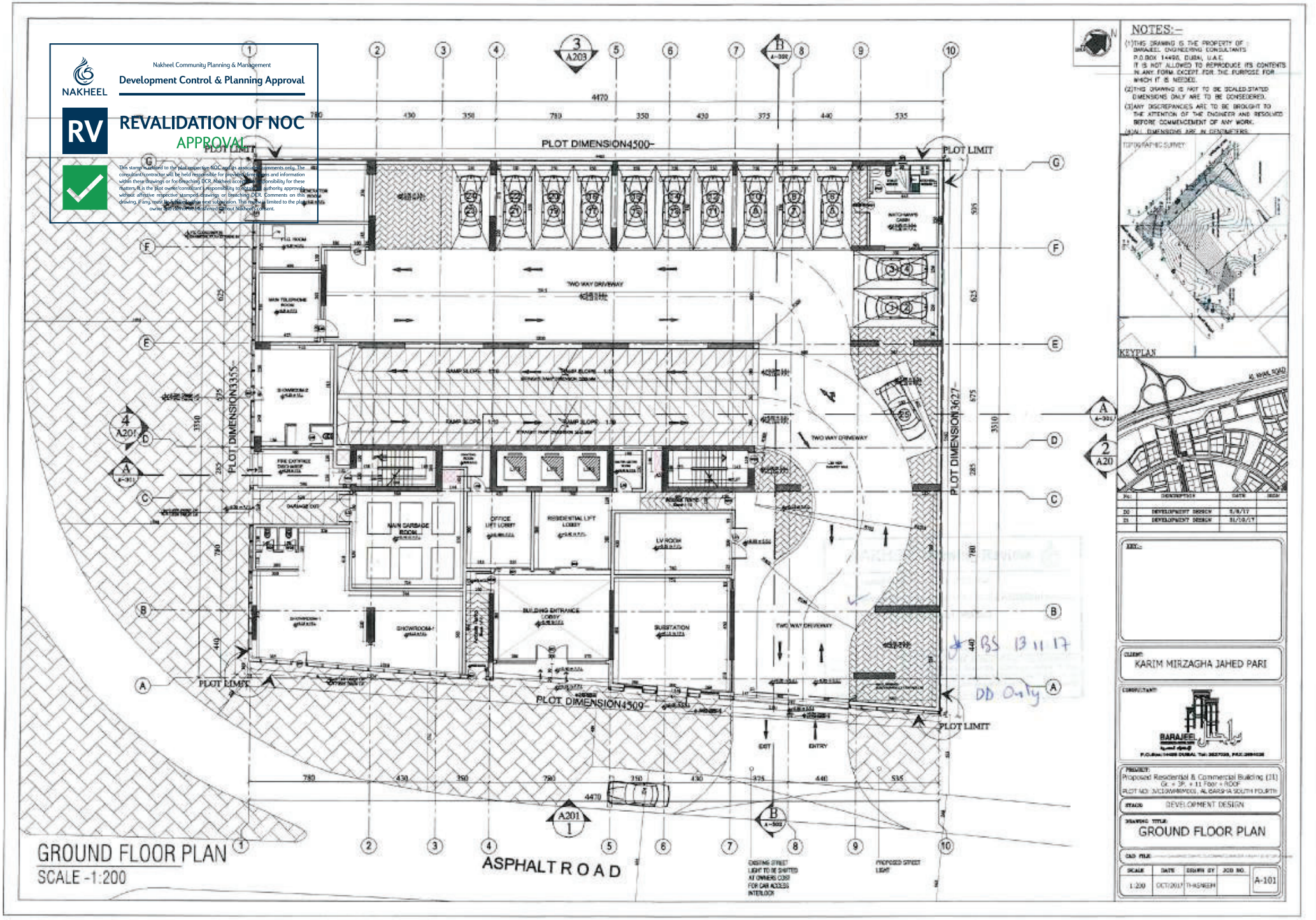
PROJECT: Proposed Residential & Commercial Building (71) Gr. + 3P. + 11 Floor + ROOF
PLOT NO: NC10MRM001, AL BARSHA SOUTH FOURTH

STAGE: DEVELOPMENT DESIGN

DRAWING TITLE: UNDERGROUND DETAILS

CAD FILE:

SCALE	DATE	DRAWN BY	JOB NO.	
1:200	OCT/2017	THASNEEM		A-101a



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Development Control & Planning Approval
RV
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APPROVAL
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PLOT DIMENSION4500
PLOT DIMENSION3355
PLOT DIMENSION3627
PLOT DIMENSION4509
PLOT LIMIT
TWO WAY DRIVEWAY
RAMP SLOPE
MAIN TELEPHONE ROOM
FIRE EXTINGUISHER
MAIN GARBAGE ROOM
OFFICE LIFT LOBBY
RESIDENTIAL LIFT LOBBY
LV ROOM
BUILDING ENTRANCE LOBBY
SUBSTATION
SHOWROOM-1
SHOWROOM-2
EXIT
ENTRY
ASPHALT ROAD
GROUND FLOOR PLAN
SCALE -1:200
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KEYPLAN
DD Only
CLIENT:
KARIM MIRZAGHA JAHED PARI
CONSULTANT:
BARAJEEL
PROJECT:
Proposed Residential & Commercial Building (11) Gr. + 3P. + 11 Floor + ROOF
STAGE: DEVELOPMENT DESIGN
DRAWING TITLE:
GROUND FLOOR PLAN
SCALE 1:200
DATE OCT/2017
DRAWN BY THASNEEM
JOB NO.
A-101

