



GOLF GROVE

BY REGENT



No of Units	No of Floors	Unit Types
98	B+G+1P+7+R	56 Studios, 42 One Bed

Units Breakdown and Pricing

Studio	399 SQ.FT. - 430 SQ.FT	AED 586K onwards
1 Bed	671 SQ.FT. - 878 SQ.FT	AED 902K onwards
1 Bed Garden Suite	948 SQ.FT - 1173 SQ.FT	AED 1.04M onwards

Payment Plan

10%	10%	40%	40%
On Booking	On Signing SPA	During Construction	On Handover

Ownership	DLD Project No.	Escrow Status
Freehold	3245	Open

Anticipated Service Charge

AED 15/sqft

Anticipated Completion Date

Q2 2027



Parking Spaces

Studio 1 Per Unit

1 Bed 1 Per Unit

1 Bed Garden Suite 1 Per Unit

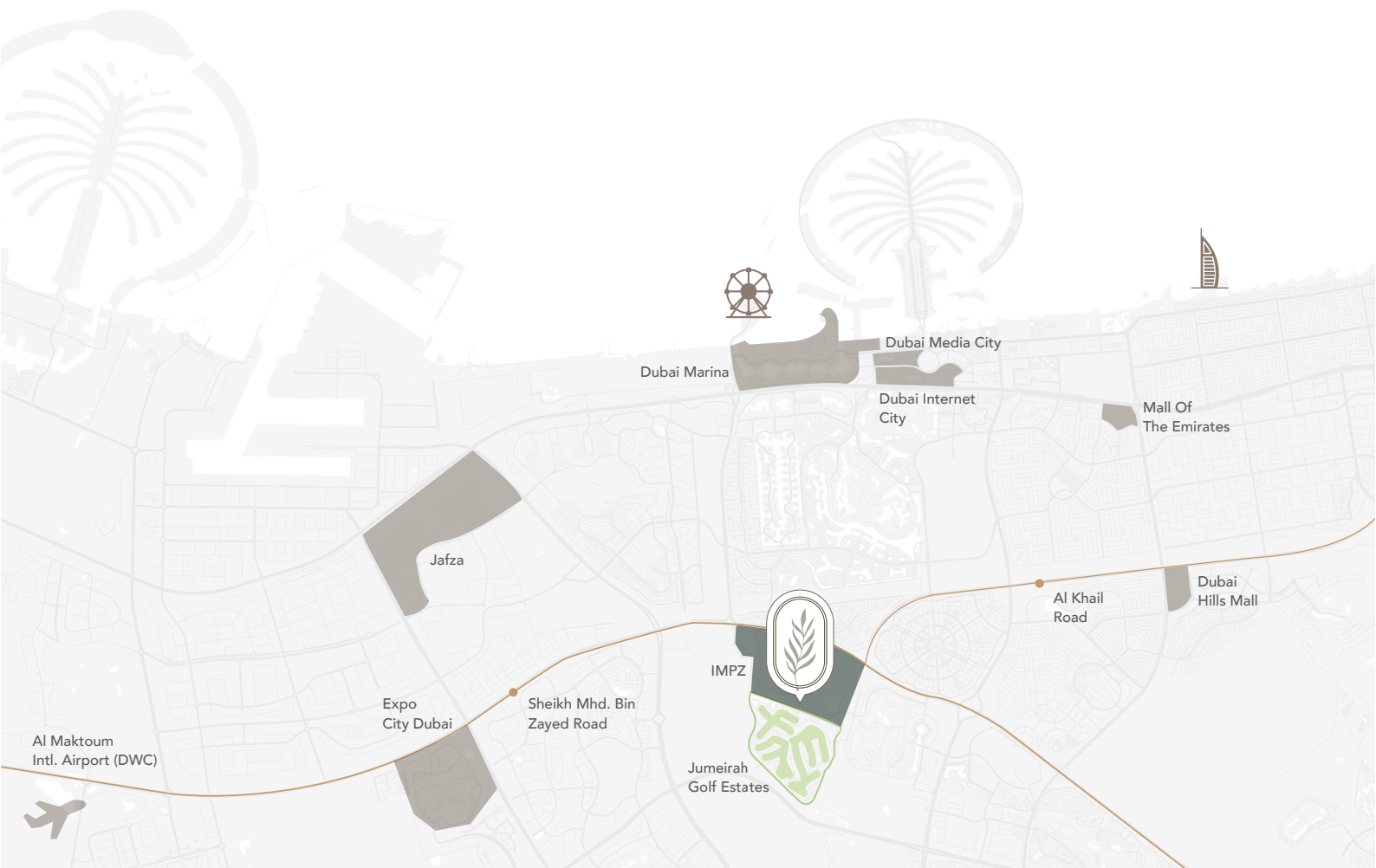
POD Parking Space available

Key Views

JGE Golf Course, IMPZ Lake, Dubai Marina Skyline, Community Park

Material Palette





Wake up to Golf Estate Views

03min

Me'aisem City
Centre

03min

JGE Golf
Course

10min

Route 2020
Metro Station

12min

Expo
City

12min

Dubai Hills
Mall

14min

Dubai
Marina

15min

Palm
Jumeirah

20min

Al Maktoum
Intl. Airport



GOLF GROVE BY REGENT DEVELOPMENTS



Golf Grove Amenities



Rooftop
Infinity Pool



Grove
Garden



Fitness
Lab



Coffee Bar



Sauna



Golf
Simulator



Rooftop
Yoga Zone



Home
Automation



Smart
Door Locks



Co-working
Space



Sky Cinema



Grill & Chill



Paw Park



Changing
Rooms



Freestanding
Bathtub



Cold
Plunge



Double Height
Lobby



Bicycle
Parking



Clubhouse



Zen Garden



GOLF GROVE BY REGENT DEVELOPMENTS

Nature Inspired Craftsmanship

Rooftop
Amenity
Deck

7 Residential
Floors

Podium
Parking

Grove Garden
Podium

Double
Height Lobby

▼ GL

Soft Amenities



CCTV



Lifeguard



Facilities
Management



POD
Parking



Branded
Appliances



GOLF GROVE BY REGENT DEVELOPMENTS



Booking Process

Reservation / Application Form

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

Payment of Reservation Deposit

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

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.

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.

Subsequent Payments

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



Required Documents

Private Individual

National / UAE Resident:

Passport Copy
Passport Copy Signature Page
Visa Page
Emirates ID
Contact Details
Address Details

Non-UAE Resident:

Passport Copy
Passport Copy Signature Page
National ID Card*
Contact Details
Address Details
10% Reservation Deposit of Unit
Value in AED

Mainland Company

Resolution of Board
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 or Certificate of Incumbency

