



Sales Presentation

# CONDOR

## DEVELOPERS

### Our Story

The award-winning global Condor Group was established in 1983 in Dubai, UAE. For over 40 years, Mr. V. Sivaprasad; CEO and founder, has reimagined luxurious towers, hotels and residences that seamlessly support people's lifestyles, with more than 400 successfully completed projects across the Middle East and Asia.



### Our Mission

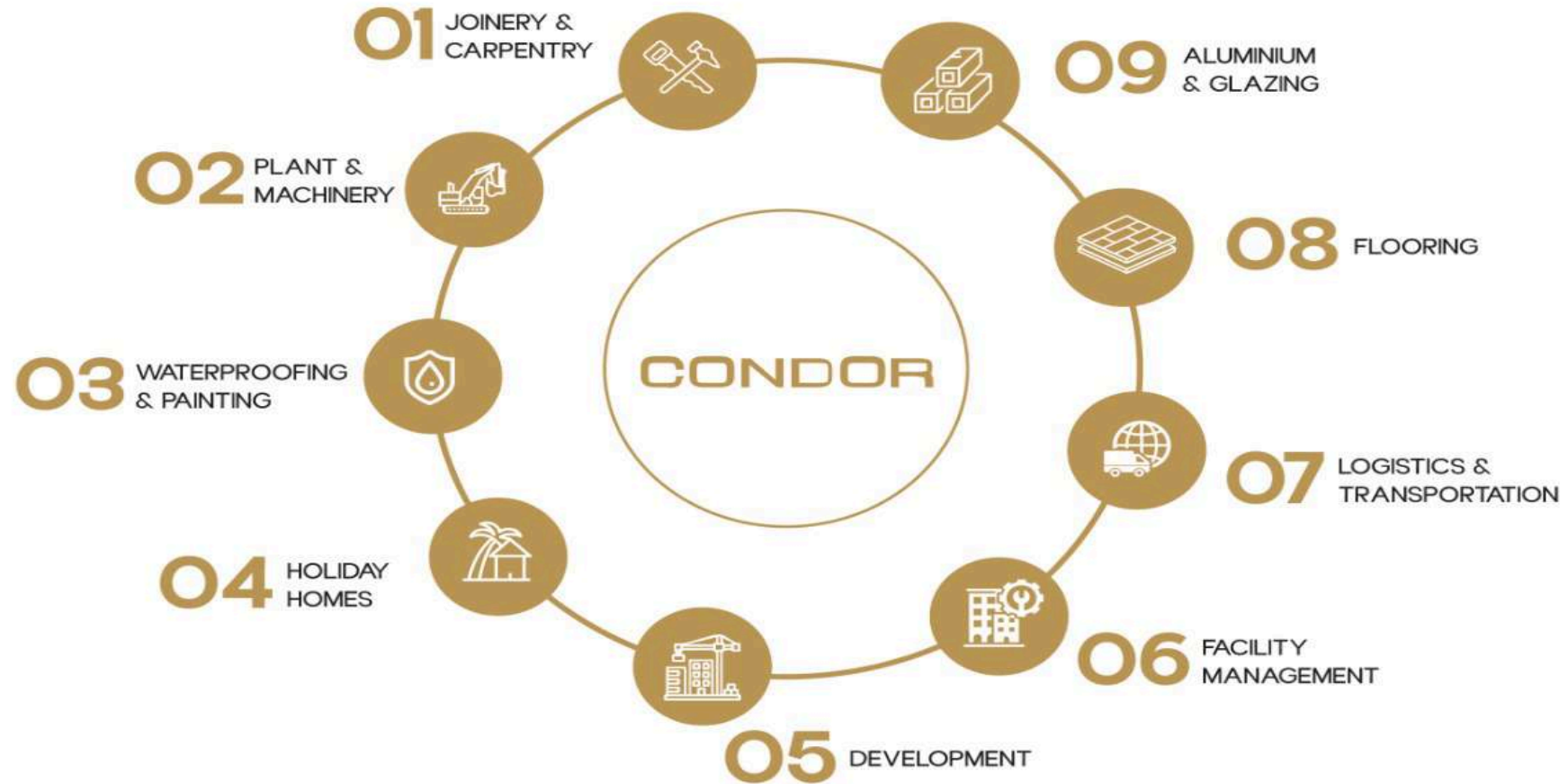
To be the preferred realty partner for customers, creating high-quality spaces for living. To offer innovative, next generation concepts in construction, design & customer satisfaction.  
To become an admired brand attracting the best talent to our own organisation.

