

AL MAMZAR PLOTS





Al Mamzar Plots

Al Mamzar is a locality in Dubai, United Arab Emirates (UAE). Al Mamzar is located in the area of Deira, in the north-east of Dubai. The locality is bordered by the Persian Gulf to the north, Al Waheda to the west, Hor Al Anz to the south and the emirate of Sharjah to the east.

The plots are in the north-east section of the locality, which is residential. Al Ittihad School, Dubai Cultural and Scientific Association, Al Gaz Mosque, Dubai Police Headquarters and Al Mamzar Park are important landmarks in the locality.

Details:

- Permitted Heights G+1
- Usage: Residential Villa
- Ownership: Freehold
- Payment options:
 - Cash
 - 6 Month Payment Plan
- No time limit to construct
- No service charge
- The development follows Dubai Municipality rules and regulations in terms of design & construction



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The plot is located close to the Al Mamzar Waterfront and the Al Mamzar Park. A quite and green community with serenity and peace in mind. The plots are located ideally connecting with Major Road systems. The location is in high demand and the plots are a rare opportunity to invest in.

- 1 The plots are located just a walk away from the Al Mamzar Beach and the Al Mamzar Park, which offer a beautiful waterfront view and family entertainment.
- 2 The close by Malls include Century Mall, Lulu Centre and Al Mullah Plaza. There are many hospitals and medical centres in the vicinity.
- 3 The location is enabled with a variety of retail shops for the convenience of a family living. There is a mosque as well at walking distance.
- 4 All public transportation are at your doorstep including a Metro Station, Bus stations and other transportation modes. The connecting roads are Al Mamzar Road and the Al Itihad Road.

Location Advantage

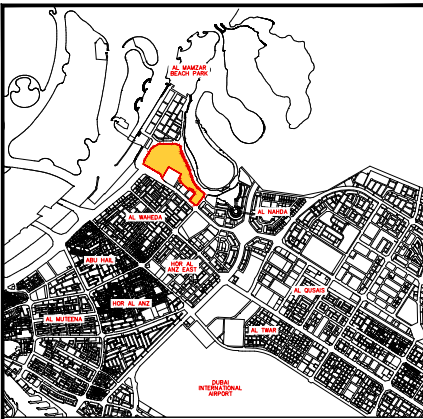
Al Mamzar Front	Months from Effective Date			Total
	6 Months			
	On or before Effective Date	3	6	
Payment Plan %	40%	30%	30%	100%

**Please note that the availabilities are subject to change*

GOOGLE MAP



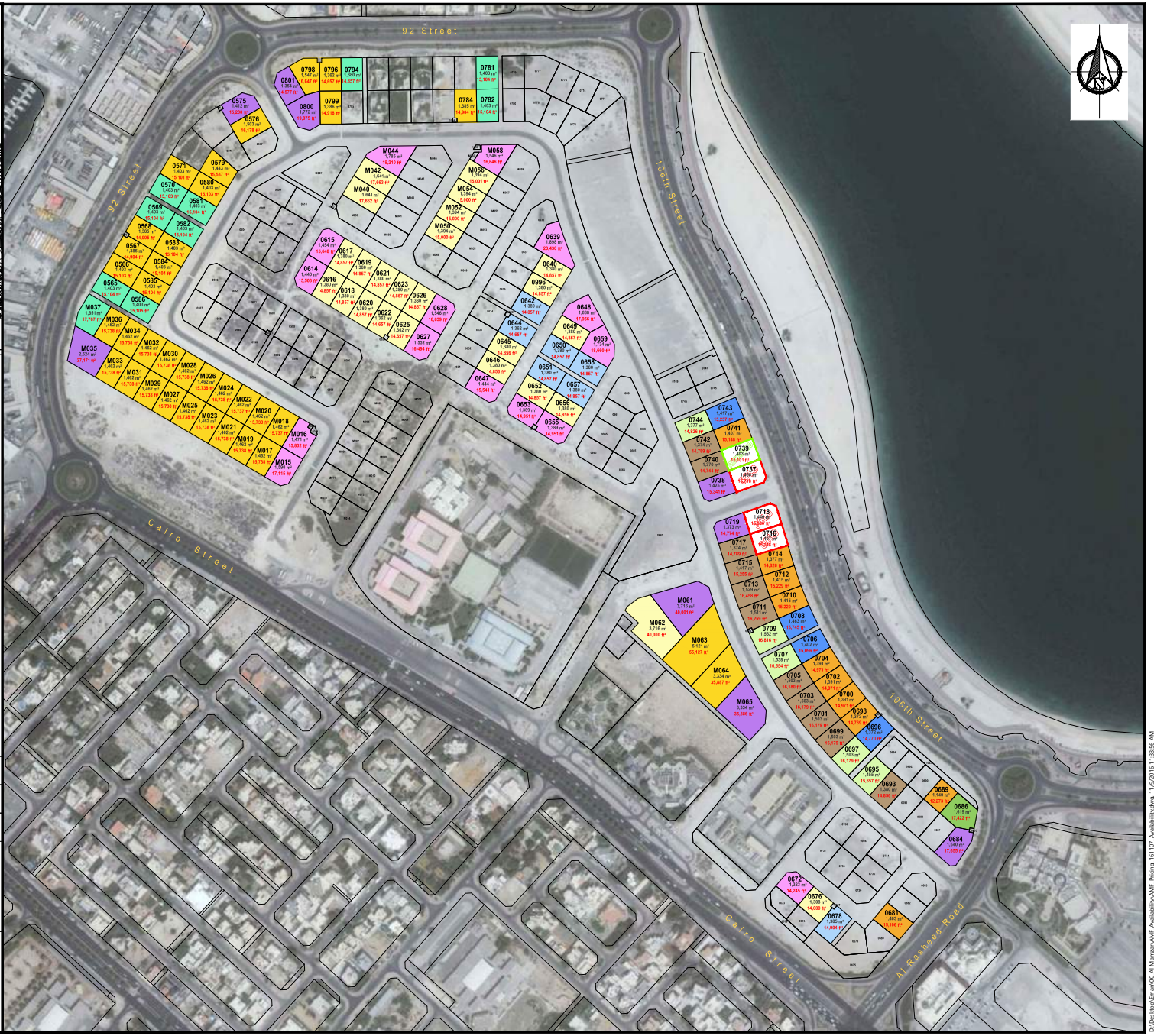
AL MAMZAR FRONT



KEY PLAN

Legend:

	C A S H	PAYMENT PLAN
	675.00 AED/SQFT	700.00 AED/SQFT
	650.00 AED/SQFT	675.00 AED/SQFT
	625.00 AED/SQFT	650.00 AED/SQFT
	600.00 AED/SQFT	625.00 AED/SQFT
	575.00 AED/SQFT	600.00 AED/SQFT
	550.00 AED/SQFT	575.00 AED/SQFT
	550.00 AED/SQFT	575.00 AED/SQFT
	525.00 AED/SQFT	550.00 AED/SQFT
	500.00 AED/SQFT	525.00 AED/SQFT
	475.00 AED/SQFT	500.00 AED/SQFT
	450.00 AED/SQFT	475.00 AED/SQFT



Al Mamzar Front

16.11.01



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*Subject to Developer and/or Government Authorities



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