

B PARK BEACH
RESIDENCE

B
PARK BEACH
RESIDENCE
II

AL MARJAN ISLAND

B
PARK BEACH
RESIDENCE

DECA



B PARK BEACH
RESIDENCE

DECA

Located in the heart of
Al Marjan Island



40 minutes from
Dubai Airport



25 minutes from
Sharjah Airport



15 minutes from
RAK Airport



DECA

LOCATION MAP



Scan now!



DECA

B
PARKBEACH
RESIDENCE
II
AL MARJAN ISLAND

The epitome of
Luxury Living



DECA

*Serenity in
Every Corner*

DECA



Facilities & Amenities

Welcome to the pinnacle of luxury living at Park Beach Residence II. Begin each day with invigorating options: plunge into our inviting covered pool or relish the privacy of your own splash pool, a standout feature in all one-bedroom and larger units. Enjoy the ease of secure private parking and maintain your fitness regimen in our state-of-the-art gym.

Park Beach Residence II offers a wealth of amenities to enrich your lifestyle. Find tranquillity in our expansive park, embraced by exquisitely landscaped gardens. Unwind in the sophisticated outdoor terrace lounge, experience cinema magic under the stars at our outdoor theatre, perfect your technique on the mini-golf course, or take leisurely walks along the scenic pathway leading to the pristine beach.

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B PARK BEACH
— RESIDENCE —

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*Right on the Park with
Direct access to the Beach*

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Smart Home *with Fully Equipped Kitchen*



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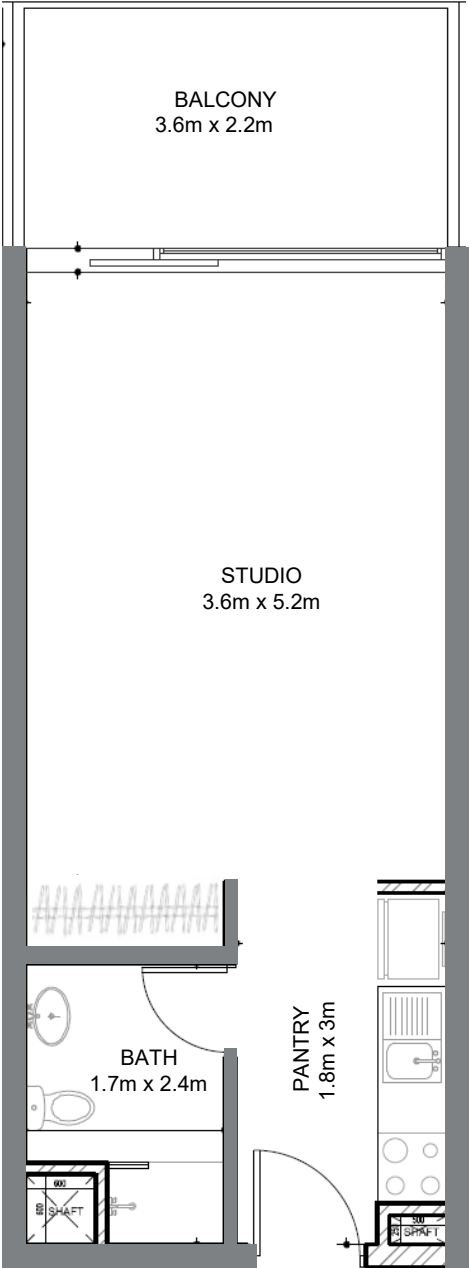


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FLOOR PLAN

DECA

STUDIO (55 UNITS)



