



|                              |                |
|------------------------------|----------------|
| Floor Number                 | 17             |
| Type                         | 1.5 BED TYPE B |
| Unit Number                  | 350 RSC-1702   |
| Saleable Area (Sq.ft)        | 719            |
| Purchase Price (AED)         | 1,674,851      |
| Pre- Registration Fees (AED) | 68,145         |

### Installment Plan

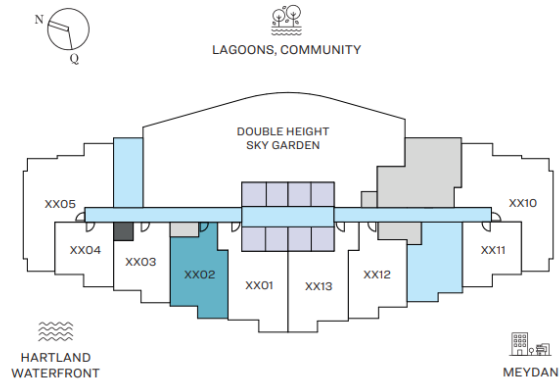
| Installment        | % of Purchase Price | Amount (AED) | Payment Dates | Milestone                   |
|--------------------|---------------------|--------------|---------------|-----------------------------|
| Booking Amount     | 20.00%              | 334,970.12   | On Booking    | On Booking date             |
| First Installment  | 10.00%              | 167,485.06   | -             | 9 Months from booking date  |
| Second Installment | 10.00%              | 167,485.06   | -             | 16 Months from booking date |
| Third Installment  | 10.00%              | 167,485.06   | -             | 23 Months from booking date |
| Fourth Installment | 10.00%              | 167,485.06   | -             | 30 Months from booking date |
| Final Installment  | 40.00%              | 669,940.24   | -             | On Completion               |

**TOTAL SALEABLE AREA**

SUITE = 659.40 SQ.FT.

BALCONY = 59.42 SQ.FT.

TOTAL = 718.82 SQ.FT.



UNIT



| Project                      | Unit | Floor | BUA (sqft) | Price AED        | Price Euro         | Unit Type      | View               | Completion |
|------------------------------|------|-------|------------|------------------|--------------------|----------------|--------------------|------------|
| Sobha Riverside Crescent 350 | 1702 | 17    | 719        | 1,674,851        | €433,899.12        | 1.5 BED TYPE B | Hartland, Doentown | 2027       |
| <b>Total</b>                 |      |       | <b>719</b> | <b>1,674,851</b> | <b>€433,899.12</b> |                |                    |            |

#### 60 /40 Payment Plan

| Milestone              | Percentage  | Amount AED           | Amount Euro        | Timeline                           |  | Exit 44% (AED)     | Exit 44% (Euro)    |
|------------------------|-------------|----------------------|--------------------|------------------------------------|--|--------------------|--------------------|
| <b>Booking amount</b>  | <b>20%</b>  | <b>334,970</b>       | <b>€86,779.82</b>  | <b>On Booking</b>                  |  |                    |                    |
| 2nd installment        | 10%         | 167,485              | €43,389.91         | 9 Months from Booking date         |  |                    |                    |
| <b>3rd installment</b> | <b>10%</b>  | <b>167,485</b>       | <b>€43,389.91</b>  | <b>16 Months from Booking date</b> |  | <b>AED 738,084</b> | <b>€191,305.49</b> |
| 4th installment        | 10%         | 167,485              | €43,389.91         | 23 Months from Booking date        |  |                    |                    |
| 5th installment        | 10%         | 167,485              | €43,389.91         | 30 Months from Booking date        |  |                    |                    |
| 8th installment        | 40%         | 669,940              | €173,559.65        | On Completion                      |  |                    |                    |
| <b>TOTAL</b>           | <b>100%</b> | <b>AED 1,674,851</b> | <b>€433,899.12</b> |                                    |  |                    |                    |

#### FEES

| Description              | Amount (AED)      | Amount (Euro)     |
|--------------------------|-------------------|-------------------|
| 4% Pre-Registration Fees | 66,994            | €17,446.36        |
| Knowledge Fees           | 40                | €10.42            |
| Admin Fees               | 1,110             | €289.06           |
| <b>TOTAL</b>             | <b>AED 68,144</b> | <b>€17,745.84</b> |

