



VERDE

BY SOBHA

SOBHA
REALTY



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SOBHA Realty redefines the concept of urban luxury living with a repertoire of real estate projects across Dubai. With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments. Every detail in SOBHA ushers in limitless possibilities of fine living.

RETURN ON INVESTMENT

25%

Capital
appreciation

7-10%

Yearly
rentals
ROI

10-11%

Holiday
homes
ROI

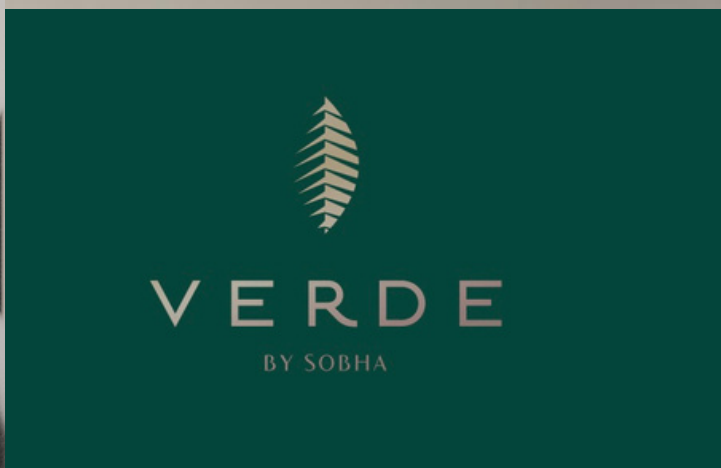
10ys

Golden visa
for purchases
= or +2m
AED

PRICES

(REMAINING AVAILABILITIES)

Unit Type	Area Range (SQFT)	Min price in Mn AED	Max price in Mn AED
1 - 1.5 BR	771.12 - 1144	1,922,974.00	2,408,491.00
2 - 2.5 BR	1017 - 1500	2,761,005.00	3,158,267.50
3 BR	1786-1999	3,787,570.80	4,159,344.15



FINANCIAL OVERVIEW

PAYMENT PLAN

80%	20%
DURING CONSTRUCTION	ON COMPLETION



80% During construction over a period of 39 months in 7 installments



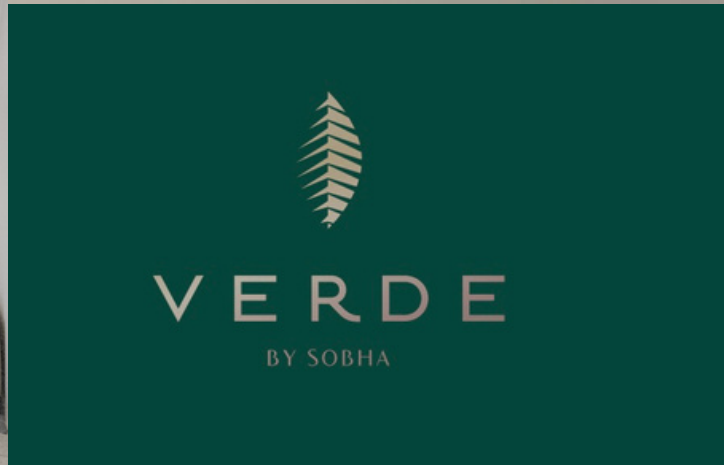
20% on handover date (December 2026)



Resale allowed after 40% + 4 DLD payment

- Excellent **ROI** potential as the project is located in amature, **prime residential** community
- **DMCC metro** station is **5 mins** away increasing **connectivity** and **ROI**
- Excellent **Capital Appreciation** Potential as there are very few new projects in the vicinity
- **Competitive** pre-launch prices as compared to other properties in the neighborhood
- Holiday Homes (short term rentals) for higher rental returns
- Per Sq Ft **Price** at Launch - ~2000 AED





PAYMENT PLAN BREAKDOWN

Booking Amount	10%
Booking Amount (within 30 days)	10%
DLD	4%
9 Months from Booking	10%
15 Months from Booking	10%
21 Months from Booking	10%
27 Months from Booking	10%
33 Months from Booking	10%
39 Months from Booking	10%
At Handover	20%



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LOCATION

LOCATION DISTANCE. A NEW INSIGHT.

SHEIKH ZAYED ROAD

2.5 KM
3 MINS AWAY

SCHOOL
(EMIRATES INTERNATIONAL SCHOOLS)