### Our Vision

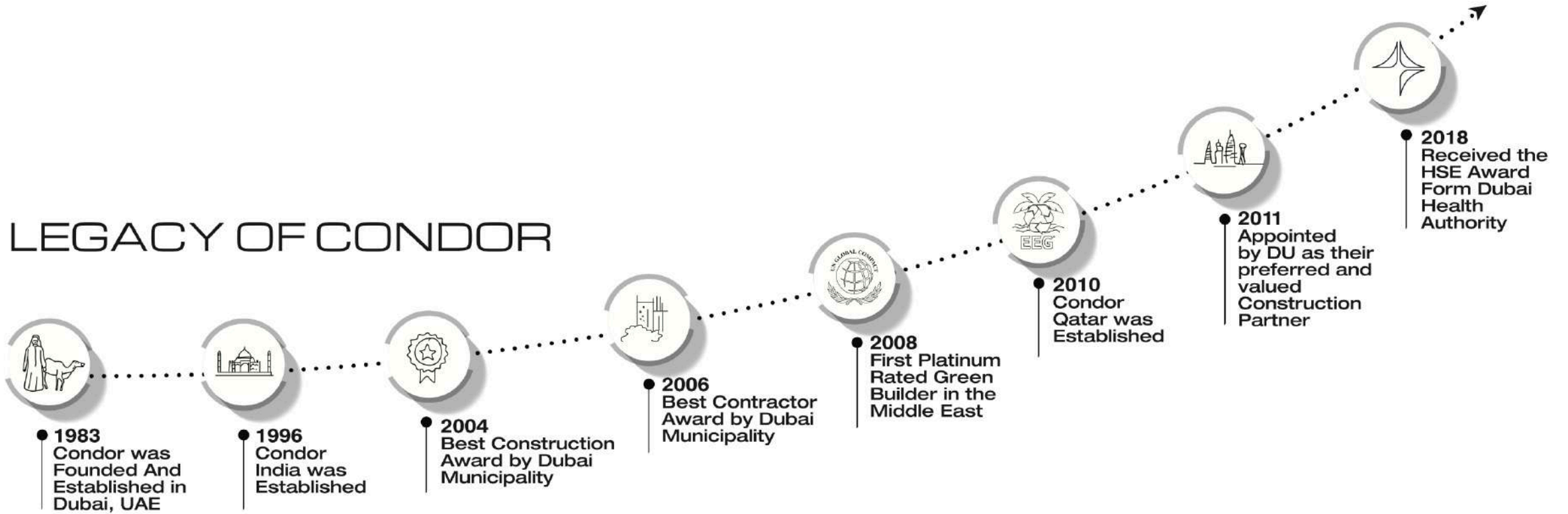
To establish long-lasting relations with clients based on the foundation of quality, integrity, and transparency that goes above and beyond to protect their investments.



# Inhouse & related business



# LEGACY OF CONDOR



## CONDOR CASTLE

Completed



## CONDOR MARINASTAR RESIDENCES DUBAI

Completed



## CONCEPT 7 RESIDENCES BY CONDOR

Completed



## CONDOR SONATE RESIDENCES

Under Construction



## CONDOR GOLF LINKS 18

New Launch  
Under Construction





WELCOME TO  
**CONDOR**  
GOLF LINKS  
18



### STUDIO

385-450 Sq. Ft.

### ONE BEDROOM

650-1100 Sq. Ft.

### TWO BEDROOM

1100-1450 Sq. Ft.



### 2B+G+14+R FLOORS

Overlooking The ELS Club Golf Course in Dubai Sports City.

**18 units on each floor with 9 Studios 7 One Bedrooms and 2 Two Bedrooms.**

### STUDIO

126

### 1 BEDROOM

98

### 2 BEDROOM

28

### TOTAL

252





Credibility & Trust



Great Location



Dubai's Greenest Area



Well Designed Exterior & Interiors



Grand Entrance Lobby & Common Areas



Breathtaking Unobstructed Views



40 % Constructed Already



Handover In Less Than 18 Months



Faster & Higher Return On Investment



Great Quality & Finishing



18 Great Amenities



Easy Access To All Major Roads



Active Sports Landmarks



# Sports City: Where Active Living Meets Urban Convenience

Nestled within Dubai Sports City, Condor Golf Links 18 is part of a vibrant community that celebrates an active spirit. It's a place where fitness enthusiasts and those seeking a balanced lifestyle connect.

