

ISLANDS2

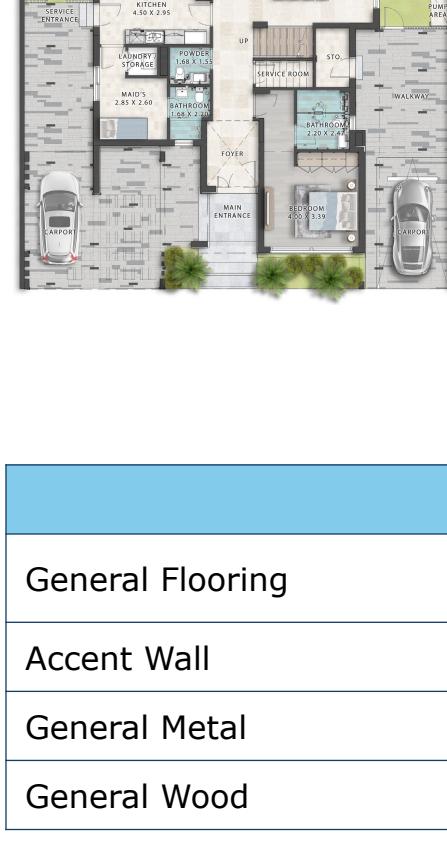
FACTSHEET



EXCLUSIVE AMENITIES



DS - V45 6BEDROOM + MAID



MATERIALS USED

FAMILY LIVING	
General Flooring	Calacatta Gold – Porcelain Slab
Accent Wall	Marvel W Orobico – Porcelain Slab
General Metal	Brushed Brass
General Wood	Walnut Wooden Veneer

MASTER BEDROOM	
General Flooring	Entice Elegant Palissandro – Wooden Porcelain Tile
General Metal	DP-103 – Brushed Brass
General Wood	WD-101 – Walnut Wooden Veneer
General Wall Covering	WC-102 – Wall Covering
Accent Wall Covering	WC-103 – Accent Wall Covering

MASTER BATHROOM	
Accent Wall	Marvel Gala Desert Soul – Porcelain Slab
Walls	Marvel W Taj Mahal – Polished Porcelain Tile
General Wood	Walnut Wooden Veneer
General Metal	Brushed Brass

Please note that the finishes showcased in this brochure are subject to change and alternative or equivalent materials may be used based on the availability of the actual finishes. The furniture shown in the images is for illustrative purposes only and is therefore not included but rather intended to represent the potential of the space.

