



# YOUR ULTIMATE SALES GUIDE

## WHAT ARE YOU SELLING ?

We offer you an all-new real estate asset class that will give you an opportunity to diversify your product offerings to your clients.

- 1 DIFFERENTIATED REAL ESTATE ASSET CLASS IN VERY GOOD LOCATION
- 2 FULLY FURNISHED SERVICED APARTMENT
- 3 WELLNESS LIFESTYLE PRODUCT THAT IS NOT AVAILABLE IN THE MARKET
- 4 LOWEST RECURRING COSTS
- 5 SAFE AND HASSLE-FREE INVESTMENT OPPORTUNITY WITH ASSURED RETURNS

## INVESTMENT HIGHLIGHTS

How does this matter to your investors? It is equally a great opportunity for your existing and new clients to invest in a new asset class, urban wellness lifestyle, and hospitality product.

- 1 25% MORE CAPITAL APPRECIATION VERSUS A TYPICAL LUXURY SERVICED APARTMENT\*
- 2 MINIMUM GUARANTEED YEARLY RETURNS OF 7% NET\* WITH NO CAP ON UPSIDE
- 3 EXPERIENCE A WELLNESS LIFESTYLE - UP TO 45 NIGHTS OF FREE STAYS & PROGRAMS\*\*
- 4 FLEXIBLE PAYMENT PLANS & MORTGAGE
- 5 EXIT FACILITATION THRU FRACTIONS

\* GLOBAL WELLNESS REPORT  
\*\* REFER CURRENT OFFERS & SCHEMES  
\*\*\* SAME AS ABOVE

## WHAT IS A WELLNESS SERVICED APARTMENT?

It is important that you understand what is the difference between a normal service apartment v/s a wellness serviced apartment to tell a compelling story to your clients.

- 1 APARTMENTS ARE EQUIPPED WITH PRODUCTS AND SERVICES THAT PROMOTE A 365 DAY WELLNESS LIFESTYLE
- 2 BUILDING AMENITIES SPAN OVER AQUA THERAPY, AESTHETIC, PREVENTIVE & RECOVERY CARE
- 3 THE BUILDING FEATURES A LOT OF HEALING PROGRAMS AND SERVICES BEYOND STANDARD F&B AND SPA SERVICES.
- 4 THE BUILT ENVIRONMENT IS IN COMPLIANCE WITH WELL BUILDING STANDARDS.

## WHY ARE WELLNESS SERVICED APARTMENTS MORE INVESTIBLE?

It is important that you understand what is the difference between a normal service apartment vs. a wellness serviced apartment to tell a compelling story to your clients.

- 1 WELLNESS SERVICED APARTMENTS USUALLY GET UP TO 43% MORE PREMIUM COMPARED TO NORMAL HOTEL APARTMENTS.
- 2 AVERAGE DURATION OF STAY IS 5-7 NIGHTS COMPARED TO 2 NIGHTS
- 3 DEMAND FOR PREVENTIVE, AESTHETIC AND REHAB CARE IN THE MIDDLE EAST IS UNDERSERVED IN AN INTEGRATED SETUP
- 4 ASSET IS BACKED BY AN AIRTIGHT YET FLEXIBLE BUSINESS MODEL THAT ENSURE SECURE ROI AND HIGH UPSIDE POTENTIAL
- 5 PRODUCTS WITH LARGE LOCAL DEMAND HAS MORE REVENUE OPPORTUNITIES & WELLNESS HAS ENORMOUS LOCAL DEMAND



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## WHY CHOOSE TRANQUIL?

Tranquil Wellness Residences is the first and foremost real estate product created in the world in an urban setting. This is powered by Wellcube.Life's award-winning Urban Wellness Real Estate Concept.



- FIRST AND LARGEST INTEGRATED WELLNESS FACILITY IN THE REGION**
- 250 FURNISHED APARTMENTS BACKED BY WELLNESS TECH, PROGRAMS, AND PROTOCOL**
- STAYWELL PREMIER BY DELOS**
- 40+ GLOBAL WELLNESS OPERATORS UNDER A SINGLE INFRASTRUCTURE**
- 100+ EASTERN AND WESTERN WELLNESS PROGRAMS**

## KEY STATS

440,000  
SQFT OF BUILT  
UP AREA

40  
LEVELS OF  
WELLNESS

63,000  
SQFT OF  
WELLNESS  
SPACE

250  
WELLNESS  
APARTMENTS

Q1 2024  
ANTICIPATED  
COMPLETION

## UNIT SIZING AND DETAILS

CHECK FOR LATEST PRICING ALWAYS

Unit No	Product Name	Unit Typology	View	Net Area in SQFT
3	Zen-Nido	Studio	Al Khail Avenue Mall	426.25
6	Zen-Nido	One Bedroom	JVC Skyline	448.11
4	Zen-Nido	One Bedroom	Mall + JVC Skyline	582.87
7	Aura-Agil	One Bedroom	JVC Skyline	728.18
10	Aura-Classica	Two Bedrooms	JLT/Marina Skyline	739.49
5	Aura-Agil	One Bedroom	JVC Skyline	745.30
1	Aura-Agil	One Bedroom	JLT/Marina Skyline	751.11
8	Aura-Agil	One Bedroom	JVC Skyline	774.58
9	Aura-Classica	Two Bedrooms	JVC Skyline	779.85
2	Aura-Luxe	Two Bedrooms	JLT/Marina Skyline	1152.82

## PRICING AND PAYMENT PLANS

Flexible payment plans are available for your investors. However, the completion of the project

