INTERSTELLAR

TOWER



Commercial

JUMEIRAH VILLAGE TRIANGLE

OFFICES & RETAIL

MR. EIGHT DEVELOPMENT

INTERSTELLAR

OFFICES & RETAIL

JUMEIRAH VILLAGE TRIANGLE

JUMEIRAH VILLAGE TRIANGLE

Interstellar Tower is the next-generation office destination located in the heart of Jumeirah Village Triangle (JVT), within Dubai Mainland jurisdiction, allowing full commercial licensing for businesses operating across the UAE. Strategically positioned just minutes from Emirates Hills—home to many business owners—and directly connected to Sheikh Mohammed Bin Zayed Road, the tower offers fast, traffic-free access to Dubai Marina, Bluewaters Island, and the upcoming Dubai Green Spine, the world's first all-electric elevated metro line. All office floors are delivered in Shell & Core condition, with concrete flooring and ceiling-mounted MEP provisions, giving buyers the freedom to design their workspace according to their operational needs. Each unit includes a private restroom, an increasingly rare advantage in the Dubai market. The tower features a bold architectural identity, a double-height reception lobby, and a curated ground floor with French cafés and artisanal bakeries, creating a complete work-life environment. Interstellar Tower is a future-ready commercial address where flexibility, infrastructure, and location come together for businesses aiming to thrive.

LUXURY LIFESTYLE

AWARDS

INTERSTELLAR TOWER

Luxury Lifestyle Awards is a globally recognized organization based in the United States that honors excellence in high-end products and services.
The association celebrates the finest in luxury across various industries, assisting consumers in identifying the most outstanding brands and developments worldwide.

Luxury LIFESTYLE AWARDS

MR. EIGHT DEVELOPMENT
WINNER 2025
BEST LUXURY SUSTAINABLE RESIDENTIAL DEVELOPMENT
DUBAI, UAE

Luxury LIFESTYLE AWARDS

MR. EIGHT DEVELOPMENT
WINNER 2025
BEST LUXURY SUSTAINABLE HIGH RISE LIVING
DUBAI, UAE

Luxury LIFESTYLE AWARDS

LUXURY LIFESTYLE AWARDS 2025

- BEST SUSTAINABLE HIGH RISE LIVING
- BEST SUSTAINABLE RESIDENTIAL DEVELOPMENT

THE INTERSTELLAR TOWER HAS BEEN PROUDLY RECOGNIZED WITH AWARDS IN TWO PRESTIGIOUS CATEGORIES: SUSTAINABLE HIGH RISE LIVING AND SUSTAINABLE RESIDENTIAL DEVELOPMENT. THESE ACCOLADES HIGHLIGHT THE PROJECT'S COMMITMENT TO INNOVATIVE DESIGN, ENVIRONMENTALLY CONSCIOUS CONSTRUCTION, AND THE CREATION OF A TRULY FUTURE-READY COMMUNITY.

DUBAI
map

1. INTERSTELLAR Tower
2. Jumeirah Village Triangle
3. Palm Jumeirah
4. Burj Al Arab
5. VCV
6. Dubai Marina
7. Al Khail Avenue Mall
8. Jebel Ali Race Course
9. Bluewaters
10. Jumeirah Islands
11. Emirates Hills
12. Dubai Green Spine
13. Al Maktoum International Airport (DWC)

- 4 Minutes — Sunmarke School
- 5 Minutes — Arcadia School
- 10 Minutes — Bluewaters Island
- 13 Minutes — Dubai Marina
- 14 Minutes — Montgomerie Golf Club
- 16 Minutes — Circle Mall
- 17 Minutes — Palm Jumeriah
- 18 Minutes — Mall Of The Emirates
- 18 Minutes — Jumeriah Golf Club
- 19 Minutes — Dubai Hills Mall
- 19 Minutes — Topgolf Dubai
- 21 Minutes — Burj Al Arab
- 22 Minutes — Dubai Hills Golf Club
- 25 Minutes — Jumeirah Beach
- 25 Minutes — Burj Khalifa
- 30 Minutes — Dubai International Airport (DXB)

