

1. What are service charges?

AED 22–28 per sq.ft. (estimated)

Service charges are annual fees paid by owners to cover the operation, management and maintenance of the community, buildings and common areas. This includes cleaning, security, landscaping, utilities for common areas and general facility upkeep. The exact amount will be confirmed in the annual service charge budget approved by the relevant authorities.

2. Confirmed handover date targeted between Q4 2027 and Q1 2028.

Handover is currently targeted between **Q4 2027 and Q1 2028**, subject to construction progress and authority approvals.

3. What is the exact list of services for concierge and in the residences?

- **Community layout and amenities:** The community emphasizes extensive green areas, shaded pathways, and indigenous landscaping, though no specific percentage split between built and open spaces is provided. Amenities available include multiple pools, sauna and spa, family lounges, cinema, nursery, clinic, kids park, jogging tracks, co-working stations, gaming and VR areas, gyms, meditation and yoga spaces, dance studio, art school, and various sports facilities.

4. Which services of concierge and residences are included in service charges exactly?

- Service charges and included services: Service charges cover all concierge and residence services listed in the brochure, which are part of the Keturah Reserve experience. Some additional services such as personal trainers, spa appointments, restaurant bookings, and travel arrangements are on-demand and paid separately.

5. Which ones are on demand paid by the user separately?

Any **optional “a la carte” services** (for example, certain personalised services, special arrangements or third-party services booked through the concierge or Clubhouse) are paid separately by the resident on a **user-pays basis**, according to the applicable rate schedule at the time.

6. What % of the community is built, vs open spaces?

The community has been designed with a strong focus on greenery and outdoor living, with approximately **40% built-up area and 60% open spaces**, including shaded pathways and landscaped areas planted with indigenous species such as olive trees and bonsai

7. What amenities if any are available in each building?

Shared pool and gym for the residents.

8. Are there smart home features and which features are there?

Basic home automation system

Feature and mood lighting

Smart locking system for the main apartment door

TV and telephone outlets in living room and bedrooms with broadband capability

Fire sprinklers, smoke and heat detectors for safety

Buyers can add extra smart-home integrations at their own cost if they wish.

9. Each building, each floor plate floor plan with apartments layouts.

Detailed floor plates and apartment layouts for each building are available in the **approved floor plans and sales brochures** shared with you. These show the exact configuration, orientation and sizes of each unit.

10. Confirm that the fittings are the same as in the materials that we have available in the drive.

Homes feature German-engineered kitchen appliances, award-winning Japanese bathroom ceramics

11. Confirm that the apartments do not come furnished, only fitted kitchens with appliances. **It's not furnished, no fitted kitchens.**