

A woman in a white suit is walking away from the camera on a light-colored path that winds through a dense, lush tropical garden. The garden is filled with various types of palm trees and other tropical plants. The lighting is bright, suggesting a sunny day, and the overall atmosphere is serene and natural. The path is flanked by tall palm trees and other greenery, creating a sense of being deep within a forest or park. The woman's shadow is cast on the path ahead of her.

MAMSHA GARDENS

SAADIYAT ISLAND



DISCLAIMER:

SCREENSHOTS ARE NOT ALLOWED TO BE TAKEN OR
SHARED. KINDLY COMPLY.

LOCATION MAP



Located in Saadiyat Cultural District, Saadiyat Island



Close to Zayed National Museum



Close to Soul Beach and Mamsha promenade



SAADIYAT CULTURAL DISTRICT THE HEART OF CULTURE

01



LOUVRE
ABU DHABI

02

ZAYED NATIONAL
MUSEUM



03



GUGGENHEIM
ABU DHABI

04

THE ABRAHAMIC
FAMILY HOUSE



05



NATURAL
HISTORY MUSEUM
ABU DHABI

06

TEAMLAB PHENOMENA
ABU DHABI





MAMSHA GARDENS

SAADIYAT ISLAND

SAADIYAT ISLAND ON NATURE'S FAVOURED ISLAND

An ever-evolving, ever-invigorating destination at the heart of the island, Saadiyat Grove makes art and culture a part of life. Interactive artworks and digital murals surround you, while exquisite style is reflected through every window.

