

FACT SHEET

ZāZEN ONE



FS
REAL ESTATE
Smarter Investments, Stronger Future

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS

ABOUT ZāZEN

Decade long legacy. One vision.

ZāZEN Properties is promoted by a 111-year-old multi-million-dollar Conglomerate with a diversified portfolio of Pharmaceuticals, Power Generation, Chemicals and Real Estate.

Its real estate arm leverages the rich legacy of ushering in global standards of excellence and an experience of developing over 10 million sq. ft. of land with another 7 million sq. ft. still under various stages of development.

The leadership team at ZāZEN Properties brings to the table over 50 years of domain expertise in modern urban design, evolving real estate insights and refined aesthetic sensibilities.



10 Mn+
SQ. FT.
developed
in India



11 HI-RISE
PROJECTS
completed



1,800
HOMES
delivered
in India



LEED GOLD
Certified Green
Buildings



NSE & BSE
Listed

Terms and conditions apply

Project configuration

RESIDENTIAL BUILDING

G+P+7 FLOORS+ROOF

District 7, Jumeriah Village Triangle | Master Developer: Nakheel



UNIT TYPES

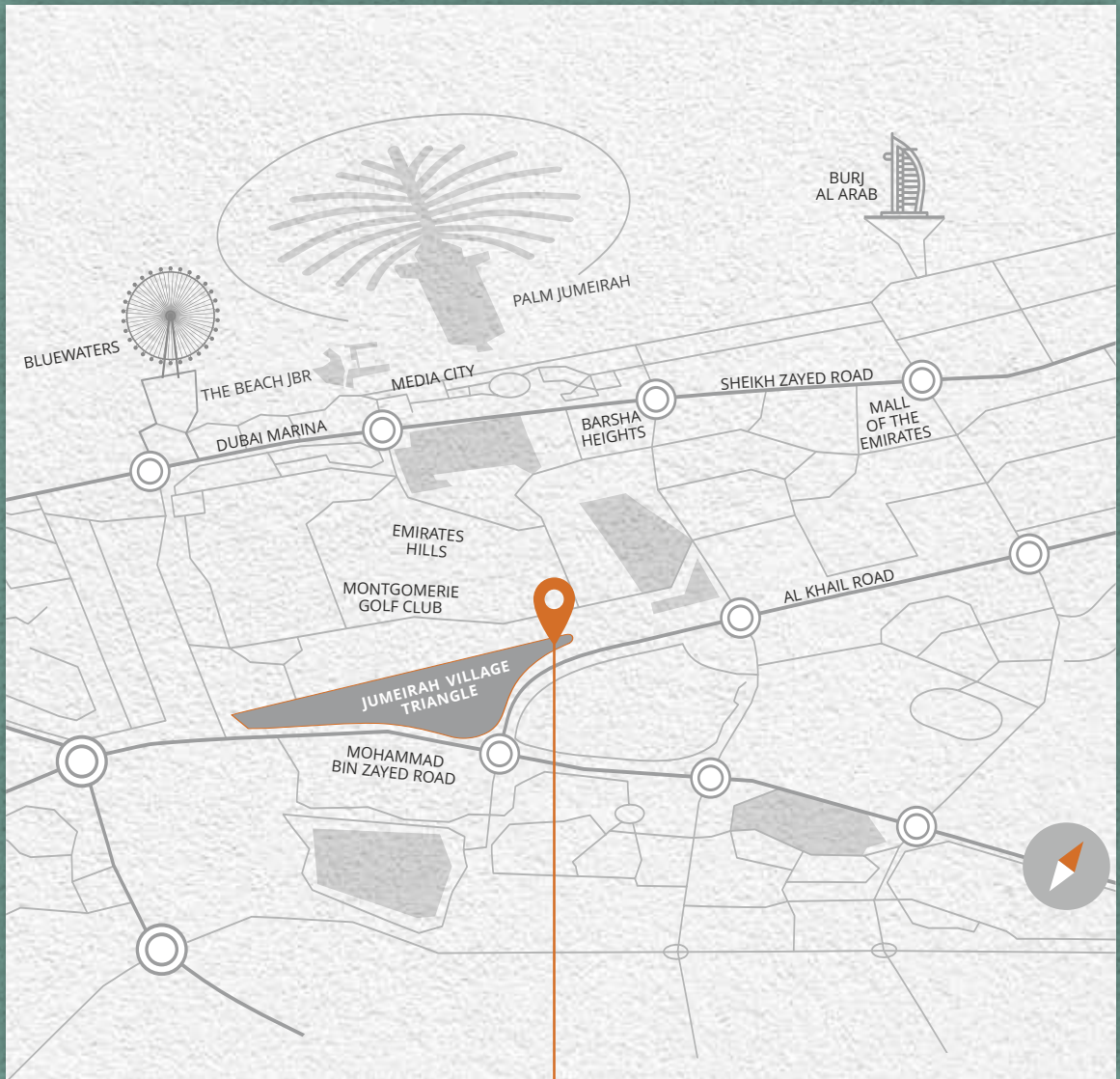
86 RESIDENCES

1 Bedroom | 2 Bedrooms | 2 Bedrooms (+ Maid Room)
3 Bedrooms (+ Maid Room) | 3 Bedrooms (+ Maid Room) Duplex Apartments

Terms and conditions apply

LOCATION

10 MINS	15 MINS	20 MINS	25 MINS	25 MINS
TO MALL OF THE EMIRATES	TO DUBAI MARINA AND THE BEACH JBR	TO DOWNTOWN DUBAI AND BURJ KHALIFA	TO DUBAI INT'L AIRPORT AND AL MAKTOUM INT'L AIRPORT	TO EXPO 2020



