

iSAP HOMES

**INVEST
ANY AMOUNT**

**UPTO AED 35M++++
& Become Co-Owner**

INVESTMENT OVERVIEW



Indigo 7 is a mixed use retail strip mall and office building, located on the highly desirable Sheikh Zayed Road, in Al Manara District of Dubai.

The building is a low-rise building constructed in 2009 and acquired by Emirates REIT in September 2011. The property enjoys great visibility and features 20,477 sq ft of prime retail and office space.

In addition to the visibility, the proximity to the Al Manara residential district makes the property a very attractive destination for retail, commercial and F&B alike:

- Set-back position along the northern side of Sheikh Zayed Road (E11)
- Good markedness and visibility from the main highway
- Attractive small size income producing investment opportunity
- Easy access to major road communications including Sheikh Zayed Road (E11) and Al Manara Road

INVESTMENT SUMMARY

INVESTMENT

Interest	Concession to be renewed in 2039
Type of use	Retail & Offices
Investment class	Core Plus

PROPERTY DETAILS

Location	Dubai, UAE
Address	Indigo Building 7, Plot 363-0998, Al Manara
Plot area	15,000 sq ft
Asset Completion	2009
Asset	B+G+ 2 floors
Built Up Area	38,696 sq ft
Net Leasable Area	20,477 sq ft
Thereof Retail	9,796 sq ft (1 unit)
Thereof Offices	10,681 sq ft (6 unit)
External signage	3 units with visibility on Sheikh Zayed Road
Car park	35 units (basement floor)

DETAILED AREA

Floor Level	Use	Net Leasable Area
Basement	Secure Car Parking	35 spaces
Ground Floor	Retail / F&B	9,796 sq ft
1st Floor	Offices (5)	9,994 sq ft
2nd Floor	Office (1)	687 sq ft
External Facade	Leasable Signage	3 Signage Units
Total		20,477 sq ft



