
TAVORA
Grand
GRAND BY NAME.
GRAND BY NATURE.

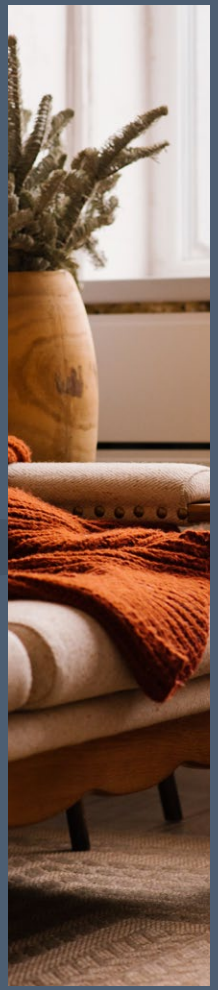

TAVORA
Grand

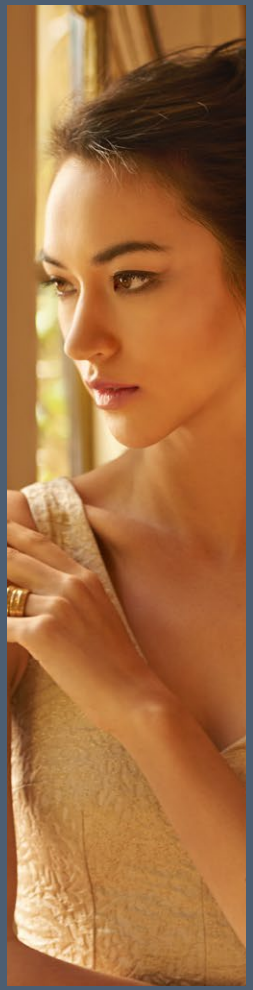

PULSING WITH
COSMOPOLITAN
ENERGY

MAGNIFICENT EXPRESSION
OF EVERYDAY LIVING

Tavora Grand by JHK introduces an expansive, elevated residential experience in Warsan 4, designed for those who value space, balance, and understated quality. Thoughtfully designed residences, enhanced amenities, and generous outdoor spaces come together to create a lifestyle that feels composed, practical, and quietly refined.







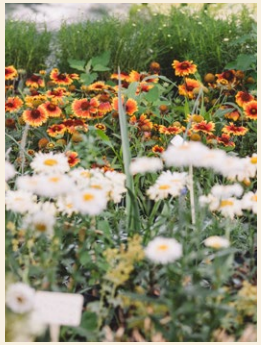


MORE SPACE
MORE LIFE
MORE YOU

At Tavora Grand, lifestyle is more than just a concept. Here, convenience meets elegance, and community meets privacy, creating a harmonious balance where you can live, relax, and thrive.

Thoughtfully designed with studios and one-bedroom apartments, Tavora Grand caters perfectly to busy professionals and small families seeking an elegant yet comfortable home.






TAVORA
Grand

LIVE WELL CONNECTED

Located in Warsan 4, a serene and well-connected neighborhood in the heart of Dubai, Tavora Grand offers a residential experience where comfort, functionality, and modern design coexist effortlessly.

Set just off Sheikh Mohammed bin Zayed Road (E311), the neighborhood combines calm residential streets with modern convenience, placing you minutes from Dubai International City, Dragon Mart and Mirdif City Centre.The Warsan 4 community is where everyday life is simpler, smoother, and more enjoyable.

- **10 Minutes** to Dragon Mart
- **20 Minutes** to Downtown Dubai
- **15 Minutes** to Dubai International Airport
- **22 Minutes** to Dubai Creek Harbour
- **15 Minutes** to Dubai Safari Park
- **30 Minutes** to Dubai Marina




JHK
Developments

LIFE, ELEVATED TO ART

Tavora Grand houses a total of 113 residences, spread across studios and 1-bedroom apartments in a B + G + 6 floors structure. The layouts favor practicality; clean sight lines, generous natural light, and finishes chosen for durability as much as aesthetics. Every design decision here answers a simple question: does this make daily life better?

