





**VYB** is an invitation to rewrite the rules, embrace the unexpected, and unleash your truest self.



## **DRIVING DISTANCES**

02 MINUTES

12 MINUTES

Business Bay Marina

Meydan Golf Course

05 MINUTES

14 MINUTES

Business Bay Metro Station Dubai International Financial Centre

**05 MINUTES** 

14 MINUTES

Dubai Mall / Burj Khalifa

Dubai International Airport

08 MINUTES

15 MINUTES

Dubai Opera

Mall of the Emirates

08 MINUTES

17 MINUTES

City Walk

La Mer Beach

09 MINUTES

19 MINUTES

Dubai Design District

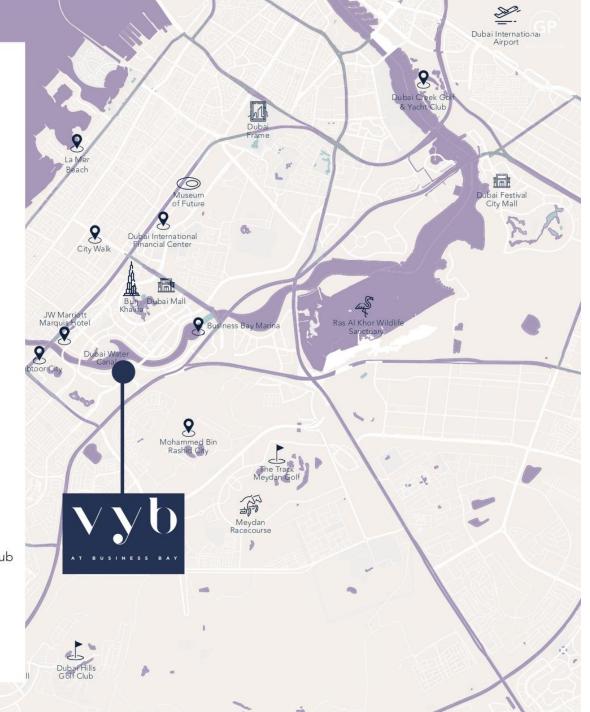
Dubai Creek Golf & Yacht Club

10 MINUTES

**20 MINUTES** 

Museum of the Future

Palm Jumeirah













#### **BUILDING CONFIGURATION**

Ground floor

3 Podium floors

