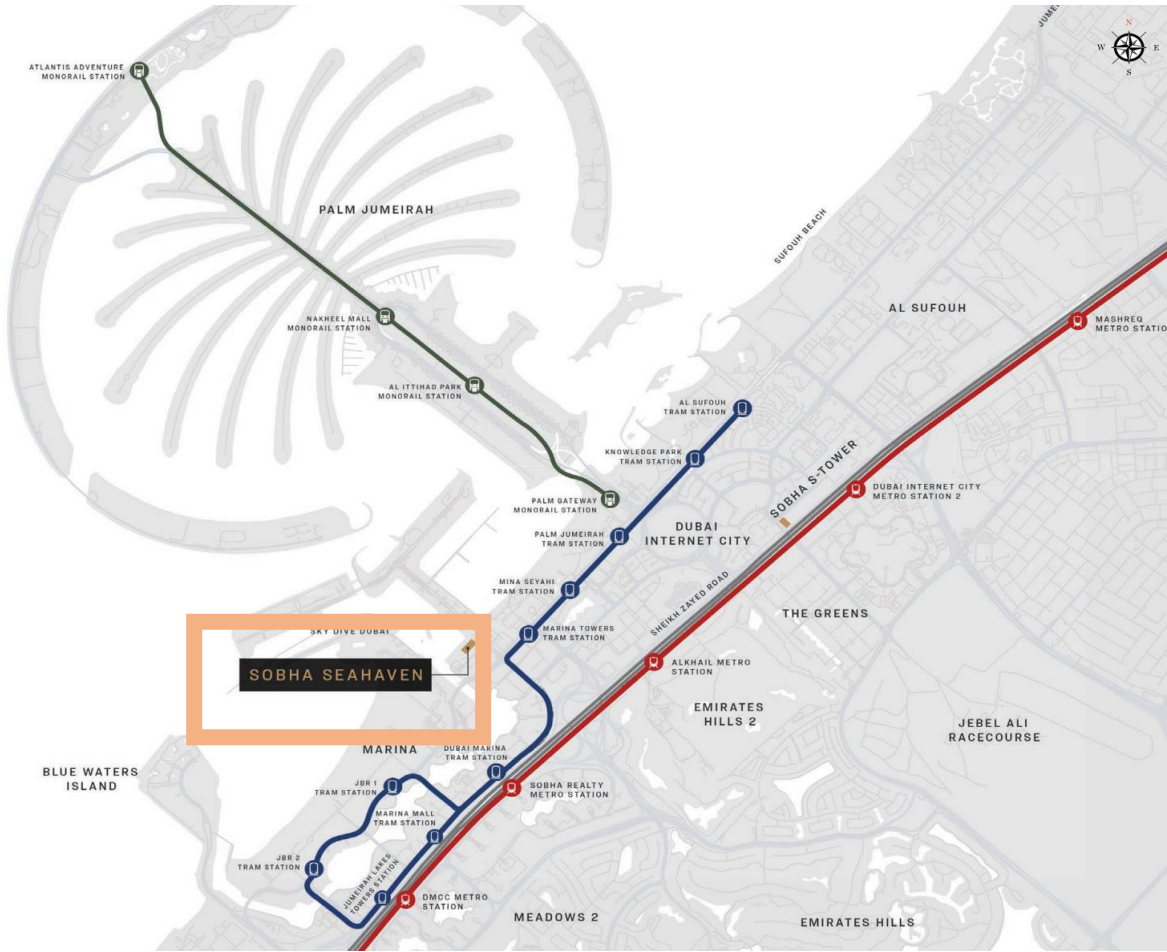


SOBHA SEAHAVEN TOWER B

Completion – August 2027



Location Map



Project Location and Position of the Tower in the Master Plan

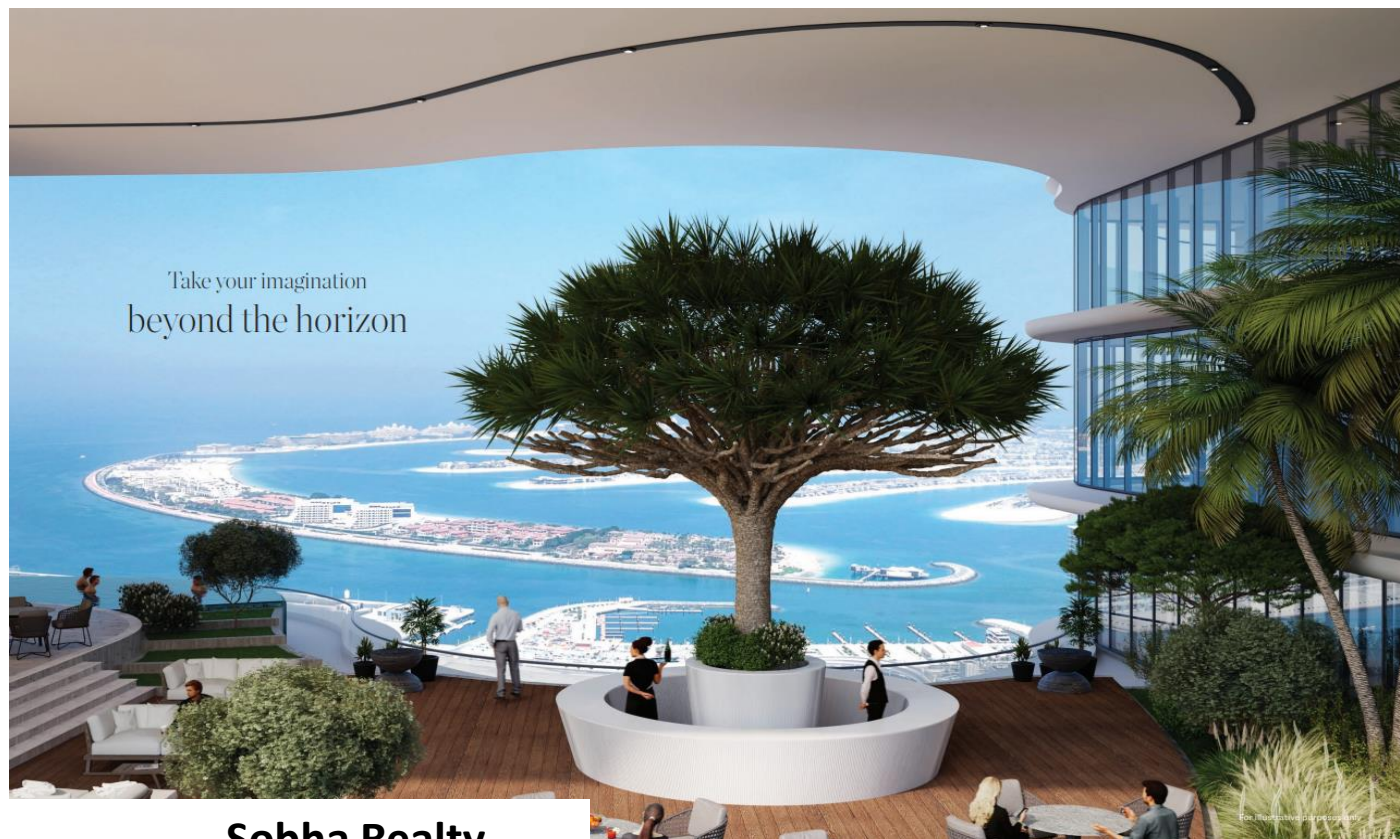


Sobha Realty



Wake up to the sounds of life
by the water's edge

Views: Panoramic Views of Ain Dubai / Palm Jumeirah / Dubai Harbor / Dubai Marina Skyline and Canal / Arabian Sea



