

**INVEST
ANY AMOUNT**

UPTO AED 75M++++

& Become Co-Owner

**iSAP
HOMES**



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Residential building, [Majan](#), [DubaiLand](#), Dubai

PROJECT NO: 112

PROJECT B+G+11 TYPICAL FLOORS+ROOF (H.C)

Description

A fully rented Residential Building
Bright and Fresh Building in Dubai
Land, ,
This Brand new building B+G+11 ,
ready now for occupied and its
consists of 110 units.

From the moment you step into your
home, you will feel that everything is
designed to your liking.

The Building of Dubai Land Area
Majan opposite to Global Village,

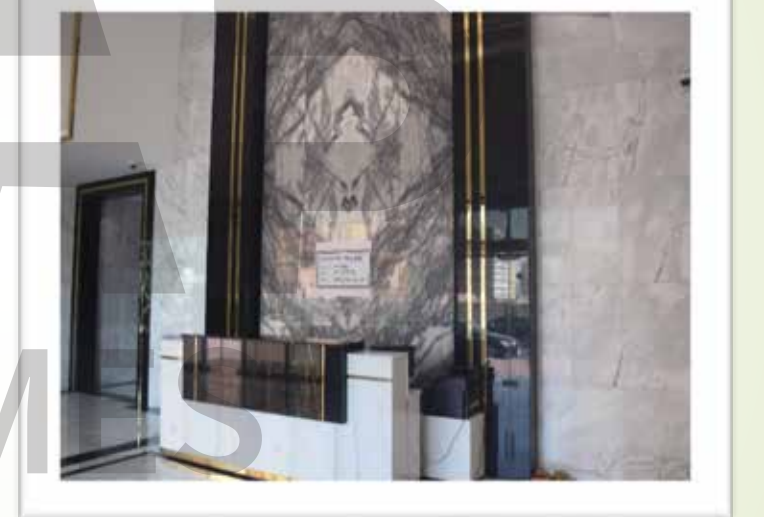
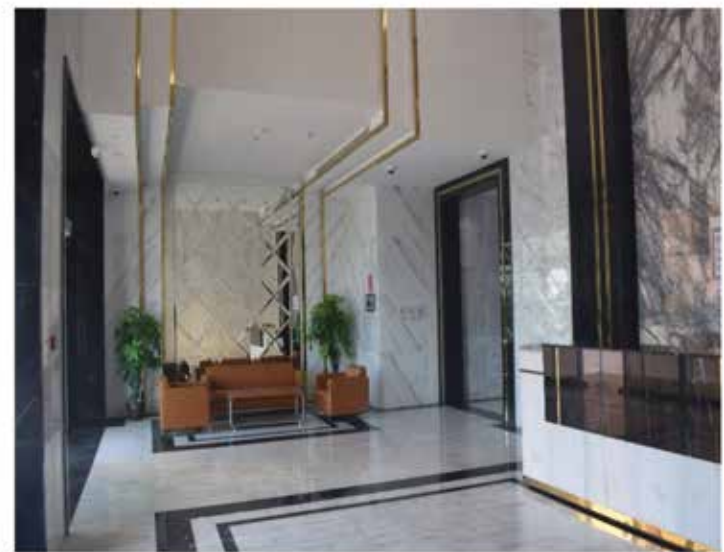
you will find everything that expands
the horizons of your lifestyle.



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AMPLE VIEW TO REALIZE YOUR VISION

Bright, sunny and airy, each apartment comes with the promise of a surprising amount of space.

To think, relax, savor and entertain.

Resplendent with a stimulating color palate that idyllically enhances the overall interior design, you will know you chose the perfect option for living and enjoying.

The choice is even more outstanding when you consider you own a stylish and spacious property in the most extraordinary of cities, close to the Expo 2021 site.

The Waves will truly be a spectacular investment, introduced and available to only a select and discerning few.



