



TRAFFORD RESIDENCES



WELCOME TO *Luxurious*
AND EFFORTLESS LIVING



TRAFFORD RESIDENCES

Trafford Residences embodies elegance, innovation, and excellence. Renowned for our commitment to luxurious living, we are excited to introduce our latest project on Sheikh Mohammed Bin Zayed Road, Dubai.

PROJECT SPECIFICATIONS

G+4 Building 44 Residential Units
Exceptional Amenities Community
Views Walking Distance to Central Park

INDULGE IN **the**
Sophistication
Of DUBAI



DUBAI SOUTH

A visionary hub transforming the future of living, working, and connectivity.



PRIME Location IN THE HEART OF Dubai



Dubai South is rapidly transforming into a pivotal center for real estate, driven by the massive \$35 billion expansion of Al Maktoum International Airport. This area is now emerging as a significant hub for residential and commercial pursuits, setting the stage for a new era in Dubai's architectural landscape with its commitment to sustainable and smart home projects.

MAKTOUM AIRPORT

15 minutes

LULU HYPERMARKET

2 minutes

ALNOOR SOUTH POLYCLINIC

3 MINUTES

PULSE MALL

4 minutes

BUSINESS BAY

25 minutes

IBN BATUTA MALL

20 minutes

PALM JABELI

25 minutes

PALM JUMEIRAH

25 minutes

SHEIKH ZAYED ROAD

25 minutes



DUBAI SOUTH

RESIDENTIAL UNITS



1-Bedroom, 1-Bedroom plus Study, and 2-Bedroom Apartments

INTERIOR SPECIFICATIONS

Experience a harmonious blend of modern aesthetics and unmatched comfort. Each space showcases soothing color palettes, clean lines, and refined angles, meticulously crafted to offer a premium lifestyle.

Enter a realm of meticulous design where cutting-edge CM Kitchen appliances and refined Jaguar sanitary fittings redefine sophistication and functionality. Each aspect is carefully crafted to enhance your daily experience, merging luxury with practical elegance.



UNIT STARTING SIZE & PRICE

UNIT TYPE	SIZE	PRICE
1 Bedroom	701 sqft	AED 821 K
1 Bedroom + Study	753 sqft - 871 sqft	AED 859 K - AED 992 K
2 Bedroom	980 sqft- 1,260 sqft	AED 1.17 M - AED 1.475 M

