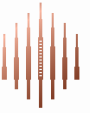




JNEIBI

RESIDENCIES
STUDIO, 1 & 2 BHK
— WARSAN 4 —





10%
ON
10Y

**GUARANTEED
NET 10%
RETURN
FOR 10 YEARS**

**100%
BUYBACK
OPTION**

**0 SERVICE
CHARGES FOR
10 YEARS**

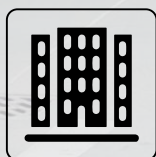
WITHOUT BUYBACK	WITH “OPTIONAL” BUYBACK AFTER 10 YEARS	WITH “COMPULSORY” BUYBACK AFTER 5 YEARS
Guaranteed Net 10% ROI per Year for 10 Years	Guaranteed Net 8% ROI per Year for 10 Years	Guaranteed Net 10% ROI per Year for 5 Years
Service Charges Waiver for 10 Years	Service Charges Waiver for 10 Years	Service Charges Waiver for 5 Years

ENTRANCE LOBBY

TOTAL APTS. 83



Number
of Floors
B+G+4+R



Ground Floor: **3 Units**
1st - 3rd Floor: **66 Units**
4th Floor: **14 Units Each**



Number
of Parkings
90

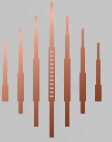
PARKING AREA



COMPLETED & READY

Launch Date	Already Delivered
Completion Date	2023
Location	Warsan 4
Type of Apts.	Studio, 1BHK & 2BHK
Other Facilities	• Central Air Conditioner • 24*7 Security Nearby • Announced Metro Station - Malls, Markets & Schools.

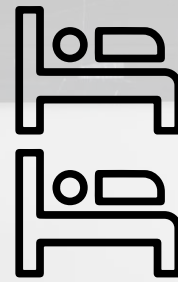
APARTMENTS DETAILS



Number
of Studio Apts.
57



Number of
1 BHK Apts.
17



Number of
2 BHK Apts.
9



NEW METRO LINE



The newly announced **Dubai Metro Blue Line** is set to transform the north-east of the city.

The line continues towards **Dubai International City 2 and 3** and on to Dubai Silicon Oasis, with the route ending at Academic City. This part of the line section is to span 21km and features 10 stations.

COMMUNITY



▲ DUBAI SILICON OASIS 5-10 MINUTES AWAY



▲ NAD AL SHIBA 10-15 MINUTES AWAY



▲ DESERT PALM POLO CLUB 10-15 MINUTES AWAY



▲ UPTOWN MIRDIF 15-20 MINUTES AWAY



▲ AL WARQA COMMUNITY 15-20 MINUTES AWAY



▲ DUBAI CENTRAL FRUIT AND VEGETABLE MARKET 5-10 MINUTES AWAY



▲ DUBAI INTL AIRPORT 15-20 MINUTES AWAY



▲ CITY CENTRE MIRDIF 15-20 MINUTES AWAY

ATTRACTIONS



▲ BURJ KHALIFA AND DUBAI MALL 20-25 MINUTES AWAY



▲ THE LAST EXIT AL KHAWANEEJ 20-25 MINUTES AWAY



▲ DRAGON MART 10-15 MINUTES AWAY



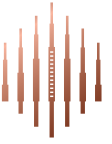
▲ DUBAI SAFARI PARK 10-15 MINUTES AWAY



▲ QURANIC PARK 20-25 MINUTES AWAY



▲ IMG WORLD OF ADVENTURE 10-15 MINUTES AWAY



Live the vibrant life in International City Phase 2!

Nestled in the Al Warsan region of Dubai, this 800-hectare development is a melting pot of cultures, bringing together people from all over the world in a truly cosmopolitan community. One of the key features of International City is its low-rise country-themed clusters, each named after a different country.

COMMUNITY FEATURES

- Nearby a Mall
- Nearby Public Parks
- Nearby Schools
- Nearby Golf Courses