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Development Control & Planning Approval
RV
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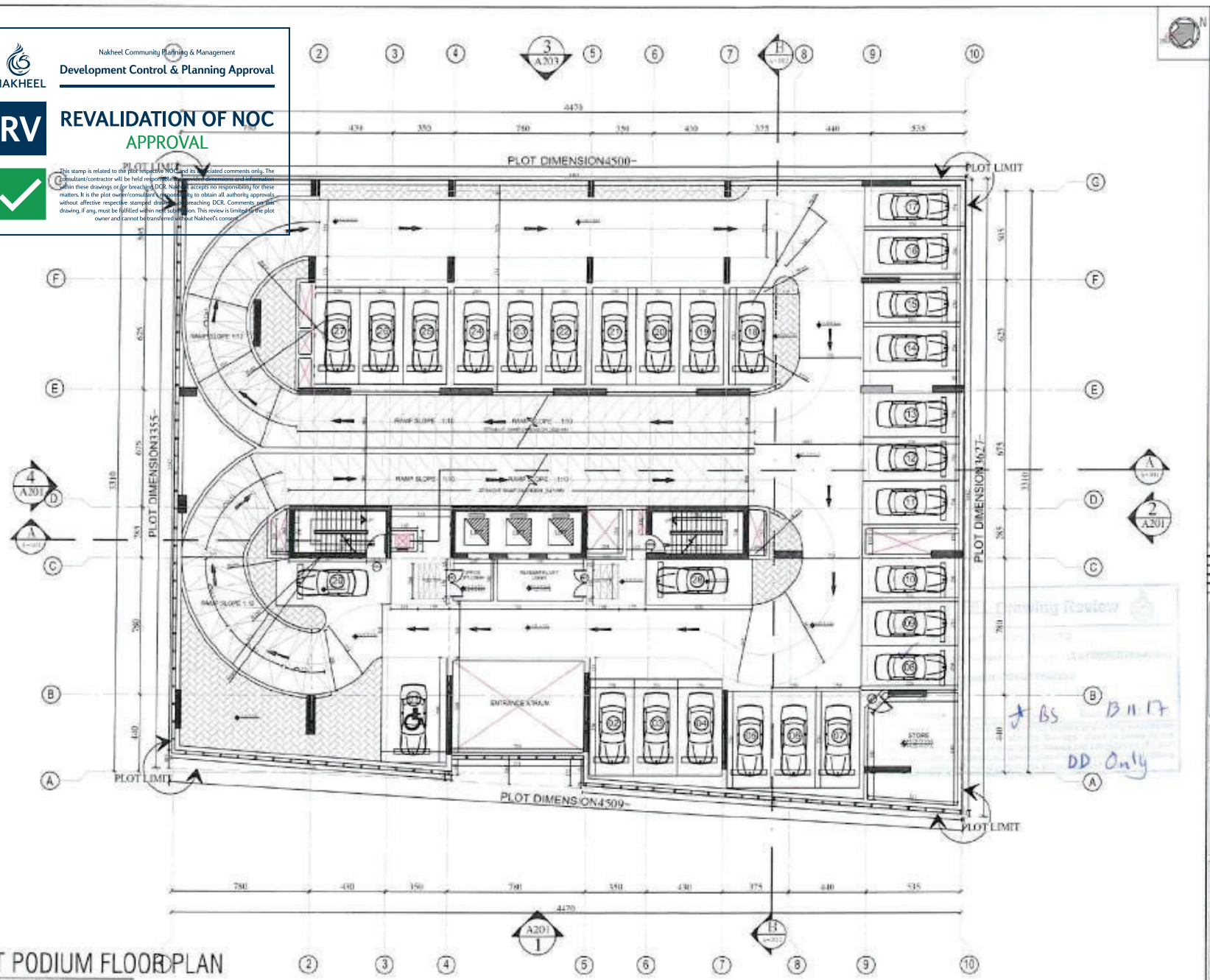

1ST PODIUM FLOOR PLAN
SCALE -1:200

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KEY PLAN



KARIM MIRZAGHA JAHED PARI

BARAJEEL

Proposed Residential & Commercial Building (J1)
Gr. + 1P. + 11 Floor + ROOF
PLOT NO: JVC10MMRM001, AL BARSHA SOUTH FOURTH

DEVELOPMENT DESIGN

1ST PODIUM FLOOR

1:200	JUN/2017	THASNEEM		A-102

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Development Control & Planning Approval

RV

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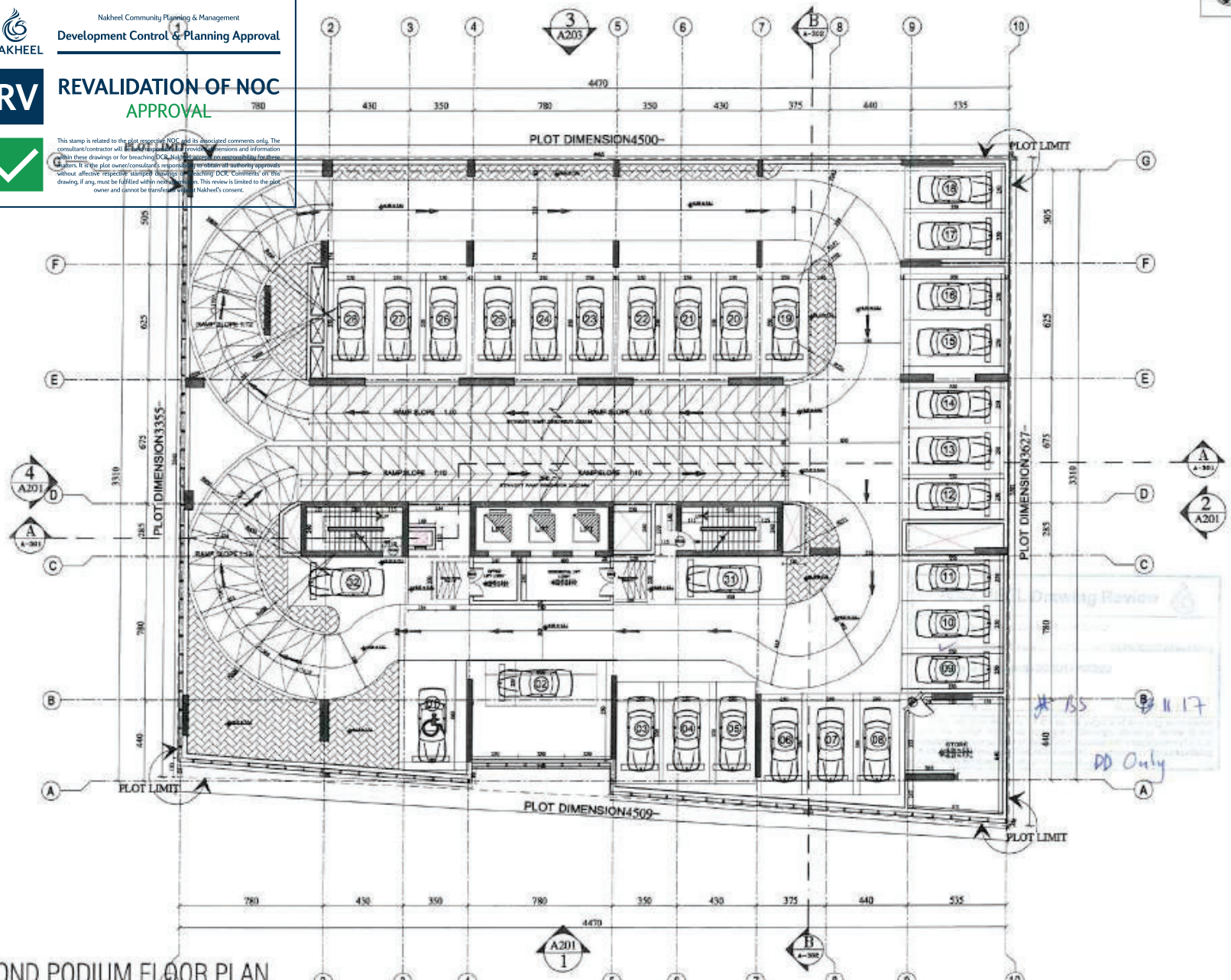

SECOND PODIUM FLOOR PLAN

SCALE -1:100

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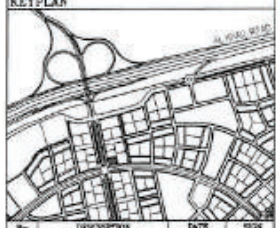
KEYPLAN