Booking Amount

10%



30 days of Booking

10%

Within 120 days

5%

THE POST- HANDOVER

Handover

20%

PAYMENT PLAN

Within 240 days

5%

24 months post handover

2%

2% per month

Handover by Q4-2025



LEISURE AT IT'S
BEST





R/8
DEVELOPERS

LUXURIOUS LOBBY

LUXURIOUS LOBBY



ELEGANT LIVING SPACES





MODERN DESIGN

LIVING ROOM



STATE OF ART Kitchen Amenities

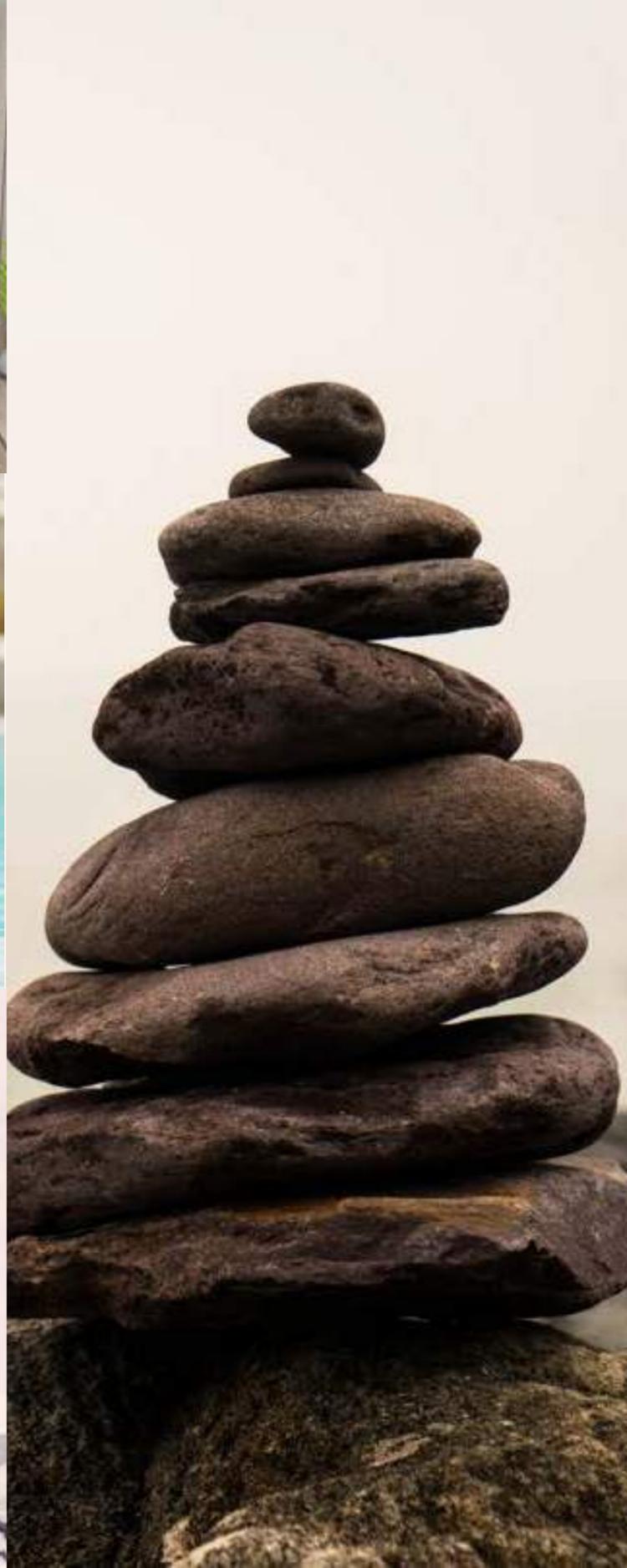
FITTED WITH CM APPLIANCES





