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OFF PLAN

Sky Gate Tower

Location: Jumeirah Village Triangle (JVT), Dubai

Starting From: AED 600,000

Permit No: 2

Sky Gate Tower

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Tiger Properties	**Apartments & Offices**	**Q1 2028**	**70/10**	**Off Plan**

ABOUT THE PROJECT

Sky Gate Tower by Tiger Properties is a high-rise mixed-use residential development in **Jumeirah Village Triangle (JVT)**, offering studios, 1 and 2-bedroom apartments alongside larger 3 and 4-bedroom duplex residences. The project combines contemporary architecture, extensive lifestyle amenities and flexible property configurations within one of Dubai's established residential communities.

Designed as a prominent addition to the JVT skyline, Sky Gate Tower adopts a modern architectural language defined by extensive glazing, projecting balconies and vertically layered façade elements. Its high-rise form provides residences on the upper floors with expansive outlooks across JVT and the surrounding Dubai skyline.

The development has a substantial vertical configuration comprising **three basement levels, a ground floor, four podium levels, three dedicated office floors, 33 typical floors and a roof level**.

This combination of residential and commercial components gives Sky Gate Tower a more diversified character than a conventional apartment-only development.

The residential collection begins with **studio apartments from approximately 307 sq. ft.**, with larger studio configurations extending to approximately 486 sq. ft. These compact homes represent the project's most accessible residential category.

One-bedroom apartments provide significantly more space, with published layouts ranging from approximately **802 to 828 sq. ft.** These configurations are suited to individual professionals and couples seeking larger living environments while remaining within an apartment format.

Two-bedroom apartments extend from approximately **1,215 to 1,218 sq. ft.**, creating more family-oriented residences with additional bedroom and living space.

At the upper end of the residential collection are the project's distinctive duplexes.

Three-bedroom duplex residences extend to approximately **2,218 sq. ft.** in published inventory, providing significantly more internal space and separation between living and private areas.

Four-bedroom duplexes reach approximately **2,681 sq. ft.**, representing the largest published residential configuration within Sky Gate Tower.

The duplex concept differentiates Sky Gate Tower within the JVT apartment market by providing larger, multi-level homes for families who require more space without moving into a conventional townhouse or villa community.

Interiors follow a contemporary aesthetic, combining modern finishes with open-plan living spaces and extensive glazing. Large windows introduce natural daylight while creating stronger visual connections with the surrounding community and skyline.

Private balconies provide additional outdoor space across selected layouts and enhance the tower's architectural character.

Sky Gate Tower also places significant emphasis on lifestyle facilities. A **swimming pool** forms one of the central recreational amenities, providing residents with a dedicated environment for relaxation and leisure.

A fully equipped **gym and fitness environment** supports everyday wellness, while dedicated sports facilities provide additional opportunities for physical activity.

Residents also benefit from **walking areas**, encouraging outdoor movement within the development rather than limiting recreation to indoor facilities.

Dedicated **children's areas** make the development more practical for families, particularly buyers considering the larger 2-bedroom apartments and duplex residences.

Wellness facilities include **steam and sauna environments**, complementing the gym and swimming facilities with spaces designed for relaxation.

The development also provides substantial parking infrastructure. DLD-validated building information identifies approximately **552 parking spaces**, supporting both residents and the commercial components of the project.

Approximately **12 elevators** are identified within validated building information, helping manage vertical circulation throughout the high-rise development.

Sky Gate Tower's location within **Jumeirah Village Triangle** is central to its residential and investment proposition.

JVT is a predominantly residential master community developed around villas, townhouses, apartment buildings, landscaped areas and neighbourhood services. Its lower-density character distinguishes it from more intensively developed nearby apartment districts.

The community provides access to parks, supermarkets, schools, nurseries, restaurants and everyday services, supporting both long-term residents and tenants.

Connectivity is supported by proximity to **Sheikh Mohammed Bin Zayed Road and Al Khail Road**, two of Dubai's major transport corridors.

These road connections provide convenient access towards **Dubai Marina, Jumeirah Lakes Towers, Dubai Internet City, Dubai Media City, Dubai Sports City and Jumeirah Village Circle**.

The location also provides connectivity towards Downtown Dubai, Business Bay and Dubai International Airport through Dubai's wider highway network.

For investors, Sky Gate Tower provides several different entry points.

Studios represent the lowest acquisition threshold and target Dubai's large market of individual professionals and investors seeking smaller rental properties.

One-bedroom residences provide larger internal areas of more than 800 sq. ft., creating a potentially broader end-user and tenant proposition.

Two-bedroom apartments target couples and families, while the substantially larger 3 and 4-bedroom duplexes occupy a more specialised segment of the market.

Scarcity becomes particularly relevant for the duplex inventory. Larger residences approaching **2,700 sq. ft.** are considerably less common than studios and standard apartments within many JVT developments.

Individual factors such as floor level, orientation, balcony configuration, view and internal layout can therefore have a significant influence on the relative positioning of individual properties.

Sky Gate Tower has already established substantial off-plan transaction activity.

DLD transaction data through September 2026 recorded **212 sales during the preceding 12 complete months**, with a median transaction value of approximately **AED 719,000** and a median registered rate of approximately **AED 1,578 per sq. ft.**

All transactions in that measurement period were off-plan, reflecting the development's current construction stage.

The project originally entered the market with published prices from approximately **AED 600,000**, while Property Finder records an indicative launch price of approximately AED 707,000 depending on release and inventory.

For end-users, Sky Gate Tower combines contemporary apartments, larger duplex options and a substantial lifestyle amenity package within an established Dubai residential community.

For investors, the combination of accessible studios, larger family apartments, limited duplex residences and JVT's established rental population creates multiple potential acquisition strategies within one development.

Sky Gate Tower also incorporates commercial space, with its registered configuration including **three office floors**. This adds a business component to the project while the majority of the tower remains residential.

The project is registered with the Dubai Land Department under **Project Number 4120**, with **431 homes** recorded in the project register.

Its registered construction commencement is September 2025, with the DLD completion date set for **29 February 2028**.

With a high-rise architectural profile, residential options ranging from compact studios to substantial four-bedroom duplexes and a strategic JVT location, **Sky Gate Tower by Tiger Properties** provides a diversified proposition for both Dubai property investors and future residents.

Why Buy Sky Gate Tower Through A1 Properties?
Buying a residence at **Sky Gate Tower through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments and duplexes according to exact square footage, bedroom configuration, floor level, orientation, skyline views, layout, DLD transaction benchmarks, price per square foot and remaining payment obligations.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan property market, helping buyers evaluate Sky Gate Tower against other opportunities throughout Jumeirah Village Triangle and surrounding communities.

For investors, our advisors can assess entry pricing, DLD-recorded transactions, unit scarcity, floor and view premiums, rental positioning and potential resale opportunities. End-users can receive tailored guidance according to residence size, apartment or duplex configuration, floor plan, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	50%	10%	20%
Down Payment	During Construction	On Handover	Post Handover