



Sales Presentation

Foundation of Fine Living

Experience the epitome of modern living at Exotica by Al Marina Investment. Rising in JVC, one of Dubai's community-centric districts, Exotica embodies the liveliness of the neighbourhood's lush parks and tranquil retreat from the bustling city.

Discover spaces where each detail comes together to refine the living experience, turning each moment at home into a lifetime in a sanctuary.



Developed by Al Marina Investment

Al Marina Investment is the dedicated development arm under Al Marina Holding, focused on bringing visionary projects to life. With a deep understanding of market trends and a passion for innovation, Al Marina strives to create iconic developments that not only enhance the built environment but also enrich the lives of individuals and communities.

Through integrated subsidiaries, Al Marina Investments provides comprehensive services that cater to the evolving needs of the market. From real estate development and hospitality ventures to infrastructure projects and innovative technologies, the holding company actively pursues opportunities that drive progress and prosperity.



Developed by Al Marina Investment

- With over 13 years of presence in the market, Al Marina is dedicated to shaping vibrant urban communities and curating a portfolio of lucrative property investments.
- Iconic Portfolio – includes hotels, residential, lifestyle, leisure, retail landmarks, warehouses, and corporate housing.

INVESTMENT DIVISION

HOSPITALITY DIVISION

RETAIL DIVISION

CONTRACTING DIVISION

 AL MARINA
INVESTMENTWESTERN
HOSPITALITY AL DHAFRA WALK TRANS CAPITAL
GENERAL CONTRACTING AL MARINA
HORIZON REAL ESTATE

WESTERN HOTELS

 TIVOLI DOME
FACILITIES MANAGEMENT CAPITAL
GENERAL TRANSPORTING Gold Option
Properties LLC WESTERN
HOSPITALITY & CATERING AL MARINA
HOTEL MANAGEMENT WESTERN
SOUK & MALL TRANS CAPITAL
FACILITIES MANAGEMENT AL MARINA
HOLDING

Developed by Al Marina Investment

Sample of achieved and upcoming Projects: Hospitality, Residential, Commercial, Retail

EVN



Developed by Al Marina Investment

Achieved and upcoming Projects: Residential, Commercial, Retail & Hospitality

| Project Name | Location |
|-----------------------------------|----------------------------|
| Exotica by Al Marina | JVC, Dubai |
| Edge by Al Marina | Dubai Islands |
| Courtyard by Al Marina | Abu Dhabi |
| The Western Souk | Abu Dhabi |
| The Western Souk & Mall, Phase II | Abu Dhabi |
| The Al Dhafra Walk | Abu Dhabi |
| The Tivoli Dome | Saadiyat Island, Abu Dhabi |
| Western Hotel- Madinat Zayed | Madinat Zayed, Abu Dhabi |
| Western Hotel- Ghayathi | Abu Dhabi |
| Western Hotel- Liwa | Liwa Region, Abu Dhabi |
| Liwa Guest House | Liwa Region, Abu Dhabi |



KEY FACTS

Project Details

- **Project Name:** Exotica by Al Marina
- **Building Configuration:** G + 4P + 13 Floors
- **Total Units:** 88 Residences and 5 Retail Units
- **Residential Mix:** 1 & 2 Bedroom Apartments
- 3 Elevators
- **Handover:** Q4 2026
- **Payment Plan:** 30/70
- **Estimated Service Charges:** AED 12/sqft
- **Developer:** Al Marina Investment

| Floor Level | Floor Use |
|------------------------------------|-------------------------|
| Ground | Lobby + Retail Shops |
| Podium 1 to 4 | Parking |
| 1 st Floor | Residential & Amenities |
| 2 nd – 13 th | Residential |

Unit Mix

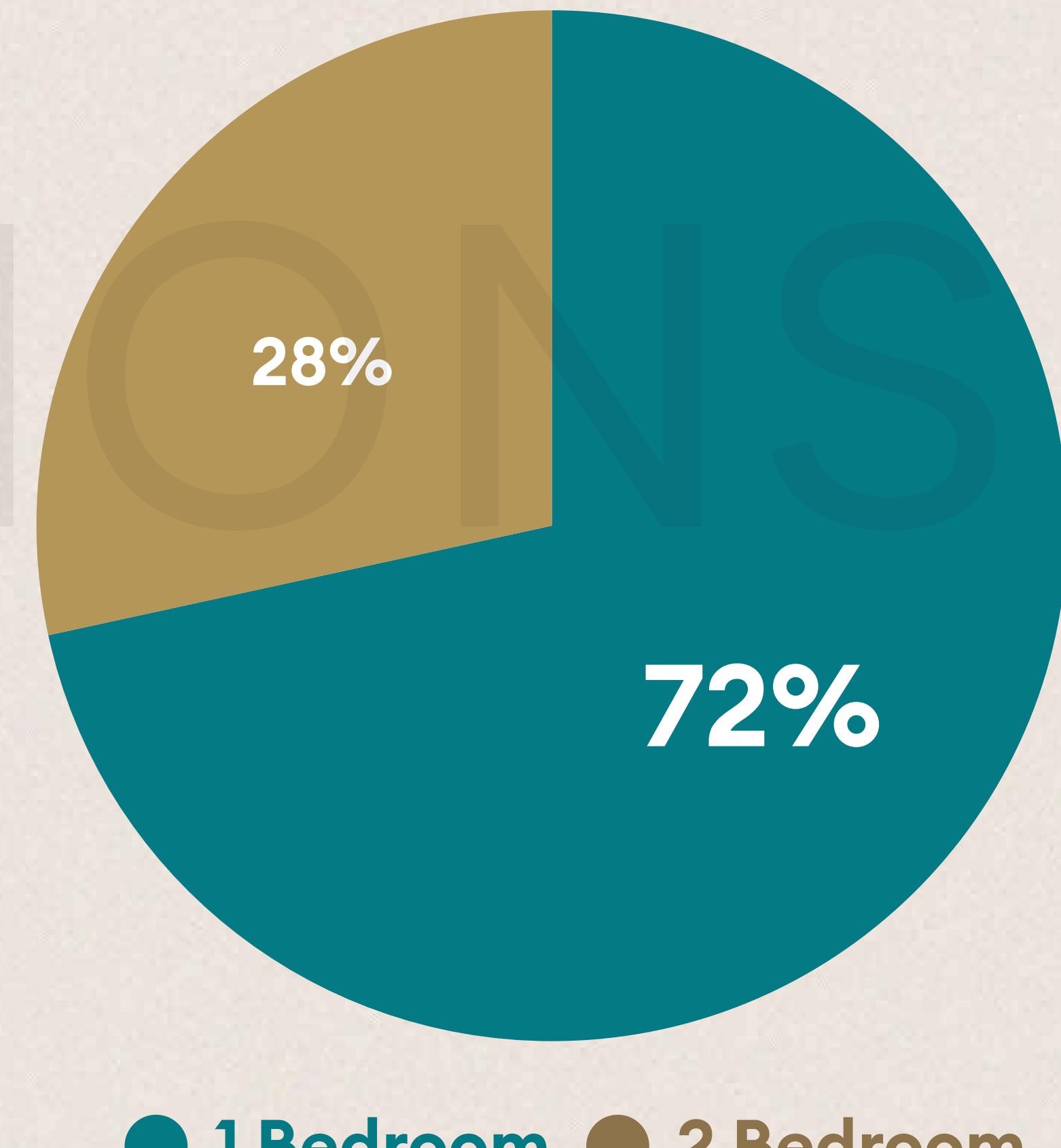
Residential

| Unit Type | Number of units | % of Units |
|--------------------|-----------------|-------------|
| 1 Bedroom | 63 | 72% |
| 2 Bedroom | 25 | 28% |
| Grand Total | 88 | 100% |

Commercial

| Unit Type | Number of Units |
|-----------|-----------------|
| Retail | 5 |

Unit mix %



Unit Sizes (sqft)

Residential

| Unit Type | Minimum Total Area | Maximum Total Area |
|-----------|--------------------|--------------------|
| 1 Bedroom | 590 | 1,253 |
| 2 Bedroom | 1,141 | 1,363 |

Commercial

| Unit Type | Minimum Total Area | Maximum Total Area |
|-----------|--------------------|--------------------|
| Retail | 639 | 976 |

Ticket Prices

| Unit Type | Average Ticket Price (AED) |
|-----------|----------------------------|
| 1 Bedroom | 1,050,777 |
| 2 Bedroom | 1,660,777 |

Payment Plan

30/70 Payment Plan

| Installment | Milestone | Installment % |
|-----------------------------|-------------------------------|---------------|
| Down Payment | Upon Reservation | 10% |
| 2 nd Installment | Upon SPA Signing + 4% DLD Fee | 10% |
| 3 rd Installment | After 3 Months | 5% |
| 4 th Installment | After 6 Months | 5% |
| Final Payment | Upon Handover | 70% |

Project Location

Location: <https://maps.app.goo.gl/zGPtEvCc25stx6wB7> ➔

The project is located in JVC district 17, adjacent to the park and can be accessed directly through Lazuward NE Street.

