

**ZENITH TOWER J1**



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



ISO Certificate



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 & shortterm lease vacation home services



Zenith Property Development



Zenith Smart Contracting



Zenith MEP



Zenith Technical Services



Zenith Innovation



Zenith Vision



Zenith Digital Media



Zenith Architecture & Design



Zenith Expo



Zenith Facility Management



Zenith Aluminum & Glass



Zenith Procurement



Zenith Software Development



Zenith Home Automation



Zenith IT



Zenith Web Development



Zenith Lighting



Zenith Hotel & Resort



Zenith Interior



Zenith Art & Craft



Zenith Architecture



Zenith Vacation Home



Zenith Hospitality



Zenith Partners



Zenith Industries



Zenith Furniture



Zenith Technology

A scenic view of Mount Fuji, a snow-capped mountain peak, dominating the background under a clear blue sky with scattered white clouds. In the foreground, a dense field of pink cherry blossoms is in full bloom. To the right, a portion of a traditional Japanese building with a red wooden frame and a dark, curved tiled roof is visible. The text "REACH THE SUMMIT OF YOUR GOAL WITH SUZUKI INTERIOR" is centered over the image in a white, serif font.

REACH THE SUMMIT OF YOUR GOAL  
WITH SUZUKI INTERIOR



## 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, they aim 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](http://www.suzuki.engineer)

# OUR JAPAN BRANCHES

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

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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 major transportation hubs and popular attractions such as, Dubai Marina, Palm Jumeirah, Business Bay, Downtown and Dubai Airport.

### ZENITH TOWER J1



## 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

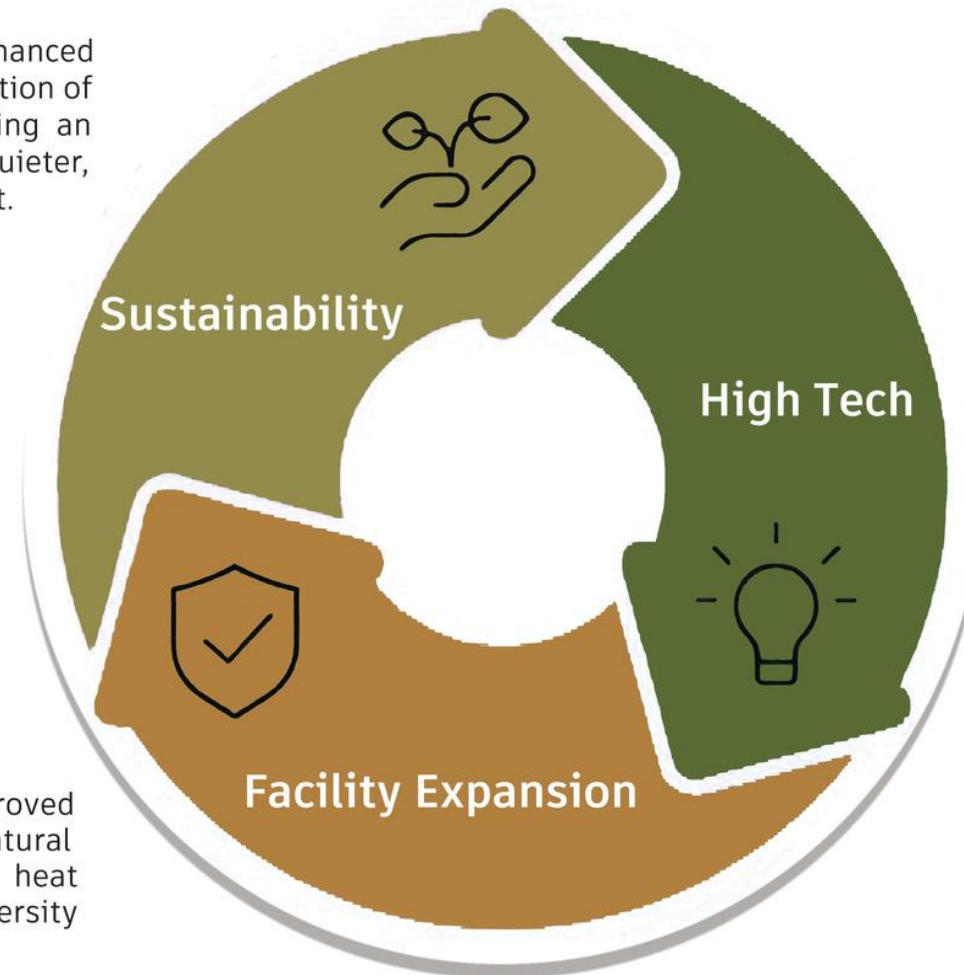
Using silent or insulated pipes in a tower reduces the noise caused by water flow in the pipes.

