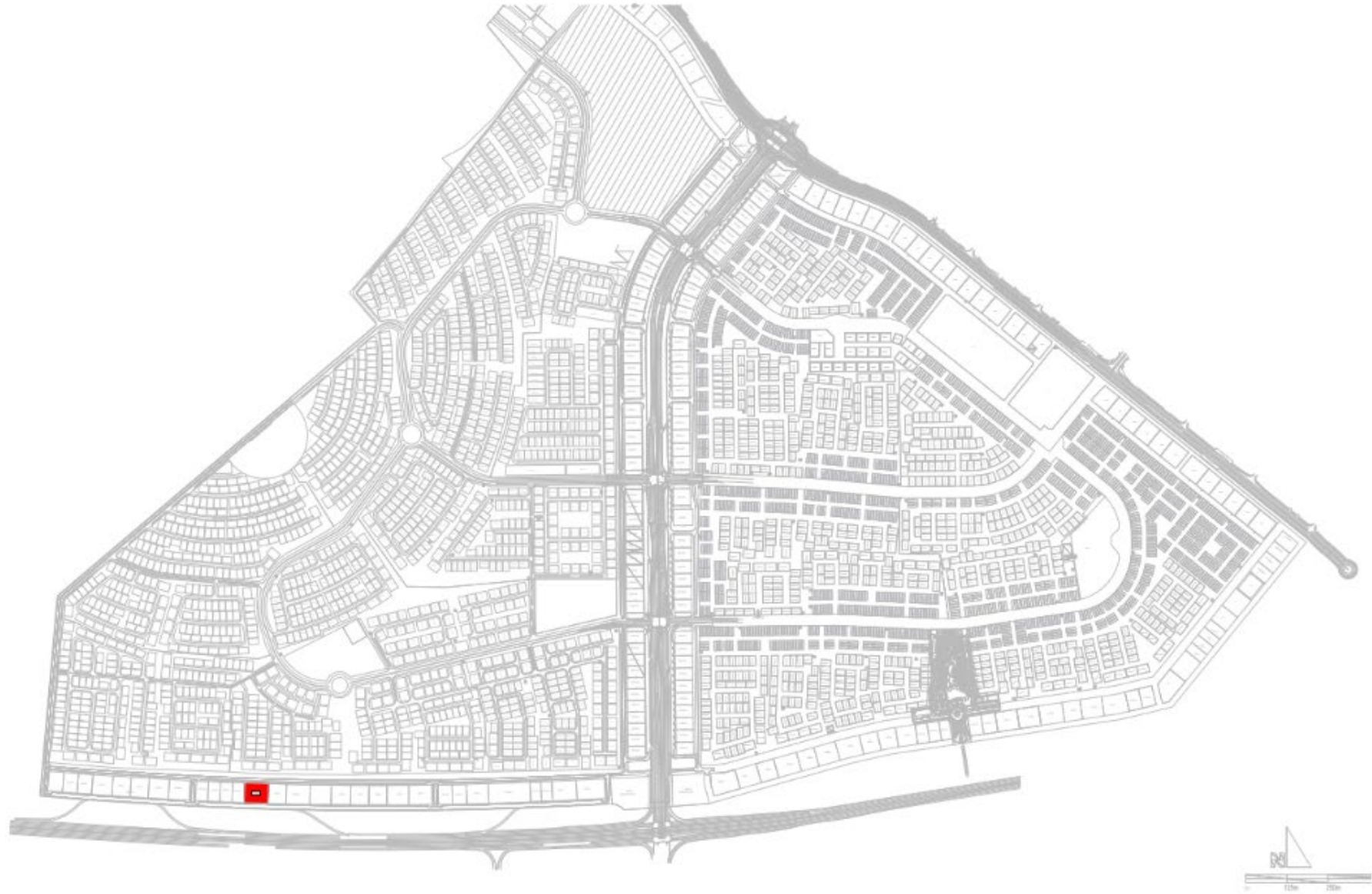


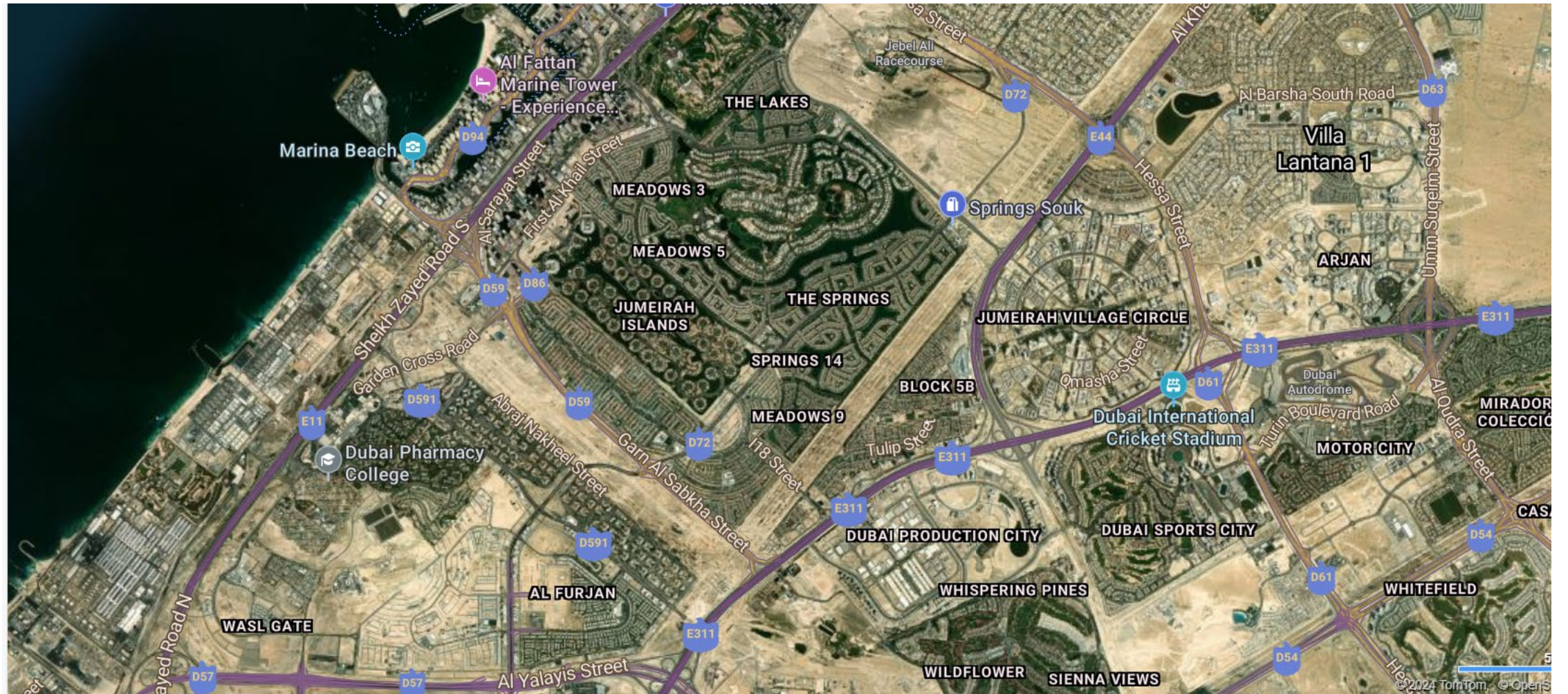


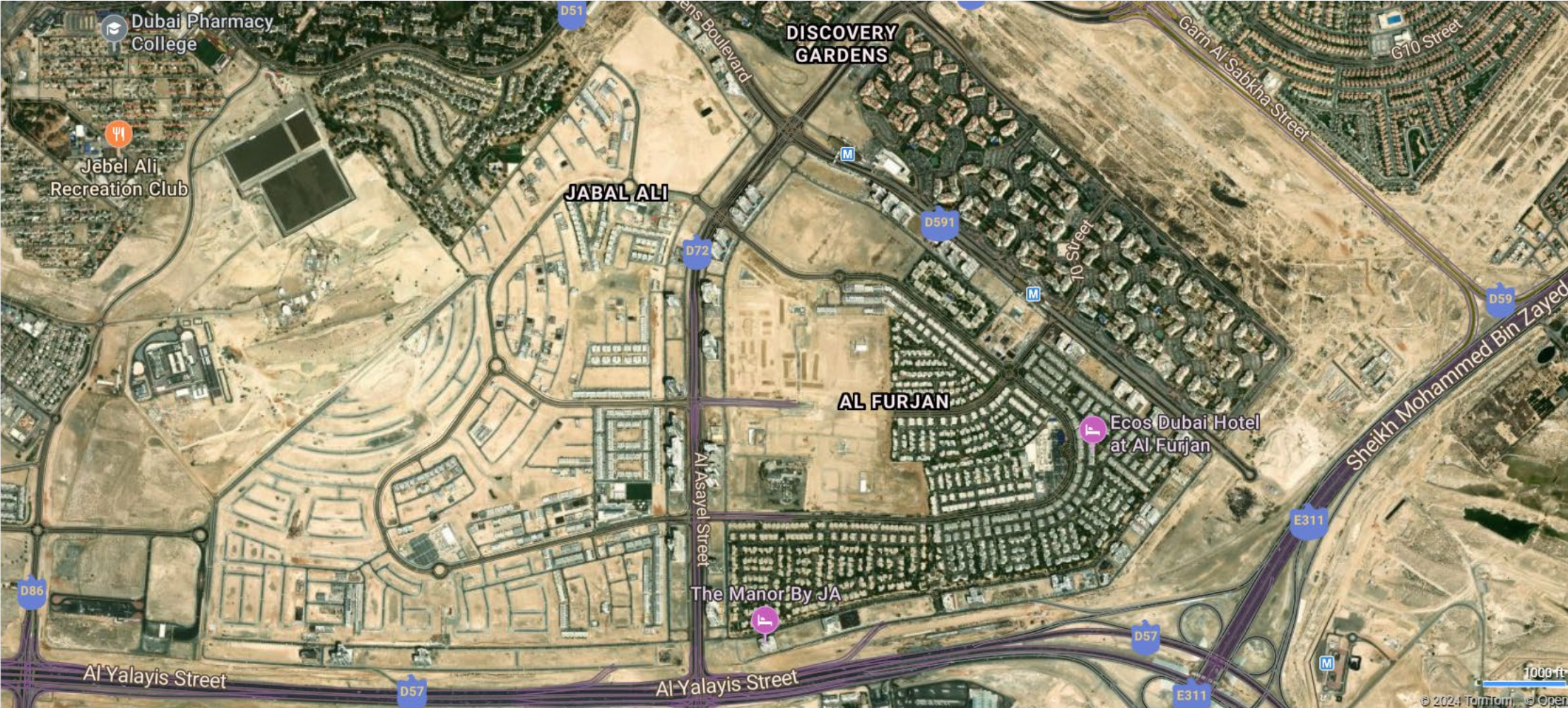
AZIZI Jewel

Al Furjan

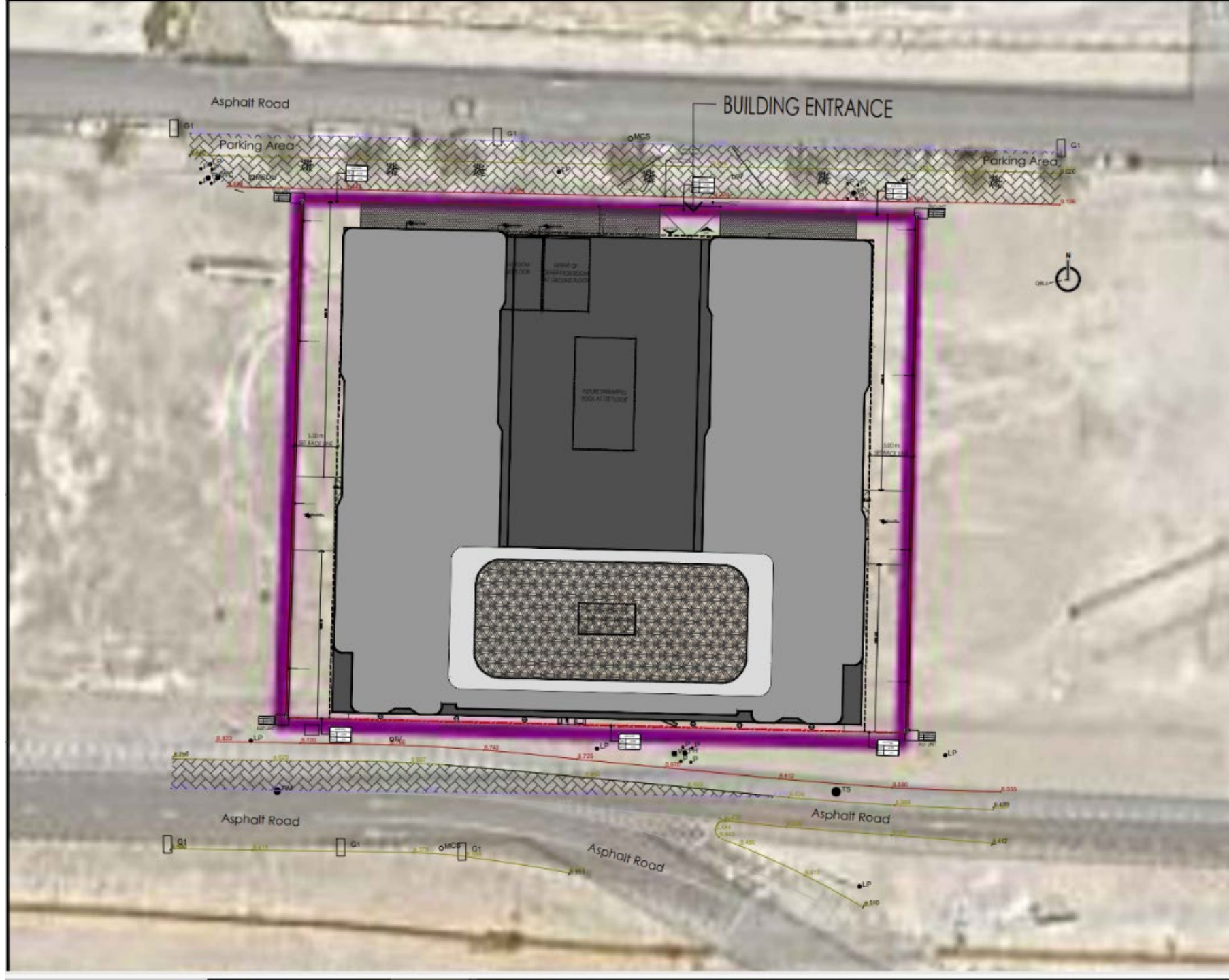
March 2024











Project overview

- Total units 274
- Studios 193
- 1 Bedrooms 81
- 6 Retail (4 shops+2 restaurants)
- Gym, MP hall, play area, changing rooms, adult pool & kids pool
- Chiller free



INDICATIVE SPECIFICATION SHEET

| No. | DESCRIPTION | DETAILS | | | | |
|-----|--------------------------------------|---|--|--|--|-----------|
| 1 | Project Name | AFCH 045 | | | | |
| 2 | Plot No | 5911850 | | | | |
| 3 | Plot Area | 4299.85 | | | | |
| 4 | Location of Project/Master Developer | AL-FURJAN | | | | |
| 5 | Building configuration | 2B+G+2P+7FLR+R | | | | |
| 6 | Height(Total Building heights) | 40.72 | | | | |