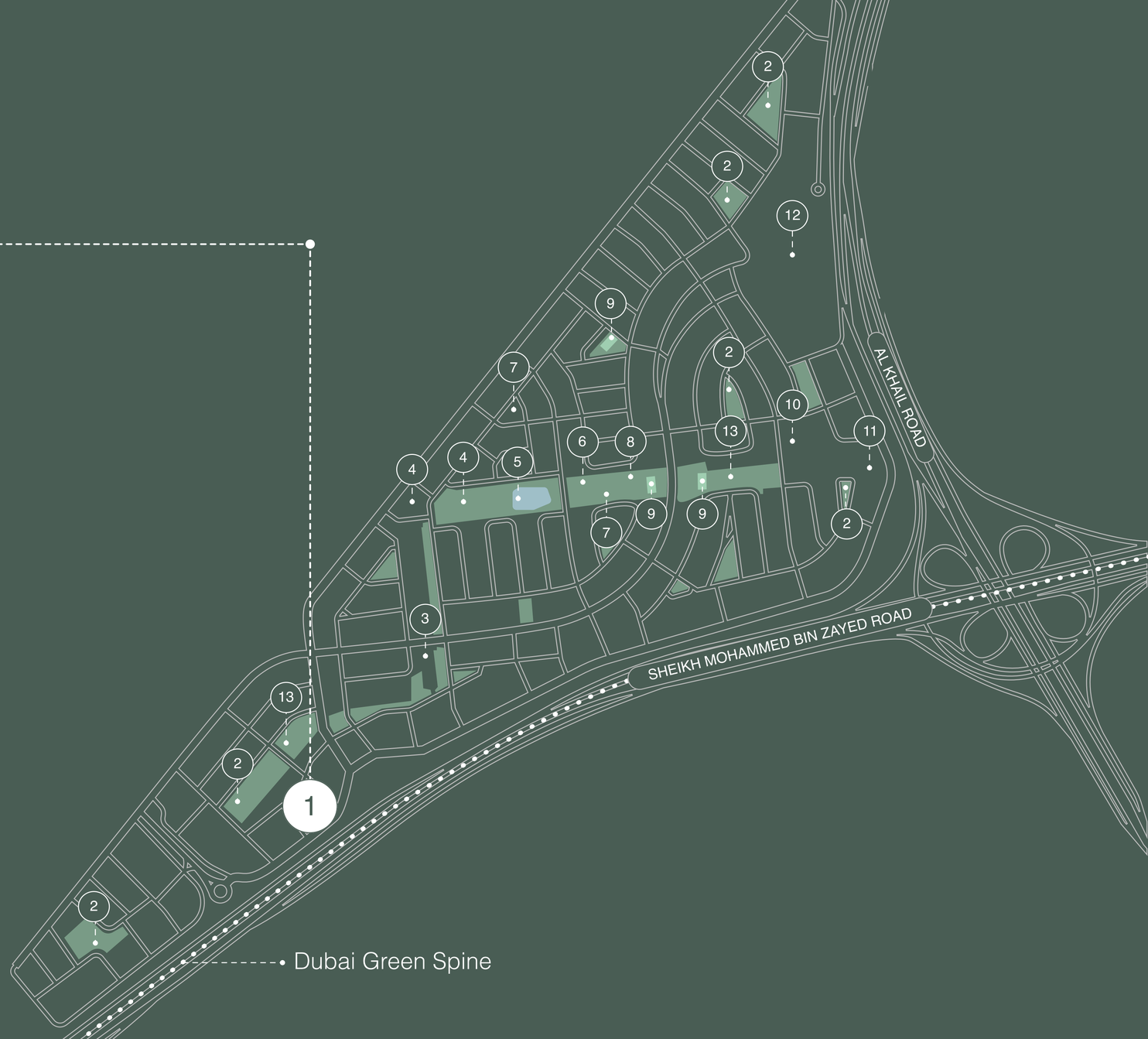


INTERSTELLAR TOWER
BOUTIQUE RESIDENCES BY MR.EIGHT

INTERSTELLAR
Tower

JUMEIRAH VILLAGE TRIANGLE
area map

1. Interstellar Tower
2. Community Parks
3. JVT Water Fountain
4. Arcadia British School
5. JVT Pond
6. Soccer Field
7. Tennis Courts
8. Basketball Courts
9. Tennis Courts
10. Sunmarke School
11. Supermarket
12. Al Khail Avenue Mall
13. Dog Park



INTERSTELLAR TOWER * BOUTIQUE RESIDENCES BY MR.EIGHT *

INTERSTELLAR
Corporate Spaces

Luxury LIFESTYLE AWARDS
MR. EIGHT DEVELOPMENT
WINNER 2025
BEST LUXURY SUSTAINABLE RESIDENTIAL DEVELOPMENT
DUBAI, UAE

Luxury LIFESTYLE AWARDS
MR. EIGHT DEVELOPMENT
WINNER 2025
BEST LUXURY SUSTAINABLE HIGH RISE LIVING
DUBAI, UAE



MR. EIGHT DEVELOPMENT

AH VILLAGE TRIANGLE

INTERSTELLAR
Residence

RESIDENTS LOBBY LOUNGE

The Grand Lobby at Interstellar Tower serves the residential community with two distinct zones: a welcoming lounge area for guests and casual meetings, and a cozy residents' corner designed for relaxation, reading, or quiet conversation — all surrounded by curated design and lush greenery.

Cassina B&B ITALIA

RESIDENTS LOBBY LOUNGE

At the heart of Interstellar Tower's Grand Lobby stands a majestic indoor tree — a living centerpiece that defines the space. Surrounded by curated design and natural light, this relaxation and inspiration zone is open to all residents, offering a calm and inviting atmosphere from the very first step inside.