BATHROOM

ELEGANT AND MODERN AESTHETICS WITH INTERIORS BY JAGUAR



ROOFTOP AMENITIES



Basketball court



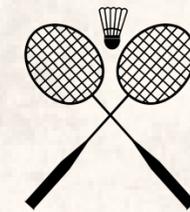
Yoga



Zen Garden



Ping Pong table



Badminton Court



Pickle Ball Court



Open air Cinema



Barbeque Area

LEISURE AMENITIES



Swimming Pool



GYM



Community Park



Kids splash area & pool



Paddle tennis

ZEN GARDEN



*Stay
Humble*



Gym

LOUNGE AREA







OPEN AIR THEATRE



SWIMMING POOL

TYPICAL FLOOR PLAN

UNIT NO: FF-01

TYPE: 1BHK

SUITE AREA: 564.46SQFT

BALCONY AREA: 136.81SQFT

TOTAL UNIT AREA: 701.27SQFT



TYPICAL FLOOR PLAN

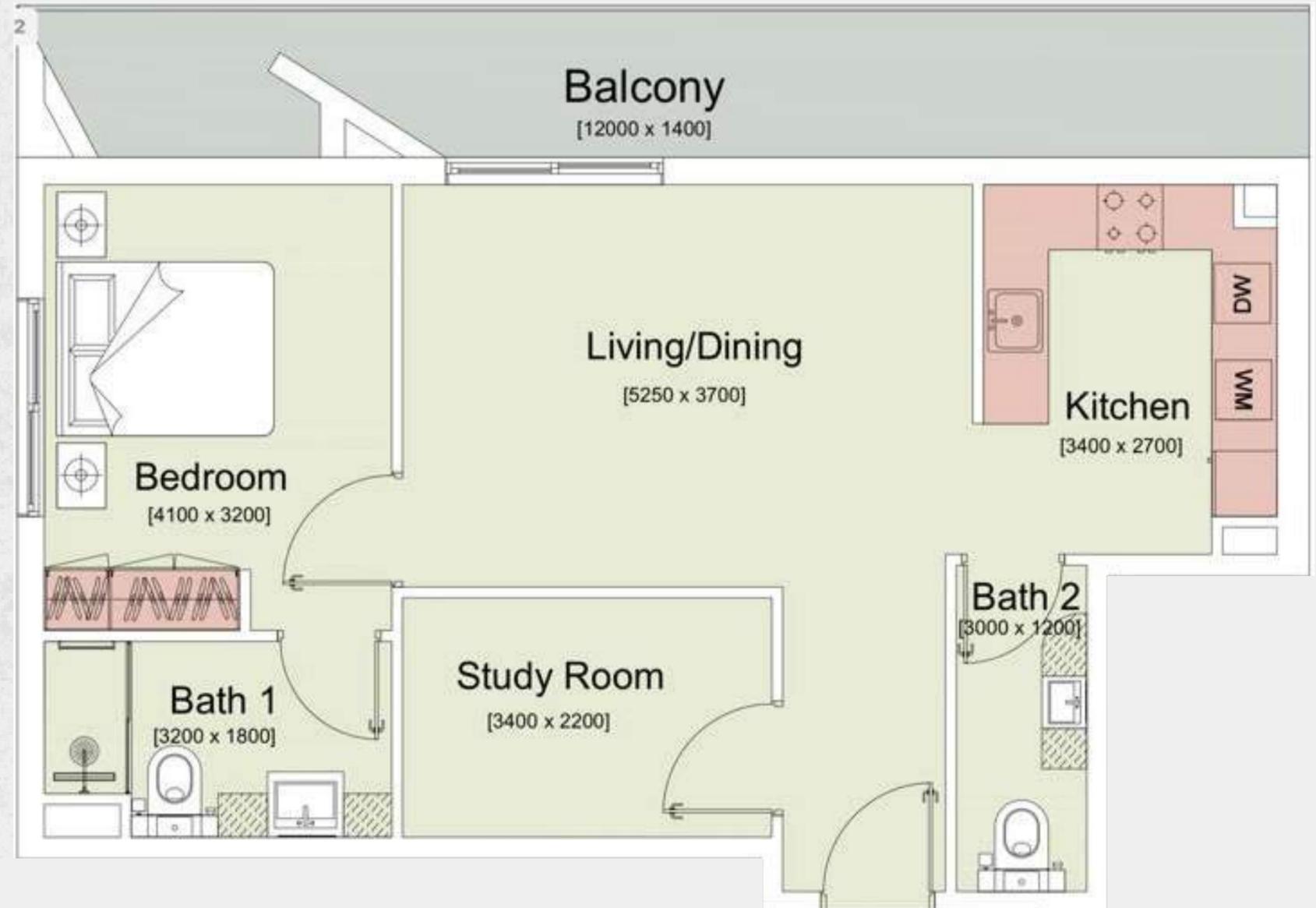
UNIT NO: TY-01

TYPE: 1BHK WITH STUDY

SUITE AREA: 734.21SQFT

BALCONY AREA: 135.63SQFT

TOTAL UNIT AREA: 869.83SQFT



TYPICAL FLOOR PLAN

UNIT NO: 2

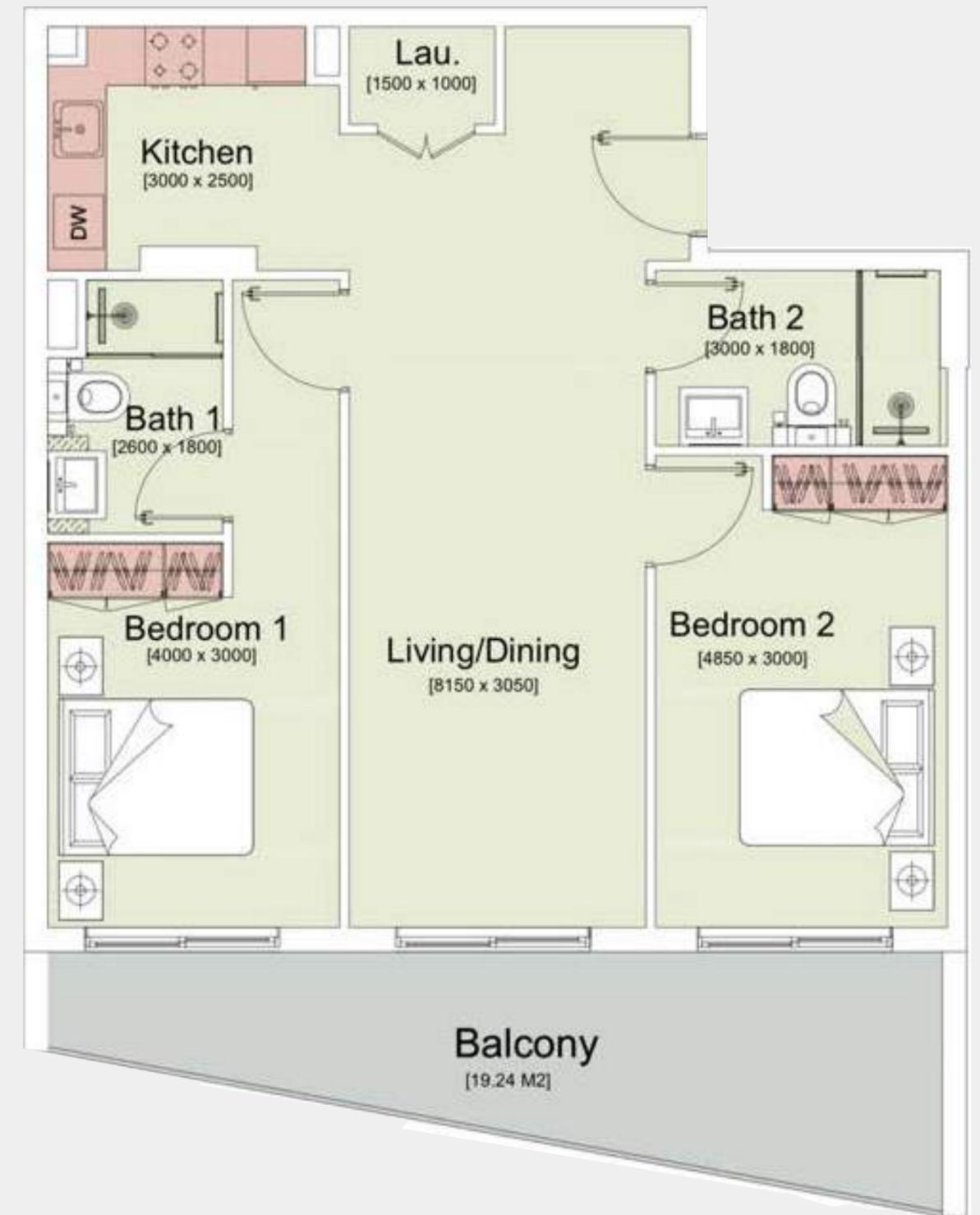
TYPE: 2BHK

