Dubai Holding
Land Sales Inventory
Agenda

- Payment Plan
- Land Sales Execution
- Broker Commission Execution
- Broker Registration Requirements
- DH Land Sales Projects
  - Arjan
  - DubaiLand Residence Complex
  - Liwan I
  - Liwan II
  - Majan
  - Dubai International Academic City
  - Dubai Industrial City
  - Dubai Production City
  - Dubai Science Park
  - Dubai Studio City
4 Years Payment Plan

Dubai Land Department

Title Deed Issuance

- 2% AED 390
- 10% AED 525
- 10% AED 40
- 10% AED 20

Pre-Title Deed Issuance

- 2% AED 525
- 10% AED 40
Land Sales Execution

1. Documents & PDC Submission
   - Approvals
   - 3-5 days

2. Cheque Clearance
   - SPA Issuance
   - 2-3 days
   - 1 day

3. SPA Signature & DLD
   - SPA Final Copy
   - 1 day
   - 10 Days

Individual:
- ✔ Passport Copy
- ✔ Emirates ID copy
- ✔ Visa Copy

Company:
- ✔ Trade License
- ✔ Passport copy of Share Holder / Manager
- ✔ Emirates ID copy
- ✔ Visa Copy
- ✔ Memorandum of Association
Broker Commission Execution

1. Documents & PDC Submission
   - Approvals: 3-5 days

2. Cheque Clearance
   - SPA Issuance: 2-3 days

3. SPA Final Copy
   - Investor & DLD Signature: 1 day

4. Invoice Requirement
   - Invoice on company letterhead & stamped
   - Invoice signed by the authorized signatory
   - Tax Registration Number of the Master Developer
   - Tax Registration Number of the Agent
   - Name of the Investor
   - Details of the Plot (Project, Plot No., Selling Price)
   - Bank account details of the Agent

5. Invoice Submission
   - Commission Released: 7 days

6. 10 Days
Broker Registration Requirements

1. Requirement Submission
   - Agency Agreement Issuance
   - 2 days

2. Broker Signature
   - Master Developer Signature
   - 3-5 days

3. Agency Agreement Final Copy
   - 7 Days

- Copy of a current / valid Commercial License
- Copy of a current / valid Certificate of Incorporation
- Copy of a valid Real Estate Office Registration Certificate in provision of Law 85/2006
- Copy of Federal Tax Authority Certificate
- Memorandum & Articles of Association
- Valid passport, visa (for non-local) & EID copies of the License partner(s) / owner(s)
- Valid passport, visa (for non-local) & EID copies of License Members
- Original authorized personnel specimen signature form on company letterhead with stamp & company bank detail
- Valid passport, visa (for non-local) & EID copy of authorized signatory
- General Power of Attorney (if applicable)
- Special Power of Attorney (if applicable)
Arjan

Arjan is a rare-to-find mixed-use freehold. Strategically located right off Umm Suqaim Road, Sheikh Mohammed Bin Zayed Road (E311) and adjacent to Al Barsha South. The Masterplan includes an attractive selection of medium-rise buildings with four public squares that serve as social hubs for the development. It is the home to the popular tourist destinations Dubai Miracle Garden, Dubai Butterfly Garden and Mediclinic Parkview Hospital.

Freehold
Customisable plots

NO
Construction timeline

1.3M Sq.m
Masterplan LA

G+38
Apartments

Project Development GFA Mix:

77.74%
Residential

8.78%
Retail

4.12%
Offices

7.04%
Hotels

2.32%
Community Facilities

Community Facilities:

4 Mosques

1 Hospital

1 School
<table>
<thead>
<tr>
<th>No.</th>
<th>Plot Number</th>
<th>Usage</th>
<th>GFA(ft²)</th>
<th>Plot(ft²)</th>
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**Location & Connectivity**

- **5 Min** to Studio City
- **12 Min** to Global Village
- **15 Min** to Mall of the Emirates
- **22 Min** to DXB Airport
DubaiLand Residence Complex

Dubailand Residence Complex (DLRC), offers contemporary customizable land plots. Situated in a key growth area of Dubai, the land is adjacent to the successful “The Villa” community. DLRC is ideally located on Dubai - Al Ain Road and conveniently on the junction of Emirates Road, with access to significant areas of growth such as Academic City and Silicon Oasis.

Project Development GFA Mix:

- **86.08%** Residential
- **3.17%** Retail
- **5.37%** Offices
- **3.06%** Hotels
- **2.32%** Community Facilities

Community Facilities:

- **5** Mosques
- **1** Hospital
- **2** School
- **2** Kindergarten
- **1** Community Mall
### DubaiLand Residence Complex Masterplan

#### Plot Details

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</table>

#### Location & Connectivity

- **5 Min** to The Villa
- **10 Min** to Global Village
- **20 Min** to Mirdif City Centre
- **22 Min** to DXB Airport
Liwan I

Liwan I, is a fully developed project known for its unique elevated topography. The project is based in a prime location on the crossroads of Sheikh Mohammed Bin Zayed Road & Dubai Al Ain Road, allowing for exceptional connectivity to the rest of Dubai. Additionally, over 15% of the land offers a flexible open area that can be utilized for more recreational activities.

