

AMALI

ISLAND



PROPERTY DETAILS

PRODUCT NAME	AMALI ISLAND	GROSS PRICE	AED 250,000,000 (USD 68,119,891)
PROPERTY STATUS	OFF-PLAN	NET PRICE	--
ANTICIPATED COMPLETION DATE	30/03/2027	PERMITTED USE	RESIDENTIAL

UNIT DETAILS

UNIT	AMALI ISLAND - VILLA 8 - AVATEA	BEDROOMS	7 BR
UNIT TYPE	RESIDENTIAL	PARKING	PRIVATE BOAT PARKING
AREA	35,526 SQFT		PRIVATE BUGGY PARKING
SELLABLE AREA (PRICE PER SQFT)	AED 7,463 (USD 2,034)		DUBAI MAINLAND CAR PARKING

ADDITIONAL CHARGES

LAND DEPT REGISTRATION FEE (A)*	AED 10,000,000 (USD 2,724,000)	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 10,002,540 (USD 2,724,694)	--	--

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	996	10721
First Floor Area	991	10667
Second Floor Area	705	7589
Basement	608	6544
TOTAL AREA	3300	35,526
TOTAL PLOT AREA	5607	60,353

VILLA
Avatea



FEATURES

LUXURY BOAT GARAGE

WATERSPORTS

CINEMA ROOM

INDOOR POOL

INDOOR SPA POOL

LIVING ROOM

SPA

STEAM ROOM

SAUNA

FAMILY LIFT (2)

CHANGING ROOMS

POWDER ROOM

BOH LIFT (2)

DIRTY KITCHEN

STAFF ACCOMMODATION

BASEMENT

STORAGE

ELECTRICAL ROOM

POOL PLANT ROOM

TREATMENT ROOM

GYM



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FEATURES

LOBBY

FORMAL LIVING ROOM

FORMAL DINING ROOM

SHOW KITCHEN

CASUAL LIVING ROOM

CASUAL DINING ROOM

KIDS' PLAYROOM (ENSUITE)

CIGAR LOUNGE

PANTRY

BREAKFAST ISLAND

GALLERY

GROUND FLOOR

GARAGE

WATER FEATURE PLANT

ROOM



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FEATURES

LOBBY

GUEST ROOM 1

GUEST ROOM 2

GUEST ROOM 3

GUEST ROOM 4

GUEST ROOM 5

GUEST ROOM 6

FAMILY LOUNGE

FIRST FLOOR



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FEATURES

LOBBY

PRIMARY BEDROOM

WALK-IN CLOSET (2)

BATHROOM (2)

OUTDOOR CINEMA

OUTDOOR RELAXATION AREA

SECOND FLOOR