## - 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, tapping 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

 Sauna

 Gym

 Tailoring

 Kids play area

 Bar

 Pet care

 Hospitality

 Swimming pool

 Jacuzzi

 Laundry

 House maid

 Kids swimming pool

 Leisure pool deck

 Green area

 Shop



# STUNNING ROOF GARDEN



# IMPRESSIVE LOBBY



RECEPTION



# STYLISH INTERIOR DESIGN



False Ceiling with  
Cove Lighting

Modern Chandelier

Hiding Curtain Border

Wall Moulding

Book Match White Calacatta  
Marble with Backlit

Mirrored Wall  
Adorned with  
Backlighting

Modern Wall Light

Veneer Finished Wood  
Panel with Gold Strip

Double Glazed Windows

Wooden TV Table

RAK Ceramic

Onyx floor with diffuse  
LED light inside

Wooden Border



- 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



## 3 BEDROOM - TYPE A

15.83 m

23.12 m



15.96 m

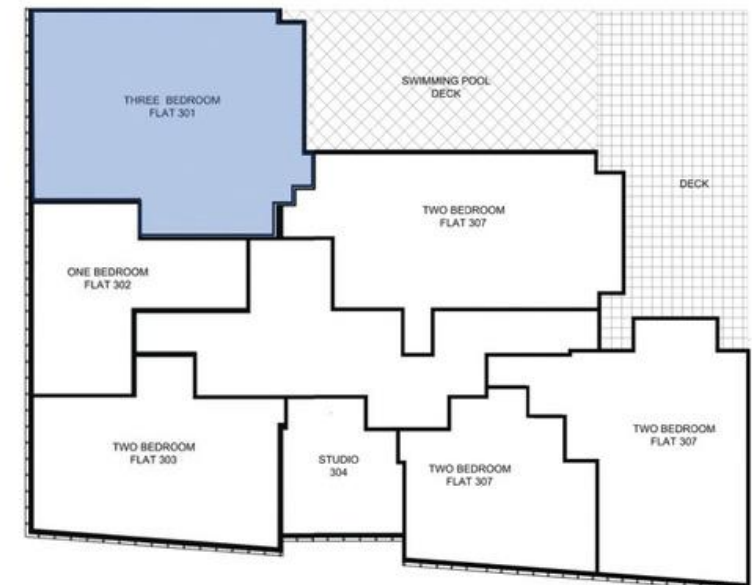
2.05 m

3 MASTER BEDROOM

NET AREA :- 221.14 SQ.M  
2380.33 SQ.FT

BALCONY :- YES

14.33 m



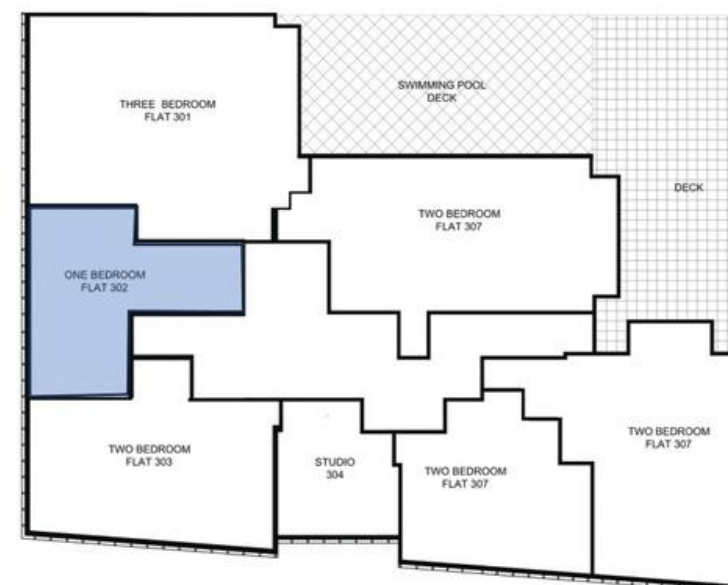
## 1 BEDROOM - TYPE A



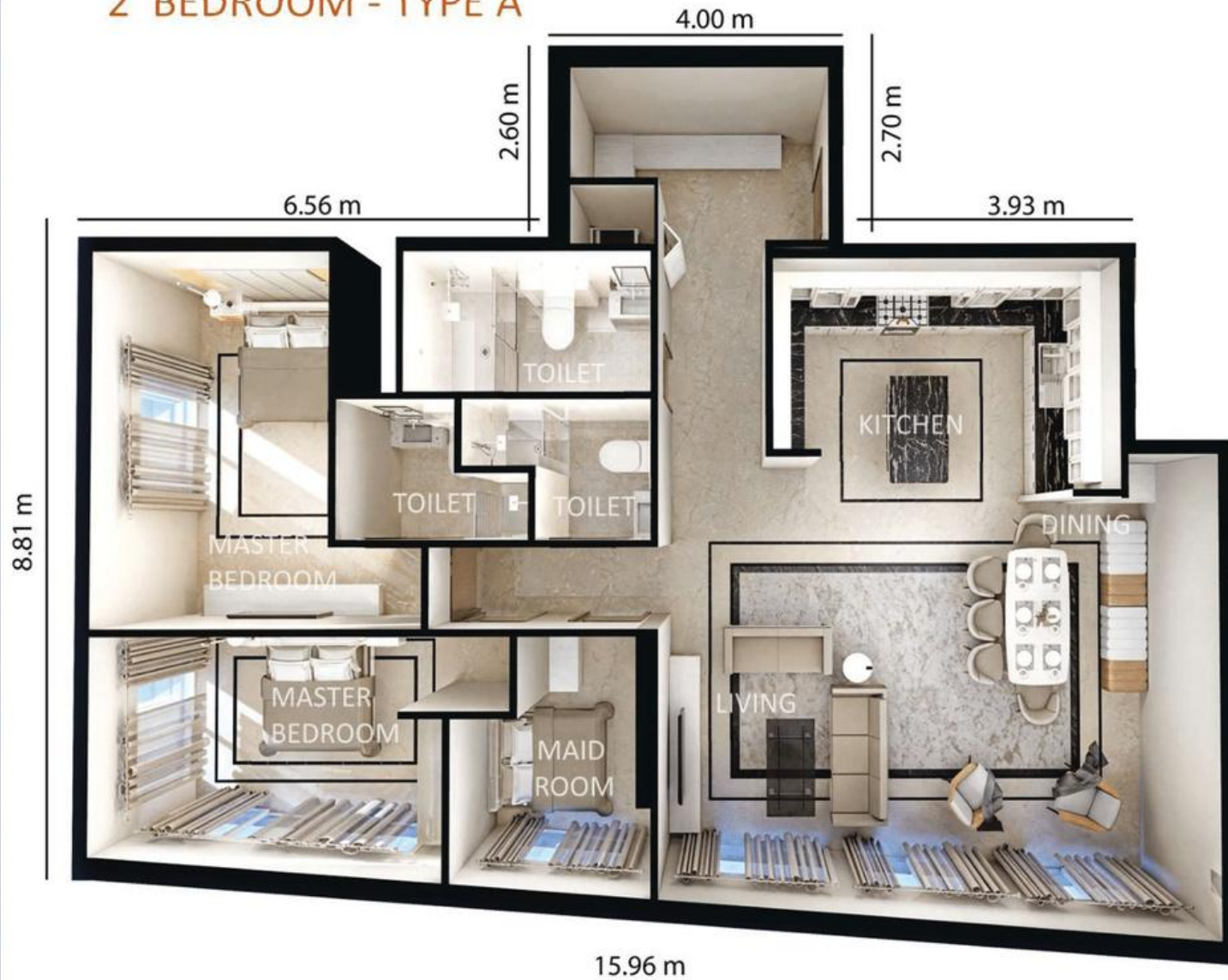
1 MASTER BEDROOM

NET AREA :- 107.77 SQ.M  
1160.02 SQ.FT

BALCONY :- NO



## 2 BEDROOM - TYPE A

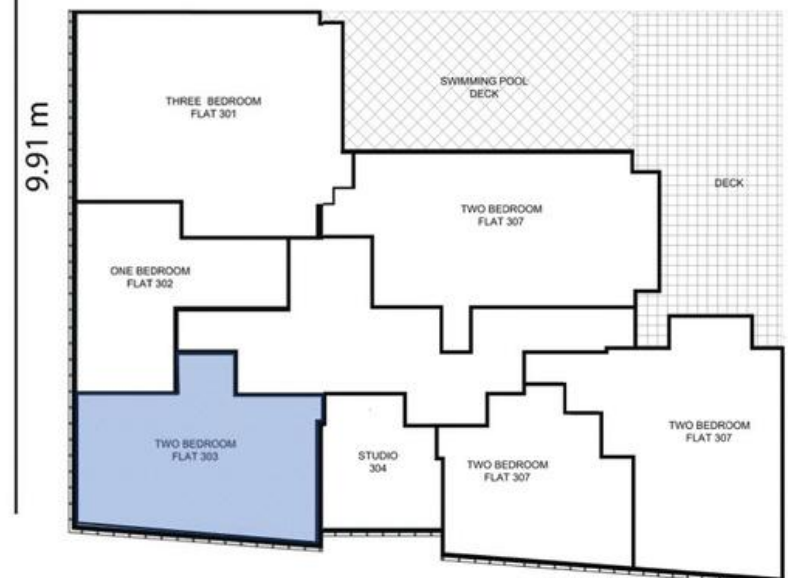


2 MASTER BEDROOM