Location: Warsan 4

Structure: B + G + 6 floors

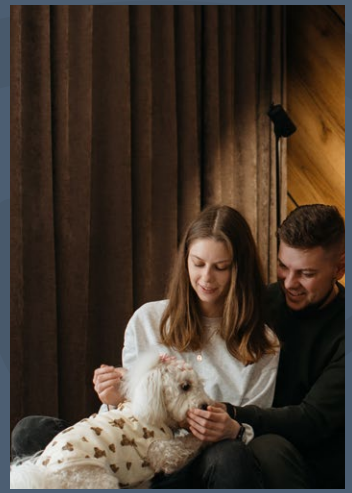
Total: 113 residences

Unit Mix: Studio & 1 bedroom

Unit Size: Up to 834 sqft

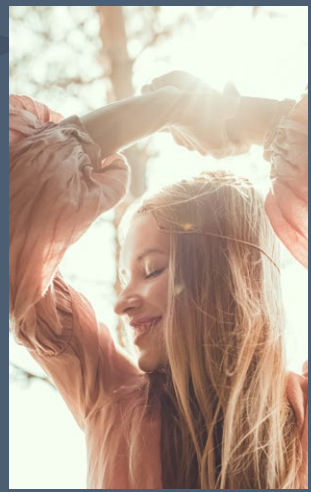
Payment Plan: 40/60

Handover: Q3 2028











STUDIO



1-BEDROOM RESIDENCE TYPE 1



1-BEDROOM RESIDENCE - MASTER BEDROOM


KINFOLK TRAVEL
THE KINFOLK


Lee
Alvar Aalto
14 10



TYPICAL BATHROOM

UNWIND &IGNITE

Tavora Grand keeps amenities purposeful; spaces you'll actually use, designed around how residents live, not how brochures usually read. From fitness areas and swimming pools to kids' areas and communal lounges, every feature is designed to cater to all age groups. Each space is created to make daily life easier, healthier, and more enjoyable, blending style and functionality in perfect harmony.

- Swimming pool & deck
- Seating areas
- Indoor gym
- Outdoor yoga area
- Kids' play area
- Running track
- BBQ area





YOGA AREA & KIDS PLAY AREA





SWIMMING POOL



INDOOR GYM



SWIMMING POOL



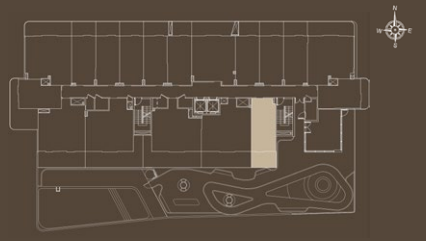
RUNNING TRACK

FLOOR PLANS

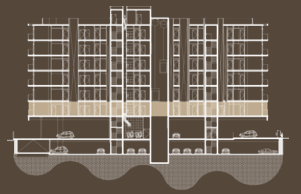
STUDIO-1

UNIT 102

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	30.40	327.22
BALCONY AREA	9.48	102.04
TOTAL AREA	39.88	429.26



1ST FLOOR PLAN



KEY ELEVATION

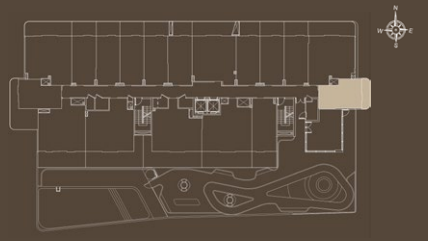


FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

STUDIO-2

UNIT 103

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	27.24	293.21
BALCONY AREA	5.75	61.89
TOTAL AREA	32.99	355.10



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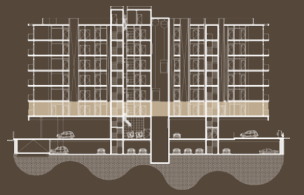

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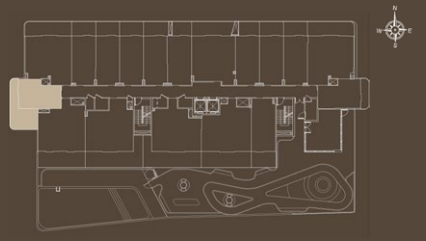
STUDIO-2M

