



**25h**

**dubai**

heimat by twenty five hours



**so much more than a place...**



25h  
heimat by twenty five hours  
welcoming people

HEIMAT

BACK HOME



# hello stranger, welcome home to 25 hours heimat.

It's not like you just moved in...  
Because you'll feel like you've lived here your  
whole life.  
Like you've known your neighbours from  
childhood when you've just met.  
Your first time here will feel like you never left.



A lobby unlike any residential living you've ever known



a grand entrance to grand living.

## open the doors to 25hours heimat dubai

Ennismore, in a joint venture with Accor, brought its two decades of experience in branded residential projects to life in Dubai with the world's first 25hours residence. This unique residence is inspired by the renowned German hospitality brand, 25hours.

“Heimat” is an untranslatable German word describing places and feelings alike. It's where everything's just right – the food, the music, the people around you. It's feeling safe, feeling like you belong. It's for people who carry memories like treasures. It's where the past meets the now, and where every corner tells you, 'Yeah, this is where you're supposed to be.'





one bedroom residences with unobstructed views of Burj Khalifa.

## the result?

- a captivating residence that will make you feel like you've lived here your entire life, when you really just moved in today
- a dynamic space that will feel like home the second you step in
- convenience that will make you feel like you had never left



# **a place you'll never want to leave.**

**Welcome to the building where every residence is a work of art waiting for you to love, live, and lounge in. Our residences are crafted to blend elegance and convenience to offer you sophistication and comfort, and that's just a fragment of its allure.**

**Get ready to be inspired and teleported into an immersive journey the second you step in the 25hours Heimat residence. From snug studio corners that maximise their 568 square feet to expansive Duplex**

**Penthouses spanning an impressive 3,000 square feet, the 25hours Heimat Dubai presents you with an array of residence options that cater to your lifestyle and make this home feel like your home. No less thought and dedication has been put into the building's public areas that include a workplace for urban nomads, a marketplace for commodities, and a starting place for all your adventures in the city.**



# big city life

Tucked right in the buzzing heart of the city, 25hours Heimat Dubai is situated at the centre of the city life. And by that, we mean you get your own personal portal to culture, shopping, and endless entertainment so that you can enjoy every day to your heart's content. We're talking close enough to be neighbours with the famous Burj Khalifa, take a sunny stroll to Dubai Mall, and dive into the magic of the Dubai Fountain.

Your wish for luxury and convenience?  
Consider it granted.



a sky-high pool to soak in the sun and the city.

proximity to

|                                  |         |
|----------------------------------|---------|
| <b>Burj Khalifa</b>              | 4 mins  |
| <b>Dubai Mall</b>                | 5 mins  |
| <b>DIFC</b>                      | 10 mins |
| <b>DXB International Airport</b> | 15 mins |
| <b>Palm Jumeirah</b>             | 24 mins |



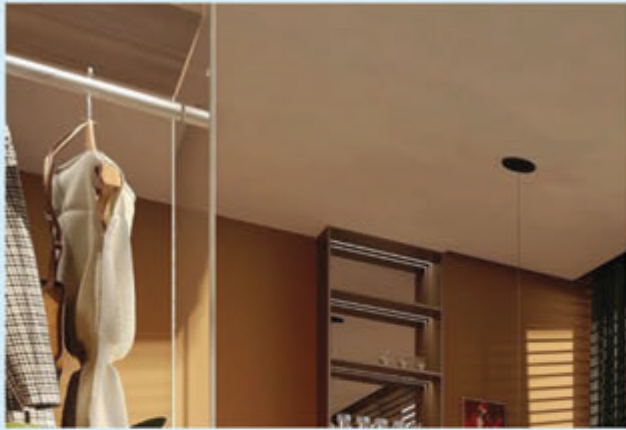






**so  
much  
more  
than a  
place.**





studio for modern luxury living.

**the  
residences**



# cool comforts for effortless living.

25hours Heimat Dubai is equipped with accessible, indoor and outdoor amenities and services around every corner to take care of everything you need, so that you can focus on living.



63rd super club for go-getters, life connoisseurs and big dreamers.



immersive padel court for the next generation.



# amenities and services



- Main Reception and Lobby
- Lobby Café
- Movie/Meeting Room
- Residence Lounge with Laundry, Air Hockey, and Barber Chair
- Outdoor Grill Areas
- Outdoor Dining Area
- Indoor Gym
- Outdoor Gym
- Music Room
- Outdoor Pools
- Kids' Swimming Pool Area
- Padel Court
- Ping Pong Tables
- Arcade Machines
- Outdoor Mini Golf
- Residence Supper Club Restaurant



one bedroom residence with unfiltered views.





# Accor Ownership Benefits Programme

Residence owners are eligible to be part of the Accor Ownership Benefits Programme\*, which grants them VIP status worldwide.

- Exclusive invitation to join PLATINUM Status in Accor Live Limitless
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts, and related hospitality offerings
- Automatic upgrades on arrival at 5,500+ hotels and resorts worldwide (subject to availability)\*\*
- 20% off the best available rate worldwide at participating Accor hotels and resorts

\*Eligibility continues for as long as the purchaser owns 25h-branded real estate, subject to the inclusion of the annual Residence Ownership Benefit Fee in the property service charge assessed to all residence owners.

