



Lootah Avenue

Al Hebiah 1ST , Motor City
674-196





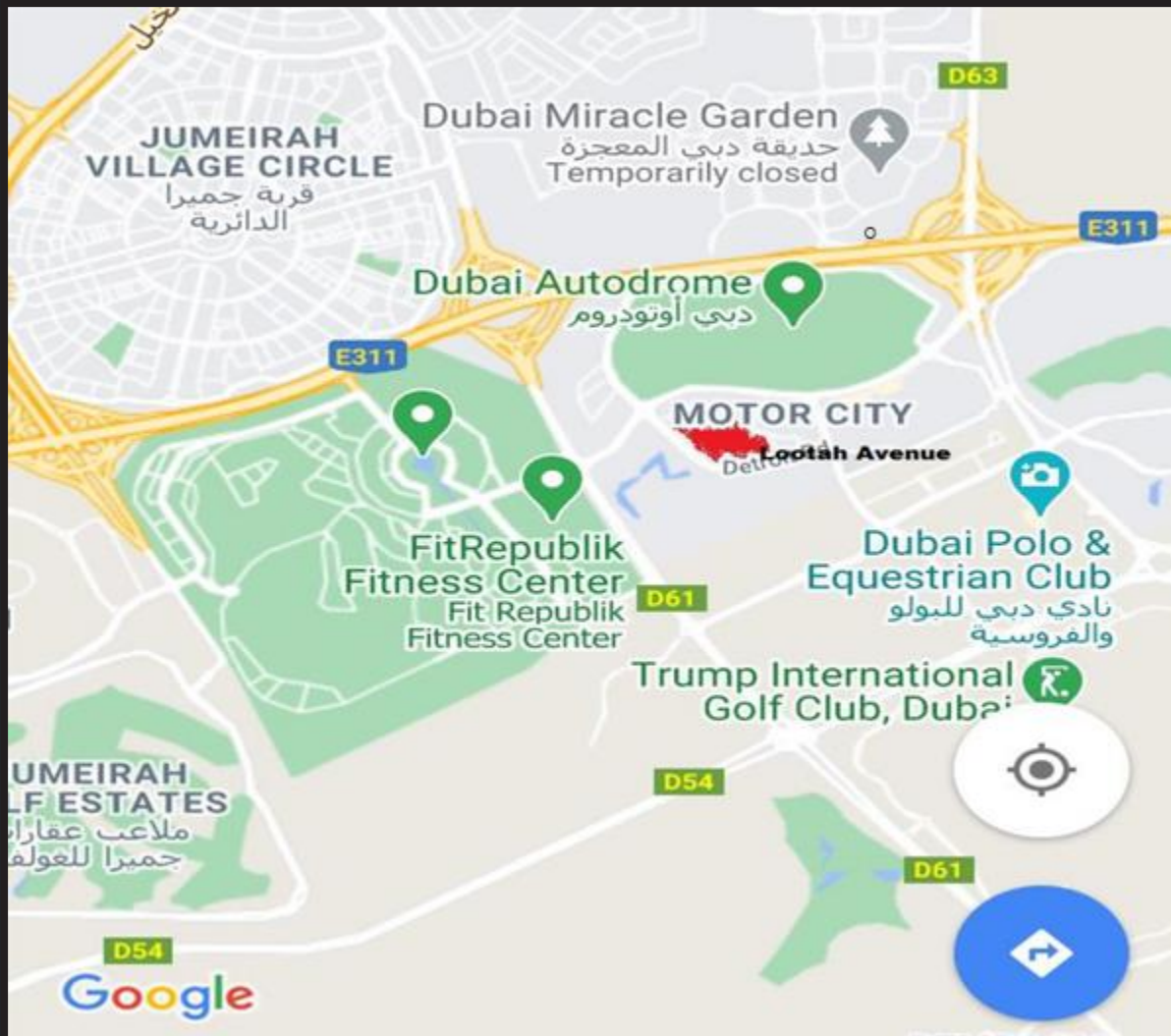
Lootah Avenue – G+23 Residential & Commercial Building



Building Features

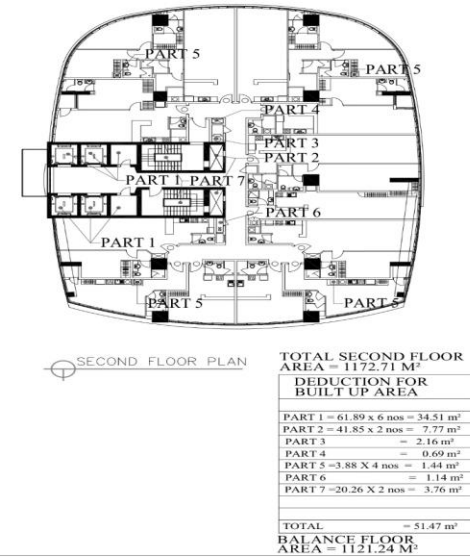
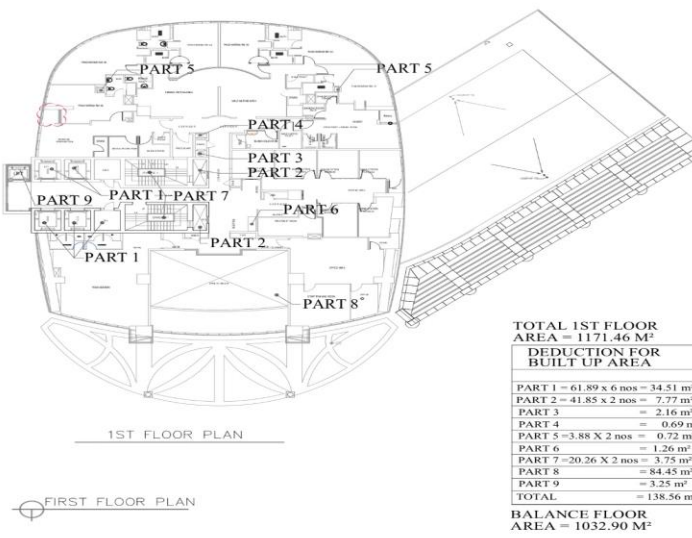
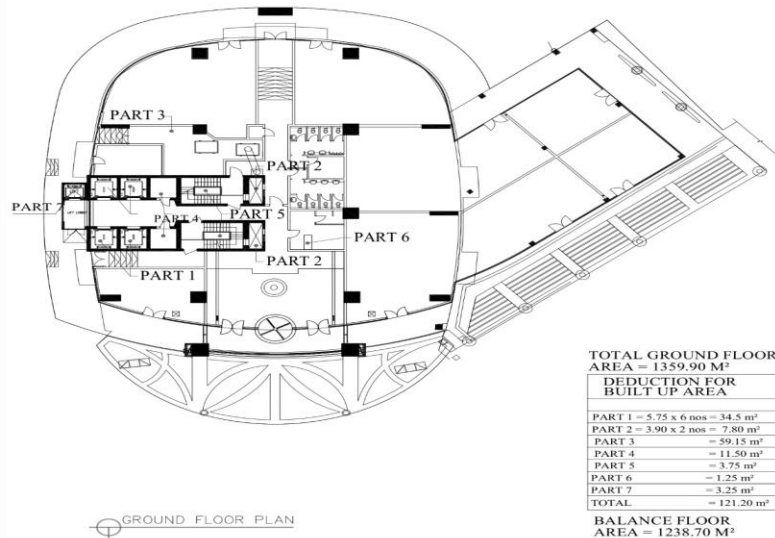
- 8 Commercial spaces
- 271 Residential Units
- Underground Car parking Spaces
- 24 Hours Security
- CCTV Surveillance
- 4 Elevators
- Reception