#### EXPECTED CAPITAL APPRECIATION & ROI

| DESCRIPTION                   | NET %  |
|-------------------------------|--------|
| Expected Min CA on Exit       | 34.09% |
| Expected Avg ROI (long-term)  | 6.94%  |
| Expected Avg ROI (short-term) | 6.86%  |

#### CURRENT RENTAL VALUES

| Description   | Amount (AED) | Amount (Euro) |
|---------------|--------------|---------------|
| Yearly rental | 130,000.00   | €33,854.17    |
| Daily rental  | 600.00       | €156.25       |

| Sobha Riverside Crescent 350 Apartment       | 1.5 BED TYPE B 66.78 sq.m | 2024               | 2025               | 2026               | 2027               | 2028               | 2029               | 2030               | 2031               |        |
|--|---------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------|
| Investment amount                            | €433,899.12               | €129,498.76        | €43,166.25         | €86,332.51         | €172,665.01        | €0.00              | €0.00              | €0.00              | €0.00              |        |
| Government registration fees                 | 4%                        | €17,266.50         | €0.00              | €0.00              | €0.00              | €0.00              | €0.00              | €0.00              | €0.00              |        |
| Other gov fees                               | €296.39                   | €296.39            | €0.00              | €0.00              | €0.00              | €0.00              | €0.00              | €0.00              | €0.00              |        |
| Service charges (apprx)                      | €4.64                     | €0.00              | €0.00              | €0.00              | €2,501.05          | €3,334.73          | €3,243.75          | €3,243.75          | €3,243.75          |        |
| <b>Total investments</b>                     | <b>€449,225.42</b>        | <b>€146,765.26</b> | <b>€43,166.25</b>  | <b>€86,332.51</b>  | <b>€175,166.06</b> | <b>€3,334.73</b>   | <b>€3,243.75</b>   | <b>€3,243.75</b>   | <b>€3,243.75</b>   |        |
| <b>Cumulative Investments</b>                |                           | <b>€146,765.26</b> | <b>€189,931.51</b> | <b>€276,264.02</b> | <b>€451,430.08</b> | <b>€454,764.81</b> | <b>€445,600.75</b> | <b>€448,844.50</b> | <b>€452,088.25</b> |        |
| Capital Appreciation                         | 15%                       | Net ROI            | AED 0              | 34.09%             | 46.88%             | 43.03%             | 56.95%             | 70.67%             | 84.19%             | 97.52% |
| Expected Property Value                      |                           | €431,662.53        | €496,411.90        | €561,161.28        | €625,910.66        | €690,660.04        | €755,409.42        | €820,158.80        | €884,908.18        |        |
| Your earnings on sale (capital appreciation) |                           | €0.00              | €64,749.38         | €129,498.76        | €194,248.14        | €258,997.52        | €323,746.89        | €388,496.27        | €453,245.65        |        |

\*These are expected amounts according to the current and previous market values, the real numbers may vary

#### Short term rentals option

| AirBnb occupancy and rentable months  | 70%     | 0m           | 0m                | 0m                 | 9m                 | 12m                | 12m                | 12m                | 12m                |
|---------------------------------------|---------|--------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Rental returns (Daily & total yearly) | €154.64 | €0.00        | €0.00             | €0.00              | €29,226.80         | €38,969.07         | €38,969.07         | €38,969.07         | €38,969.07         |
| Management costs                      | 15%     | €0.00        | €0.00             | €0.00              | €4,384.02          | €5,845.36          | €5,845.36          | €5,845.36          | €5,845.36          |
| Rental Net ROI                        |         | 0.00%        | 0.00%             | 0.00%              | 5.50%              | 7.28%              | 7.23%              | 7.18%              | 7.13%              |
| Net Total Returns                     |         |              | 24.84%            | 40.52%             | 44.09%             | 59.64%             | 73.34%             | 86.84%             | 100.15%            |
| <b>Cumulative net returns</b>         |         | <b>€0.00</b> | <b>€47,186.49</b> | <b>€111,935.86</b> | <b>€199,026.98</b> | <b>€271,223.60</b> | <b>€335,972.98</b> | <b>€400,722.36</b> | <b>€465,471.74</b> |