ZāZEN
ONE

AMENITIES



Temperature controlled swimming pool



State-of-the-art gymnasium with changing rooms & shower facilities



Rooftop deck & BBQ area



24/7 reception & security



Outdoor kid's play area



Resident's lounge & study



Wifi access in common areas



Jogging track



Solar power generation



Fully-fitted **HOOVER** kitchen appliances



Storage areas on lease



Pet friendly

ELEVATORS

3 Passenger elevators

1 Service elevator

PARKING

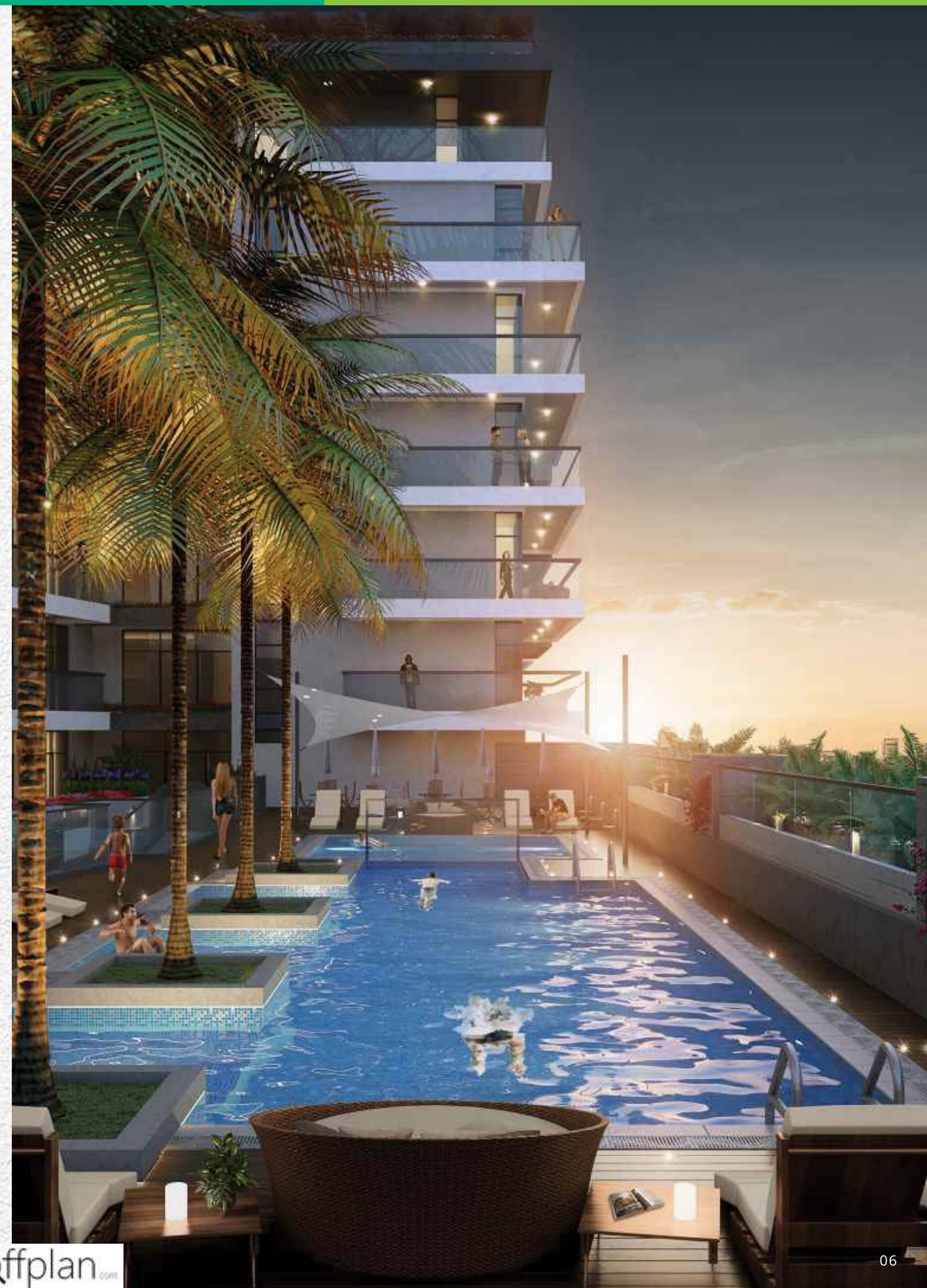
Covered parking spaces for each unit based on unit size

Bicycle Rack

OWNERSHIP

Freehold

Terms and conditions apply



ANTICIPATED SERVICE CHARGE

AED 12.50 per sq. ft.