INTERSTELLAR
Office

OFFICE LOBBY LOUNGE

Interstellar Tower features a dedicated office lobby with two high-speed elevators, ensuring smooth and private access to the business floors. A separate business lounge is also available exclusively for office visitors, providing a comfortable and professional meeting environment.



FIREPLACE LOUNGE

The central area of the Grand Lobby features a large built-in fireplace set within a dramatic Calacatta marble wall. Above it, a 200-inch screen creates a cinematic atmosphere.

Tom Dixon. coffee

RESIDENTS LOBBY LOUNGE

The Tom Dixon Café at Interstellar Tower features a dedicated barista zone with a professional-grade coffee machine and a sleek service counter. Designed for both style and function, it offers residents freshly brewed coffee in a beautifully curated setting, perfect for a quick break or a casual chat.

VALET PARKING

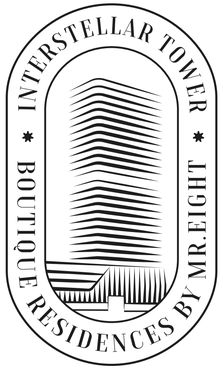
Interstellar Tower offers valet parking and a dedicated entrance to the office lobby, ensuring a seamless arrival experience for business tenants and their guests. The private access point leads directly to a professional lobby lounge with high-speed elevators, separate from the residential areas.

RESIDENCE LOBBY ENTRANCE

OFFICE LOBBY ENTRANCE

INTERSTELLAR GROUND FLOOR

ICONIC DESIGN & TIMELESS COMFORT IN THE GRAND LOBBY THE INTERSTELLAR TOWER GRAND LOBBY FEATURES A CURATED COLLECTION OF ICONIC FURNITURE FROM B&B ITALIA, CASSINA, AND TOM DIXON. LUSH GREENERY ADDS WARMTH AND OPENNESS TO THE SPACE, CREATING A REFINED ATMOSPHERE FOR CREATIVITY, MEETINGS, AND QUIET MOMENTS. RESIDENTS ENJOY COMPLIMENTARY COFFEE AT THE TOM DIXON CAFÉ AND RELAX BY THE ELEGANT CENTRAL GAS FIREPLACE — A SPACE WHERE DESIGN MEETS EVERYDAY INSPIRATION.



INTERSTELLAR

Office Lobby

- WORK WHERE YOU LIVE — INTERSTELLAR TOWER OFFICES
INTERSTELLAR TOWER FEATURES 5 FLOORS OF PREMIUM OFFICE SPACE WITH A PRIVATE ENTRANCE, HIGH-SPEED ELEVATORS, AND DEDICATED PARKING FOR EACH UNIT.

- THIS IS A RARE OPPORTUNITY TO LIVE AND WORK WITHIN THE SAME VIBRANT COMMUNITY HUB.
RESIDENTS AND OFFICE USERS ENJOY FULL ACCESS TO ALL ON-SITE AMENITIES — FROM THE GYM TO WELLNESS AREAS — WITHOUT LEAVING THE BUILDING.

- LOCATED ON DUBAI MAINLAND, THESE OFFICES ALLOW FULL FLEXIBILITY FOR BUSINESS LICENSING AND COMPANY REGISTRATION, MAKING THEM IDEAL FOR ENTREPRENEURS AND ESTABLISHED FIRMS ALIKE.