Lootah Avenue – Building Location



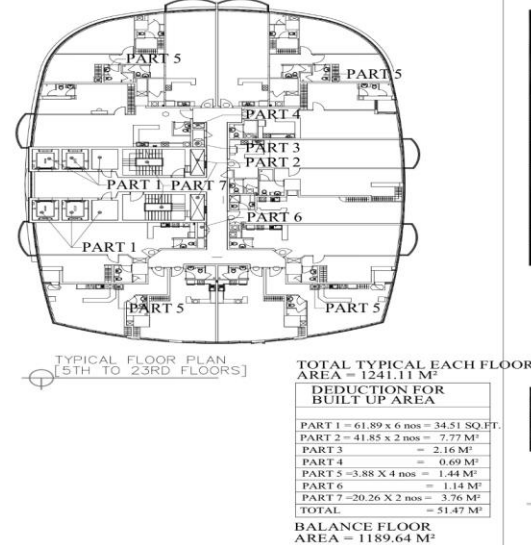
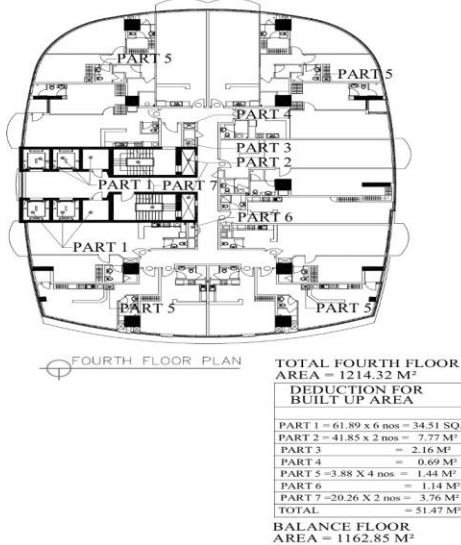
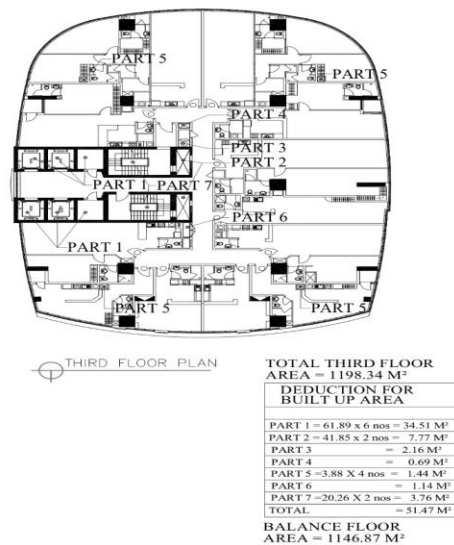
- Near Fitness First Gym, Close to Auto Dome
- Near Choithrams Supermarket

KEY PLANS



- NOTES:**
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- F.R.L. = FINISH ROAD LEVEL
F.P.L. = FOOT PATH LEVEL
F.G.L. = FINISH GROUND LEVEL
F.F.L. = FINISH FLOOR LEVEL
C.L. = CONCRETE LEVEL

AS REVISED



SUMMARY OF TOTAL AREA FOR THE FLOOR AREA RATIO

GROUND FLOOR	=	1238.70 M ²
1st FLOOR	=	1032.90 M ²
2nd FLOOR	=	1121.24 M ²
3rd FLOOR	=	1146.87 M ²
4th FLOOR	=	1162.85 M ²
5TH TO 23RD FLOORS	=	22603.16 M ²
TOTAL AREA	=	28305.72 M ²

Swimming Pool Shade at Ground Floor = 105.3 + 72.2 + 45.9 m² = 223.40 M²

ALLOWED FLOOR AREA RATIO	= 305'996.445 SQ.FT.	128,428.00 SQ.M.T.
PROPOSED FLOOR AREA RATIO	= 284'682.77 SQ.FT.	28,305.72 SQ.M.T.

FLOOR AREA RATIO CALCULATIONS

No.	DESCRIPTION	DATE	DRWN	CHD
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OWNER: **إتحاد العقارية دبي**
Union Properties

PROJECT: COMM./RES. BUILDING (2B+G+23+R)