INDIGO 7



Leasehold with no concession fee

INTEREST

100%

OCCUPANCY

6

NUMBER OF TENANTS

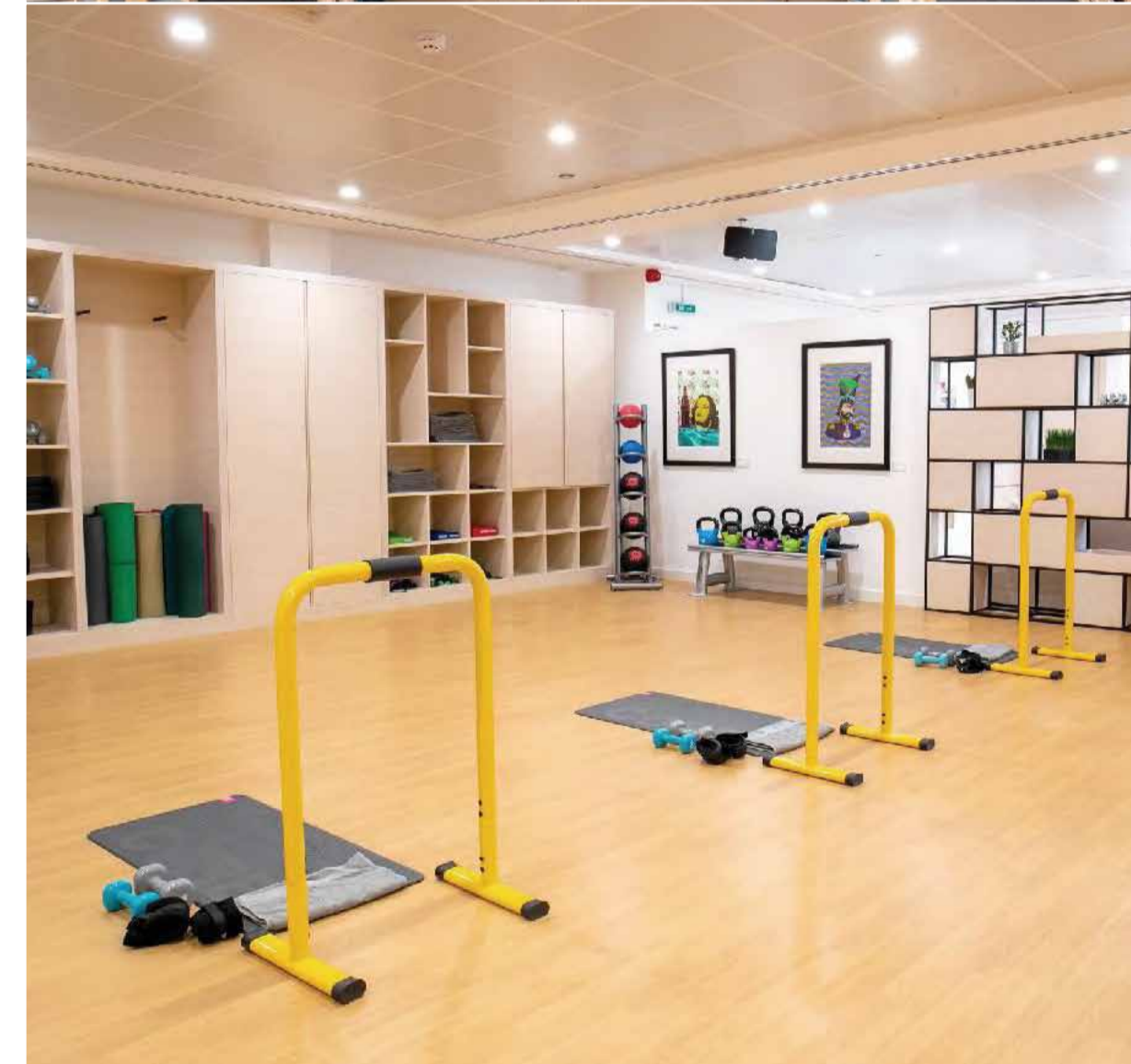
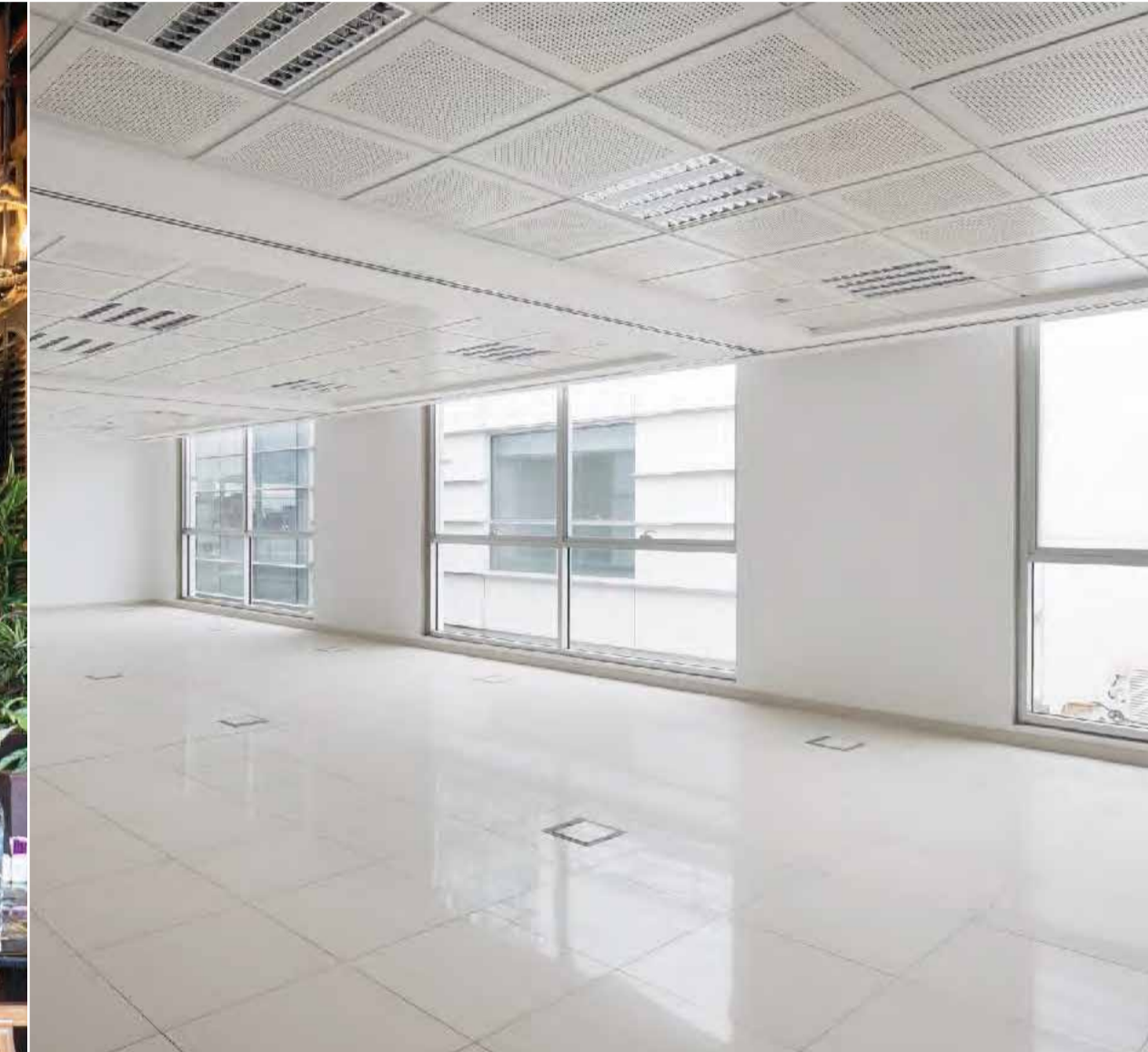
5.2 years

WEIGHTED UNEXPIRED LEASE


AED 2.7m


PASSING RENT

TENANTS (ALL TENANTS ARE SHARI'A COMPLIANT)



iSAP HOMES

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