FACTSHEET
UNIESTATE SPORTS TOWER

# EXCLUSIVE OPPORTUNITY

IN DUBAI SPORTS CITY



### **INVEST WISELY**

A lucrative investment opportunity that stands out from the rest

**READY TO MOVE-IN APARTMENTS** 

## OFFERING 5-YEAR PAYMENT PLAN

20% Downpayment	4% DLD Registration	<b>10%</b> After 30 Days	<b>70%</b> 5 Years Payment Plan
Unit Type	Avg Size	Avg Price	Avg Montly Payment
Studio 1BR Apartment 2BR Apartment	420 sq ft 670 sq ft 1,223 sq ft	AED 525,000 AED 837,000 AED 1,530,000	AED 6,125 AED 9,750 AED 17,850

#### \*\*Question and Answer:\*\*

#### Q: Is the property constructed and ready for occupancy?

A: Yes, the building was completed in Q1 2017.

#### Q: Is the property vacant or occupied?

A: Some properties are vacant, while most of the properties are occupied. (Official notice has already been given to all tenants to vacate).

#### Q: When is the expected handover date for my property?

A: After making the 30% payment, paying the DLD fees, and signing the SPA and other required documents.

#### Q: What is the expected rental income if the property is leased?

A: You'll earn approximately 6.5-8%, and this can be adjusted with your monthly installments..

#### Q: What will be the condition of the unit after the tenant vacates?

A: Uniestate will restore the property to ensure that the unit is returned in good condition.

#### Q: What facilities are available in the building?

A: Residents will have access to a temperature-controlled rooftop pool and separate basic gyms with saunas for both men and women.

#### Q: What parking spaces are available or assigned to my property?

A: Each property has a designated parking space, which is indicated in the Title Deed, and there is also ample parking available for visitors.

#### Q: What is the cost of the service charges?

A: Service charges currently are AED 16.81 per square foot.

#### Q: Is it possible to view the property while it's currently occupied by a tenant?

A: We will schedule viewings for leased properties when possible once a booking is confirmed. Additionally, detailed floor plans are available for your review.

#### Q: What is the payment method for the installments?

A: Monthly payments will be made directly to Uniestate, into their nominated bank account.



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www.uniestate.com