

Pooled Property Development Investment

This offer invites investors to participate as pooled partners alongside a qualified developer, providing access to high-ROI property development investment opportunities in Dubai.

Proposed by: Zenith Group (Zenith Venture Real Estate Development LLC)



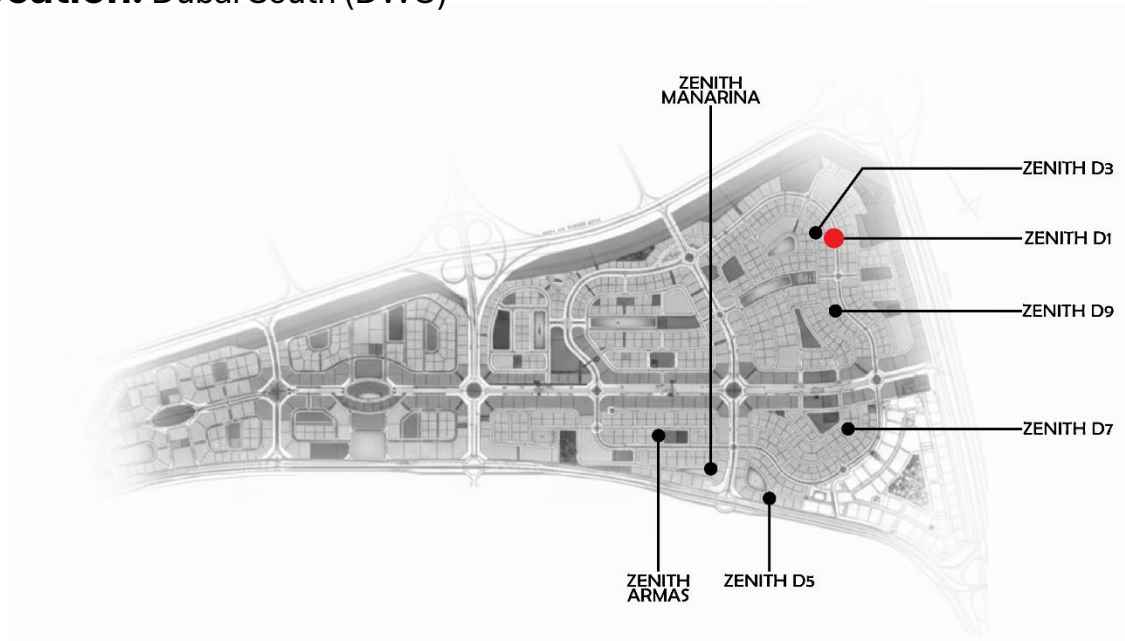
Full in-house property development services. Learn more about Zenith.

Project Details:

- **Project Name:** Zenith D1
- **Project Status:** Under Mobilization
- **Location:** Dubai South (DWC)
- **Delivery Date:** Q3 2028
- **Project Quality:** High-end finishes
- **Height:** G + 6



Location: Dubai South (DWC)



Proposal Offers

Investment Offer Price:

1. Studio: Starting from AED 1,200 per sq. ft.
2. 1BHK: Starting from AED 1,150 per sq. ft.
3. 2BHK: Starting from AED 1,100 per sq. ft.

Investment Payment Plan:

1. 10,000 AED Booking time
2. 20% payable within 15 days of booking.
3. 10% once the foundation is completed (after 3 months)
4. 10% once the 2nd floor is completed (after 3 months)

Note 1: No further payment if listed for sale with the developer; Otherwise, 50% of the payment will be made upon completion of the project structure, and the balance upon handover.

Note 2: Once the unit is sold, the payment will be released to the investor at the end of the project

Note 3: If the investor is looking for collateral against payments made to the developer, this option is available at an additional charge of AED 100 per sq. ft. A ready property will be provided as assurance in return.

Note 4: Sales Terms After Project Launch

From AED 1,500/ft² | 30% -70% payment plan | Sales begin after foundation completion

Investment Assessment

Estimated Profit Calculation for the investor

Average Sale Price: AED 1,500 per sq. ft.

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Average Cost Price: AED 1,150 per sq. ft.

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Gross Profit: AED 350 per sq. ft.

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Sales Commission: 5% payable to the agent

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Net Profit: AED 275 per sq. ft.

Estimated ROI Based on Investor Equity

Net Profit: AED 275 per sq. ft.

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Paid Amount (40%): AED 460 / FT²

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Average ROI: Almost 60% in 2 years

Note: ROI may increase significantly due to expected market growth and Zenith end-user facilities.

This means the investor may sell at a price above AED 1,500 /FT² either by the developer or independently.

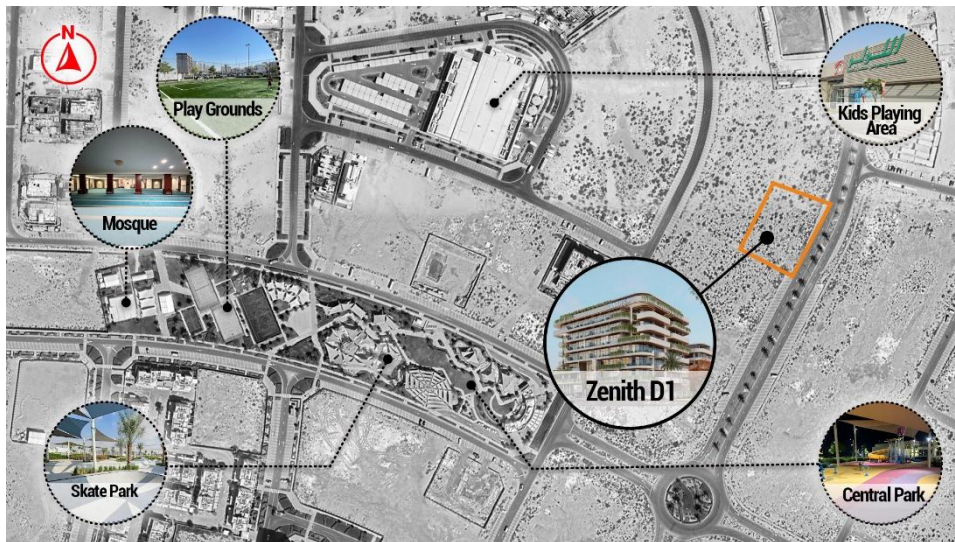
Zenith Group, Provided Facilities & Services

The developer commits to providing the following guarantees to pooled investors

- ✓ Guaranteed high-quality finishes to premium standards.
- ✓ Guaranteed sales support through the developer's official listings.
- ✓ Guaranteed minimum profit of 20%.

Project Gallery

Site Plan



Building Facilities



Lobby



Gym

Typical Floor Layouts

