



#### LOCATED IN THE HEART OF DUBAI



Community with the Highest Average Occupancy Rate in **Dubai: 90.2%** 



Project Located 2 Mins from Upcoming **Metro Station** 



Project with 3 sides Panoramic Views of stunning Dubai skyline



Centrally Located with Direct Access to Main Roads of Dubai: **Umm Suqeim, Al Khail** and **Sheikh Zayed Road** 







# BOUTIQUE DESIGNER HOMES

#### PALATIAL STUDIO

Sr No.	Unit Number	Unit Size (Sq. ft*)	View	Sales Price (AED*)
1	1935	468.01	Community view	789,000.00
2	321	461.56	Mohammed Bin Rashid Gardens view	790,000.00
3	322	487.93	Mohammed Bin Rashid Gardens view	796,000.00
4	1941	470.92	Arjan Park View	800,000.00
5	933	448.64	Dubai Skyline view & Central Park View	805,000.00
6	1321	461.56	Dubai Skyline view & Mohammed Bin Rashid Gardens view	811,000.00
7	631	463.39	Central Park View	818,000.00
8	1821	461.56	Dubai Skyline view & Mohammed Bin Rashid Gardens view	831,000.00
9	1824	448.64	Dubai Skyline view & Central Park View	834,000.00
10	1131	462.42	Dubai Skyline view & Central Park View	834,000.00



# THE EPITOME OF AQUA LIVING



**Bar Counter** 



Infinity Overflow System



Massage Jets



**Bubble Jets** 



**Mood Lighting** 



UV Filtration System







# QUA RESIDENCES

#### 1 BHK WITH DESIGNER PRIVATE POOL

Sr No.	Unit Number	Unit Size (Sq. ft*)	View	Sales Price (AED*)
1	237	895.56	Community view	1,297,000.00
2	437	893.40	Community view	1,299,000.00
3	340	894.37	Arjan Park View	1,316,000.00
4	1037	895.56	Community view	1,323,000.00
5	1237	893.40	Community view	1,331,000.00
6	1240	894.27	Arjan Park View	1,349,000.00
7	1637	895.56	Community view	1,349,000.00
8	1816	822.69	Dubai Skyline view & Mohammed Bin Rashid Gardens view	1,351,000.00
9	1848	811.17	Dubai Skyline view & Amenities view	1,452,000.00
10	1846	831.51	Dubai Skyline view & Amenities view	1,455,000.00





# QUA RESIDENCES

#### 2 BHK WITH DESIGNER PRIVATE POOL

Sr No.	Unit Number	Unit Size (Sq. ft*)	View	Sales Price (AED*)
1	205	1,280.47	Amenities view	1,997,000.00
2	1503	1,269.71	Dubai Skyline view & Amenities view	2,060,000.00
3	1803	1,269.93	Dubai Skyline view & Amenities view	2,101,000.00
4	1804	1,270.14	Dubai Skyline view & Amenities view	2,101,000.00
5	1805	1,277.57	Dubai Skyline view & Amenities view	2,115,000.00



EXPERIENCE

## PRIVATE RESORT LIVING

WITH BRANDED AQUA VILLAS











LOUNGE & BAR SETUP



**SWING** 









# QUA (ILLAS

### 2 BHK WITH MULTI-UTILITY ROOM & DESIGNER PRIVATE POOL

Sr No.	Unit Number	Unit Size (Sq. ft*)	View	Sales Price (AED*)
1	334	1,365.83	Central Park View	2,093,000.00
2	223	1,411.69	Central Park View	2,162,000.00
3	1834	1,365.40	Dubai Skyline view & Central Park View	2,186,000.00
4	942	1,673.57	Arjan Park View	2,226,000.00
5	1142	1,673.57	Arjan Park View	2,243,000.00
6	1823	1,410.50	Dubai Skyline view & Central Park View	2,263,000.00

#### 3 BHK WITH DESIGNER PRIVATE POOL

Sr No.	Unit Number	Unit Size (Sq. ft*)	View	Sales Price (AED*)
1	343	1,879.81	Amenities view & Arjan Park View	2,663,000.00
2	443	1,879.81	Amenities view & Arjan Park View	2,666,000.00
3	643	1,879.81	Amenities view & Arjan Park View	2,679,000.00
4	843	1,879.81	Dubai Skyline view, Amenities view & Arjan Park View	2,700,000.00



GOLDEN INVESTMENT

## OPPORTUNITY















#### POST HANDOVER RENTAL GUARANTEE

# 8% FOR 3 YEARS POST HANDOVER





30% IN 5 MONTHS 40%
IN 9 MONTHS





NO FEES



NO SERVICE CHARGE



LONG-TERM GUARANTEED RETURN



HASSLE FREE INVESTMENT



### INVESTOR PAYMENT PLAN

# 50% DURING CONSTRUCTION 50% ON HANDOVER

























## POST HANDOVER PAYMENT PLAN























## POST HANDOVER PAYMENT PLAN NON PDC

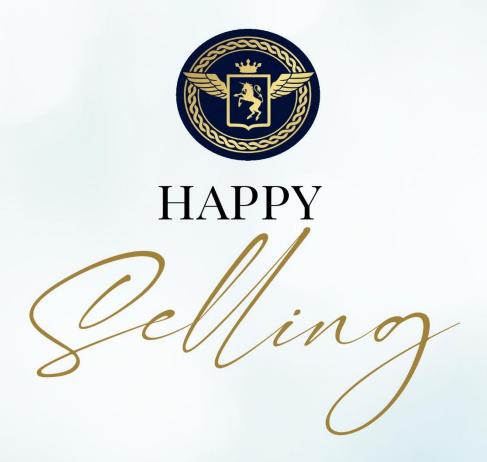


10%	on booking
15%	IN 2 MONTHS
5%	IN 5 MONTHS
5%	IN 8 MONTHS
5%	IN 11 MONTHS
5%	IN 14 MONTHS
5%	IN 17 MONTHS
5%	IN 20 MONTHS
5%	IN 23 MONTHS

4%

- 4% 4 MONTHS POST HAND OVER
  4% 8 MONTHS POST HAND OVER
- 4% 12 MONTHS POST HAND OVER
- 4% 16 MONTHS POST HAND OVER
- 4% 20 MONTHS POST HAND OVER
- 4% 24 MONTHS POST HAND OVER
- 4% 28 MONTHS POST HAND OVER
- 4% 32 MONTHS POST HAND OVER
- 4% 36 MONTHS POST HAND OVER

36%



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