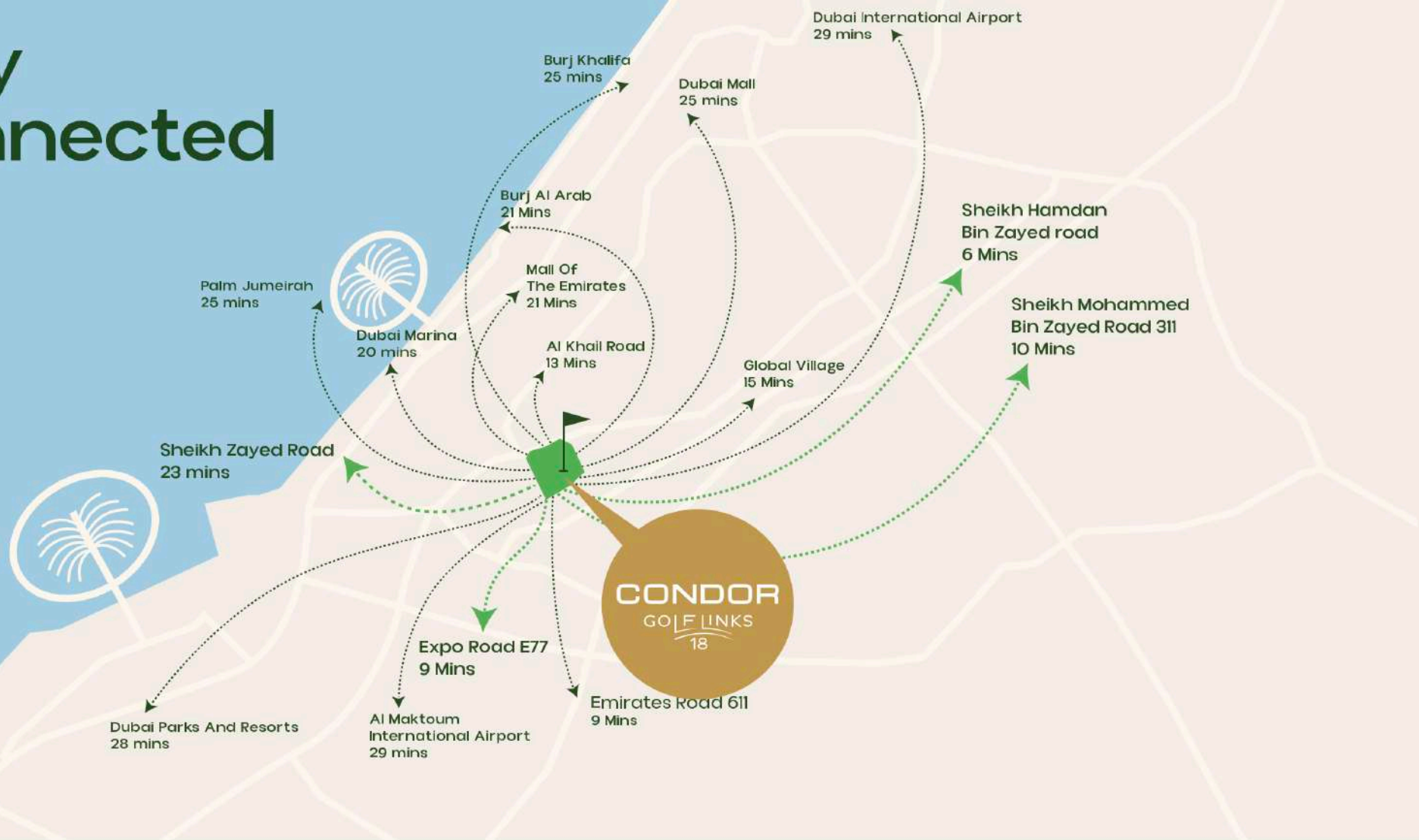
Home to the renowned Dubai International Stadium and The Els Club, Dubai Sports City offers a wealth of sporting and

entertainment venues. But it's more than just sports. It's a lifestyle that embraces energy, passion, and a zest for life.