| 7 | Floors Height | 3.4 M (MINIMUM) | | | | |
| 8 | Land Use | HOTEL APARTMENT | | | | |
| 9 | Total GFA Area | Retail GFA 616.68 SQM | Residential GFA 12,253.31 SQM | Total GFA 12,869.99 SQM | | |
| 10 | Built Up Area / Construction area | 30,060.13 SQM | | | | |
| 11 | Total Sellable Area | Residential Net sellable(Sq.ft) 131,894.60 | Retail Net sellable(Sq.ft) 6,637.90 | Total sellable area(Sq.ft) 138,532.50 | Total sellable area(Sq.m) 12,869.98 | |
| 12 | No. of Retail Units | 6 (4 RETAILS & 2 RESTAURANT) | | | | |
| 13 | Units Mix | Total Unit 274 | ST 193 | 1BR 81 | 2BR NA | 3BR NA |
| 14 | List of amenities | GYM, MULTIPURPOSE HALL, MALE/FEMALE CHANGING, POOLS | | | | |
| 15 | Landscape Area | 800.99 SQM | | | | |
| 16 | No. of swimming pools | 2 (ADULTS & KIDS) | Adults Pool area(Sq.ft) 1,646.88 | Kinds Pool area(Sq.ft) 516.67 | | |
