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**WELCOME  
EVERYONE!**

"The word impossible is not in the leaders' dictionaries.  
No matter how big the challenges, strong faith, determination  
and resolve will overcome them."

— His Highness Sheikh Mohammed bin Rashid Al Maktoum





# Brokers Briefing August 2017







JBR

JBR  
1/JBR  
JBR Hotel

11

11

Sheikh Zayed Road

Sheikh Zayed Road

Bay Avenue  
The Executive Towers  
Vision Tower

Bellevue Towers  
Bay Square  
Bay Square Hotel  
Marasi Business Bay

Manazel Al Khor  
Dubai Wharf

DXB

BUSINESS BAY

44

Al Khail Road

44

Umm Suqaym Road

Al Khail Gate

Arjan

311

Sheikh Mohammed Bin Zayed Road

Majan

311

Sheikh Mohammed Bin Zayed Road

Ghoroob

Shorooq

611

Emirates Road

Remraam

Mudon

Arabella

Layan

Serena

Al Waha

611

The Villa

Liwan

Villanova

DLRC

Emirates Road

611

Ras Al Khor Road







AMARANTA  
NEW TOWNHOUSES





# Phase 01 – **AMARANTA**

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## **NEW TOWNHOUSES**

21 August 2017

# PROJECT LOCATION



Villanova Community Development is situated on the south east side of the Dubailand, an area which is planned to accommodate most of the new residential investments in Dubai.

The Local Development Framework consists of mainly residential developments, such as The Villa, DLRC, Dubai Silicon Oasis, Falcon City, as well as activity centers such as Dubai Outlet Mall, Global Village and Academic City are suited in a close proximity of the project site.

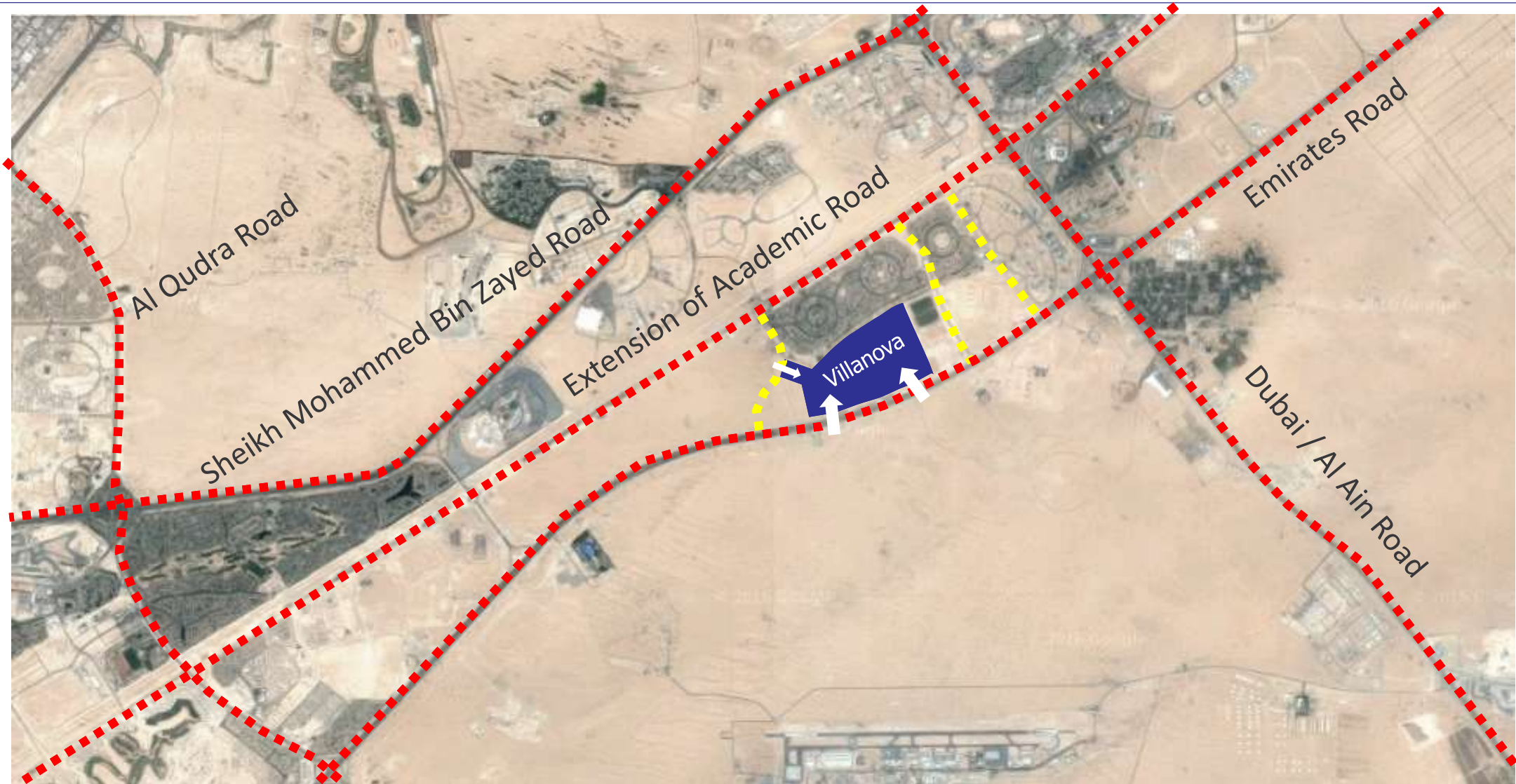
The Development is suited along the Emirate Road, Near to the intersection Al Ain and Sheikh Mohammed Bin Zayed Road.