DESIGN HEIGHT: CONSTRUCTION

LOCATION: AL HEBIAH FIRST PLOT No. 6740196

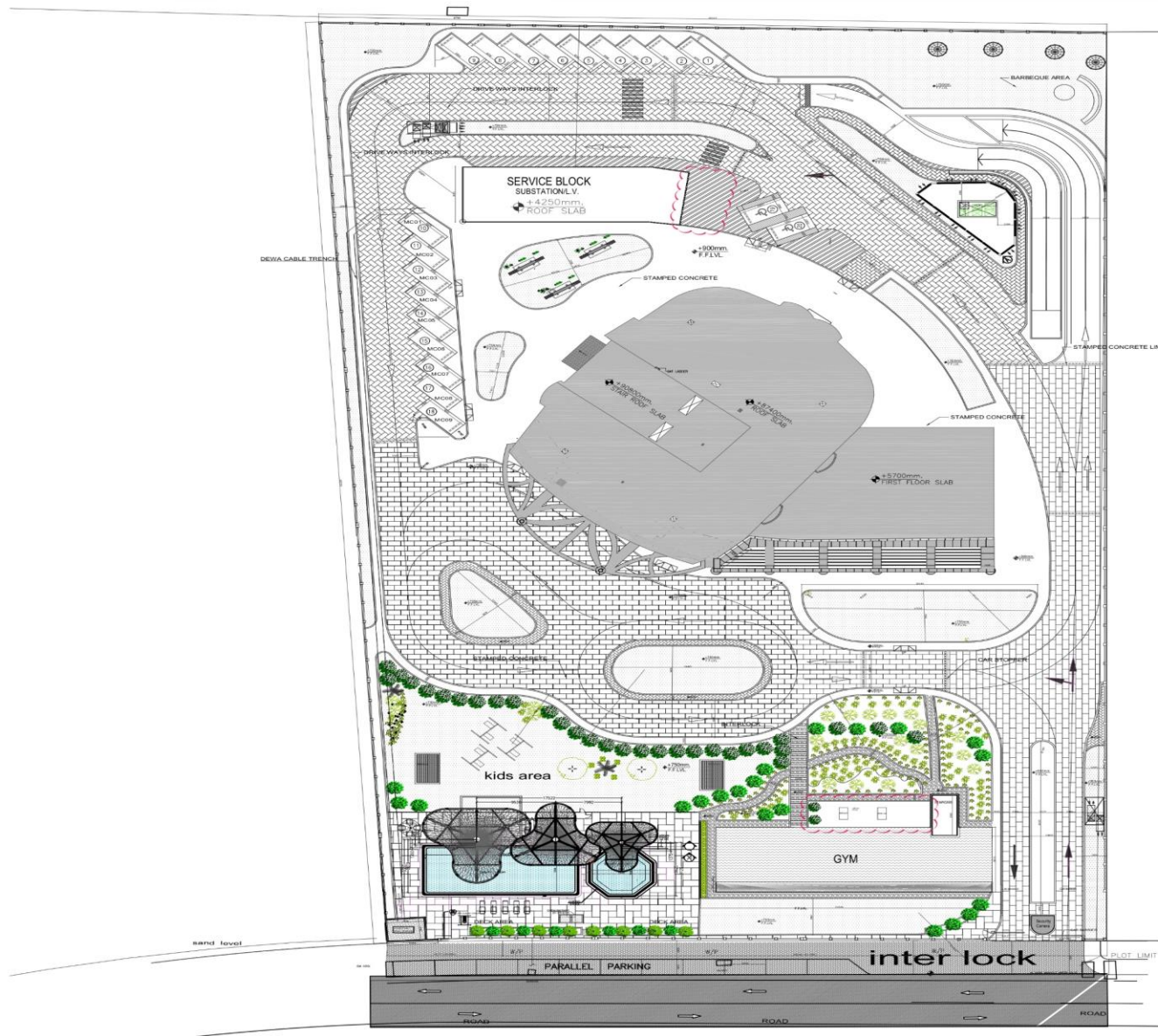
PRINCIPAL CONSULTANT

POE
Architects & Engineers

DWG TITLE: FLOOR AREA RATIO

SCALE: N.T.S. DATE: September-2020

Ass./Draft	Chk. Arch. Eng. Ibrahim bouhalla	
Finise	Chk. Str. Eng. Mohamed salah	
DRAWING TYPE	Chk. Elec. Eng. Abdel mounem	
Architecture	Chk. Mech.Eng. Mahmoud Galal	
PROJECT No.	DWG No.	Set. No.
PB-128	G0-01	00
PROJECT No.	POE/P.B.128 /2020/	



NOTES:

- THIS DRAWING IS THE PROPERTY OF :
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- THE DISCREPANCIES ARE TO BE BROUGHT TO THE
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EXPERTS ENGINEERING CONSULTANT BEFORE
COMMENCEMENT OF ANY WORK.

F.R.L. = FINISH ROAD LEVEL
F.P.L. = FOOT PATH LEVEL
F.G.L. = FINISH GROUND LEVEL
F.F.L. = FINISH FLOOR LEVEL
C.L. = CONCRETE LEVEL

AS BUILT

No	DESCRIPTION	DATE	DRWN	CHKD
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OWNER: **إجماع العقارية**
Union Properties

PROJECT: COMM./RES. BUILDING
(2B+G+23+R)

DESIGN RIGHT: CONSTRUCTION

LOCATION: AL HEBIAH FIRST PLOT No. 6740196

PRINCIPAL CONSULTANT:
POE
Architects & Engineers

DWG TITLE: SETTING LAYOUT PLAN

SCALE: 1:300 DATE: September-2020

Asst./Draft: Chk. Arch. Eng. Ibrahim bouhalila

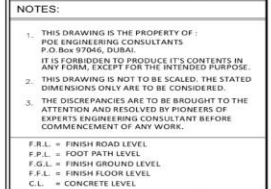
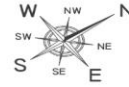
Project: Chk. Str. Eng. Mohamed salah

Architecture: Chk. Ele. Eng. Abdel menam

Chk. Mech. Eng. Mahmoud Galal

PROJECT No. PB-128 DWG No. A1-000 Se. No. 00

PROJECT No. POE/P. B.128 /2020/



AS REVISED

[illegible]

No	DESCRIPTION	DATE	DRWN	CHKD
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OWNER الإتحاد العقارية
Union Properties

PROJECT
COMM./RES. BUILDING
(2B+G+23+R)

DESIGN HIGHT	CONSTRUCTION
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LOCATION	PLOT No.
AL HEBIAH FIRST	6740196

PRINCIPAL CONSULTANT	DATE
DOF	



POE
Architects & Engineers

DWG TITLE:

FIRST BASEMENT
FLOOR PLAN

SCALE	1:300	DATE	September-2020
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Asst./Draft Firese	Chk. Arch. Eng.	Ibrahim bouhalla
	Chk. Str. Eng.	Mohamed salah
DRAWING TYPE	Chk. Ele. Eng.	Abdel monam

DRAWING TYPE	ARCHITECTURE	DESIGNED BY	MAHMOUD GALAL
Architecture	Chk. Mech. Eng.	Mahmoud Galal	
PROJECT No.	DWG No.	31.02	Se. No.

PB-128	A1-02	00
PROJECT No.		

POE/P.B.128 /2020/

BUILDING DETAILS

Unit Type	Total Unit	Annual Rental Income	Electricity	A/C
SHOP	8	AED13,527,239.25	DEWA	CHILLER TYPE Chilled water provided by EMICOOL
STUDIO	110			
1 BHK	114			
2 BHK	47			
TOTAL	279			

SN	Unit No	Unit Type	Floor	Area (Sqft)	Rent/Year
1	1	Shop	GF	1198.76	137,857.40
2	2	Shop	GF	1274.16	146,528.40
3	3	Shop	GF	1691.32	194,501.80
4	4	Shop	GF	637.41	73,302.15
5	5	Shop	GF	631.94	72,673.10
6	6	Shop	GF	1022.3	117,564.50
7	7	Shop	GF	1263.52	145,304.80
8	8	Shop	GF	543.54	62,507.10
9	101	2 Bedroom	F.F	1301	67,000.00
10	102	2 Bedroom	F.F	1288.61	67,000.00
11	103	1 Bedroom	F.F	775.64	47,000.00
12	104	2 Bedroom	F.F	1513.61	67,000.00
13	105	1 Bedroom	F.F	976.1	47,000.00
14	106	1 Bedroom	F.F	995.17	47,000.00
15	107	1 Bedroom	F.F	799.93	47,000.00

16	201	2 Bedroom	S.F	1301	67,000.00
17	202	2 Bedroom	S.F	1291.93	67,000.00
18	203	1 Bedroom	S.F	775.67	47,000.00
19	204	1 Bedroom	S.F	1055.34	47,000.00
20	205	Studio	S.F	523.93	37,000.00
21	206	1 Bedroom	S.F	812.67	47,000.00
22	207	Studio	S.F	405.38	37,000.00
23	208	Studio	S.F	395.83	37,000.00
24	209	Studio	S.F	395.83	37,000.00
25	210	Studio	S.F	405	37,000.00
26	211	1 Bedroom	S.F	845.42	47,000.00
27	212	1 Bedroom	S.F	803.54	47,000.00
28	301	2 Bedroom	3F	1340.58	67,000.00
29	302	2 Bedroom	3F	1331.13	67,000.00
30	303	1 Bedroom	3F	785.71	47,000.00