ALWAYS CHECK FOR THE LATEST PAYMENT PLANS AND PRICING

### 1 CONSTRUCTION LINKED PAYMENT PLAN

	Payment Milestone	Percentage/AED	Docs Issued
Deposit	During the Booking	20000 AED	Booking Form
First Installment	Within 15 days from Booking	20 %	SPA
Authority Fees	Within 15 days from Booking	4 %	
Second Installment	Within 30 days from Booking	10 %	OQOOD Registration
Final Installment	On Handover	70%	Title Deed

### 2 3 YEARS POST HANDOVER PAYMENT PLAN

	Payment Milestone	Percentage/AED	Docs Issued
Deposit	During the Booking	20000 AED	Booking Form
First Installment	Within 15 days from Booking	20 %	SPA
Authority Fees	Within 15 days from Booking	4 %	
Second Installment	Within 30 days from Booking	10 %	OQOOD Registration
Third Installment	On Handover	30 %	Pre-Title Deed
Fourth Installment	One year from Handover	15 %	
Fifth Installment	Two years from Handover	15 %	
Final Payment	Three years from Handover	10 %	Title Deed



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## HOW DOES THE INVESTMENT WORK?

The investor buys a unit(s) through a payment plan and the SPA will be under his name, upon completion of payment he will earn his title deed. When the time of the agreement, Investors sign a Unit Management Agreement and lease back the unit to wellcube.life to operate

- 1 INVESTOR BUYS AND OWNS A UNIT
- 2 INVESTOR ENTERS A LEASE AGREEMENT WITH WELLCUBE.LIFE TO MANAGE THE UNIT
- 3 WELLCUBE.LIFE OPERATES THE ENTIRE ASSET AND GENERATES REVENUE
- 4 WELLCUBE.LIFE PAYS REVENUE TO INVESTOR AT THE END OF EVERY FISCAL YEAR

## MINIMUM GUARANTEED RETURNS FOR 3 YEARS

	5% NET GROI	+	2% WROI	
	Payment Plan		Free Nights	Wellness Programs Flight Tickets
Construction-Linked			15 per year (Total 45 nights)	Included Included
Post-Handover			7 in year 1 post-handover	Included Not Included
			9 in year 2 post-handover	
			12 in year 3 post-handover	
			(Total 28 nights)	

## HOW ARE INVESTOR RETURNS CALCULATED DURING THE FIRST THREE YEARS?

### GROSS ANNUAL REVENUE

— DEDUCTIBLE OPERATING EXPENSES

5% ROI ON INVESTOR PURCHASE PRICE

— SERVICE CHARGES & MGMT FEES

NET PROFIT (APPROX 10-20%) ON THE PURCHASE PRICE PAID TO THE INVESTOR

## WHAT HAPPENS AFTER THE FIRST THREE YEARS?

- 1 WELLCUBE.LIFE CAN CONTINUE TO MANAGE THE UNIT FOR THE INVESTOR
  - NO ASSURED RETURNS, UNIT IS PART OF A RENTAL POOL
  - INVESTOR CAN EXPECT TO MAKE AT LEAST 10-20% ROI
  - MANAGEMENT FEES UP TO AED 20/SQ FT APPLIES AS PART OF DEDUCTABLE EXPENSE
  - SERVICES CHARGES ~AED 10-12/SQ FT APPLIES
- 2 INVESTOR CAN TERMINATE THE LEASE WITH WELLCUBE.LIFE FOR SELF-USE
  - SERVICES CHARGES ~AED 10-12/SQ FT APPLIES
  - FIXED FEE OF AED 8 PER SQFT FOR STAY WELL ELEMENTS
  - MANAGEMENT FEES UP TO AED 20/SQ FT APPLIES ON A PAY BY USE SERVICE CONCEPT
  - THE INVESTOR CAN SUB-LEASE AND MANAGE THE UNIT

## INVESTMENT FAQs

- 1 INVESTOR CAN RE-SELL ANYTIME AFTER PAYING 40% OF THEIR PURCHASE PRICE
- 2 ROI IS A SINGLE PAYMENT MADE AT THE END OF EVERY YEAR OF OPERATIONS
- 3 WELLCUBE.LIFE IS BACKED BY LEADING FAMILY OFFICES, FORTUNE 500 COMPANIES, AND WELLNESS INDUSTRY LEADERS



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## WHY THIS IS A STRATEGIC LOCATION

- 1 EASY ACCESS TO AND FROM AL KHAIL ROAD
- 2 NEXT TO THE UPCOMING AL KHAIL AVENUE MALL BY NAKHEEL
- 3 EQUIDISTANT TO AL MAKTOUM AND DUBAI INTERNATIONAL AIRPORT
- 4 AT THE CENTER OF UPSCALE RESIDENTIAL NEIGHBORHOODS (AKA THE END-USERS)

## SALES AND MARKETING COLLATERALS

### 3D WALKTHROUGHS



1 BEDROOM APARTMENT



2 BEDROOM APARTMENT

### DIGITAL BROCHURES

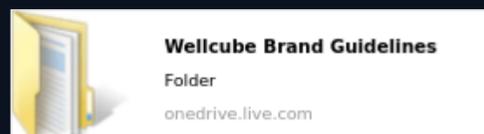


Download Arabic, Russian , Chinese brochures from this link



### PHOTOS, VIDEOS AND RENDERINGS

One stop for all your sales and marketing collaterals



## WHAT ARE YOU WAITING FOR?

SPEAK TO US



+971 55 895 3509  
+971 50 4568932

WHATSAPP



+971 55 895 3509

REGISTER WITH US



WRITE TO US FOR  
AGENT  
REGISTRATIONS

SCHEDULE



SCHEDULE YOUR  
PROJECT BRIEFING &  
TOUR

VISIT US



JUMEIRAH VILLAGE  
TRAIANGLE

FOLLOW US