With convenient access to major road networks, retail destinations, and world-class education, Condor Golf Links 18 is perfectly positioned for those who want it all: the pulse of city life and the tranquility of a golf course setting.



# Stay Connected



## Attractions

- 8 minutes
  - Dubai Butterfly Garden
  - Dubai Autodrome
- 13 minutes
  - Global Village
  - IMG Worlds
- 17 minutes
  - Dubai Marina
  - Palm Jumeirah
- 23 minutes
  - Burj Khalifa



## Education

- 1 minute
  - Bradenton Preparatory Academy
- 4 minutes
  - Victory Heights Primary School
  - Renaissance School
- 8 minutes
  - Nord Anglia International School Dubai



## Sport

- 3 minutes
  - Dubai International Stadium
  - Sports Village
- 7 minutes
  - ICC Academy
  - The Els Club
  - LaLiga Academy



## Healthcare

- 2 minutes
  - Saudi German Clinic
  - Aster Clinic
- 9 minutes
  - Mediclinic Parkview Hospital



## Transport

- 25 minutes
  - Al Maktoum International Airport
  - Dubai International Airport



## Shopping

- 10 minutes
  - City Centre Me'aisem
- 18 minutes
  - Mall Of The Emirates





Dubai Autodrome

Dubai International  
Cricket Stadium

Business Park  
Motor City

Jumeirah  
Village Triangle

311 - Sheikh Mohammad  
Bin Zayed Road

City Centre  
Me'aisem

E44 - Al Khail Road

ISD  
Padel

Green Community Motor City  
Sports Village

Fit Republik Fitness Center

Urban Swim Academy

Elite Volleyball Academy

The Els Club

D61 - Hessa Street

D 54 Sheikh  
Bin Hamad Road



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18

Mall Of The Emirates



City Centre Maisem



Dubai Sports City Football Academy



Dubai International Cricket stadium



Dubai Autodrome



Dubai Miracle Garden





INTRODUCING  
**CONDOR**  
GOLF LINKS  
18





elevate your game.





# 18 amenities at your doorstep

## Sky Retreat

-  2 Infinity Pool
-  Jacuzzi
-  Viewing Deck
-  Sun Loungers
-  Float Loungers
-  Outdoor Fitness Box
-  Rooftop Yoga Desk
-  BBQ Stations
-  Picnic Area
-  Outdoor Cinema
-  Indoor Gymnasium
-  M/F Steam Room
-  M/F Sauna Room

## Grand Entrance & Lobby

-  Grand Entrance Lobby
-  Outdoor Putting Green/ Kids Play area
-  Open Cabanas
-  Rest Room for Guest
-  Delivery Riders Parking area





THOUGHTFULLY DESIGNED INTERIORS





A rooftop infinity pool with a wooden deck, lounge chairs, and a swing set. The pool overlooks a city skyline at dusk. The word "CONDO" is visible on the pool's edge.

# Poolside Paradise

Dive into relaxation soaking in stunning views.  
Our rooftop features a sparkling infinity pool with  
panoramic golf course views. It's the perfect place to  
unwind day or night.







The image shows a modern rooftop outdoor cinema and BBQ station. A large, rectangular outdoor screen is the central feature, displaying the word "CONDOR" in gold letters. To the left of the screen is a large, modular grey sectional sofa. In the foreground, there is a long, rectangular outdoor dining table with a grey perforated top and dark legs, surrounded by modern chairs. The background features a large, vertical green wall made of plants. The entire area is enclosed by a white railing, and a concrete walkway leads from the right side towards the seating area. The sky is blue with some clouds, and a tree is visible on the left side of the frame.

# Outdoor Cinema & BBQ Station

Elevate your evenings with a rooftop outdoor cinema and dedicated BBQ stations. Gather under the stars to watch your favorite movies while savoring delicious grilled treats. It's the ultimate setting for unforgettable moments with family and friends





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A rooftop outdoor fitness area featuring a large tree, modern exercise equipment, and two yoga mats on a green lawn. The background shows a modern building with a glass facade and a clear sky.

# Outdoor Fitness

Whether you like yoga or cardio in the outdoors. We have you covered with our Rooftop Yoga Deck and Outdoor Fitness Box. Give a welcome retreat to your starlight stretches on our rooftop fitness deck. A serene health retreat with panoramic views.





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A modern indoor gym with large windows, treadmills, and weight racks. The text is overlaid on the image.

