

F I O R A

GOLF VERDE

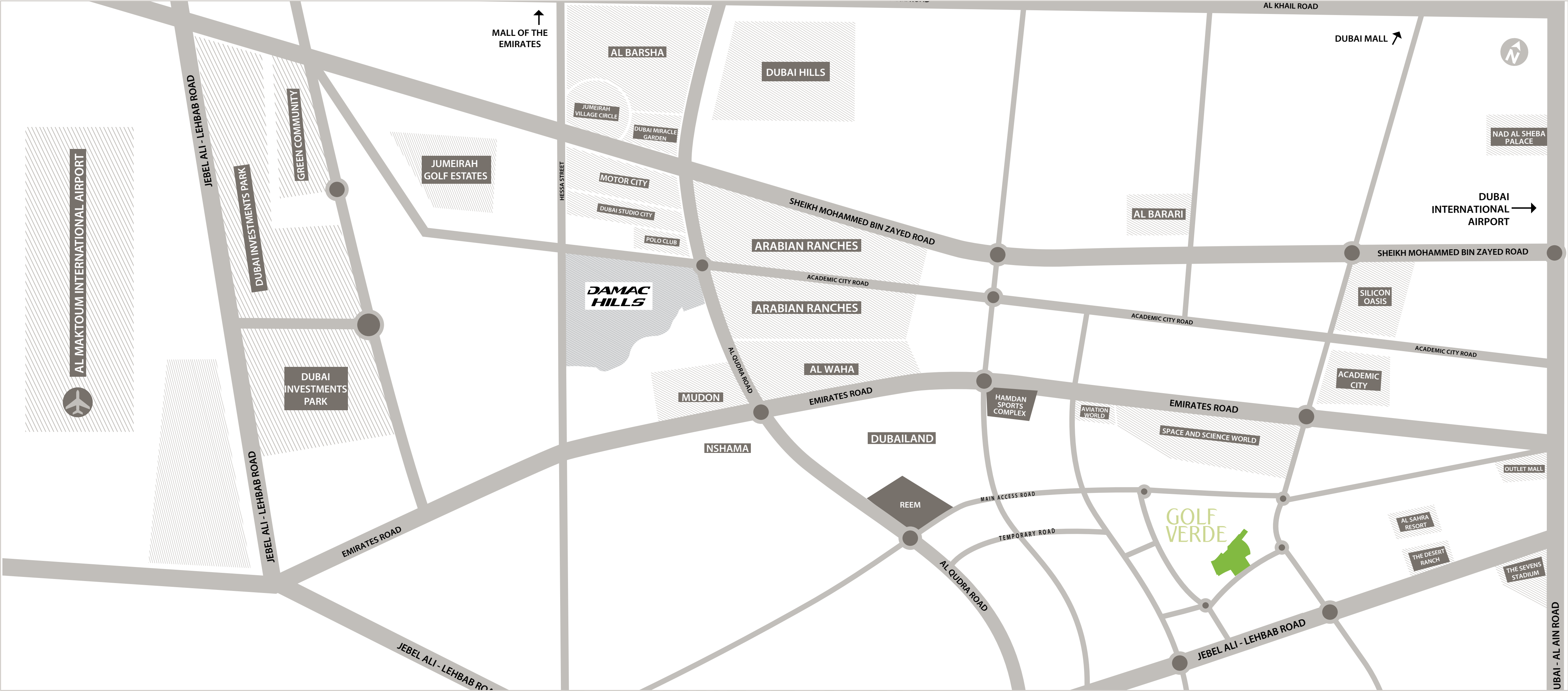
Navitas

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AKO₂YA



AKOYA



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PROXIMITY TO LANDMARKS



10 MINUTES
to Dubai Silicon Oasis



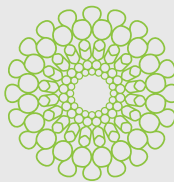
12 MINUTES
to DAMAC Hills



35 MINUTES
to Mall of the Emirates



38 MINUTES
to The Dubai Mall



40 MINUTES
to Expo 2020



40 MINUTES
to Al Maktoum
International Airport



41 MINUTES
to Jumeirah