JUMEIRAH VILLAGE TRIANGLE

MR. EIGHT REAL ESTATE DEVELOPMENT

Office Lounge

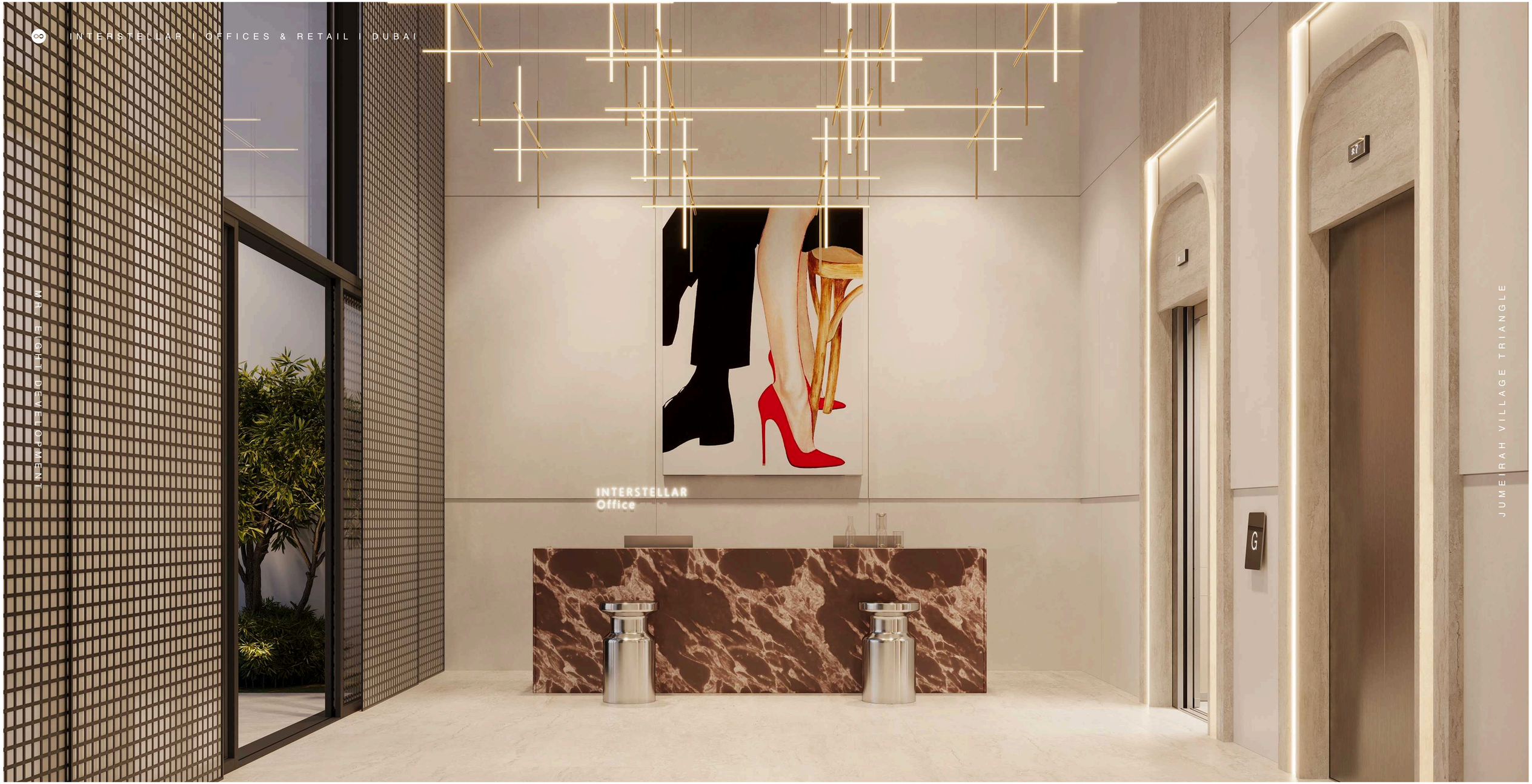
INTERSTELLAR TOWER FEATURES A DEDICATED OFFICE ENTRANCE, PRIVATE LOBBY, AND HIGH-SPEED ELEVATORS EXCLUSIVELY FOR OFFICE FLOORS. THE OFFICE ZONE IS FULLY SEPARATED FROM THE RESIDENTIAL AREAS, ENSURING COMPLETE PRIVACY AND SMOOTH ACCESS FOR BUSINESS OPERATIONS.



MR. EIGHT DEVE

LLAGE TRIANGLE

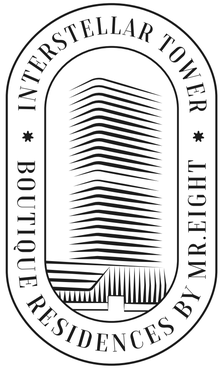

G


INTERSTELLAR
Office
G



JUMEIRAH VILLAGE TRIANGLE

M.R. EIGHT DEVELOPMENT



INTERSTELLAR

Retail

• THE GROUND FLOOR OF INTERSTELLAR TOWER FEATURES WELL-DESIGNED RETAIL UNITS, EACH EQUIPPED WITH INDEPENDENT WATER AND DRAINAGE CONNECTIONS — ALLOWING FOR A WIDE RANGE OF USES, FROM BOUTIQUE SHOPS TO RESTAURANTS OR ARTISAN BAKERIES.

• RETAIL UNITS ARE AVAILABLE IN SIZES RANGING FROM 1,166 SQ. FT TO 4,201 SQ. FT, OFFERING FLEXIBILITY FOR VARIOUS BUSINESS CONCEPTS.

• EACH UNIT HAS DIRECT ACCESS TO ESSENTIAL UTILITIES, ENABLING TENANTS TO CARRY OUT FIT-OUTS ACCORDING TO THEIR SPECIFIC BUSINESS NEEDS. LOCATED ON DUBAI MAINLAND, THE SPACES ARE ELIGIBLE FOR BOTH GENERAL RETAIL LICENSING AND, WHERE APPLICABLE, ALCOHOL LICENSING.

• FULL UNIT SPECIFICATIONS ARE AVAILABLE UPON REQUEST.