# Recharge & Rejuvenate

Complete your wellness routine with our state-of-the-art indoor gymnasium and spa rooms. Whether you're powering through a workout, relaxing in the sauna and steam, every moment is designed to rejuvenate your body and mind in ultimate comfort







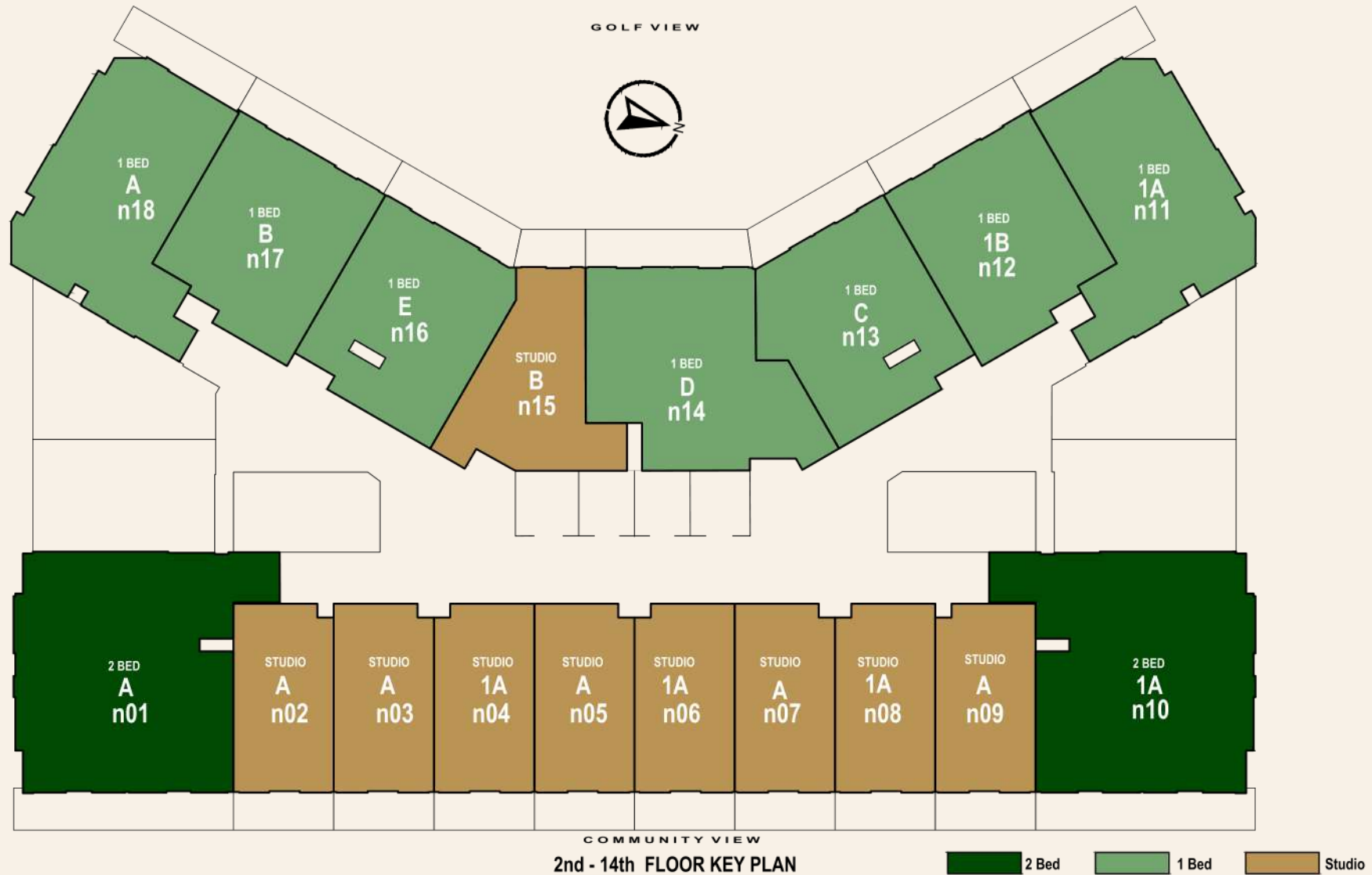
# Floor Plan

The image is a high-quality architectural rendering of a modern interior space, possibly a corporate lobby or a public atrium. The space is characterized by its clean lines and sophisticated design. On the left, a series of vertical, metallic-looking columns or panels create a sense of depth and structure. The floor is made of large, dark grey tiles with a subtle, natural stone pattern. The ceiling is white with integrated, warm-toned LED lighting that creates a soft, ambient glow. In the center of the room, a large, white, angular planter box sits on the floor, filled with a variety of lush green plants, including tall palm-like trees and dense foliage. Behind the planter, a curved wall is covered in a vibrant green living wall, which adds a touch of nature to the modern environment. To the right of the living wall, a large, curved wall features a textured, metallic finish. A large window on the far right side of the image allows natural light to enter the space, providing a view of the outdoors. The overall atmosphere is one of elegance and modernity, with a focus on sustainable design elements like the living wall and indoor plants.