17 Residential floors

### **UNIT TYPES**

1 Bedroom

2 Bedroom

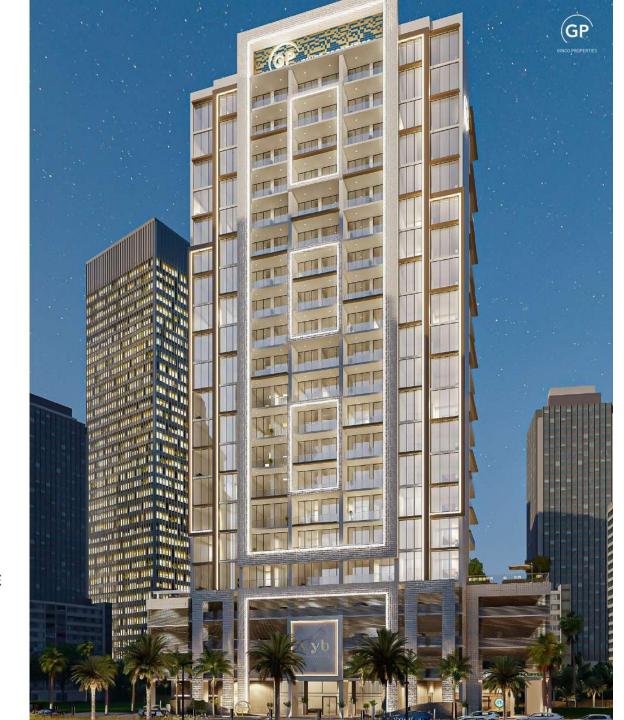
### **ELEVATORS**

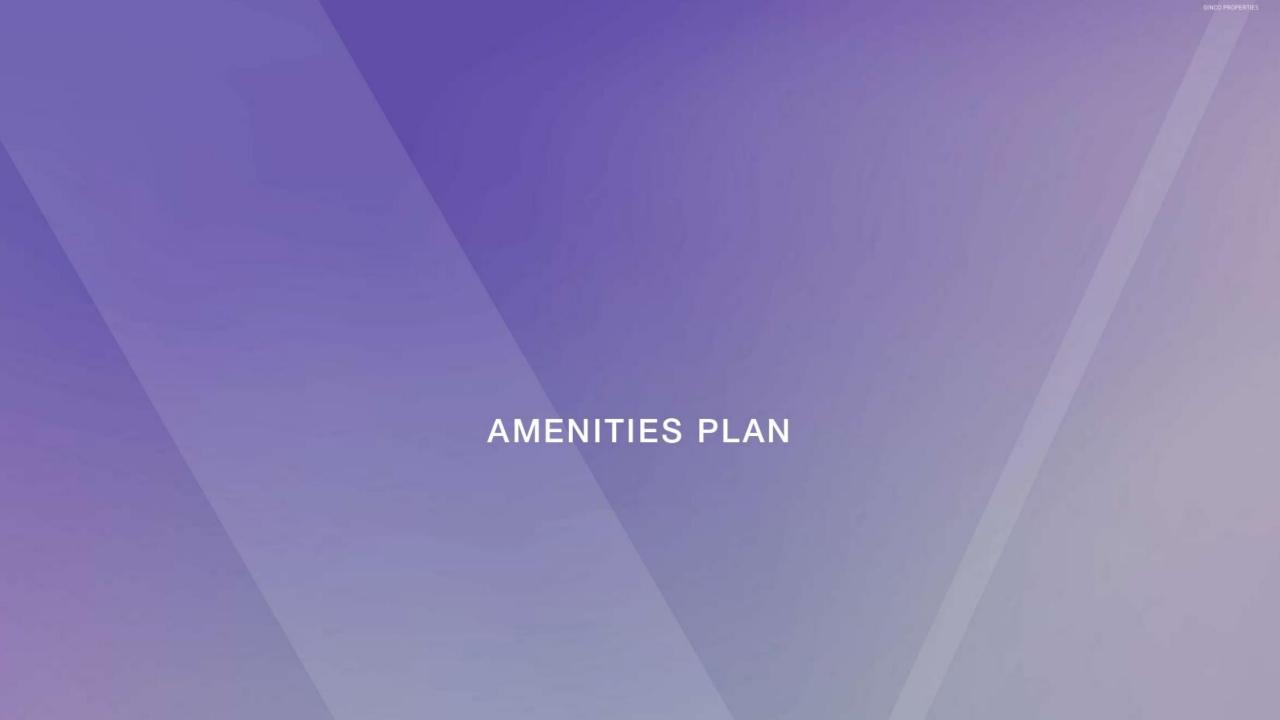
3 Passenger elevators

1 Service elevator

### ANTICIPATED COMPLETION DATE

February 2026





## FIRST FLOOR

- 1) Main access to podium
- (2) Entry courtyard with feature wall
- 3 Sunken garden with shade
- (4) Outdoor BBQ lounge
- 5 Multi-function lounge area
- (6) Relaxation lawn (artificial turf)
- (7) Semi-private garden
- (8) Family area deck
- 9 Outdoor gym
- (10) Kids play area
- (11) Play lawn (artificial turf)
- (12) Courtyard
- (13) Kid's pool
- (14) Outdoor shower
- (15) Infinity edge pool
- (16) Pool deck lounge
- (17) Access stairs
- (18) Park