CONFIDENTIAL
NO PHOTOS



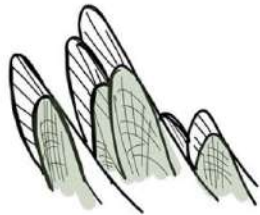
KEY VIEWS



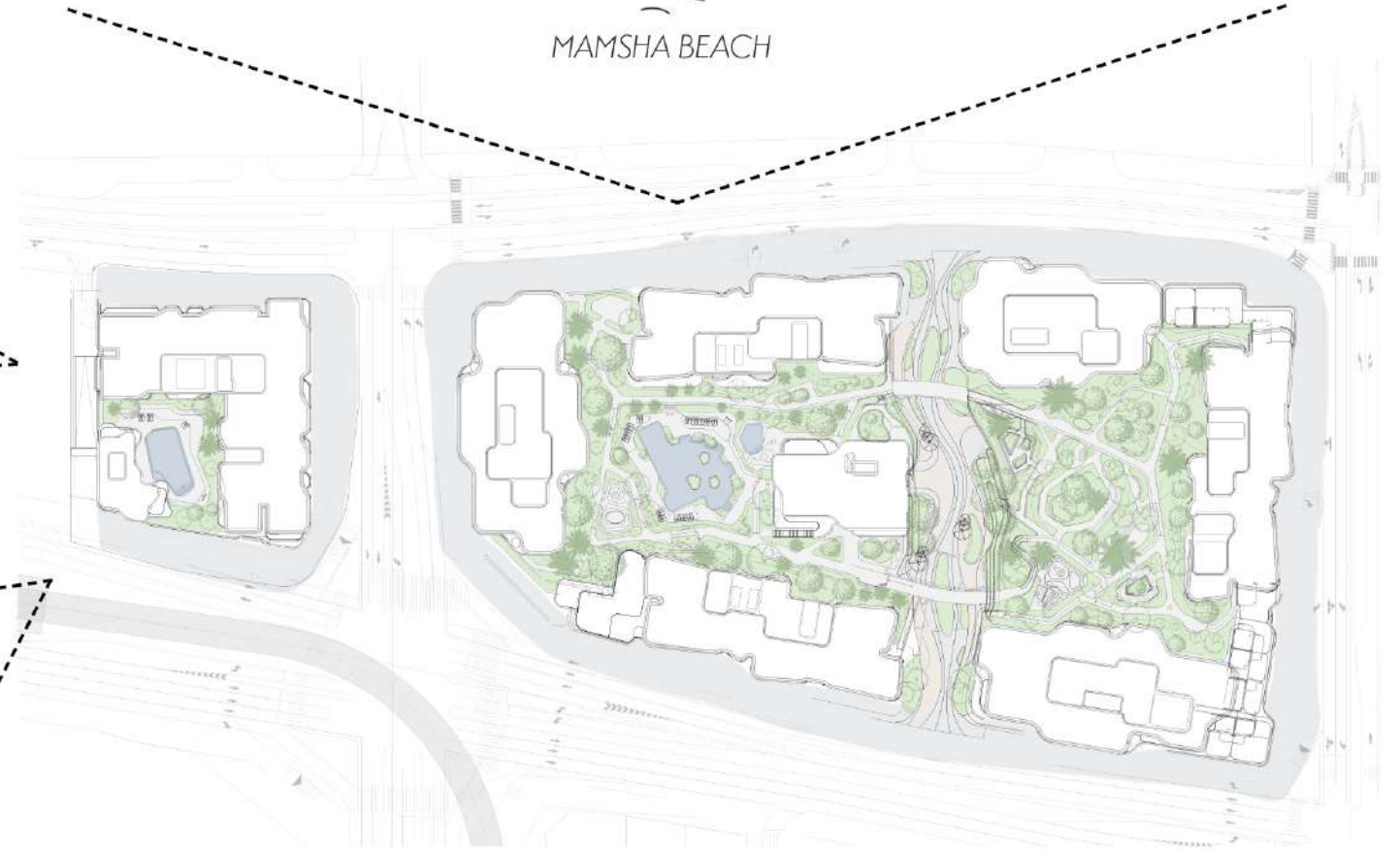
MAMSHA BEACH



GUGGENHEIM ABU DHABI



SHEIKH ZAYED MUSEUM



MAMSHA GARDENS

SAADIYAT ISLAND

Nature-inspired resort-style living at the centre of Saadiyat's cultural scene. Mamsha Gardens offers tranquil 1 to -3 bed apartments and townhouses.

Minutes away from Soul Beach and iconic landmarks like Louvre Abu Dhabi, Zayed National Museum, and the upcoming Guggenheim Abu Dhabi.



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493 TRANQUIL UNITS

TYPES OF UNITS

1 to 3- bed apartments
and townhouses.

NO. OF UNITS

480 apartments
13 townhouses

STATUS

Available for sale

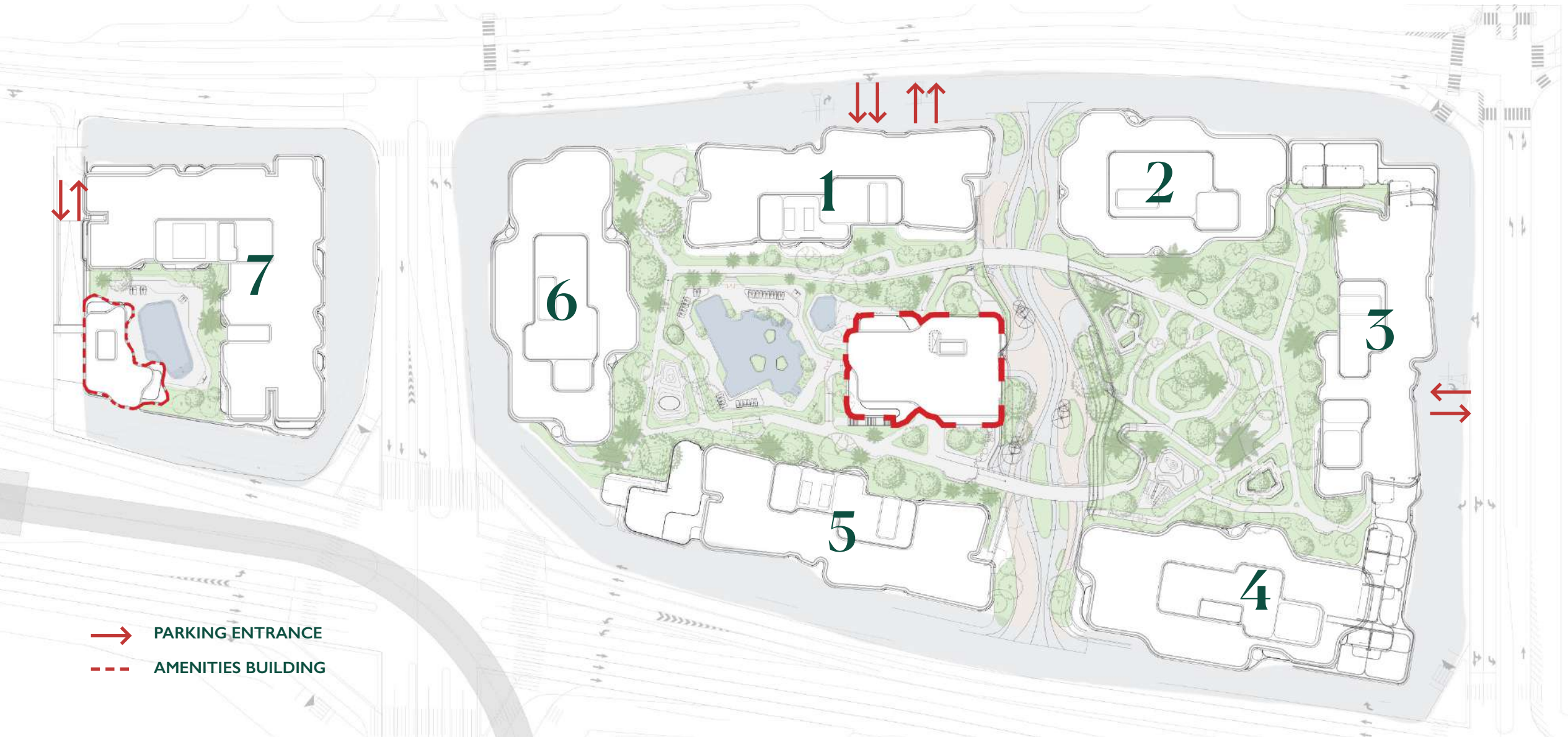
HANDOVER

Expected completion Q2, 2028

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AMENITIES BUILDING



- PARKING ENTRANCE
- - - AMENITIES BUILDING

AMENITIES



Coworking space

Outdoor workspace / classrooms

Cinema

Lounge

Meditation spaces

Lobby and Concierge services

Gym

Adults and kids swimming pools

Kids Club

Multi-purpose room with service pantry and garden

Podium garden with seating, kids' play areas, and wall climbing

Roof gardens with seating and lawn (buildings 5 and 7 only)

