Disclaimer: These images are developed with computer graphics technology (photorealistic rendering) with reference to details for the façade and elevations, common areas, private areas and interiors of the villas, for the sole purpose of presenting future realization and/or the various, potential solutions following user customization. All furniture, decorative lighting, wall finishes, and art are represented for marketing and rendering purposes only. For this reason, all images are purely indicative and subject to change (for illustrative purposes only).

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VILLA CLUSTER B

5 BEDROOM VILLAS





INTERACTIVE PLAY / SOUND SCULPTURE

YOGA DECK + WATER FEATURE

NATURE PLAY

KIDS PLAY

TRAMPOLINE

PUMP TRACK

- 5 BEDROOM VILLA I TYPE A
- 5 BEDROOM VILLA I TYPE B
- 5 BEDROOM VILLA I TYPE B VARIANT
- 5 BEDROOM VILLA I TYPE C
- 5 BEDROOM VILLA I TYPE C (MIRROR)
- 5 BEDROOM VILLA I TYPE G
- 5 BEDROOM VILLA I TYPE G VARIANT 1
- 5 BEDROOM VILLA I TYPE G VARIANT 2

Disclaimer: The Amenities mentioned in this Marketing Document are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments, without any prior notice.

UNIT	NUMBER OF BEDROOMS	BUILT UP SIZE	PLOT SIZE	PRICE
SE-V 201	5 BR	12,479	12,257	40,556,490 AED
SE-V 220	5 BR	10,289	9,873	32,410,381 AED
SE-V 221	5 BR	13,560	14,079	42,712,803 AED
SE-V 246	5 BR	9,429	8,350	29,703,303 AED

VILLA 5 BEDROOM | TYPE G

VARIANT 2

SE - V 221

Saleable Area 13,559.62 sq.ft

1,259.73 sq.m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General Disclaimer:

Plot Profile, Garbage room, Balcony & Swimming Pool parameters will vary from plot to plot. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, landscaping (including trees) and furnishings. The developer reserves the right to make revisions or alterations at its absolute discretion without any liability whatsoever. All dimensions are in metric and measured from core-to-core excluded construction tolerances. All materials, dimensions and drawings are indicative & subject to change based on Authority Regulations.

SOBHA
REALTY

QUOTATION

SH-980460

Floor Number	
Type	Type G (5G) Variant 2
Unit Number	SE-V 221
Saleable Area (Sq.ft)	13,560
Purchase Price (AED)	42,712,803
Pre- Registration Fees (AED)	1,709,663

INSTALLMENT PLAN

Installment	% of Purchase Price	Amount (AED)	Payment Dates	Milestone
Booking Amount	20.00%	8,542,560.60	On Booking	On Booking date
First Installment	10.00%	4,271,280.30	-	3 Months from booking date
Second Installment	10.00%	4,271,280.30	-	6 Months from booking date
Third Installment	10.00%	4,271,280.30	-	11 Months from booking date
Fourth Installment	10.00%	4,271,280.30	-	13 Months from booking date
Final Installment	40.00%	17,085,121.20	-	On Completion

PRE-REGISTRATION FEES

Description	Amount (AED)
4% Pre-Registration Charges	1,708,513.00
Knowledge Fee	40.00
Oqood Fees	1,110.00

DEVELOPER DETAILS

Developer / ID	966
Project Name / ID	Sobha Estate Villa Phase - II (Freehold)

BANK DETAILS

Name of the Bank	Emirates NBD, Dubai Police Academy	
Favouring	Sobha LLC (Sobha Estates) Trust	
Escrow Account No.	001014691785001	01014691785001
IBAN	AE890260001014691785001	
Swift Code	EBILAEADXXX	