



**SEED
INVESTMENTS
DUBAI**

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Seed Investment Offer

DUBAI, UAE

2023

SOCIAL MEDIA

Instagram: Seed Investment Dubai
Newsletter: (Website)

OUR OFFICE

Business Center 1
M-Floor, The Meydan Hotel
Nad Al Sheba
Dubai, Vereinigte Arabische Emirate

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SEED INVESTMENT

START FROM
5 M. AED
GET IT NOW

SEED INVESTMENTS

Seed investments in real estate provide investors with early access to highly attractive projects in sought-after locations and promise an exceptionally high return within a shortest possible time.

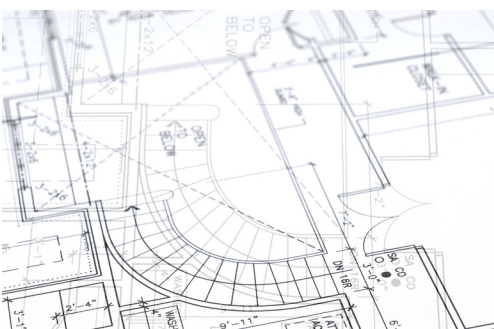
ADVANTAGES

Within a period of 12-14 months gains of up to 20-30% are achieved.

Discover exclusive 1A and 2A locations not currently available on the market.

Our European engineers and local partners have many years of experience in Dubai and have already worked on renowned construction projects.

Your contract will be carefully secured by a lawyer, and you will receive additional security in the form of a land charge.



G + 19 BUSINESS BAY UNITED ARAB EMIRATES

High-end living area around Burj Khalifa

Business Bay

The name may speak to suits and ties, but when it comes to neighbourhoods, Business Bay is as vibrant as they come. An idyllic mini-metropolis brought to life, this is the place to see and be seen. Winding through Business Bay is the Dubai Water Canal, a manmade channel that links Old Dubai to the Arabian Gulf.

About the Business Bay

Business Bay Dubai spans 46.9 million sq. ft., of which 22.1% is allocated for residential purposes, 18.5 % for commercial use and 59.4% is dedicated to mixed operations. This recognised destination is home to leading international and local businesses, architectural masterpieces, renowned hospitality groups, public transport links and many top-notch amenities.

Our Services



Construction

Construction of a mixed-use building in Business Bay, Dubai, United Arab Emirates
High-end living area around Burj Khalifa



Apartments

Studio-, 1-bedroom, 2-bedroom & 3-bedroom apartments.



Description

Commercial & residential - ground floor commercial + 19 floors residential unit including swimming pool, gym & children's play area.



**ABOUT
COMMERCIAL**

- Units remain properties of project company
- Long-term renting to shops, spa & other enterprises
- Estimated yearly rental income: US \$ 411,000

Commercial Residence: A building or complex that is used for both commercial and residential purposes.

**CLIENT
RESIDENTIAL:**

Off-Plan sale of apartment units
 Estimated sell-out of units: 3 months
 Estimated sale: US\$ 122,465,750

Plot purchase: US \$ 41,095,890
 Planning: US \$ 2,400,000
 Construction: US \$ 47,500,00

Plot area	5,718.82 m2	55,744.39 ft2
Max. GFA	25,894.10 m2.	278,721.77 ft 2
Commercial units	6 units.	(adjustable to tenants 'size)
Residential units	190 units	(10 units per floor)
Commercial	Shops / Offices / Hotel & Hotel Apartments	
Residential	Residential apartments	

**ABOUT THE
CONSTRUCTION**

Max. height
Planning & approvals
Construction & handover

max. 15 m. + 1 m. for podium & G + 19 for tower
6 months
36 months