PROXIMITY



Circle Mall



JVC Center



FIVE Hotel



JSS International
School



Dubai International
Cricket Stadium



Miracle Garden



Dubai Hills
Mall



Mall of
the Emirates



Global Village



JBR Beach



Dubai Mall



Dubai International
Airport

Project Location

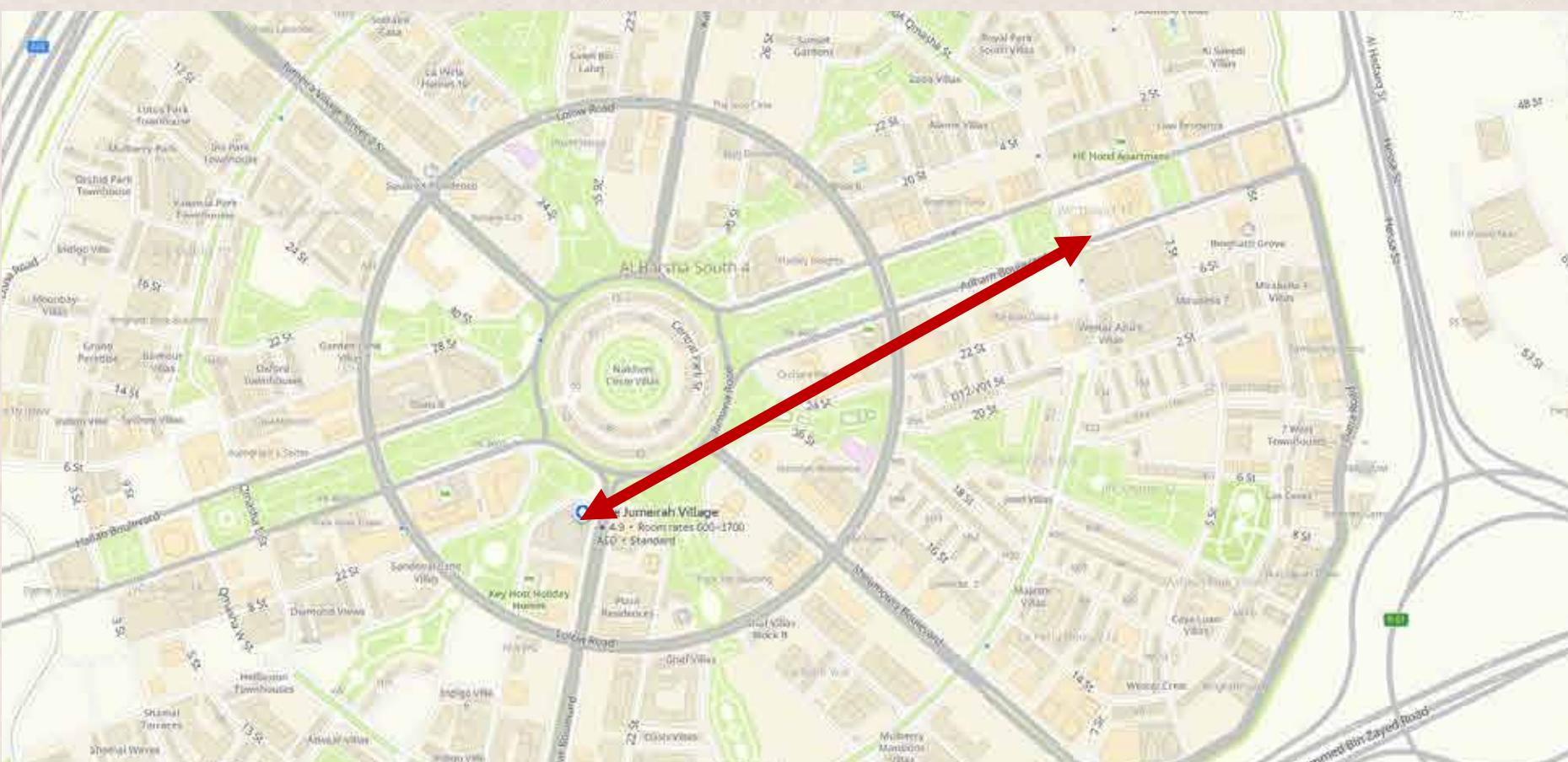
2 Minutes to Circle mall



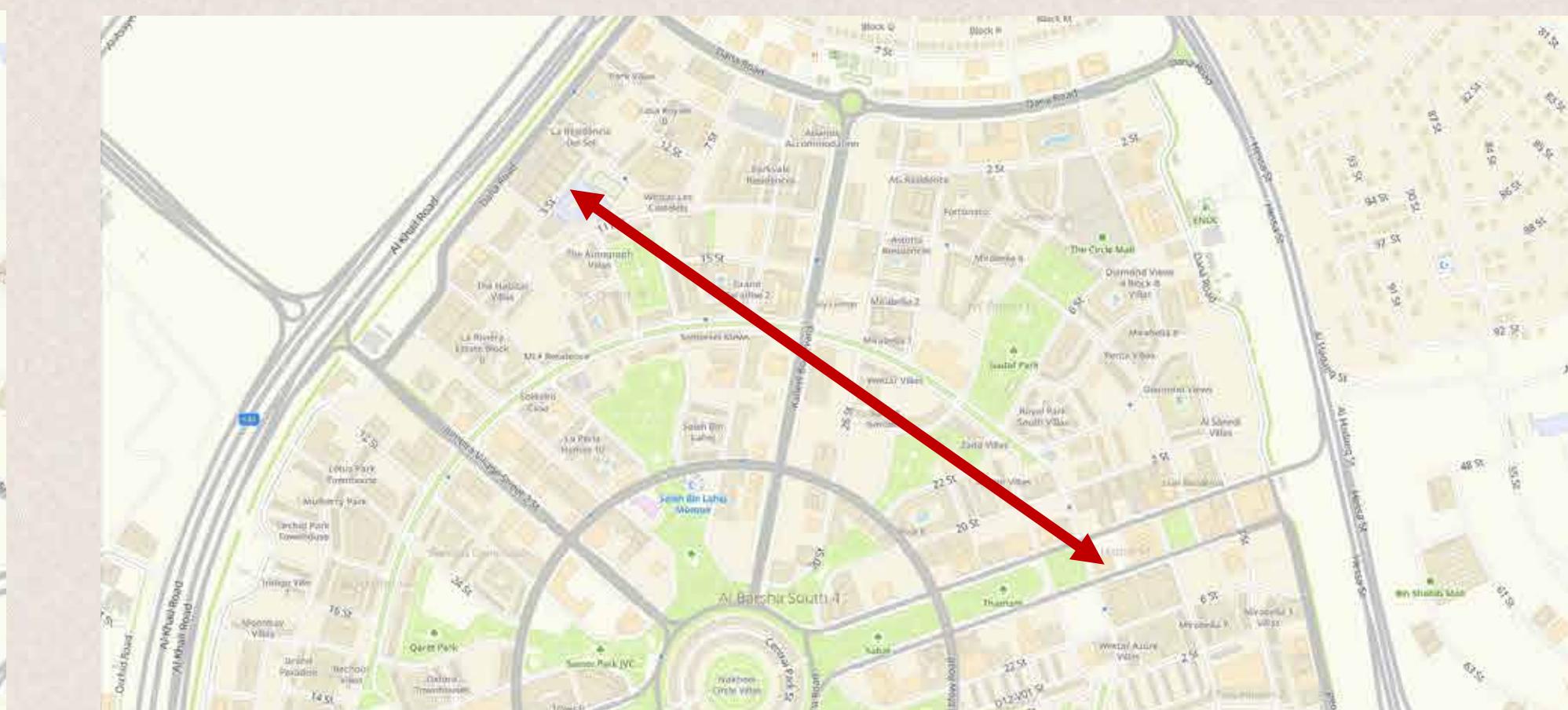
2 Minutes to JVC Center



4 Minutes to Five hotel

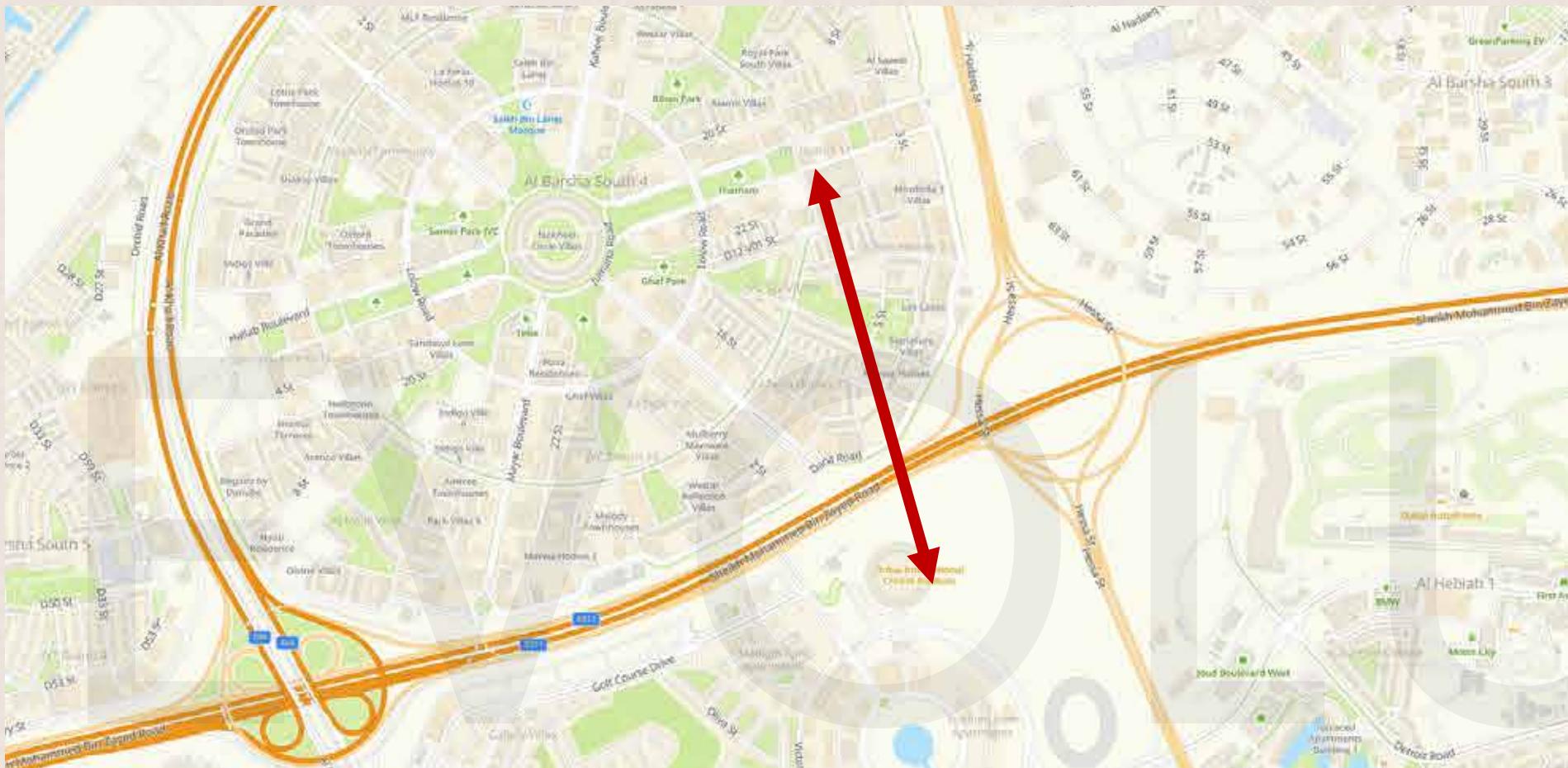


5 Minutes to JSS International School

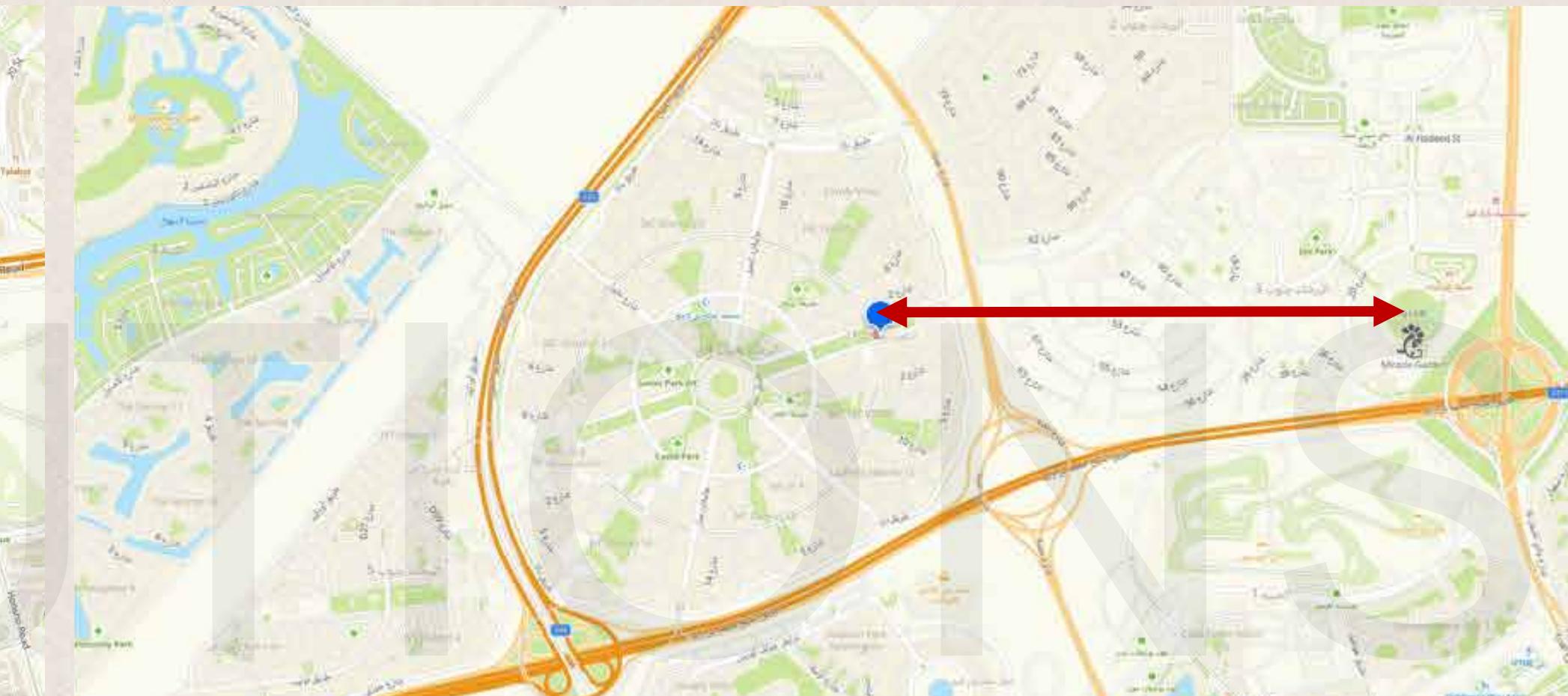


Project Location

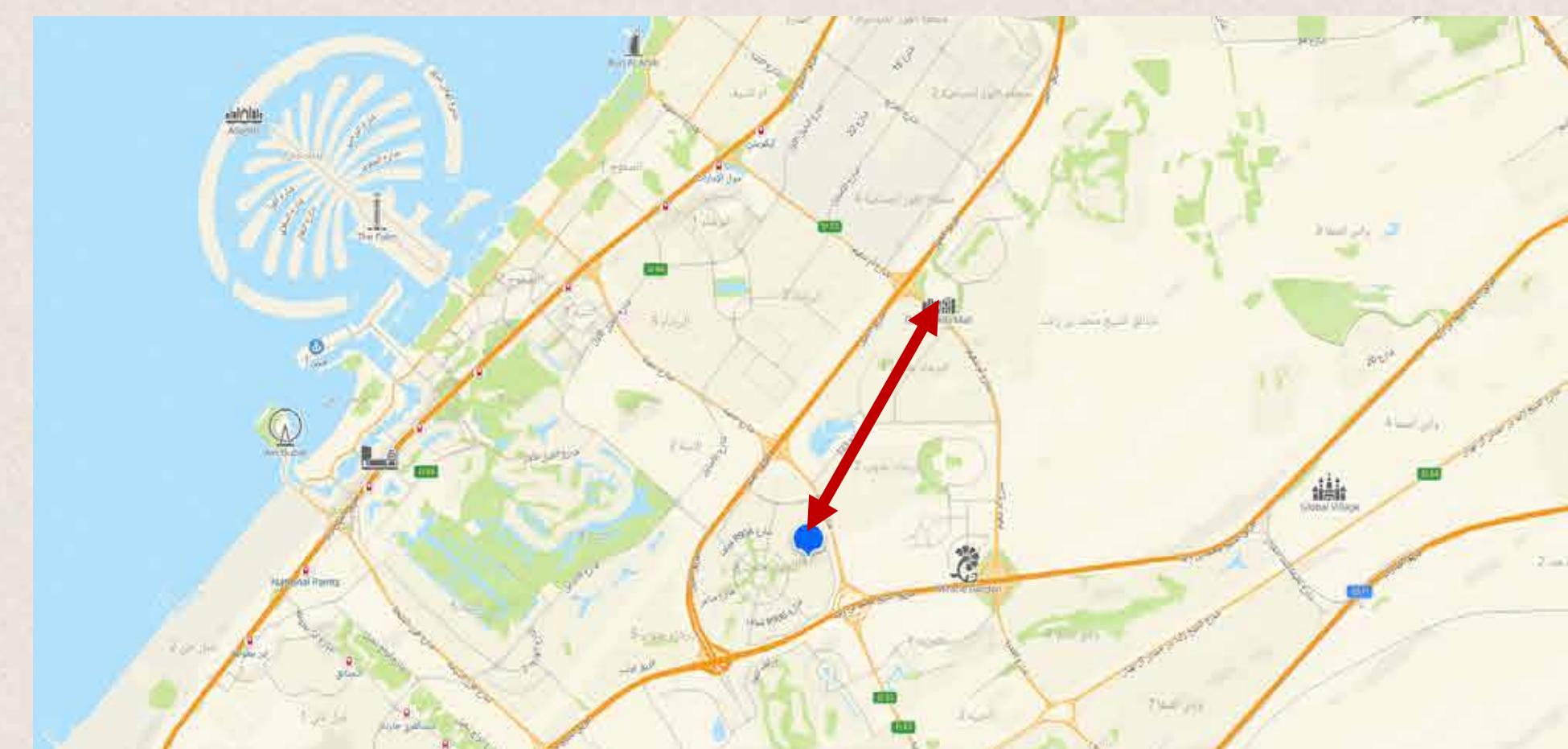
10 Minutes to Dubai International Cricket Stadium