ANTICIPATED COMPLETION DATE

December 2021

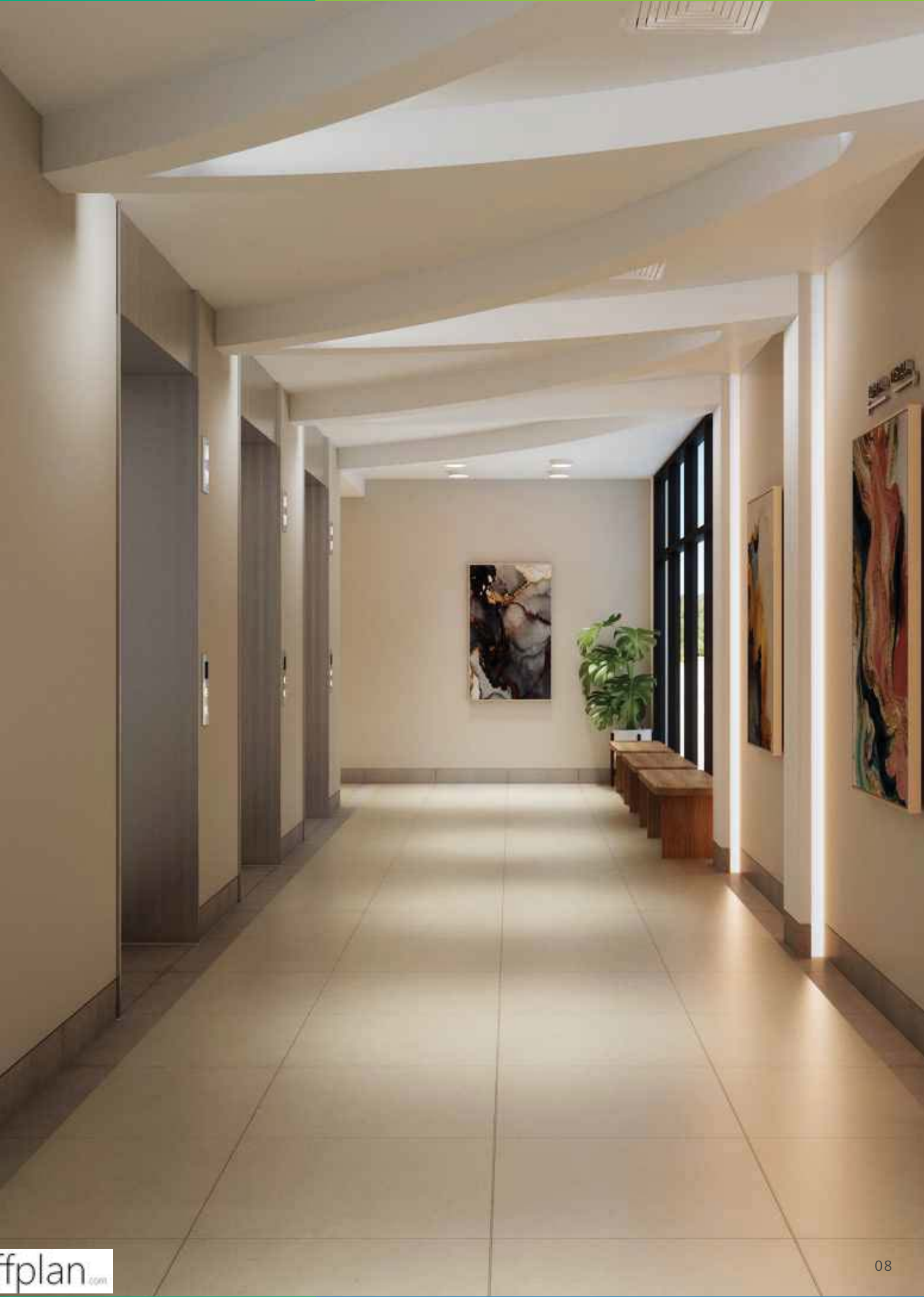
UNIT DETAILS



UNIT TYPE	NOS.	NET LIVABLE AREA SQ. FT.*		NET BALCONY AREA SQ. FT.*		TOTAL AREA SQ. FT.*	
		MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
1 BR	13	759	783	121	338	881	1,122
2 BR	17	1,104	1,366	148	194	1,252	1,661
2 BR + M	22	1,211	1,514	202	826	1,510	2,341
3 BR + M	30	1,495	1,741	190	1,094	1,852	2,803
3 BR + M Duplex	4	2,082		446		2,529	

**Typical areas shown but may vary based on floor and unit type*

Terms and conditions apply



Payment plan

3 YEARS POST HANDOVER

45% DURING CONSTRUCTION

55% OVER 3 YEARS

IMMEDIATE

10%

Reservation Deposit
30% construction completed

30% construction already complete. Once deposit is received, the unit is blocked and the Sales Purchase Agreement (SPA) is prepared in the name of the buyer/s.

WITHIN 30 DAYS OF BOOKING

10%**

Down Payment

SPA is signed by both parties.
Once 20% payment + all fee payments are received, SPA will be registered in the Dubai Land Department's Oqood system.
Buyer will receive their initial contract of sale from the Dubai Land Department (DLD).

ON COMPLETION OF 50% CONSTRUCTION

5%

JUNE 2021*

Developer issues payment notice at each construction milestone as per the agreed payment plan.
Payment is made by Buyer into the escrow account.