31	304	1 Bedroom	3F	1073.94	47,000.00
32	305	Studio	3F	525.89	37,000.00
33	306	1 Bedroom	3F	810.65	47,000.00
34	307	Studio	3F	448.6	37,000.00
35	308	Studio	3F	424.4	37,000.00
36	309	Studio	3F	424.4	37,000.00
37	310	Studio	3F	442.77	37,000.00
38	311	1 Bedroom	3F	845.2	47,000.00
39	312	1 Bedroom	3F	811.47	47,000.00
40	401	2 Bedroom	4F	1340.58	67,000.00
41	402	2 Bedroom	4F	1331.13	67,000.00
42	403	1 Bedroom	4F	785.71	47,000.00
43	404	1 Bedroom	4F	1073.94	47,000.00
44	405	Studio	4F	525.89	37,000.00
45	406	1 Bedroom	4F	810.65	47,000.00

46	407	Studio	4F	483.46	37,000.00
47	408	Studio	4F	454.5	37,000.00
48	409	Studio	4F	454.5	37,000.00
49	410	Studio	4F	477.15	37,000.00
50	411	1 Bedroom	4F	845.42	47,000.00
51	412	1 Bedroom	4F	811.47	47,000.00
52	501	2 Bedroom	5F	1340.58	67,000.00
53	502	2 Bedroom	5F	1331.13	67,000.00
54	503	1 Bedroom	5F	785.71	47,000.00
55	504	1 Bedroom	5F	1078.36	47,000.00
56	505	Studio	5F	529.74	37,000.00
57	506	1 Bedroom	5F	821.73	47,000.00
58	507	Studio	5F	533.71	37,000.00
59	508	Studio	5F	528.34	37,000.00
60	509	Studio	5F	523.3	37,000.00

61	510	Studio	5F	530.84	37,000.00
62	511	1 Bedroom	5F	850.1	47,000.00
63	512	1 Bedroom	5F	952.12	47,000.00
64	601	2 Bedroom	6F	1340.58	67,000.00
65	602	2 Bedroom	6F	1331.13	67,000.00
66	603	1 Bedroom	6F	785.71	47,000.00
67	604	1 Bedroom	6F	1078.36	47,000.00
68	605	Studio	6F	529.74	37,000.00
69	606	1 Bedroom	6F	821.73	47,000.00
70	607	Studio	6F	533.71	37,000.00
71	608	Studio	6F	528.34	37,000.00
72	609	Studio	6F	523.3	37,000.00
73	610	Studio	6F	530.84	37,000.00
74	611	1 Bedroom	6F	850.1	47,000.00
75	612	1 Bedroom	6F	952.12	47,000.00

76	701	2 Bedroom	7F	1340.58	67,000.00
77	702	2 Bedroom	7F	1331.13	67,000.00
78	703	1 Bedroom	7F	785.71	47,000.00
79	704	1 Bedroom	7F	1078.36	47,000.00
80	705	Studio	7F	529.74	37,000.00
81	706	1 Bedroom	7F	821.73	47,000.00
82	707	Studio	7F	533.71	37,000.00
83	708	Studio	7F	528.34	37,000.00
84	709	Studio	7F	523.3	37,000.00
85	710	Studio	7F	530.84	37,000.00
86	711	1 Bedroom	7F	850.1	47,000.00
87	712	1 Bedroom	7F	952.12	47,000.00
88	801	2 Bedroom	8F	1340.58	67,000.00
89	802	2 Bedroom	8F	1331.13	67,000.00
90	803	1 Bedroom	8F	785.71	47,000.00

91	804	1 Bedroom	8F	1078.36	47,000.00
92	805	Studio	8F	529.74	37,000.00
93	806	1 Bedroom	8F	821.73	47,000.00
94	807	Studio	8F	533.71	37,000.00
95	808	Studio	8F	528.34	37,000.00
96	809	Studio	8F	523.3	37,000.00
97	810	Studio	8F	530.84	37,000.00
98	811	1 Bedroom	8F	850.1	47,000.00
99	812	1 Bedroom	8F	952.12	47,000.00
100	901	2 Bedroom	9F	1340.58	67,000.00
101	902	2 Bedroom	9F	1331.13	67,000.00
102	903	1 Bedroom	9F	785.71	47,000.00
103	904	1 Bedroom	9F	1078.36	47,000.00
104	905	Studio	9F	529.74	37,000.00
105	906	1 Bedroom	9F	821.73	47,000.00

106	907	Studio	9F	533.71	37,000.00
107	908	Studio	9F	528.34	37,000.00
108	909	Studio	9F	523.3	37,000.00
109	910	Studio	9F	530.84	37,000.00
110	911	1 Bedroom	9F	850.1	47,000.00
111	912	1 Bedroom	9F	952.12	47,000.00
112	1001	2 Bedroom	10F	1340.58	67,000.00
113	1002	2 Bedroom	10F	1331.13	67,000.00
114	1003	1 Bedroom	10F	785.71	47,000.00
115	1004	1 Bedroom	10F	1078.36	47,000.00
116	1005	Studio	10F	529.74	37,000.00
117	1006	1 Bedroom	10F	821.73	47,000.00
118	1007	Studio	10F	533.71	37,000.00
119	1008	Studio	10F	528.34	37,000.00
120	1009	Studio	10F	523.3	37,000.00

121	1010	Studio	10F	530.84	37,000.00
122	1011	1 Bedroom	10F	850.1	47,000.00
123	1012	1 Bedroom	10F	952.12	47,000.00
124	1101	2 Bedroom	11F	1340.58	67,000.00
125	1102	2 Bedroom	11F	1331.13	67,000.00
126	1103	1 Bedroom	11F	785.71	47,000.00
127	1104	1 Bedroom	11F	1078.36	47,000.00
128	1105	Studio	11F	529.74	37,000.00
129	1106	1 Bedroom	11F	821.73	47,000.00
130	1107	Studio	11F	533.71	37,000.00
131	1108	Studio	11F	528.34	37,000.00
132	1109	Studio	11F	523.3	37,000.00
133	1110	Studio	11F	530.84	37,000.00
134	1111	1 Bedroom	11F	850.1	47,000.00
135	1112	1 Bedroom	11F	952.12	47,000.00

136	1201	2 Bedroom	12F	1340.58	67,000.00
137	1202	2 Bedroom	12F	1331.13	67,000.00
138	1203	1 Bedroom	12F	785.71	47,000.00
139	1204	1 Bedroom	12F	1078.36	47,000.00
140	1205	Studio	12F	529.74	37,000.00
141	1206	1 Bedroom	12F	821.73	47,000.00
142	1207	Studio	12F	533.71	37,000.00
143	1208	Studio	12F	528.34	37,000.00
144	1209	Studio	12F	523.3	37,000.00
145	1210	Studio	12F	530.84	37,000.00
146	1211	1 Bedroom	12F	850.1	47,000.00
147	1212	1 Bedroom	12F	952.12	47,000.00
148	1301	2 Bedroom	13F	1340.58	67,000.00
149	1302	2 Bedroom	13F	1331.13	67,000.00
150	1303	1 Bedroom	13F	785.71	47,000.00