\*\*Participating Accor brands and properties



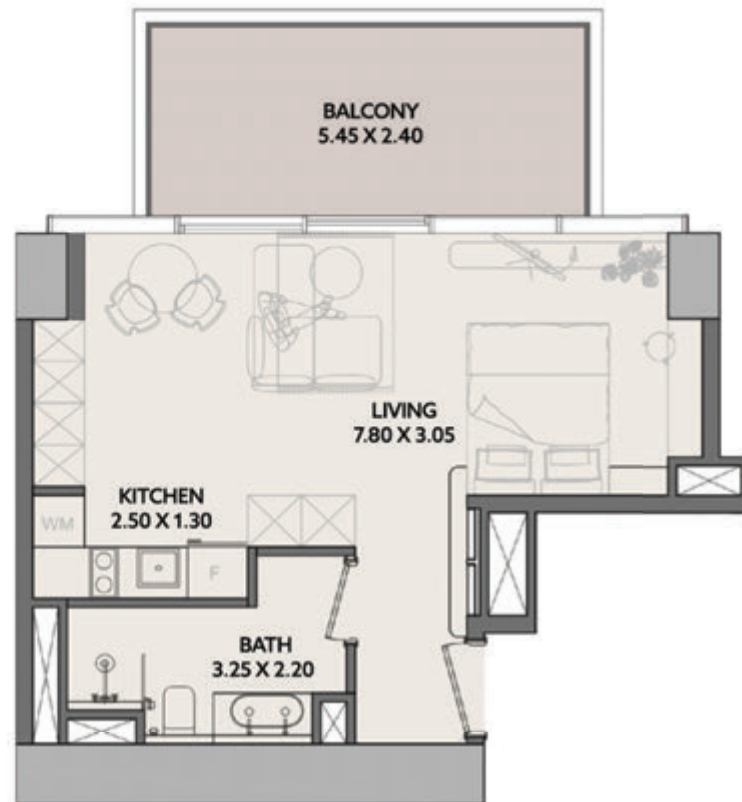
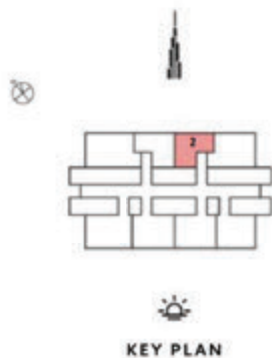
**floor  
plans**



# type A

floor : 2 to 8

|                 |           |            |
|-----------------|-----------|------------|
| UNIT SIZE       | 441 SQ.FT | 41 SQ.M    |
| BALCONY SIZE    | 126 SQ.FT | 11.67 SQ.M |
| TOTAL UNIT SIZE | 567 SQ.FT | 52.67 SQ.M |



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE- 1:75 A3

DISCLAIMER: 1. All dimensions are imperial and metric and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever. 8. Balcony layout is subject to change based on floor.

# studio A & B

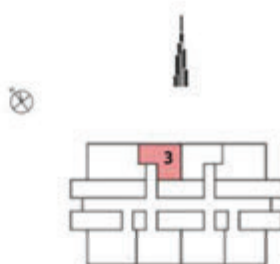
# type B

floor : 2 to 8

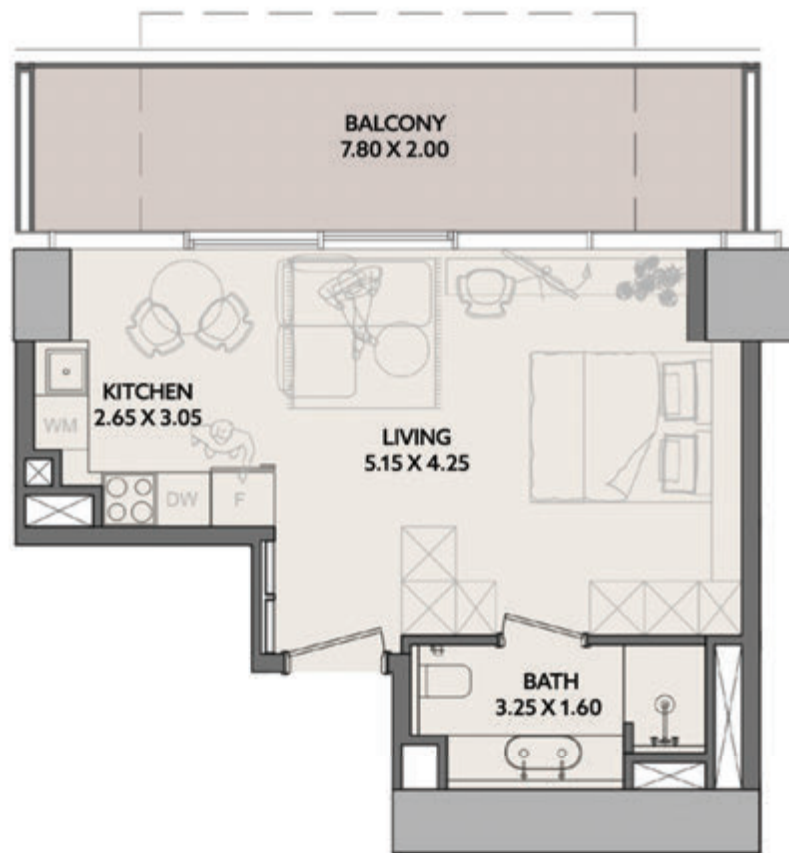
|                 |           |            |
|-----------------|-----------|------------|
| UNIT SIZE       | 417 SQ.FT | 38.78 SQ.M |
| BALCONY SIZE    | 161 SQ.FT | 14.96 SQ.M |
| TOTAL UNIT SIZE | 578 SQ.FT | 53.74 SQ.M |



