

**INVEST
ANY AMOUNT**

**UPTO AED 57M++++
& Become Co-Owner**

**iSAP
HOMES**



A NEW STANDARD OF LIVING
COMING YOUR WAY

PROJECT NO: 28

PROJECT : (B+G+5) Residential Building at International City Dubai

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CONFIGURATION

Basement + Ground floor + 5 Floors

ELEVATORS

2 elevators per tower +
1 service elevator per tower

AMENITIES WITHIN THE PROJECT

- 2 lobbies
- Semi-Olympic swimming pool
- Fitness Studio
- Outdoor gym equipment
- Changing room with steam and sauna
- Splash pad with kids play equipment
- Indoor & outdoor kid's playareas
- Barbeque area
- Bicycle rack and workshop
- Electric Vehicle stations

OWNERSHIP

Single Ownership

ANTICIPATED COMPLETION DATE

Nov 2020

OCCUPIED

100%

SIZE RANGE PER UNIT TYPE

Studio: approx. 455 sq.ft

1 bedroom: 817 sq.ft to 900 sq.ft

2 bedrooms: 1,034 sq.ft to 1,336 sq.ft

PARKING

96 parking space

LOCATION

- 15** MINUTES Nad Al Sheba
- 10** MINUTES Majan Area
- 03** MINUTES Meydan OneMall
- 15** MINUTES Meydan Racecourse
- 2** MINUTES Shiekh Zayed Road
- 15** MINUTES Global Village
- 10** MINUTES Dragon Mall
- 15** MINUTES Silicon Oasis
- 15** MINUTES Dubai International Airport



INTERNATIONAL CITY PHASE 3



NUMBER OF UNITS PER TYPE

- Studios: 33 units
- 1 bedroom: 44 units
- 2 bedroom: 9 units
- Total 86 Units

STARTING Rent PER UNIT TYPE

- Studios: AED 21000 to 27000
- 1 bedroom: AED 31000 to 37000
- 2 bedroom: AED 41,000 to 45000

VALUATION CALCULATIONS

Income Method

Type	Description	No of Units	Area(SqFt)	Rent/Unit Rate/Area	Estimated Rent(AED)
Apartment	Studio	33	590	21000 to 27000	825,000.00
Apartment	1BR	44	700 to 950	31000 to 37000	1,452,000
Apartment	2BR	9	1100 to 1200	41000 to 45000	3,87,000.00
Total					2,664,000.00
Expenditures				%	EXP (AED)
Admin Expenses yearly				0.630 %	16800
Maintenance & Utilities				4%	120000
Vacancy					
Net Income (AED)					2,527200.00
ROI (%)				6.32 ROI	
Selling Price (AED)		Forty Million UAE Dirhams			40,000,000



PROJECT FEATURES

- The project is located in International City Phase 2, known as Warsan 4 City, which is the largest mixed-use development in Dubai, and mansions with innovative and modern architecture.
- With connections to international schools and two major highways, Silicon City is also home to the world's largest Mall is called Dragon Mall.
- Major hot spots in Dubai, such as Warqa, Salicon Oasis, Maydan Area, and Global Village are all within easy reach.
- The project is equipped with high-standard European Brand appliances, such as the gas cook top and oven, integrated dishwasher, fridge and freezer, and stainless steel hidden recirculated exhaust hood.
- Luxurious and design-led, the units include heightened ceilings in living, dining, and bedrooms, as well as spacious balcony areas, finely crafted and fitted wardrobes and walk-in closets, and custom-designed contemporary kitchen cabinetry.