SUITE AREA: 887.48SQFT

BALCONY AREA: 207.10SQFT

TOTAL UNIT

AREA:1094.58SQFT



TYPICAL FLOOR PLAN

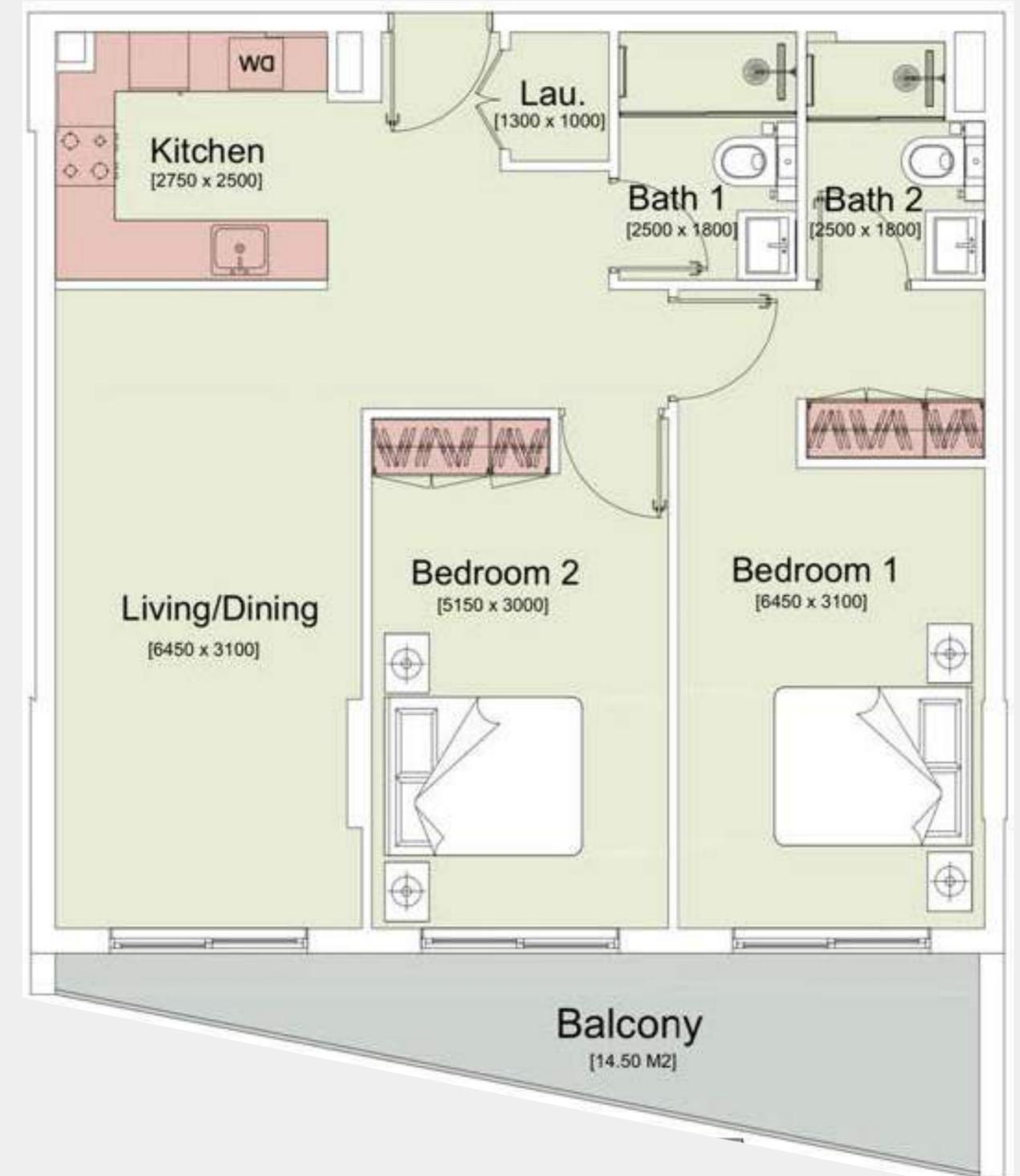
UNIT NO: 3

TYPE: 2BHK

SUITE AREA: 947.65SQFT

BALCONY AREA: 156.08SQFT

TOTAL UNIT AREA: 1103.73SQFT



TYPICAL FLOOR PLAN

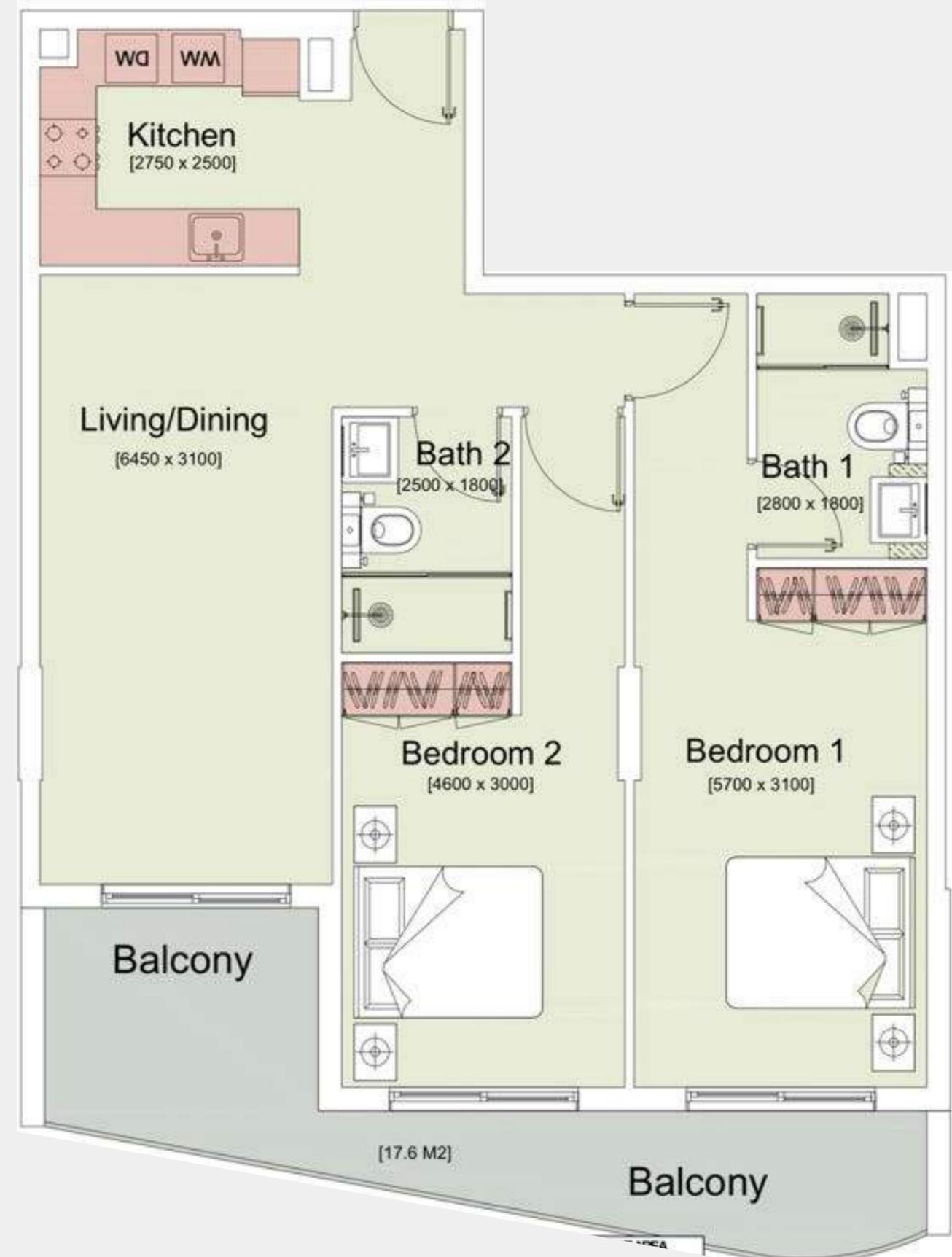
UNIT NO: 4

TYPE: 2BHK

SUITE AREA: 946.25 SQFT

BALCONY AREA: 189.44 SQFT

TOTAL UNIT AREA: 1,135.70 SQFT



TYPICAL FLOOR PLAN