No.	DESCRIPTION	DATE	SIGN
00	DEVELOPMENT DESIGN	8/6/17	
01	DEVELOPMENT DESIGN	31/10/17	

KEY:-

CLIENT: KARIM MIRZAGHA JAHED PARI

CONSULTANT: BARAJEEL

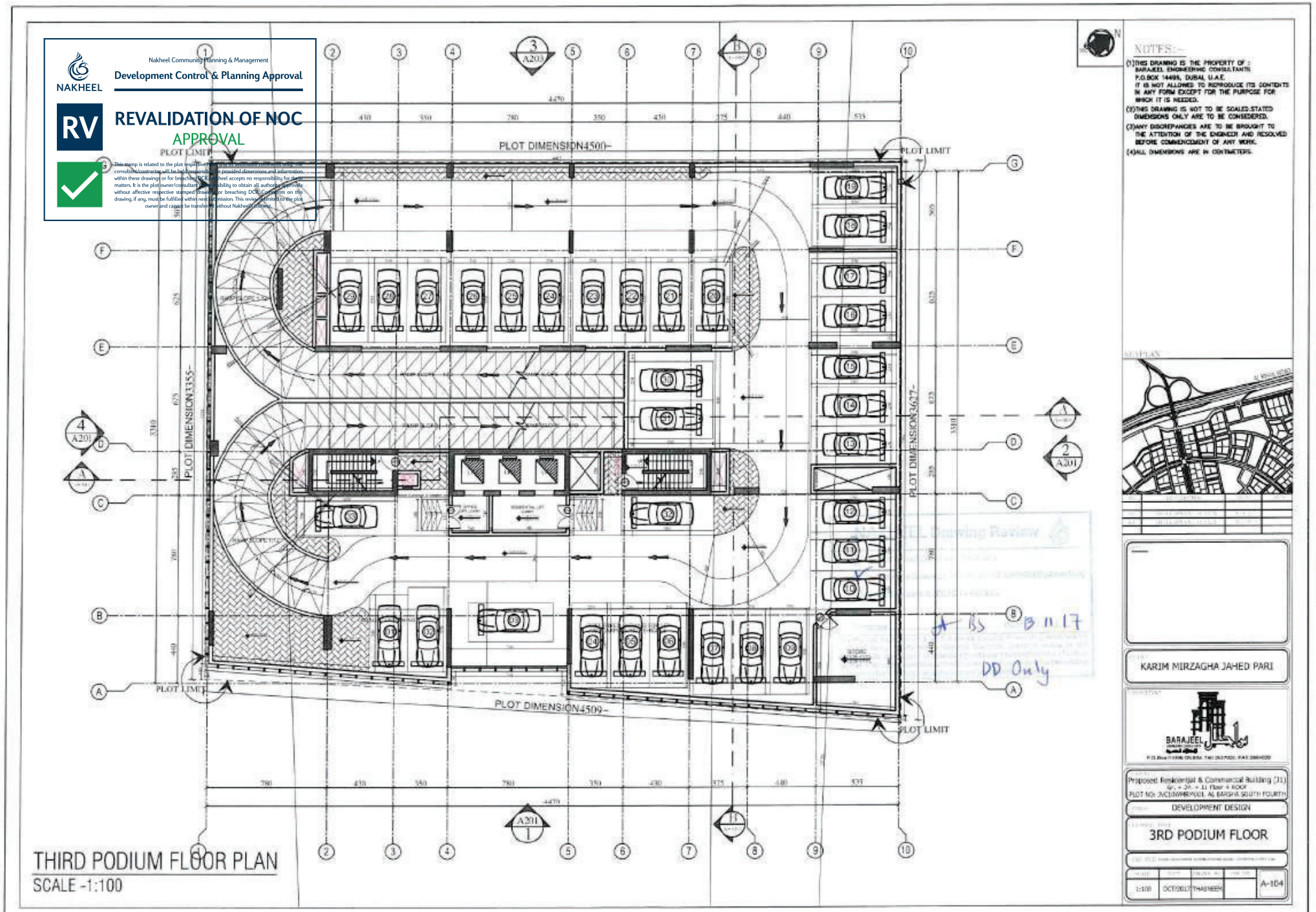
PROJECT: Proposed Residential & Commercial Building (21) Gr. + 3P. + 11 Floor + ROOF PLOT NO: JVC10WMKH001, AL BARSHA SOUTH FOURTH

STAGE: DEVELOPMENT DESIGN

DRAWING TITLE: 2ND PODIUM FLOOR

CAD FILE:

SCALE	DATE	DRAWN BY	JOB NO.	
1:100	OCT/2017	THASNEEM		A-103



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Development Control & Planning Approval
NAKHEEL
RV
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APPROVAL
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PLOT DIMENSION4500-
PLOT DIMENSION3355-
PLOT DIMENSION3627-
PLOT DIMENSION4509-
PLOT LIMIT
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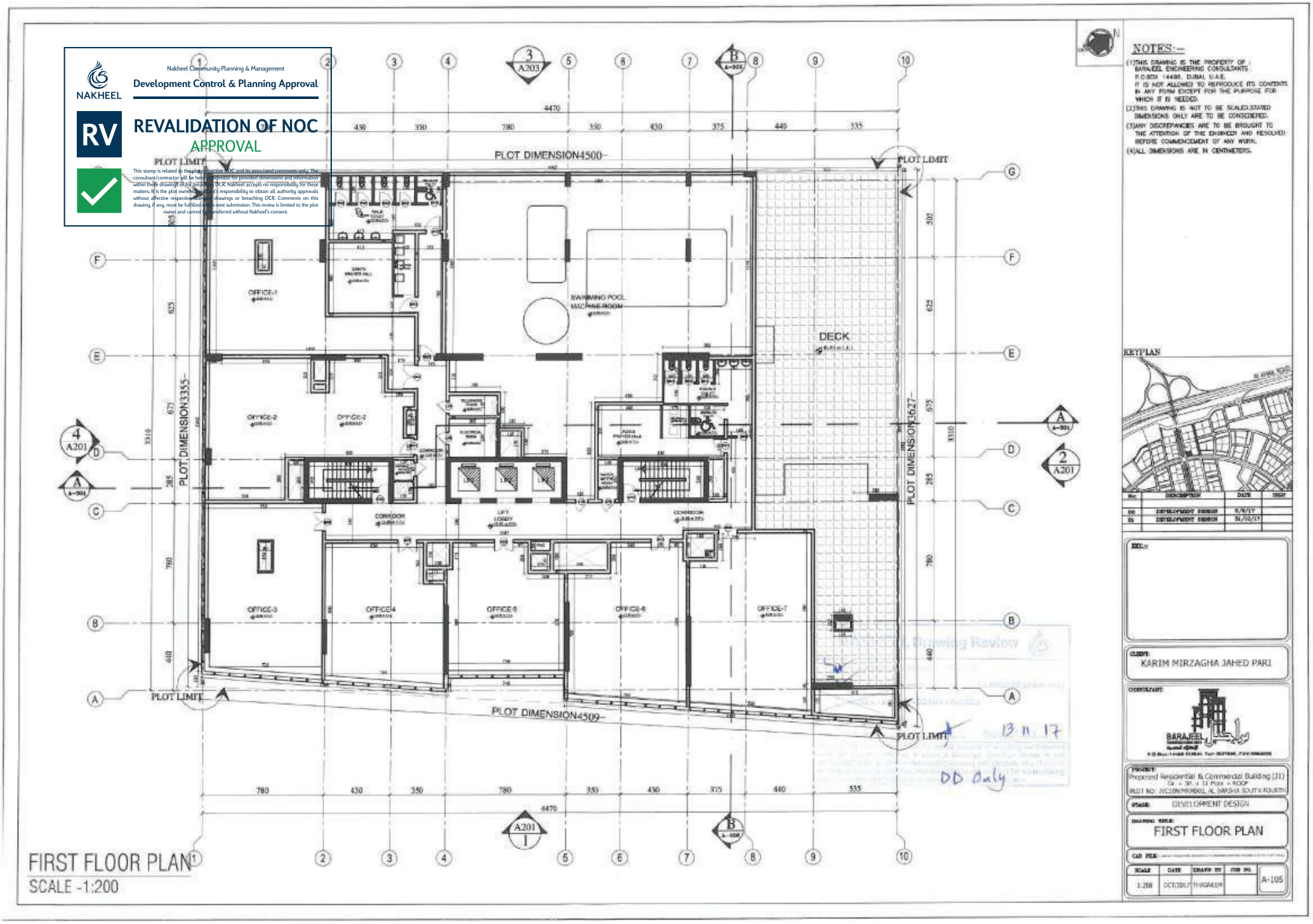
KARIM MIRZAGHA JAHED PARI
BARAJEEL
Proposed Residential & Commercial Building (31)
DEVELOPMENT DESIGN
3RD PODIUM FLOOR
1:100
OCT/2017
THASNEEM
A-104
THIRD PODIUM FLOOR PLAN
SCALE -1:100
DD Only