\*These are expected amounts according to the current and previous market values, the real numbers may vary

#### Long term rentals option

| Rentable months               | 12m        | 0m           | 0m                | 0m                 | 9m                 | 12m                | 12m                | 12m                | 12m                |
|-------------------------------|------------|--------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Yearly rent                   | €33,505.15 | €0.00        | €0.00             | €0.00              | €25,128.87         | €33,505.15         | €33,505.15         | €33,505.15         | €33,505.15         |
| Rental Net ROI                |            | 0.00%        | 0.00%             | 0.00%              | 5.57%              | 7.37%              | 7.31%              | 7.26%              | 7.21%              |
| Net Total Returns             |            |              | 24.84%            | 40.52%             | 44.15%             | 59.72%             | 73.42%             | 86.93%             | 100.23%            |
| <b>Cumulative net returns</b> |            | <b>€0.00</b> | <b>€47,186.49</b> | <b>€111,935.86</b> | <b>€199,313.06</b> | <b>€271,605.05</b> | <b>€336,354.42</b> | <b>€401,103.80</b> | <b>€465,853.18</b> |



350 RIVERSIDE (RESCENT)



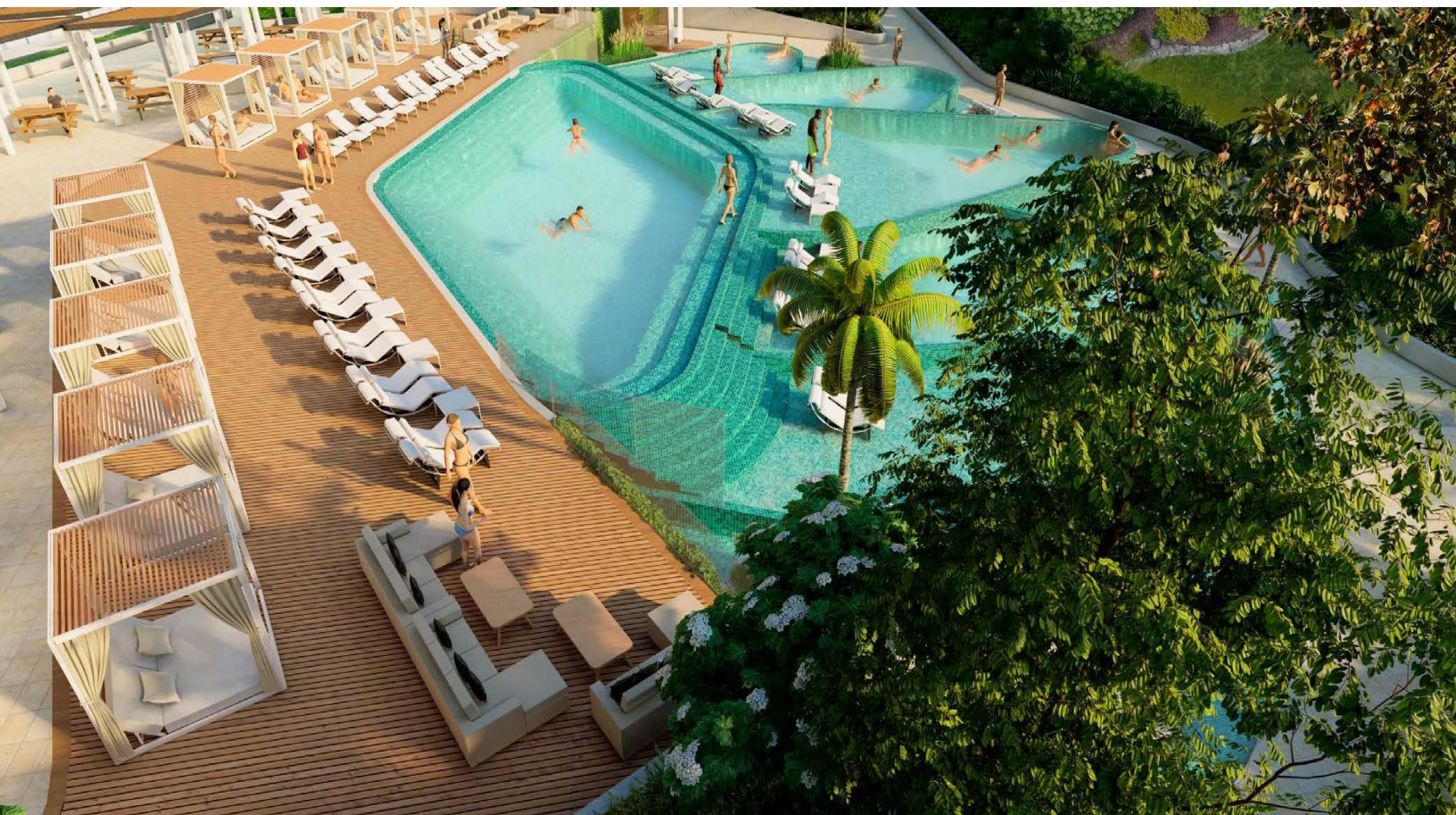


### AMMENITIES AND ACTIVITIES FACILITATED

CRYSTAL LAGOONS WITH BECH ACCESS & WATERSPORTS:  
 PADDLE-BOARDING & PEDAL KAYAK  
 FLOATING WATER OBSTACLE COURSE  
 WATER WALKING BALL  
 CASCADE SWIMMING POOLS  
 CLUBHOUSE WITH:  