Restaurants & Shops

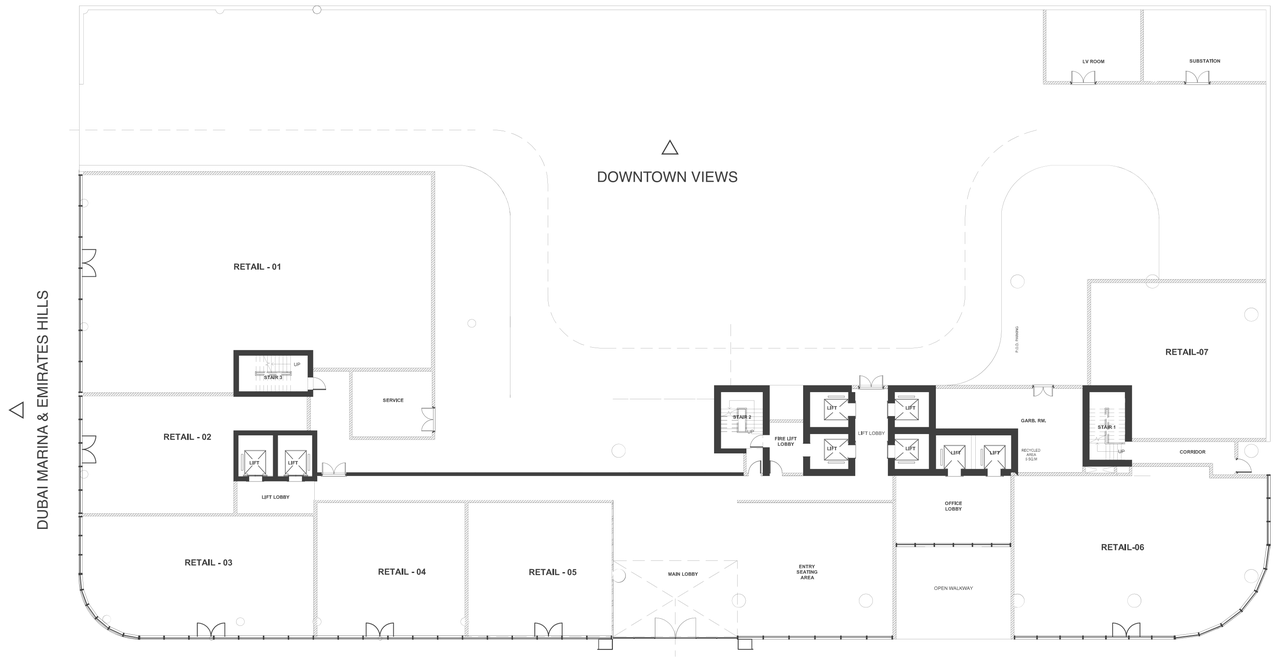
INTERSTELLAR TOWER OFFERS PRIME COMMERCIAL UNITS WITH A PRIVATE STREET-LEVEL ENTRANCE. EACH UNIT IS FULLY SUPPLIED WITH ESSENTIAL UTILITIES, MAKING THEM SUITABLE FOR A VARIETY OF BUSINESSES — FROM RETAIL SHOPS AND BAKERIES TO RESTAURANTS AND SERVICE PROVIDERS. ALL ACTIVITIES ALLOWED UNDER DUBAI MAINLAND LICENSING ARE SUPPORTED.

G
FLOOR

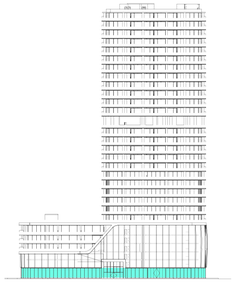
INTERSTELLAR
TOWER

G
FLOOR

MR. EIGHT DEVELOPMENT



Mr. Eight Development



G-FLOOR

UNIT NUMBER	FLOOR NUMBER	UNIT TYPE	NO. OF BATHROOM	TOTAL AREA M2	TOTAL AREA SQF	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	NO. OF PARKING	POOL ON TERRACE	PRICE AED
1	G-Floor	Retail-1	-	390,29	4201,08	390,29	4201,08	-	-	15	-	AED 14 704 000,00
2	G-Floor	Retail-2	-	117,5	1264,77	117,5	1264,77	-	-	4	-	AED 4 680 000,00
3	G-Floor	Retail-3	-	153,68	1654,21	153,68	1654,21	-	-	6	-	AED 6 121 000,00
4	G-Floor	Retail-4	-	112,43	1210,2	112,43	1210,2	-	-	4	-	AED 4 478 000,00
5	G-Floor	Retail-5	-	108,36	1166,39	108,36	1166,39	-	-	4	-	AED 4 316 000,00
6	G-Floor	Retail-6	-	221,77	2387,13	221,77	2387,13	-	-	8	-	AED 8 833 000,00
7	G-Floor	Retail-7	-	143,03	1539,57	143,03	1539,57	-	-	5	-	AED 5 697 000,00

*NOTE: COMMERCIAL PROPERTIES IN THE UAE ARE SUBJECT TO A 5% VALUE ADDED TAX (VAT) ALL PRICES MENTIONED ARE EXCLUDED OF VAT