45 MINUTES
to Dubai International Airport

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OFFERING



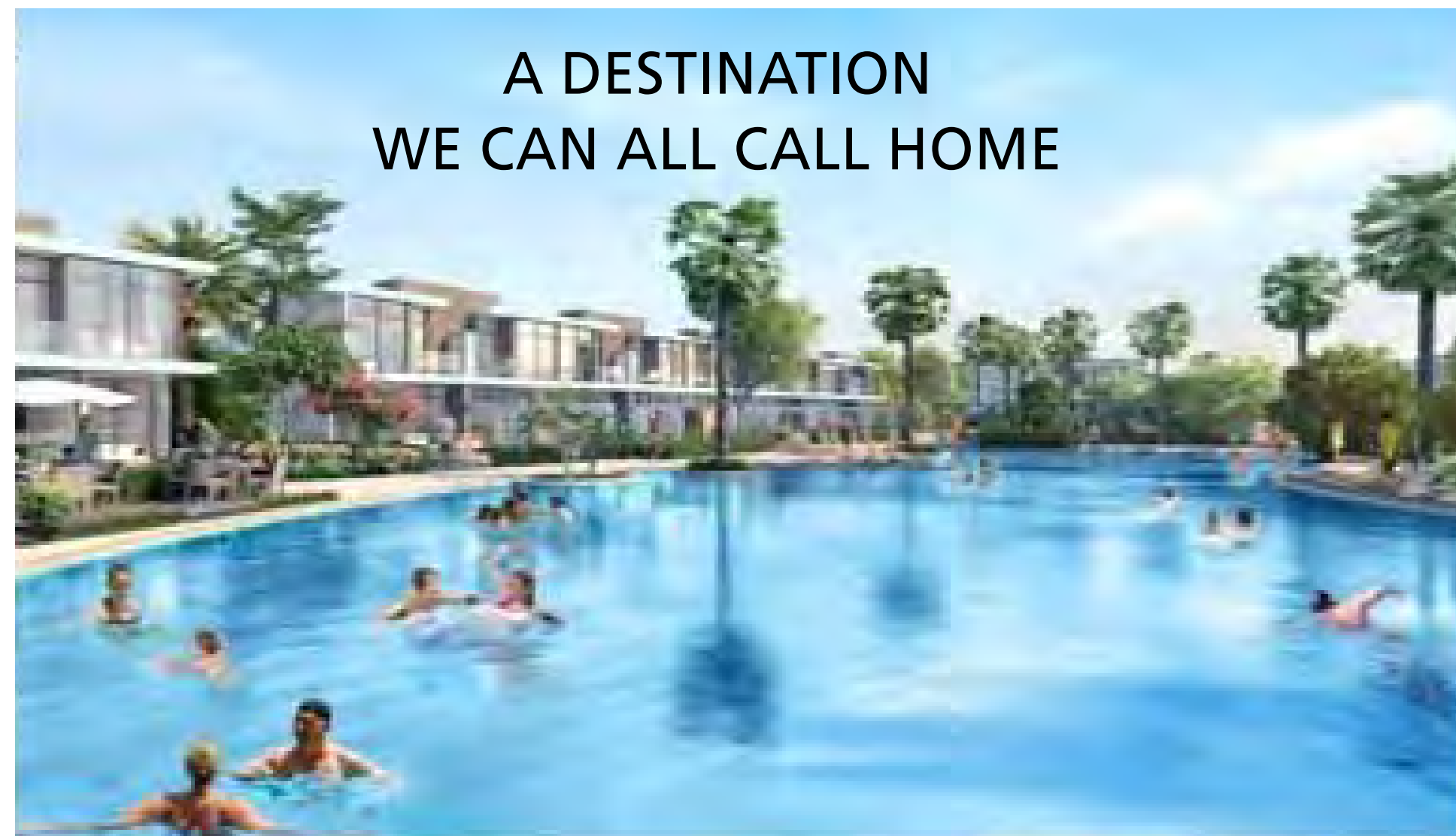
55 	MILLION SQFT COMMUNITY
14,012 	LIFESTYLE OPPORTUNITIES
10,015 	VILLAS / TOWNHOUSES
2,127 	HOTEL ROOMS
1,230 	APARTMENTS
640 	SERVICED VILLAS



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ATTRACTIONS



A DESTINATION
WE CAN ALL CALL HOME



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TRUMP WORLD GOLF CLUB TIGER WOODS DESIGN



