

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 Development LLC)



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

Project Details:

- **Project Name:** Zenith Manarina
- **Location:** Dubai South (DWC)
- **Project Quality:** High-end finishes
- **Project Status:** Under Mobilization
- **Delivery Date:** Q4.2027
- **Height:** G + 6



Location: Dubai South (DWC)



Proposal Offers

Investment Offer Price:

1. Studio: Starting from AED 1,200 per sq. ft.
2. 1BHK: Starting from AED 1,100 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 1450 AED/FT²

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 the foundation is completed (after 3 months)
Payable to the Project Escrow account
4. 10% once the 2nd floor is completed (after 3 months)
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.

Note 2: Once the unit is sold, the payment will be released to the investor at the end of the project

Note 3: Sales Terms After Project Launch

From AED 1,450/ft² | 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 / FT²



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 /FT² either by the developer or independently.

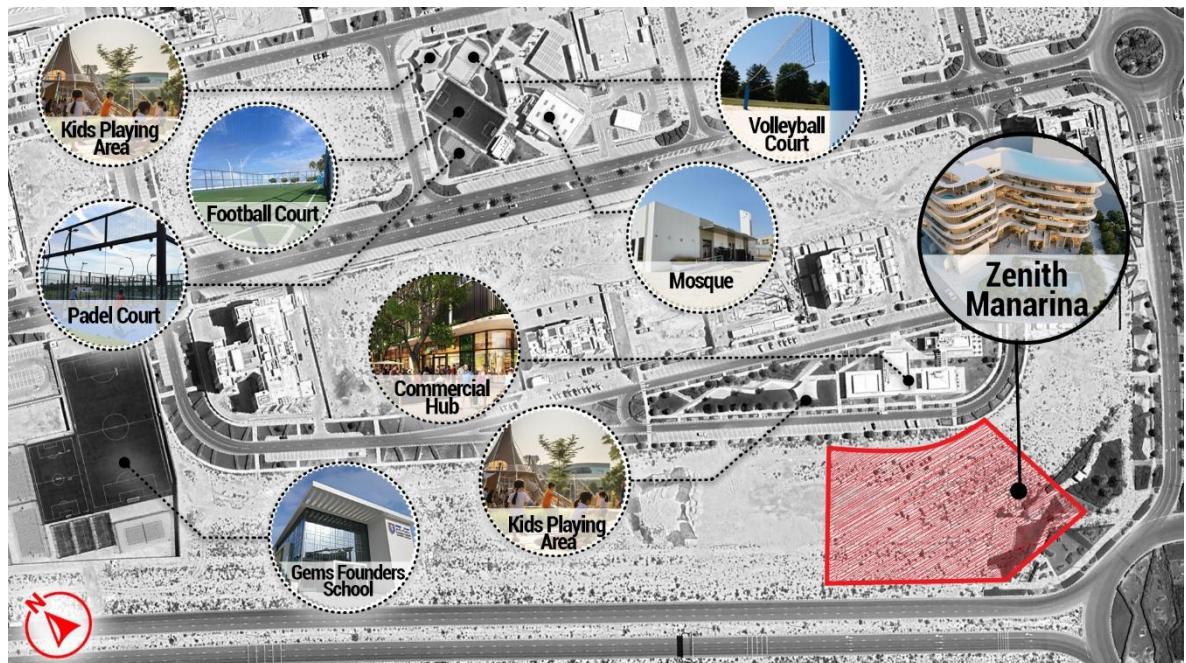
Zenith Group, Provided Facilities & Services

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



Building Facilities



Swimming Pool



Gym

Typical Floor Layouts