KEY SECTION



KEY PLAN



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE- 1:75 A3

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# type A

floor : 2 to 8

|                 |           |            |
|-----------------|-----------|------------|
| UNIT SIZE       | 597 SQ.FT | 55.46 SQ.M |
| BALCONY SIZE    | 305 SQ.FT | 28.32 SQ.M |
| TOTAL UNIT SIZE | 902 SQ.FT | 83.78 SQ.M |



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE- 1:75 A3

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# 1 bedroom from A to G

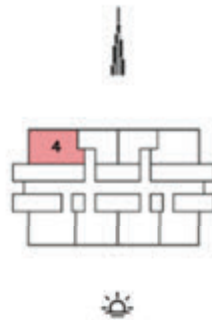
# type B

floor : 2 to 8

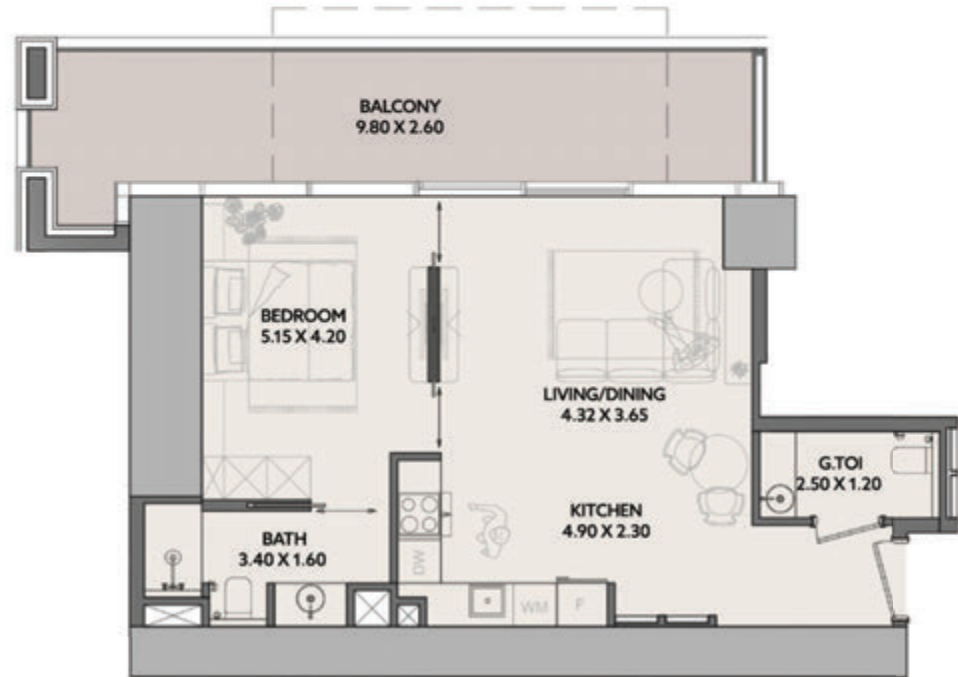
|                 |           |            |
|-----------------|-----------|------------|
| UNIT SIZE       | 638 SQ.FT | 59.23 SQ.M |
| BALCONY SIZE    | 216 SQ.FT | 20.1 SQ.M  |
| TOTAL UNIT SIZE | 854 SQ.FT | 79.33 SQ.M |



KEY SECTION



KEY PLAN



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE- 1:75 A3

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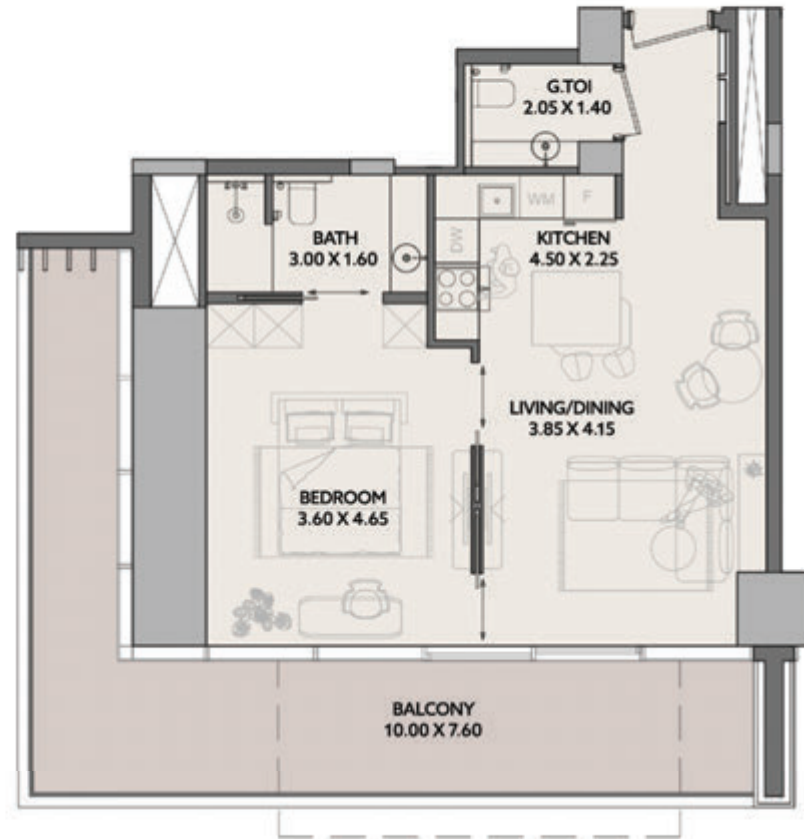