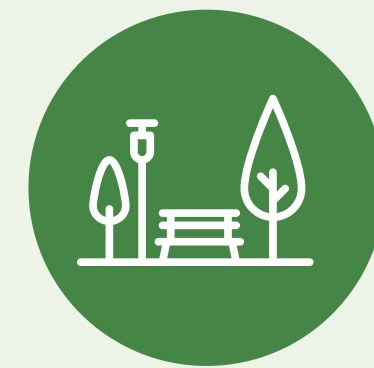
AKOYA AMENITIES / HIGH POINTS



Waterplay fountains
across communities



Desert-inspired
luxury spa



21 neighbourhood parks
and 4 district parks



Swimming pools
and play areas in
each community



Full-fledged
community centre



2 schools, 2 nurseries, 3
kindergarten centres



Yoga enclave
themed around
natural elements



Shuttle services to
Mall of the Emirates



7 retail destinations
within the community

AKOYA AMENITIES / HIGH POINTS



3 local mosques,
3 Jumaa mosques



2 hospitals
and 2 clinics



1 ambulance point



1 police station



1 fire station
(Civil Defence)



2 post offices

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INTRODUCING GOLF VERDE

Discover a community where you and your family can explore the great outdoors and invite sunshine into your home. Relax in a picture-perfect setting with acres of magnificent parklands and spend afternoons enjoying leisurely strolls amongst the trees, pathways and trails.

AKQYA

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ENJOY ALL LIFE HAS TO OFFER

Here, connect with nature at the family park and feel truly relaxed and refreshed, or venture out and discover a host of retail, dining and entertainment outlets available just around the corner.

AKQYA

F I O R A



WELCOME TO FIORA

Fiora at Golf Verde comprises two residential towers linked by a podium, upon which sits the beautiful swimming pool and running track. Outside the towers are modern, set with clean lines and large glass-fronted balconies to allow for maximum light to be enjoyed throughout the day.

AKQYA

F I O R A



SPACIOUS INTERIORS

Light and airy, the interiors are ready to be customised to reflect your unique personal taste. Choose from space-efficient and family-friendly studio, one and two-bedroom apartments.

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PAMPER YOURSELF

The resort-style swimming pool is set on the podium level and presents amazing views out across the greenery. Here you can enjoy an early morning swim to start the day or spend a relaxing afternoon basking in the warmth of the sunshine for pure relaxation.

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WORK IT OUT

Stay fit and enjoy some exercise at the gymnasium, which boasts a wide selection of fitness equipment. It's all about wellbeing at Fiora – to give you a hugely fulfilling living experience – inside and out. During the cooler months, the outdoor running track provides a comfortable surface and great views for gentle jogs or quick sprints.

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● FIORA ● SCHOOL ● RETAIL □ ENTRANCE

THE PERFECT SETTING

Golf Verde in Dubailand is just a short drive from Dubai's city centre. The strategic location allows easy access to four major highways and other networks that put the city within easy reach. Take the Umm Suqeim Expressway and find yourself at Golf Verde in Dubailand within 25 minutes.

TOWER CONFIGURATION



- **Tower configuration:**
G + 2P + 13 floors
- **Unit typology:**
STD / 1BR / 2BR (286 in total)
- **Parking spaces:**
1 per unit
- **Service charges:**
AED 13-15 / sqft
- **Anticipated completion date:**
Dec 2021

INVENTORY OFFERING AND PRICING



Type	Units	Min Area	Max Area	Min Price	Max Price	Min PSF	Max PSF	Avg PSF
STUDIO	8	291	294	307,000	317,000	1,044	1,078	1,054
1 BEDROOM	125	421	614	387,000	552,000	899	971	944
2 BEDROOM	18	698	699	582,000	592,000	833	848	841
TOTAL	151	291	699	307,000	592,000	833	1,078	938



INVESTMENT PLAN

14%
IMMEDIATE
BOOKING

YEAR 1
7.5%
QUARTERLY

YEAR 2
7.5%
QUARTERLY

YEAR 3
7.5%
QUARTERLY

SUMMARY

INVESTMENT OPPORTUNITY FROM
THE PROPERTY DEVELOPER OF
THE YEAR 2019

SERENE 'ESCAPE FROM THE CITY'
LIFESTYLE IN A PREMIUM GOLF
AND GREEN COMMUNITY

SELF-CONTAINED COMMUNITY
WITH ACCESS TO AMENITIES AND
FUNCTIONAL COMMUNITY CENTRE

EASY ACCESS TO DUBAI
LANDMARKS THROUGH 3 KEY
ROADS AND 5 ENTRY POINTS

WELL-DEVELOPED COMMUNITY
WITH HANDOVERS CURRENTLY IN
PROGRESS

ATTRACTIVE ROI POTENTIAL AND
3-YEAR 70/30 POST-HANDOVER
PAYMENT PLAN

F I O R A

GOLF VERDE

THANK YOU