| 17 | Chiller Free/District Cooling | CHILLER FREE | | | | |

| | | |
|---------------------------------|-------------------------|---|
| LIVING & DINING ROOM | Floor : | Porcelain Tiles + Skirting |
| | Walls: | Paint |
| | Ceiling | N/A |
| | Other | |
| KITCHEN | Floor : | Porcelain Tiles + Skirting |
| | Cabinet finishes | Wood laminate |
| | Countertop | Porcelain tile/slab countertop or Equivalent |
| | Backsplash | Porcelain tile/slab |
| | Appliances: | Built in Appliances: cooker, oven, hood, fridge |
| MASTER BEDROOM | Floor : | Porcelain tiles |
| | Walls: | Paint |
| | Ceiling | N/A |
| WARDROBE | Wardrobe | Laminate shutter, Laminate/melamine carcass or equivalent |
| | | |
| BEDROOM | Floor : | Porcelain tiles |
| | Walls: | Paint |
| | Ceiling | N/A |
| | Wardrobe | Laminate shutter, Laminate/melamine carcass or equivalent |
| BATHROOM | Floor : | Porcelain Tile |
| | Walls: | Porcelain Tile & paint |
| | Ceiling | Aluminium ceiling tiles |
| | Vanity | Granite counter with undercounter washbasin, Laminate cabinet unit. |
| | Sanitary ware | Closed couple WC , Walk-in shower with shower set. |
| | Cabinet | N/A |





Sizes & Prices

| Bed Room Type | No of Units | Min Area (sqft). | Max Area (sqft). | Min Selling Price. | Max Selling Price. | Min S.P/SQ.F T. | Max S.P/SQ. FT. |
|---------------|-------------|------------------|------------------|--------------------|--------------------|-----------------|-----------------|
| STUDIO | 193 | 343.91 | 454.67 | 523,000.00 | 570,000.00 | 1,247.06 | 1,587.62 |
| 1 BEDROOM | 81 | 693.20 | 1,128.28 | 967,000.00 | 1,265,000.00 | 1,121.18 | 1,502.36 |