 PADDLE TENNIS  
 TENNIS  
 BADMINTON  
 RACQUET CLUB WITH STATE OF ART PLAY COURTS  
 SOBHA CENTRAL PLAZA & SHOPPING CENTRE  
 OPEN AIR SPACE MARKET WITH FOOD TRUCKS  
 SENSORY GARDEN  
 ZEN GARDEN

OUTDOOR GYM  
 TYRE FLIPPING  
 SKATE PARK  
 WALKING & JOGGING PARK  
 CYCLE PATH  
 KID'S PLAY AREAS  
 OUTDOOR CHEES  
 VOLLEYBALL  
 PETS PARK WITH OBSTACLE COURSE  
 PETS GROOMING STATION  
 OPEN AIR THEATER  
 SKATE PARK









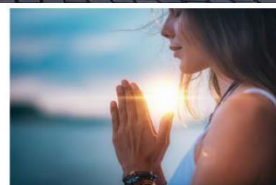
## MIND

- Outdoor workstations
- Co-working Spaces
- Gardening zone
- Central Square/ Plaza
- Boulevard with F&B
- Reading Room
- Library
- Observation deck / Bird watching



## BODY

- Water fountain
- Splash pad/Spray Park
- Submerged seating...in the pool
- Sun Loungers
- Day Bed / Cabana
- Cycle path walkway
- Spa and massage rooms
- Circuit Training



## SOUL

- Lotus Pond
- Sensory Garden
- Zen garden
- Yoga Zone
- Water Bodies
- Beach Edge



## COMMUNITY

- Multi-purpose Space- Market, food truck, kiosk, water feature
- 40-seater Indoor Movie Theatre
- Open Air Theatre, Amphitheatre
- Theatre Plaza
- Party Terrace
- Putting Garden
- Barbeque Area





## CONVENIENCE

- Supermarket
- ATM
- Retail
- Vending machines
- Outdoor workstations
- Co-working Spaces



## CREATIVITY

- Music Room
- Art Room



## PLAY

- Pool table / Billiards / Snooker
- Table tennis
- Pickball / Paddle Tennis
- Foosball
- Rock Climbing
- Outdoor chess
- Obstacle course
- Disc hockey
- Golf Simulators
- Multi-purpose sports court
- Squash court
- Volleyball
- Indoor video game room
- VR Room
- Skate Park