UNIT 115

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	27.27	293.53
BALCONY AREA	19.67	211.73
TOTAL AREA	46.94	505.26



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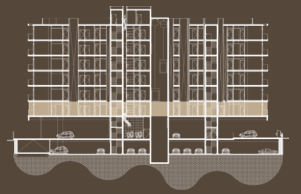

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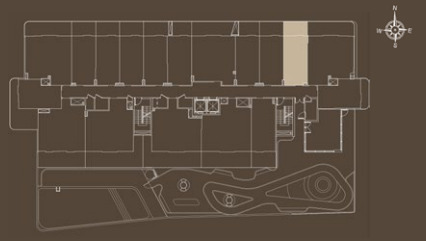
STUDIO-3

UNIT 105

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	27.93	300.64
BALCONY AREA	8.13	87.51
TOTAL AREA	36.06	388.15



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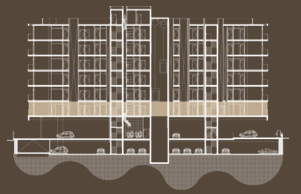

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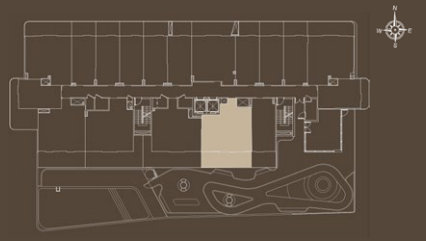
1 BEDROOM-1

UNIT 101

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	51.77	557.25
BALCONY AREA	18.91	203.55
TOTAL AREA	70.68	760.79



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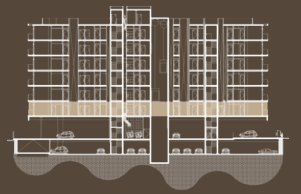

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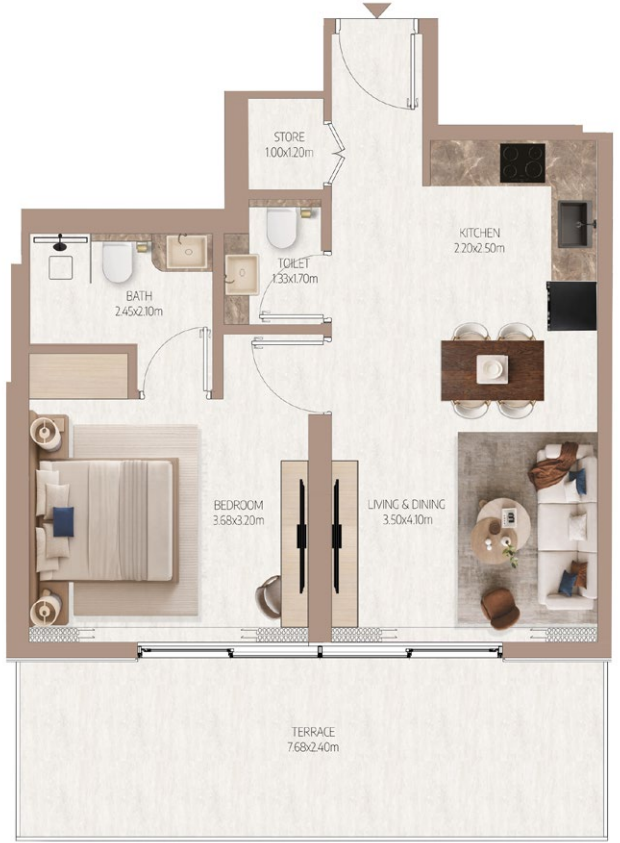

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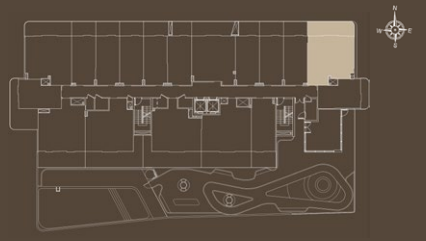
1 BEDROOM-3

UNIT 104

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	50.02	538.41
BALCONY AREA	15.88	170.93
TOTAL AREA	65.90	709.34