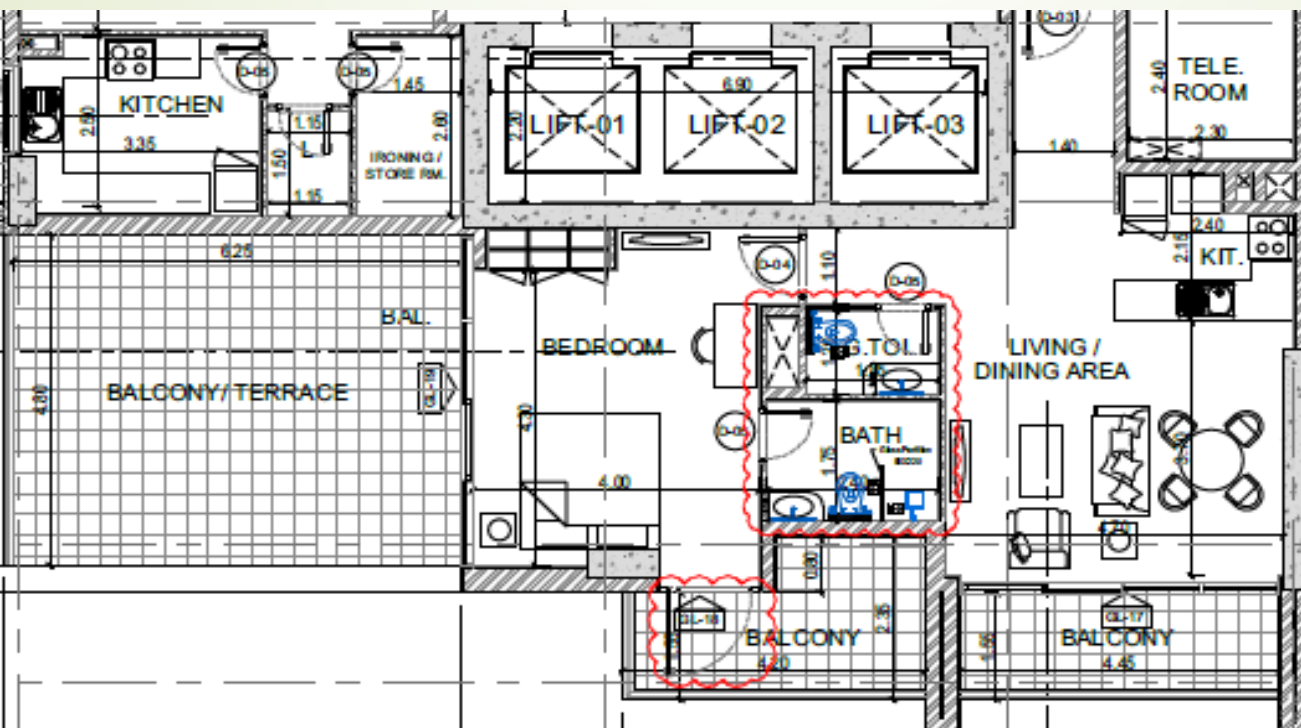
TYPICAL FLOOR PLAN



1 BED ROOM OPEN KITCHEN
 SIZE 1000 SQFT
 BALCONY: 2
 WASH ROOM : 2

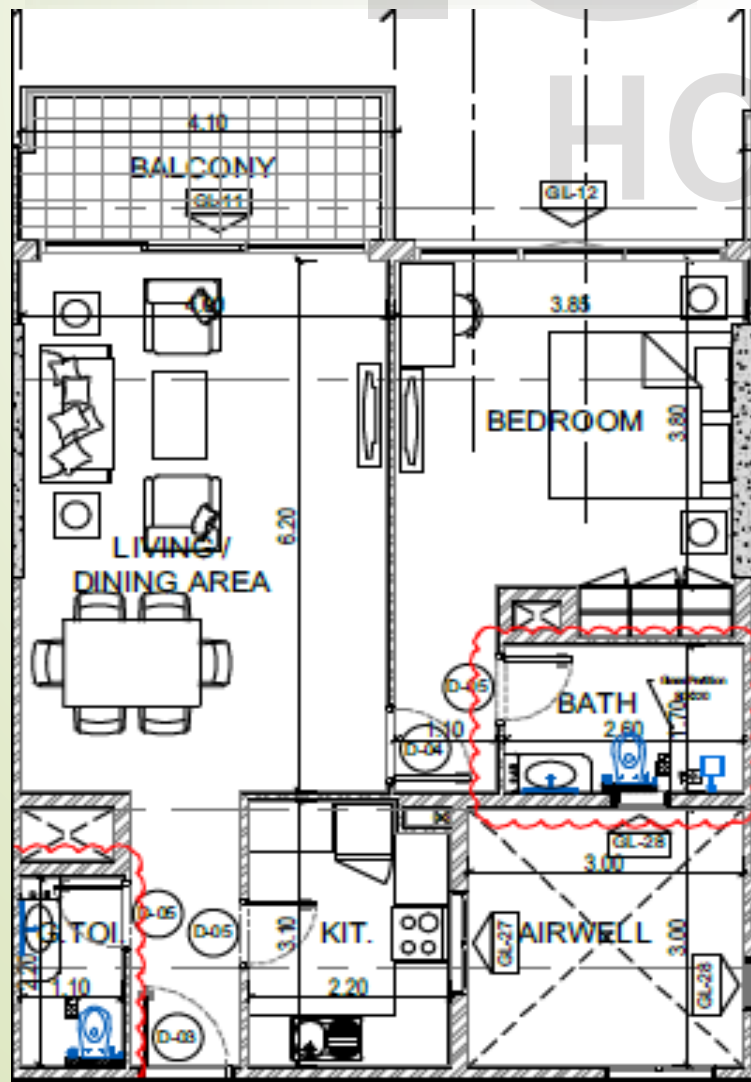


SN	Flat #	Area
1	101	970
2	201	1000
3	301	1000
