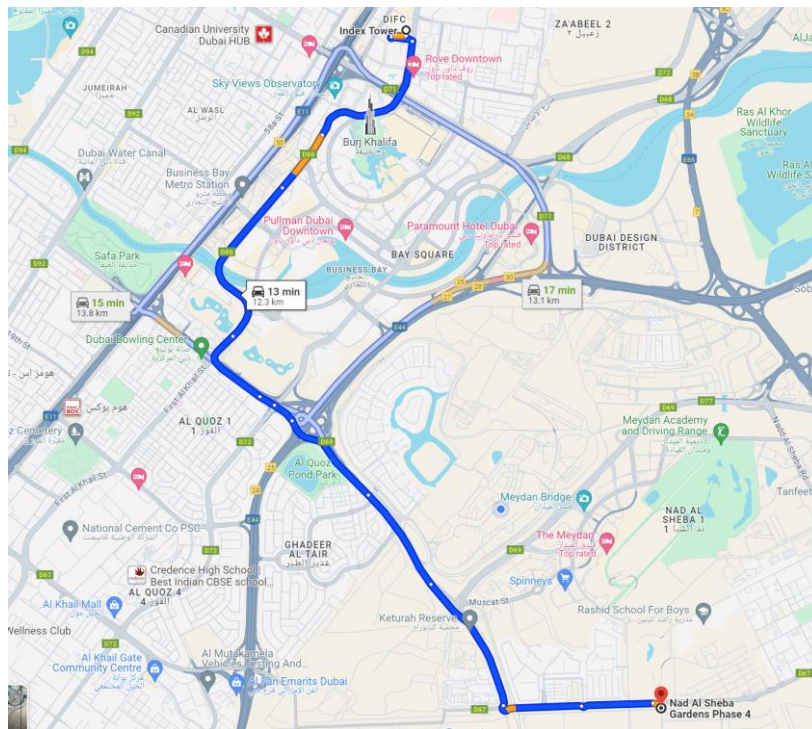


Equity Edge Off Plan Assessment

Nad Al Sheba Gardens

Location

Located in Nad Al Sheba 1 / Meydan 13 minutes from Index tower and mall in DIFC, 10 minutes to Dubai Mall and Downtown <https://maps.app.goo.gl/pVRTwuHUV86cAdqY8>



Why I am recommending this development

1. Location (shown above)
2. Lack of premium villa supply this close to DIFC/Downtown
3. Developer is Meeras, government owed, proven community builder
4. Comparable sales values to demonstrate 80%-103% ROI will be expected
5. Unqie development, lagoon, beach, a lot of green space, parks and facilities

Lack of Premium Villa Supply

1. **District One** is the location of the most premium villas in the Meydan/Nad Al Sheba Area, completed in 2019 with an average sale price from the previous 3 months of 2530 per sqft on the plot size (as of 04/04/2024 with information taken from DXB interact). In my opinion, the non-upgraded villas are starting to look older and dated already, by 2027 they will look more dated. There are approximately 1100 villas in this community, with Phase 3 expected to be completed in 2024, including some custom-build plots



2. **District One West** is a new off-plan project that sold out on launch day for both phases. There are no more phases to be released, with Phase 1 due to be completed in Q1 2027 and Phase 2 in Q1 2028. Phase 2 launched with 4-bed villas not situated on the lagoon, with plots of approximately 6450 square feet sold for 12.4 million, which equals 1922 per sqft on the plot size. District One West designs are newer and will be more desirable than District One non-upgraded villas once complete.



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- 3. Sobha Hartland Complete:** I don't like it; it is not premium, in my opinion, because of how close the villas are together and the number of cheaper apartments that overlook your villa. The villas are built well, and the materials used are good, but for me, it's not premium and will always be below District One, District One West, and Nad Al Sheba Gardens once complete.
- 4. Keturah Reserve:** This looks good, it will be premium and I really like what they are planning there, all sold out at offplan there are apartments in the development and customer build plots. Approximately 100 villas are being built there
- 5. Millennium Estates:** Extremely dated and located next to Nad Al Sheba Gardens, these will not be a comparable product or price point per sqft. 5-bedroom units are selling at 14 million. They do have large plots, but they are sold villas for which it is not possible to improve the exterior.



Meeras The Developer

- 1.** Meeras is a subsidiary of Dubai Holdings, which is Dubai ruler Sheikh Mohammed bin Rashid al-Maktoum's global investment holding company. Emaar and Meeras are considered the safest companies to buy off-plan from, as the ruler would not let them go out of business.
- 2.** Nakheel is now being integrated into Meeras as a subsidiary. As a conglomerate, they will be the second-largest developer in Dubai, possibly overtaking Emaar.
- 3.** As a proven premium master community builder, Meeras has built Bluewaters, City Walk, Bvlgari Marina Lofts, and apartments.

Expected prices and Return On Investment ROI

1. Expected launch price

- Three bed townhouse AED, 4,000,000
- Four bed standalone villa AED 9,000,000
- Five bed standalone villa AED 12,000,000
- Five bed backing with lagoon view AED 16,000,000
- Six bed villa AED 15,200,000
- Six bed villa with lagoon view AED 19,000,000

2. End values based on todays market price per sqft

Townhouse: A 2500 SQFT Plot and 3775 BUA (3 storey) with an end value of 7m-7.25m. The comparable properties to this are townhouses in District One, next to the apartments with small gardens and no view, which sell for 8m-8.5m. These townhouses have 3300 sqft plots and 3800 BUA. Forecast **178% ROI**.