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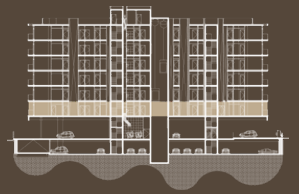

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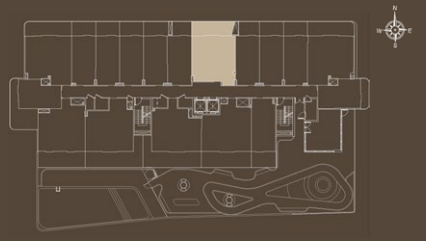
1 BEDROOM-4

UNIT 108

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	48.40	520.97
BALCONY AREA	14.08	151.56
TOTAL AREA	62.48	672.53



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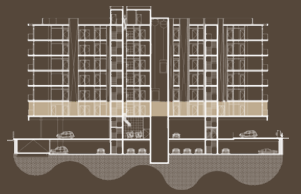

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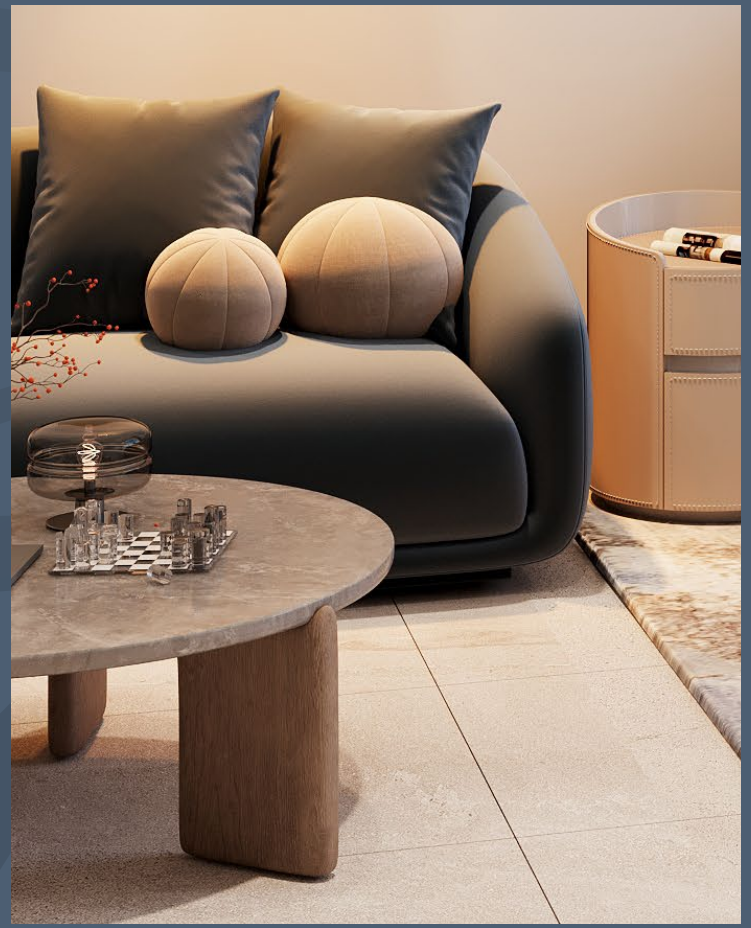
SPECIFICATIONS

GENERAL AREAS

- Elegant high-ceiling lobby with architectural and ambient lighting
- Polished porcelain slab feature walls and floors
- Custom-designed reception desk with stone finish
- Stylish seating area with curated furniture and soft furnishings
- Minimalist lighting strategically placed to ensure balanced illumination throughout the area
- Access-controlled entrance with CCTV surveillance
- Integrated modern signage for easy navigation
- A well-lit façade with LED lighting for visual sophistication

APARTMENT

- Modern, elegant finishes with a cohesive and refined aesthetic
- Clean design layout featuring comfort and functionality
- High-quality porcelain flooring enhancing warmth and comfort
- Maximized natural daylight with large sliding doors and windows
- Built-in wardrobe with neutral matte finish for a clean and functional design



