



ZENITH  
Group

**Getting Over 100% ROI in Property Development**

((Be Our Partner in Property Development)))

# Partnership in property development

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ZENITH

INVESTORS



## ZENITH SUPPORT

- ✓  Support in Development Management & Execution
- ✓  Access to Zenith's Project Portfolio & Facilities
- ✓  Supporting in Sales

## INVESTOR BENEFITS

- ✓  Over **100%** ROI
- ✓  Full Investment Security
- ✓  Co-Branding Authority

Zenith and the Investor share costs and assets equally (50/50).

## Partnership in property development

The investor and developer jointly contribute equal funding and receive asset shares from the project, leveraging their combined strengths to drive development, marketing, and sales.

*In this regard, both parties enter into a strategic partnership, progressing step by step to maximize mutual benefits and ensure the successful completion of the projects. The cost-sharing is outlined as follows.*

Total Development Cost:

- *Land charges*
- *Construction cost: 310 AED/ FT<sup>2</sup> of total area (incl. net area + common area + parking)*
- *Design: 5% of construction value*
- *Interior: 2% of construction value*
- *Government: Estimated 2.5M AED*
- *Project management: 3% of construction*
- *Project registration 4%*
- *VAT: 5% of construction value*
- *Corporate tax: 9% of profit*
- *Agent fee: for acquiring land through an agent*
- *Development administration overhead expenses, legal affairs, and developer service profit: 7% of the construction value*
- *Other charges*

## Case Study



Details of a plot in Dubai South are as follows:

Project details:

Land/ Plot: 25,892 FT<sup>2</sup> | Residential | G+4

Net Area / Salable Area: 46,607 FT<sup>2</sup>

Total Build - up Area: 69,910 FT<sup>2</sup> (Including Parking, pools)

**Share details:**

- Plot Owner Share: 30 % of Net Area (13,982 FT<sup>2</sup>), Provided through plot JV
- Investor Share: 35 % of Net Area (16,312 FT<sup>2</sup>)
- Developer Share: 35 % of Net Area (16,312 FT<sup>2</sup>)

  

- SALE VALUE: 1,400 AED/FT<sup>2</sup> | 16,312 FT<sup>2</sup> X 1,400 AED/FT<sup>2</sup>: 22.8 M AED
- COST VALUE: 880 AED/FT<sup>2</sup> | 16,312 FT<sup>2</sup> X 880 AED/FT<sup>2</sup>: 14.3 M AED
- COMMISSION TO AGENT : 5% OF SALE : 1.2 M AED
- **PROFIT : 7.3 M AED FOR INVESTOR**

### ❖ ROI Calculation

- From a realistic point of view, after the Investor contributes the initial AED 6.3 million, off-plan sales will begin and are expected to cover the remaining portion of the Investor's commitment.

7.3 M profit / 6.3 M (Initial Investment | ROI: 116% (in two years)

**Payment Plan:**

- 1M as initial payment to the developer.
- 0.5M upon design completion to the developer.
- 4.8M once the escrow account is opened, to the escrow account.

**P** Note : The sale price is based on the current value, without considering inflation, to ensure a greater profit.

### ❖ Zenith Strengths: Positioning for Above-Market Sales:

- Proven track record with numerous successful project deliveries
- Luxury developments with outstanding and innovative designs
- Flexible and convenient payment plans for off-plan buyers
- Comprehensive post-handover property management and leasing services
- Premium hospitality services for residents
- Extensive networking and marketing reach
- Professional project presentation and branding
- Active initiation and development of multiple projects in Dubai South (DWS)

### ❖ Why Zenith Offers Such Opportunities

- Zenith minimizes risk by managing design, construction, legal, and finance fully in-house. Strong joint ventures from plot owners, combined with off-plan sales and investor funding, secure project budgets. With every high-performance delivery, Zenith strengthens its brand and market dominance.

## Who is Zenith

Founded in 2006, Zenith is a fully integrated property development group with a proven track record of over 50 successful projects across Dubai. Through its 15 in-house companies, Zenith delivers end-to-end services encompassing architectural design, construction, development management, sales, and post-handover services. Our mission is to combine innovation, quality, and market expertise to maximize value for investors and stakeholders.