4	401	1000
5	501	1000
6	601	1000
7	701	1000
8	801	1000
9	901	1000
10	1001	1000
11	1101	1000



TYPICAL FLOOR PLAN

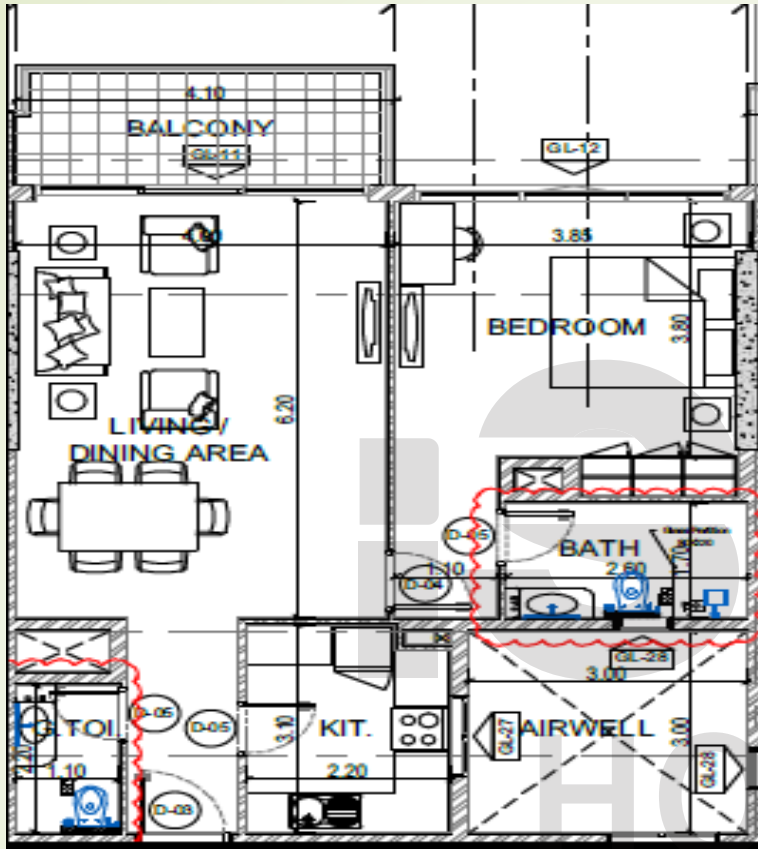
1 BED ROOM CLOSED KITCHEN
SIZE 850 SQFT
BALCONY: 2
WASH ROOM : 2



