

## Pooled Property Development Investment

This offer invites investors to participate as pooled partners alongside a qualified developer, with a minimum investment ticket of one million Dirhams, providing access to high-ROI property development investment opportunities in Dubai.

**Proposed by:** Zenith Group (Zenith Venture Real Estate Developer LLC)



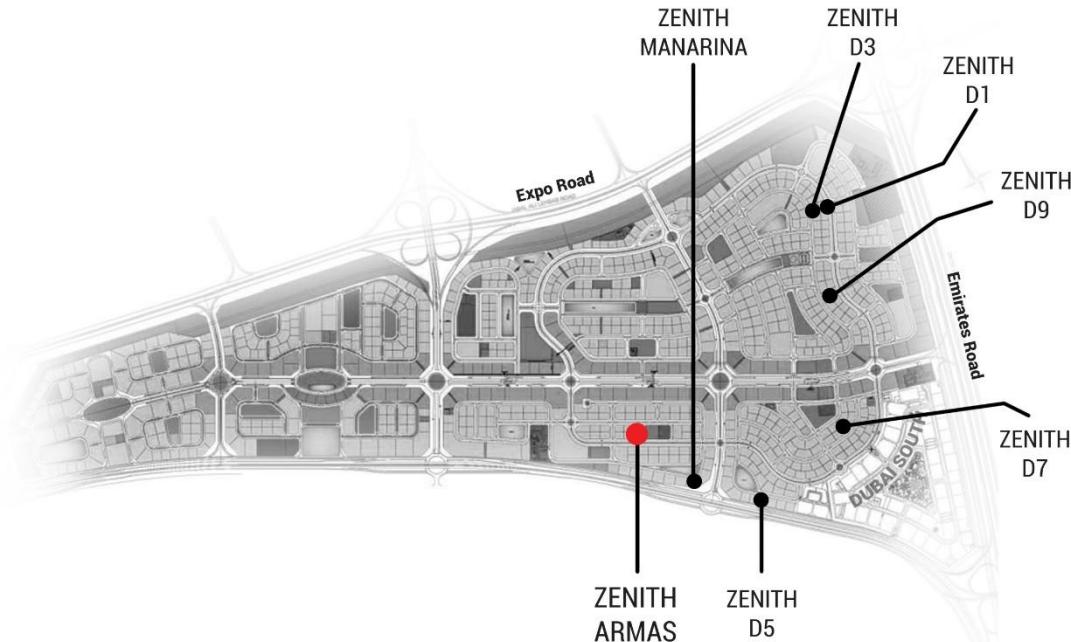
Full in-house property development services. Learn more about Zenith.

### Project Details:

- **Project Name:** Armas
- **Location:** Dubai South (DWC)
- **Project Quality:** High-end finishes
- **Project Status:** Under Construction
- **Delivery Date:** Q3.2027
- **Height:** G + 4



## Location: Dubai South (DWC)



## Proposal Offers

### Investment Offer Price:

1. Studio: Starting from AED 1,250 per sq. ft.
2. 1BHK: Starting from AED 1,150 per sq. ft.
3. 2BHK: Starting from AED 1,000 per sq. ft.

For park views and higher floors, the unit price will be increased. Developer sales price not less than

### Investment Payment Plan:

1. 10,000 AED Booking time
2. 20% payable within 15 days of booking.  
Payable To the Project escrow account
3. 10% once foundation completed( after 2 month)  
Payable to the Project Escrow account
4. 10% once 2<sup>nd</sup> floor completed ( after 4 month)  
Payable to the project escrow account

**Note 1:** No further payment if listed for sale with the developer; Otherwise, 50% of the payment will be made upon completion of the project structure, and the balance upon handover. (Once the unit is sold, the payment will be released to the investor at the end of the project).