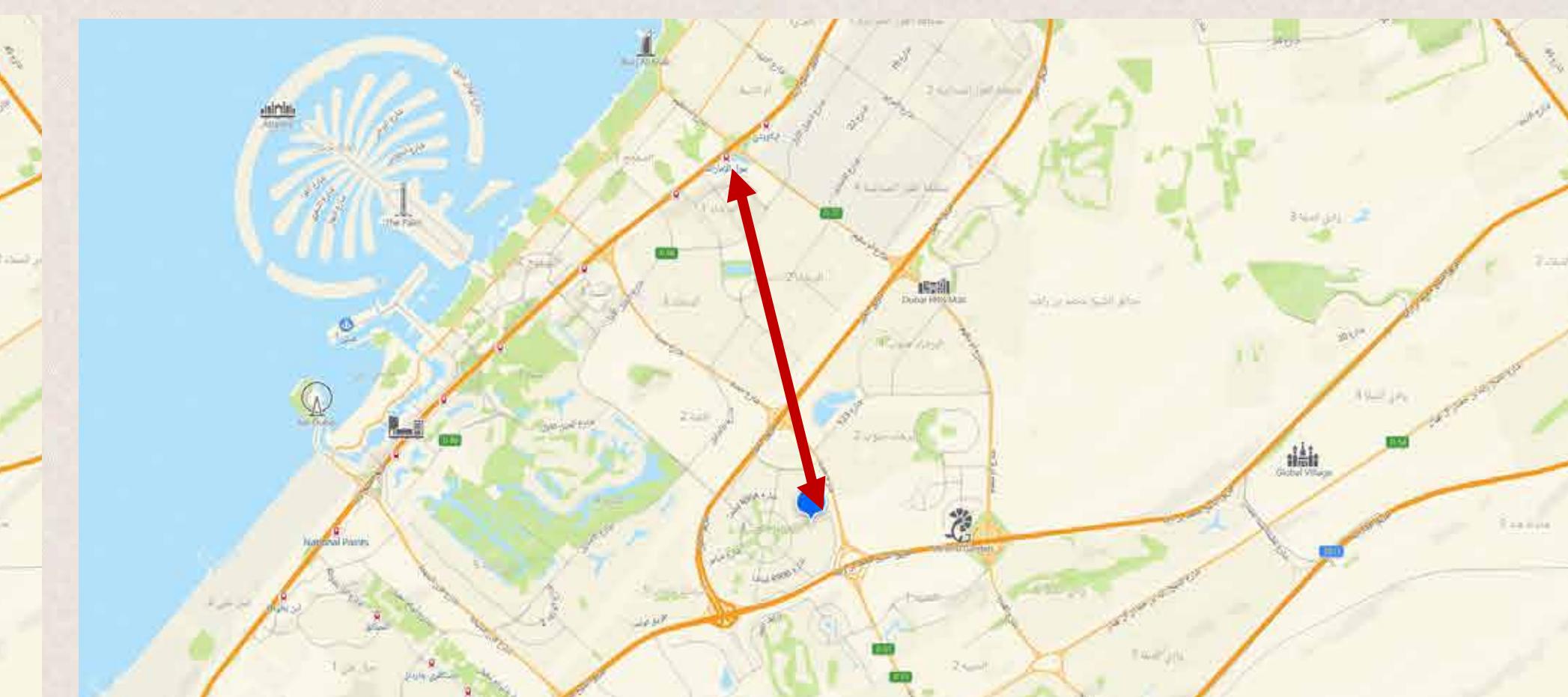
11 Minutes to Miracle Gardens



12 Minutes to Dubai Hills Mall

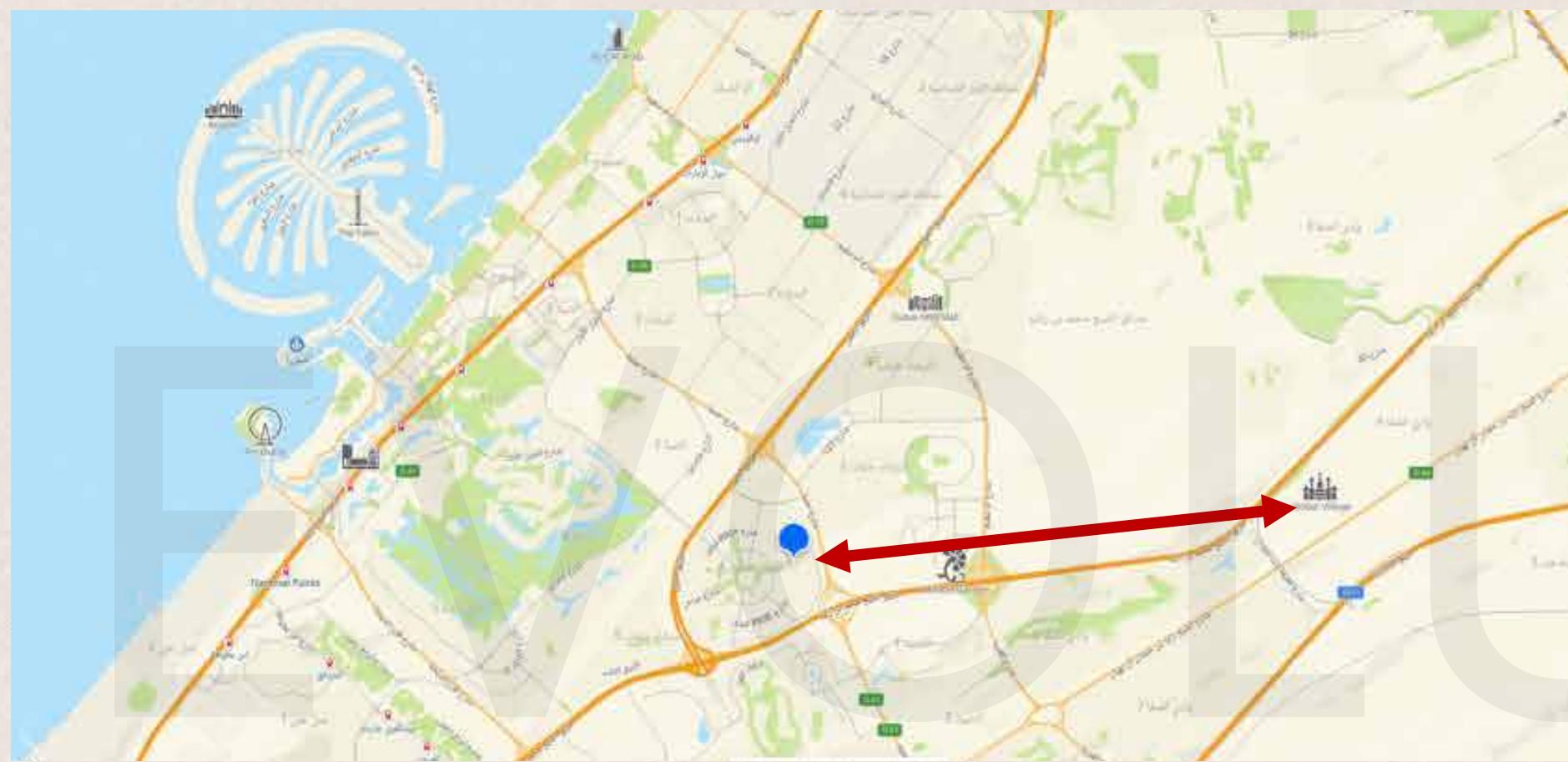


16 Minutes to Mall of the Emirates

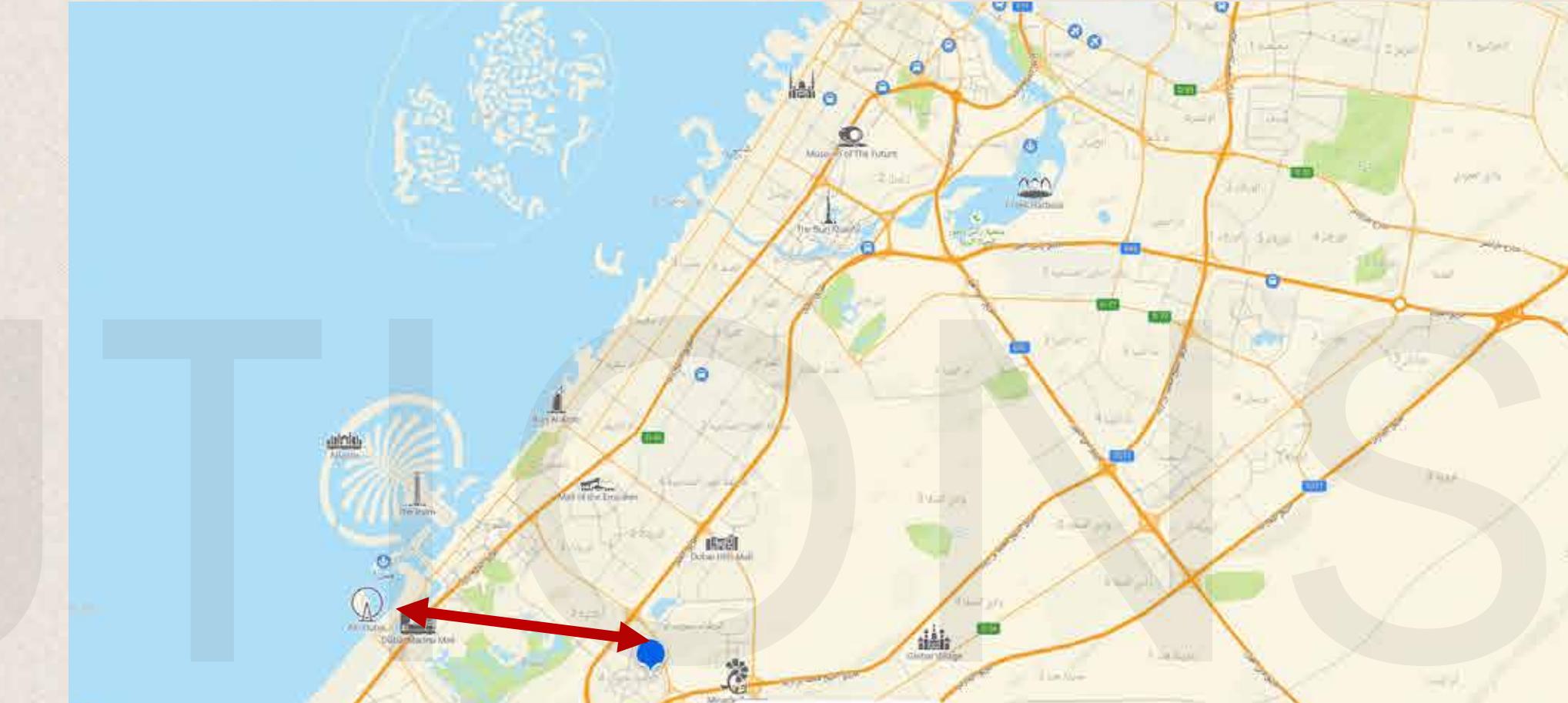


Project Location

16 Minutes to Global Village



18 Minutes to JBR



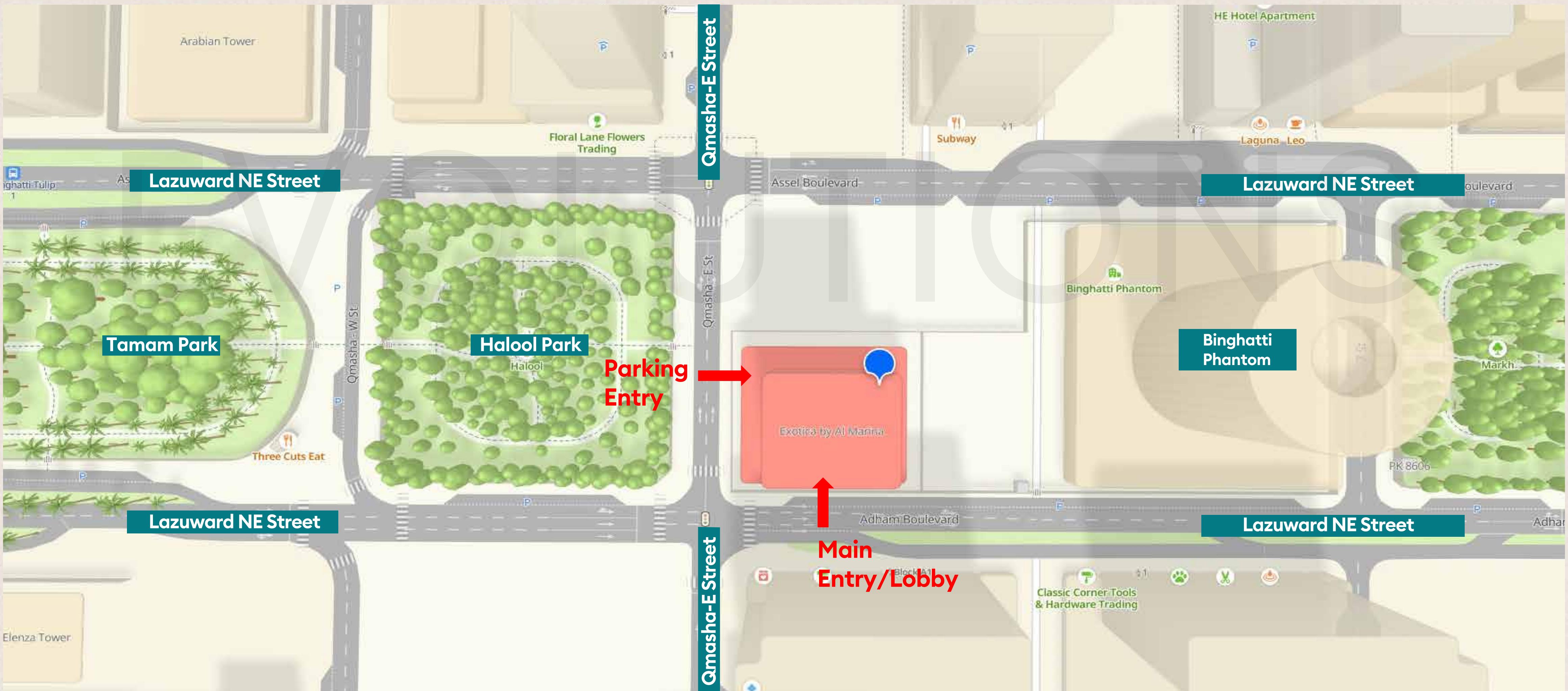
25 Minutes to Dubai Mall