NET AREA :- 147.1 SQ.M

1583.37 SQ.FT

BALCONY :- NO

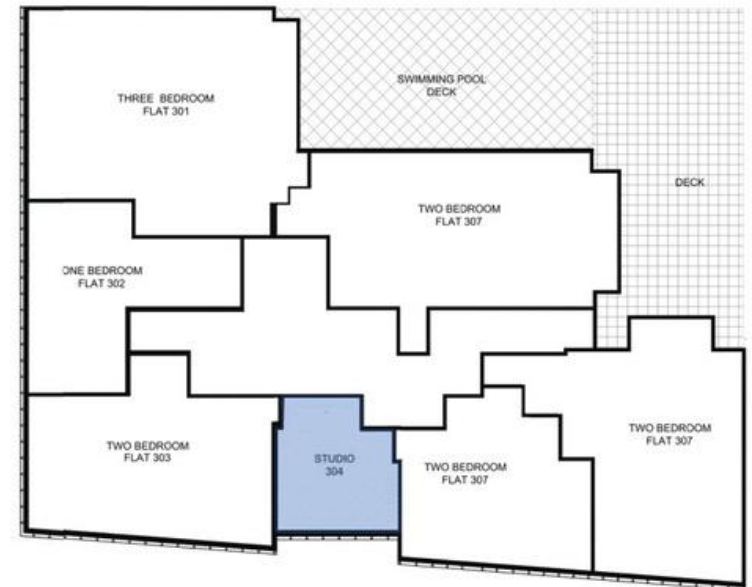


## STUDIO- TYPE A



## STUDIO

NET AREA :- 62.86 SQ.M  
676.61 SQ.FT  
BALCONY :- NO



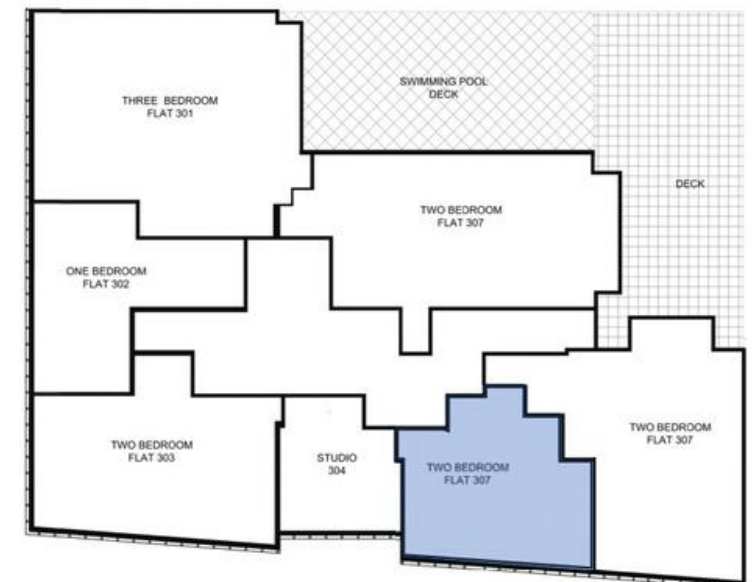
## 1 BEDROOM - TYPE A



1 MASTER BEDROOM

NET AREA :- 113.3 SQ.M  
1219.55 SQ.FT

BALCONY :- NO



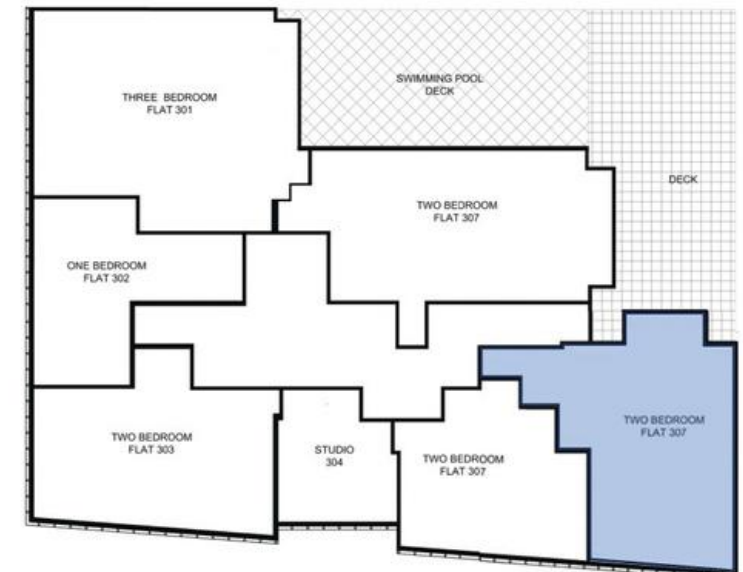
## 2 BEDROOM - TYPE A



2 MASTER BEDROOM

NET AREA :- 177.5 SQ.M  
1910.59 SQ.FT

BALCONY :- YES



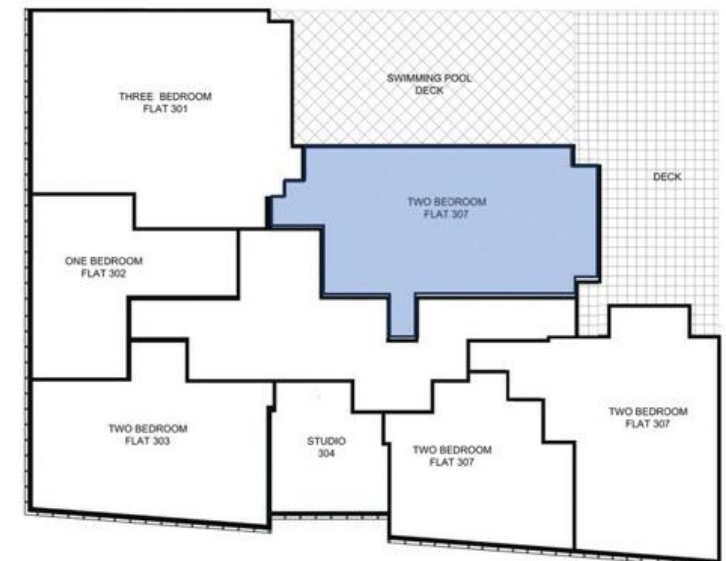
## 2 BEDROOM - TYPE A



2 MASTER BEDROOM

NET AREA :- 190.00 SQ.M  
2045.16 SQ.FT

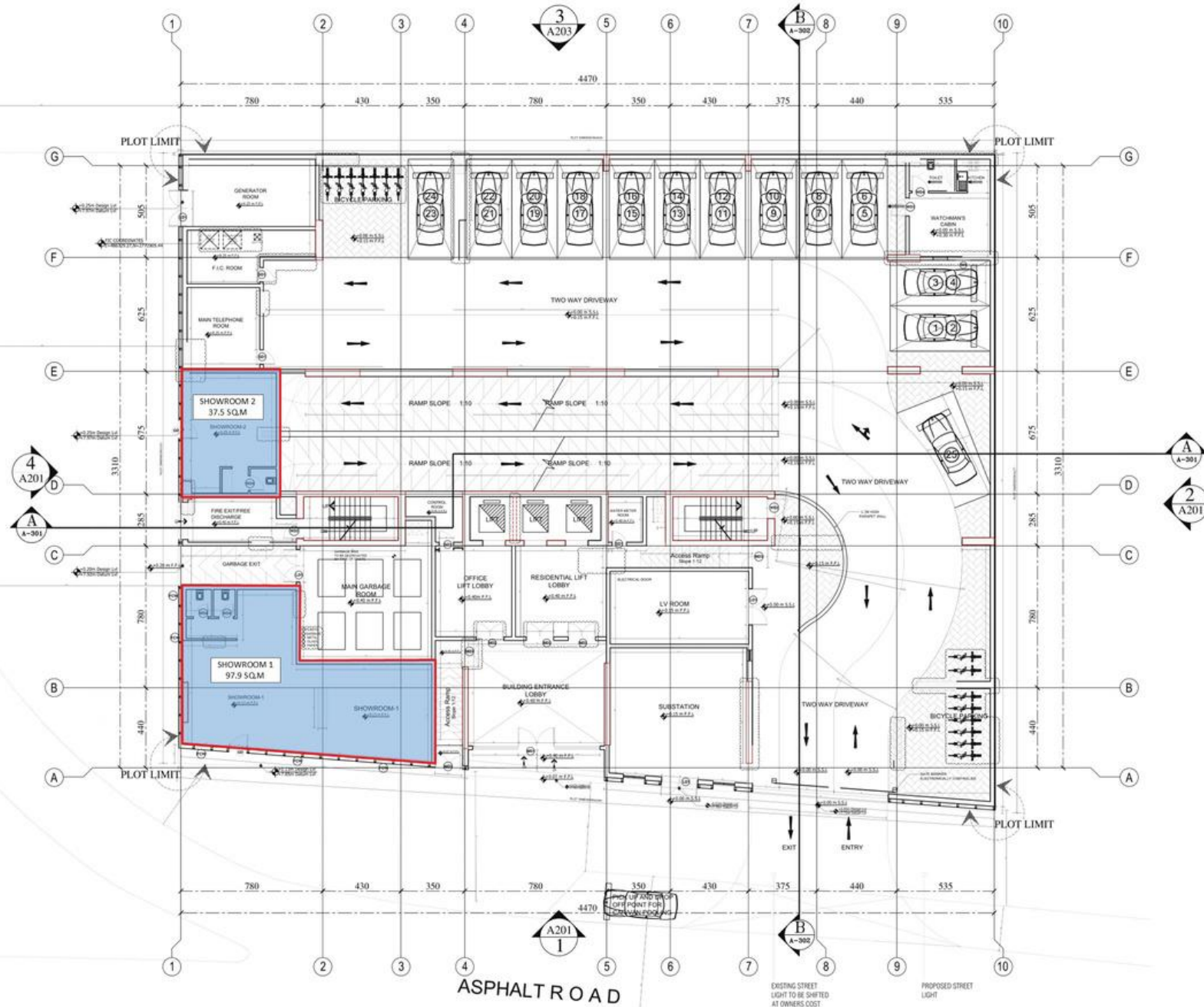
BALCONY :- YES





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GROUND FLOOR

#### SELLABLE AREA

SHOWROOM-1 : 97.9 SQ.M  
SHOWROOM-2 : 37.5 SQ.M

| No. | DESCRIPTION | DATE | SIGN |
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|     |             |      |      |
|     |             |      |      |

PLOT: JVC10WMRM001 LOCATION: JUMEIRA VILLAGE CIRCLE

CLIENT: KARIM MIRZAAGHA JAHED PARI

CONSULTANT: **AL GAFRY**  
الفافري  
CONSULTING ENGINEERS & ARCHITECTS  
P.O.BOX NO. 40747 DUBAI, U.A.E.  
TEL: +971 43787411 FAX NO: +971 43787411

CONTRACTOR: **ZENITH SMART CONTRACTING**  
AL SHAFAR TOWER 1, TECOM  
