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TRIDENT GRAND
RESIDENCE

AL SHORFA
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TRIDENT GRAND
OVERVIEW



TRIDENT GRAND MALL OPPORTUNITY

Trident Grand Mall is a two-floor retail component of Trident Grand Residence in Dubai Marina's popular Jumeirah Beach Residence mixed-use residential and retail development.

Jumeirah Beach Residence (JBR) is a destination on its own, built on a 1.7 kilometres long waterfront featuring world-class hotels, residences and commercial developments.

The mall features 22 retail units over two floors and 164 basement parking spaces. The REIT Manager is undertaking the repositioning of the asset, which includes renovations and improving the tenant mix.



TRIDENT GRAND MALL IN BRIEF



INVESTMENTS

| | |
|-------------|--------------------|
| Asset | Trident Grand Mall |
| Interest | Freehold |
| Type of use | Retail |

PROPERTY DETAILS

| | |
|-------------------|--|
| Location | Dubai Marina, UAE |
| Asset Completion | 2010 |
| Asset | B+G+ 1 floor |
| Net Leasable Area | 58,896 sq ft Thereof Retail 36,037 sq ft (units) Thereof Terraces 15,116 sq ft (units) Thereof Storage 7,743 sq ft (units) |
| Car park | 164 units (basement floor) |

DETAILED AREA

| Floor Level | Use | Net Leasable Area |
|---------------|---|---------------------|
| Basement | Secure Car Parking | 164 spaces |
| Basements 1-3 | Storage (36 units) | 7,743 sq ft |
| Ground Floor | Retail (12 units) and Terraces (12 units) | 25,762 sq ft |
| 1 st Floor | Retail (10 units) and Terraces (11 units) | 25,392 sq ft |
| Total | | 58,896 sq ft |