**Note 2:** The Developer has proposed to allocate this offer to only thirty-five percent (35%) of the project assets.

### Note 3: Sales Terms After Project Launch

From AED 1,450/ft<sup>2</sup> | 30%–70% payment plan | Sales begin after foundation completion

## Investment Assessment

### Estimated Profit Calculation for the investor

**Average Sale Price:** AED 1,450 per sq. ft.



**Average Cost Price:** AED 1050 per sq. ft.



**Gross Profit:** AED 400 per sq. ft.



**Sales Commission:** 5% payable to the agent



**Net Profit: AED 330 per sq. ft.**

### Estimated ROI Based on Investor Equity

**Net Profit:** AED 330 per sq. ft.



**Paid Amount (40%):** AED 420 / FT<sup>2</sup>



**Average ROI: Almost 79 % in 2 years**

**Note:** ROI may increase significantly due to expected market growth and Zenith end-user facilities.

**This means the investor may sell at a price above AED 1,450 /FT<sup>2</sup> either by the developer or**

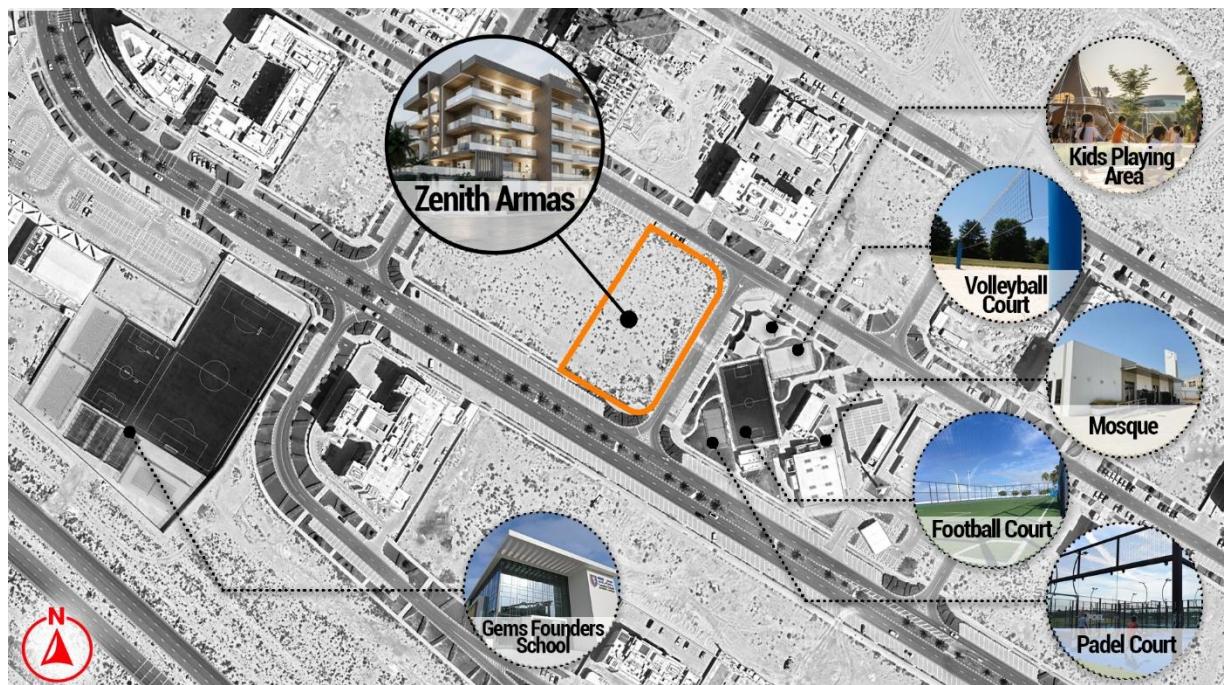
## Zenith Group, Provided Facilities & Services

