

THE
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**TWO BEDROOM SKY VILLA
FACTSHEET**

PROJECT ORIENTATION:

G+5P+39+R

GROUND FLOOR

2 RETAILS

AMENITIES

1ST FLOOR

TOTAL NUMBER
OF UNITS

272

Two Bedroom Sky Villa

Total number of units = **10**

Floors - 30th 34th 38th

Minimum Size = **1884 sqft**

Maximum Size = **2152 sqft**

Minimum to Maximum Price =

AED 2,950,850 to AED 3,250,850



TWO BEDROOM SKY VILLA - A1

COMMUNITY
VIEW

think better

A1



TWO BEDROOM SKY VILLA - A2

COMMUNITY
VIEW

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A2

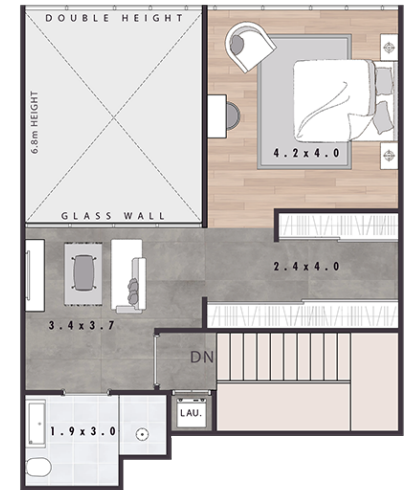


TWO BEDROOM SKY VILLA - A3

COMMUNITY
VIEW

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A3



Renders















Specifications

Gourmet Kitchen

Kitchen Island & Counter Top
Granite - Anti Bacterial - Matt Black Finish

Under Mounted Kitchen Sink
Matt Black Finish

Faucet & Soap Dispenser
Matt Black Finish

Disposal
Pull Out Trash Can

Flooring
Designer Bespoke Stone-Finish Tiles

Drainage System
Anti Odor & Pest Restrained

Ventilation System
Centralized Ecology System with
Odor & Intoxicants Control

Cabinerty
Custom Designed

Type C Socket
Yes

Kitchen Appliances

Built-in Fridge Equal Or Better
Yes

Built-in Oven Miele
Yes

Gas Hob Miele
Yes

Hood Equal Or Better
Yes

Built-in Dishwasher Equal Or Better
Yes

Built-in Microwave Miele
Yes

Lighting
Energy Efficient LED

Bespoke Bathrooms & Powder Room

Flooring
Stone finish tiles

Sanitary Fitting
Brass Base Finished in Chrome

Mirror
Integrated energy efficient LED Light

Smart Mirror
Mobile integrated via Bluetooth

Exhaust System
Anti Fogger

Water Flush Tank Geibret
Water efficient flush tanks

Shower Head
Rain Shower

Soap Dispenser
Stainless steel modern design soap dispensers

Shower drains
Linear shower drains

Water Heaters
Yes

Vanities
Korean material - Bespoke design



Amenities

Swimming Pool

3 Swimming Pools

Gym (Indoor, Outdoor)