3.5 KM
6 MINS AWAY

DUBAI HARBOUR

4 KM
7 MINS AWAY

DUBAI MARINA

5 KM
5 MINS AWAY

JBR BEACH

7 KM
7 MINS AWAY

MARINA MALL

7 KM
7 MINS AWAY

AIN DUBAI

8 KM
12 MINS AWAY

PALM JUMEIRAH

8 KM
8 MINS AWAY

MALL OF THE EMIRATES

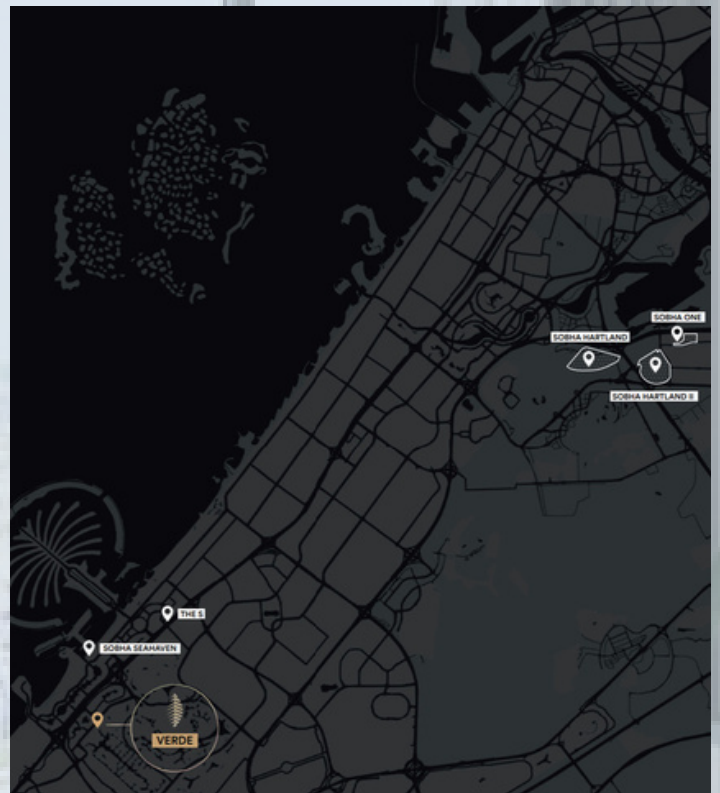
10 KM
10 MINS AWAY

MADINAT JUMEIRAH

10 KM
10 MINS AWAY

BURJ AL ARAB

10 KM
10 MINS AWAY



JUMEIRAH LAKE TOWERS

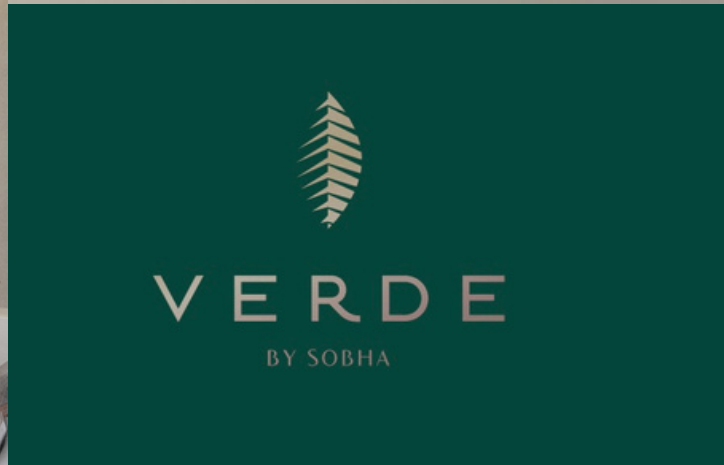
A new destination for the citizens of the world to flourish.

A unique neighbourhood that offers something for everyone, from thriving business parks to community living, scintillating restaurant pop-ups to five-star hotels, high street to haute couture brands, and pristine parks to professional pitches, all within a short distance. Come and discover a new kind of living in an eclectic universe-called JLT.

(JLT, behind cluster H)

VIEWS

Marina Skyline, Jumeirah Islands
Emirates Hills & Emirates Golf Course

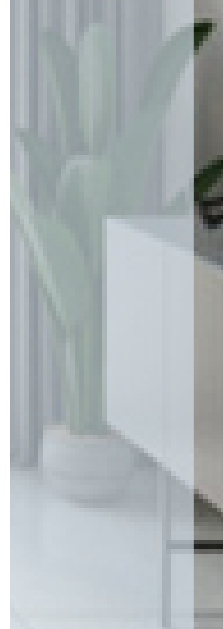


FLOOR PLAN LAYOUT

FLOOR PLAN LAYOUT



VERDE JLT BY SOBHA	
TYPE	AREA
1 BED	771 sqft to 876 sqft
1 BED + STUDY	1036 sqft to 1144 sqft
2 BED	1017 sqft to 1527 sqft
2 BED + STUDY	1366 sqft to 1500 sqft
3 BED	1786 sqft to 1921 sqft





AMENITIES

SERVICE CHARGES

- 17.5 AED per Sq Ft

UTILITY ROOM

- Standard in all units

GROUND LEVEL

- Retail; Coffee shops, Shopping

KITCHEN

- Fully fitted with state-of-the-art Appliances: Hob, Gas, Oven, Dishwasher, Washing Machine, Refrigerator and Freezer

LEVEL 8

- Outdoor & indoor Kids Play Area
- BBQ Area & Lounge
- Indoor & Outdoor Gym/Yoga
- Swimming Pool + Kids pool
- Jacuzzi
- Steam & Sauna
- Changing rooms

LEVEL 65

- Lounge
- Meeting room + Pantry
- Changing rooms
- Infinity Edge Pool
- Jacuzzi
- Outdoor Lounge