The developer commits to providing the following guarantees to pooled investors

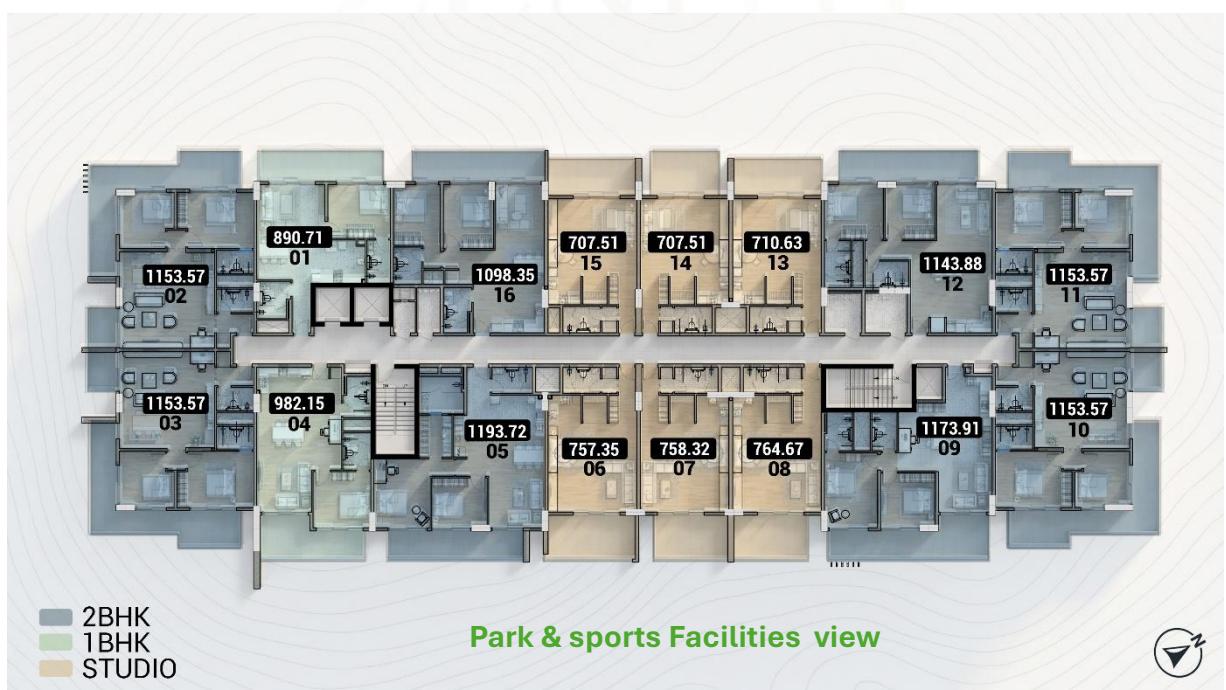
- ✓ Guaranteed high-quality finishes to premium standards.
- ✓ Guaranteed sales support through the developer's official listings.
- ✓ Guaranteed minimum profit of 20%.

# Project Gallery

## Site Plan



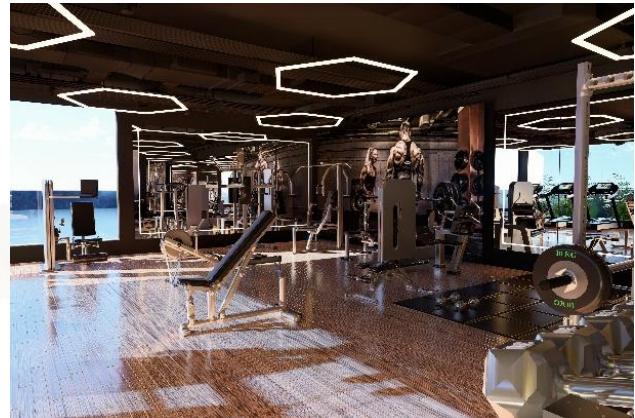
## Sample Floor Layout



## Building Facilities



Lobby



Gym



Swimming Pool

## Construction Photos