Project Development GFA Mix:

- 75.71% Residential
- 4.90% Retail
- 14.11% Offices
- 0.78% Hotels
- 4.50% Community Facilities

Community Facilities:

- 3 Mosques
- 1 Hospital
- 2 Schools
# Liwan I Masterplan

## Location & Connectivity

- **5 Min** to Global Village
- **11 Min** to The Villa
- **15 Min** to Downtown Dubai
- **22 Min** to DXB Airport

## Table

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<tr>
<th>No.</th>
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<th>GFA (ft²)</th>
<th>Plot (ft²)</th>
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Liwan II

Liwan II is a community comprised of low-rise residential buildings that consist of retail arcade by its entrance. The project boasts four lush parks lined with pedestrian and cycling tracks. Conveniently situated, in the Dubailand district on Sheikh Zayed Bin Hamdan Road, within close proximity to Global Village and adjacent to the successful Community “The Villa”.

### Project Development GFA Mix:

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<tr>
<th>Category</th>
<th>Percentage</th>
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<tr>
<td>Residential</td>
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<tr>
<td>Retail</td>
<td>2.60%</td>
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<td>Community Facilities</td>
<td>10.75%</td>
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</table>

### Community Facilities:

- **2 Mosques**
- **1 School**
- **1 Community Centre**
### Liwan II Masterplan

#### Location & Connectivity

- **5 Min**
  - to Global Village

- **5 Min**
  - to Dubai International Academic City

- **15 Min**
  - to Downtown Dubai

- **22 Min**
  - to DXB Airport

---

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<tr>
<th>No.</th>
<th>Plot Number</th>
<th>Usage</th>
<th>GFA(ft²)</th>
<th>Plot(ft²)</th>
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</table>
Majan

The community and neighborhood in Majan offers vast array of uses that are interlinked with open spaces including axial parks and mid-block connective spaces. The land is strategically located on Sheikh Mohammed Bin Zayed Road and is conveniently situated on Dubai’s largest cycling track. The project is adjacent to Al Barari community and IMG Worlds of Adventure.

**Freehold**
- Customisable plots

**NO**
- Construction timeline

**980,000 S q. m**
- Masterplan LA

**G + 40**
- Apartments

**Project Development GFA Mix:**

- **60.1%** Residential
- **8.8%** Retail
- **16.4%** Offices
- **14.7%** Community Facilities

**Community Facilities:**

- **4** Mosques
- **1** Hospital
- **3** Schools
- **1** Community Centre
<table>
<thead>
<tr>
<th>No.</th>
<th>Plot Number</th>
<th>Usage</th>
<th>GFA($ft^2$)</th>
<th>Plot($ft^2$)</th>
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</table>

**Location & Connectivity**

- **5 Min** to Global Village
- **15 Min** to Downtown Dubai
- **22 Min** to DXB Airport
Dubai International Academic City

Dubai International Academic City “DIAC”, is a knowledge-based free zone development dedicated to Higher Education & institutional investors. DIAC has established the region’s talent pool with diversified international platforms. This easily accessible academic hub is located between Sheikh Mohammed Bin Zayed Road and Emirates Road, allowing easy access to key neighborhoods such as Dubai Silicon Oasis, Dubailand Residence Complex and Nad al Sheba.

- **Freehold**
  - Customisable plots

- **NO**
  - Construction timeline

- **1.4M Sq.m**
  - Masterplan GFA

- **G + 6**
  - Apartments

### Project Development GFA Mix:

- **11%**
  - Residential

- **17%**
  - Retail

- **69%**
  - Education

- **1%**
  - Hotels

- **3%**
  - Community Facilities

### Community Facilities:

- **1** Mosque
- **1** Hospital
- **3** Government Authorities
### Location & Connectivity

- **13 Min** to Outlet mall
- **16 Min** to Global Village
- **18 Min** to DXB Airport
- **20 Min** to Business Bay

### Masterplan

#### Dubai International Academic City Masterplan

#### Plot Details

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<th>No.</th>
<th>Plot Number</th>
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Dubai Industrial City

Dubai Industrial City, one of the largest industrial hub in the region serving as a catalyst for the growth opportunity and expansion. The development provides a cost-effective business solution to investors; with its integrated offerings varying from logistics solutions, warehousing to labor accommodation. The development leverages its convenient location close to Jebal Ali port, with easy access to major highways.

Freehold
Customisable plots

NO
Construction timeline

17.1 M Sq.m
Masterplan GFA

G+12
Apartments

Project Development GFA Mix:

18% Residential
8% Retail
3% Offices
67% Industrial
4% Community Facilities

Community Facilities:

21 Mosques
1 Hospital
5 Schools
18 Government Authorities
# Dubai Industrial City Masterplan

## Location & Connectivity

- **Adjacent to Abu Dhabi Border**: 10 Min to DWC Airport
- **15 Min** to Jebel Ali Port
- **45 Min** to DXB Airport

## Legends

- Entrance
- Exit

## Key Points

- **Adjacent to Abu Dhabi Border**: 10 Min to DWC Airport
- **15 Min** to Jebel Ali Port
- **45 Min** to DXB Airport

## Table

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</table>
Dubai Production City

Dubai Production City, a fast emerging diversified collaboration of residential lifestyle alongside light industrial focused community. The project is conveniently situated at the intersection of Al Khail Road and Sheikh Mohammed Bin Zayed Road, making it a well-connected ecosystem; ideal for development and investment. Dubai Production City's existing component, comprises of City Centre Me’aisem and Aloft Hotel.