# Key Plan - First Floor



# Key Plan - 2-14<sup>th</sup> Floor



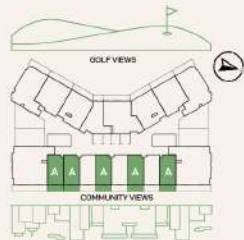




## Studio

Type A Floors 1 - 14

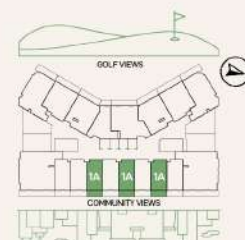
	Sq.ft
Interior Avg. area	321.76
Balcony Avg. area	65.24
Net Avg. area	387.00



## Studio

Type 1A Floors 1 - 14

	Sq.ft
Interior Avg. area	319.44
Balcony Avg. area	66.07
Net Avg. area	385.51



## Studio

Type B Floors 1-14

	Sq.ft
Interior area	403.11
Balcony area	48.22
Net area	451.33



# Studio





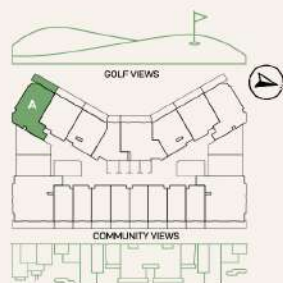
# Studio





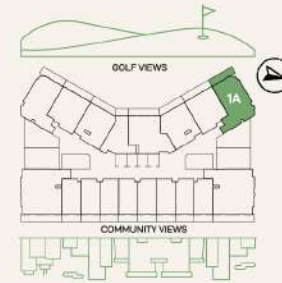
## 1 Bedroom

Type A	Floors 2 - 14
Sq.ft	
Interior area	713.54
Balcony area	90.20
Net area	803.74



## 1 Bedroom

Type 1A	Floors 2-14
Sq.ft	
Interior area	714.08
Balcony area	90.42
Net area	804.50

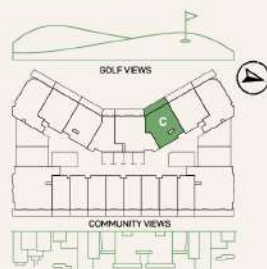




## 1 Bedroom

Type C Floors 1-14

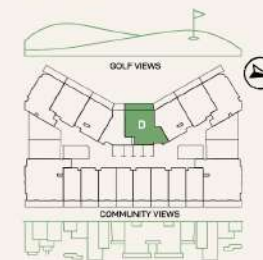
Sq.ft	
Interior area	548.64
Balcony Avg. area	91.07
Net Avg. area	639.71



## 1 Bedroom

Type D Floors 1-14

Sq.ft	
Interior area	647.13
Balcony Avg. area	114.00
Net Avg. area	761.13



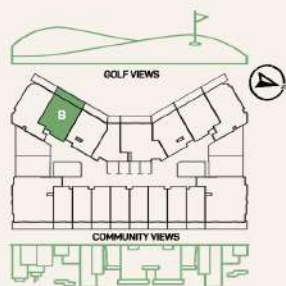




## 1 Bedroom

Type B Floors 1 - 14

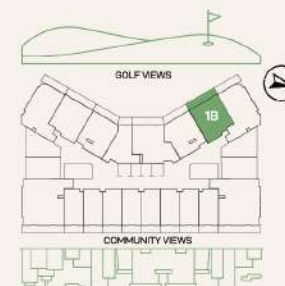
Sq.ft	
Interior area	540.03
Balcony area	109.68
Net area	649.71



