





AL MAMZAR



Al Mamzar Front is a freehold residential villa project with an attractive payment plan and no time limit set for construction and permission to build a Ground Plus One (G+1) villa. The plot comes with the additional benefit of having no service charges and is being developed in line with the design and construction regulations of Dubai Creative Clusters Authority (DCCA).

Al Mamzar Front is in a popular residential area on Cairo Road, just minutes from Al Mamzar open beach.

			
RESIDENTIAL VILLAS	FREEHOLD	NO SERVICE CHARGE	THREE YEARS PAYMENT PLAN

- Permitted Height: G+1
- No time limit to construct
- No service charge
- Early Access is provided upon covering 60% of payment
- Resale is permitted upon covering 100% of payment
- The development follows Dubai Creative Clusters Authority (DCCA) rules and regulations in terms of design & construction <https://dcca.gov.ae/en/freezone/>
- FAR: As per DCCA
- Dubai Land Department Registration fee is paid equally by the Buyer & the Seller

METHODS OF PAYMENT:

- A) UPFRONT PAYMENT (PRICE PER SQ.FT: AED 380 TO 650)**
- B) THREE YEARS PAYMENT PLAN (PRICE PER SQ.FT: AED 415 TO 675)**

Al Mamzar	Months from Effective Date									
	On or before Effective Date	4	8	12	16	20	24	28	32	36
Payment Plan %	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%

Terms & conditions are subject to change without prior notice