# type C

floor : 2 to 60

(not available in floors 25 and 48)

|                 |           |            |
|-----------------|-----------|------------|
| UNIT SIZE       | 643 SQ.FT | 59.76 SQ.M |
| BALCONY SIZE    | 314 SQ.FT | 29.16 SQ.M |
| TOTAL UNIT SIZE | 957 SQ.FT | 88.92 SQ.M |



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE- 1:75 A3

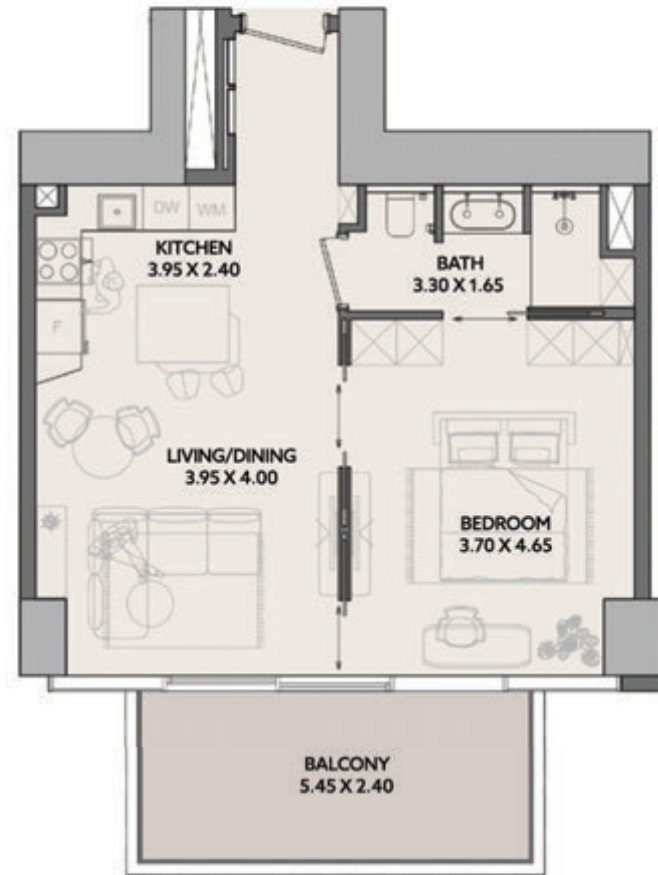
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# type D

floor : 2 to 60

(not available in floors 25 and 48)

|                 |           |            |
|-----------------|-----------|------------|
| UNIT SIZE       | 618 SQ.FT | 57.37 SQ.M |
| BALCONY SIZE    | 125 SQ.FT | 11.67 SQ.M |
| TOTAL UNIT SIZE | 743 SQ.FT | 69.04 SQ.M |



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE- 1:75 A3

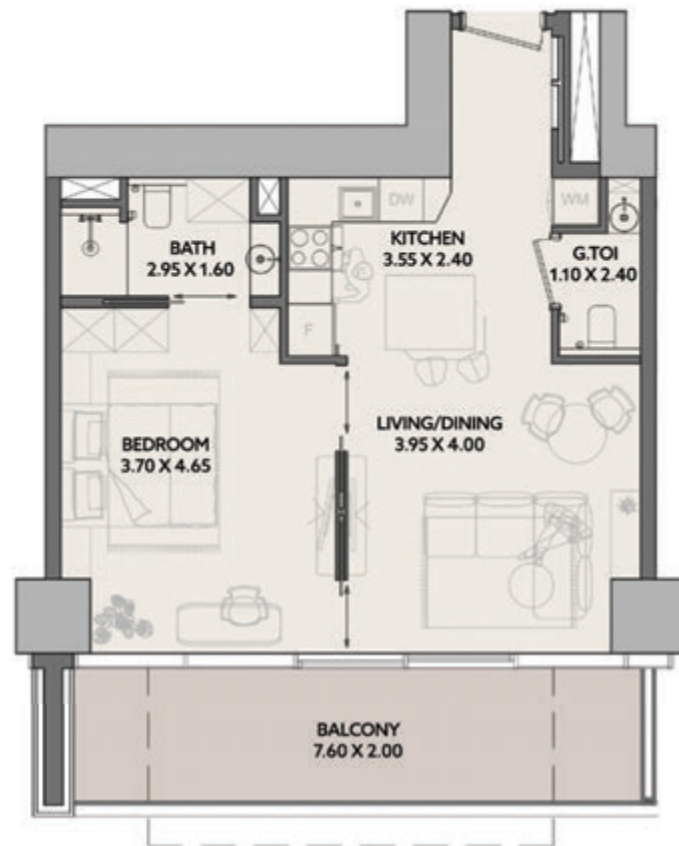
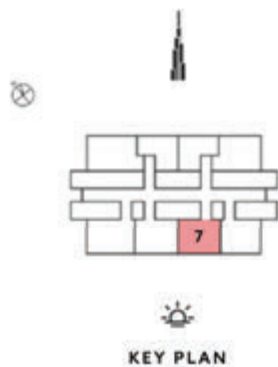
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# type E