151	1304	1 Bedroom	13F	1078.36	47,000.00
152	1305	Studio	13F	529.74	37,000.00
153	1306	1 Bedroom	13F	821.73	47,000.00
154	1307	Studio	13F	533.71	37,000.00
155	1308	Studio	13F	528.34	37,000.00
156	1309	Studio	13F	523.3	37,000.00
157	1310	Studio	13F	530.84	37,000.00
158	1311	1 Bedroom	13F	850.1	47,000.00
159	1312	1 Bedroom	13F	952.12	47,000.00
160	1401	2 Bedroom	14F	1340.58	67,000.00
161	1402	2 Bedroom	14F	1331.13	67,000.00
162	1403	1 Bedroom	14F	785.71	47,000.00
163	1404	1 Bedroom	14F	1078.36	47,000.00
164	1405	Studio	14F	529.74	37,000.00
165	1406	1 Bedroom	14F	821.73	47,000.00

166	1407	Studio	14F	533.71	37,000.00
167	1408	Studio	14F	528.34	37,000.00
168	1409	Studio	14F	523.3	37,000.00
169	1410	Studio	14F	530.84	37,000.00
170	1411	1 Bedroom	14F	850.1	47,000.00
171	1412	1 Bedroom	14F	952.12	47,000.00
172	1501	2 Bedroom	15F	1340.58	67,000.00
173	1502	2 Bedroom	15F	1331.13	67,000.00
174	1503	1 Bedroom	15F	785.71	47,000.00
175	1504	1 Bedroom	15F	1078.36	47,000.00
176	1505	Studio	15F	529.74	37,000.00
177	1506	1 Bedroom	15F	821.73	47,000.00
178	1507	Studio	15F	533.71	37,000.00
179	1508	Studio	15F	528.34	37,000.00
180	1509	Studio	15F	523.3	37,000.00

181	1510	Studio	15F	530.84	37,000.00
182	1511	1 Bedroom	15F	850.1	47,000.00
183	1512	1 Bedroom	15F	952.12	47,000.00
184	1601	2 Bedroom	16F	1340.58	67,000.00
185	1602	2 Bedroom	16F	1331.13	67,000.00
186	1603	1 Bedroom	16F	785.71	47,000.00
187	1604	1 Bedroom	16F	1078.36	47,000.00
188	1605	Studio	16F	529.74	37,000.00
189	1606	1 Bedroom	16F	821.73	47,000.00
190	1607	Studio	16F	533.71	37,000.00
191	1608	Studio	16F	528.34	37,000.00
192	1609	Studio	16F	523.3	37,000.00
193	1610	Studio	16F	530.84	37,000.00
194	1611	1 Bedroom	16F	850.1	47,000.00
195	1612	1 Bedroom	16F	952.12	47,000.00

196	1701	2 Bedroom	17F	1340.58	67,000.00
197	1702	2 Bedroom	17F	1331.13	67,000.00
198	1703	1 Bedroom	17F	785.71	47,000.00
199	1704	1 Bedroom	17F	1078.36	47,000.00
200	1705	Studio	17F	529.74	37,000.00
201	1706	1 Bedroom	17F	821.73	47,000.00
202	1707	Studio	17F	533.71	37,000.00
203	1708	Studio	17F	528.34	37,000.00
204	1709	Studio	17F	523.3	37,000.00
205	1710	Studio	17F	530.84	37,000.00
206	1711	1 Bedroom	17F	850.1	47,000.00
207	1712	1 Bedroom	17F	952.12	47,000.00
208	1801	2 Bedroom	18F	1340.58	67,000.00
209	1802	2 Bedroom	18F	1331.13	67,000.00
210	1803	1 Bedroom	18F	785.71	47,000.00

211	1804	1 Bedroom	18F	1078.36	47,000.00
212	1805	Studio	18F	529.74	37,000.00
213	1806	1 Bedroom	18F	821.73	47,000.00
214	1807	Studio	18F	533.71	37,000.00
215	1808	Studio	18F	528.34	37,000.00
216	1809	Studio	18F	523.3	37,000.00
217	1810	Studio	18F	530.84	37,000.00
218	1811	1 Bedroom	18F	850.1	47,000.00
219	1812	1 Bedroom	18F	952.12	47,000.00
220	1901	2 Bedroom	19F	1340.58	67,000.00
221	1902	2 Bedroom	19F	1331.13	67,000.00
222	1903	1 Bedroom	19F	785.71	47,000.00
223	1904	1 Bedroom	19F	1078.36	47,000.00
224	1905	Studio	19F	529.74	37,000.00
225	1906	1 Bedroom	19F	821.73	47,000.00

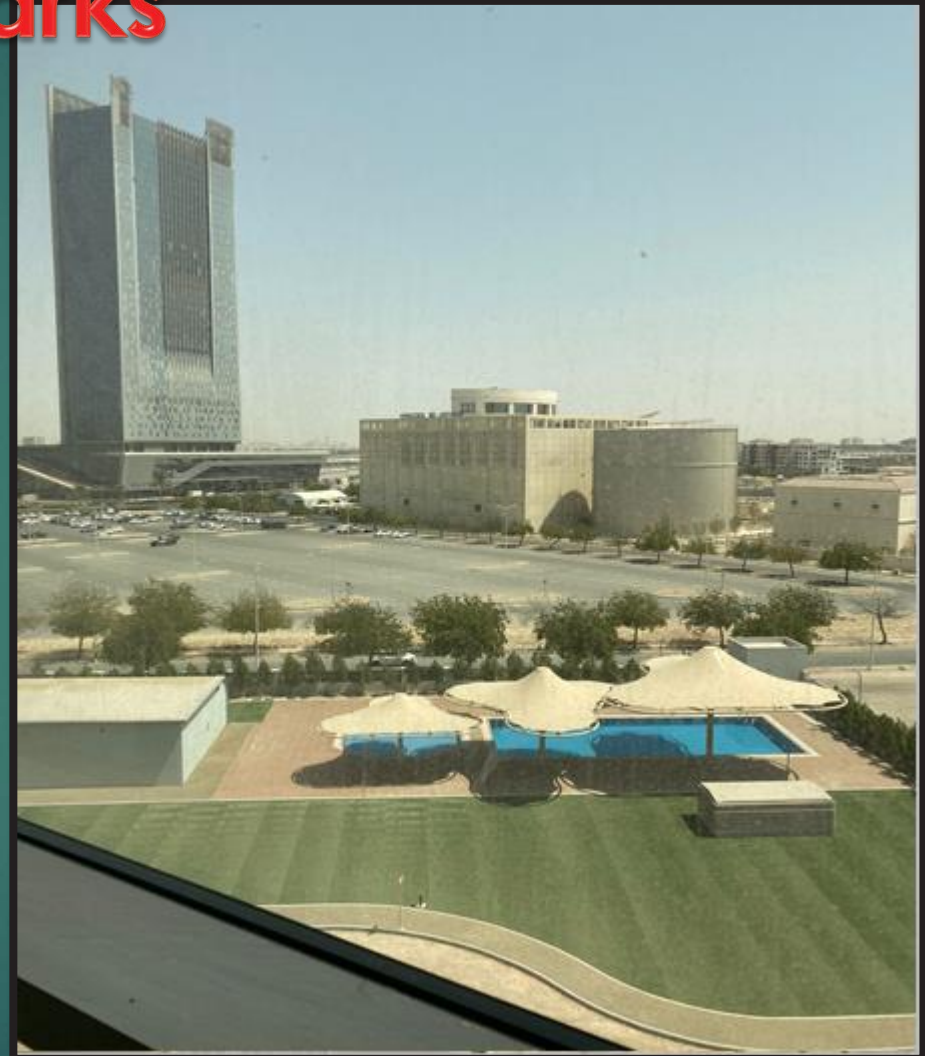
227	1908	Studio	19F	528.34	37,000.00
228	1909	Studio	19F	523.3	37,000.00
229	1910	Studio	19F	530.84	37,000.00
230	1911	1 Bedroom	19F	850.1	47,000.00
231	1912	1 Bedroom	19F	952.12	47,000.00
232	2001	2 Bedroom	20F	1340.58	67,000.00
233	2002	2 Bedroom	20F	1331.13	67,000.00
234	2003	1 Bedroom	20F	785.71	47,000.00
235	2004	1 Bedroom	20F	1078.36	47,000.00
236	2005	Studio	20F	529.74	37,000.00
237	2006	1 Bedroom	20F	821.73	47,000.00
238	2007	Studio	20F	533.71	37,000.00
239	2008	Studio	20F	528.34	37,000.00
240	2009	Studio	20F	523.3	37,000.00
241	2010	Studio	20F	530.84	37,000.00