28 Minutes to Dubai International Airport

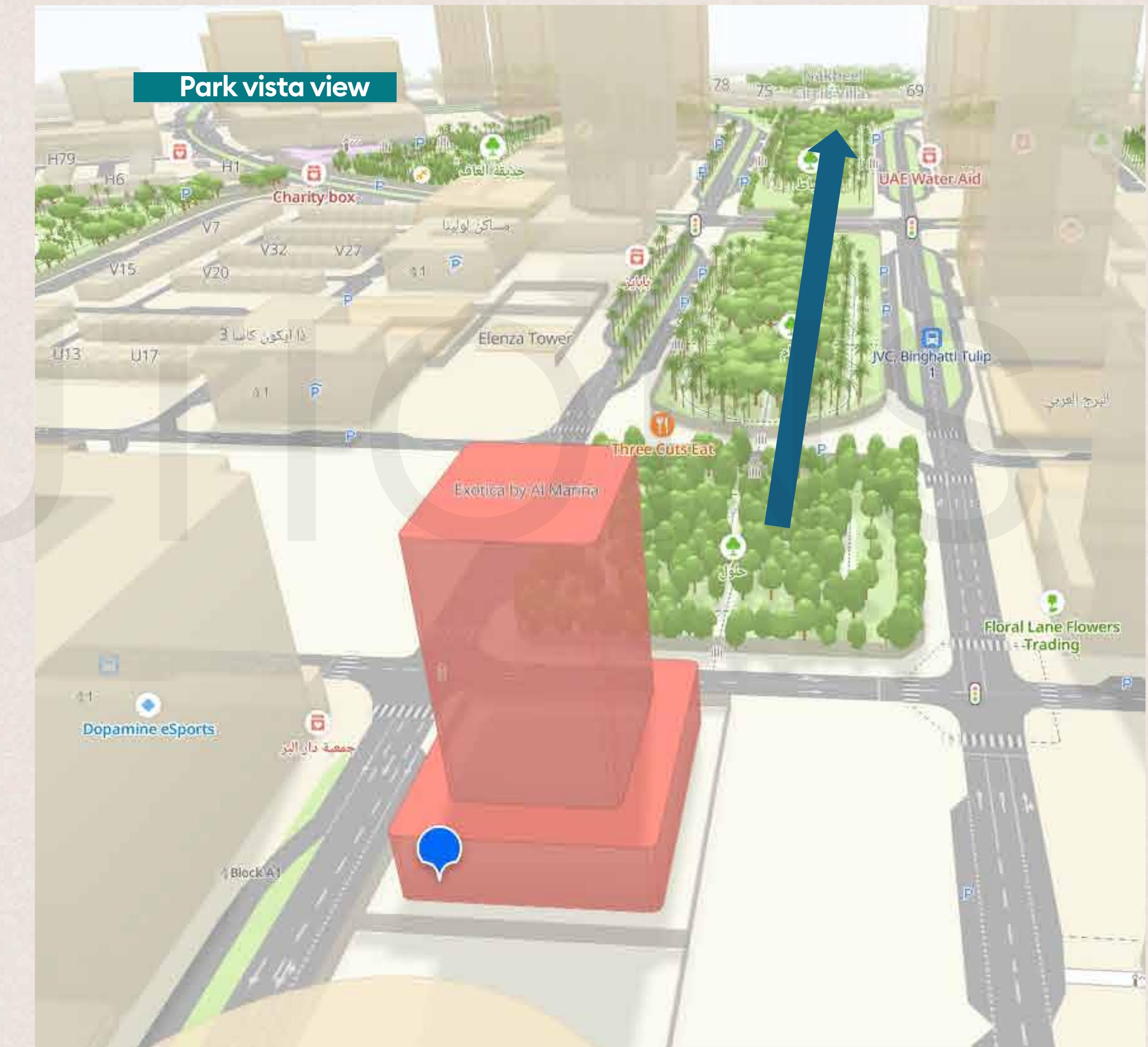


Project Location

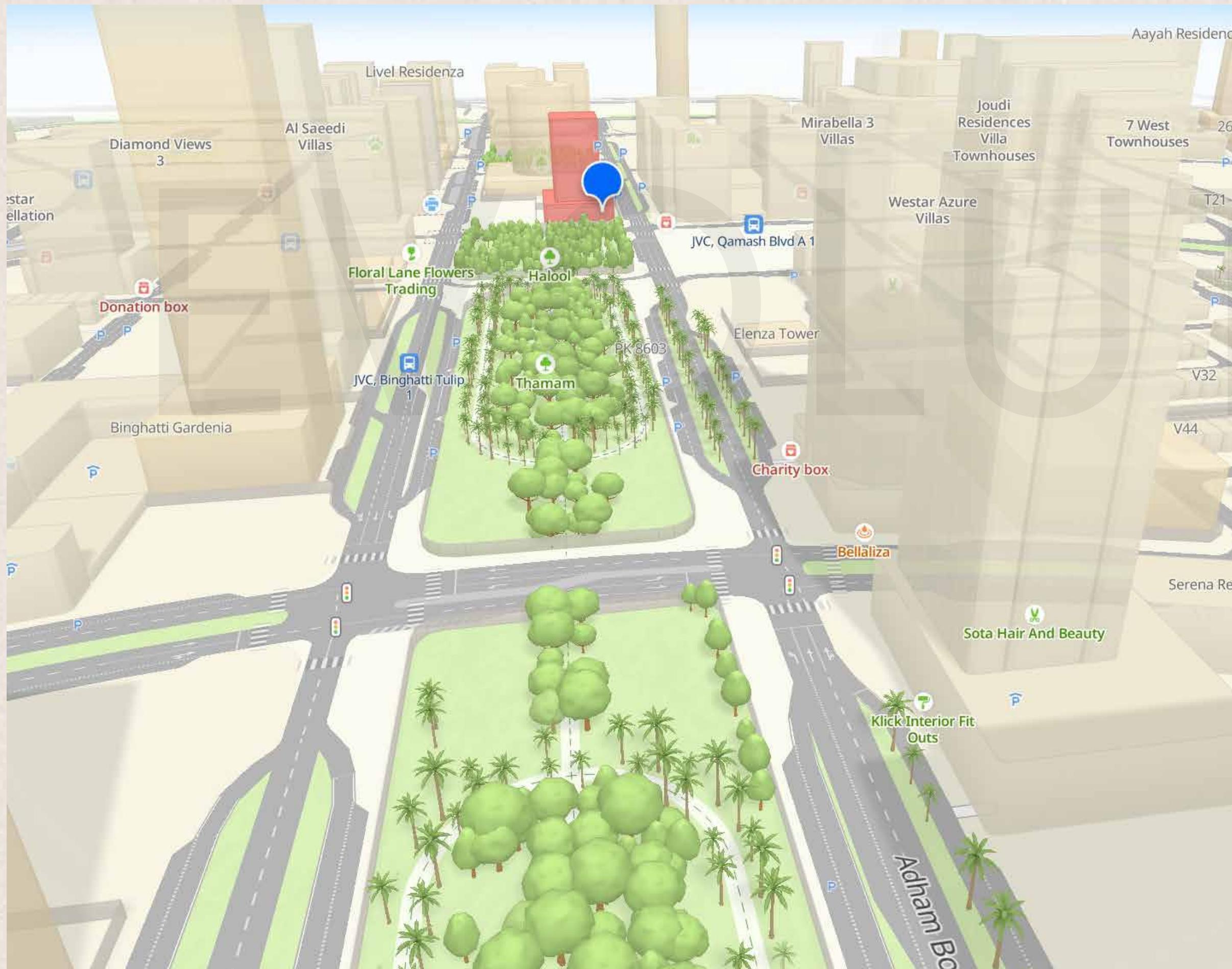


Project Views

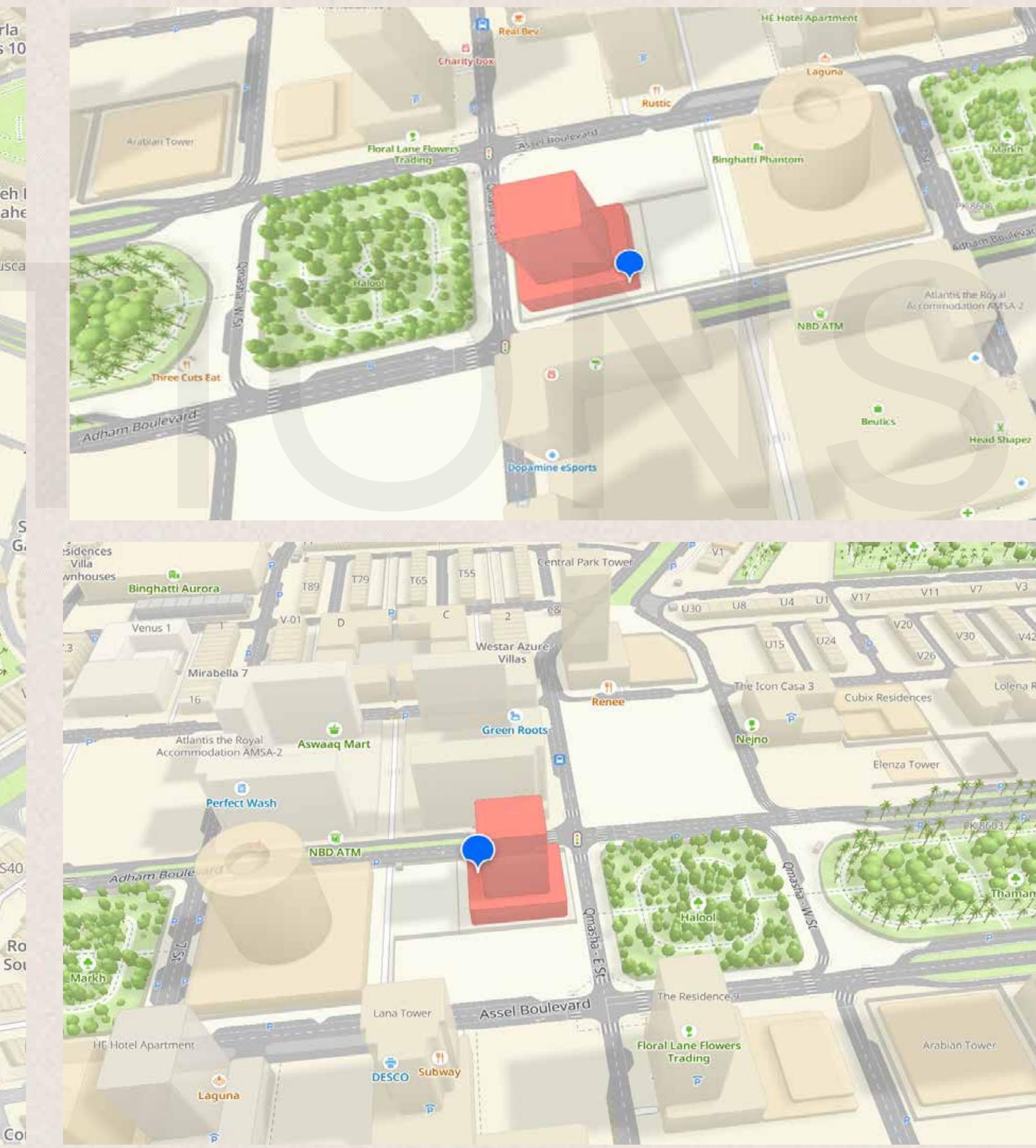
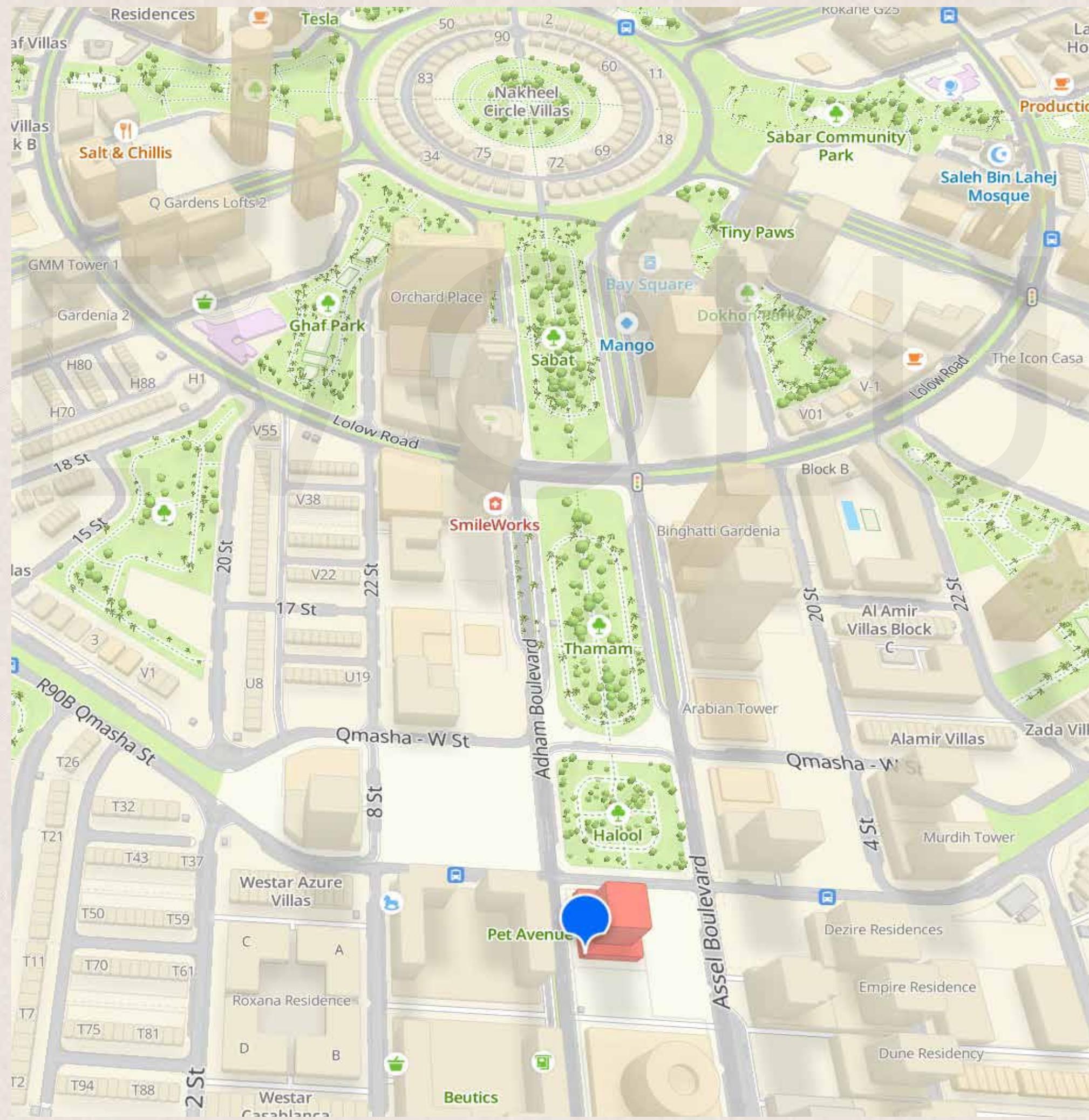
- Full Open Park View (Park Vista View)
- Pool and amenities views
- Boulevard views
- City views
- Dubai Skyline views