TYPICAL FLOOR PLAN

1BHK Details in Size

1 BED ROOM CLOSED KITCHEN
 SIZE 750-850 SQFT
 BALCONY: 2
 WASH ROOM : 2



#	Flat #	Area	Total Area SQ.M
1	103	771.77	759.4
2	107	833.13	827.86
3	108	763.16	759.29
4	109	767.47	915.48
5	203	770.7	757.14
6	207	833.13	806.01
7	208	765.32	757.14
8	209	767.47	771.13
9	303	769.62	757.14
10	307	835.28	827.86
11	308	762.09	757.14
12	309	767.47	756.49
13	403	771.77	757.14
14	407	835.28	827.86
15	408	764.24	757.14
16	409	766.39	756.49
17	503	772.82	757.14
18	507	836.36	827.86
19	508	764.24	757.14
20	509	766.39	755.42
21	603	770.7	757.14
22	607	835.28	827.86
23	608	761.01	757.14
24	609	766.39	756.49
25	703	769.92	757.14
26	707	835.28	827.86
27	708	759.93	757.14
28	709	766.39	756.49
29	803	771.77	757.14
30	807	836.36	827.86
31	808	763.16	757.46
32	809	766.39	755.42
33	903	772.82	757.14
34	907	837.43	827.86
35	908	763.16	757.14
36	909	766.39	756.49
37	1003	770.7	757.14
38	1007	836.36	827.86
39	1008	761.01	757.14
40	1009	768.54	756.49
41	1103	770.7	757.14
42	1107	836.36	827.86
43	1108	761.01	757.14
44	1109	767.47	756.49



TYPICAL FLOOR PLAN



2 BED ROOM CLOSED KITCHEN
Maid Room plus Attached WC
SIZE 1500 to 1800 SQFT
BALCONY: 2
WASH ROOM : 4



TYPICAL FLOOR PLAN

2 BED ROOM CLOSED KITCHEN
 Maid Room plus Attached WC
 SIZE 1500 to 1800 SQFT
 BALCONY: 2
 WASH ROOM : 4

#	Flat #	Area
1	105	1525.25
2	106	1517.72
3	110	1431.61
4	205	1467.13
5	206	1457.44
6	210	1749.15
7	305	1467.13
8	306	1514.49
9	310	1657.65
10	405	1463.9
11	406	1514.49
12	410	1647.96
13	505	1528.48
14	506	1456.36
15	510	1667.34
16	605	1469.28
17	606	1515.57
18	610	1661.96
19	705	1471.43
20	706	1518.8
21	710	1649.04
22	805	1529.56
23	806	1456.36
24	810	1665.19
25	905	1470.36
26	906	1518.8
27	910	1661.96
28	1005	1471.43
29	1006	1518.8
30	1010	1652.27
31	1105	1531.71
32	1106	1,459
33	1110	1,662
Total	33 units	
Average		1,543.91