Yes

Technogym

Coffee Lounge

Yes

Topbrewer by Scanomat

Pet Friendly

Yes

Architecture and design

Contemporary Design | Sleek | Transparent Feel | Lit Sculpture at Night

Service Charges

To be determined by RERA

Covered Car Parking

One Per Unit

Fragrance Machines

24/7 Fragrance in reception & lift lobbies

Hand driers

Modern design & power efficient hand driers

Dyson Blades

Gallet Benches

Modern design gallet benches in courtyard

Dustbins

Smart dustbin | Sensored operated | No touch mechanism

Simple human

Smart Intercom

Yes

Landscaping & Plantation

Yes

Parking Barriers

Automatic via RFID

Main Door Lock

Smart lock system

Living Area

Double Height Ceiling

7 M

Smart Door Bell

Yes

Ring

Stairs Steps

Marble Steps | Duplex Units

Utility Connection

DEWA

Yes

LPG

Yes

Lootah Gas

Central Cooling System

Yes

Empower

Master Bedroom & Secondary Bedroom

Flooring

Swiss Wood Flooring

Thermostat - Installed in all rooms

Google Nest

Floor to ceiling windows

Highly performance - Protection from UV & IR - Sound & temperature controlled

Indoor Air Quality

Fresh Air Handling Units - FAHU

Door Stopper

Yes

Type C Sockets

Yes

Wardrobe / Walk-in Closet

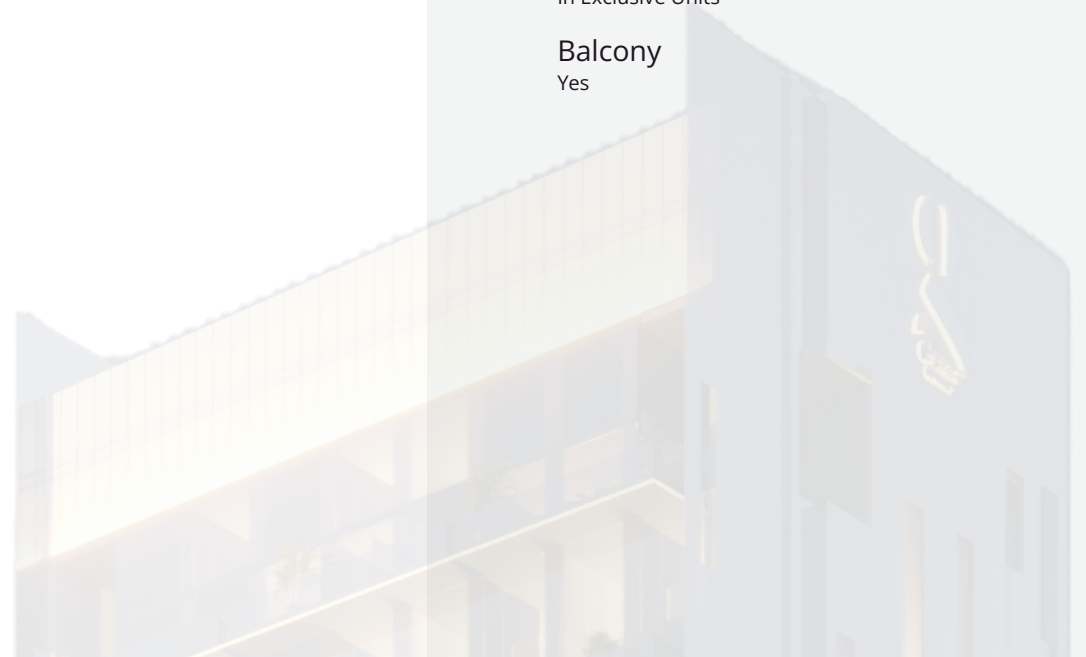
Custom Designed

Private Infinity Pool

In Exclusive Units

Balcony

Yes




GREEN
GROUP













Payment Plans

Flexible Plan

50/50
Payment Plan

10% Down Payment and 50/50 Payment plan

Down Payment 10%
DLD Registration Charges 4%
DLD Certified Admin Charges AED 5000

10%
After 60 days of booking

10%
After 120 days of booking

5%
After 180 days of booking

5%
Upon 35% Project Completion

10%
Upon 45% Project Completion

50%
Upon 100% Completion

Discount Plan

60/40
Payment Plan

Get a 4% Discount with only 35% Down Payment

Down Payment 35%
DLD Registration Charges 4%
DLD Certified Admin Charges AED 5000

10%
Upon 20% Project Completion

10%
Upon 35% Project Completion

5%
Upon 45% Project Completion

40%
Upon 100% Completion

Investor Plan

60/40
Payment Plan

Get a 5% Discount with 60% Down Payment

Down Payment 60%
DLD Registration Charges 4%
DLD Certified Admin Charges AED 5000

40%
Upon 100% Completion

Elite Plan

100/100
Payment Plan

Get a 10% Discount with 100% Down Payment

Down Payment 100%
DLD Registration Charges 4%
DLD Certified Admin Charges AED 5000

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- This document is an indication of price and availability of unit at the time of its issuance.
 - Developer reserves the right to make the unit un-available for sale without any notice.