Nakheel Community Planning & Management
Development Control & Planning Approval
NAKHEEL
RV
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PLOT DIMENSION4500
PLOT DIMENSION3355
PLOT DIMENSION3627
PLOT DIMENSION4509
PLOT LIMIT
OFFICE-1
OFFICE-2
OFFICE-3
OFFICE-4
OFFICE-5
OFFICE-6
OFFICE-7
SWIMMING POOL MACHINE ROOM
DECK
CORRIDOR
LIFT LOBBY
Drawing Review
13 11 17
DD Only
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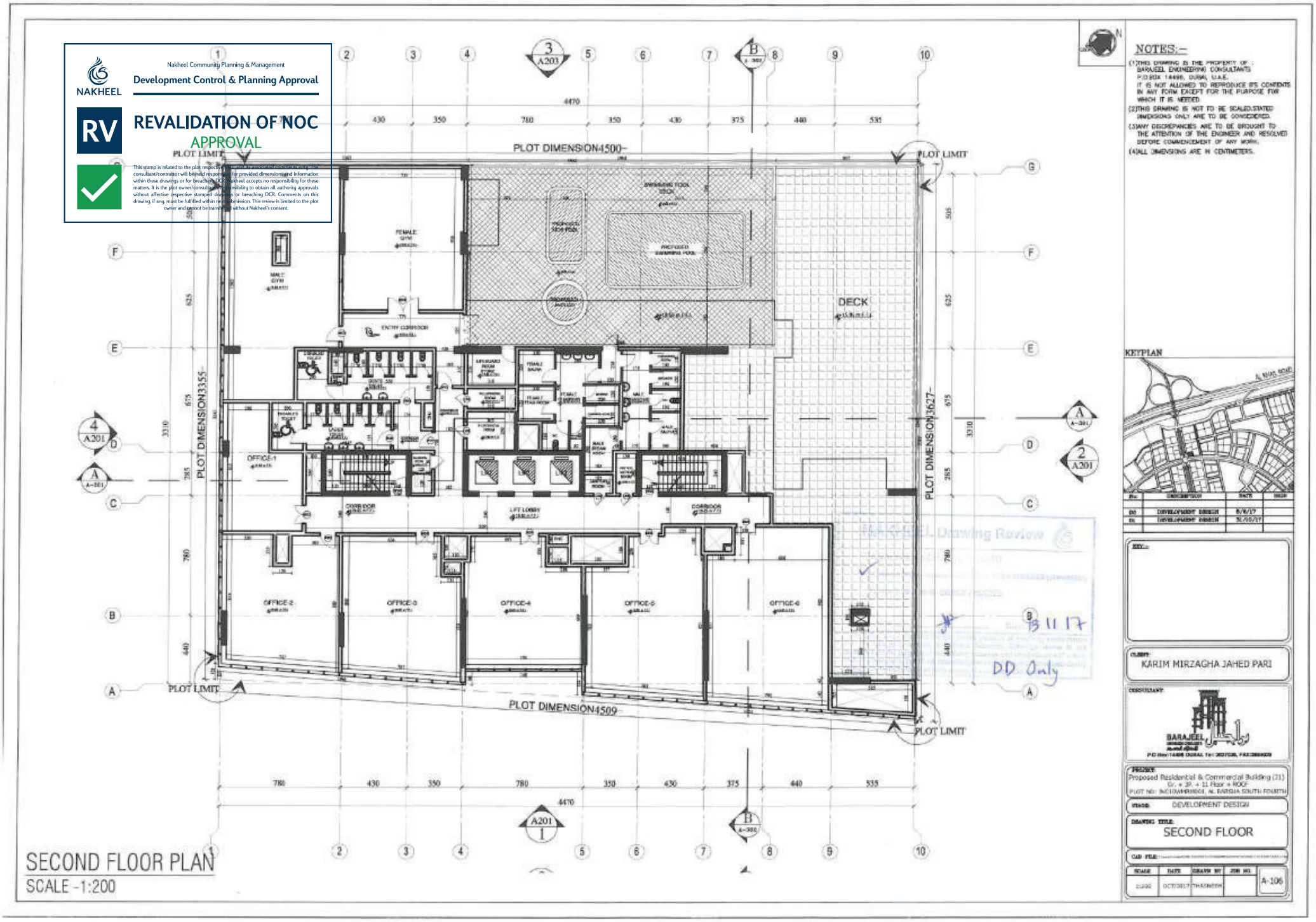
KEYPLAN
CLIENT:
KARIM MIRZAGHA JAHED PARI
CONSULTANT:
BARAJEEL
PROJECT:
Proposed Residential & Commercial Building (J1)
PLOT NO: JVC10NMRM001, AL BARSHA SOUTH FOURTH
STAGE: DEVELOPMENT DESIGN
DRAWING TITLE:
FIRST FLOOR PLAN
SCALE 1:200
DATE OCT/2017
DRAWN BY THAGNEEM
A-105
FIRST FLOOR PLAN
SCALE -1:200



