

Nexara Investor Guide

Nexara Tower:

- Dedicated separate entrances for Residential and Commercial use
- 5 Residential lifts, 2 Commercial lifts, and 1 Service lift
- High-speed elevators for Residents and Commercial visitors
- Dedicated Resident & Visitor parking, including EV-Charging stations
- Innovative and sustainable architecture compliant with UAE Green Building Codes
- Real-time Crypto payment acceptance

Residential Space:

- Limited collection of only 162 Residences
- Prime corner plot, maximizing panoramic views
- Low-density design with 6 units per floor (1, 2, 3 BHK & Duplexes)
- Smart home automation enabled residences
- 3-bedroom apartments featuring open & closed kitchens
- Private balcony for every unit with anti-slip flooring tiles
- Varied layouts with larger-than-average floor plans
- 3.2 meters floor-to-ceiling height; creating airy & bright interiors
- Expansive windows allowing abundant natural light and airflow
- Spacious bedrooms with enhanced privacy and comfort
- Exclusive, elegant living with premium materials and refined finishes

Retail & Commercial Space:

- Retail & commercial spaces thoughtfully designed to optimize usability and convenience

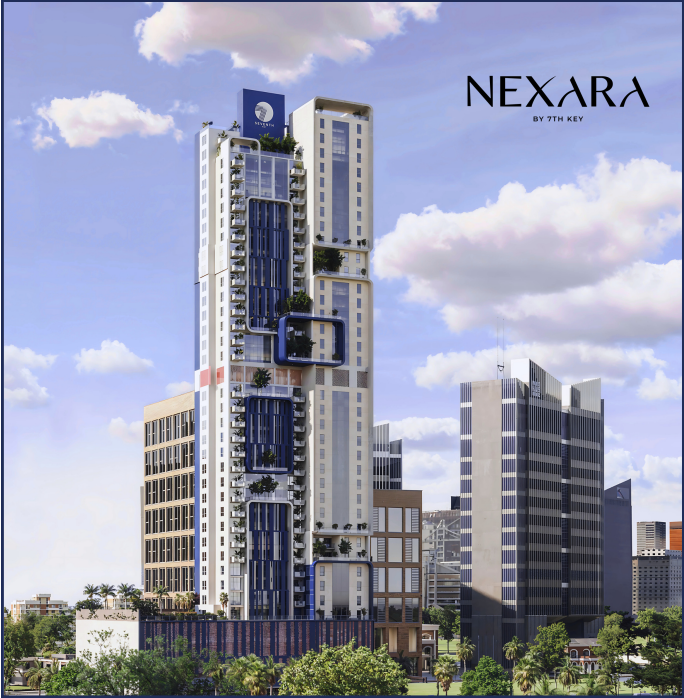
ROI & Investment

Rental Yield Estimate (1 BHK):

- Unit Size: 700 sqft
- Rental Rate (JVC): AED 143 per sqft / year
- Estimated Annual Rent:
 - $700 \times 143 = \text{AED } 100,100$
- Average Purchase Price: AED 1,050,000
- Gross Rental Yield:
 - $100,100 \div 1,050,000 = 9.5 \%$ approx.

Disclaimer:

- The values provided are indicative and may vary depending on market dynamics and other external factors
- Specification and materials are indicative and subject to change



Interior Specification

- Siemens or equivalent kitchen appliances
 - Stove, Hood, Refrigerator, Dishwasher, Washing Machine
- High-quality Porcelain / Marble-finish tiled flooring
- Soft-closing, moisture-resistant Kitchen Cabinetry
- Premium Sanitary Ware by Kludi or equivalent
- Washable silk-finish wall paint for easy maintenance
- Fully furnished options available

Service Charge

- AED 14 – 16 per sqft (approx.)

Rental Yield Estimate (2 BHK):

- Unit Size: 1,272 sqft
- Rental Rate (JVC): AED 126 per sqft / year
- Estimated Annual Rent:
 - $1,272 \times 126 = \text{AED } 160,272$
- Average Purchase Price: AED 1,700,000
- Gross Rental Yield:
 - $160,272 \div 1,700,000 = 9.4\%$ approx.



7th Key Development

A new vision in Dubai real estate, 7th Key presents Nexara Tower, a 40-storey landmark in JVC featuring 165 residential units thoughtfully designed for modern, urban & future-focused living