SERVICES

PERSONAL SERVICES

Housekeeping

Laundry

Pet sitting

Cooking

Rental Management

Spa Services

Barber

Salon

COMMUNITY SERVICES

Fitness classes

Swimming classes

Pool Services

Valet

Concierge

*Some of the services are subject to additional payment.





SUSTAINABILITY

ECOLOGICAL ENHANCEMENT

- Planting Strategy Focuses On Conservation And Sustainability.
- Utilizes Local And Adaptive Plant Species.
- Minimum Of 70% Of Plants Will Be Native And Drought/Saline-Tolerant.
- Includes At Least 10 Different Species.

LIVEABLE OUTDOORS

- Focuses on elements that enhance the quality of human life.
- Design of outdoor spaces is crucial for individual well-being and city prosperity.
- Relevant to public, commercial, and private outdoor areas.

ADDITIONAL FEATURES

- Garden Shading for Outdoor Thermal Comfort.
- Bicycle Facilities.
- Indoor Healthy Ventilation
- Activate Pedestrian Areas
- Entryway Systems
- EV charging network (tenant)

APARTMENTS
FLOORPLANS



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1-BR TYPE 1



GSA : 99 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation or warranty in relation to any of the information shown.

**2-BR TYPE 1
+ STUDY**



GSA : 195 SQM

**2-BR TYPE 3
+ MAID + STUDY**



GSA : 216 SQM

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**3-BR TYPE 2
+ MAID + STUDY**