BARSHA, DUBAI - P.O. BOX 125180  
P.O. Box 125180 DUBAI, Tel: 043888588 FAX 043888424

PROJECT: Proposed Residential & Commercial Building  
Gr. + 3P. + 11 Floor + ROOF  
PLOT NO: JVC10WMRM001, AL BARSHA SOUTH FOURTH  
STAGE: ARCHITECTURAL

DRAWING TITLE: GROUND FLOOR PLAN

| SCALE | DATE     | DRAWN BY | JOB NO. |
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| PLOT:       | LOCATION:              |
| JVC10WMM001 | JUMEIRA VILLAGE CIRCLE |

|                             |
|-----------------------------|
| CLIENT:                     |
| KARIM MIRZAAGHA JAHEED PARI |

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| CONSULTANT:                                                                                        |
| <b>AL GAFRY</b><br>الفافري                                                                         |
| CONSULTING ARCHITECTS ENGINEERS<br>P.O.BOX 14496, DUBAI, U.A.E.<br>TEL: 04-3885888 FAX: 04-3888424 |

|                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------|
| CONTRACTOR:                                                                                                          |
| <b>ZENITH SMART CONTRACTING</b>                                                                                      |
| AL SHAFAR TOWER 1, TECOM<br>BARSHA, DUBAI - P.O. BOX 125180<br>P.O. Box 125180 DUBAI Tel: 04-3885888 FAX: 04-3888424 |

|                                                                           |
|---------------------------------------------------------------------------|
| PROJECT:                                                                  |
| Proposed Residential & Commercial Building<br>Gr. + 3P. + 11 Floor + ROOF |
| PLOT NO: JVC10WMM001, AL BARSHA SOUTH FOURTH                              |
| STAGE: ARCHITECTURAL                                                      |
| DRAWING TITLE:                                                            |
| FIRST FLOOR OFFICE                                                        |
| CAD FILE:                                                                 |
| SCALE: DATE: DRAWN BY: JOB NO:                                            |
| N.T.S DEC/2024                                                            |

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| <b>PLOT:</b> | <b>LOCATION:</b>       |
| JVC10WMRM001 | JUMEIRA VILLAGE CIRCLE |

|                            |
|----------------------------|
| <b>CLIENT:</b>             |
| KARIM MIRZAAGHA JAHED PARI |

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| <b>CONSULTANT:</b>                                                                                               |
| <b>AL GAFRY</b><br>الفافري                                                                                       |
| GENERAL BUILDING ARCHITECTS & ENGINEERS<br>P.O.BOX 14495, DUBAI, U.A.E.<br>TEL: +971 42011111 FAX: +971 42011111 |

|                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------|
| <b>CONTRACTOR:</b>                                                                                                |
| <input checked="" type="checkbox"/> <b>ZENITH SMART CONTRACTING</b>                                               |
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|---------------------------------------------------------------------------|
| <b>PROJECT:</b>                                                           |
| Proposed Residential & Commercial Building<br>Gr. + 3P. + 11 Floor + ROOF |
| <b>PLOT NO:</b> JVC10WMRM001, AL BARSHA SOUTH FOURTH                      |
| <b>STAGE:</b> ARCHITECTURAL                                               |
| <b>DRAWING TITLE:</b>                                                     |
| SECOND FLOOR OFFICE+GYM                                                   |