floor : 2 to 24

|                 |           |            |
|-----------------|-----------|------------|
| UNIT SIZE       | 615 SQ.FT | 57.18 SQ.M |
| BALCONY SIZE    | 162 SQ.FT | 14.96 SQ.M |
| TOTAL UNIT SIZE | 777 SQ.FT | 72.14 SQ.M |



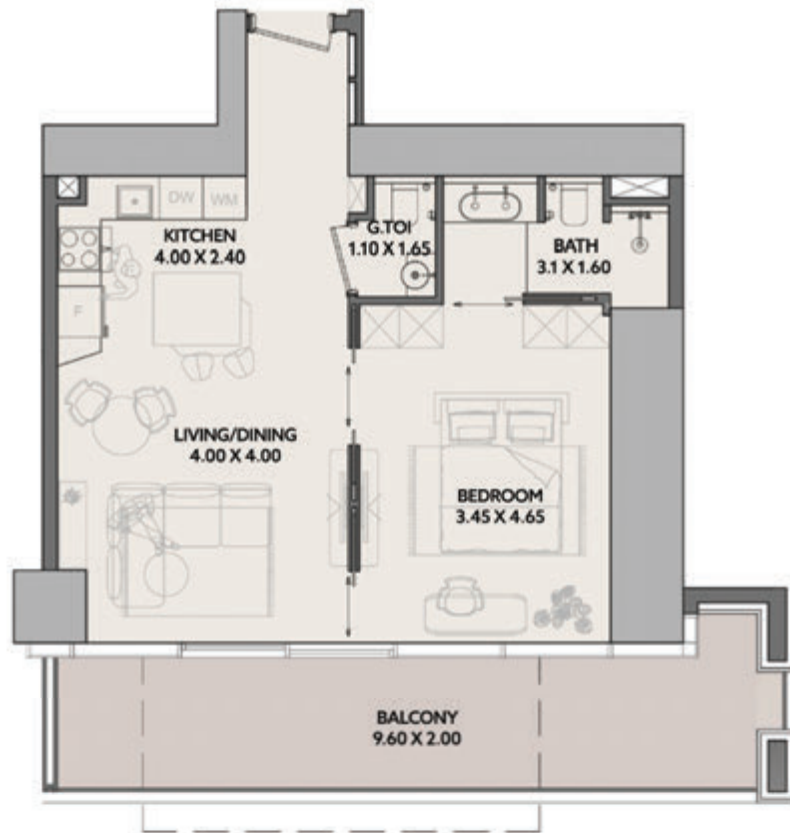
ALL UNITS ARE IN METERS ON THE DRAWING | SCALE- 1:75 A3

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# type F

floor : 2 to 24

|                 |           |            |
|-----------------|-----------|------------|
| UNIT SIZE       | 642 SQ.FT | 59.61 SQ.M |
| BALCONY SIZE    | 216 SQ.FT | 20.1 SQ.M  |
| TOTAL UNIT SIZE | 858 SQ.FT | 79.71 SQ.M |



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE- 1:75 A3

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# East & West

## Properties

Founded in 1993, East & West Properties (EWP) is a prominent integrated real estate group in the UAE. Initially specialising in villa construction, the company swiftly expanded its portfolio to meet increasing demand. EWP is recognized for challenging industry norms and employing innovative and comprehensive methods to navigate dynamic market conditions.

With a strong presence in all the UAE, particularly in Dubai and Abu Dhabi, EWP has collaborated with renowned entities such as Select Group, resulting in luxurious projects such as Six Senses Palm, Peninsula Business Bay, The Edge, Jumeirah Living Business Bay, and Marina Gate.

Engaging in master-planning, master-development, and property-related fields, EWP has pivotal developments underway in Abu Dhabi, Al Ain, Dubai, Sharjah, and beyond, closely collaborating with the Abu Dhabi Government and aligning with the Plan Abu Dhabi 2030. The company's success hinges on a team of professionals adept at addressing environmental, economic, physical, and political challenges in complex development projects.