GSA : 262 SQM

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TOWNHOUSES
FLOORPLANS



2 BR+M TOWNHOUSE

GROUND FLOOR



FIRST FLOOR



ROOF



GSA : 284 SQM

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3 BR+M TOWNHOUSE

GROUND FLOOR



FIRST FLOOR



ROOF



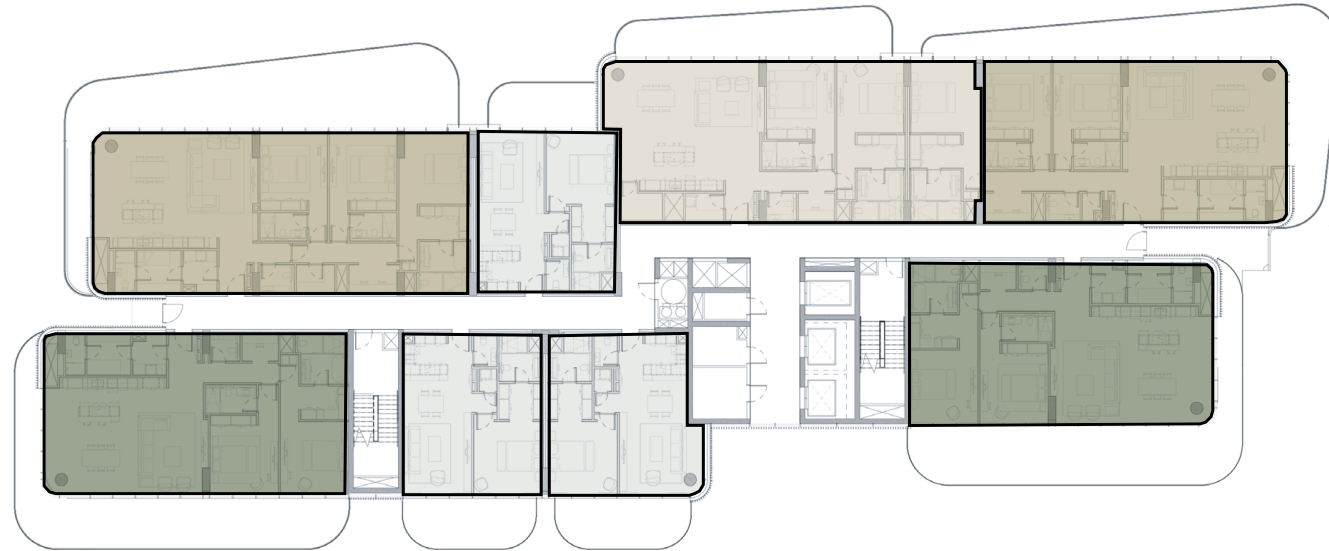
GSA : 387 SQM

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FLOORPLATES



BUILDING TYPE 01
TYPICAL FLOOR



1 BED



2 BED + MAID + STUDY



2 BED + STUDY



3 BED + MAID + STUDY

BUILDING TYPE 01
PODIUM 01



- 1 BED
- 2 BED + MAID + STUDY
- 2 BED + STUDY
- 3 BED + MAID + STUDY

BUILDING TYPE 02

TYPICAL FLOOR



1 BED



2 BED + MAID + STUDY



2 BED + STUDY



3 BED + MAID + STUDY

BUILDING TYPE 02
PODIUM 01



1 BED



2 BED + MAID + STUDY



2 BED + STUDY



3 BED + MAID + STUDY



FINISHES

DARK SCHEME



WALLS & CEILING
PAINT



GENERAL FLOORING
PORCELAIN TILE



BATHROOM FLOOR & WALLS
PORCELAIN TILE



MAIN DOOR
LAMINATE



EXTERNAL KITCHEN & WARDROBE DOORS
LAMINATE



INTERNAL KITCHEN, CABINET, WARDROBE
CARCASS & INTERNAL DOORS
LAMINATE



KITCHEN ISLAND BASE (FLUTED), BACKSPLASH,
BATHROOM NICHE, VANITY COUNTERTOP
RECONSTITUTED STONE



SHOWER GLASS
TINTED GLASS



KITCHEN ISLAND COUNTERTOP
ENGINEERED STONE



SANITARY &
HARDWARE
MATT BLACK



SHOWER WALL
PORCELAIN KITKAT TILE



DARK SCHEME



DARK SCHEME



DARK SCHEME

LIGHT SCHEME



WALLS & CEILING
PAINT



GENERAL FLOORING
PORCELAIN TILE



BATHROOM FLOOR & WALLS
PORCELAIN TILE



MAIN DOOR
LAMINATE



SHOWER GLASS & JOINERY
TINTED GLASS



EXTERNAL KITCHEN & WARDROBE DOORS
LAMINATE



**INTERNAL KITCHEN, CABINET, WARDROBE
CARCASS & MAIN AND INTERNAL DOORS**
LAMINATE



**KITCHEN ISLAND BASE (FLUTED), BACKSPLASH,
BATHROOM NICHE, VANITY COUNTERTOP**
RECONSTITUTED STONE



KITCHEN ISLAND COUNTERTOP
ENGINEERED STONE



**SANITARY &
HARDWARE**
BRUSHED NICKEL



SHOWER WALL
PORCELAIN KITKAT TILE



LIGHT SCHEME



LIGHT SCHEME



LIGHT SCHEME

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AVAILABILITY

Unit Model	Total Units	Average Area	Average of Balcony/ Terrace (BTSA)
1-BR	141	99	16
2BR + ST	59	195	30
2BR+M+ST	117	216	45
3BR+M+ST	163	262	51
2BR+M-TH	11	284	108
3BR+M-TH	2	387	125
Grand Total	493		

1 BEDROOM
STARTING FROM

AED 3.1M

PAYMENT PLAN
65/35

10% DOWN
PAYMENT



CONSTRUCTION
NO. 100000

MAMSHA GARDENS

SAADIYAT ISLAND

LAUNCH JOURNEY



BROKERS
COMMISSION
4%



MAMSHA GARDENS PUBLIC LAUNCH

DATE & TIME:

9th of November 2024

12:00 PM till 6:00 PM

LOCATIONS:

Abu Dhabi: Yas Island, Aldar Square

Applicable only for Abu Dhabi real estate
licensed brokers.

Dubai : Jumeirah, Dubai Sales Office

Applicable only for Dubai, & Northern emirates
real estate licensed brokers.

[Appointments system TBC](#)



ALDAR SQUARE & DUBAI OFFICE PROTOCOL

ENTRY POINTS:

Agents and clients will go through 3 verification points:

- Queue 1: Upon arrival at the entrance of the venue, our team will conduct a verification process for your appointment timing, QR codes, IDs, and chosen payment methods. Following this, guests will be directed to Queue 2. Please note: Only brokers possessing a QR code will be allowed to proceed from Queue 1 to Queue 2.
- Queue 2: Once in Queue 2, guests are guided to queue according to their appointment timings for a secondary verification process.
- Queue 3: Following Queue 2, guests will receive a token. They are then required to wait until their token number is called. At that point, guests may proceed to the designated sales manager.

LAUNCH PROTOCOLS:

1. Early Appointments: First queue starts at 11:00 AM.
2. No Walk-ins: Only confirmed appointments allowed.
3. No Queuing Outside: No assembling or overnight queuing permitted.
4. Authorization Required: Brokers need to present an official authorization letter in cases where the client is not present at the venue. Additionally, an approved NOC from Aldar is required for third-party payments.
5. No Appointment Swaps: Appointments cannot be swapped or replaced.
6. No Multiple Bookings: Brokers should avoid booking multiple appointments at the same time.
7. No Changes Allowed: Appointments cannot be edited or changed once booked.



BROKER QR CODE
/ UNIQUE ID

BROKER QR CODE / UNIQUE ID

- It is mandatory for each agent to present their Unique ID along with QR code when attending Aldar Launch or Sales Center.
- The Unique ID is linked with the name of the agent and cannot be used by anyone else.
- Brokerage can register in Broker Portal only agents who are fully employed under their business license.



