

1. Price and Area Summary

Coral Reef		Saleable Area (Sq. Ft.)			Price (AED)		
Typology	Total Units	Min	Max	Avg.	Min	Max	Avg.
1 BR	147	776	943	798	1,657,000	2,312,000	1,930,000
2 BR	86	1,197	1,399	1,286	2,527,000	3,749,000	2,997,000
3 BR	46	1,770	1,815	1,792	3,328,000	4,591,000	3,834,000
Grand Total	279	776	1,815	1,112	1,657,000	4,591,000	2,573,000

2. Rebate Structure

Full floor: 2% Discount

3. EOI Amount

Type	EOI Amount (AED)
1 BR	85K
2 BR	130K
3 BR	170K
Full Floor	700K

4. Payment Plan: (ACD – March 2028)

Milestone Event	Value (%)
Immediate	24
Within 3 Month(s) Of Sale Date	4
Within 6 Month(s) Of Sale Date	4
Within 9 Month(s) Of Sale Date	4
Within 12 Month(s) Of Sale Date	4
Within 15 Month(s) Of Sale Date	3
Within 18 Month(s) Of Sale Date	3
Within 21 Month(s) Of Sale Date	3
Within 24 Month(s) Of Sale Date	3
Within 27 Month(s) Of Sale Date	2
Within 30 Month(s) Of Sale Date	2
Within 33 Month(s) Of Sale Date	2
Within 36 Month(s) Of Sale Date	2
Within 39 Month(s) Of Sale Date	2
Within 42 Month(s) Of Sale Date	2
Within 45 Month(s) Of Sale Date	2
Within 48 Month(s) Of Sale Date	2
On 70% Completion Milestone	2
On 80% Completion Milestone	2
On 90% Completion Milestone	2
On Completion	30
Total	104

5. Sample Floor Pricing

There are 2 types of floors:

Type 1: 7 units (6x 1BR & 1x 3BR)

Floor	Unit No.	Typology	SA Area (Sq. Ft.)	Price (AED)
40th Floor	CRF/2/201	1 BR	817	1,781,000
	CRF/2/202	1 BR	785	1,713,000
	CRF/2/203	3 BR	1,770	3,328,000
	CRF/2/204	1 BR	780	1,701,000
	CRF/2/205	1 BR	877	1,913,000
	CRF/2/206	1 BR	778	1,657,000
	CRF/2/207	1 BR	893	1,813,000
Total 7 Units			6,700	13,906,000

Type 2: 6 units (3x 1BR, 2x 2BR & 1x 3BR)

Floor	Unit No.	Typology	SA Area (Sq. Ft.)	Price (AED)
2nd Floor	CRF/40/4001	1 BR	817	2,124,000
	CRF/40/4002	1 BR	785	2,041,000
	CRF/40/4003	3 BR	1,815	4,174,000
	CRF/40/4004	1 BR	780	2,029,000
	CRF/40/4005	2 BR	1,197	2,993,000
	CRF/40/4006	2 BR	1,399	3,427,000
Total 6 Units			6,792	16,788,000

6. Floor Configuration

Floor	1 BR	2 BR	3 BR	Total
2	6		1	7
3	6		1	7
4	6		1	7
5	3	2	1	6
6	3	2	1	6
7	3	2	1	6
8	3	2	1	6
9	3	2	1	6
10	3	2	1	6
11	3	2	1	6
12	3	2	1	6
13	3	2	1	6
14	3	2	1	6
15	3	2	1	6
16	3	2	1	6
17	3	2	1	6
18	3	2	1	6
20	3	2	1	6
21	3	2	1	6
22	3	2	1	6
23	3	2	1	6
24	3	2	1	6
25	3	2	1	6
26	3	2	1	6
27	3	2	1	6
28	3	2	1	6
29	3	2	1	6
30	3	2	1	6
31	3	2	1	6
32	3	2	1	6
33	3	2	1	6
34	3	2	1	6
35	3	2	1	6
36	3	2	1	6
37	3	2	1	6
38	3	2	1	6
39	3	2	1	6
40	3	2	1	6
41	3	2	1	6
42	3	2	1	6
43	3	2	1	6
44	3	2	1	6
45	3	2	1	6
46	3	2	1	6
47	3	2	1	6
48	3	2	1	6
Total	147	86	46	279