242	2011	1 Bedroom	20F	850.1	47,000.00
243	2012	1 Bedroom	20F	952.12	47,000.00
244	2101	2 Bedroom	21F	1340.58	67,000.00
245	2102	2 Bedroom	21F	1331.13	67,000.00
246	2103	1 Bedroom	21F	785.71	47,000.00
247	2104	1 Bedroom	21F	1078.36	47,000.00
248	2105	Studio	21F	529.74	37,000.00
249	2106	1 Bedroom	21F	821.73	47,000.00
250	2107	Studio	21F	533.71	37,000.00
251	2108	Studio	21F	528.34	37,000.00
252	2109	Studio	21F	523.3	37,000.00
253	2110	Studio	21F	530.84	37,000.00
254	2111	1 Bedroom	21F	850.1	47,000.00
255	2112	1 Bedroom	21F	952.12	47,000.00
256	2201	2 Bedroom	22F	1340.58	67,000.00

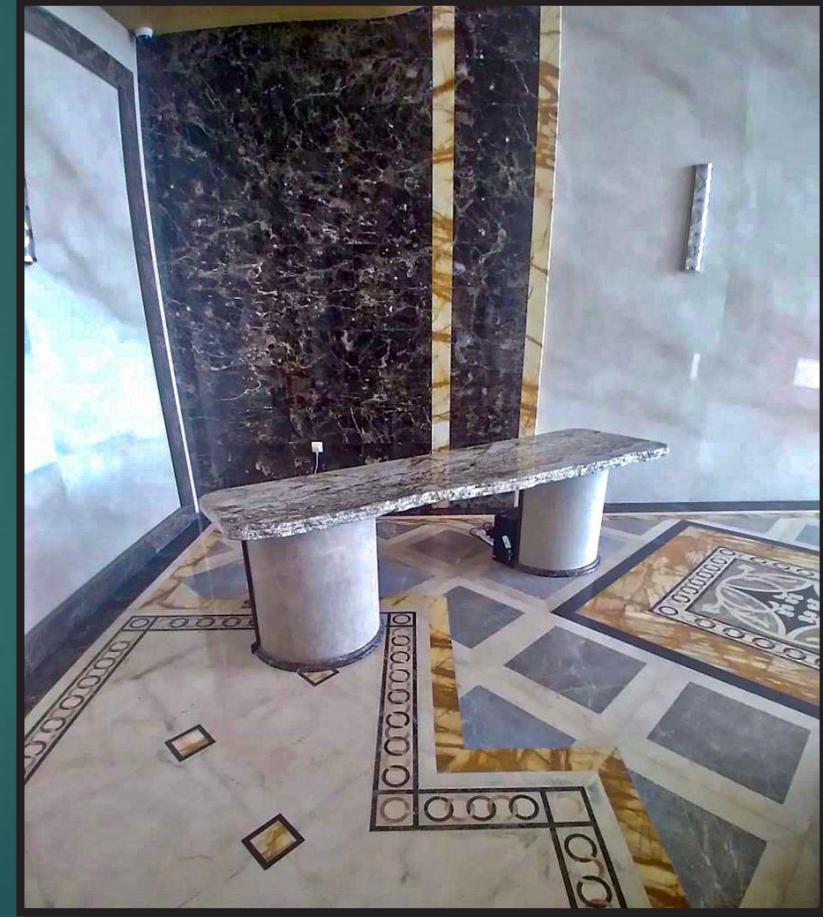
257	2202	2 Bedroom	22F	1331.13	67,000.00
258	2203	1 Bedroom	22F	785.71	47,000.00
259	2204	1 Bedroom	22F	1078.36	47,000.00
260	2205	Studio	22F	529.74	37,000.00
261	2206	1 Bedroom	22F	821.73	47,000.00
262	2207	Studio	22F	533.71	37,000.00
263	2208	Studio	22F	528.34	37,000.00
264	2209	Studio	22F	523.3	37,000.00
265	2210	Studio	22F	530.84	37,000.00
266	2211	1 Bedroom	22F	850.1	47,000.00
267	2212	1 Bedroom	22F	952.12	47,000.00
268	2301	2 Bedroom	23F	1340.58	67,000.00
269	2302	2 Bedroom	23F	1331.13	67,000.00
270	2303	1 Bedroom	23F	785.71	47,000.00
271	2304	1 Bedroom	23F	1078.36	47,000.00

271	2304	1 Bedroom	23F	1078.36	47,000.00
272	2305	Studio	23F	529.74	37,000.00
273	2306	1 Bedroom	23F	821.73	47,000.00
274	2307	Studio	23F	533.71	37,000.00
275	2308	Studio	23F	528.34	37,000.00
276	2309	Studio	23F	523.3	37,000.00
277	2310	Studio	23F	530.84	37,000.00
278	2311	1 Bedroom	23F	850.1	47,000.00
279	2312	1 Bedroom	23F	952.12	47,000.00
TOTAL ANNUAL ESTIMATED INCOME					13,527,239.25

