

AMALI

ISLAND



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.



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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



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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

VILLA
Aurora



FEATURES

ENTRANCE LOBBY

FEATURE STAIRCASE

SUNKEN LOUNGE

FORMAL LIVING

LOUNGE / KITCHEN

DINING ROOM

BREAKFAST ISLAND

CIGAR ROOM

SPA / BEDROOM

GYM

POWDER ROOM

FAMILY LIFT

BOH KITCHEN

STAFF ACCOMMODATION

GROUND FLOOR



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Aurora



FEATURES

LOBBY

BEDROOM 1 (ENSUITE) +
WARDROBE

BEDROOM 2 (ENSUITE) +
WARDROBE

BEDROOM 3 (ENSUITE) +
WARDROBE

BEDROOM 4 (ENSUITE) +
WARDROBE

FIRST FLOOR



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VILLA
Aurora



FEATURES

LOBBY

PRIMARY BEDROOM

WALK-IN CLOSET (2)

BATHROOM (2)

JACUZZI

OUTDOOR SHOWER

SECOND FLOOR

OUTDOOR KITCHENETTE

OUTDOOR LOUNGE