NAKHEEL
Nakheel Community Planning & Management
Development Control & Planning Approval
RV
REVALIDATION OF NOC
APPROVAL
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PLOT DIMENSION4500
PLOT DIMENSION3355
PLOT DIMENSION3627
PLOT DIMENSION4509
PLOT LIMIT
DECK
FEMALE GYM
MALE GYM
ENTRY CORRIDOR
OFFICE-1
OFFICE-2
OFFICE-3
OFFICE-4
OFFICE-5
OFFICE-6
CORRIDOR
LIFT LOBBY
PROPOSED SWIMMING POOL
4470
430
350
780
375
440
535
3310
625
675
285
440
NOTES:-
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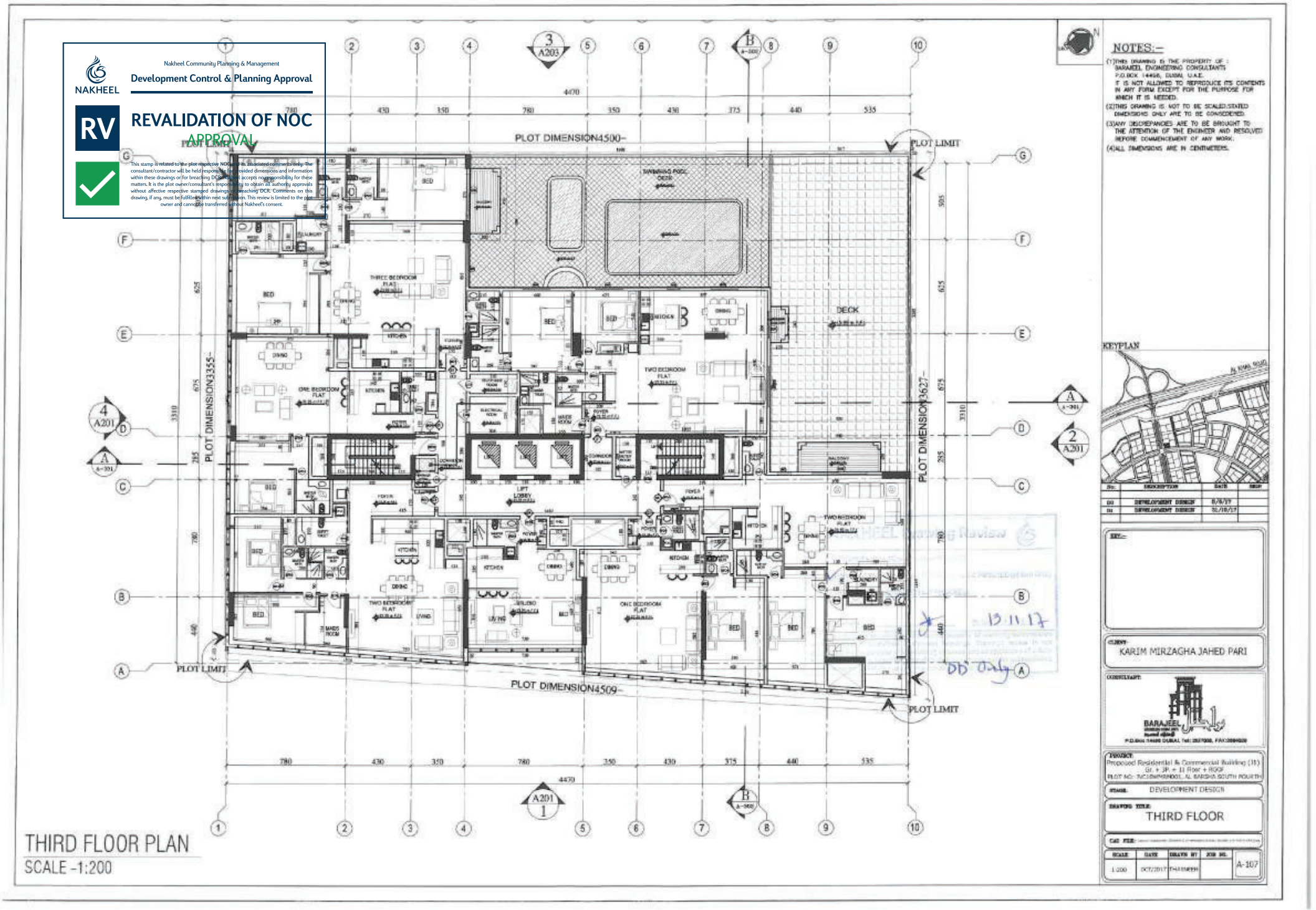
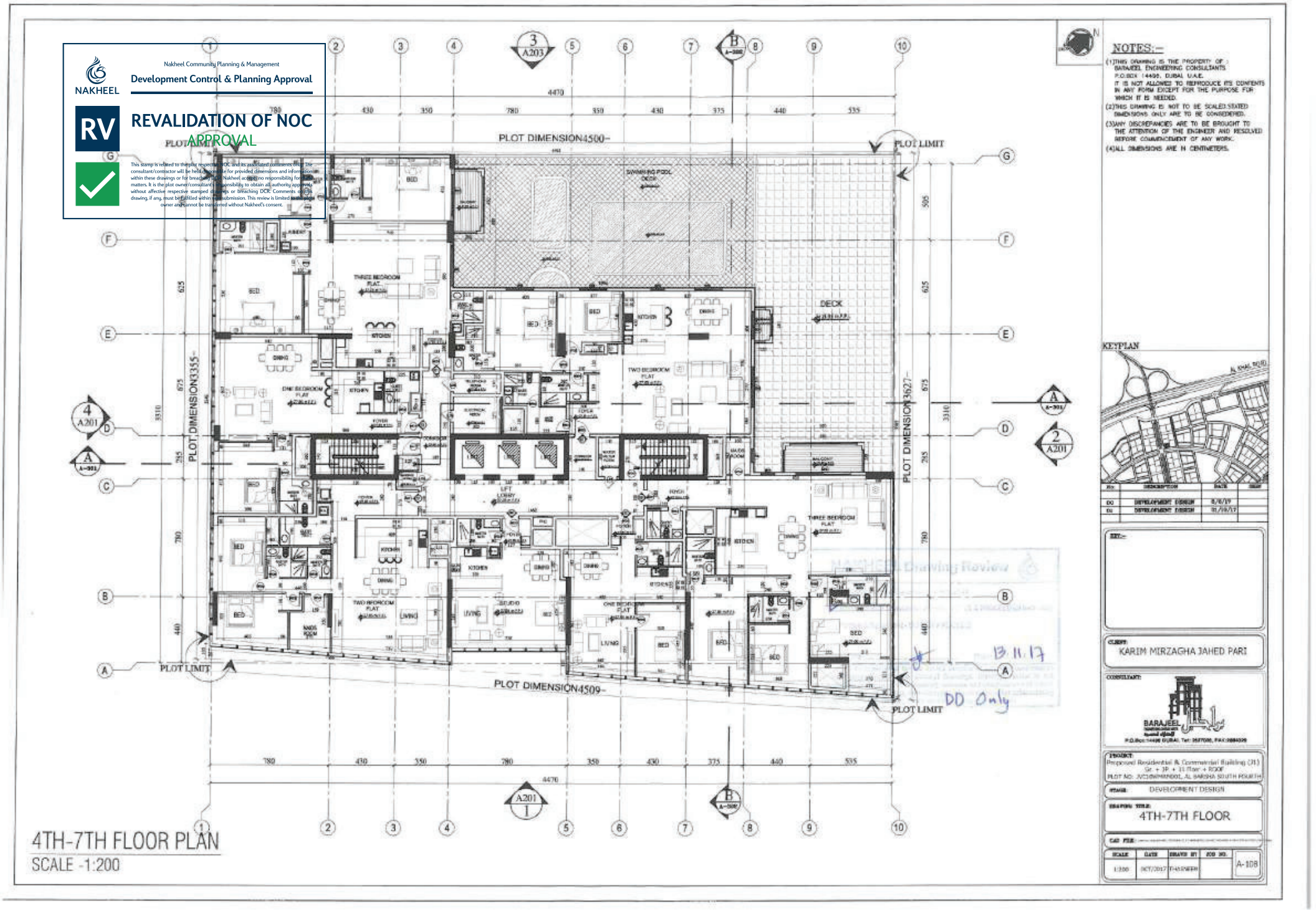
KEYPLAN
DEVELOPMENT DESIGN
DEVELOPMENT DESIGN
KARIM MIRZAGHA JAHED PARI
BARAJEEL
Proposed Residential & Commercial Building (21) Gr. + 3P. + 11 Floor + ROOF
DEVELOPMENT DESIGN
SECOND FLOOR
A-106
DD Only
SECOND FLOOR PLAN
SCALE -1:200