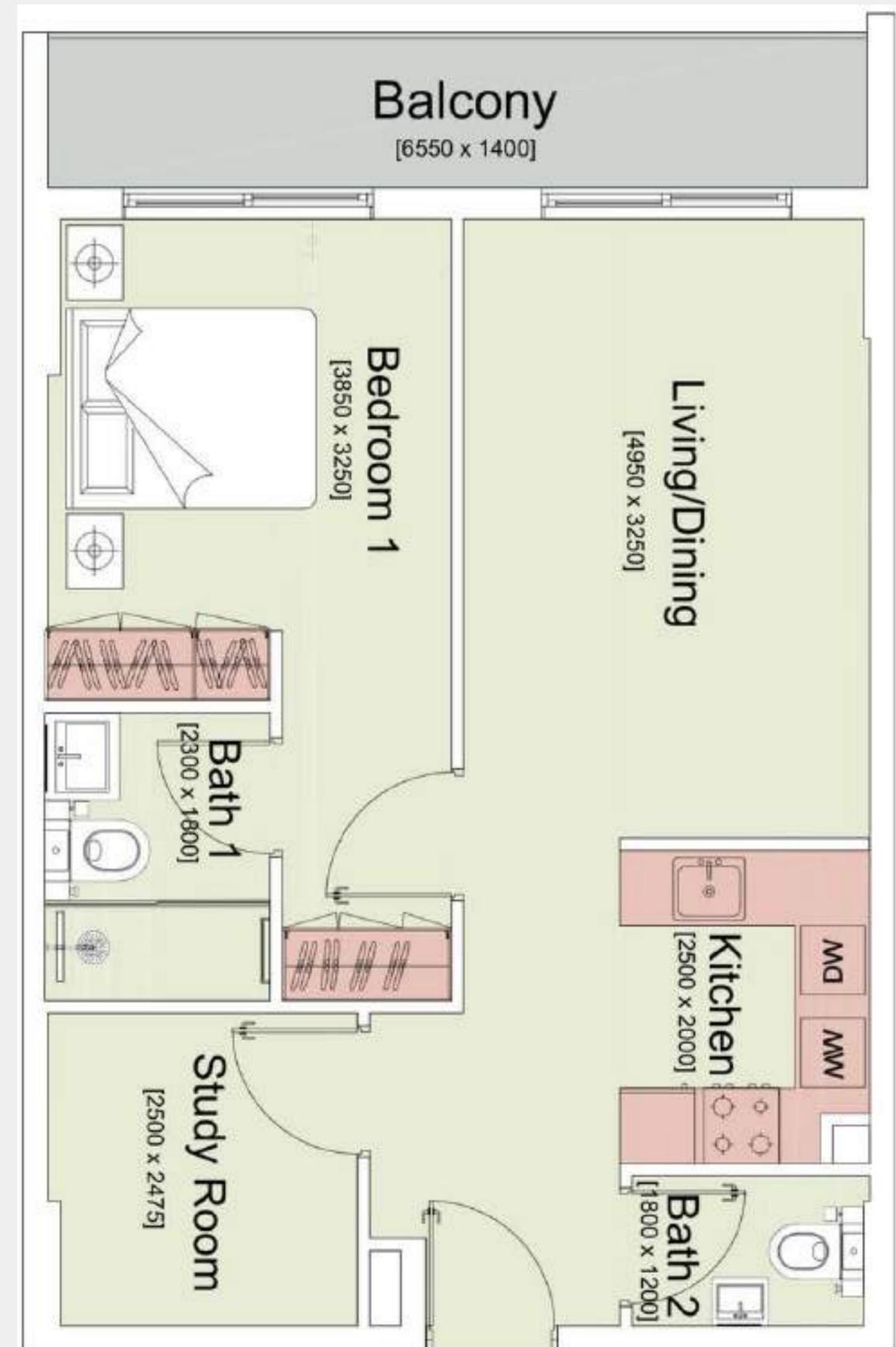
UNIT NO: 11

TYPE: 1BHK WITH STUDY

SUITE AREA: 647.34SQFT

BALCONY AREA: 111.73SQFT

TOTAL UNIT AREA: 756.07SQFT



TYPICAL FLOOR PLAN

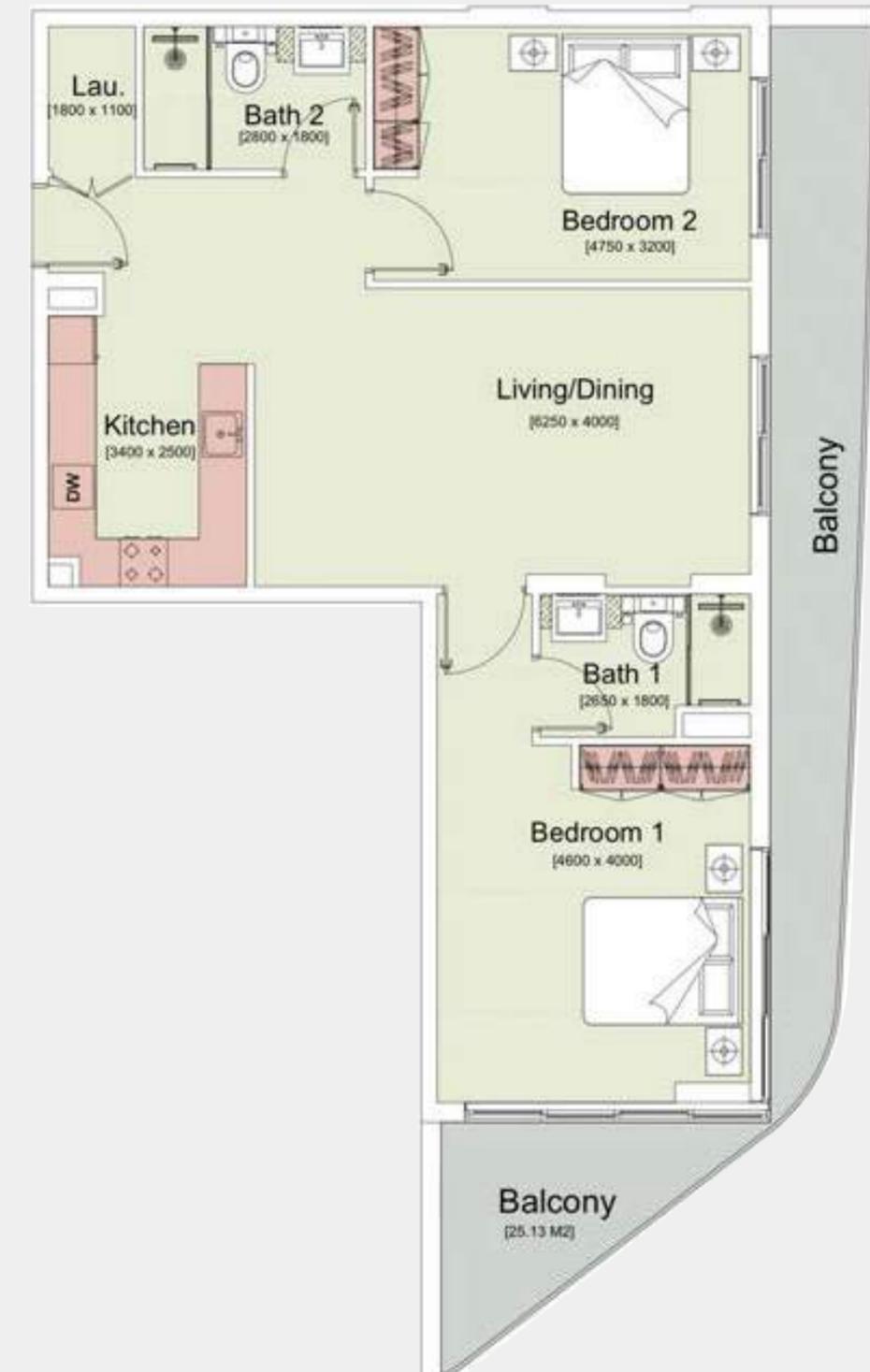
UNIT NO: 5

TYPE: 2BHK

SUITE AREA: 990.17SQFT

BALCONY AREA: 270.50SQFT

TOTAL UNIT AREA:1260.67SQFT



TYPICAL FLOOR PLAN

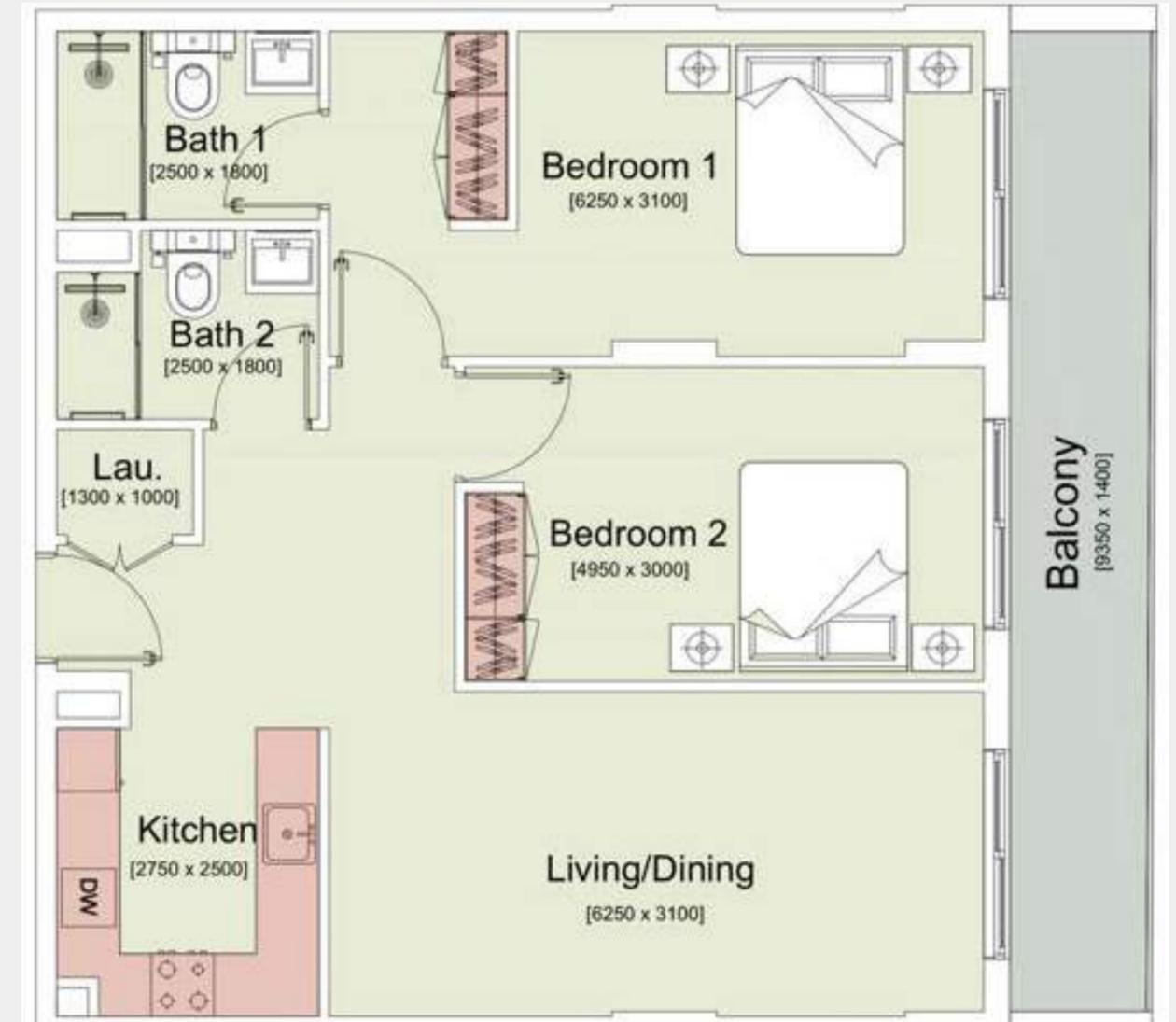
UNIT NO: 6

TYPE: 2BHK

SUITE AREA: 927.31SQFT

