



NASEEM

ALJURF

Sales Proposal for Unit NJ-THS-3B-016 - Sikka TH

Unit #	Unit Name	Project	Unit Type	Status	Beds	Plot Area	GSA	View	Floor	Building
145	NJ-THS-3B-016	Naseem Phase 3B	Sikka TH	available	3	219 sqm	163 sqm	N/A	G+1	N/A

Pricing Summary (Unit Price)

Payment Plan	Unit Price (AED)
50/50 On Completion	3,177,777.00
60/40 On Completion	2,972,777.00
40/60 On Completion	3,211,777.00
100 Upfront	2,840,777.00
70/30 On Completion	2,953,777.00

Detailed Payment Plans

50/50 On Completion

Milestone	Percentage	Due Date	Amount (AED)
Down Payment	10%	16th Jun 2025	317,777.70
Site Clearance & Enabling works	5%	31st May 2025	158,888.85
Foundation Completion	10%	30th Nov 2025	317,777.70
Superstructure completion	12.5%	31st May 2026	397,222.13
Completion of Villa envelope	12.5%	30th Nov 2026	397,222.13
Completion	50%	31st Aug 2027	1,588,888.50

Description	Amount (AED)
Unit Price	3,177,777.00
ADM Fees (2%)	63,555.54
Registration Fees	472.50
Total Payable	3,241,805.04

60/40 On Completion

Milestone	Percentage	Due Date	Amount (AED)
Down Payment	10%	16th Jun 2025	297,277.70
Site Clearance & Enabling works	5%	31st May 2025	148,638.85
Foundation Completion	10%	30th Nov 2025	297,277.70
Superstructure completion	17.5%	31st May 2026	520,235.98
Completion of Villa envelope	17.5%	30th Nov 2026	520,235.98
Completion	40%	31st Aug 2027	1,189,110.80

Description	Amount (AED)
Unit Price	2,972,777.00
ADM Fees (2%)	59,455.54
Registration Fees	472.50
Total Payable	3,032,705.04

40/60 On Completion

Milestone	Percentage	Due Date	Amount (AED)
Down Payment	10%	16th Jun 2025	321,177.70
Site Clearance & Enabling works	5%	31st May 2025	160,588.85
Foundation Completion	10%	30th Nov 2025	321,177.70
Superstructure completion	7.5%	31st May 2026	240,883.28
Completion of Villa envelope	7.5%	30th Nov 2026	240,883.28
Completion	60%	31st Aug 2027	1,927,066.20

Description	Amount (AED)
Unit Price	3,211,777.00
ADM Fees (2%)	64,235.54
Registration Fees	472.50
Total Payable	3,276,485.04

100 Upfront

Milestone	Percentage	Due Date	Amount (AED)
Down Payment	100%	16th Jun 2025	2,840,777.00
Site Clearance & Enabling works	0%	31st May 2025	0.00
Foundation Completion	0%	30th Nov 2025	0.00
Superstructure completion	0%	31st May 2026	0.00
Completion of Villa envelope	0%	30th Nov 2026	0.00
Completion	0%	31st Aug 2027	0.00

Description	Amount (AED)
Unit Price	2,840,777.00
ADM Fees (2%)	56,815.54
Registration Fees	472.50
Total Payable	2,898,065.04

70/30 On Completion

Milestone	Percentage	Due Date	Amount (AED)
Down Payment	10%	16th Jun 2025	295,377.70
Site Clearance & Enabling works	10%	31st May 2025	295,377.70
Foundation Completion	10%	30th Nov 2025	295,377.70
Superstructure completion	20%	31st May 2026	590,755.40
Completion of Villa envelope	20%	30th Nov 2026	590,755.40
Completion	30%	31st Aug 2027	886,133.10

Description	Amount (AED)
Unit Price	2,953,777.00
ADM Fees (2%)	59,075.54
Registration Fees	472.50
Total Payable	3,013,325.04

The Bank Details

VILLA BANK ACCOUNT

Villa Escrow Account	
Bank Name	Abu Dhabi Islamic Bank
Bank Branch Name & Address	ABU DHABI
Account Name	Al Jurf Project Phase 3B Esc Acc
Escrow Account Number	7771222038877024
Escrow IBAN	AE850357771222038877024

The ADM registration fees account details

Bank Name	First Abu Dhabi Bank PJSC
Bank Branch Name & Address	Abu Dhabi
Account Name	IMKAN AL JURF PROPERTIES-SOLE PROP
Account Number	7771002038877011
IBAN	AE540357771002038877011
Swift Code	NBADAEEAAXXX

NJ-THS-3B-016

Sikka Townhouse



3 BED - TYPE 2



GROUND FLOOR

Naseem Al Jurf

GENERAL NOTES

The title to the Property is to be transferred to the applicable Law, the rights and obligations of the Seller, Master Developer and others, as specified in the Constitutional Documents, as may be amended from time to time.

The Approximate Built-Up Area (and Final Built-Up Area) is calculated according to Abu Dhabi Unit Area 1 (ADBAMS-1), as specified in the Abu Dhabi Property Measurement Standards (ADPMS).

The architectural detail in this plan is based on schematic design drawings, and final as-built conditions may vary.

All architectural fixtures are for illustration purposes only.

Balcony extend is shown as typical design and may vary in each individual unit.

UNIT DETAILS

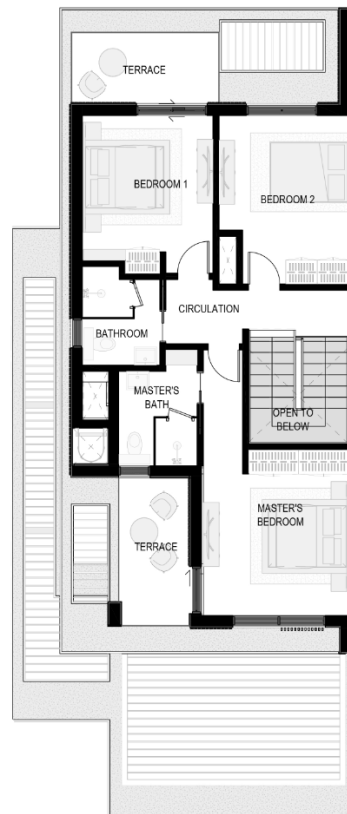
USAGE TYPE	RESIDENTIAL
PLOT AREA	219 m2
BUA / GSA	168 / 163 m2
BALCONY	24 m2
NUMBER OF PARKING LOTS	2

NJ-THS-3B-016

Sikka Townhouse



3 BED - TYPE 2



FIRST FLOOR

Naseem Al Jurf

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