Take your imagination
beyond the horizon

Sobha Realty

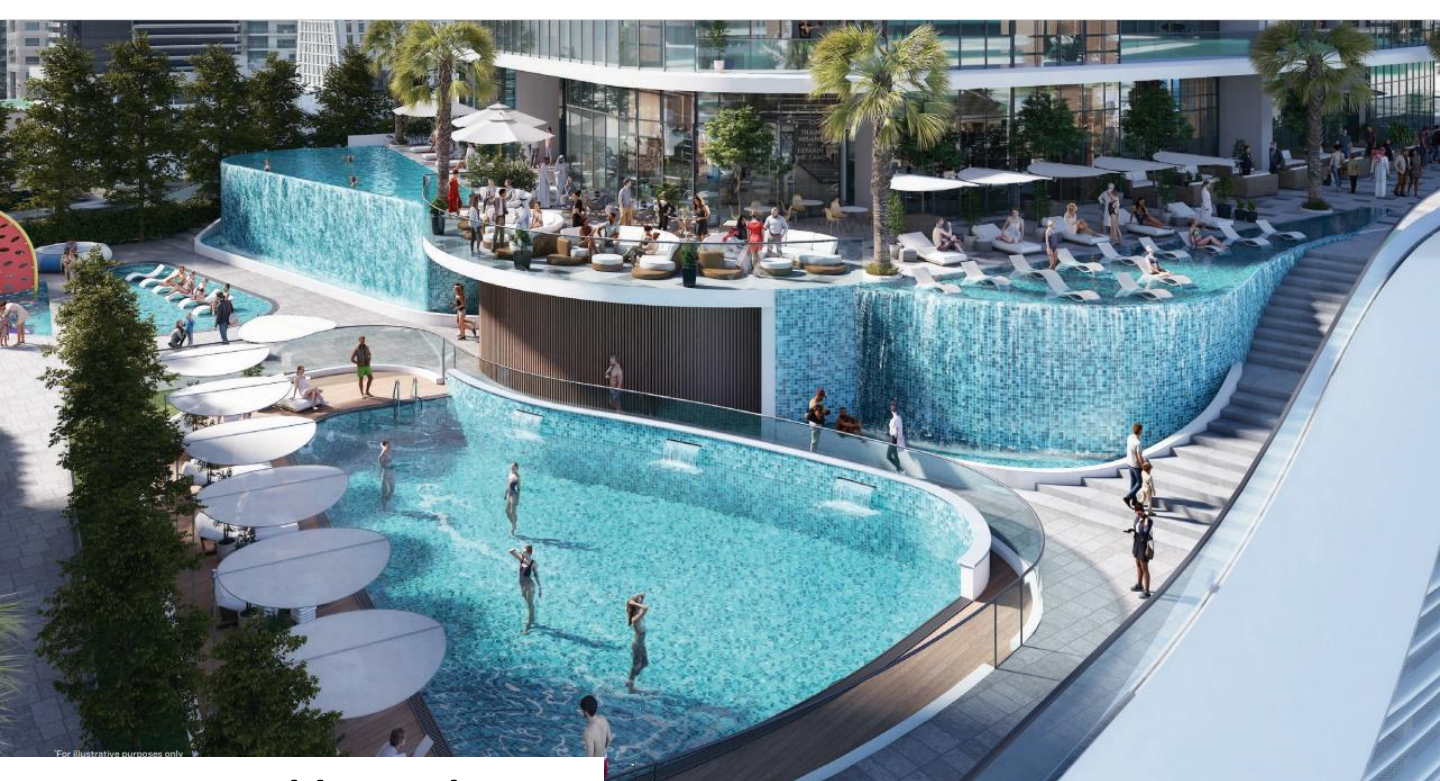
Key Facts

- Tower B configuration – Ground + 50 Floors
- 10 podiums including 2 floors of upscale retail and F&B outlets / 6 floors of Parking and / 2 floors of amenities
- Residential Units – 11th Floor onwards
- Product Mix – 1BR / 1+Study / 2BR
- No of Units – 8 per floor
- SeaHaven Towers are connected by a stunning SKY BRIDGE with an Infinity Edge Swimming pool facing Dubai Harbor



Amenities

- Multiple Infinity Edge Swimming Pools at various levels
- Serviced Club Lounge
- Pool Deck with Day Beds and Cabanas
- Indoor and Outdoor Gym
- Indoor and Outdoor Kids play areas
- Indoor Games Room
- Yoga and Meditation Zone
- Family Zone and Barbeque areas
- Health Club with Steam and Sauna
- Indoor and Outdoor Cinema
- Valet and Concierge Services