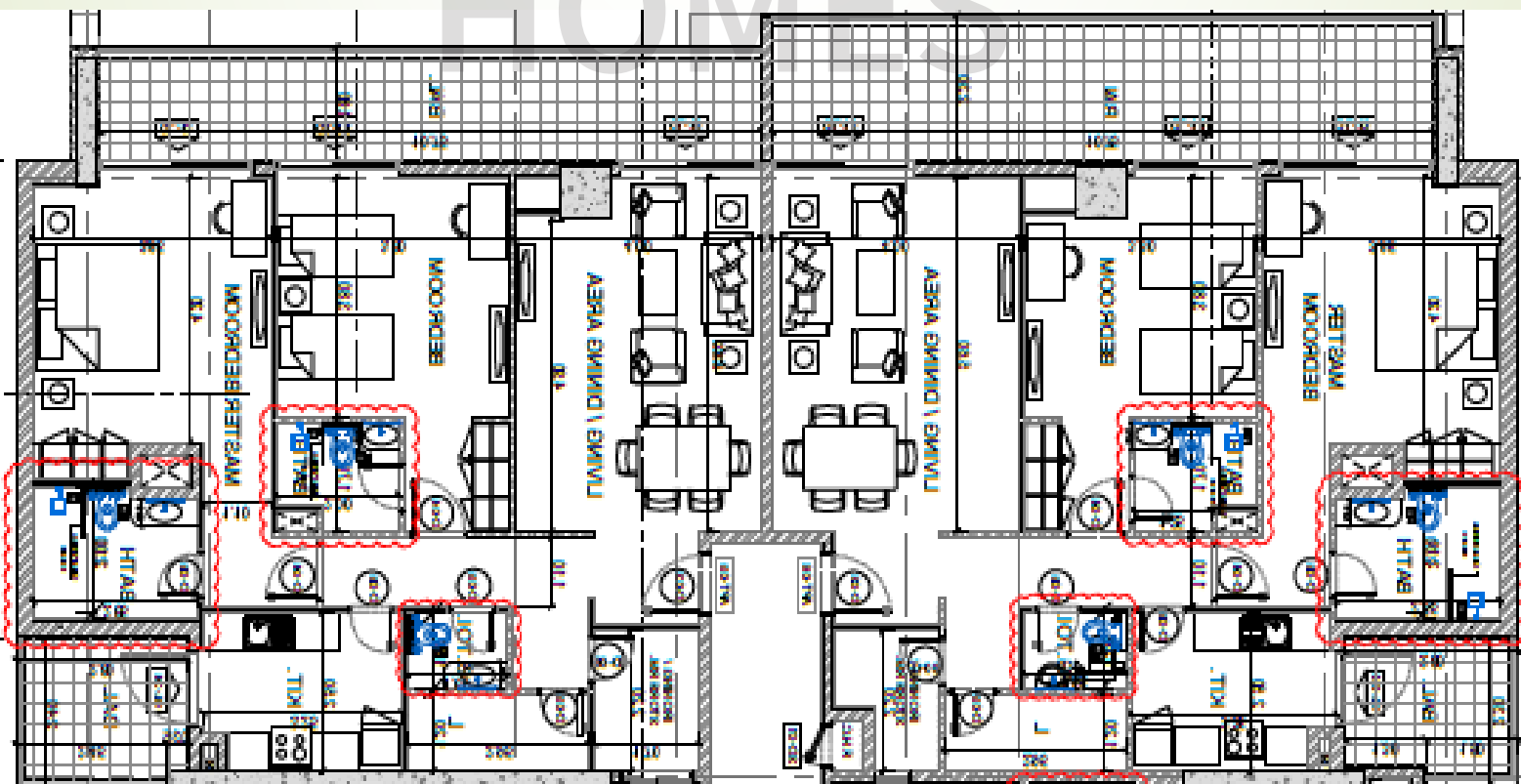