## **Ennismore – a joint venture with Accor**

**Founded in 2011 by entrepreneur Sharan Pasricha, Ennismore and Accor entered a joint venture in 2021 to create a new autonomous entity, with Accor holding a majority shareholding.**

**It brings together Ennismore's know-how in building brands with creative storytelling, design, and authentic experiences, with Accor's wealth of knowledge in delivering scale, network growth and distribution.**

**In 2022, Ennismore expanded across the lifestyle and leisure segments with the additions of Rixos, the luxury all-inclusive brand, and Paris Society, a leading operator of luxury restaurants & entertainment venues, joining its existing lifestyle collective – creating three new distinct business residences.**



# **the essentials:**

## **we've got the comforts covered**

- Concierge services
- Security and residence owner services
- Accor Ownership Benefits Programme
- Public area maintenance, including housekeeping and utilities
- Common area reserve for replacements
- Access to Wi-Fi internet in the common areas of 25h Heimat
- General and administrative services
- Property insurance for the base building and common areas

### **You're always a VIP with:**

- Dedicated residential facilities, such as an in-house wellness oasis and an adult swimming pool, as well as a resident's gym
- The 63rd Floor Supper Club
- Priority reservation for public spaces, BBQ areas, community kitchen, and cinema within 25h Heimat

# the extras:

## little luxuries go a long way

- Private transportation
- In-residence housekeeping, turnkey, and/or household maintenance
- Babysitters
- Caretakers, dog walkers, and stylists for your pets
- Fresh flower and special occasion residence styling
- A full refrigerator upon your return from travels
- Dry cleaning, laundry service, and tailoring
- Personal trainer, including yoga, meditation, and Reiki
- Preferred rates at the Extra Hour Spa at the 25hours Hotel Dubai
- Last table availability at all restaurants and bars in 25hours Hotels\*

## THE EXCITING

### think big, think wild

- The wildest event planners in your apartment, the 25h Heimat public spaces, in town, or on a boat
- Private dining at the in-house social club
- Photographer and videographer for hire

# welcome home.

Dubai, UAE  
call 800 DANDB





optio global

— LIVE LOCAL INVEST GLOBAL —



# PRICING

## 25H HEIMAT

|                          |   |
|--------------------------|---|
| <b>Unit 601</b>          | <b>1 Bedroom - FloorPlan A - Downtown View - 597 Sq Ft + 126S Sq Ft Balcony = 723 Total Sq Ft</b> |
| <b>Total Price (AED)</b> | 2,394,006   |
| <b>Total Price (USD)</b> | <b>\$687,881 - Inclusive of Tax &amp; Admin fee</b>   |
| <b>Payment Plan</b>      | 60/40 - 60% payment plan during construction / 40% due at time of closing                         |
| <b>Closing</b>           | Q2 2027   |
| <b>Resale Threshold</b>  | 30%   |

|                                 |                   |            |                        | AED            | USD           | Cumulative (USD) |
|---------------------------------|-------------------|------------|------------------------|----------------|---------------|------------------|
| <i>Due at Booking</i>           | <i>1 Apr 2024</i> | <i>10%</i> | <i>Escrow Account</i>  | <i>239,401</i> | <i>65,589</i> | <i>65,589</i>    |
| <i>Dubai Tax Due At Booking</i> | <i>April 2024</i> | <i>4%</i>  | <i>Company Account</i> | <i>95,760</i>  | <i>26,236</i> | <i>91,825</i>    |
| <i>Admin Fee Due at Booking</i> | <i>April 2024</i> |            | <i>Company Account</i> | <i>21,000</i>  | <i>5,753</i>  | <i>97,578</i>    |
| <i>Due Signing of Contract</i>  | <i>April 2024</i> | <i>10%</i> | <i>Escrow Account</i>  | <i>239,401</i> | <i>65,589</i> | <b>163,167</b>   |

**DUE AT SIGNING**

|                          |                          |            |                       |                |                |                |
|--------------------------|--------------------------|------------|-----------------------|----------------|----------------|----------------|
| <b>Installment 1</b>     | <b>June 2024</b>         | <b>10%</b> | <b>Escrow Account</b> | <b>239,401</b> | <b>65,589</b>  | <b>228,757</b> |
| <b>Installment 2</b>     | <b>October 2024</b>      | <b>5%</b>  | <b>Escrow Account</b> | <b>119,700</b> | <b>32,795</b>  | <b>261,551</b> |
| <b>Installment 3</b>     | <b>January 2025</b>      | <b>5%</b>  | <b>Escrow Account</b> | <b>119,700</b> | <b>32,795</b>  | <b>294,346</b> |
| <b>Installment 4</b>     | <b>April 2025</b>        | <b>5%</b>  | <b>Escrow Account</b> | <b>119,700</b> | <b>32,795</b>  | <b>327,140</b> |
| <b>Installment 5</b>     | <b>August 2025</b>       | <b>5%</b>  | <b>Escrow Account</b> | <b>119,700</b> | <b>32,795</b>  | <b>359,935</b> |
| <b>Installment 6</b>     | <b>January 2026</b>      | <b>5%</b>  | <b>Escrow Account</b> | <b>119,700</b> | <b>32,795</b>  | <b>392,730</b> |
| <b>Installment 7</b>     | <b>May 2026</b>          | <b>5%</b>  | <b>Escrow Account</b> | <b>119,700</b> | <b>32,795</b>  | <b>425,524</b> |
| <b>Final Installment</b> | <b>Closing (Q2 2027)</b> | <b>40%</b> | <b>Escrow Account</b> | <b>957,602</b> | <b>262,357</b> | <b>687,881</b> |

