

## **Alef Noon Residence – JVC – District 16**

- 1, 2 & 2 bedroom + maids room apartments available
- 1 Bedroom has 2 Large Terraces
- 2 Bedroom has 3 Large Terraces
- Between 10 to 13 AED per square foot service charge
- All Kitchen Appliances included in the Sale with Warranty
- Faux wooden floors throughout apartment, easy to clean and maintain with warranty
- Floor to Ceiling folding Doors (Greek High end system) in the living room which lead to spacious Terrace with 10-year warranty
- Overflowing Swimming Pool Heated and Cooled
- Separate Children's Pool
- Full Gymnasium
- Every Apartment has its Own Parking Space
- 6 x Parking Spaces Provided for Electric Vehicles also
- Handover Date – On or before Q1 2025 (End of 2024 looking likely)
- 3 x Different Payment Plans Offered
- 24% + fees to book and sign SPA (20% + 4% DLD + 1050 Oqood + 3150 Admin Fees)
- High quality finishes throughout the building
- Italian sanitaryware and German flush system with 20 year warranty
- Different bathroom designs for master and guest bathrooms
- Video intercom for each unit.
- Long range card access for Parking
- Card access for building and common areas