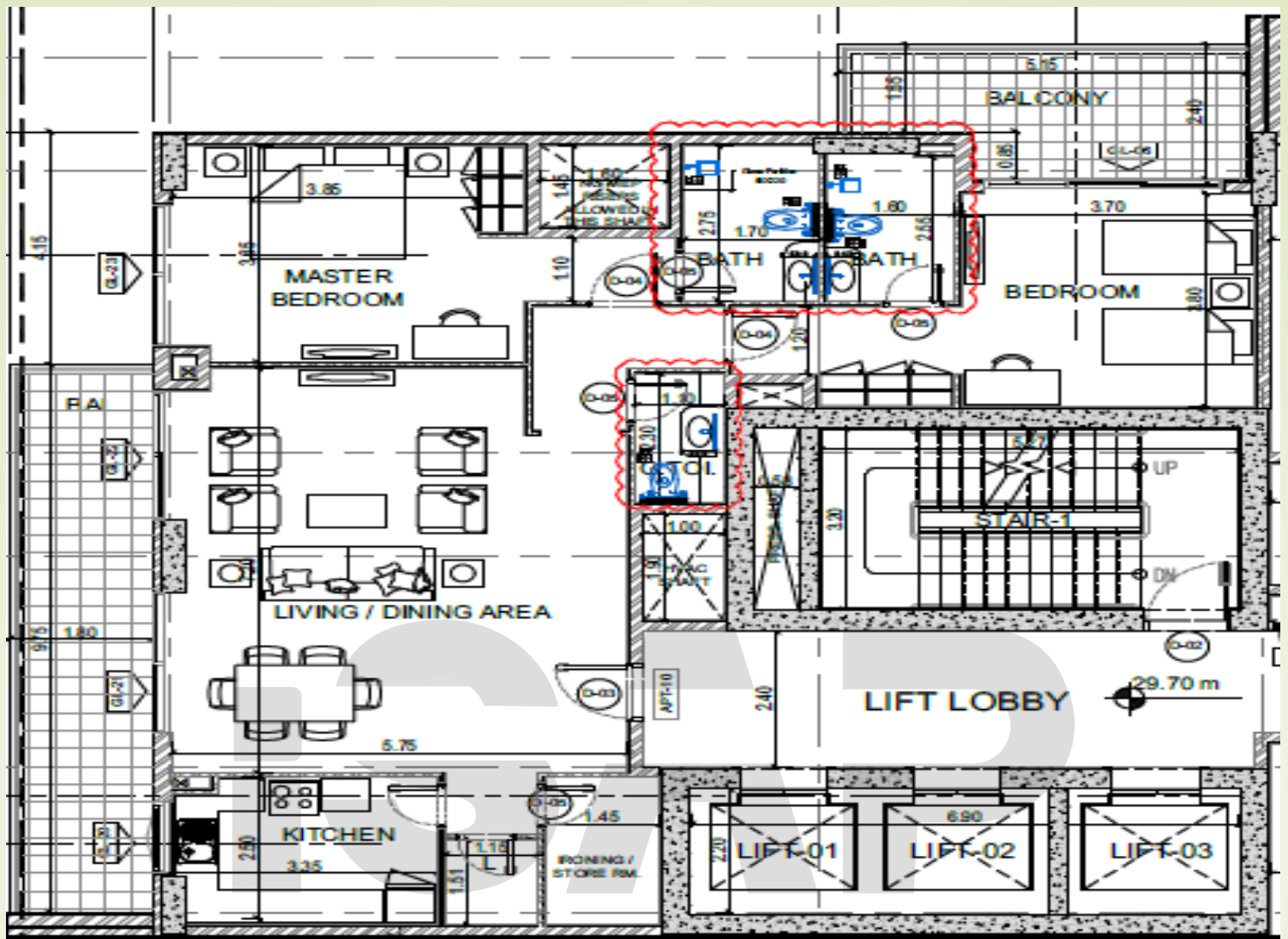
TYPICAL FLOOR PLAN