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| <b>CAD FILE:</b>      |
| <b>SCALE:</b> N.T.S.  |
| <b>DATE:</b> DEC/2024 |
| <b>DRAWN BY:</b>      |
| <b>JOB NO.:</b>       |

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| PLOT:        | LOCATION:              |
|--------------|------------------------|
| JVC10WMMR001 | JUMEIRA VILLAGE CIRCLE |

| CLIENT:                    |
|----------------------------|
| KARIM MIRZAAGHA JAHED PARI |

| CONSULTANT:                                                                                                                             |
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| CONTRACTOR:                                                                                                                                           |
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| PROJECT:                                                                  |
|---------------------------------------------------------------------------|
| Proposed Residential & Commercial Building<br>Gr. + 3P. + 11 Floor + ROOF |
| PLOT NO: JVC10WMMR001, AL BARSHA SOUTH FOURTH                             |

| STAGE:        |
|---------------|
| ARCHITECTURAL |

| DRAWING TITLE:          |
|-------------------------|
| THIRD FLOOR RESIDENTIAL |

|           |          |          |         |  |
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| SCALE     | DATE     | DRAWN BY | JOB NO. |  |
| N.T.S     | DEC/2024 |          |         |  |

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| PLOT:        | LOCATION:            |
| JVC10WMRM001 | JUMEIRA VILLAGE CIRC |

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| CLIENT:                    |
| KARIM MIRZAAGHA JAHED PART |

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| CONSULTANT:                                                                                                                  |
| <b>AL GAFRY</b><br>الفكري<br>CONSULTING ARCHITECTS ENGINEERS<br>P.O.BOX 125180 DUBAI, U.A.E. TEL: 0436880888 FAX: 0436880424 |

|                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CONTRACTOR:                                                                                                                                                                        |
| <input checked="" type="checkbox"/> ZENITH SMART CONTRACTING<br>AL SHAFAR TOWER 1, TECOM<br>BARSHA, DUBAI P.O.BOX. 125180<br>P.O.Box 125180 DUBAI, Tel: 0436880888 Fax: 0436880424 |

|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| PROJECT:                                                                                                                   |
| Proposed Residential & Commercial Building<br>Gr. + 3P. + 11 Floor + ROOF<br>PLOT NO: JVC10WMRM001, AL BARSHA SOUTH FOURTH |

|               |
|---------------|
| STAGE:        |
| ARCHITECTURAL |

|                                  |
|----------------------------------|
| DRAWING TITLE:                   |
| FOURTH-SEVENTH FLOOR RESIDENTIAL |

|           |
|-----------|
| CAD FILE: |
|           |

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|--------|----------|-----------|----------|
| SCALE: | DATE:    | DRAWN BY: | JOB NO.: |
| N.T.S  | DEC/2024 |           |          |

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| No. | DESCRIPTION | DATE | SIGN |
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|--------------|------------------------|
| PLOT:        | LOCATION:              |
| JVC10WMRM001 | JUMEIRA VILLAGE CIRCLE |

|                             |
|-----------------------------|
| CLIENT:                     |
| KARIM MIRZAAGHA JAHEED PARI |

|                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------|
| CONSULTANT:                                                                                                                      |
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|                                                                                                                                                       |
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| CONTRACTOR:                                                                                                                                           |
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|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| PROJECT:                                                                                                                   |
| Proposed Residential & Commercial Building<br>Gr. + 39. + 11 Floor + ROOF<br>PLOT NO: JVC10WMRM001, AL BARSHA SOUTH FOURTH |