ON COMPLETION OF 60% CONSTRUCTION

5%

JULY 2021*

ON COMPLETION OF 80% CONSTRUCTION

5%

SEPTEMBER 2021*

ON COMPLETION OF 100% CONSTRUCTION

10%

DECEMBER 2021*

On issuance of 100% construction completion notice, Buyer makes payment as per payment plan, carries out snagging and then can move in.
A Pre Title Deed is issued at this stage. This is not the final Title Deed but can be used to activate all services in the Buyer's unit.

*Anticipated Dates
**4% Dubai Land Department Registration charges + Admin charges to be paid on top for Oqood registration.
Construction linked payment plan. All payments made into RERA managed project escrow account.

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1ST INSTALMENT

5%

Within 3 months from handover

3RD INSTALMENT

5%

Within 9 months from handover

5TH INSTALMENT

5%

Within 15 months from handover

7TH INSTALMENT

5%

Within 21 months from handover

9TH INSTALMENT

5%

Within 27 months from handover

11TH INSTALMENT

5%

Within 33 months from handover

2ND INSTALMENT

5%

Within 6 months from handover

4TH INSTALMENT

5%

Within 12 months from handover

6TH INSTALMENT

5%

Within 18 months from handover

8TH INSTALMENT

5%

Within 24 months from handover

10TH INSTALMENT

5%

Within 30 months from handover

Developer issues payment notice as per the agreed payment plan.
Payment is made by Buyer into the Developer's account.

Developer issues final payment notice as per the agreed payment plan. Payment is made by Buyer into the Developer's account. Once all dues are cleared, Developer issues a No Objection Certificate (NOC) to transfer the Title Deed to the Buyer. Buyer registers the final Title Deed in thier name at the DLD office.

* Payment plan may differ for each customer | Anticipated payment dates | DLD fees & NOC fees to be paid on an additional basis

Features and specifications*



ENVIRONMENT

- Grand lobby with 24-hour security service
- Gymnasium & jogging track
- Temperature controlled swimming pool
- Residents lounge & study room
- Roof top deck with BBQ & entertainment area
- Lush landscaping

CONVENIENCE

- High-speed Sanyo elevators in SS hairline finish
- Security access control
- Window cleaning system
- WIFI access in common area
- Pet friendly
- 24/7 smart security and maintenance
- Close to Al Khail Avenue Mall
- Solar power generation
- Rheem air conditioning units with 5 year warranty

APARTMENT FEATURES

- 3 m ceilings in the living room and bedrooms
- Premium tile flooring
- Elegantly proportioned window-walls
- Generous balcony and terrace areas
- Centrally air conditioned
- Pre-wired for high-speed internet / phone / data / satellite TV
- Custom crafted and fitted wardrobes and walk-in closets
- Separate laundry and store rooms with Hoover washing machine

LIVING & DINING

- All rooms feature double glazed windows with sliding doors
- Vitrified porcelain tiled floors
- Emulsion paint for walls
- Teak wood finish main doors & internal doors
- False ceiling with shadow grooves

KITCHEN

- Closed and semi-open kitchen with breakfast counter
- Quartz stone countertops
- Fitted with professional-standard appliances from Hoover. Built-in refrigerator, gas cooktop, stainless steel oven, dishwasher and Faber ventilation hood
- Vitrified porcelain tiled floor
- Emulsion paint for walls
- Wood-finish laminated Italian kitchen cabinets with cove lights
- Italian-make sink and mixer

BATHROOM

- Vitrified porcelain tiles on floor and wall
- 3-in-1 shower system with shower head, telephone shower & spout
- Vitra sanitary ware & accessories
- Mirror with LED light in master bathroom
- Vanity counter & ledge wall in Omani Beige Marble
- Wood-finish laminated Italian storage cabinets below vanity the counter

Terms and conditions apply

**Unless stated otherwise, all accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, swimming pool(s) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the standard unit and are shown for illustrative purposes only.*