## 1 Bedroom

Type 1B Floors 1 - 14

Sq.ft	
Interior area	539.59
Balcony area	109.68
Net area	649.27

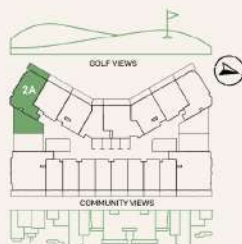




## 1 Bedroom

Type 2A Floors 1

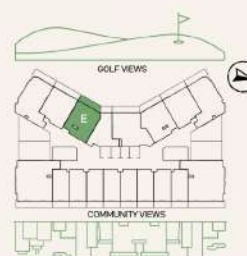
Sq.ft  
Interior area 659.94  
Balcony area 446.06  
Net area 1106



## 1 Bedroom

Type E Floors 1-14

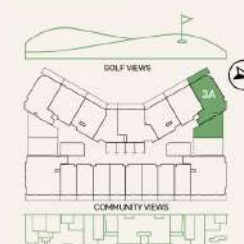
Sq.ft  
Interior area 535.41  
Balcony Avg. area 90.49  
Net Avg. area 625.90



## 1 Bedroom

Type 3A Floors 1

Sq.ft  
Interior area 660.47  
Balcony area 442.61  
Net area 1103.08







1 Bedroom





1 Bedroom

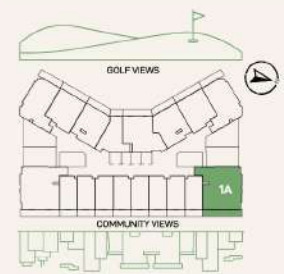




## 2 Bedroom

Type 1A Floors 2-14

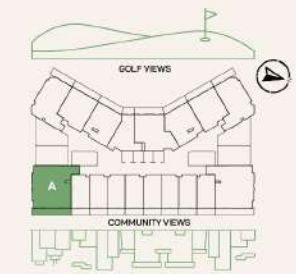
	Sq.ft
Interior area	958.20
Balcony area	138.85
Net area	1097.05



## 2 Bedroom

Type A Floors 2-14

	Sq.ft
Interior area	960.03
Balcony area	140.47
Net area	1100.50

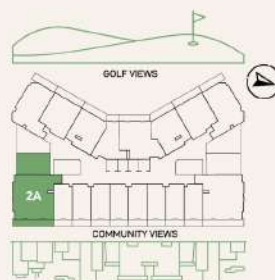




## 2 Bedroom

Type 2A Floors 1

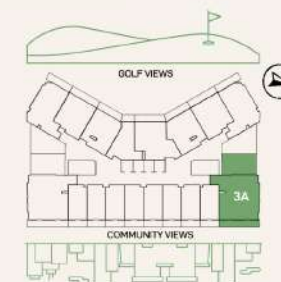
Sq.ft	
Interior area	937.43
Balcony area	511.93
Net area	1449.36



## 2 Bedroom

Type 3A Floors 1

Sq.ft	
Interior area	936.03
Balcony area	510.64
Net area	1446.67







2 Bedroom





# 2 Bedroom



# Payment Plan

## Post Handover 50/50 Payment Plan

Installment Terms		% Paid	Escrow Bank Account Details	
	Immediate	20%	Account Number :	012330073363
1	Within 3 months from booking date	10%	IBAN :	AE5403800000012330073363
2	On 80% construction progress	10%	Account Type :	Escrow Account
3	On completion date	10%	Currency Type :	AED
4	Within 3 months from completion date	10%	Account Name :	Condor Golf Links 18
5	Within 6 months from completion date	5%	Bank Name :	National Bank of Fujairah PJSC
6	Within 9 months from completion date	5%	Address :	P.O. Box 2979, Dubai, U.A.E.
7	Within 12 months from completion date	5%	Branch :	Dubai
8	Within 15 months from completion date	5%	Swift Code :	NBFUAEAF
9	Within 18 months from completion date	5%	Estimated Service Charge : approx.AED 14 per sq. ft. (Subject to Rera Approval)	
10	Within 21 months from completion date	5%		
11	Within 24 months from completion date	5%		
12	Within 30 months from completion date	5%		
		100%		

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**800CONDOR**  
Condor Sales Gallery, Marina Star, Dubai Marina



# CONDOR

D E V E L O P E R S



## 800CONDOR

Condor Sales Gallery, Marina Star, Dubai Marina

Disclaimer:

The Developer reserves the right to alterations in the structural specifications subject to approval from master developer/authorities.