Brokers can view their QR Code/Unique ID on the Home Page of the Broker Portal.

The screenshot displays the Aldar Broker Portal dashboard. At the top, a navigation bar includes the Aldar logo and menu items: DASHBOARD (underlined), PROPERTIES, SALES, SALES KIOSK, HOME FINANCE, UPDATES, REPORTS, HELP, and ALDAR. On the right of the navigation bar, there is a notification bell icon and a user profile icon labeled 'Aldar'. The main content area features a greeting 'Good Afternoon!' followed by a QR code highlighted with a red square. Below the QR code are four performance cards: 'Open Leads' (10), 'Open Opportunities' (2), 'Units Sold' (0), and 'Total Sales Value' (0). Each card has a right-pointing arrow. To the right of the dashboard is a calendar for May 2024, with the 2nd of the month highlighted. Below the calendar is a 'CREATE LEAD' button with a person icon. At the bottom left, there is an 'Announcements' section with a 'View All' link.

ALDAR

DASHBOARD PROPERTIES SALES SALES KIOSK HOME FINANCE UPDATES REPORTS HELP ALDAR

Good Afternoon!

10
Open Leads →

2
Open Opportunities →

0
Units Sold →

0
Total Sales Value →

Announcements [View All >](#)

May 2024 today < >

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

Activity Status **CREATE LEAD**

Launch **2024-03-20**

A close-up, dark green background of palm fronds. The fronds are long, narrow, and have a distinct ribbed texture. They are arranged in a dense, overlapping pattern, creating a sense of depth and texture. The lighting is soft, highlighting the veins of the leaves. In the bottom left corner, the text "CREATING LEADS" is written in a white, serif font, stacked in two lines.

CREATING
LEADS

Once logged in to the Broker Portal, you will find the new “Create Lead” tab on the dashboard which will take you directly to the lead registration form page on the portal.

The dashboard features a top navigation bar with the following tabs: DASHBOARD (underlined), PROPERTIES, SALES, SALES KIOSK, HOME FINANCE, UPDATES, REPORTS, HELP, and ALDAR. On the right side of the navigation bar, there is a notification bell icon, a user profile icon labeled 'Aldar', and the text 'Aldar'.

The main content area starts with a greeting: "Good Afternoon!". To the right of the greeting is a QR code.

Below the greeting are four key metrics cards, each with a large number and a right-pointing arrow:

- Open Leads: 10
- Open Opportunities: 2
- Units Sold: 0
- Total Sales Value: 0

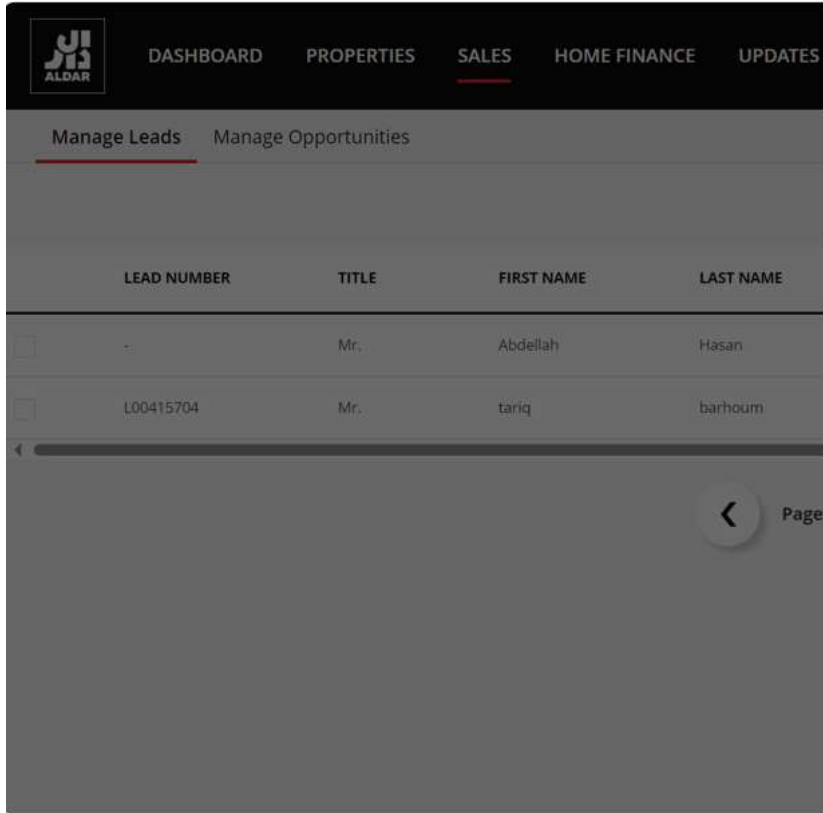
At the bottom left, there is an "Announcements" section with a "View All" link.

On the right side, there is a calendar for May 2024. The current date, May 2nd, is highlighted in black. Below the calendar is a red arrow pointing to a prominent orange button labeled "CREATE LEAD" with a person icon.