#### SIZE RANGE PER UNIT TYPE

1-BEDROOM

From 648 sq. ft to 840 sq. ft

2-BEDROOM

From 915 sq. ft to 1032 sq. ft

1 Bedroom = 134 units

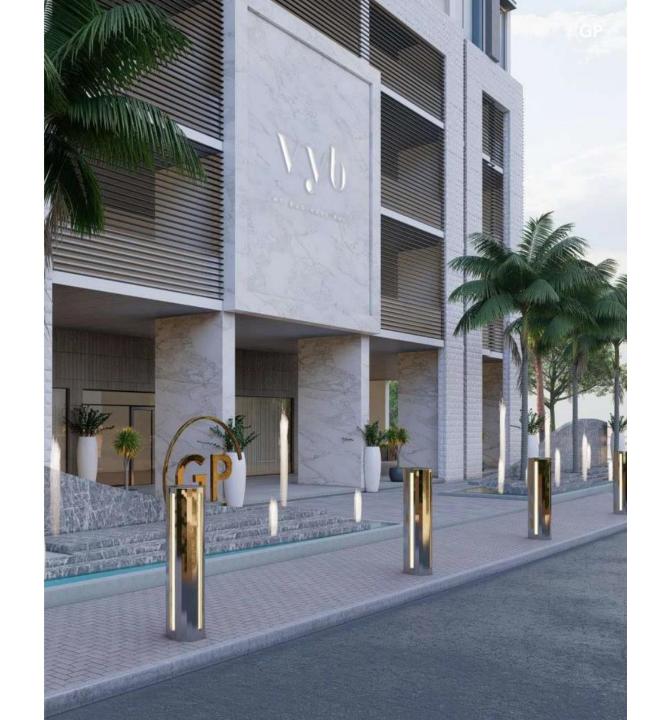
2 Bedroom = 34 units

Total = 168 units

PRICE RANGE PER UNIT TYPE

1-BEDROOM
Starting Price from AED 1.65 M

2-BEDROOM
Starting Price from AED 2.00M





## **PAYMENT PLAN**

20% On Booking

+ 4% DLD Fee + 5,050 Admin/Oqood Fee

20% On booking

10% | 1st December 2025

10% | 1st January 2026

60% On Handover

Estimated Date: February 2026

T&C Applied\*



### **DOCUMENTS REQUIRED**

#### INDIVIDUAL

- Passport copy
- Passport copy signature page
- National Id card (UAE national)
- Visa page (UAE residents)
- Emirates Id
- Contact details
- Address details

#### COMPANY

- Board of resolution
- Certificate of good standing
- Trade license / certificate of incorporation
- Memorandum of association memorandum of articles - English and arabic translation
- NOC owning properties
- Recent certificate of incumbency / share certificate

#### **OFFSHORE COMPANY**

- Owner's passport copy
- Board of resolution / POA
- Certificate of good standing
- Copy of trade license
   / certificate of
   incorporation
- Incumbency certificate
- MOA English and arabic translation
- NOC owning a property in Dubai
- Share certificate

#### DMCC COMPANY

- Share certificate
- MOA English and arabic translation
- Certificate of good standing
- Owner's passport copy
- Board of resolution / POA
- Certificate of registration / certificate of incumbency



### **BOOKING STEPS**

# RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

# ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

# SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

# PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

# SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

#### **LEGEND**

SPA: Sales & purchase agreement
DLD: Dubai land department
RERA: Real estate regulatory agency
DED: Department of economy & tourism
DMCC: Dubai multi commodities centre
MOA: Memorandum of association
NOC: No objection certificate
POA: Power of attorney



## **Where Prestige Meets Property**







At Majara Luxury Real Estate
L.L.C., we redefine the art of
luxury living. Based in the
heart of the UAE, we
specialize in curating
exceptional real estate
experiences tailored to the
needs of discerning
investors, end-users, and
global clientele.

With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.

We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle.
Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an everevolving market.

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