2
FLOOR

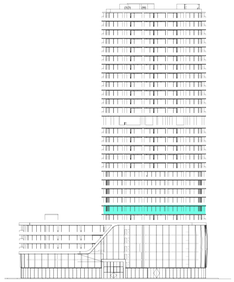
INTERSTELLAR
TOWER

2
FLOOR

MR. EIGHT DEVELOPMENT



Mr. Eight Development



2-ND FLOOR

UNIT NUMBER	FLOOR NUMBER	UNIT TYPE	NO. OF BATHROOM	TOTAL AREA M2	TOTAL AREA SQF	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	NO. OF PARKING	POOL ON TERRACE	PRICE AED
201	2nd Floor	Office - 201	2	181,29	1951,41	130,14	1400,83	51,15	550,58	3	-	AED 4 684 000,00
202	2nd Floor	Office - 202	2	232,49	2502,53	171,41	1845,06	61,08	657,47	4	-	AED 6 007 000,00
203	2nd Floor	Office - 203	2	151,34	1629,02	124,66	1341,84	26,68	287,18	3	-	AED 3 910 000,00
204	2nd Floor	Office - 204	2	127,56	1373,06	127,56	1373,06	0	0	2	-	AED 3 433 000,00
205	2nd Floor	Office - 205	2	233,21	2510,27	206,86	2226,64	26,35	283,63	4	-	AED 6 025 000,00

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3
FLOOR

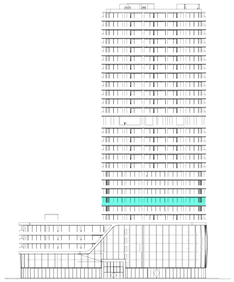
INTERSTELLAR
TOWER

3
FLOOR

MR. EIGHT DEVELOPMENT



Mr. Eight Development



3-RD FLOOR

UNIT NUMBER	FLOOR NUMBER	UNIT TYPE	NO. OF BATHROOM	TOTAL AREA M2	TOTAL AREA SQF	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	NO. OF PARKING	POOL ON TERRACE	PRICE AED
301	3rd Floor	Office - 301	2	181,29	1951,41	130,14	1400,83	51,15	550,58	3	-	AED 4 684 000,00
302	3rd Floor	Office - 302	2	232,49	2502,53	171,41	1845,06	61,08	657,47	4	-	AED 6 007 000,00
303	3rd Floor	Office - 303	2	151,34	1629,02	124,66	1341,84	26,68	287,18	3	-	AED 3 910 000,00
304	3rd Floor	Office - 304	2	127,56	1373,06	127,56	1373,06	0	0	2	-	AED 3 433 000,00
305	3rd Floor	Office - 305	2	233,21	2510,27	206,86	2226,64	26,35	283,63	4	-	AED 6 025 000,00

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4
FLOOR

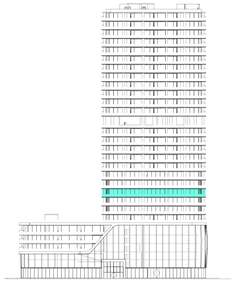
INTERSTELLAR
TOWER

4
FLOOR

MR. EIGHT DEVELOPMENT



Mr. Eight Development



4-TH FLOOR

UNIT NUMBER	FLOOR NUMBER	UNIT TYPE	NO. OF BATHROOM	TOTAL AREA M2	TOTAL AREA SQF	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	NO. OF PARKING	POOL ON TERRACE	PRICE AED
401	4th Floor	Office - 401	2	181,29	1951,41	130,14	1400,83	51,15	550,58	3	-	AED 4 684 000,00
402	4th Floor	Office - 402	2	232,49	2502,53	171,41	1845,06	61,08	657,47	4	-	AED 6 007 000,00
403	4th Floor	Office - 403	2	151,34	1629,02	124,66	1341,84	26,68	287,18	3	-	AED 3 910 000,00
404	4th Floor	Office - 404	2	127,56	1373,06	127,56	1373,06	0	0	2	-	AED 3 433 000,00
405	4th Floor	Office - 405	2	233,21	2510,27	206,86	2226,64	26,35	283,63	4	-	AED 6 025 000,00