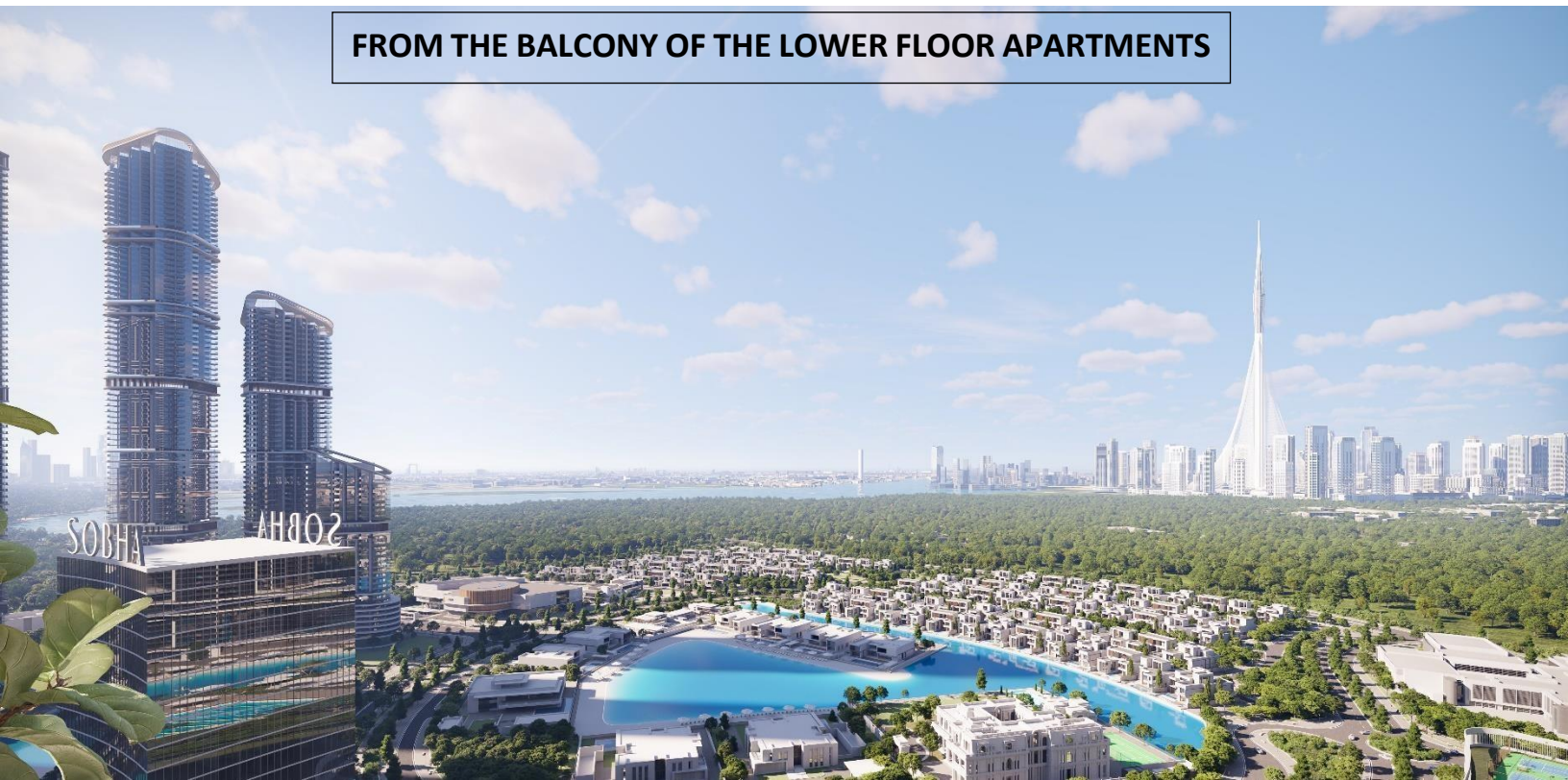
## PETS

- Pet Park
- Pet washing station
- Pet Salon
- Pet concierge services
- Pet obstruction course