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2 BED ROOM CLOSED KITCHEN
Maid Room plus Attached WC
SIZE 1500 to 1800 SQFT
BALCONY: 2
WASH ROOM : 4



TYPICAL FLOOR PLAN of Two BED ROOM



TYPICAL FLOOR PLAN of Two STUDIO

STUDIO APARTMETN

Maid Room plus Attached WC

SIZE 350 to 450 SQFT

BALCONY: with Balcony & Without
WASH ROOM : 1

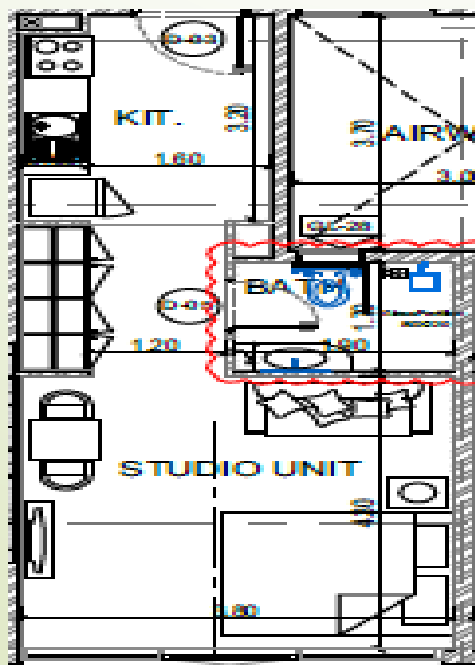
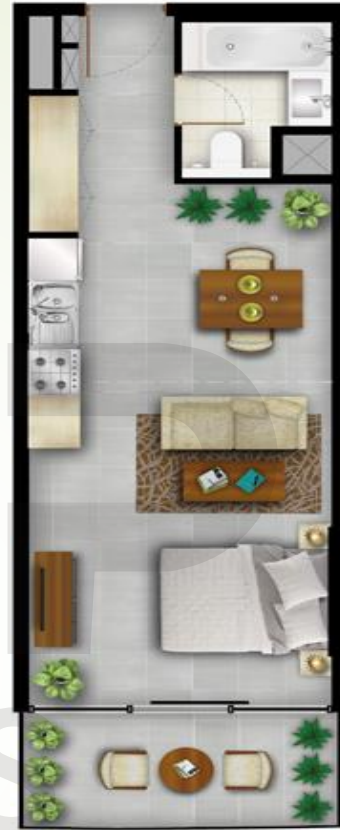


TYPICAL FLOOR PLAN of Two STUDIO



STUDIO APARTMETN
 SIZE 350 to 450 SQFT
 BALCONY: with Balcony & Without
 WASH ROOM : 1

#	Flat #	Area
1	102	386.42
2	104	483.3
3	202	392.88
4	204	483.3
5	302	392.88
6	304	483.3
7	402	391.8
8	404	483.3
9	502	392.88
10	504	483.3
11	602	393.96
12	604	482.22
13	702	395.03
14	704	483.30
15	802	393.96
16	804	483.30
17	902	393.96
18	904	483.30
19	1002	395.03
20	1004	483.30
21	1102	396.11
22	1104	483.30
Total	22 unit	9,640.13
Average		438.19



Floor Plan
 Without
 Balcony

3: Number of Apartment & Size of Apartment

SN#	Apartment Description	No of # Apartments
1	STUDIO	22
2	1 BED ROOM	55
3	2 BED ROOM	33
Total Apartment		110

STUDIO APART

#	Flat #	Area
1	102	386.42
2	104	483.3
3	202	392.88
4	204	483.3
5	302	392.88
6	304	483.3
7	402	391.8
8	404	483.3
9	502	392.88
10	504	483.3
11	602	393.96
12	604	482.22
13	702	395.03
14	704	483.30
15	802	393.96
16	804	483.30
17	902	393.96
18	904	483.30
19	1002	395.03
20	1004	483.30
21	1102	396.11
22	1104	483.30
Total	22 unit	9,640.13
Average		438.19

2 BHK APART

#	Flat #	Area
1	105	1525.25
2	106	1517.72
3	110	1431.61
4	205	1467.13
5	206	1457.44
6	210	1749.15
7	305	1467.13
8	306	1514.49
9	310	1657.65
10	405	1463.9
11	406	1514.49
12	410	1647.96
13	505	1528.48
14	506	1456.36
15	510	1667.34
16	605	1469.28
17	606	1515.57
18	610	1661.96
19	705	1471.43
20	706	1518.8
21	710	1649.04
22	805	1529.56
23	806	1456.36
24	810	1665.19
25	905	1470.36
26	906	1518.8
27	910	1661.96
28	1005	1471.43
29	1006	1518.8
30	1010	1652.27
31	1105	1531.71
32	1106	1,459
33	1110	1,662
Total	33 units	
Average		1,543.91