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5
FLOOR

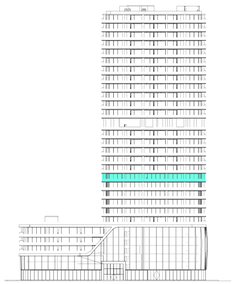
INTERSTELLAR
TOWER

5
FLOOR

MR. EIGHT DEVELOPMENT



Mr. Eight Development



5-TH FLOOR

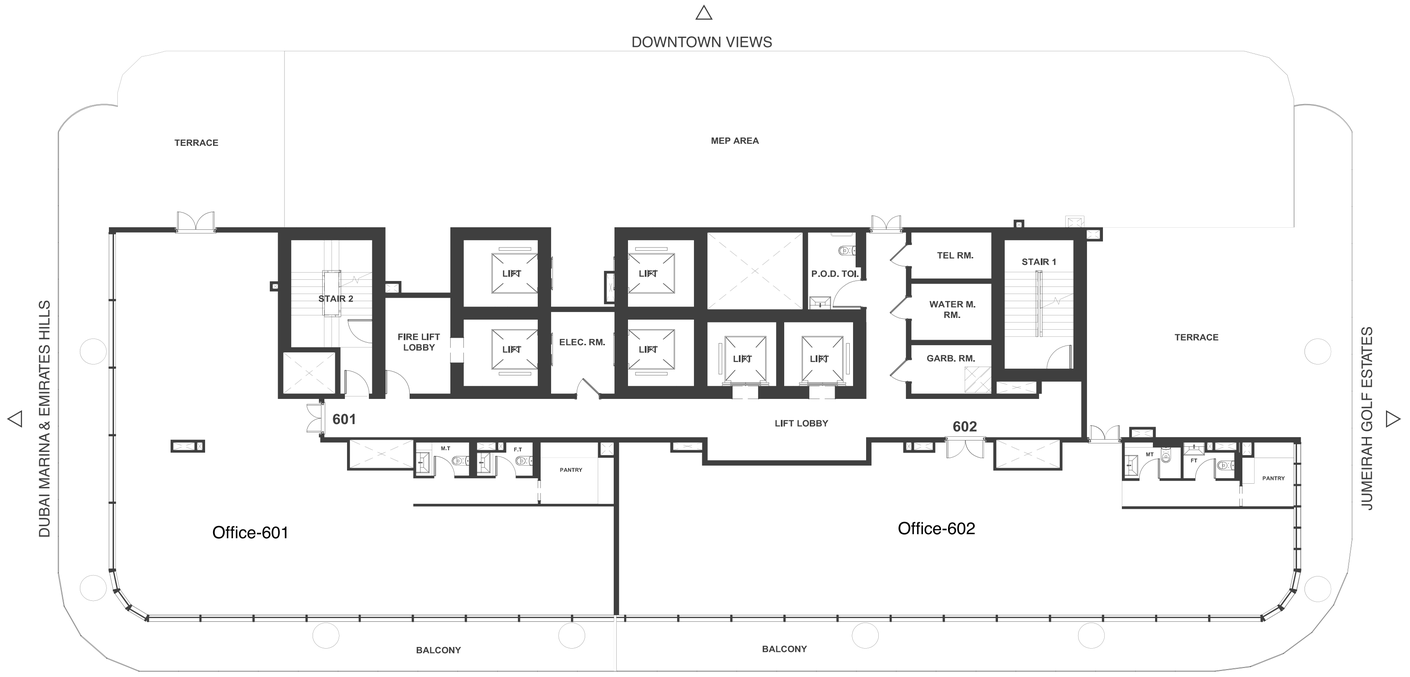
UNIT NUMBER	FLOOR NUMBER	UNIT TYPE	NO. OF BATHROOM	TOTAL AREA M2	TOTAL AREA SQF	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	NO. OF PARKING	POOL ON TERRACE	PRICE AED
501	5th Floor	Office - 501	2	181,29	1951,41	130,14	1400,83	51,15	550,58	3	-	AED 4 684 000,00
502	5th Floor	Office - 502	2	232,49	2502,53	171,41	1845,06	61,08	657,47	4	-	AED 6 007 000,00
503	5th Floor	Office - 503	2	151,34	1629,02	124,66	1341,84	26,68	287,18	3	-	AED 3 910 000,00
504	5th Floor	Office - 504	2	127,56	1373,06	127,56	1373,06	0	0	2	-	AED 3 433 000,00
505	5th Floor	Office - 505	2	233,21	2510,27	206,86	2226,64	26,35	283,63	4	-	AED 6 025 000,00

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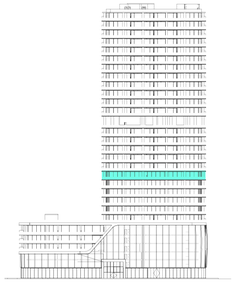
6
FLOOR

INTERSTELLAR
TOWER

6
FLOOR



Mr. Eight Development



6-TH FLOOR

UNIT NUMBER	FLOOR NUMBER	UNIT TYPE	NO. OF BATHROOM	TOTAL AREA M2	TOTAL AREA SQF	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	NO. OF PARKING	POOL ON TERRACE	PRICE AED
601	6th Floor	Office - 601	2	307,01	3304,66	186,78	2010,5	120,23	1294,16	6	-	AED 7 932 000,00
602	6th Floor	Office - 602	2	324,67	3494,75	171,29	1843,77	153,38	1650,98	6	-	AED 8 388 000,00

*NOTE: COMMERCIAL PROPERTIES IN THE UAE ARE SUBJECT TO A 5% VALUE ADDED TAX (VAT) ALL PRICES MENTIONED ARE EXCLUDED OF VAT

MR. EIGHT DEVELOPMENT

INTERSTELLAR
Tower

JUMEIRAH VILLAGE TRIANGLE



MR. EIGHT DEVELOPMENT



64 KM
Total Length Of Entire Project.

20 MIN
Supports Dubai's 20 - Minute City Initiative.

130K
Powers Approx 130,000 Homes.