SPECIFICATIONS

KITCHEN AND PANTRY

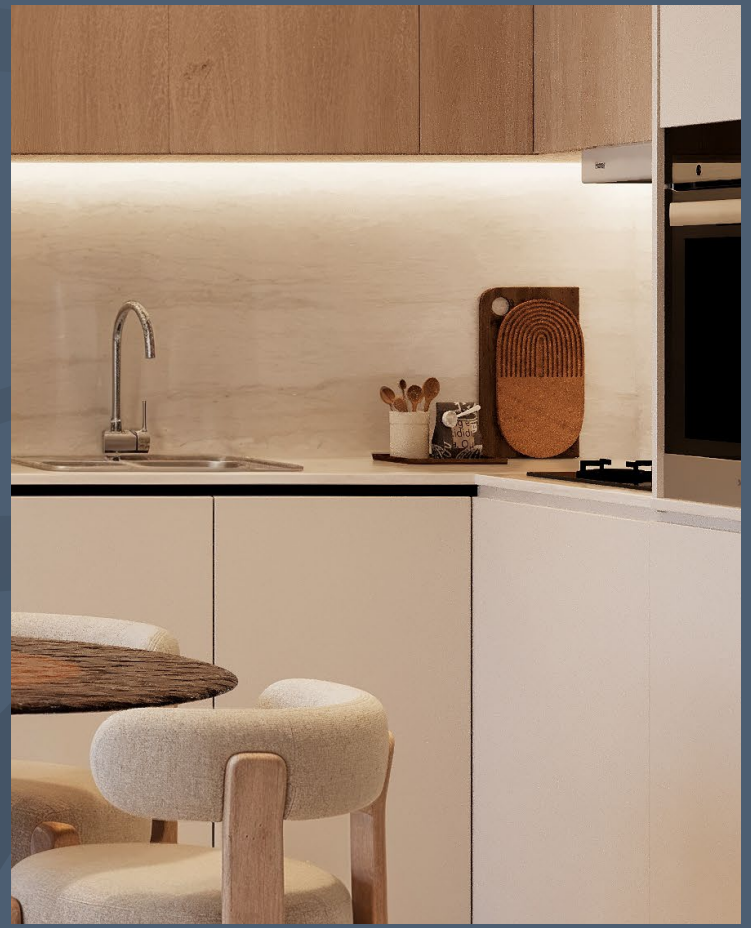
- Open-style kitchen layout
- Fitted with high-quality appliances for convenience and performance including cooker hob, built-in oven, and hood
- Contemporary kitchen cabinets with tall units offering a sleek, timeless look
- Clean, generous countertop surfaces with coordinated backsplash
- Under-cabinet and feature lighting

BATHROOM

- Warm-toned finishes with seamless large-format porcelain tiles to floors and walls
- Fully functional fittings and accessories for a refined look
- Full-height glass shower partition
- Built-in wall niche with bright integrated LED strip lighting
- Vanity mirror with concealed LED lighting
- Sleek modern vanity counter
- High-quality ceiling finish designed for durability and humidity resistance

AMENITIES

- Fully equipped state-of-the-art gym and yoga area
- Luxurious public swimming pool
- Family-friendly outdoor seating and barbecue area
- Spacious outdoor amenities and play area
- Outdoor running and athletics track



DEVELOPED BY

JHK
Developments

JHK Heights is your partner in creating mid-rise residential havens across Dubai. We blend community-first design with premium amenities all at attainable luxury price points. Discover our vision for tomorrow's urban living. Since 2019, JHK Heights has specialized in crafting boutique mid-rise residences that foster community, wellness and value. We pride ourselves in offering premium fittings and lifestyle amenities at competitive price points.

POWERED BY

EVOLUTIONS

Evolutions is a global real estate powerhouse headquartered in Dubai. The company operates as a full-cycle ecosystem, built on a proprietary operating framework known as The EV Powercycle; a model designed to transform off-plan conceptualization, development and commercialization at scale. By integrating development strategy, engineering intelligence, sales, marketing, and operations under one ecosystem, Evolutions delivers end-to-end lifecycle management for real estate assets. This approach enables faster execution, smarter investment decisions, and consistently stronger outcomes for partners and investors across global markets.

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