Four Bed Stand Alone: A 5640 sqft plot and 4881 BUA (smallest size) have an end value of 15m-15.35m based on a 4-bed contemporary villa that is 5 years old, selling for 19.8m with a BUA of 6,393 sqft and a plot of 7000 sqft. Forecast **183% ROI**

Five Bed Stand Alone: A 7000 SQFT plot and 6500 BUA have an end value of 19.75m-20.25m, based on the comparable price of a District One 5-bedroom contemporary villa with a BUA of 7823, which sells for 24m without upgrades. Forecast **167% ROI**



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Five Bed Backing the lagoon: A 7000 SQFT plot and 6500 BUA with an end value of 30m-35m. There is no comparable property to this; I know it's what everyone wants. Being a specialist broker in the area, it's what everyone asks for. In District One, you can only buy 7-8 bedroom mansions backing onto the lagoon, which all cost over 100m. A frequent question I get asked is where people can purchase a 5-6 bedroom villa backing onto the lagoon and green space.

In District One West, the 5-bed properties on the lagoon sold at 20m in off-plan and will be worth in excess of 40m once complete, based on today's transaction rates. Forecast **203% ROI**

6 Bed Villa Stand Alone A 6-Bed Villa on a Standalone Plot of 8000 SQFT with a BUA of 7125. Using the AED 3067 per sqft on BUA, calculated from the 5-bed standalone calculation above, the price is 22,000,000 AED. I believe for someone seeking a premium 6-bed locally, there is no comparable product, and I expect the value would exceed 26,000,000 AED. I am using an older villa as a comparable to show the lowest figure you would expect to receive. **This represents a 144% ROI based on 22m and 171% based on the sale figure I believe it would actually achieve**

6 Bed Villa backing on Lagoon Plot of 8000 SQFT and BUA of 7125 in District One West, with a 10,000 SQFT plot. These sold off-plan for 29.8m! In District One, you would pay 60m-65m for a non-upgraded 6-bed property on the lagoon with a larger BUA. There is no comparable property in Meydan/Nad Al Sheba, and I believe I could sell this product for 35m-42m if completed. **This represents a 202% ROI**

Unqie Selling Points

1. The big emphasis on parks and green space does NOT exist this close to Downtown and DIFC. District One is a great community, but it does lack green space and parks!
2. Facilities include a running track, yoga lawn, wave pools, chilled lagoon, and a dog park.
3. This design does not exist anywhere else this close to DIFC. Some will prefer the style of District One West, and some will prefer Nad Al Sheba Gardens.
4. Regarding the off-plan price, these villas are selling cheaper per sqft than District One West Phase 2, and the locations are 5 minutes apart. As Nakheel is now a subsidiary of Nakheel, they are using the same people to build, and the build quality will be equal.
5. The return on investment is clear to see in what investors will get in return for their investment.



KIDS PLAYING AREAS

A magical realm awaits our youngest adventurers. Bursting with creativity, these carefully crafted spaces offer a delightful escape for children to explore, learn, and forge friendships. Soft, cushioned surfaces ensure safety grounds the boundless energy for games and make-believe.

SPORTS FACILITIES

Our sports and leisure facilities are meticulously designed with a range of opportunities for active pursuits. They include courts that cater to every interest, a sparkling swimming pool and a state-of-the-art gymnasium furnished with cutting-edge equipment.



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Nad Al Sheba Gardens

LAGOON

A serene oasis nestled in verdant greenery. With waters glinting under the sun's rays, the lagoon offers an enchanting blend of relaxation and recreation, while at twilight the lagoon transforms into a picture of moonlit serenity.



WAVE POOL

A mesmerising aquatic playground that promises immersive fun and adventure as waters surge and swirl to mimic the vitality of ocean tides.



EVENTS LAWN & AMPHITHEATRE

A lively open-air canvas for the arts. Everything from live music and stage performances to weddings, presentations, and social galas can be brought to life here.

DOG PARK

Equipped with water and waste disposal stations for your convenience, we make sure that every member of the family, including our furry friends, is always well taken care of.



EQUITY EDGE OFF PLAN ASSESMENT

Nad Al Sheba Gardens

5 & 6-BEDROOM VILLAS

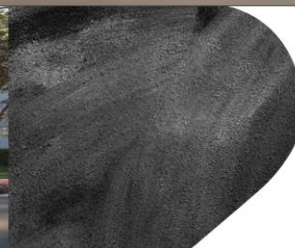


Amid scenic surroundings, these distinguished villas boast an elegant smoke-grey roof above a contemporary light-beige base. Spacious second-floor balconies provide inviting views of the garden and the street. Inside, the villas feature a welcoming open-plan design, with an expansive living room under double-height ceilings and ensuite bathrooms in all five and six bedrooms.



4-BEDROOM VILLAS

The villas feature a dynamic cubic exterior adorned with honeycomb tones, with brushed bronze accents augmenting an esteemed finish. Inside, you'll find a luxurious living and dining space with high ceilings and three landscaped balconies adding to the allure. Each carefully laid-out bedroom is made complete with an elegant ensuite bathroom.



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3-BEDROOM TOWNHOUSES

An exemplar of contemporary design, the townhouses boast a sleek exterior with clean lines that guide the eye to an elegant smoke-grey pitched roof, creating expansive double-height ceilings within. Sunlight generously suffuses the living and dining areas, forging a seamless connection with verdant garden spaces. At both the rear and front, the townhouses incorporate an airy, open second floor, generously expanding the balcony space.



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