1 MIL
Features Over1 Million Trees.

100%
Trams Powered EntirelyBy Solar Energy.

DUBAI
Green Spine
SHEIKH MOHAMMED BIN ZAYED ROAD



Office
INTERSTELLAR
TOWER

MIXED-USE: RESIDENTIAL, OFFICES, RETAIL
RETAIL UNITS ON GROUND FLOOR
OFFICES: LEVELS 2–6

HANDOVER: Q3 2028

AVAILABLE UNITS
- RETAIL 7 UNITS - 1 CAR PARKING/25 SQ.M
- OFFICES 22 UNITS - 1 CAR PARKING/50 SQ.M

UNIT PRICE BREAKDOWN
- RETAIL FROM 1166 SQ FT - 4201 SQ.FT AED 4,316,000 - 14,704,000
- OFFICES FROM 1341 SQ FT - 2226 SQ.FT AED 3910,000 - 6,025,000

SERVICE CHARGE
OFFICE AREA IS AED 18/SQ.FT
THE BALCONY AREA AED 4.5/SQ.FT

50/50
PAYMENT PLAN

• BOOKING		AED 50,000
• FIRST PAYMENT	20%	+ 4% DLD FEE+ 5,000 AED ADMIN FEE
• SECOND PAYMENT	5%	6 MONTHS AFTER SPA SIGNED
• THIRD PAYMENT	5%	AFTER 12 MONTHS
• FOURTH PAYMENT	10%	WHEN THE BUILDING IS READY FOR 30%
• FIFTH PAYMENT	10%	WHEN THE BUILDING IS READY FOR 75%
• SIXTH PAYMENT	50%	WHEN THE BUILDING IS READY FOR 100% Q3 2028

Prices starting from

RETAIL	AED 4,316,000
OFFICES	AED 3,910,000

- 50% OF THE TOTAL PROPERTY VALUE IS PAID DURING THE CONSTRUCTION PHASE.
- THE REMAINING 50% IS PAID AFTER HANDOVER, WITH AN OPTION TO SECURE BANK FINANCING FOR THIS PORTION.
- IN ACCORDANCE WITH UAE LAW, COMMERCIAL PROPERTIES ARE SUBJECT TO 5% VAT.

Developer	Architecture	Product & Brand Identity	PR Communication
Mr. Eight Development	Model Engineering	Emils Daujats	Leidar.com

INTERSTELLAR

OFFICES & RETAIL

WHERE ELEGANCE, COMFORT, AND HIGH QUALITY
MEET SUSTAINABILITY, ETHICS, AND EMOTIONAL VALUE

Interstellar Tower is developed by Mr. Eight Development, a vertically integrated, full-cycle real estate company based in Dubai. We manage the entire process internally — from land acquisition and architectural design to marketing, sales, construction, and final handover — ensuring full control over quality, timelines, and delivery. With our own construction division and in-house teams, we take full responsibility for every stage of development. For detailed inquiries regarding construction specifications, materials, or technical details, please contact us at office@mr8.ae.

ALL DRAWINGS AND VISUALS ARE CONCEPTUAL RENDERINGS, AND MR. EIGHT DEVELOPMENT EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS AT ANY TIME. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN SHOULD NOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY SPECIFIC UNIT WITHIN THE DEVELOPMENT. PRICES, PLANS, DESIGN INTERPRETATIONS, AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. PHOTOGRAPHS USED IN MARKETING MATERIALS MAY BE STOCK IMAGERY INTENDED TO ILLUSTRATE POTENTIAL LIFESTYLES AND DO NOT REFLECT ACTUAL UNIT CONDITIONS. ALL DIMENSIONS ARE APPROXIMATE, AND FLOOR PLANS ARE SUBJECT TO UPDATES. MR. EIGHT DEVELOPMENT MAKES NO REPRESENTATION OR WARRANTY THAT THE FINAL SQUARE FOOTAGE OR LAYOUTS WILL MATCH THOSE DEPICTED IN PROMOTIONAL MATERIALS. IMPROVEMENTS, LANDSCAPING, AND AMENITIES SHOWN MAY BE CONCEPTUAL AND ARE NOT GUARANTEED TO BE DELIVERED AS ILLUSTRATED. THIS IS NOT AN OFFER TO SELL OR SOLICIT IN ANY JURISDICTION WHERE SUCH ACTIVITY IS RESTRICTED. PLEASE CONSULT THE OFFICIAL PROSPECTUS OR SALES AGREEMENT FOR BINDING TERMS AND SPECIFICATIONS. BUYERS ARE ADVISED TO CONDUCT THEIR OWN DUE DILIGENCE PRIOR TO MAKING A PURCHASE DECISION.

p.s. mr. eight

"TO CREATE SOMETHING EXCEPTIONAL, YOUR MINDSET MUST BE
RELENTLESSLY FOCUSED ON THE SMALLEST DETAIL."

INTERSTELLAR

TOWER



JUMEIRAH VILLAGE TRIANGLE

OFFICES & RETAIL