

## PROPERTY DETAILS

PRODUCT NAME	AMALI ISLAND	GROSS PRICE	AED 75,000,000 (USD 20,419,304)
PROPERTY STATUS	OFF-PLAN	NET PRICE	
ANTICIPATED COMPLETION DATE	30/03/2027	PERMITTED USE	RESIDENTIAL

## **UNIT DETAILS**

UNIT	AMALI ISLAND - VILLA 2 - AURORA	BEDROOMS	6 BR
UNIT TYPE	RESIDENTIAL	PARKING	PRIVATE BOAT PARKING
AREA	15,535.23 SQFT		PRIVATE BUGGY PARKING
SELLABLE AREA (PRICE PER SQFT)	AED 7,463 (USD 2,032)		DUBAI MAINLAND CAR PARKING

### **ADDITIONAL CHARGES**

LAND DEPT REGISTRATION FEE (A)*	AED 3,000,000 (USD 816,772)	TITLE DEED (B)	AED 540 (USD 148)
OQOOD FEE (C)	AED 1,000 (USD 273)	DSR FEE (D)	AED 1,000 (USD 273)
OTHER FEE (E)			
TOTAL FEE TO DLD(A+B+C+D+E)	AED 3,002,540 (USD 8,17,466)		-

Disclaimer - These charges are approximate values. It may be subject to change by the authorities.

Please always consult your agent or Amali Property Consultant on these charges. \*Land Registration Fee is 4% of the Price.

The rate is 1 USD = 3.67 AED and might vary at the date of transfer.





## PAYMENT PLAN

DESCRIPTION	MILESTONE EVENT	(%) VALUE
DEPOSIT	ON BOOKING	5
1ST INSTALLMENT	WITHIN 30 DAYS OF SALE DATE	15
2ND INSTALLMENT	WITHIN 3 MONTHS OF SALE DATE	5
3RD INSTALLMENT	WITHIN 6 MONTHS OF SALE DATE	5
4TH INSTALLMENT	WITHIN 9 MONTHS OF SALE DATE	5
5TH INSTALLMENT	WITHIN 12 MONTHS OF SALE DATE	5
6TH INSTALLMENT	WITHIN 15 MONTHS OF SALE DATE	5
7TH INSTALLMENT	WITHIN 18 MONTHS OF SALE DATE	5
8TH INSTALLMENT	WITHIN 21 MONTHS OF SALE DATE	5
9TH INSTALLMENT	WITHIN 24 MONTHS OF SALE DATE	5
10TH INSTALLMENT	ON COMPLETION	40

4% DLD FEE TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

ACD: Q1 2027



## **UNIT PLAN**

FLOOR TYPE	SQM	SQFT
Ground Floor, First & Second Floors Areas	938.68	10,103.87
Balcony / Terrace & External Covered Areas	504.58	5,431.36
TOTAL AREA	1443.26	15,535.23
TOTAL PLOT AREA	3,558.74	38,305.96





## **FEATURES**

# ENTRANCE LOBBY FEATURE STAIRCASE SUNKEN LOUNGE FORMAL LIVING

LOUNGE / KITCHEN
DINING ROOM
BREAKFAST ISLAND
CIGAR ROOM

SPA / BEDROOM
GYM
POWDER ROOM
FAMILY LIFT

# GROUND FLOOR

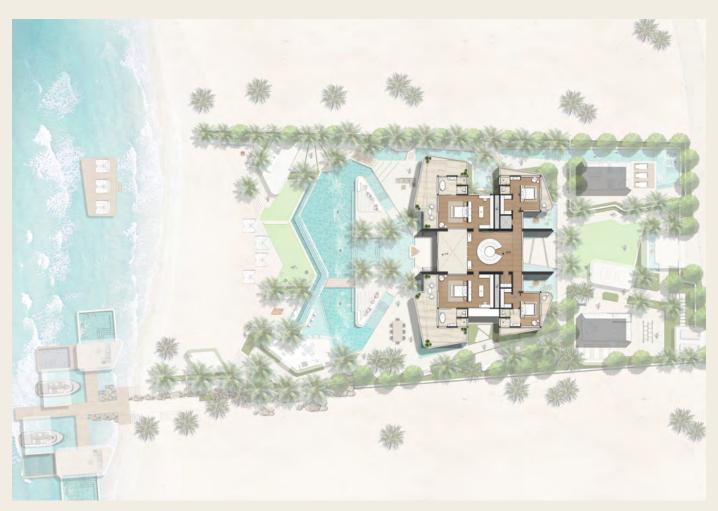
BOH KITCHEN	
STAFF ACCOMMODATION	



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## **FEATURES**

FIRST FLOOR

LOBBY

BEDROOM 1 (ENSUITE) + WARDROBE BEDROOM 2 (ENSUITE) + WARDROBE

BEDROOM 3 (ENSUITE) + WARDROBE BEDROOM 4 (ENSUITE) + WARDROBE



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## **FEATURES**

# SECOND FLOOR

LOBBA		
PRIMARY	BEDROOM	

WALK-IN CLOSET (2)
BATHROOM (2)

OUTDOOR SHOWER

OUTDOOR KITCHENETTE
OUTDOOR LOUNGE