Project Views

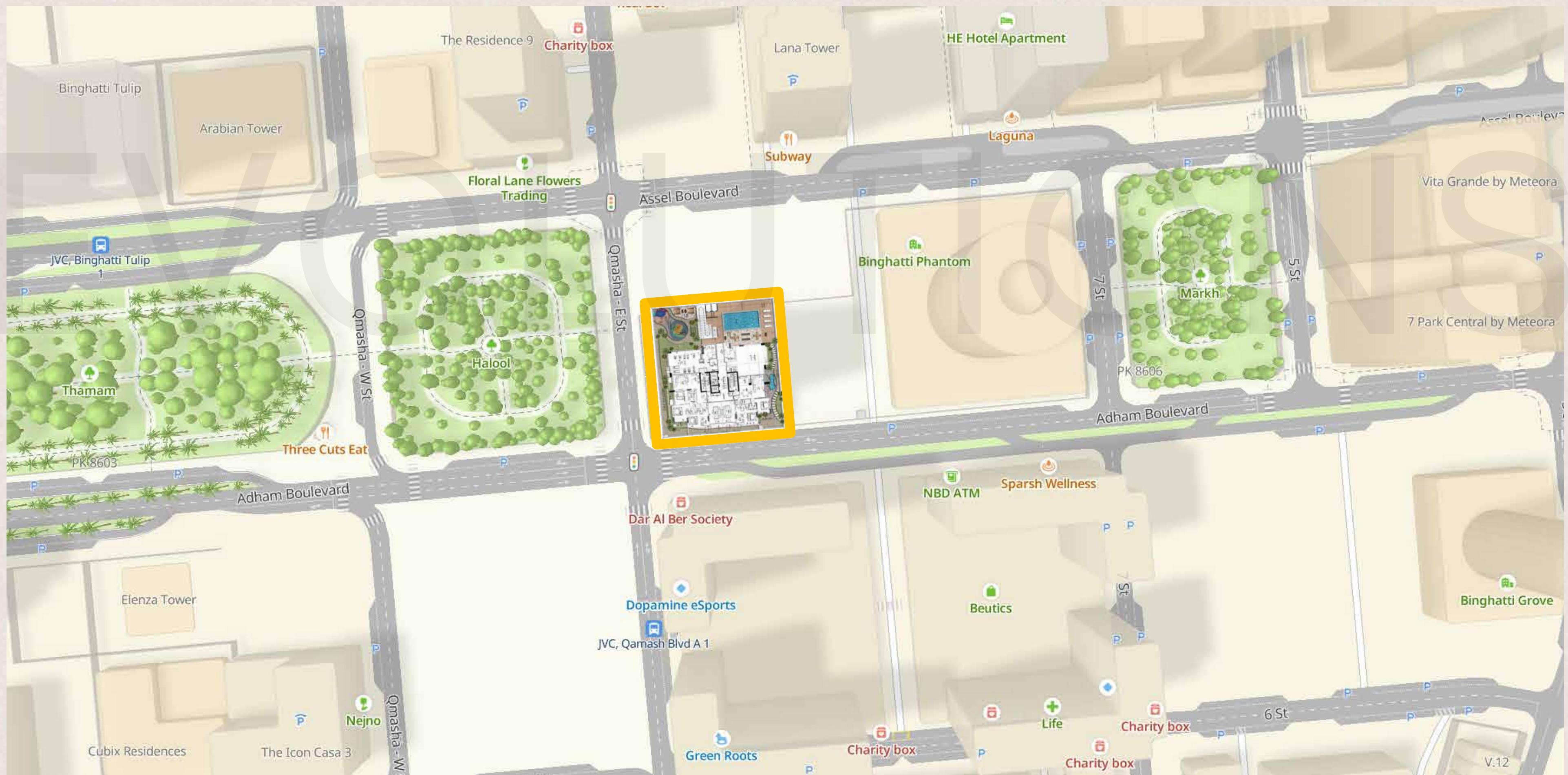


Project Views



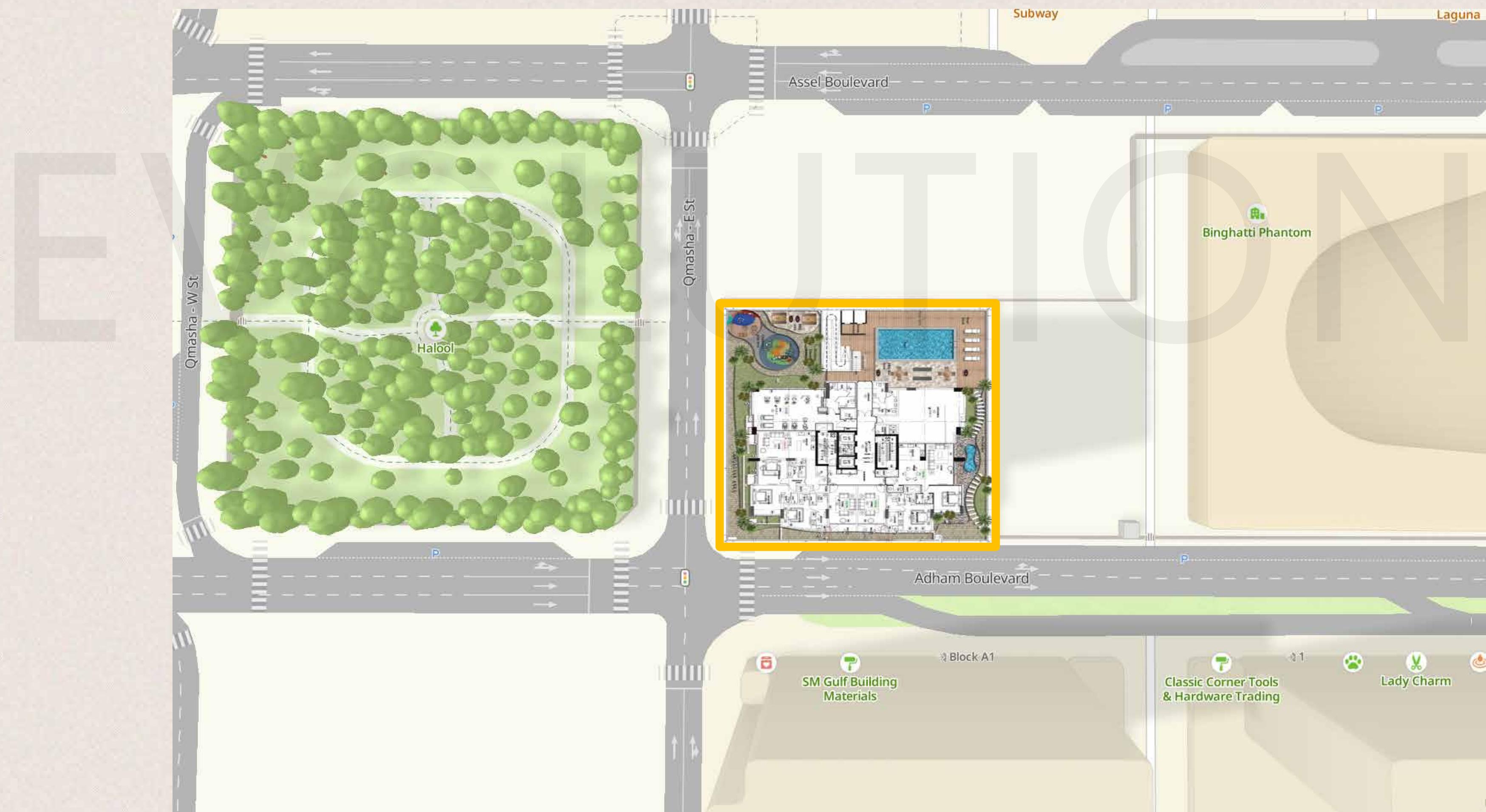
Project Views

Top View



Project Views

Top View



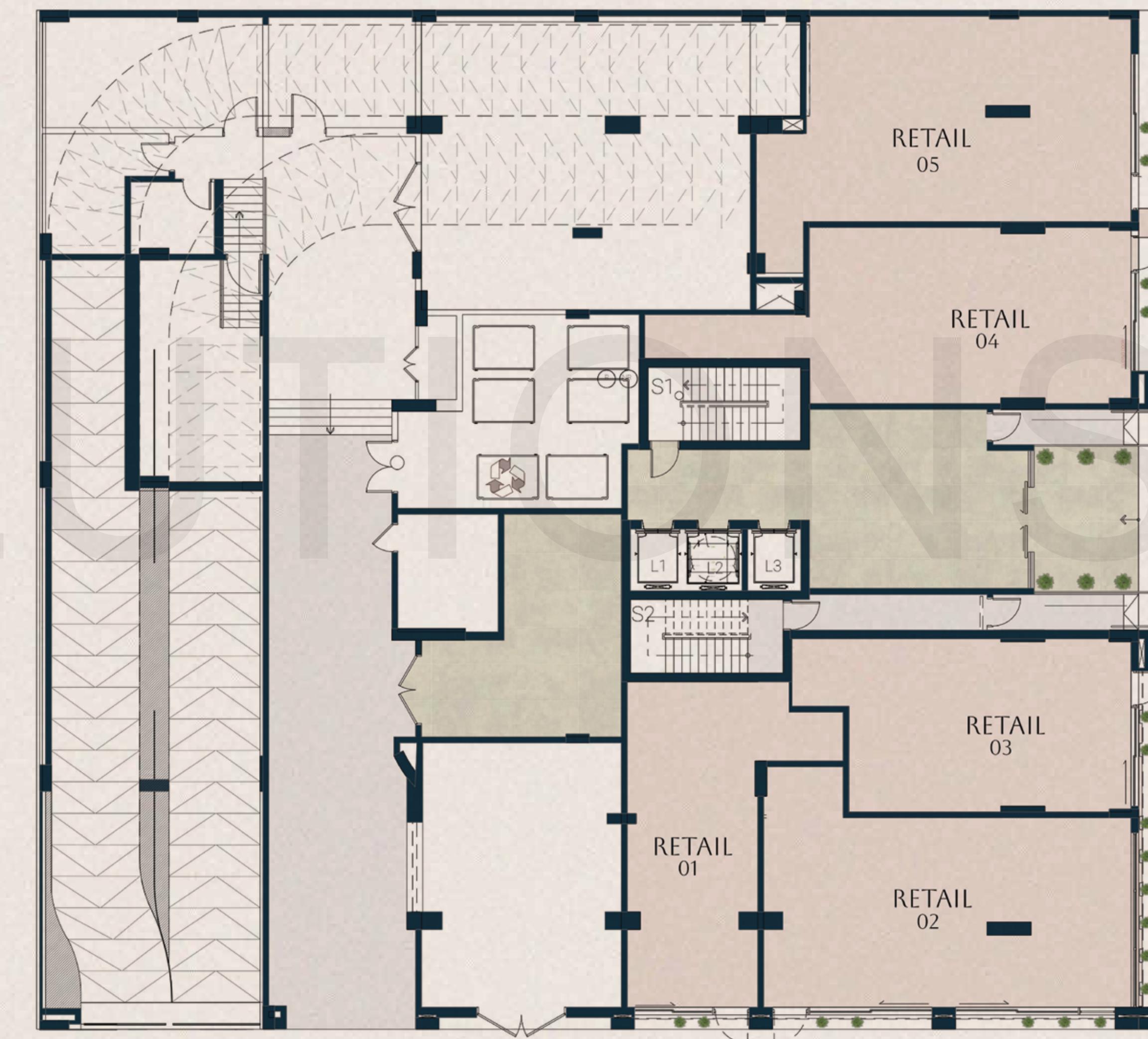


FLOOR PLANS

Floor Plan

Ground Floor

EVOL



Floor Plan

1st Floor

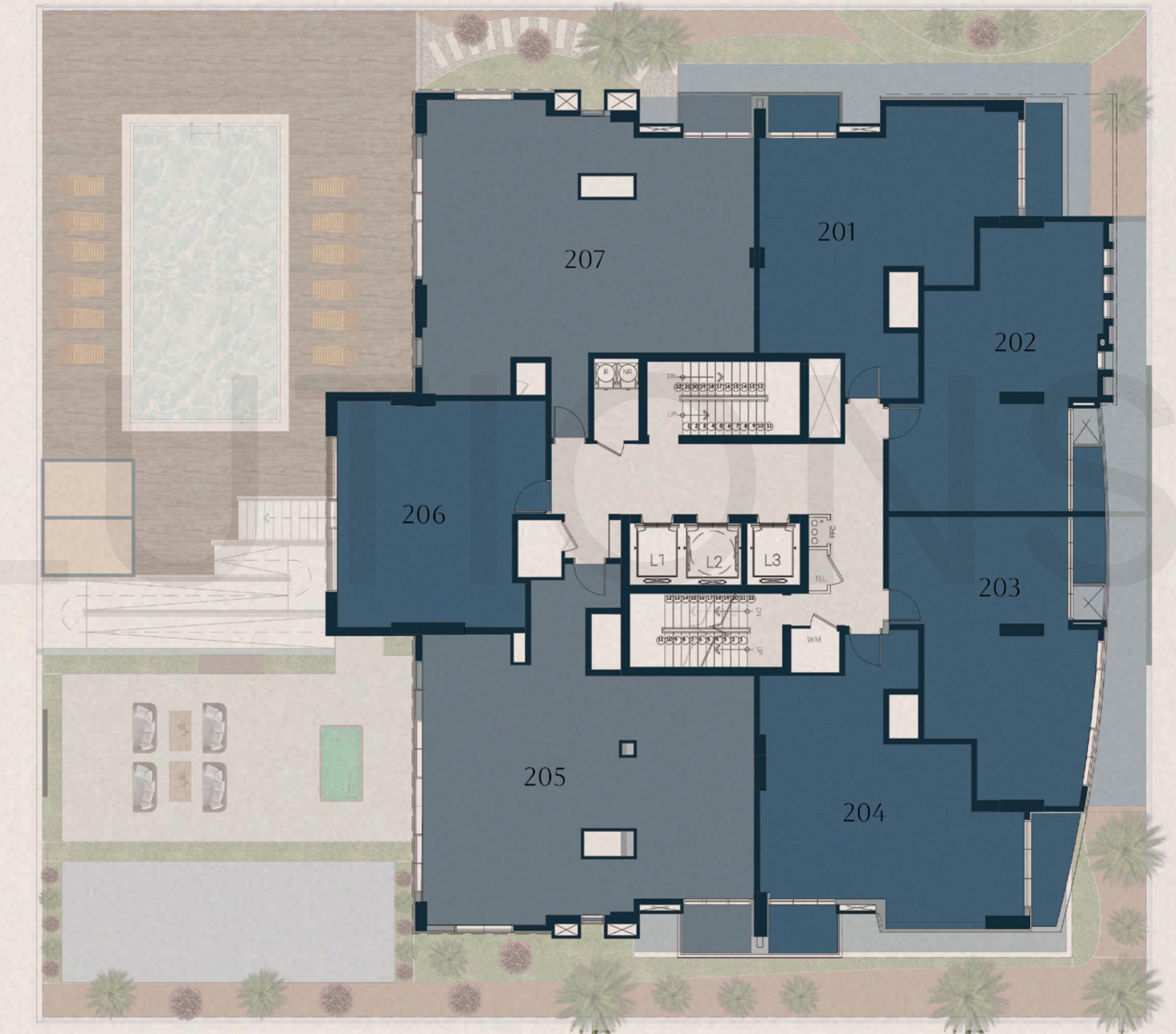
EVOL



Floor Plan

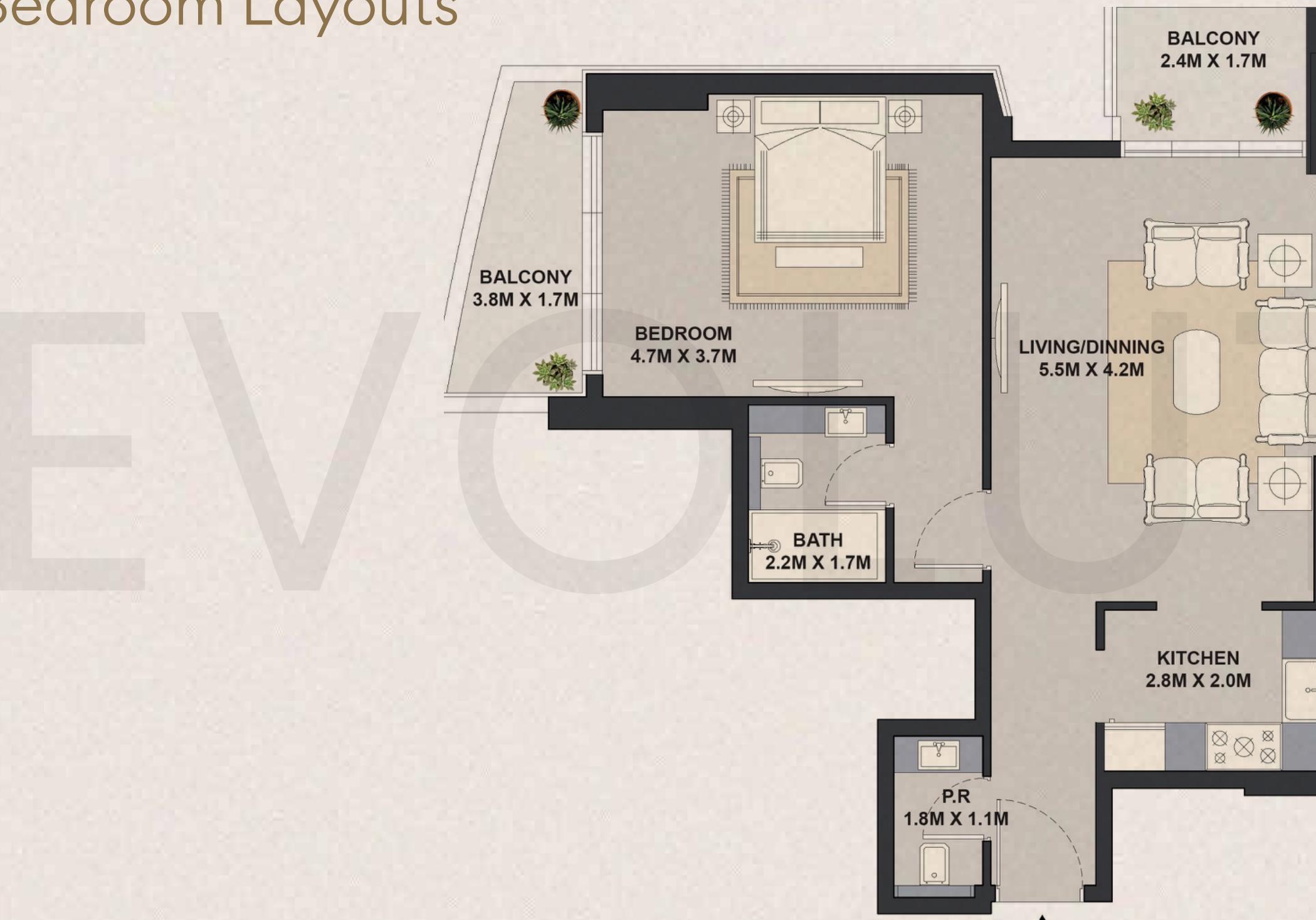
2nd to 13th Floor

EVOL

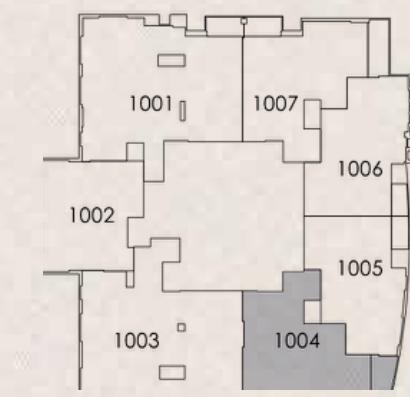


Floor Plan

1 Bedroom Layouts

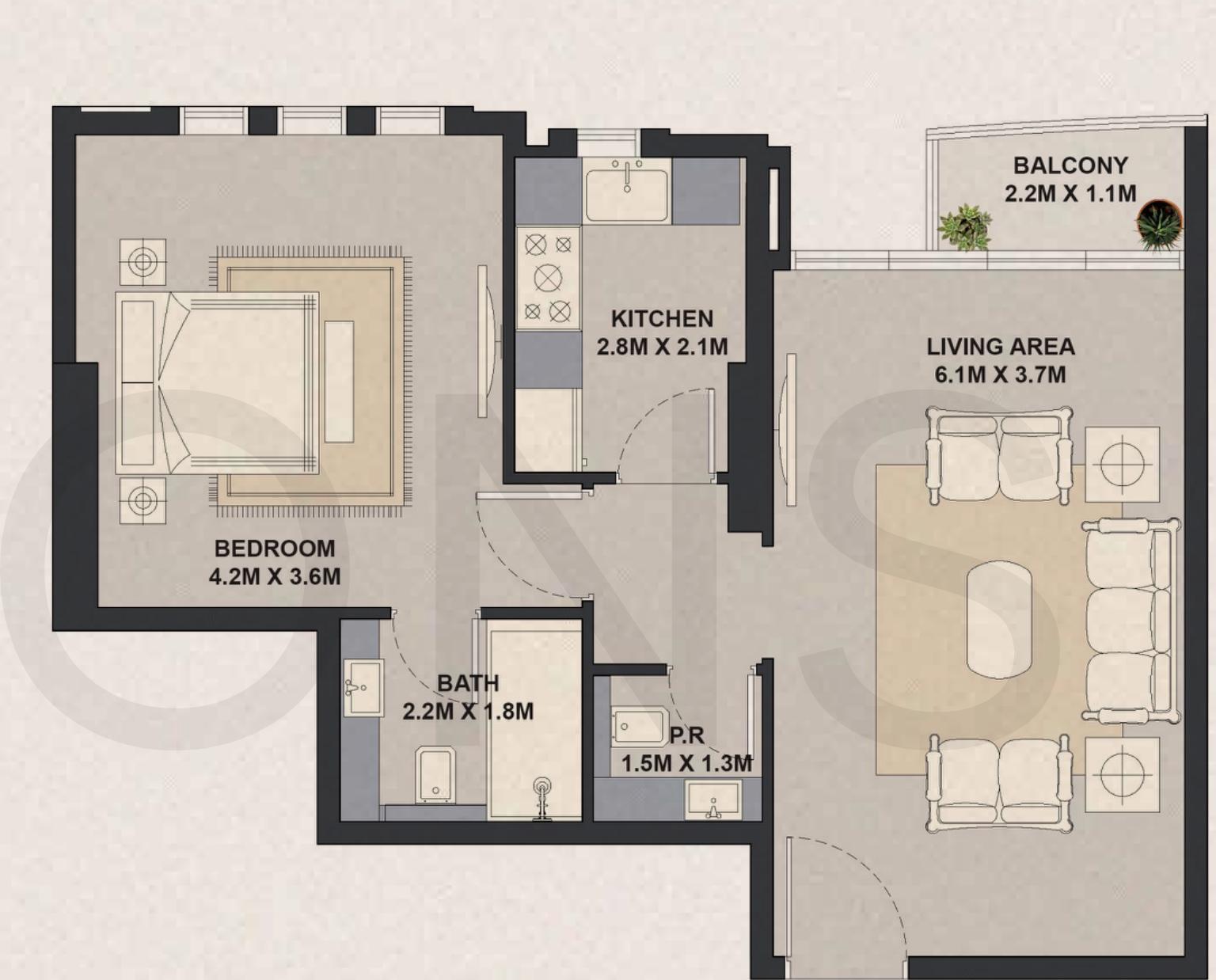


LOOR PLAN

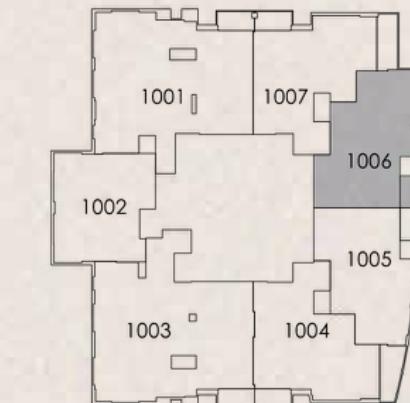


FLOOR PLAN

| | | |
|--------------|-------------|---------------|
| Suite Area | 64.94 sq.m. | 699.60 sq.ft. |
| Balcony Area | 11.06 sq.m. | 119.04 sq.ft. |
| Total Area | 76.00 sq.m. | 818.05 sq.ft. |