**RESALE THRESHOLD MET**

**MONTHLY HOA FEE (USD)**  
\$344.38

**MONTHLY ELECTRIC**  
PAID BY TENANT

**PROPERTY INSURANCE**  
NOT REQUIRED

**YEARLY TAXES**  
NONE

**RENTAL MANAGEMENT FEE**  
5% OF RENT

**FURNITURE PACAKGE**  
\$10,000

### RENTAL PROJECTIONS (USD)

|                   |             |
|-------------------|-------------|
| Rent              | \$50,374.40 |
| Gross ROI         | 7.73%       |
| Rental Manage Fee | \$4,107.28  |
| Net Cashflow      | \$46,267.12 |
| Net ROI           | 7.10%       |

EXCHANGE RATE: AED 3.65 USD 1



# PRICING

| 25H HEIMAT        |  |
|-------------------|--|
| Unit 602          | Studio - Floorplan A - Downtown View - 441 Sq Ft + 126 Sq Ft Balcony = 567 Total Sq Ft |
| Total Price (AED) | 1,382,793  |
| Total Price (USD) | <b>\$399,755 - Inclusive of Tax &amp; Admin fee</b>                                    |
| Payment Plan      | 60/40 - 60% payment plan during construction / 40% due at time of closing              |
| Closing           | Q2 2027  |
| Resale Threshold  | 30%  |

|                          |            |     |                 | AED     | USD    | Cumulative (USD) |
|--------------------------|------------|-----|-----------------|---------|--------|------------------|
| Due at Booking           | 1 Apr 2024 | 10% | Escrow Account  | 138,279 | 37,885 | 37,885           |
| Dubai Tax Due At Booking | April 2024 | 4%  | Company Account | 55,312  | 15,154 | 53,039           |
| Admin Fee Due at Booking | April 2024 |     | Company Account | 21,000  | 5,753  | 58,792           |
| Due Signing of Contract  | April 2024 | 10% | Escrow Account  | 138,279 | 37,885 | <b>96,677</b>    |

**DUE AT SIGNING**

|                          |                          |            |                       |                |                |                |
|--------------------------|--------------------------|------------|-----------------------|----------------|----------------|----------------|
| Installment 1            | June 2024                | 10%        | Escrow Account        | 138,279        | 37,885         | 134,562        |
| Installment 2            | October 2024             | 5%         | Escrow Account        | 69,140         | 18,942         | 153,504        |
| Installment 3            | January 2025             | 5%         | Escrow Account        | 69,140         | 18,942         | 172,446        |
| Installment 4            | April 2025               | 5%         | Escrow Account        | 69,140         | 18,942         | 191,389        |
| Installment 5            | August 2025              | 5%         | Escrow Account        | 69,140         | 18,942         | 210,331        |
| Installment 6            | January 2026             | 5%         | Escrow Account        | 69,140         | 18,942         | 229,273        |
| Installment 7            | May 2026                 | 5%         | Escrow Account        | 69,140         | 18,942         | 248,216        |
| <b>Final Installment</b> | <b>Closing (Q2 2027)</b> | <b>40%</b> | <b>Escrow Account</b> | <b>553,117</b> | <b>151,539</b> | <b>399,755</b> |

**RESALE THRESHOLD MET**

**MONTHLY HOA FEE (USD)**  
\$258.90

**MONTHLY ELECTRIC**  
PAID BY TENANT

**PROPERTY INSURANCE**  
NOT REQUIRED

**YEARLY TAXES**  
NONE

**RENTAL MANAGEMENT FEE**  
5% OF RENT

**FURNITURE PACAKGE**  
\$8,000

## RENTAL PROJECTIONS (USD)

|                   |             |
|-------------------|-------------|
| Rent              | \$36,759.70 |
| Gross ROI         | 9.76%       |
| Rental Manage Fee | \$3,087.81  |
| Net Cashflow      | \$33,671.88 |
| Net ROI           | 8.94%       |

EXCHANGE RATE: AED 3.65 USD 1



# PRICING

| 25H HEIMAT        |   |
|-------------------|---|
| Unit 607          | 1 Bedroom - FloorPlan F - Sunset View - 615 Sq Ft + 126 Sq Ft Balcony = 741 Total Sq Ft |
| Total Price (AED) | 1,968,432   |
| Total Price (USD) | <b>\$566,622 - Inclusive of Tax &amp; Admin fee</b>                                     |
| Payment Plan      | 60/40 - 60% payment plan during construction / 40% due at time of closing               |
| Closing           | Q2 2027   |
| Resale Threshold  | 30%   |

|                          |             |     |                 | AED     | USD    | Cumulative (USD) |
|--------------------------|-------------|-----|-----------------|---------|--------|------------------|
| Due at Booking           | 22 Mar 2024 | 10% | Escrow Account  | 196,843 | 53,930 | 53,930           |
| Dubai Tax Due At Booking | April 2024  | 4%  | Company Account | 78,737  | 21,572 | 75,502           |
| Admin Fee Due at Booking | April 2024  |     | Company Account | 21,000  | 5,753  | 81,255           |
| Due Signing of Contract  | April 2024  | 10% | Escrow Account  | 196,843 | 53,930 | 135,185          |

