



THE CUBE RESIDENCES FAQ'S

1. **Who is the developer of The Cube Residences?**

The developer of The Cube Residences is Amwaj Development, a premier real estate developer in the UAE with a mission to elevate living standards by creating communities that cultivate experience, innovation and offer eco-friendly development solutions. Amwaj Development seeks to redefine the meaning of urban living in Dubai while ensuring premium quality products and a smooth client journey.

2. **What other projects has the developer launched?**

Amwaj Development successfully launched their first project Starlight Park in April 2024 and is now sold out. Starlight Park is also located in District 11 and is comprised of 4 buildings. The buildings offer a diverse range of unit types ranging from 1 to 3-bedroom apartments.

3. **Where is The Cube Residences located?**

The Cube Residences is located in Mohammed bin Rashid City, District 11. It's 15 mins to Downtown Dubai & Dubai Mall and 20 Mins to Dubai International Airport. The development is strategically located within district 11 and in close proximity to Kent college and Lycee Libanais school with easy access to the highway.

Location Pin: <https://maps.app.goo.gl/apQUzWRHYWG88rCa6>

4. When is the expected completion date of The Cube Residences?

The expected completion date is Q4 2026.

5. Is The Cube Residences a freehold property?

Yes, it is a freehold property available for both local and international investors.

6. How many floors is The Cube Residences?

The Cube Residences consists of the basement, ground floor, 5 residential floors and a rooftop area for the pool.

7. What's the apartment mix in The Cube Residences?

The Cube Residences has a total of 54 apartments.

1 Beds - 48 Units

2 Beds - 6 Units

8. Do the apartments come with furniture?

The apartments are fitted and furnished.

1 Bedroom - Type 01, 02 & 03

#	Item	Number of items
1	3 seater sofa	1
2	Cushions	4
3	King size mattress & bed	1
4	Bed cushions	4
5	Dining Chair	2
6	Coffee Table	1
7	Smart TV	1
8	Single seater hanging swing	1
9	Side table	1
10	Abstract carpet	2
11	Pendant lamp	2
12	Vase	3
13	Side bed reading light	2
14	Floor lamp	1
15	Wall frame	3
16	Outdoor set	1

2 Bedroom - Type O1

#	Item	Number of items
1	3 seater sofa	1
2	Cushions	4
3	King size mattress & bed	2
4	Bed cushions	8
5	Dining Chair	2
6	Coffee Table	1
7	Smart TV	1
8	Single seater hanging swing	2
9	Side table	1
10	Abstract carpet	3
11	Pendant lamp	3
12	Vase	5
13	Side bed reading light	4
14	Floor lamp	1
15	Wall frame	3
16	Outdoor set	2

2 Bedroom - Type O2

#	Item	Number of items
1	3 seater sofa	1
2	Cushions	4
3	King size mattress & bed	2
4	Bed cushions	8
5	Dining Table	1
6	Dining Chair	8
7	Coffee Table	1
8	Smart TV	1
9	Single seater hanging swing	2
10	Side table	1
11	Abstract carpet	3
12	Pendant lamp	3
13	Vase	5
14	Side bed reading light	4
15	Floor lamp	1
16	Wall frame	3
17	Outdoor set	2

9. Do the apartments come with kitchen white goods?

All the units come with the following white goods:

Gas Oven

Gas Hub

Cooker Hood

Microwave

Dishwasher

Fridge/Freezer

Washer/Dryer

10. What is the brand of the kitchen white brands?

ELBA (Italian) or an equivalent brand

11. What is the sanitary brand?

NOK (Spanish) or an equivalent brand

12. How many parking spaces will I get?

All units in The Cube Residences come with 1 parking space.

13. What is the payment plan for The Cube Residences?

The current payment plan is 50/50 - "50% during construction and 50% on completion"

- 20% deposit + 4% DLD + 5,250 admin fee

- 5% after 3 months of purchase

- 5% after 6 months of purchase

- 5% after 9 months of purchase

- 5% after 12 months of purchase

- 5% after 15 months of purchase

- 5% after 18 months of purchase

- 50% upon completion

14. How can I book a unit?

You can book a unit by paying an AED 20,000 booking fee and submitting your passport & KYC form. The rest of the 20% deposit needs to be paid within 7 days of your booking along with the 4% DLD fee and AED 5,250 admin fee.

15. How are the payments collected?

Cheques or bank transfers on the dates stipulated in the Sales and Purchase agreement.

16. Can multiple buyers purchase the same property in The Cube Residences?

Yes, multiple buyers can purchase an apartment(s) in The Cube Residences as joint buyers.

17. Can a company purchase property in The Cube Residences?

Yes, registered companies can purchase property in The Cube Residences subject to legal requirements by the UAE Law.

18. What are the amenities in The Cube Residences?

Ground floor amenities:

- Co-working space
- Lounge + coffee cart
- Concierge reception desk
- 24/7 security

Rooftop amenities:

- Fitness Club
- Sauna + showers
- Rooftop Pool
- Gaming Room (billiard table, arcade games, table tennis, foosball etc.)

19. Can I rent my property?

Yes, once handed over and the title deed is issued, you can rent your property through pre-approved service providers on a short- or long-term basis. We can facilitate this service through our experienced property management team.

20. How can I list my property for short term rental?

The apartments already come furnished, however, we will have holiday home packages to compliment the DTCM requirements for this categorization closer to completion.

21. Can you manage my property?

Yes, we have a dedicated property management department who will be happy to manage your property upon handover as well as a holiday home operator.

22. What are the service charges of The Cube Residences?

Approximately AED 16-18 per sq.ft.

23. When can I sell my property?

After paying 30%, you can proceed to sell your property upon receiving an NOC from the developer.

24. Are there EV charging stations?

Yes, there will be dedicated EV charging stations in the basement.

25. Can I get a mortgage on my property?

You will be able to apply for a mortgage after the completion of your property. Terms and conditions will apply.

26. Can I get a golden visa upon purchasing a property?

The rules for a property golden visa are regularly being updated. At the moment, you can apply when the project is 50% complete and if your purchase equals to AED 2,000,000 and above. For more information, please get in touch with one of our consultants.

27. Can I visit my property after purchase?

For safety reasons, you can't visit your property while it's under construction, but we will send you monthly construction updates.