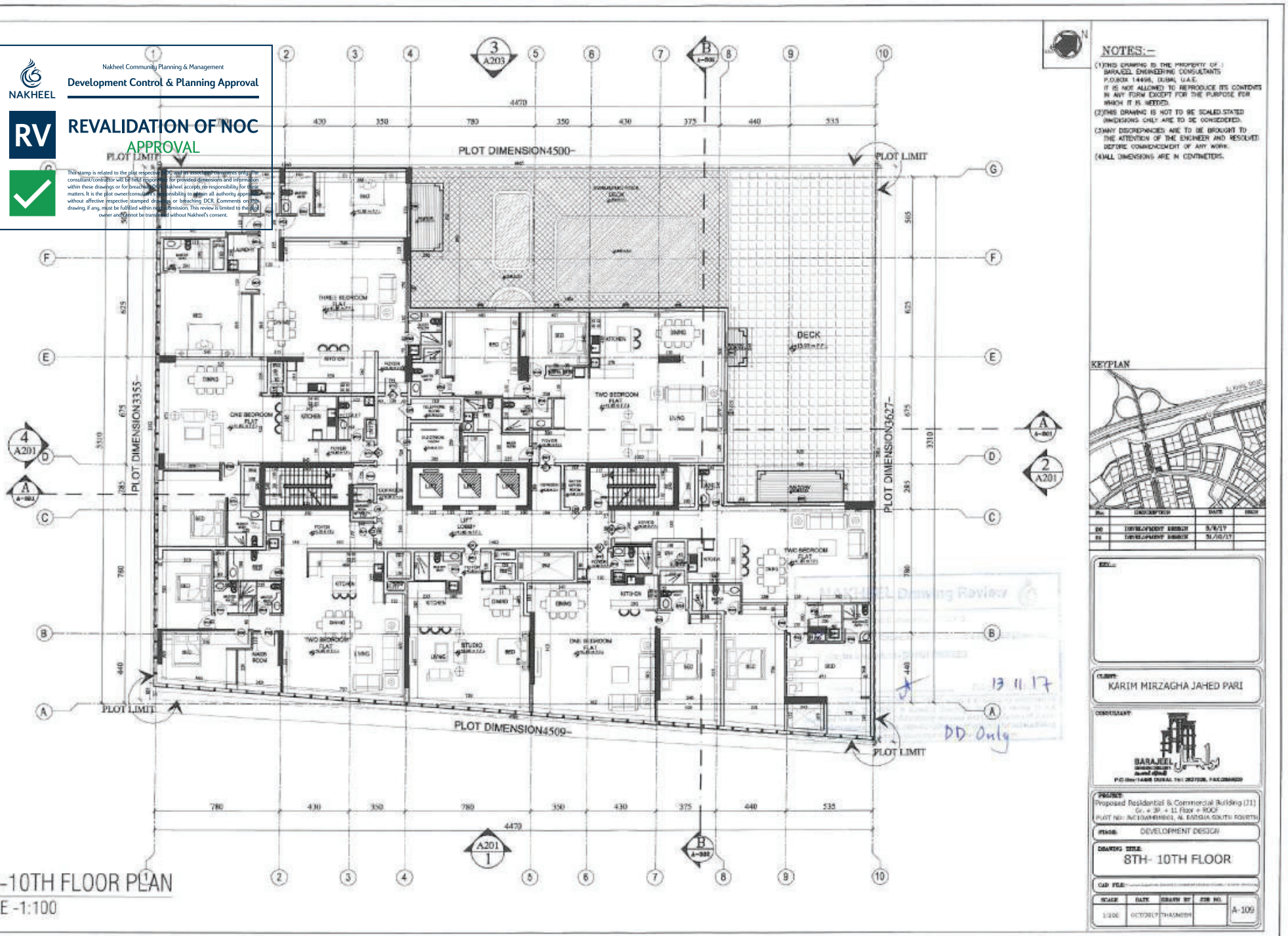
THIRD FLOOR PLAN

SCALE -1:200



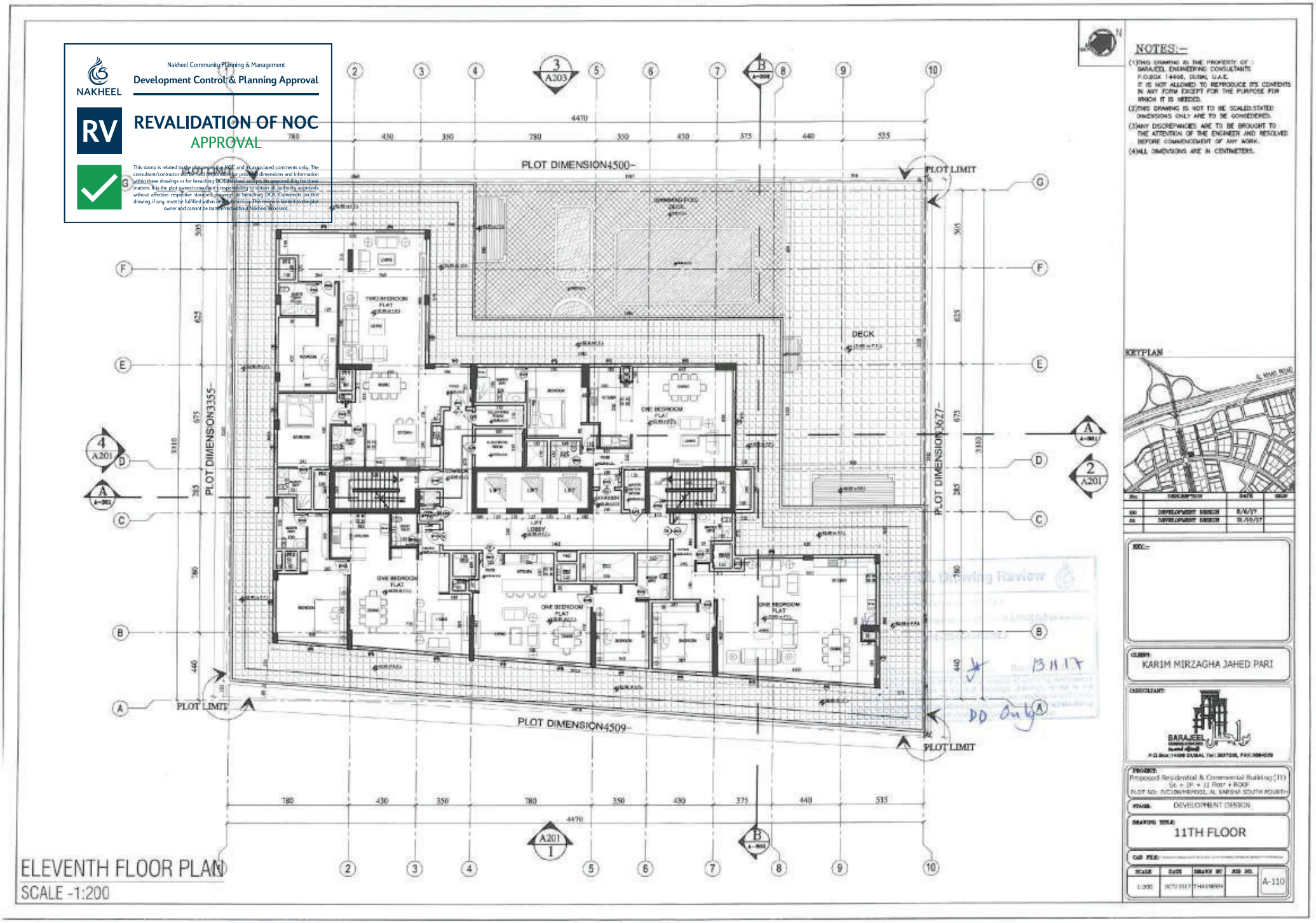
4TH-7TH FLOOR PLAN

SCALE -1:200



8TH-10TH FLOOR PLAN

SCALE -1:100



Nakheel Community Planning & Management
Development Control & Planning Approval
NAKHEEL
RV
REVALIDATION OF NOC
APPROVAL
This stamp is related to the plot respective NOC and its associated comments only. The consultant/contractor will be held responsible for provided dimensions and information within these drawings or for breaching DCR. Nakheel accepts no responsibility for these matters. It is the plot owner/consultant's responsibility to obtain all authority approvals without affective respective stamped drawings or breaching DCR. Comments on this drawing, if any, must be fulfilled within next submission. This review is limited to the plot owner and cannot be transferred without Nakheel's consent.