SUITE AREA

344.2 SQ.FT 31.97 SQ.M

BALCONY AREA

91.9 SQ.FT 8.54 SQ.M

TOTAL AREA

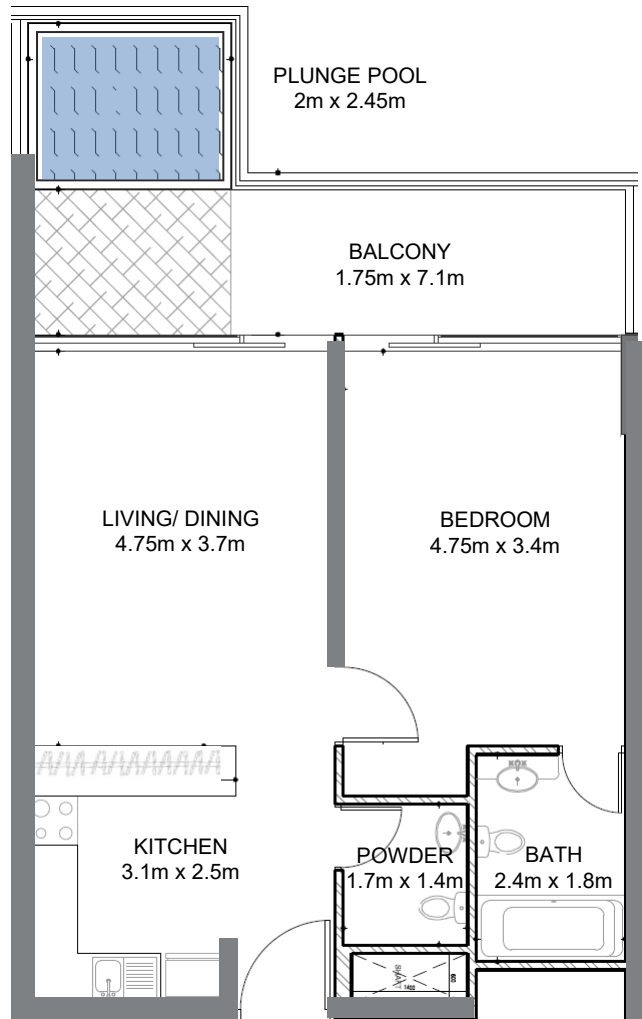
434.56 SQ.FT 40.52 SQ.M



FLOOR PLAN

DECA

1 BHK (25 UNITS)



SUITE AREA

626.7 SQ.FT

58.22 SQ.M

BALCONY AREA

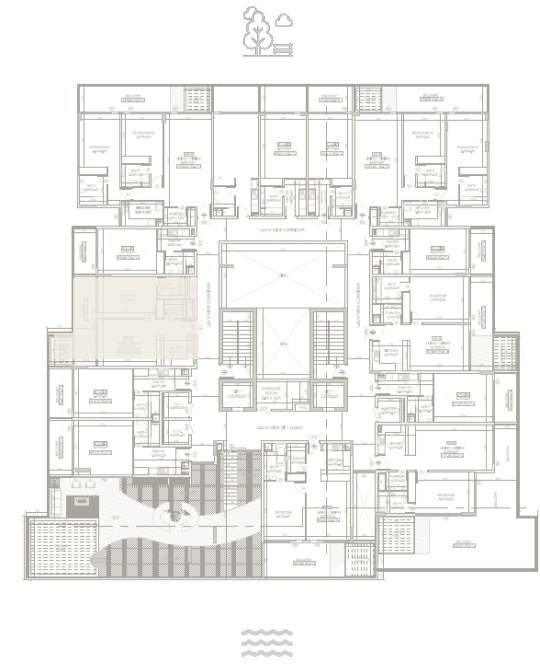
214.52 SQ.FT

19.93 SQ.M

TOTAL AREA

841.20 SQ.FT

78.15 SQ.M



FLOOR PLAN

DECA