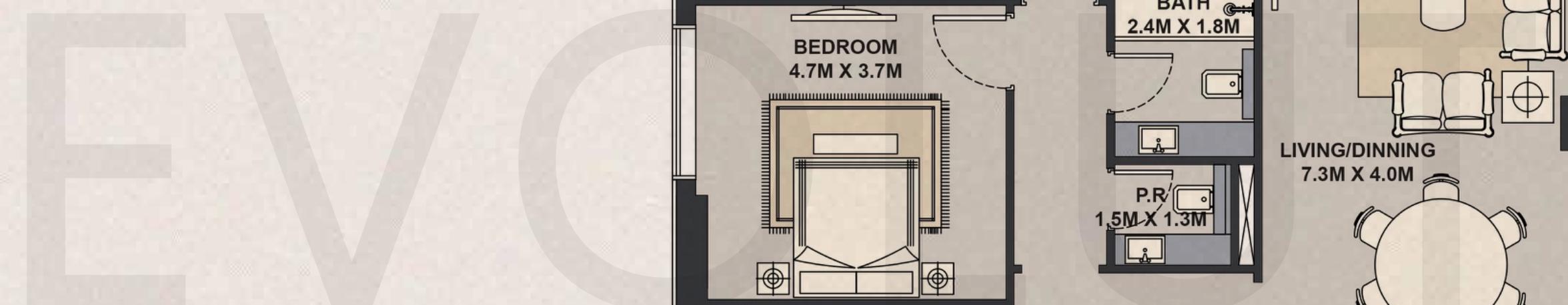
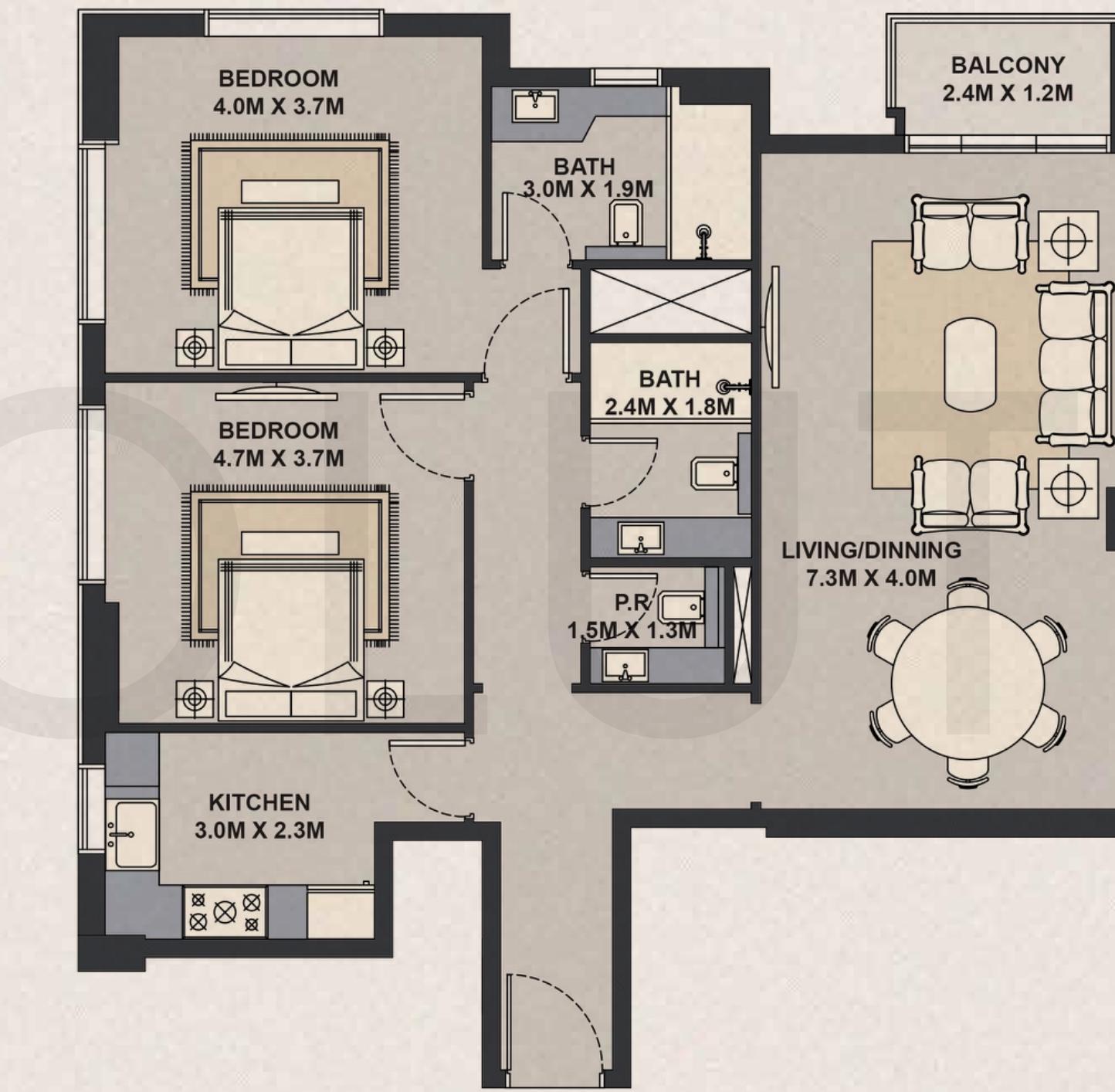
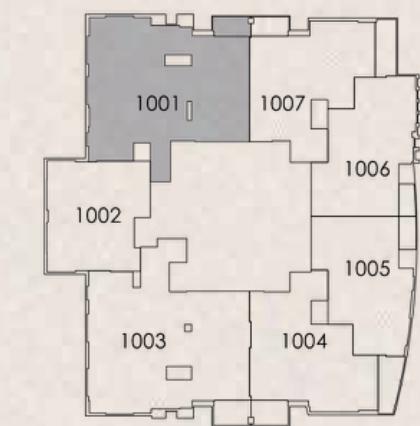
FLOOR PLAN



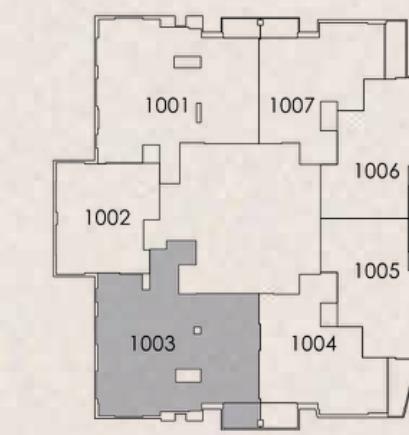
| | | |
|--------------|-------------|---------------|
| Suite Area | 58.38 sq.m. | 628.39 sq.ft. |
| Balcony Area | 2.69 sq.m. | 28.95 sq.ft. |
| Total Area | 61.07 sq.m. | 657.35 sq.ft. |

Floor Plan

2 Bedroom Layouts



FLOOR PLAN


| | |
|--------------|-----------------------------|
| Suite Area | 102.3 sq.m. 1101.14 sq.ft. |
| Balcony Area | 3.72 sq.m. 40.04 sq.ft. |
| Total Area | 106.02 sq.m. 1141.18 sq.ft. |


FLOOR PLAN


| | |
|--------------|-----------------------------|
| Suite Area | 108.66 sq.m. 1169.60 sq.ft. |
| Balcony Area | 4.76 sq.m. 51.23 sq.ft. |
| Total Area | 113.42 sq.m. 1220.84 sq.ft. |

UNIT-1003



EXOTICA USPs

1. Payment Plan

30% During Construction and 70% On Handover

This structure minimizes upfront financial commitment while offering full ownership upon completion.

Developer Commitment

- This payment plan reflects **strong developer** confidence in timely delivery, project quality, and customer satisfaction.

Financing Options Available

- The 70% due at handover is eligible for **bank financing**, offering even greater flexibility and accessibility for both residents and investors.

Ideal for End-Users and Investors

- **End-users** seeking reduced and affordable upfront entry and **immediate occupancy upon payment**.
- **Investors** aiming to secure a unit and **capitalize on rental income or resale potential**.

Confidence First. Payment Later.

- Secure your unit with **minimal risk**, pay the majority only when the property is ready, ensuring **complete confidence** before full investment.

Mortgage-Ready on Handover

- 70% payment can be **financed** through banks

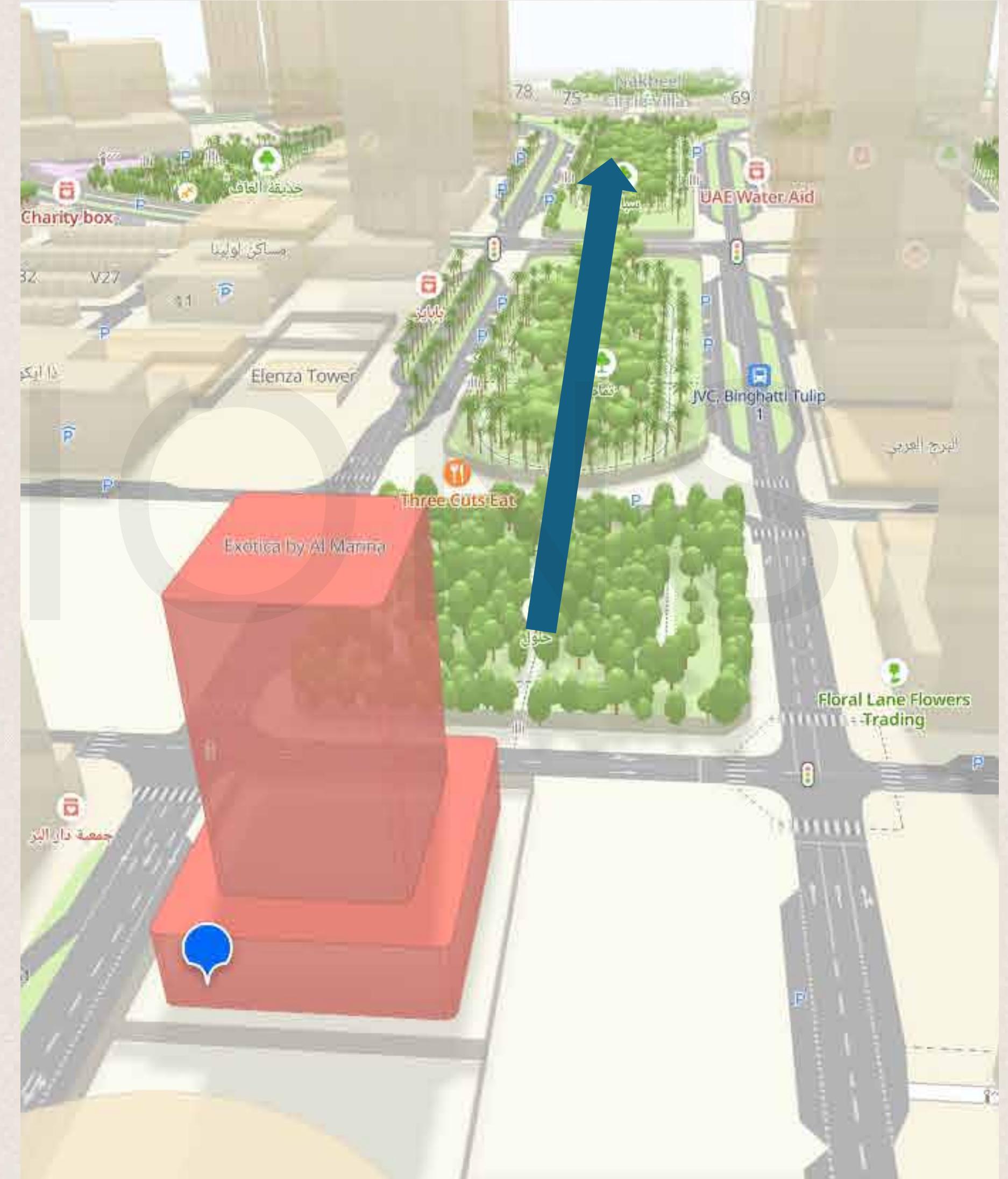
2. Views

Scenic Views That Elevate Everyday Living

- The **building's orientation** has been planned to **maximize the views**, ensuring that every residence benefits from best possible views.
- A wide **variety of views** are available, including open park views, pool and amenities, and the iconic Dubai/City Skyline enhancing the project's appeal for buyers.

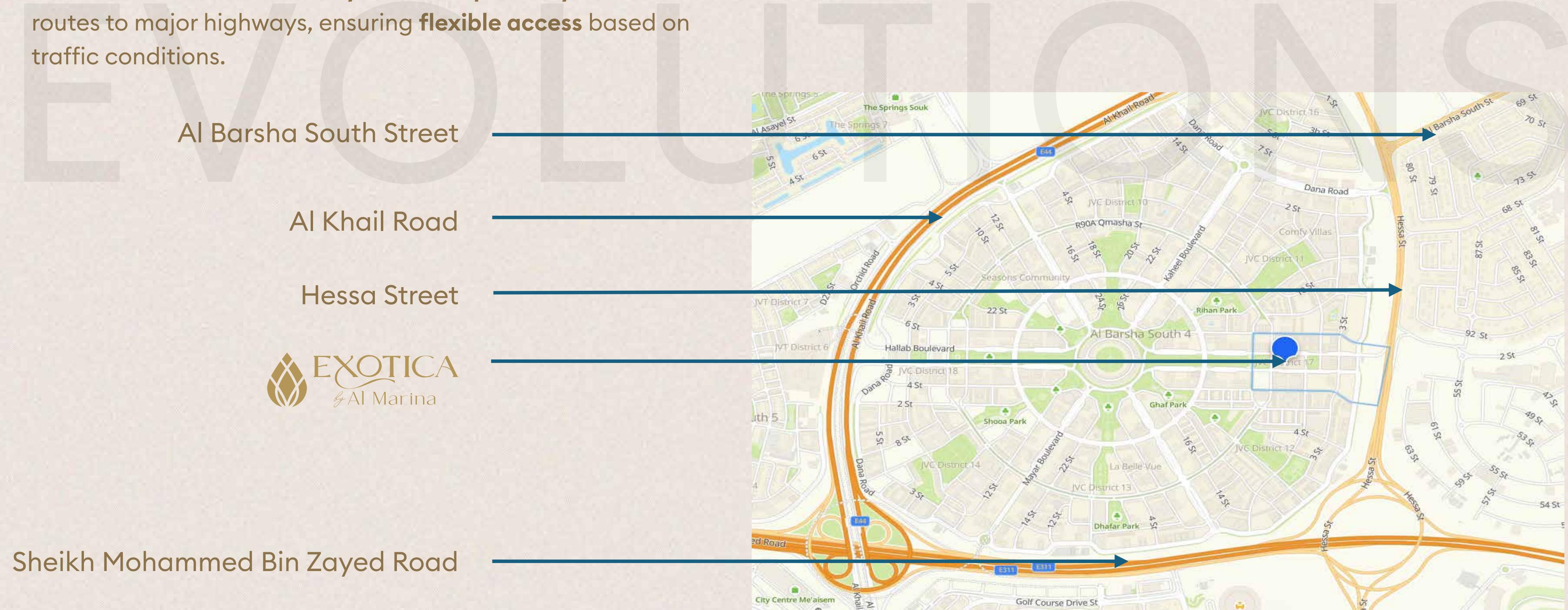
➤ Smart Corner Design for Premium Views:

- The Units overlooking the park are **designed to capture premium park vista views**, complemented by **larger layouts** that enhance both space and exclusivity.
- The Opposite Side units were thoughtfully designed so that **all corner-facing units** overlook either the **boulevard or the pool and amenities**, ensuring each residence enjoys at least one premium view.