1 BHK APART

#	Flat #	Area
1	101	911.71
2	103	771.77
3	107	833.13
4	108	763.16
5	109	767.47
6	201	1273.38
7	203	770.7
8	207	833.13
9	208	765.32
10	209	767.47
11	301	980.6
12	303	769.62
13	307	835.28
14	308	762.09
15	309	767.47
16	401	1009.66
17	403	771.77
18	407	835.28
19	408	764.24
20	409	766.39
21	501	987.05
22	503	772.82
23	507	836.36
24	508	764.24
25	509	766.39
26	601	980.6
27	603	770.7
28	607	835.28
29	608	761.01
30	609	766.39
31	701	1010.73
32	703	769.92
33	707	835.28
34	708	759.93
35	709	766.39
36	801	987.05
37	803	771.77
38	807	836.36
39	808	763.16
40	809	766.39
41	901	979.52
42	903	772.82
43	907	837.43
44	908	763.16
45	909	766.39
46	1001	1010.73
47	1003	770.7
48	1007	836.36
49	1008	761.01
50	1009	768.54
51	1101	987.05
52	1103	770.7
53	1107	836.36
54	1108	761.01
55	1109	767.47
Total		
Average		829.3947



CONFIGURATION

Basement + Ground floor + 5 Floors

ELEVATORS

3 elevators per tower
1 service elevator per tower

AMENITIES WITHIN THE PROJECT

- 2 lobbies
- Outdoor gym equipment
- Changing room with steam and sauna
- Splash pad with kids play equipment
- Indoor & outdoor kid's play areas
- Barbeque area
- Bicycle rack and workshop
- Electric Vehicle stations

OWNERSHIP

Two Owner

ANTICIPATED COMPLETION DATE

Nov 2019

OCCUPIED

100%

SIZE RANGE PER UNIT TYPE

Studio: approx. 455 sq.ft
1 bedroom: 750 To 850 sq.ft to 900 sq.ft
2 bedrooms: 1,500 sq.ft to 1,800 sq.ft

PARKING

120 parking space

LOCATION

- 15 MINUTES Dubai Marina
- 10 MINUTES Majan Area
- 03 MINUTES Meydan OneMall
- 15 MINUTES Meydan Racecourse
- 2 MINUTES Shiekh Zayed Road
- 2 MINUTES Global Village
- 15 MINUTES Dragon Mall
- 10 MINUTES Silicon Oasis
- 20 MINUTES Dubai International Airport



NUMBER OF UNITS PER TYPE

- Studios: 22 units
- 1 bedroom: 55 units
- 2 bedroom: 33 units
- Total 110 Units

STARTING Rent PER UNIT TYPE

- Studios: AED 22000 to 30,000
- 1 bedroom: AED 32000 to 40000
- 2 bedroom: AED 52,000 to 67,000

VALUATION CALCULATIONS

Income Method

Type	Description	No of Units	Area(SqFt)	Rent/Unit Rate/Area	Estimated Rent(AED)
Apartment	Studio	22	590	32000/38000	704000
Apartment	1BR	55	755 to 900	50000	2,750000
Apartment	2BR	33	1500 to 1800	70000/75000	1,610000
Total					50,64000
Expenditures				%	EXP (AED)
Admin Expenses yearly				0.7415 %	33,600
Maintenance & Utilities				3.89%	176,400
Vacancy					
Net Income (AED)					4,854000
ROI (%)				6.47 ROI	
Selling Price (AED)	Seventy Five Million UAE Dirhams				75,000,000



Property Information:

The subject property is B+G+11 residential building. The ground floor consists of an entrance lobby, 3 lifts, and car parking. Floors 1-11 each have 10 apartments per floor. The building has a total of 22 Studios, 55 1 Bedroom apartments and 33 2 Bedroom apartments. At roof level there is a gym and access to the roof which includes A/C units.

The building also has 3 staircases and a fire pump room at basement level. There are 110 normal car parking spaces and 2 disabled car parking spaces. The building was recently handed over in September 2019 and has an occupancy of approximately 100%.

Type of Studio: Entrance hall, kitchen, bathroom, living/bedroom area and balcony.

Type of 1BHK: Entrance hall, kitchen, guest bathroom, living/dining room, bedroom with ensuite bathroom and balcony.

Type of 2BHK: Entrance hall, kitchen, guest bathroom, living/dining room, 2 bedrooms each with ensuite bathroom and balcony, Maid Room, with Attached Washroom

WHERE SPACE AND TIME MATTERS

FACILITIES

- Covered parking spaces
- All rooms are fitted with wardrobes
- Creative kitchen design for more convenience
- Kids Play Area
- A limited number of exclusive lofts



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