The Villa  
Serena  
Mudon  
DLRC  
Al Habtoor Polo & Equestrian Club

Silicon oasis  
Academic City  
City of Arabia  
Falcon City  
Arabian Ranches, Akoya & Sustainable City

# PROJECT ACCESSIBILITY







Phase 01  
Amaranta



# Phase 1 - Amaranta



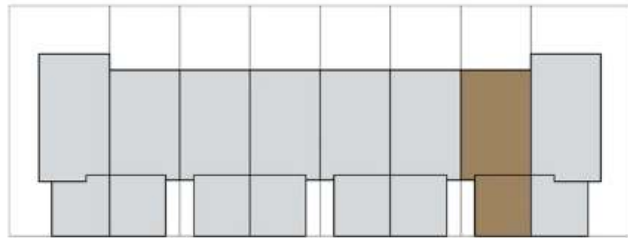




## Townhouse - Mid Unit

2 Bedrooms + Maid's Room + Laundry  
+ Storage + Garage

Total Area: 164.07 sq.m ; 1.766 Sq.ft



Average Plot dimensions: width 7m x length 23m



GROUND LEVEL



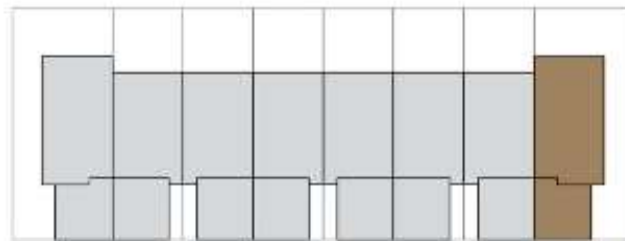
FIRST LEVEL



## Townhouse - End Unit

4 Bedrooms + Maid's Room + Laundry  
+ Storage + Garage

Total Area: 205.58 sq.m ; 2,213 Sq.ft



Average Plot dimensions: width 10m x length 23m



GROUND LEVEL



FIRST LEVEL



# Amaranta | Townhouse Unit



Front elevation





*Rear elevation*



# Amaranta – Townhouse. Interior Design



*Living and dining*



# Amaranta – Townhouse. Interior Design



*Kitchen*

# Amaranta – Townhouse. Interior Design



Master bedroom



# Amaranta – Retail

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Thank You



# Become Number 1

Maximize Sales

Current Trends

## WHAT'S

**Market Demand**

**Brokers Offers**

Small Ticket Prices

Quick Wins

## NEXT?

Quick Decisions

Lifestyle

Post handover Payment plan

# DP Brokers Summer Commission

Duration: Wednesday, 26<sup>th</sup> July to Thursday, 31<sup>st</sup> August 2017.

Successful achievement of the sales target as below

**3% Broker commission for 1/JBR**

**50% DLD Discount to all DP Projects (except 1JBR)**

Sales Target	Commission Structure Base	Additional Commission	Total Commission Eligible
Up to 5 M	3.0%	Nil	3.0%
Above 5 M to 7.5 M	3.0%	0.5%	3.5%
Above 7.5 M to 12.5 M	3.0%	1.0%	4.0%
Above 12.5 M to 17.5 M	3.0%	1.5%	4.5%
Above 17.5 M	3.0%	2.0%	5.0%

Terms and Conditions:

- Commission is calculated on total sales
- Additional Commission payment' will be made when sales targets are achieved
- Sales Target applies to all DP projects (BTS), except 1/JBR
- The commission payout will be done when down payment is cleared and when the Sales and Purchase Agreement (SPA) is signed by all parties.
- All DP registered brokers are eligible to participate



# Post-handover payment plan DW T2, T3 & MAK

Dubai Wharf T2 T3 & Manazel Al Khor	Booking	HO - 15 Oct 2017	30-Apr-18	30-Oct-18	30-Apr-19	30-Oct-19
	20%	30%	12.50%	12.50%	12.50%	12.50%

# Payment Plan Offers Bellevue Towers, Villanova, Mudon

Bellevue Towers 1 & 2							
New Payment Plan	Booking	15-Jun-18	15-Sep-18	15-Dec-18	15-Mar-19	15-Jun-19	Handover- Q4 2019
	5%	10%	5%	5%	10%	5%	60%

Villanova - LaQuinta							
New Payment Plan	Booking	15-Jun-18	15-Sep-18	15-Jan-19	15-Jul-19	15-Jan-20	Handover - Q2 2020
	5%	10%	10%	5%	5%	5%	60%

Arabella 3 - Mudon M								
New Payment Plan	Booking	15-Jun-18	15-Sep-18	15-Dec-18	15-Apl-19	15-Oct-19	15-Apl-20	Handover - Q4 2020
	5%	10%	5%	5%	5%	5%	5%	60%



An aerial night view of the Dubai skyline, featuring the Burj Khalifa illuminated in blue. The city is lit up with various colors, and a large body of water is visible in the foreground. The sky is dark blue with some clouds.

Thank  
You