**FROM THE BALCONY OF THE LOWER FLOOR APARTMENTS**



**VIEW FROM THE SKY GARDENS**



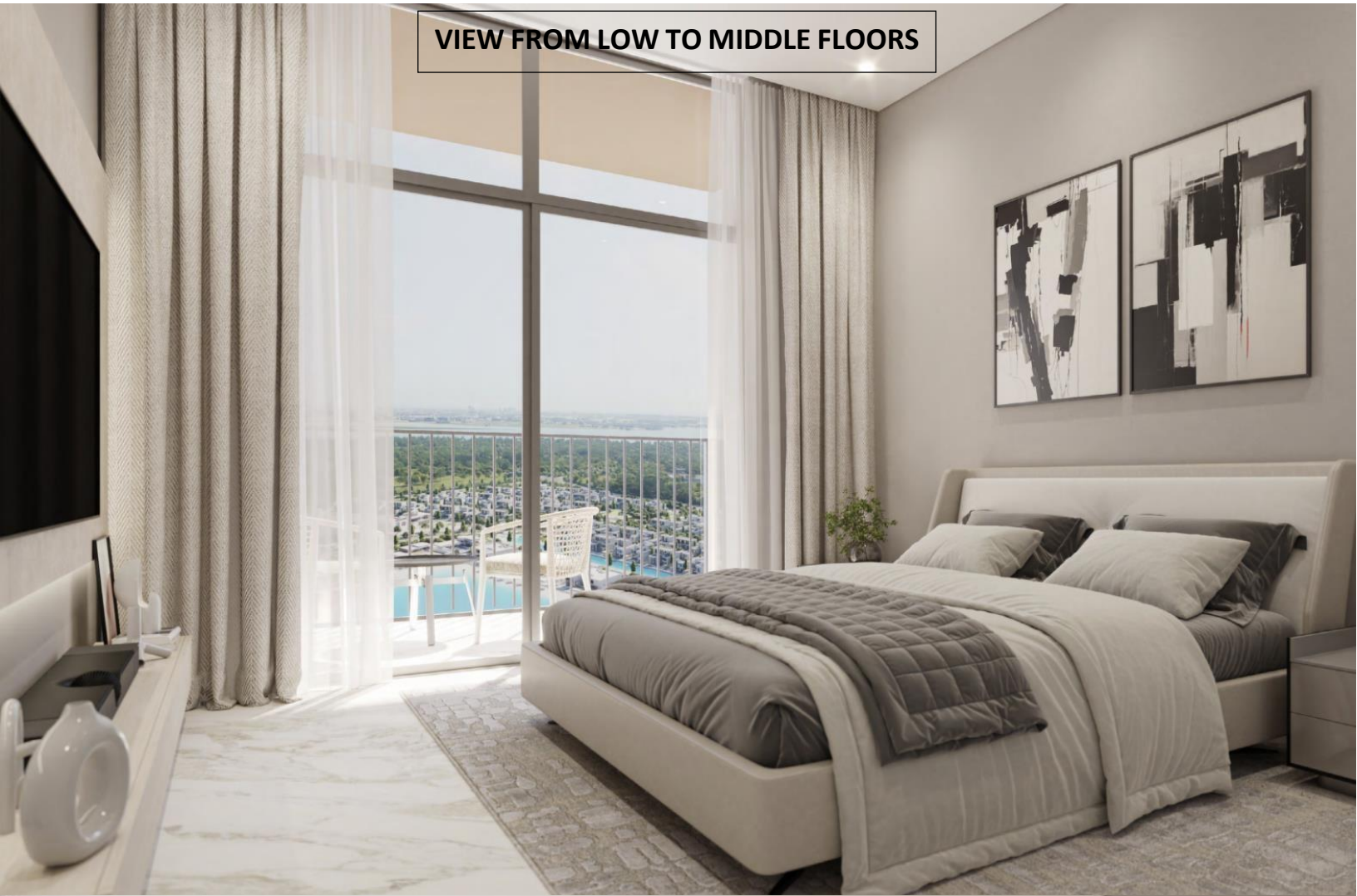
**LOBBY**



**KITCHEN FIT-OUTS (APPLIANCES INCLUDED)**



**VIEW FROM LOW TO MIDDLE FLOORS**



**LIVING ROOM**



5\* HOTEL

8 RESIDENTIAL TOWERS

5\* HOTEL



AMENITIES



LOCATION – 5 KM FROM BURJ KHALIFA/ DOWNTOWN DUBAI

# LOCATION & DISTANCE TO THE NEAREST LANDMARKS