Below the "CREATE LEAD" button, there are two items listed:

- Launch: 2024-03-20
- Webinar: 2024-03-14

Fill in required Client details and click on 'Submit'.



The screenshot shows the ALDAR dashboard with the 'SALES' tab selected. Below the navigation bar, there are two tabs: 'Manage Leads' (active) and 'Manage Opportunities'. A table displays lead information with columns for Lead Number, Title, First Name, and Last Name.

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME
-	Mr.	Abdellah	Hasan
L00415704	Mr.	tariq	barhoum

Add a Lead ✕

* Buy/Rent

* Project Name

* Unit Type

* Number Of Beds

* Customer Budget

* Purpose Of Use

* Property Readiness

* Financing

* Mortgage

After submission, the system assigns a unique Lead number for tracking on the lead overview page.

The screenshot displays the ALDAR dashboard with the 'SALES' menu item selected. Below the navigation bar, there are tabs for 'Manage Leads' and 'Manage Opportunities', with 'Manage Leads' being the active tab. A 'Filter' button is located on the right side of the dashboard. Below the tabs, there are three buttons: 'Sent Offers', 'Add a Lead', and 'Export as Excel'. The main content area features a table with the following columns: LEAD NUMBER, TITLE, FIRST NAME, LAST NAME, EMAIL, MOBILE, and COUNTRY. The table contains three rows of lead data. The second row, with lead number L00452415, is highlighted with a red box. At the bottom of the table, there are navigation arrows and the text 'Page 1 of 1'.

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY
-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates
L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates
L00415704	Mr.	tariq	barhoum	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates

You can access the lead overview page by clicking on the 'Eye Icon'.




ALDAR

DASHBOARD PROPERTIES **SALES** HOME FINANCE UPDATES REPORTS HELP ALDAR

Aldar

Manage Leads Manage Opportunities **Filter**

Sent Offers Add a Lead Export as Excel

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY	
-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates	
L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates	
L00415704	Mr.	tariq	barhoom	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates	

Page 1 of 1

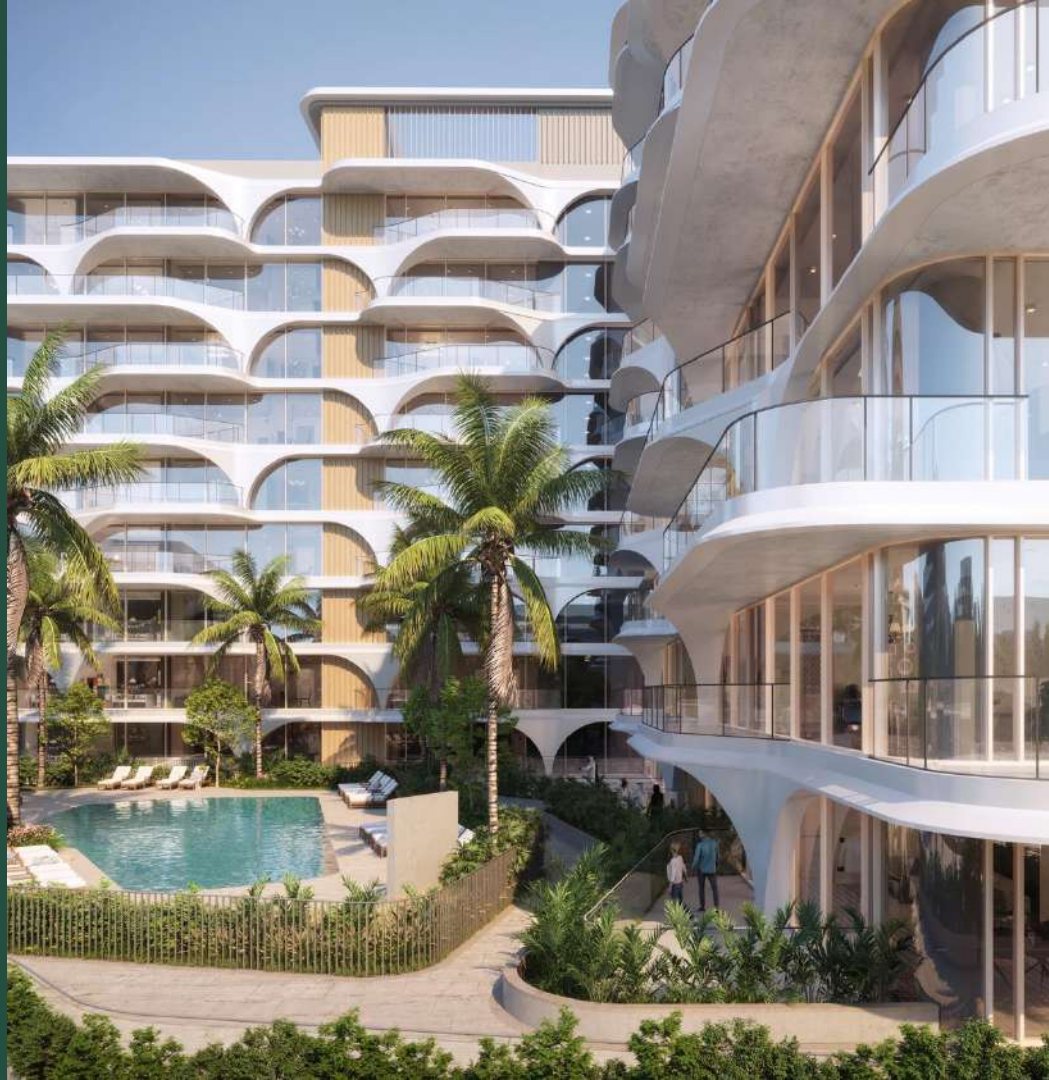
LEADS OVERVIEW

AGENCY ADMINS:

1. Can view all leads within their agency.
2. Cannot create client leads.

SALES AGENTS:

1. Can create client leads and generate lead numbers.
2. Access a list of leads they've created.
3. Book appointment slots through their agent portal account when the appointment system is live.



FAST TRACK PROCESS

Once the lead is created by the brokers on Broker Portal, respective customer will receive an automated email titled "Mandatory Aldar Digital Onboarding Process".

This email will guide them through updating personal information, uploading the necessary documents, and digitally signing KYC information in advance before entering the event venue to save the time and complete the onboarding process for booking the unit.

FAST TRACK PROCESS FLOW:

- Ensure that the lead is created with the customer's registered email address to enable completion of the Fast Track journey.

Resident Customers: Can register through UAE Pass.

International Customers: Need to complete the registration process with Fast Track using the email address registered with Aldar.

- After logging in, customers should complete personal details, address information, employment and wealth details, and upload all mandatory documents.
- Upon completion, a KYC document will be generated, which needs to be digitally signed on the same screen. This will conclude the Fast Track process, and the customer will receive confirmation email.

DOCUMENT CHECKLIST:

Ensure that your clients have uploaded all necessary documents and bring the originals to the sales venue for the booking process. The required documents include:

- Original Passport
- Emirates ID (for residents only)
- Cheque Book/Credit Card
- Power of Attorney (if applicable)



BOOKING
APPOINTMENTS

Once logged in, navigate to the "Sales" section and click on "Manage Leads."

The screenshot displays the ALDAR dashboard interface. At the top, a navigation bar includes the ALDAR logo and menu items: DASHBOARD, PROPERTIES, SALES (highlighted with a red box), HOME FINANCE, UPDATES, REPORTS, HELP, and ALDAR. A user profile icon for 'Aldar' is visible in the top right. Below the navigation bar, there are two tabs: 'Manage Leads' (highlighted with a red box) and 'Manage Opportunities'. To the right of these tabs is a red 'Filter' button with a dropdown arrow. Below the tabs, there are three buttons: 'Sent Offers' (with a percentage icon), 'Add a Lead' (with a list icon), and 'Export as Excel' (with a document icon). The main content area features a table with the following columns: LEAD NUMBER, TITLE, FIRST NAME, LAST NAME, EMAIL, MOBILE, and COUNTRY. The table contains three rows of lead data. Each row has a checkbox on the left and eye and trash icons on the right. At the bottom center of the page, there is a pagination control showing 'Page 1 of 1' with left and right arrow buttons.








LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY			
<input type="checkbox"/>	-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates		
<input type="checkbox"/>	L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates		
<input type="checkbox"/>	L00415704	Mr.	tariq	barhoom	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates		

Page 1 of 1

Select the lead for whom you want to schedule an appointment.

Click on the lead overview and then the calendar icon

The screenshot displays the ALDAR CRM interface. At the top, there is a navigation bar with the ALDAR logo and menu items: DASHBOARD, PROPERTIES, SALES (highlighted), HOME FINANCE, UPDATES, REPORTS, HELP, and ALDAR. A user profile for 'Aldar' is visible in the top right corner. Below the navigation bar, there are two tabs: 'Manage Leads' (active) and 'Manage Opportunities'. A 'Filter' button is located on the right side of the tabs. Below the tabs, there are three buttons: 'Sent Offers', 'Add a Lead', and 'Export as Excel'. The main content area is a table with the following columns: LEAD NUMBER, TITLE, FIRST NAME, LAST NAME, EMAIL, MOBILE, and COUNTRY. The table contains three rows of lead data. The second row, with lead number L00452415, is highlighted in blue. A red box highlights the checkbox in the first column of this row. Below the main table, there is a details row for the selected lead, showing 'Project: Al Ain Operative Village', 'Unit Type: Apartment', 'Created Date & Time: 06/10/2023, 11:20:20 AM', and 'Agent Name: Fatima Hassan'. A red box highlights the calendar icon in the details row. At the bottom of the interface, there is a pagination control showing 'Page 1 of 1' with left and right navigation arrows.

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY	
-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates	 
L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates	 
Project: Al Ain Operative Village		Unit Type: Apartment		Created Date & Time: 06/10/2023, 11:20:20 AM		Agent Name: Fatima Hassan	
L00415704	Mr.	tariq	barhoom	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates	 

The appointment details will be auto-populated with agent and buyer information. To proceed, you'll only need to select the project, appointment location, date, and your preferred time slot then click on submit.

