

SEED INVESTMENT OFFER

G + 19

About the project

Construction of a mixed-use building in Business Bay, Dubai, United Arab Emirates

High-end living area around Burj Khalifa

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

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

US \$ 5,000,000
for 20 %
project company share

Projected profits after
1,0 years:

US \$ 31,469,890

Seed Investor payout: US \$ 6,294,000 at 20 %

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

Max. height	max. 15 m. + 1 m. for podium & G + 19 for tower	
Planning & approvals	6 months	
Construction & handover	36 months	



BUSINESS BAY

EXPLORE A PLACE WHERE HIGH-RISES TOUCH THE SKY AND ENTERTAINMENT NEVER STOPS.



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. Its promenade, lined by exciting eateries, trendy lounges and luxury hotels, awards the perfect frame for this urban jungle's noteworthy architecture, with each high-rise vying for attention.

ABOUT BUSINESS BAY DUBAI

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.

COMMERCIAL

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

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