Booking details

DOCUMENTS NEEDED TO BOOK A UNIT

National / UAE Resident
<ul style="list-style-type: none"> • Passport copy • Passport copy signature page • Visa page • Emirates ID • Contact and address details
Non-UAE Resident
<ul style="list-style-type: none"> • Passport copy • Passport copy signature page • National ID Card (where applicable) • Contact and address details • Reservation Deposit of 10% of the unit value in AED to be made by credit card or cheque

PROCESS

- Reservation Deposit is collected with documents and client details.
- Receipt will be issued to the client. Unit will be blocked.
- Sales and Purchase Agreement (SPA) will be emailed to the client.
- Client to sign SPA and return the original, along with instructions to transfer down payment to the specific escrow account details.
- Initial contract (Oquoodi) will be issued through RERA after 4% DLD and admin fees are paid.
- Customer is informed of construction progress and makes the agreed upon payments.

ESCROW ACCOUNT DETAILS

Bank Name	First Abu Dhabi Bank P.J.S.C
Account Name	ZAZENONE PROJECT ESCROW A/C
Account Number	1091002041216001
Swift Code	NBADAEEA
IBAN	AE540351091002041216001
Currency	AED

*Note: 4% Dubai Land Department Registration charges + Admin charges, to be paid separately.
The information provided in this document is for information purposes only and ZāZEN Property Development LLC reserves the right to change it at any time without notice.*

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Typical Floor Plans



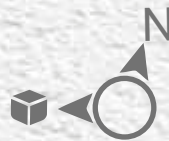
1 bedroom

Location: Floors 2-6	Apartment Area	69.70 Sq. Mt. 750 Sq. Ft.
Number for Units: 5	Balcony Area	11.49 Sq. Mt. 124 Sq. Ft.
Unit Number: 209, 309, 409, 509, 609	Total Area	81.19 Sq. Mt. 874 Sq. Ft.



2 bedroom

Location: Floors 2-6	Apartment Area	109.69 Sq. Mt. 1,181 Sq. Ft.
Number for Units: 5	Balcony Area	16.68 Sq. Mt. 179 Sq. Ft.
Unit Number: 205, 305, 405, 505, 605	Total Area	126.37 Sq. Mt. 1,360 Sq. Ft.



All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. All materials, dimensions, and drawings are not to scale and are subject to change without notice. Actual area may vary from the stated area. All images used are for illustrative purposes only and do not represent actual size, features, specifications, fittings, and furnishings. The furnishings and accessories shown are for representation only. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



2 bedroom + maid

Location: Floors 2-6	Apartment Area	107.89 Sq. Mt. 1,161 Sq. Ft.
Number for Units: 5	Balcony Area	29.72 Sq. Mt. 320 Sq. Ft.
Unit Number: 203, 303, 403, 503, 603	Total Area	137.61 Sq. Mt. 1,481 Sq. Ft.



3 bedroom + maid

Location: Floors 2-6	Apartment Area	145.61 Sq. Mt. 1,567 Sq. Ft.
Number for Units: 5	Balcony Area	26.15 Sq. Mt. 282 Sq. Ft.
Unit Number: 206, 306, 406, 506, 606	Total Area	171.76 Sq. Mt. 1,849 Sq. Ft.



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Why invest in Dubai?



TAX-FREE CITY

No income or capital gain tax



HIGH APPRECIATION

Lowest prices.
Highest yield.



EASE OF INVESTMENT

High regulated market.



6TH MOST VISITED

place in the World



HIGH SECURITY

One of the safest places to live



100% BUSINESS OWNERSHIP

Applicable for all commercial companies



0% TAX

No income or capital gain tax



WELCOMING CULTURE

200+ different nationalities



WORLD-CLASS

infrastructure & amenities



10TH SAFEST COUNTRY

Covid19 Safety Ratings



STABLE CURRENCY

Pegged to the US\$



GLOBAL BUSINESS HUB

Real Estate Market

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FOR MORE INFORMATION PLEASE CONTACT

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