BALCONY AREA: 155.11SQFT

TOTAL UNIT AREA:1,082.42 SQFT



TYPICAL FLOOR PLAN

UNIT NO: 7

TYPE: 2BHK

SUITE AREA: 927.31SQFT

BALCONY AREA: 155.97SQFT

TOTAL UNIT AREA: 1083.28SQFT



TYPICAL FLOOR PLAN

UNIT NO: 8

TYPE: 2BHK

SUITE AREA: 848.20SQFT

BALCONY AREA: 130.24SQFT

TOTAL UNIT AREA: 978.44SQFT



TYPICAL FLOOR PLAN

UNIT NO: FF-01

TYPE: 2BHK

SUITE AREA: 564.46SQFT

BALCONY AREA: 136.81SQFT

TOTAL UNIT AREA: 701.27SQFT



TYPICAL FLOOR PLAN

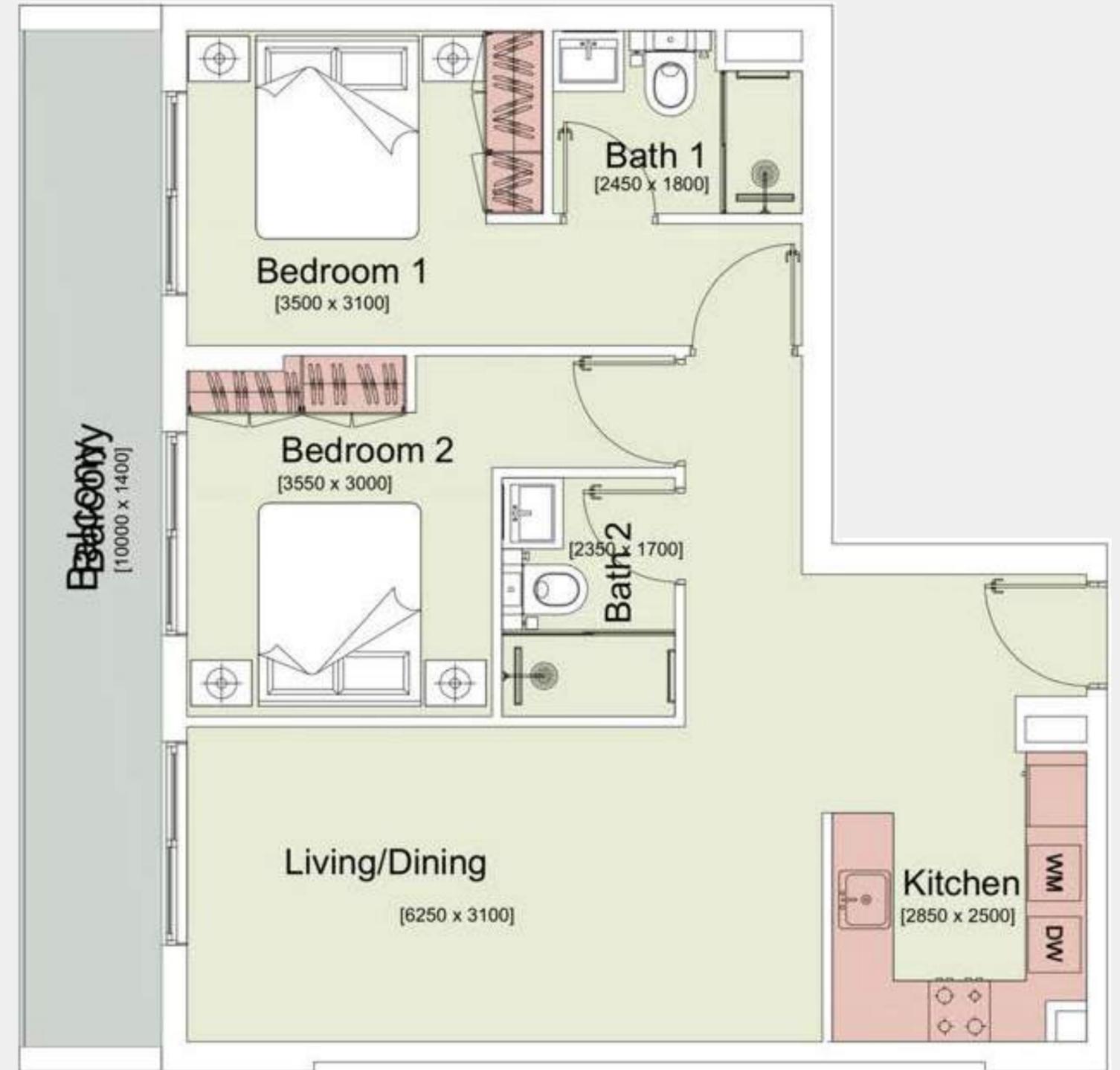
UNIT NO: 9

TYPE: 2BHK

SUITE AREA: 825.81SQFT

BALCONY AREA: 165.01SQFT

TOTAL UNIT AREA: 990.82SQFT



TYPICAL FLOOR PLAN

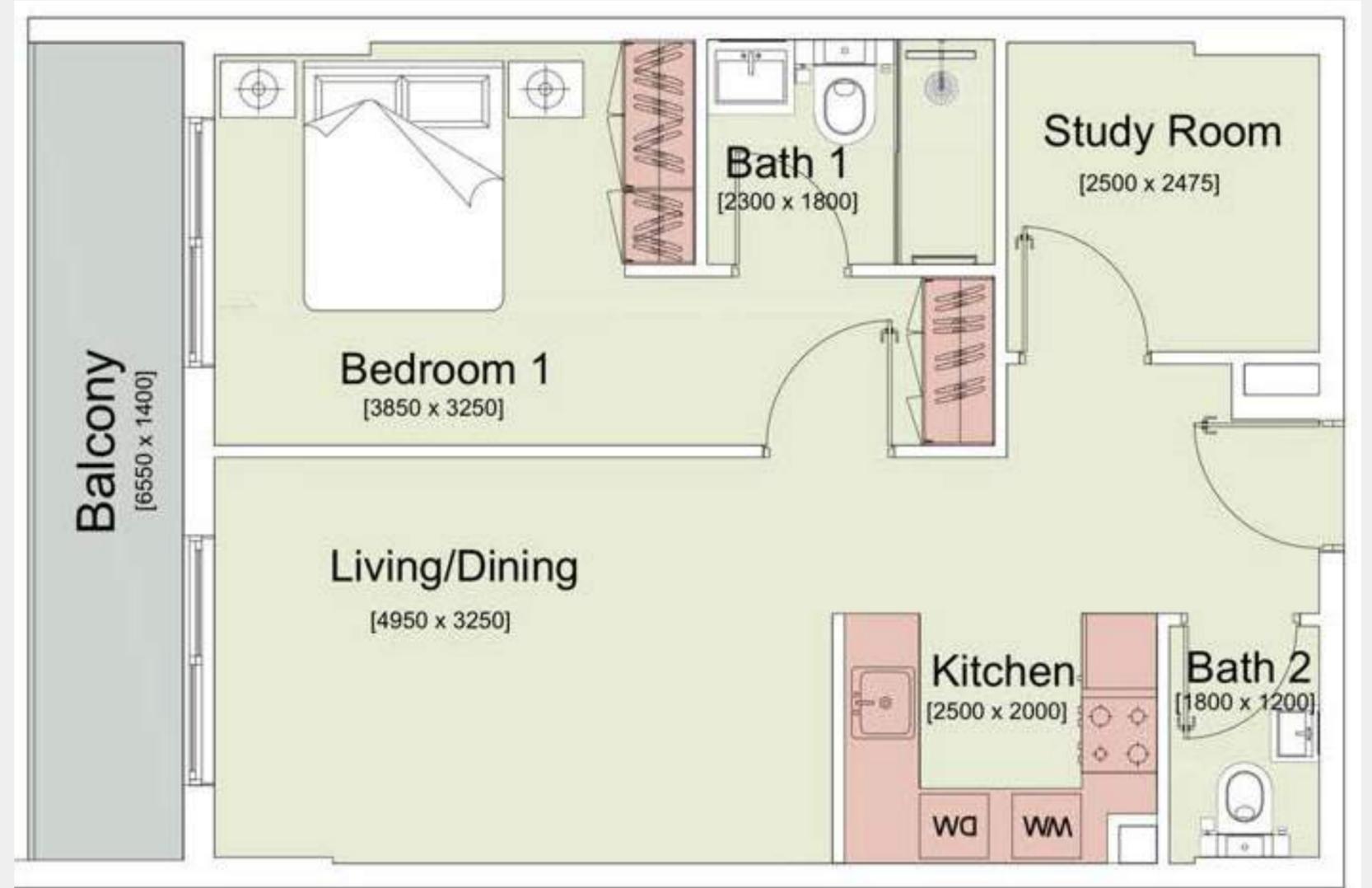
UNIT NO: 10

TYPE: 1BHK

SUITE AREA: 642.71SQFT

BALCONY AREA: 110.52SQFT

TOTAL UNIT AREA: 753.26SQFT





ENAYA RESIDENCES

JUMEIRAH VILLAGE TRIANGLE



TRAFFORD RESIDENCES

DUBAI SOUTH