ALDAR DASHBOARD PROPERTIES SALES HOME FINANCE UPDATES REPORTS

Manage Leads Manage Opportunities

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME
<input type="checkbox"/>	-	Mr. Abdellah	Hasan
<input checked="" type="checkbox"/>	L00452415	Mr. Raouf	Zaidi
Project: Al Ain Operative Village		Unit Type: Apartment	
<input type="checkbox"/>	L00415704	Mr. tariq	barhoum

Page

Book Appointment

+ User Details

- Buyer Details

First Name: Raouf Last Name: Zaidi

* Email: azaidi@aldar.com Country Code: United Arab Emirates(+971)

* Mobile: 551275519 Nationality: Tunisia

Residence: Resident Emirates: Emirates

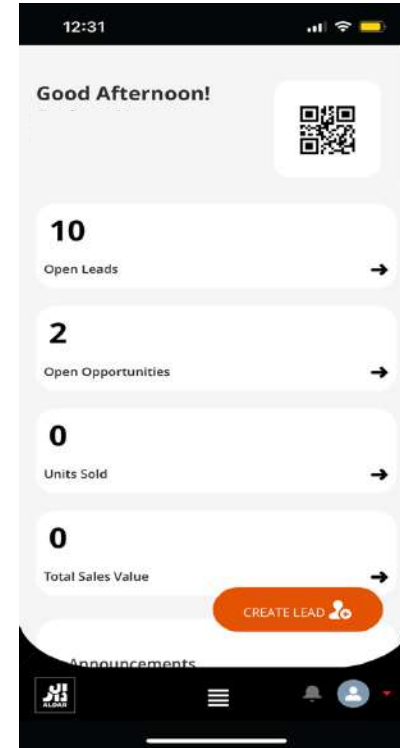
* Emirates Id

Cancel Submit

You can now conveniently Add Leads and Schedule Appointments using the Aldar Experts App on your phone, as previously announced.



Available on the App Store and Google Play



MAMSHA GARDENS - LAUNCH PROTOCOL

APPOINTMENTS:

- Lead must be filled with the correct customer information and registered by the agent, not the Agency Admin.
- Lead details should not contain third party or broker agency mobile number and email address as per the standard protocol.
- Brokers must have the lead number at the time of booking.
- Appointments are booked through the broker portal.
- Brokers must book appointments according to their trade license.
- Brokers must attend the venue on the time as per your appointment booking, early entry will not be allowed.
- Appointment slots booking is based on 'first come first serve'.
- Booked slot cannot be exchange or swapped with a different client.

TOKENS:

- To receive a token at the venue the appointment QR code information must match the customer entering the venue.
- One token is equivalent to one customer, sales team will not accept transactions without the presentation of a token.

DISPUTE:

- If different brokers register same customer there will be no mediation who register first during launch period.
- Brokers or Buyers purchasing the units under their name cannot transfer or change the name unless registration is paid and processed as a resale.
- Make sure the customer has enough cheques to book the property, a transaction will not be accepted with a down payment only.
- Customers with UAE residency will be required to sign DDA form "Direct Debit Authorization form" to complete their purchase.
- Clients with UAE residency must have a working UAE PASS application.
- Any non-compliance towards launch protocol will result in immediate suspension.

LAUNCH PROCESS & DOCUMENTS REQUIRED AT VENUE

WHEN THE CLIENT IS PRESENT AT THE VENUE:

- Clients must present Appointment Confirmation email with QR code.
- Valid ID documents required for clients: Passport, Emirates ID, Visa (if applicable), or GCC ID for GCC nationals.
- For Company Bookings: Company Trade licenses, Power of Attorney (POA), and Valid NOC from the company authorizing a particular party.

WHEN THE BROKER IS REPRESENTING THE CLIENT:

- Brokers must present QR Code and Client Appointment Confirmation email with QR code.
- Valid Authorization letter signed by the client.
- Valid ID documents required for both client and broker: Passport, Emirates ID, Visa (if applicable), or GCC ID.

THIRD PARTY PAYMENT:

Required documents for third-party payments:

- Valid, duly signed NOC by the third-party payer.
- Passport/Emirates ID copy of the third-party payer.

UNIT BOOKING PAYMENT PROTOCOL &

BOOKING PROCESS:

- Upon selection & booking of a unit in our system, the client will receive the "UNIT BOOKING FORM" which outlines the terms and conditions of the booking.
- The client can sign the form digitally through an online platform or provide a wet signature if preferred.

PAYMENT PROCESS:

On the launch day, the client is required to make the following payments:

- Down payment: 10%.
- Government fees: This includes the ADM Fees

PAYMENT METHODS:

Clients have the flexibility to choose from various payment methods:

- Cheque: Payment by cheque is accepted, subject to clearance.
- Credit card: Clients may use their credit card to make the payment.
- Online payment link: An online payment link will be provided for convenient and secure payment processing.

Q&A