**PROPERTY
DETAILS**

PROPERTY DETAILS

KEY HIGHLIGHTS



Freehold

INTEREST

87%

OCCUPANCY

11

NUMBER OF TENANTS

3.6 years

WEIGHTED UNEXPIRED LEASE

AED 8.3mn

PASSING INCOME

TENANTS

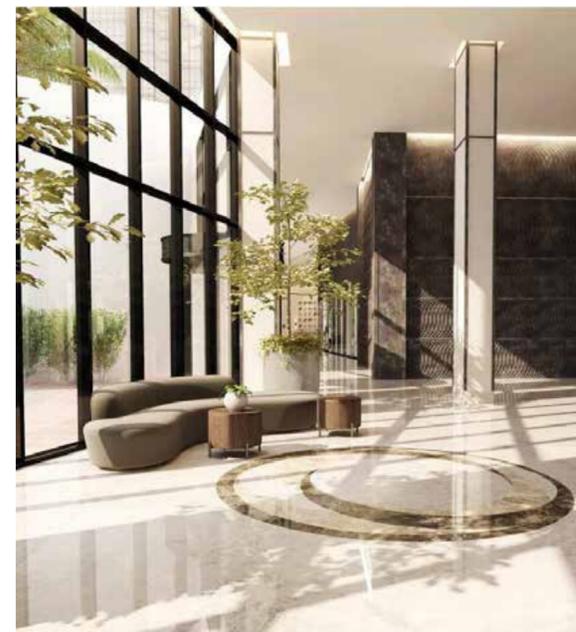


OPPORTUNITY FOR ASSET OPTIMIZATION & VALUE INCREASE



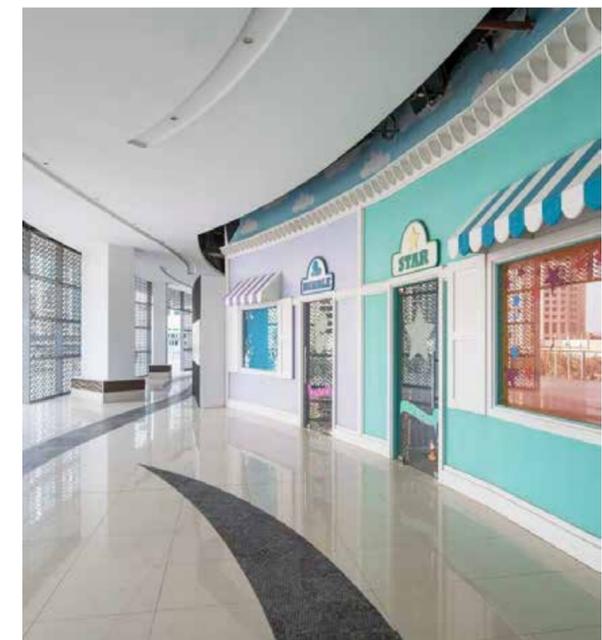
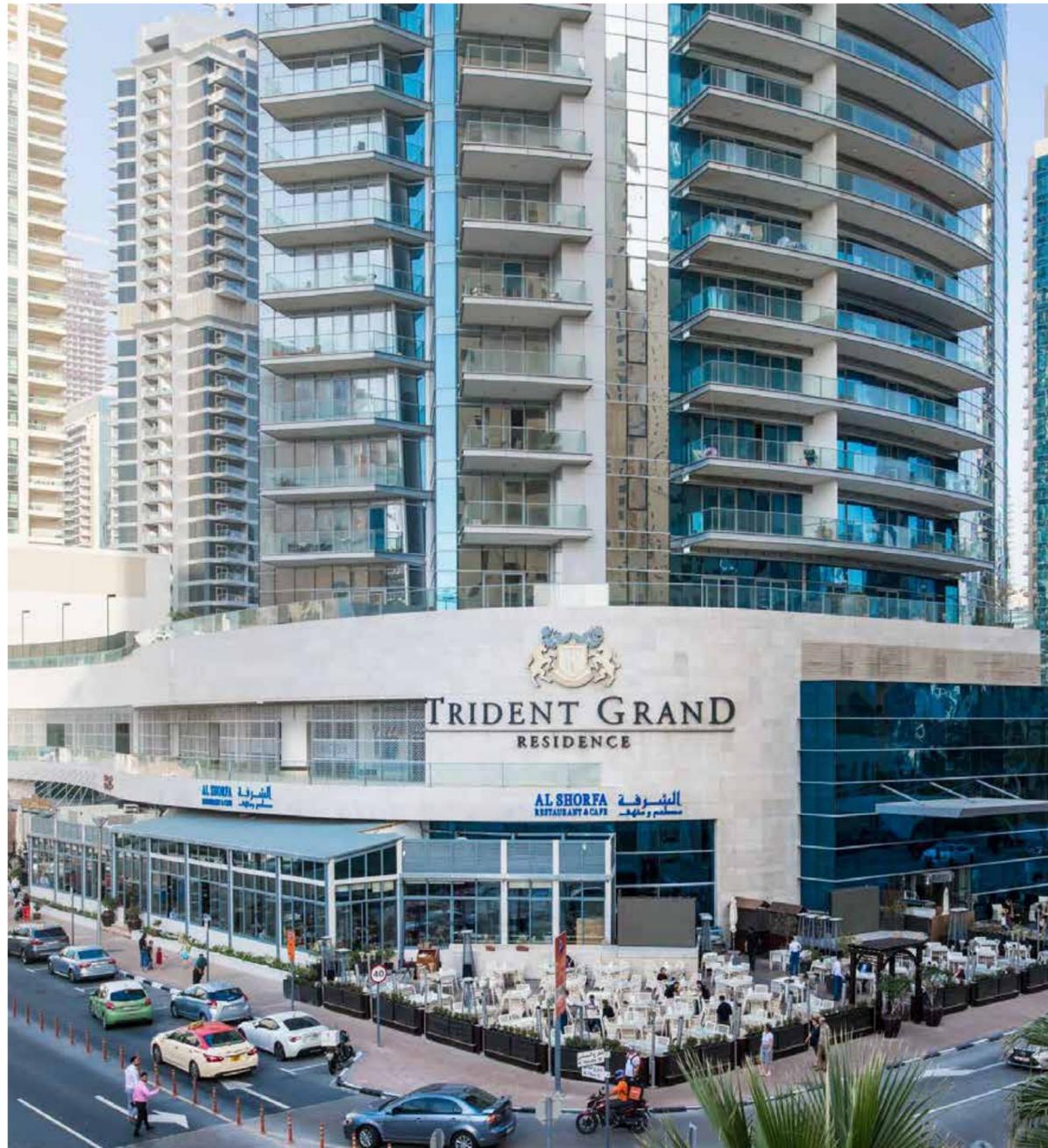
- Plans available for refurbishment of the entire ground floor
- Anticipated CAPEX for renovation- AED 3.2M
- A relatively small investment comparative to impact on aesthetics and potential value & occupancy increase

Price : AED 87M



PROPERTY DETAILS GALLERY

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