1 BHK (6 UNITS) WITH STUDY (2 BED)

SUITE AREA

962.51 SQ.FT

89.42 SQ.M

BALCONY AREA

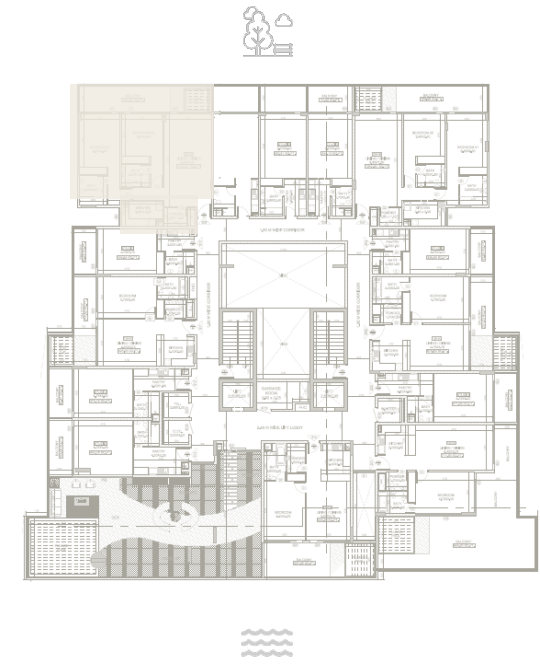
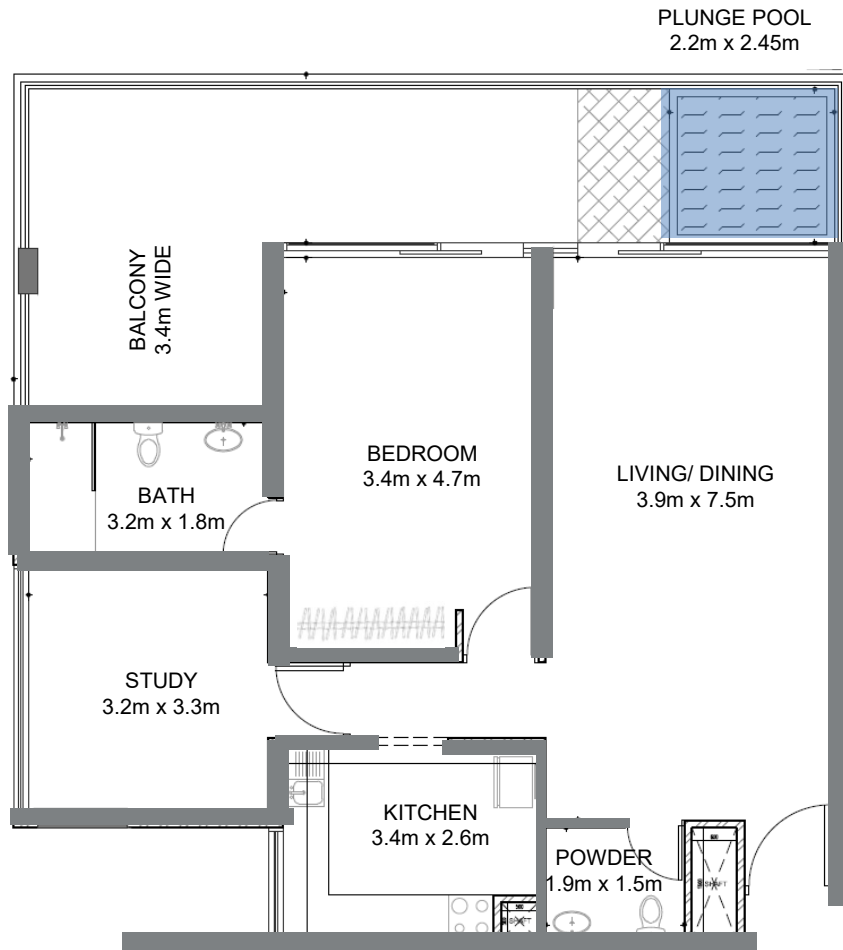
350.47 SQ.FT

32.56 SQ.M

TOTAL AREA

1313.98 SQ.FT

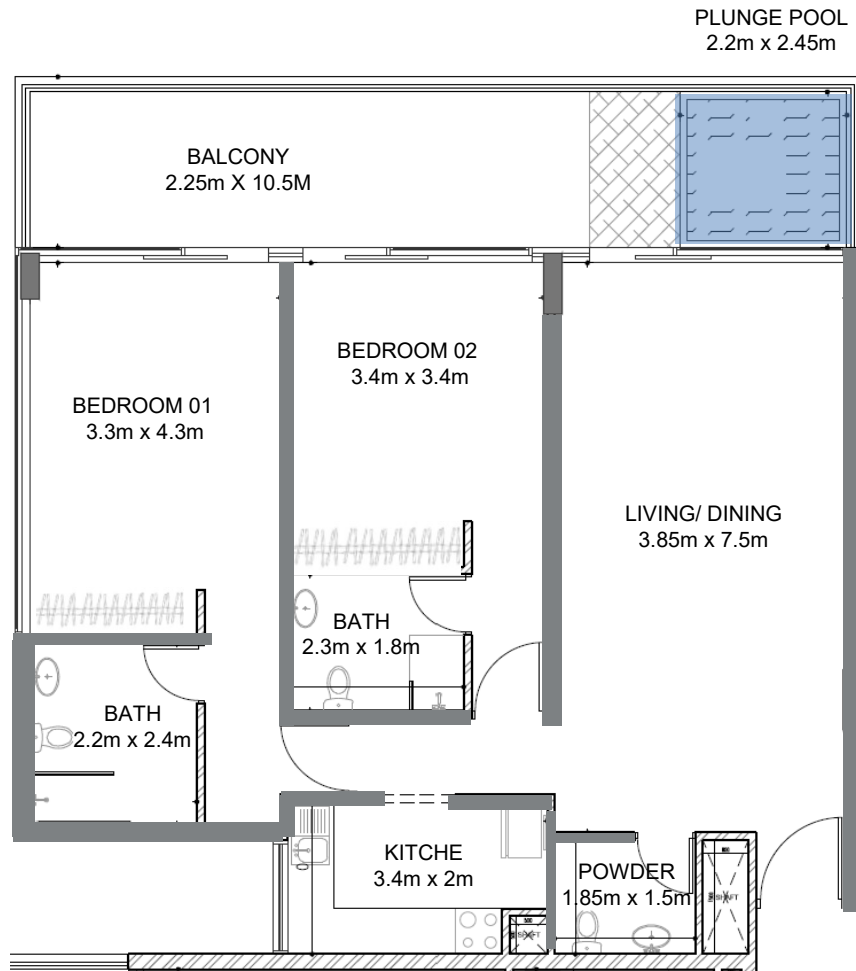
121.98 SQ.M



FLOOR PLAN

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2 BHK (6 UNITS)