PLOT DIMENSION4500
PLOT DIMENSION3355
PLOT DIMENSION3627
PLOT DIMENSION4509
PLOT LIMIT
DECK
TWO BEDROOM FLAT
ONE BEDROOM FLAT
LIFT LOBBY
DD Only
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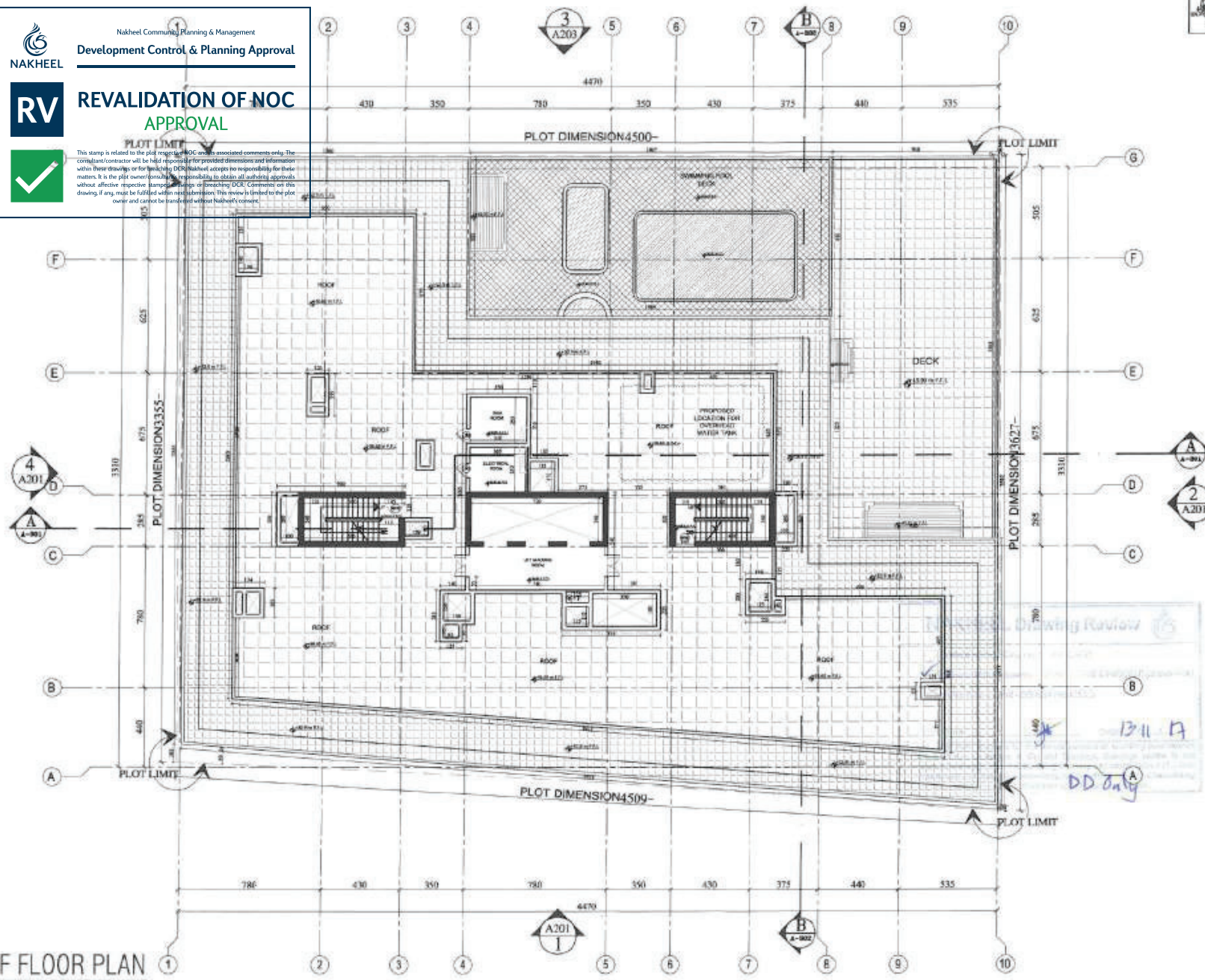
(4)ALL DIMENSIONS ARE IN CENTIMETERS.
KEYPLAN
DEVELOPMENT DESIGN
KEY:-
CLIENT:
KARIM MIRZAGHA JAHED PARI
CONSULTANT:
BARAJEEL
PROJECT:
Proposed Residential & Commercial Building (11)
Gr. + 1P. + 11 Floor + ROOF
STAGE: DEVELOPMENT DESIGN
DRAWING TITLE:
11TH FLOOR
CAD FILE:
SCALE 1:200
DATE OCT/2017
DRAWN BY THAMEEN
JOB NO.
A-110
ELEVENTH FLOOR PLAN
SCALE -1:200



Nakheel Community Planning & Management

Development Control & Planning Approval

RV

REVALIDATION OF NOC

APPROVAL

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ROOF FLOOR PLAN

SCALE -1:200

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(4)ALL DIMENSIONS ARE IN CENTIMETERS.