**Project Development GFA Mix:**

- **34%** Residential
- **31%** Retail
- **11%** Offices
- **6%** Hotels
- **12%** Industrial
- **5%** Community Facilities

**Community Facilities:**

- **5** Mosques
- **1** Hospital
- **1** School
- **4** Government Authorities
## Dubai Production City Masterplan

### Location & Connectivity

- **5 Min** to City Centre Me’aisem
- **15 Min** to Dubai Marina
- **17 Min** to Global Village
- **26 Min** to DXB Airport

### Masterplan

#### Plot Numbers & Usage

<table>
<thead>
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<th>No.</th>
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<th>Plot(ft²)</th>
<th>FAR</th>
<th>Height</th>
<th>4 Year Payment</th>
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Dubai Science Park

Dubai Science Park is a science-focused business community dedicated to energy and environmental sectors. The future oriented innovative development offers a supportive ecosystem for businesses to flourish. Strategically located in Al Barsha South along Umm Suqeim Road and access to main highways. Dubai Science Park is home to Villa Lantana and adjacent to My City Centre - Al Barsha.

**Project Development GFA Mix:**

- **23% Residential**
- **47% Retail**
- **13% Offices**
- **9% Hotels**
- **4% Industrial**
- **4% Community Facilities**

**Community Facilities:**

- **3 Mosques**
- **2 Hospitals**
- **1 School**
- **3 Government Authorities**
# Dubai Science Park Masterplan

## Location & Connectivity

- **14 Min** to Global Village
- **14 Min** to Mall of the Emirates
- **19 Min** to Business Bay
- **22 Min** to DXB Airport

## No. | Plot Number | Usage | GFA(ft²) | Plot(ft²) | FAR | Height | 4 Year Payment | Sale Value |
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<td>6.00</td>
<td>G+19</td>
<td>94.50</td>
<td>21,430,000</td>
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</table>
Dubai Studio City is a vibrant, mixed-use area for the creative business community. Offering ideal land investment opportunities for retail, residential development and nurturing media production. Extremely well-connected between Hessa and Umm Suqeim road with easy access to two of the emirate’s major highways: Sheikh Mohammed Bin Zayed Road and Emirates Road.

**Freehold**
Customisable plots

**NO**
Construction timeline

**1.4M Sq.m**
Masterplan GFA

**G + 8**
Apartments

### Project Development GFA Mix:

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<tr>
<td>Residential</td>
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<td>Industrial</td>
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<td>Community Facilities</td>
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</table>

### Community Facilities:

- 2 Mosques
- 1 School
- 2 Government Authorities
# Dubai Studio City Masterplan

## Location & Connectivity

1. **14 Min**
   - to Global Village

2. **17 Min**
   - to Mall of Emirates

3. **20 Min**
   - to Business Bay

4. **24 Min**
   - to DXB Airport

---

## No. | Plot Number | Usage | GFA(ft²) | Plot(ft²) | FAR | Height | 4 Year Payment
---|-------------|-------|---------|----------|-----|--------|-----------------|---|---|---|---|---|---|---|
1 | SC-A-002 | Apartments | 111,979 | 44,436 | 2.5 | G+8 | 105 | 11,758,000
2 | SC-A-008 | Apartments | 178,169 | 70,702 | 2.5 | G+8 | 105 | 18,708,000
3 | SC-A-009 | Apartments | 171,637 | 68,110 | 2.5 | G+8 | 105 | 18,022,000
4 | SC-K-001 | Apartments | 89,800 | 44,900 | 2.0 | G+5 | 105 | 9,430,000
5 | SC-K-002 | Apartments | 91,708 | 45,854 | 2.0 | G+5 | 105 | 9,630,000
6 | SC-N-005 | Hotel Apartments | 177,217 | 68,114 | 2.60 | G+8 | 105 | 18,608,000
7 | SC-N-006 | Hotel (3 or 4 Stars) | 200,000 | 87,995 | 2.30 | G+8 | 105 | 21,000,000
8 | SC-S-005 | Apartments | 105,275 | 83,221 | 1.30 | G+3 | 105 | 11,054,000
9 | SC-S-006 | Apartments | 71,306 | 56,368 | 1.30 | G+3 | 105 | 7,488,000
10 | SC-S-007 | Apartments | 94,350 | 74,585 | 1.30 | G+3 | 105 | 9,907,000

---

**Note:** The map and infographic illustrate the masterplan layout, highlighting key locations and connectivity times to various landmarks.
For the Good of Tomorrow

Please visit dubaiholding.com

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