

## 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)



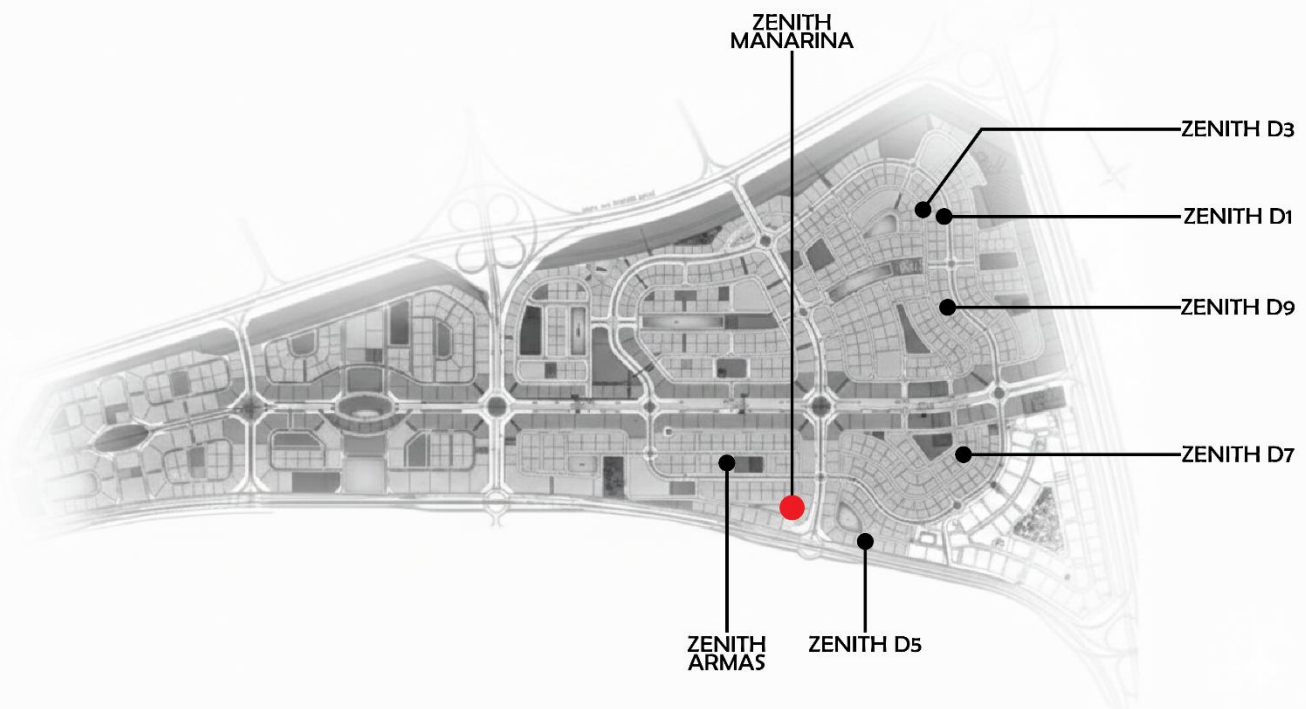
Full in-house property development services. Learn more about Zenith.

### 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/FT<sup>2</sup>

### 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 2<sup>nd</sup> 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/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.

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

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

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

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

### Estimated ROI Based on Investor Equity

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

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

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**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 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