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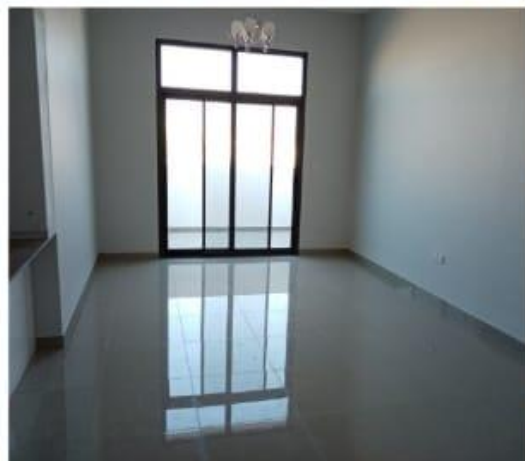
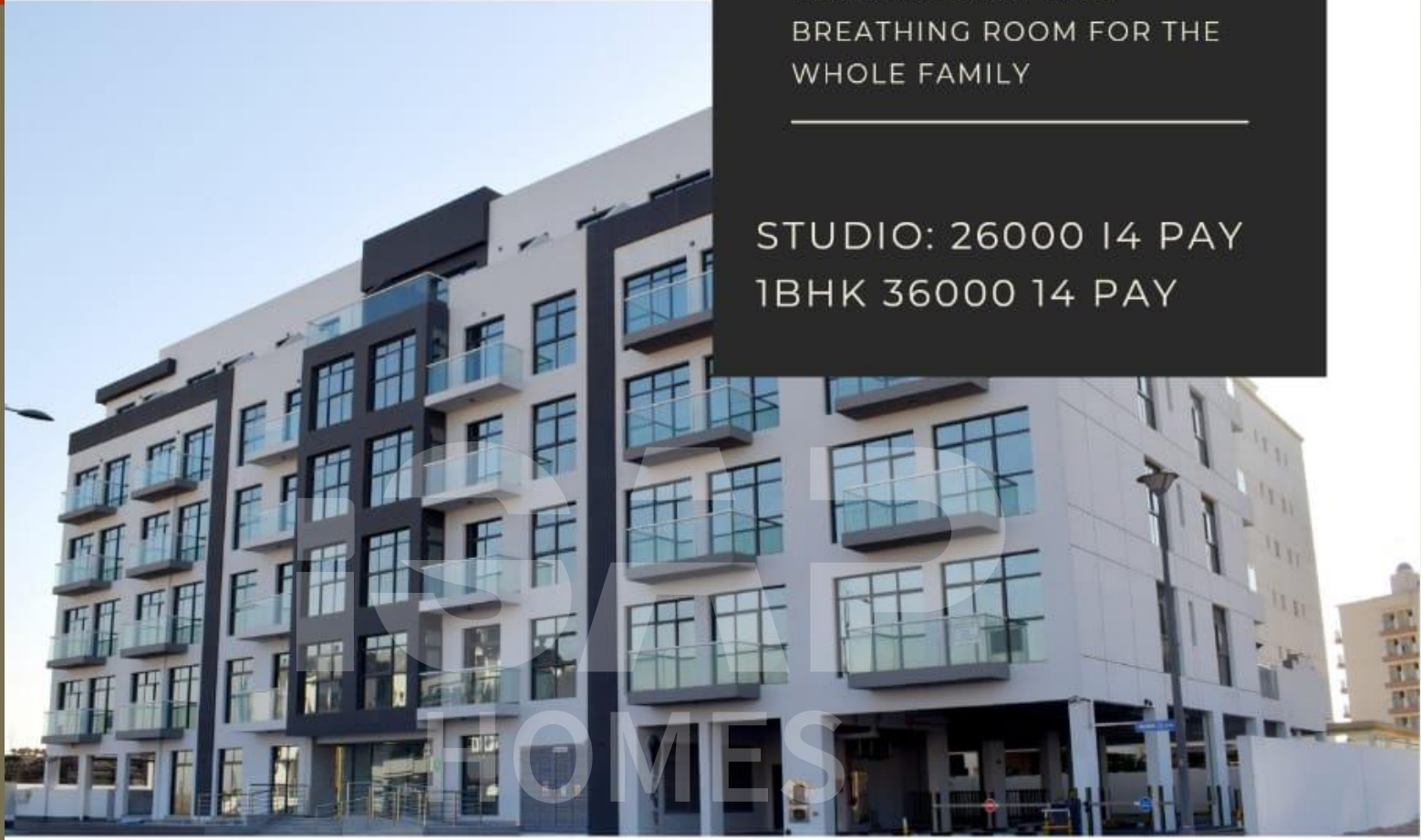
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COME HOME TO A DREAM

MODERN AND SLEEK, THIS
PROPERTY HAS PLENTY OF
NATURAL LIGHT AND
BREATHING ROOM FOR THE
WHOLE FAMILY

STUDIO: 26000 14 PAY
1BHK 36000 14 PAY



1. COMPLETE PLOT SIZE = 66.29 X 40.60M

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2. BASEMENT FLOOR : 28,447.61 SQ FT

3. GROUND FLOOR : 18,402.72 SQ FT

4. FIRST FLOOR : 12,217.54 SQ FT

5. 2ND -4TH FLOOR : 12,388.31 X 3 = 37164.93 SQ FT

6. 5TH FLOOR : 12,288.02 SQ FT

7. ROOF : 463.64 SQ FT

8. TOTAL BUILD UP AREA : 108,984.46 SQ FT

DESCRIPTION	NO OF FLAT	NET SALEABLE AREA SQ.FT
STUDIO FLAT	33	16,615.58
1 BH	44	30,211.36
2BH	9	8,835.27
TOTAL	86	55,662.21
GYM	1	609.50
CORRIDOR & SERVICE ROOM		6,745.69
GRAND TOTAL		63,017.40

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