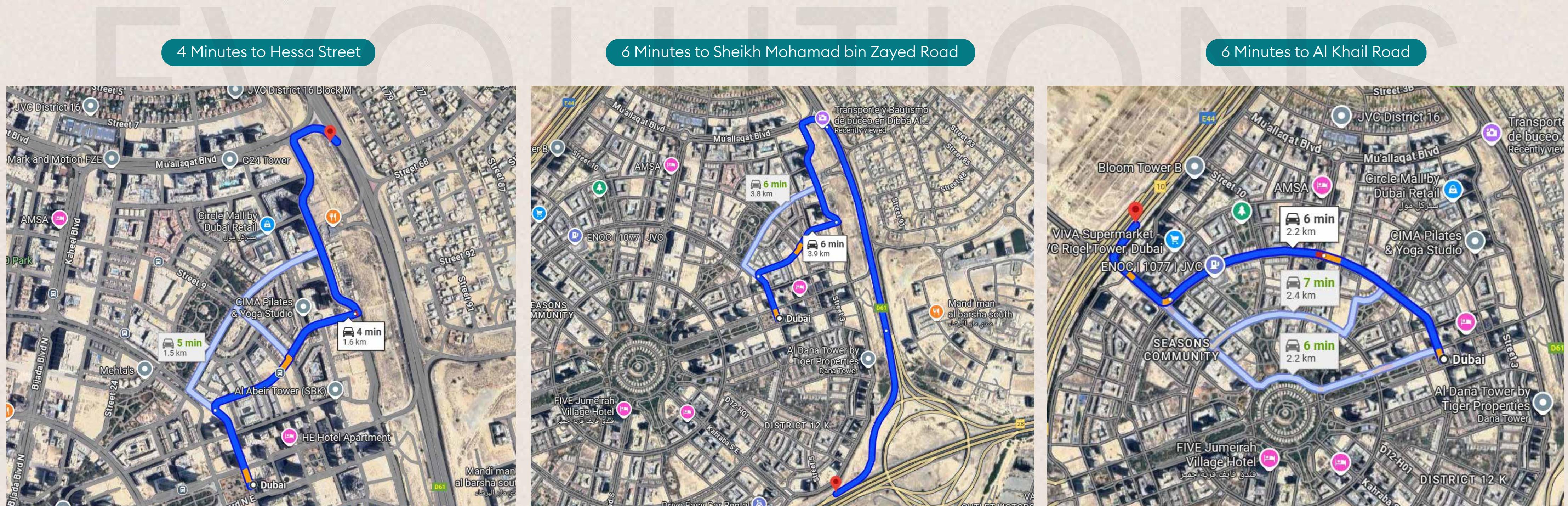
3. Project Connectivity & Accessibility

- Easily accessible via **Al Khail Road (E44)**, **Sheikh Mohammed Bin Zayed Road (E311)**, and directly from **Hessa Street (D61)**.
- Boasts **excellent connectivity** with **multiple entry and exit routes** to major highways, ensuring **flexible access** based on traffic conditions.

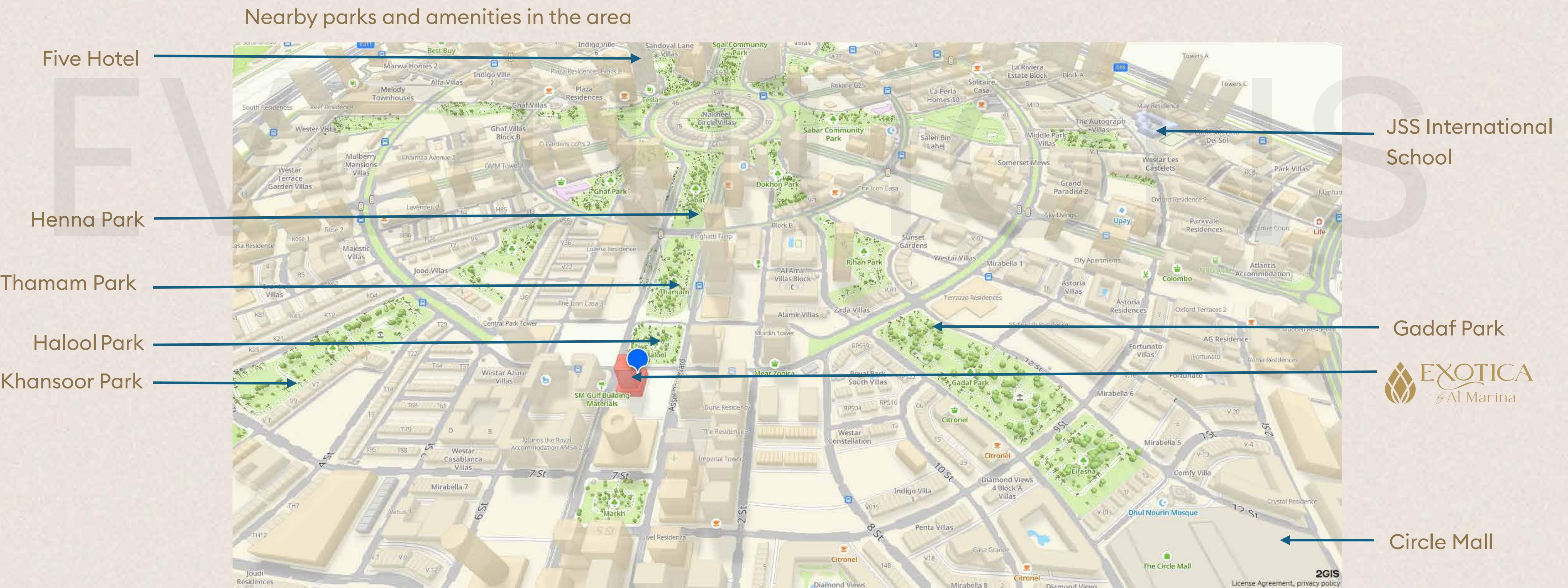


3. Project Connectivity & Accessibility

Strategic Location with Seamless Accessibility – Just 4 minutes to Hessa Street, 6 Minutes to Sheikh Mohammad bin Zayed Road, and 6 minutes to Al Khail Road.



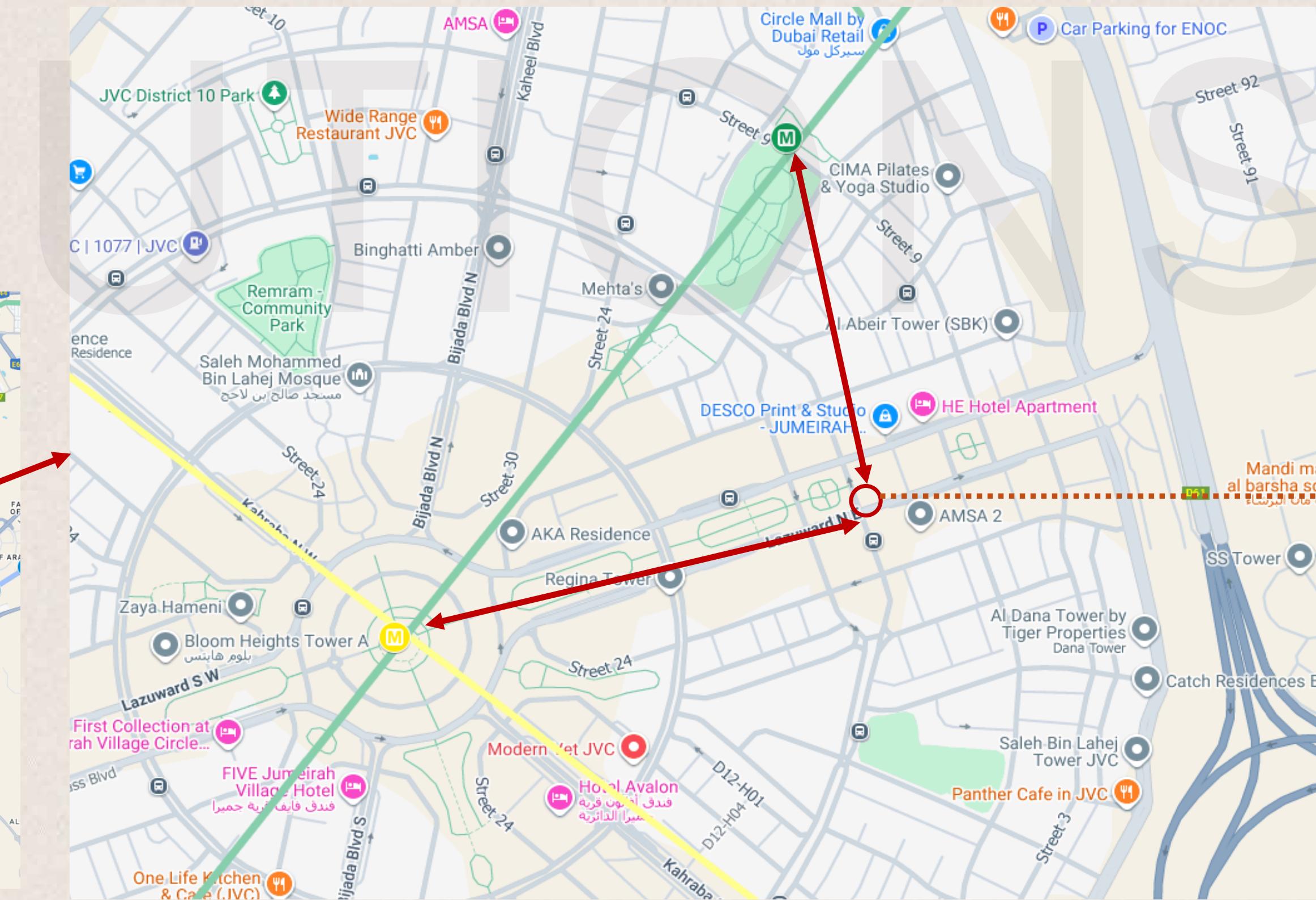
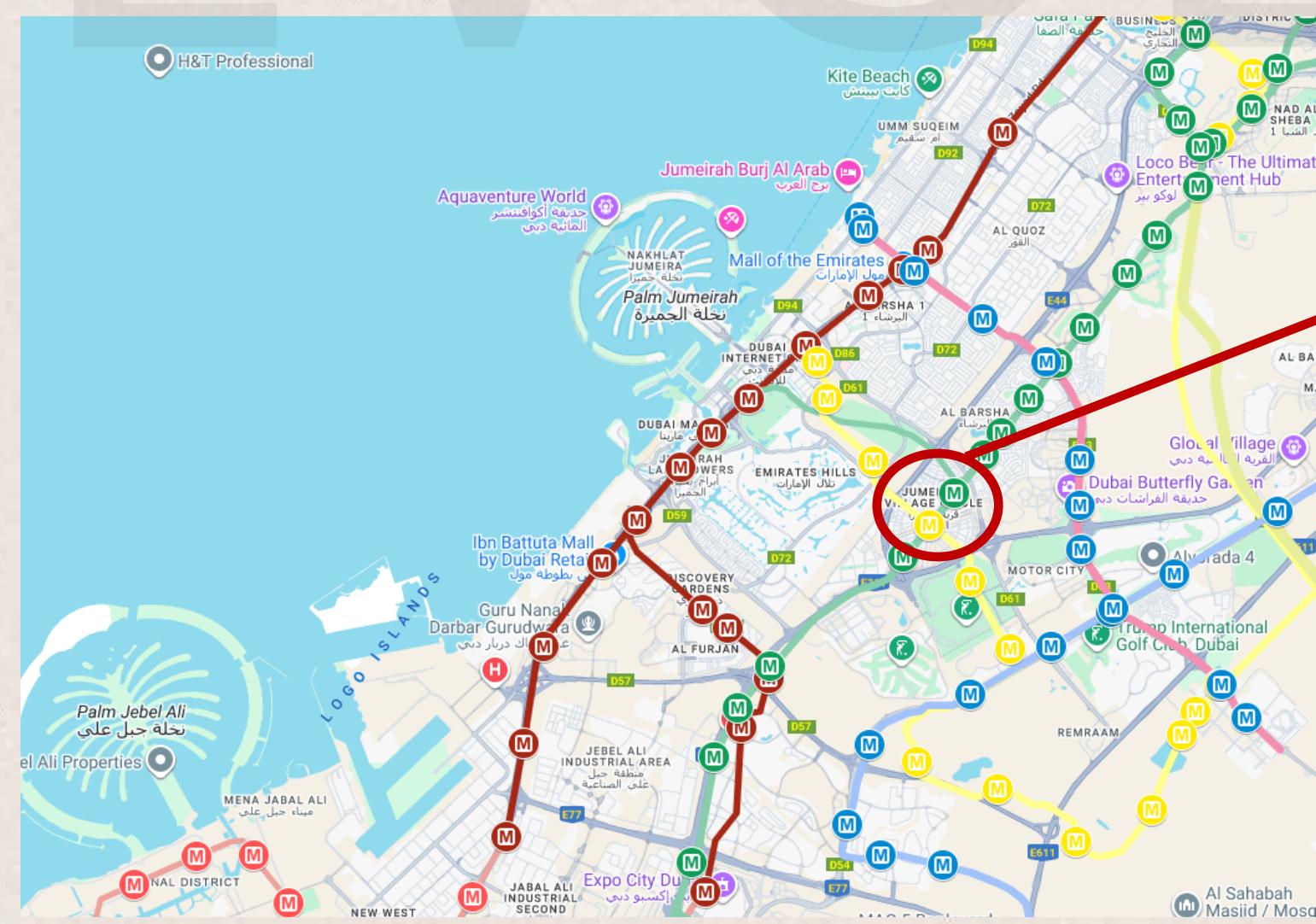
4. Project Neighbourhood



5. Upcoming Metro Stations

Prime Location – In proximity of 2 upcoming metro stations

- Improved Connectivity & Daily Convenience
- Capital Appreciation & Rental Uplifts
- Off-Plan Projects Gain a Premium Edge
- Attracting Long-Term and Short-Term Investors
- Faster Resale Liquidity
- Future-Proof Investment



6. Key Amenities



- 1. State of The Art Gym:** Modern fitness center with training equipment for residents.
- 2. Temperature Controlled Swimming Pool:** On-site swimming pool with safety features available for residents to unwind and relax.
- 3. Kids' Play Area:** Secure and engaging play zones for children. Designed to support active lifestyle among kids
- 4. BBQ Corner:** Fully equipped BBQ stations for gatherings
- 5. Zen Garden:** Landscaped garden designed to offer a calm, meditative outdoor space for residents.
- 6. Outdoor Cinema:** Open air cinema with audio systems for entertaining evenings.
- 7. Outdoor Lounge:** A relaxing outdoor setting to make memories with the family.
- 8. Billiard Table:** An outdoor billiard table surrounding by greenery for residents to enjoy.
- 9. Steam Rooms:** State-of-the-art steam rooms to relax and rejuvenate the mind and body.

7. Well-Sized Building Structure & Layout

› Variety of Units sizes of **1 Bedroom units ranging from 590-1,253 sq.ft. and 2 bedroom ranging from 1,141-1,363 sq.ft.** available.

› The units are thoughtfully planned to **maximize space and comfort for residents.** Layouts –1 Bedroom and 2 Bedroom units to **suit end-users and investors** alike.

› Spacious layouts with larger built-up areas are ideal for end-users, while compact units are perfectly suited for investors seeking high rental returns and Small ticket prices.