Lootah Avenue – Landmarks



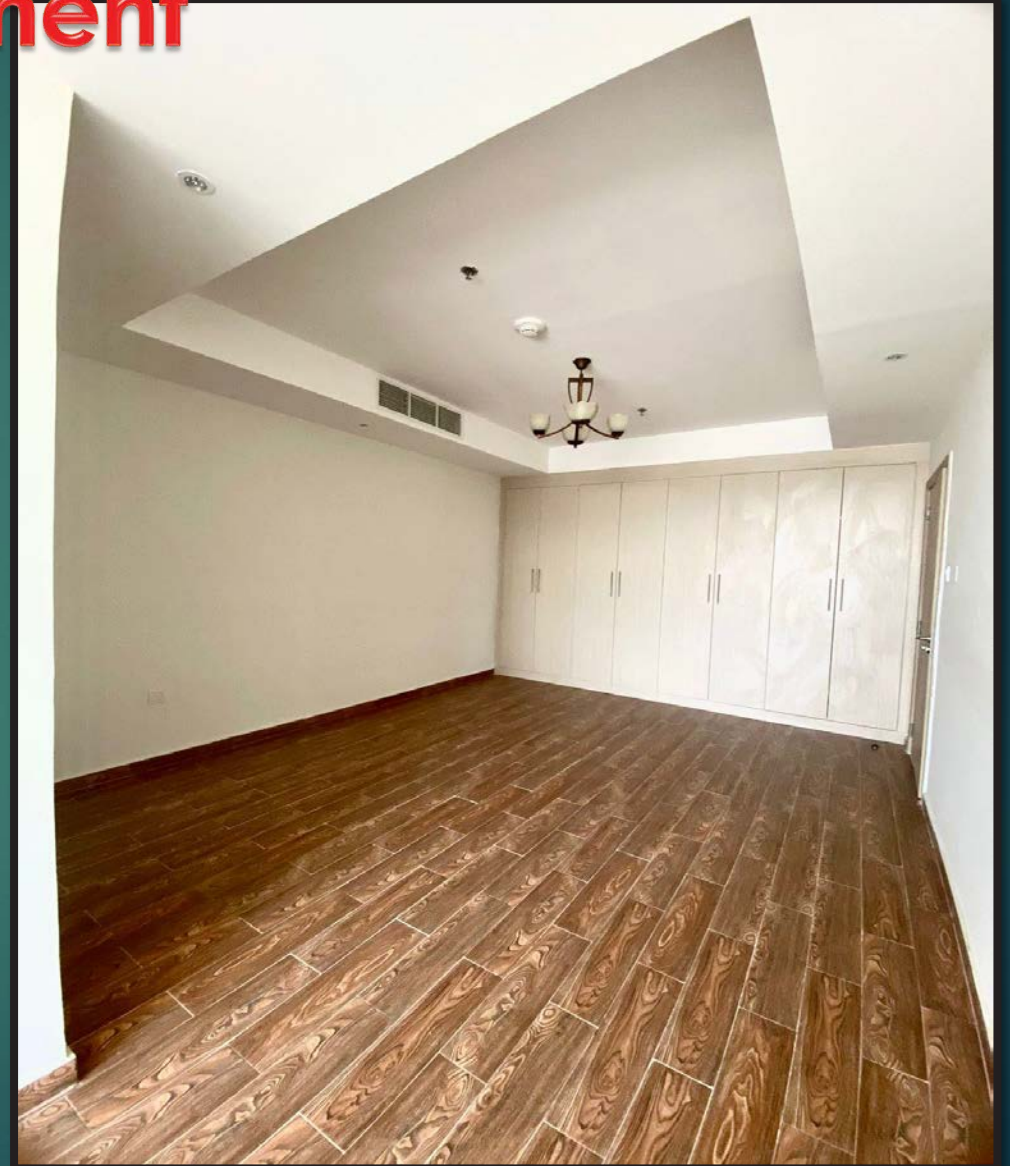
Lootah Avenue – Features



Lootah Avenue – Studio Apartment



Lootah Avenue – 1BHK Apartment

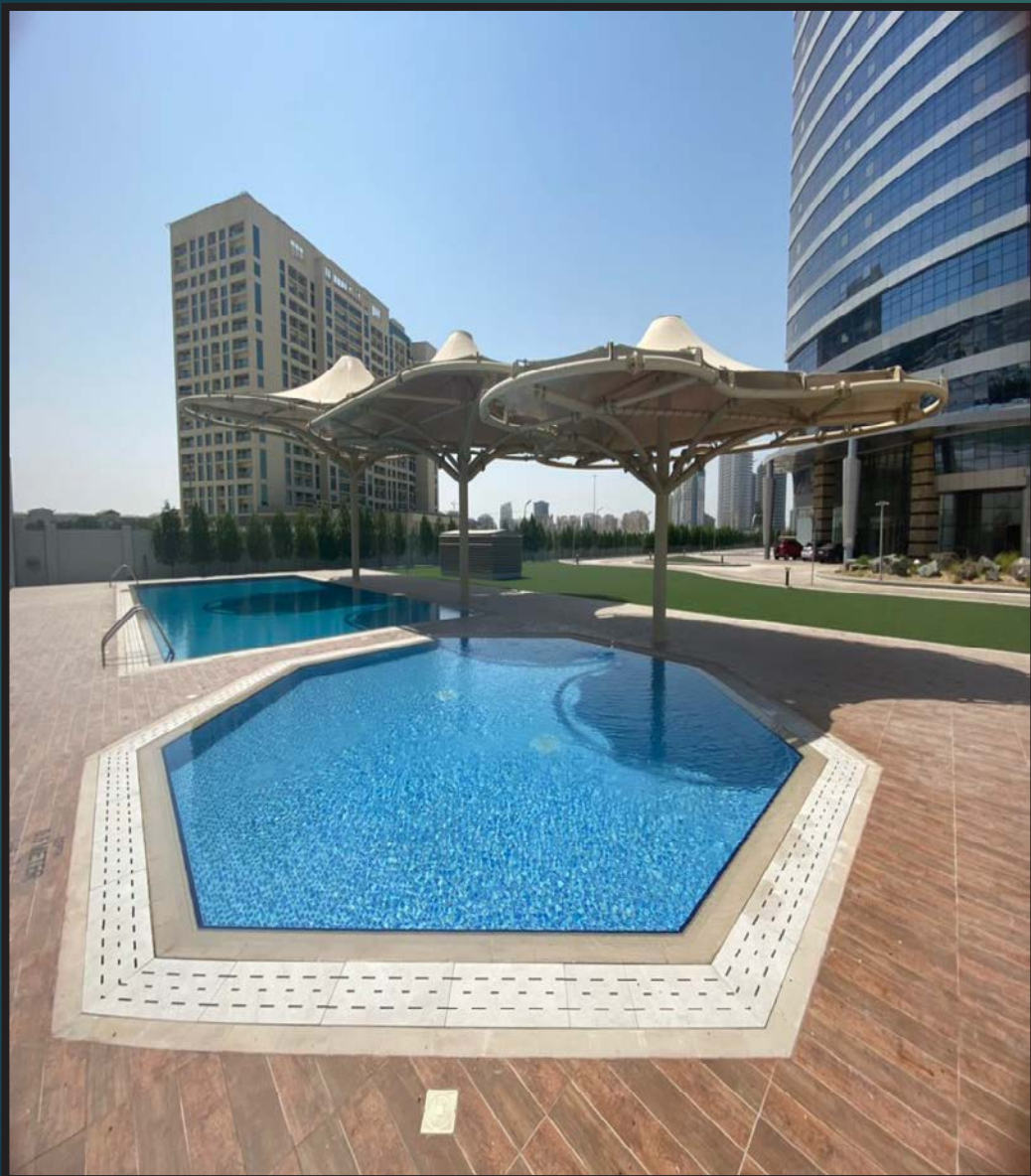


Lootah Avenue – 2BHK

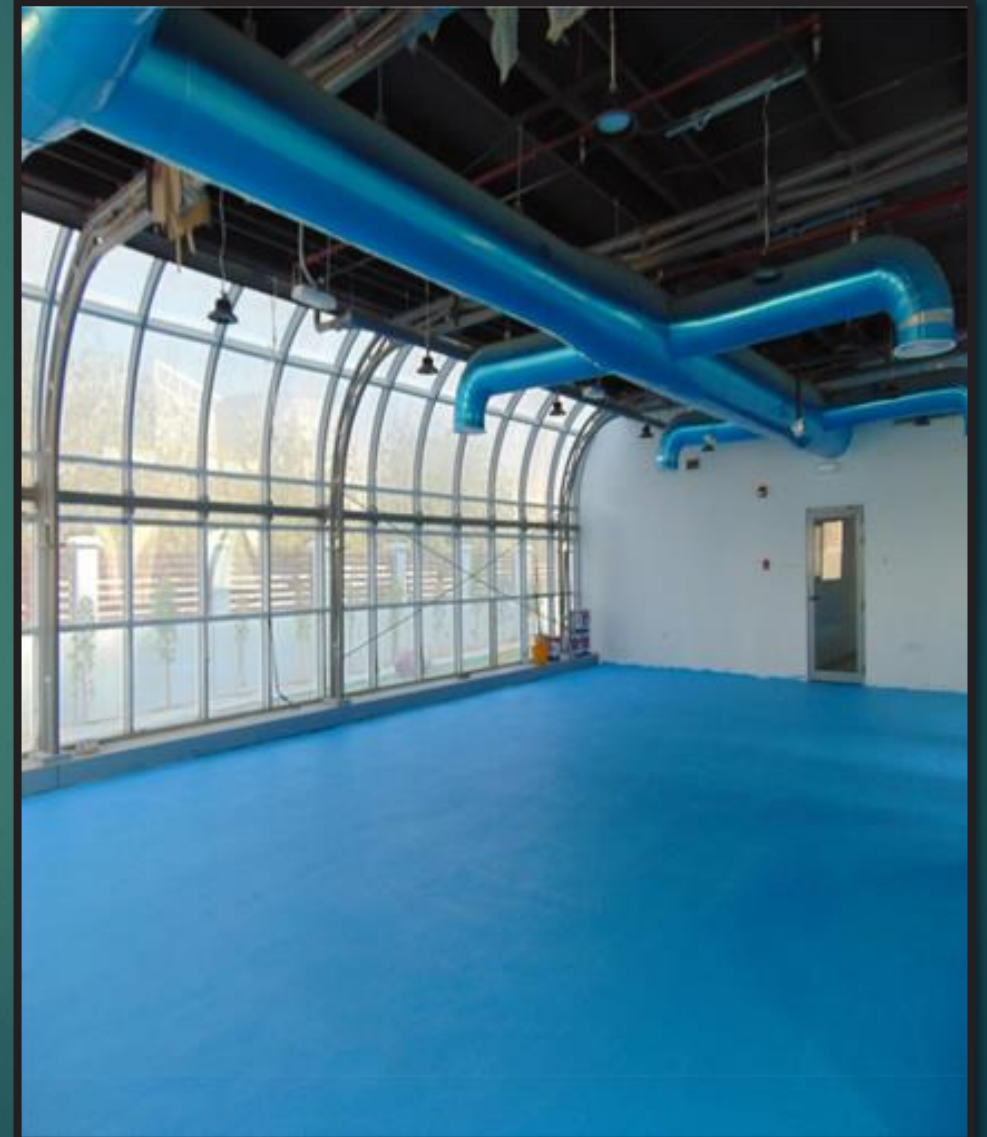
Apartment



Lootah Avenue – Amenities



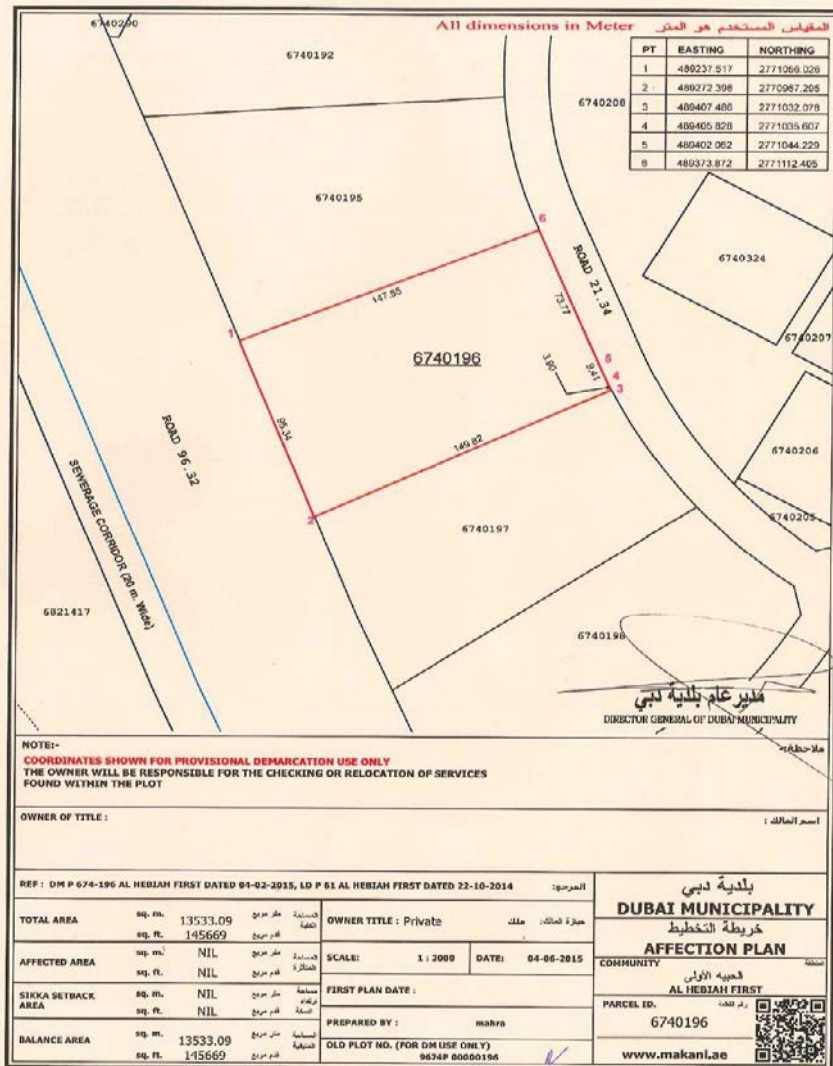
Lootah Avenue – Amenities



Lootah Avenue – Amenities



AFFECTION PLAN



ANNUAL EXPENDITURES DETAILS

Motor City Annual Expenditures		
a)	Emicool Charges	600,000.00
b)	AMC - Fire Fighting	14,320.00
c)	Maintenance & Cleaning Material Exps	12,000.00
d)	AMC - Lift Maintenance	28,000.00
e)	Garbage Skip Collection	70,229.24
f)	DEWA - Electricity Expenses	233,484.18
g)	Designated Staffs - Salary Expenses	61,920.00
TOTAL		1,019,953.42

Lootah Avenue

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674-196

FOR MORE INFORMATION PLEASE CONTACT



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