ISLANDS2

DSTW - 5BEDROOM + MAID



GROUND FLOOR

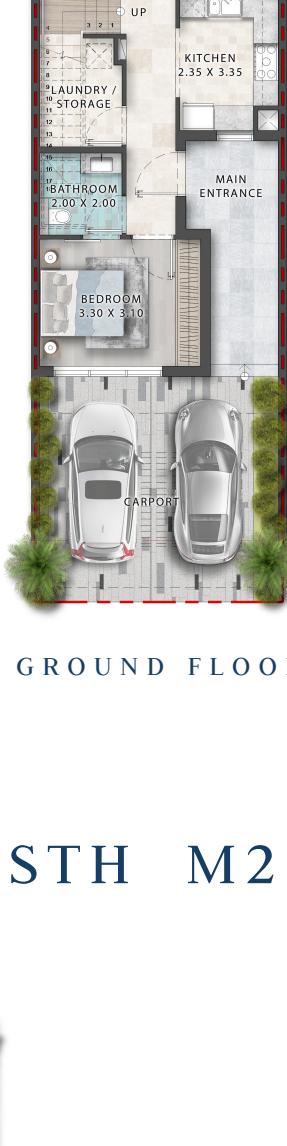


FIRST FLOOR



SECOND FLOOR

DSTH M1 - 4 BEDROOM



GROUND FLOOR

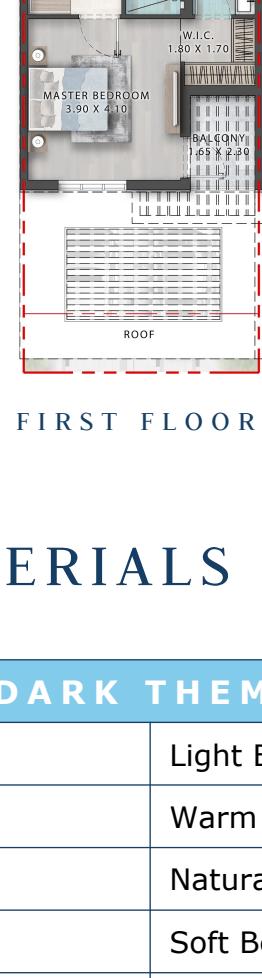


FIRST FLOOR

DSTH M2 - 5 BEDROOM+ MAID



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

MATERIALS USED

DARK THEME

1. General Floor	Light Beige Porcelain Tile
2. Bathroom Accent Tiles	Warm Grey Porcelain Tile
3. Bedroom Tile	Natural Oak Finish – Wooden Porcelain Tile
4. Countertop	Soft Beige Stone Finish
5. General Wood	Dark Walnut Veneer
6. Bathroom Wall Tiles	Cream Porcelain Tile

LIGHT THEME

1. General Floor	Sand Beige Porcelain Tile
2. Bathroom Accent Tiles	Light Grey Porcelain Tile
3. Bedroom Tile	Neutral Oak Finish – Wooden Porcelain Tile
4. Countertop	White Marble Effect with Soft Veining
5. General Wood	Light Oak Veneer
6. Bathroom Wall Tiles	Light Cream Porcelain Tile

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ISLANDS 2

UNIT PRICE & SIZES

Type	Total units	Avg Psf	Saleable area	Plot size
4 Bed - TH	1,678	1,303	2,185	1,550
5 Bed + MAID - M	296	1,260	2,829	1,550
5 Bed + MAID - E	760	1,284	3,158	2,400-1,600
5 Bed + MAID TW	254	1,440	3,492	2,460
6 Bed Villa + MAID	25	1,530	6,276	5,000-5,200
TOTAL	3,013			

BAHAMAS 1

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1895
5 Bed (M)	3.57	3.77	2829	2829	1550	1585
5 Bed (End)	3.9	4.47	3158	3158	2364	4340
5 Bed (Twin)			NA			
6 Bed Villa	9.5	9.58	6276	6276	4960	5230

BAHAMAS 2

	Price		Saleable		Plot	
4 Bed	2.74	3.06	2186	2186	1550	1743
5 Bed (M)	3.57	3.58	2829	2829	1550	1605
5 Bed (End)	3.84	4.37	3158	3158	2364	3966
5 Bed (Twin)	4.98	5.09	3492	3492	2340	2484
6 Bed Villa			NA			

BERMUDA

	Price		Saleable		Plot	
4 Bed	2.74	3.06	2186	2186	1550	1553
5 Bed (M)	3.57	3.77	2829	2829	1550	1551
5 Bed (End)	3.84	4.34	3158	3158	2364	3281
5 Bed (Twin)	5	5.21	3492	3492	2400	2871
6 Bed Villa	9.69	9.72	6276	6276	5604	5702

CUBA

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1679
5 Bed (M)	3.57	3.57	2829	2829	1550	1550
5 Bed (End)	3.84	4.49	3158	3158	2364	4380
5 Bed (Twin)	5	5.13	3492	3492	2405	2617
6 Bed Villa			NA			

TAHITI 1

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.82	3.06	2186	2186	1550	1705
5 Bed (M)	3.46	3.47	2829	2829	1550	1550
5 Bed (End)	3.9	4.46	3158	3158	2364	4966
5 Bed (Twin)	4.99	5.43	3492	3492	2364	3609
6 Bed Villa			NA			

TAHITI 2

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1743
5 Bed (M)	3.46	3.46	2829	2829	1550	1550
5 Bed (End)	3.84	4.35	3158	3158	2364	3498
5 Bed (Twin)	4.85	5.42	3492	3492	2364	3578
6 Bed Villa			NA			

PRICING

4-BR

Starting from AED

2.75M

5-BR

Starting from AED

3.67M

6-BR

Starting from AED

9.51M

PAYMENT PLAN

75/25

4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT.

ACD: 30 JUNE 2030