**DUE AT SIGNING**

|                   |                   |     |                |         |         |         |
|-------------------|-------------------|-----|----------------|---------|---------|---------|
| Installment 1     | June 2024         | 10% | Escrow Account | 196,843 | 53,930  | 189,114 |
| Installment 2     | October 2024      | 5%  | Escrow Account | 98,422  | 26,965  | 216,079 |
| Installment 3     | January 2025      | 5%  | Escrow Account | 98,422  | 26,965  | 243,044 |
| Installment 4     | April 2025        | 5%  | Escrow Account | 98,422  | 26,965  | 270,009 |
| Installment 5     | August 2025       | 5%  | Escrow Account | 98,422  | 26,965  | 296,974 |
| Installment 6     | January 2026      | 5%  | Escrow Account | 98,422  | 26,965  | 323,938 |
| Installment 7     | May 2026          | 5%  | Escrow Account | 98,422  | 26,965  | 350,903 |
| Final Installment | Closing (Q2 2027) | 40% | Escrow Account | 787,373 | 215,719 | 566,622 |

**RESALE THRESHOLD MET**

**MONTHLY HOA FEE (USD)**  
\$354.25

**MONTHLY ELECTRIC**  
PAID BY TENANT

**PROPERTY INSURANCE**  
NOT REQUIRED

**YEARLY TAXES**  
NONE

**RENTAL MANAGEMENT FEE**  
5% OF RENT

**FURNITURE PACAKGE**  
\$10,000

## RENTAL PROJECTIONS (USD)

|                   |             |
|-------------------|-------------|
| Rent              | \$44,928.52 |
| Gross ROI         | 8.02%       |
| Rental Manage Fee | \$4,399.72  |
| Net Cashflow      | \$40,528.79 |
| Net ROI           | 7.23%       |

EXCHANGE RATE: AED 3.65 USD 1

# PRICING

## 25H HEIMAT

|                          |  |
|--------------------------|--|
| <b>Unit 608</b>          | <b>1 Bedroom - Floorplan F - Sunset View - 642 Sq Ft + 125 Sq Ft Balcony = 767 Total Sq Ft</b> |
| <b>Total Price (AED)</b> | 2,057,377  |
| <b>Total Price (USD)</b> | <b>\$591,965 - Inclusive of Tax &amp; Admin fee</b>  |
| <b>Payment Plan</b>      | 60/40 - 60% payment plan during construction / 40% due at time of closing                      |
| <b>Closing</b>           | Q2 2027  |
| <b>Resale Threshold</b>  | 30%  |

|                                 |             |     |                 | AED     | USD    | Cumulative (USD) |
|---------------------------------|-------------|-----|-----------------|---------|--------|------------------|
| <i>Due at Booking</i>           | 22 Mar 2024 | 10% | Escrow Account  | 205,738 | 56,366 | 56,366           |
| <i>Dubai Tax Due At Booking</i> | April 2024  | 4%  | Company Account | 82,295  | 22,547 | 78,913           |
| <i>Admin Fee Due at Booking</i> | April 2024  |     | Company Account | 21,000  | 5,753  | 84,667           |
| <i>Due Signing of Contract</i>  | April 2024  | 10% | Escrow Account  | 205,738 | 56,366 | 141,033          |

**DUE AT SIGNING**

|                          |                          |            |                       |                |                |                |
|--------------------------|--------------------------|------------|-----------------------|----------------|----------------|----------------|
| Installment 1            | June 2024                | 10%        | Escrow Account        | 205,738        | 56,366         | 197,400        |
| Installment 2            | October 2024             | 5%         | Escrow Account        | 102,869        | 28,183         | 225,583        |
| Installment 3            | January 2025             | 5%         | Escrow Account        | 102,869        | 28,183         | 253,766        |
| Installment 4            | April 2025               | 5%         | Escrow Account        | 102,869        | 28,183         | 281,949        |
| Installment 5            | August 2025              | 5%         | Escrow Account        | 102,869        | 28,183         | 310,132        |
| Installment 6            | January 2026             | 5%         | Escrow Account        | 102,869        | 28,183         | 338,316        |
| Installment 7            | May 2026                 | 5%         | Escrow Account        | 102,869        | 28,183         | 366,499        |
| <b>Final Installment</b> | <b>Closing (Q2 2027)</b> | <b>40%</b> | <b>Escrow Account</b> | <b>822,951</b> | <b>225,466</b> | <b>591,965</b> |

**RESALE THRESHOLD MET**

**MONTHLY HOA FEE (USD)**  
\$368.90

**MONTHLY ELECTRIC**  
PAID BY TENANT

**PROPERTY INSURANCE**  
NOT REQUIRED

**YEARLY TAXES**  
NONE

**RENTAL MANAGEMENT FEE**  
5% OF RENT

**FURNITURE PACAKGE**  
\$10,000

### RENTAL PROJECTIONS (USD)

|                   |             |
|-------------------|-------------|
| Rent              | \$50,374.40 |
| Gross ROI         | 7.73%       |
| Rental Manage Fee | \$4,107.28  |
| Net Cashflow      | \$46,267.12 |
| Net ROI           | 7.10%       |

EXCHANGE RATE: AED 3.65 USD 1