Attractive unit sizes › **Low entry price points** › **Offer greater ease of resale as handover approaches** › **High ROE**

8. Specifications:

- Height of Ceiling in Apartment: 3.10 m
- Height of Ceiling in Bathroom: 2.40 m
- Height of Ceiling in Lobby: 3.80 m

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9. Rental yield

➤ JVC typically offers high rental yields, making it an appealing option for buy-to-let investors. Depending on the property type, yields can range from **8% to 9%**, which is above the Dubai average.

➤ This Project is expected to be in demand due to its attractive location, amenities, and expecting to achieve a very high **ROI% up to 9%**.

**Attractive Sizes -> Low Ticket Price -> Attractive Rental Prices
-> High ROI%**

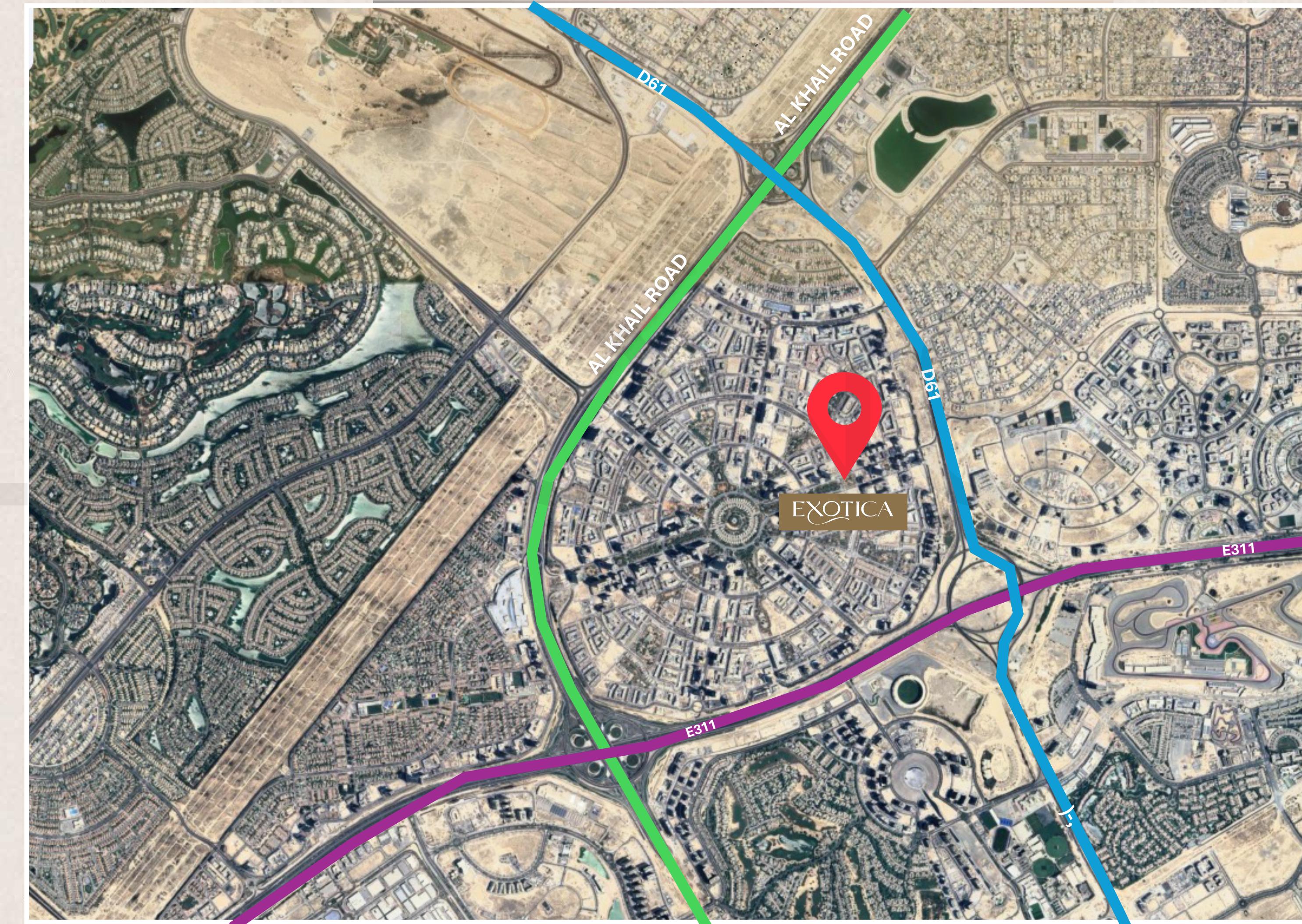
10. Selling Rates and Ticket Prices

- › **Exotica offers attractive ticket prices** amongst All JVC projects.
- › Exotica is offering one of the **best competitive selling rate** in the area.
- › High Value Offering at Competitive Price Point:
 - **Accessible Entry Pricing** : Strategically positioned at attractive ticket prices, these units open the door to a broader pool of buyers, from first-time homeowners to investors.
 - **Low Barrier to Entry** : Affordable investment levels make ownership easier, presenting a standout opportunity in a market where price-conscious buyers are increasingly active.

Attractive Unit Sizes > Attractive Ticket Prices > High Demand > Flipping Opportunities > High ROE

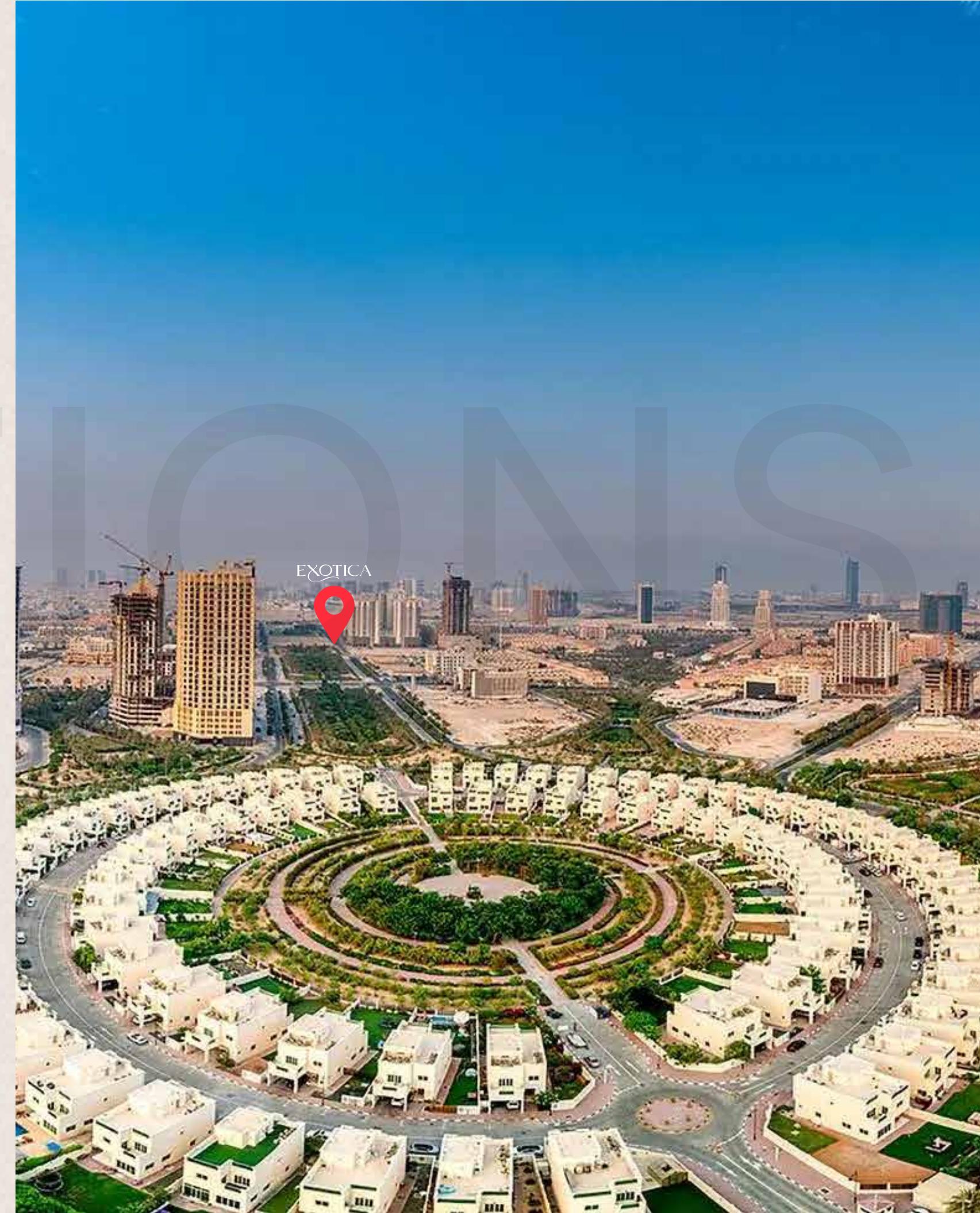
II. JVC as a Location

- The project has connectivity to major roads: Al Khail Road (E44), Sheikh Mohammed Bin Zayed Road (E311), and Hessa Street. 15-25 mins to key landmarks such as Downtown Dubai, Dubai Marina, Mall of the Emirates, and Dubai Expo City.
- One of Dubai's fastest-growing residential neighborhoods with thriving retail hubs, F&B outlets, and community malls within walking distance.
- JVC is a family friendly neighborhood with schools, parks and other services in proximity.



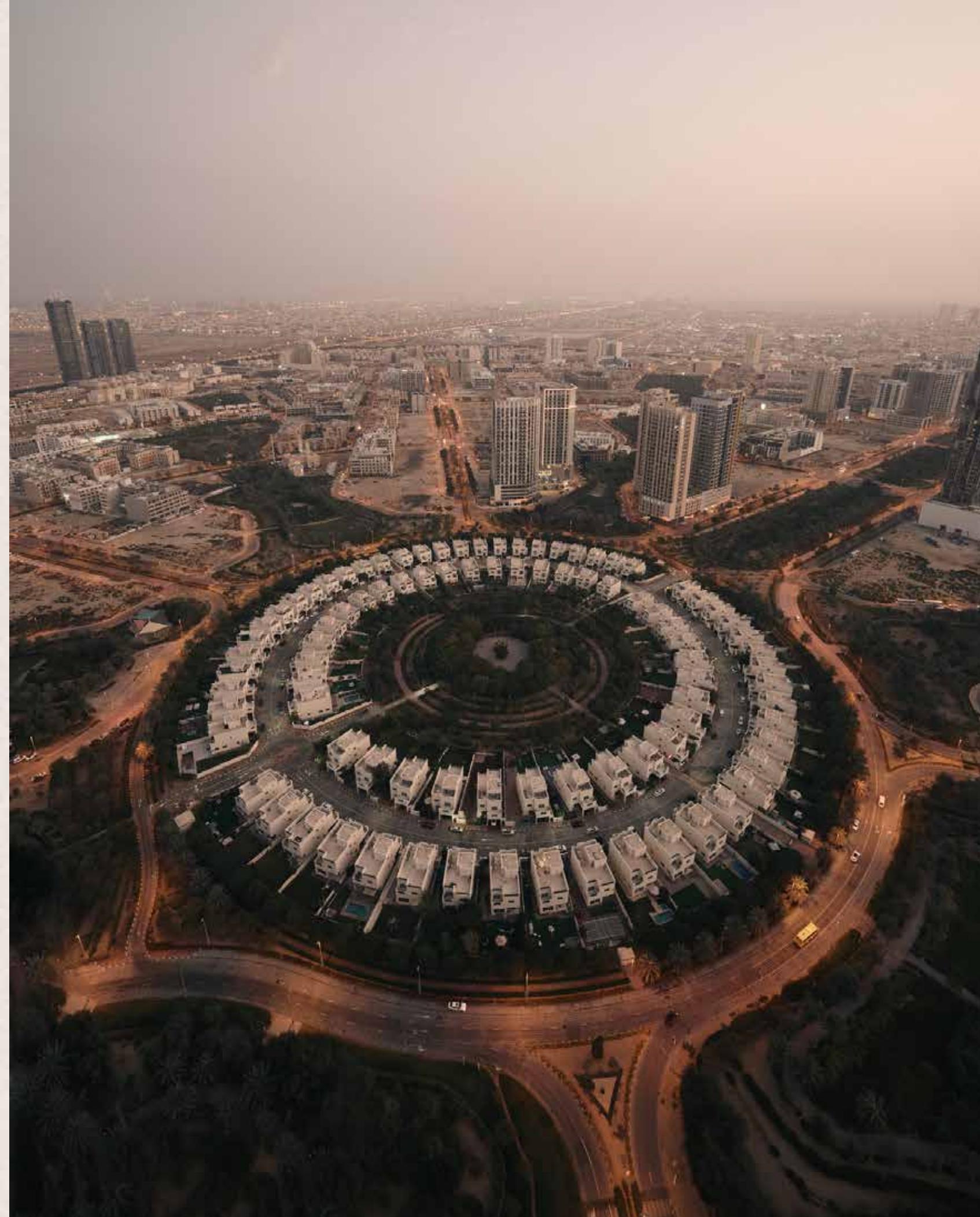
II. JVC as a Location

- The **proximity to high-demand areas** like Al Barsha and Dubai Hills Estate adds value to JVC properties, especially as the neighborhoods continue to develop with top-tier amenities and services.
- There are **plans to expand** and upgrade Al Khail Road, which runs along the western edge of JVC. This will further improve access to key areas like Downtown Dubai, Business Bay, and the Dubai Airport Freezone, reducing congestion and improving the commute.

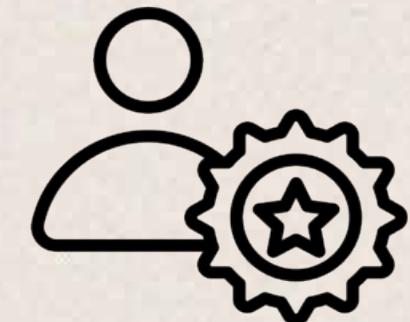


II. JVC as a Location

- Due to its development and growing popularity, property values in JVC have been **appreciating consistently**. As Dubai continues to expand, JVC is expected to benefit from this growth, offering long-term capital gains for investors.
- JVC is still undergoing development, meaning there's significant potential for **capital appreciation** as infrastructure and amenities improve. New developments, including retail spaces, schools, and healthcare facilities, are constantly being added to enhance the community.



12. JVC as Investment Opportunity



- With its modern apartments, proximity to business districts, and a more affordable cost of living, JVC has become a **popular choice** for young professionals who are seeking a balance between work, lifestyle, and value for money.



- For small business owners or those interested in starting their own ventures, JVC offers affordable commercial spaces and an emerging business community, making it an ideal location for **entrepreneurs looking to expand**.



- JVC offers a family-friendly, well-planned community with parks, schools, and recreational spaces, providing a balanced blend of urban living and tranquility. Its mix of affordable apartments, villas, and townhouses, along with abundant green areas, makes it **highly appealing for residents and long-term family tenants** alike.

12. JVC as Investment Opportunity



- Compared to prime Dubai areas like Downtown and the Palm Jumeirah, JVC offers High-End apartments, villas, and townhouses at much more competitive prices. This makes it an attractive option for those looking for **affordable luxury**.



- JVC offers some of the highest rental yields in Dubai. With its strategic location, growing demand, and affordability, JVC gives competitive returns in the rental market. The area's rental yields typically range between 8% to 9%, which is higher than the citywide average with low maintenance costs which can improve the overall **profitability for landlords**.



- Compared to some of the more premium areas of Dubai, JVC's growing reputation as a commercial hub, it is attracting businesses from various sectors, including retail, hospitality, and tech. It's becoming **a preferred location for both startups and established companies**.

Summary & Conclusion

Why Exotica Tower Stands Out in JVC:

1. **Attractive Payment Plan (30/70)** among all offerings for End-Users and Investors.
2. **Attractive Views.**
3. **Prime Project Location: Seamless Connectivity and Excellent Accessibility**
4. **Al Marina Investment**, a well-reputed and **Trusted developer**.
5. **Attractive Amenities & Finishes**
6. **High ROI up to 9%.**
7. **Attractive Ticket prices and selling rates.**
8. **Wide Selection of Unit Sizes, Views, and Layouts**
9. An excellent **opportunity** tailored to meet the needs of both **end-users and investors**.



DEVELOPED BY



PRESENTED BY

EVOLUTIONS

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