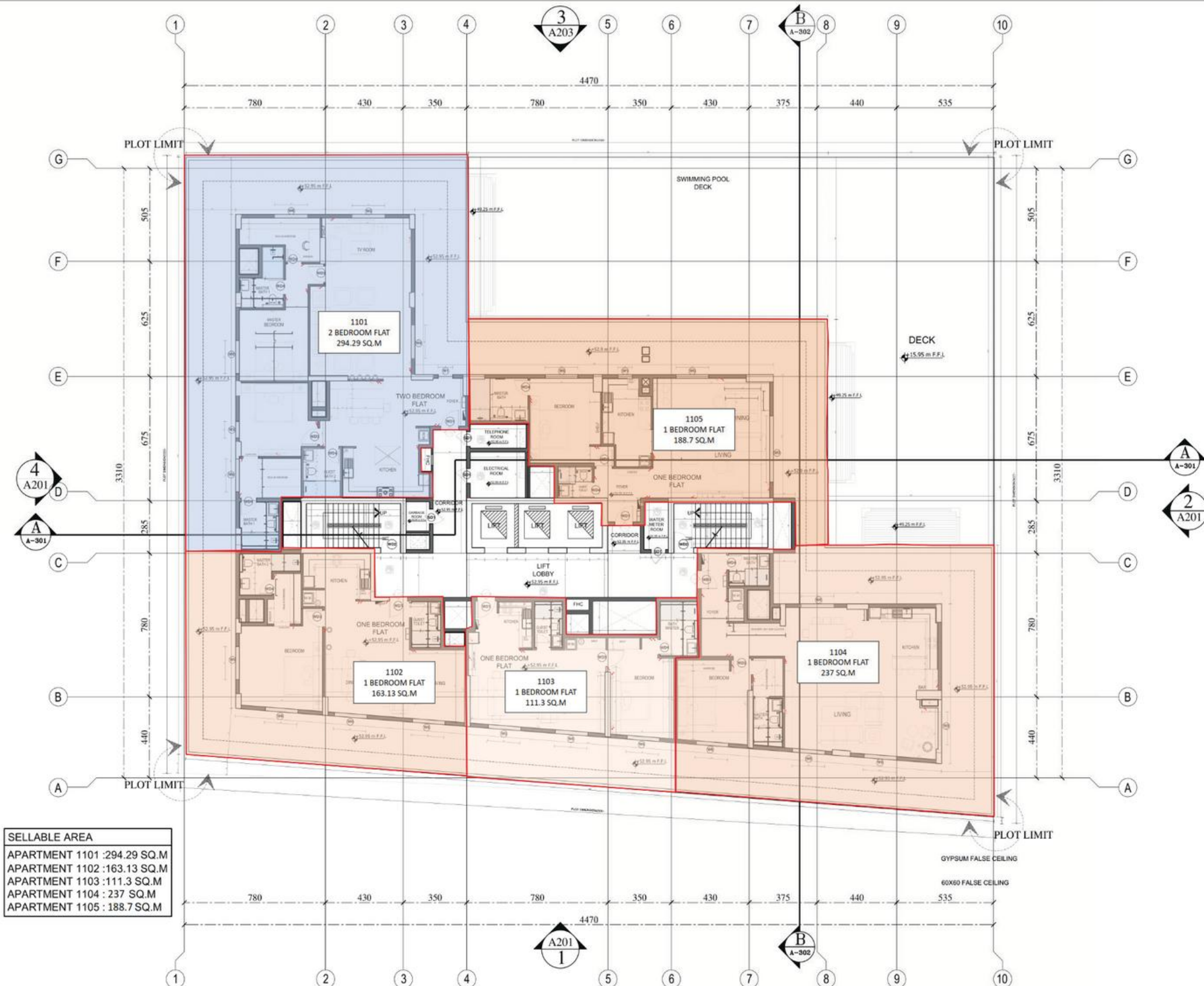
|               |
|---------------|
| STAGE:        |
| ARCHITECTURAL |

|                                |
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| DRAWING TITLE:                 |
| EIGHTH-TENTH FLOOR RESIDENTIAL |

|                             |
|-----------------------------|
| CAD FILE:                   |
| SCALE DATE DRAWN BY JOB NO. |
| N.T.S JAN/2025              |

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| No. | DESCRIPTION | DATE | SIGN |
|-----|-------------|------|------|
|     |             |      |      |
|     |             |      |      |

| Plot:       | Location:              |
|-------------|------------------------|
| JVC10WMM001 | JUMEIRA VILLAGE CIRCLE |

| Client:                     |
|-----------------------------|
| KARIM MIRZAAGHA JAHEED PARI |

| Consultant:                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------|
| <b>AL GAFRY</b><br>الفافري<br>CONSULTING ARCHITECTS ENGINEERS<br>P.O.BOX 14496, DUBAI, U.A.E.<br>TEL: 04-3888888 FAX: 04-3888824 |

| Contractor:                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZENITH SMART CONTRACTING</b><br>AL SHAFAR TOWER 1, TECOM<br>BARSHA, DUBAI - P.O. BOX 125180<br>P.O. Box 125180 DUBAI, Tel: 04-3888888 Fax: 04-3888824 |

| Project:                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------|
| Proposed Residential & Commercial Building<br>Gr. + 39. + 11 Floor + ROOF<br>Plot No: JVC10WMM001, AL BARSHA SOUTH FOURTH |
| Stage:                                                                                                                    |
| ARCHITECTURAL                                                                                                             |
| Drawing Title:                                                                                                            |
| ELEVENTH FLOOR RESIDENTIAL                                                                                                |

| CAD File:                   |
|-----------------------------|
| SCALE DATE DRAWN BY JOB NO. |
| N.T.S JAN/2025              |



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