SUITE AREA

1042.92 SQ.FT

96.89 SQ.M

BALCONY AREA

269.96 SQ.FT

25.08 SQ.M

TOTAL AREA

1312.88 SQ.FT

121.97 SQ.M



Payment Plan

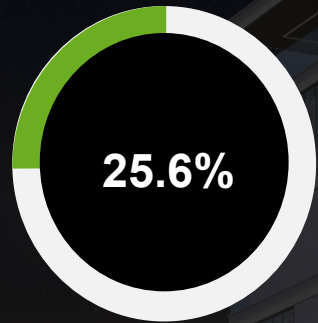
50%
Before
Completion

50%
After
Completion

| PERCENTAGE | PAYMENT SCHEDULE |
|------------|---|
| 10% | DOWN PAYMENT |
| 10% | FIRST INSTALMENT AFTER 30 DAYS |
| 1% | 30 MONTHS X 1% DURING CONSTRUCTION |
| 10% | ON COMPLETION |
| 1.11% | 36 MONTHS X 1.11% POST HANDOVER |

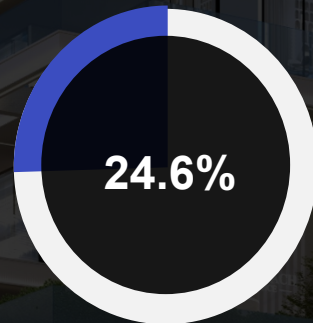
Invest Just 580k for a studio: 25.6% ROI & 110 Days of Personal Use Annually

Priced AED 1,025,000 - short term rental of AED 148,252 based upon 70% occupancy and AED 600/day



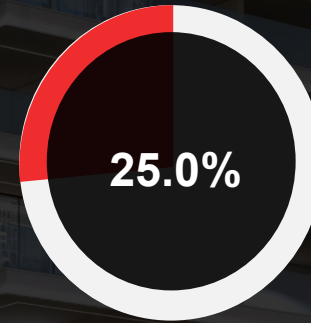
YEAR 1

**NET INVESTED
AED 615,000**



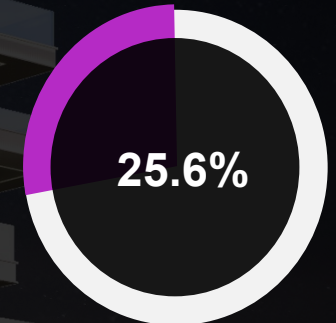
YEAR 2

**NET INVESTED
AED 603,414**



YEAR 3

**NET INVESTED
AED 591,829**



PAID UP ROE

**NET INVESTED
AED 580,243**

DECA

Projected Net Rent: AED 600 Daily with 70% Occupancy - 110 Days for Personal Use



Anticipated Scenario For Studio, Park Beach Residence II

| | | | |
|---------------------|-----------|-------------------|---------|
| Price of Unit: | 1,025,000 | Size: | 421 |
| During Construction | 50% | Post-handover % | 40% |
| On-Handover % | 10% | Post-handover AED | 410,000 |

| | |
|----------------|-----|
| Price of Unit: | 600 |
| Days occupied | 256 |
| Occupancy | 70% |

| | | | |
|---------------------|---------|--------------------|---------|
| Till Handover AED | 615,000 | Annual Instalment | 136,667 |
| Expected Rental: | 153300 | Monthly Instalment | 11,389 |
| Service charge PSF: | 12 | Instalment months | 36 |

| Period | Net Rol | Instalment due over the year | | | Beginning of each year | | |
|-------------------|---------|------------------------------|----------|----------|------------------------|--------------|--------------------|
| | | Annual Instalment | Net Rent | Top-up | Paid up | Net Invested | Payment % progress |
| ROI on handover: | 24.1% | 136,667 | 148,252 | (11,586) | 615,000 | 615,000 | 60% |
| Net ROI 2nd Year: | 24.6% | 136,667 | 148,252 | (11,586) | 751,667 | 603,414 | 73% |
| Net ROI 3rd Year: | 25.0% | 136,667 | 148,252 | (11,586) | 888,333 | 591,829 | 87% |