KEYPLAN

Rev		DATE	SIGN
DD	DEVELOPMENT DESIGN	5/6/19	
DS	DEVELOPMENT DESIGN	22/10/19	

KEY:-

CLIENT: KARIM MIRZAGHA JAHED PARI

CONSULTANT: BARAJEEL

PROJECT: Proposed Residential & Commercial Building (31) Gr. + 3P. + 11 Floor + ROOF

PLOT NO. 3C1(W)HEMBEL AL HAMRIA SOUTH FOURTH

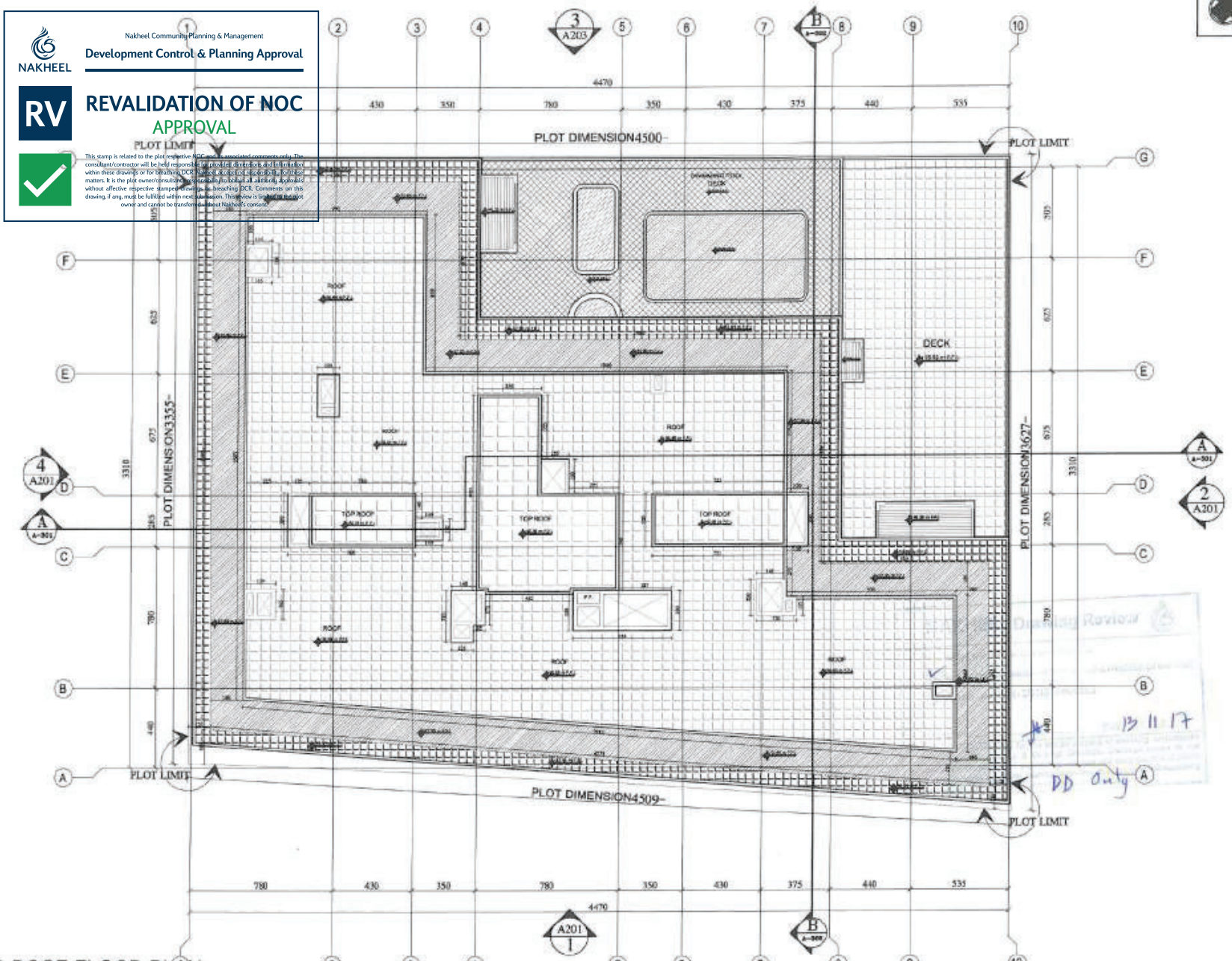
STAGE: DEVELOPMENT DESIGN

DRAWING TITLE: ROOF FLOOR

CAD FILE:

SCALE	DATE	DRAWN BY	JOB NO.	A-111
1:200	OCT/2019	THASNEEM		

DD Daily



Nakheel Community Planning & Management

Development Control & Planning Approval

REVALIDATION OF NOC

APPROVAL

This stamp is related to the plot respective NOC and associated comments only. The consultant/contractor will be held responsible for provided dimensions and information within these drawings or for breaching DCR. Neither acceptance nor rejection of this for these matters. It is the plot owner/consultant responsibility to obtain all authority approvals without affective respective stamped drawings, ie breaching DCR. Comments on this drawing, if any, must be fulfilled within next submission. This review is for the benefit of plot owner and cannot be transferred without Nakheel's consent.

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KEYPLAN



SR.	DESCRIPTION	DATE	DRBY
02	DEVELOPMENT DESIGN	8/8/17	
01	DEVELOPMENT DESIGN	31/10/17	

CLIENT
KARIM MIRZAGHA JAHED PARI

CONSULTANT
BARAJEEL

PROJECT
Proposed Residential & Commercial Building (31) Gr. + 3F. + 1] Floor + ROOF
PLOT NO: 362(UMMKHOOL AL RARSHA SOUTH FOURTH

STAGE: DEVELOPMENT DESIGN

DRAWING TITLE
TOP ROOF FLOOR

CAD FILE:

SCALE	DATE	DRAWN BY	JOB NO.	
1:200	OCT/2017			A-112

13 11 17

DD duty

TOP ROOF FLOOR PLAN

SCALE -1:200

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AFDAL

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