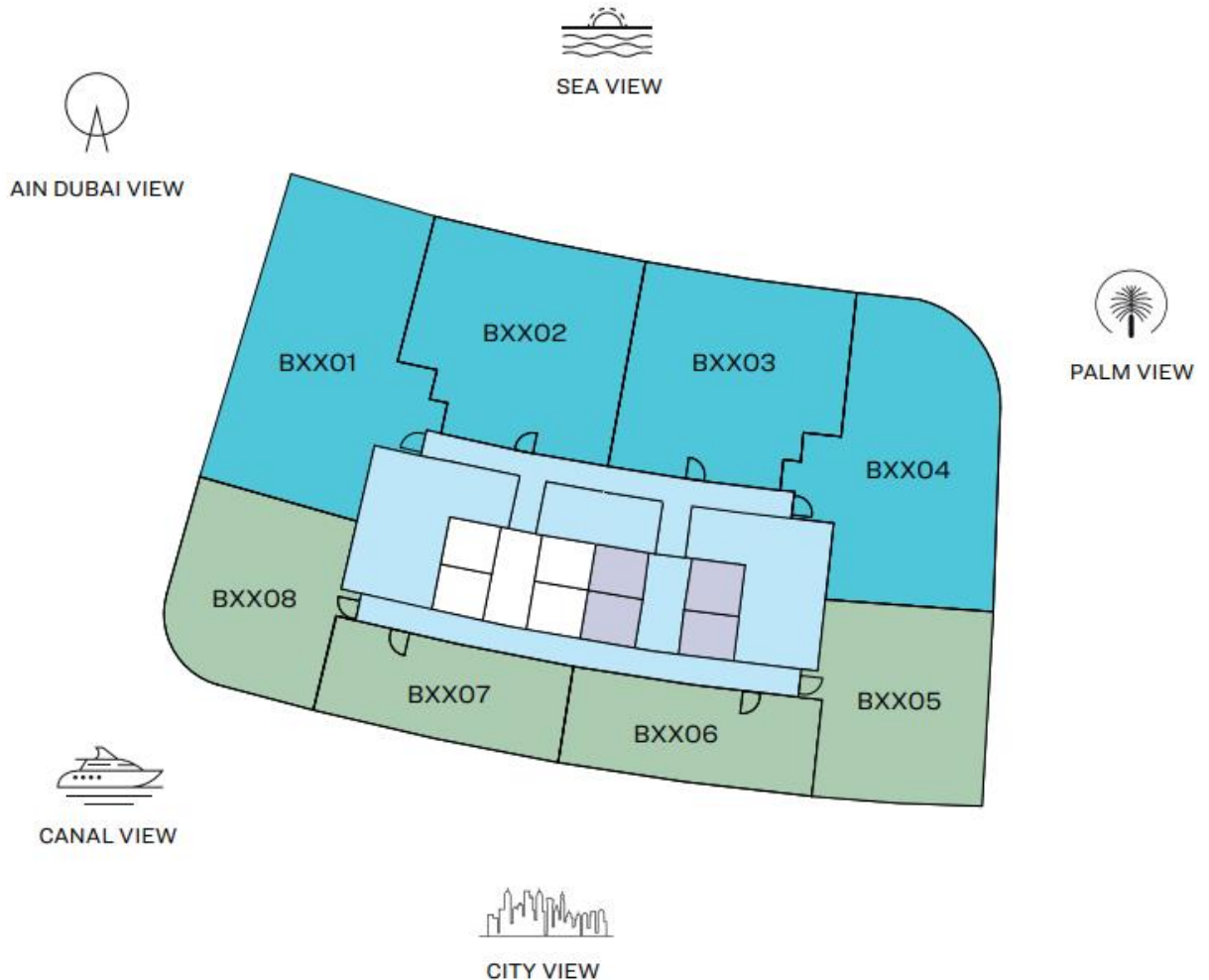


Interior Concept & Design

- Open Concept layout with Floor-to-Ceiling windows to maximize views
- Fully Fitted Kitchens with state-of-the-art appliances like Miele or equivalent brands
- Smart Bathrooms and Sanitary fittings like Toto/ Kohler or equivalent brands
- Extra large format Porcelain tiles, Timber Flooring, Handcrafted Cabinetry and Carpeting
- Leatherette Finishing on Wardrobes
- Smart Home Automation Systems



Floor Plate



- G + 50 Floors
- 8 Units Per Floor
- 4 Units of 2 BR (1665 sq.ft – 2023 sq.ft)
- 2 Units of 1+Study (1190 sq.ft – 1233 sq.ft)
- 2 Units of 1 BR (841 sq.ft – 850 sq.ft)

At a Glance

- **Location Advantage:**

- a. Ultra Luxury Development in the highly sought after Dubai Harbor
- b. Ease of Access to Central Road network (Sheikh Zayed Road / Al Khail Road/ Jumeirah Beach Road)
- c. Extremely High Rental Demand from surrounding Tourist Hotspots like Dubai Harbour / Dubai Marina / JBR

- **Distance from Major Landmarks:**

- a. **3 mins** to Sheikh Zayed Road
- b. **5 mins** to Palm Jumeirah
- c. **7 mins** to Marina Mall and Nakheel Mall
- d. **20 mins** to Dubai International Airport & DWC
- e. **2 mins** to Public Transport like Tram and Metro

- **Utility and Powder Room:**

Standard in all apartments

- **Service Charges:**

20 AED per sq.ft + District Cooling

Financial Overview

- Attractive **80:20 Payment Plan** spread comfortably over 4 years
- **80% during construction** over 39 months in 7 installments
- **20% at Handover** (August 2027)
- **Re-sell** allowed after 40% + 4% DLD payment
- **Excellent ROI Potential** as the project is located at Dubai Harbor, one of the most prime hotspots of the city
- **Excellent Capital Appreciation Potential** as there is very limited inventory in the area
- **Competitive Pre-Launch Prices** as compared to other properties in the neighborhood
- **Short Term Rentals (Holiday Homes)** are very popular due to the Cruise Terminal / Waterfront development/ Tourist Hotspot

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 Completion	20%