



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

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A T B U S I N E S S B A Y



SINCO PROPERTIES

LOOK FORWARD TO LIFE

WELCOME TO

vyb

A T B U S I N E S S B A Y

Vyb is an invitation to rewrite the rules, embrace the unexpected, and unleash your truest self.



Step into a world where
boundaries are shattered,
imagination runs wild, and
every corner whispers with
untapped potential.

Here, extraordinary is the
new norm, and every
moment becomes a
catalyst for something
remarkable.





BUSINESS BAY

Experience the city's kaleidoscope and dive into unforgettable adventures.

DRIVING DISTANCES

02 MINUTES

Business Bay Marina

12 MINUTES

Meydan Golf Course

05 MINUTES

Business Bay
Metro Station

14 MINUTES

Dubai International
Financial Centre

05 MINUTES

Dubai Mall / Burj Khalifa

14 MINUTES

Dubai International Airport

08 MINUTES

Dubai Opera

15 MINUTES

Mall of the Emirates

08 MINUTES

City Walk

17 MINUTES

La Mer Beach

09 MINUTES

Dubai Design District

19 MINUTES

Dubai Creek Golf & Yacht Club

10 MINUTES

Museum of the Future

20 MINUTES

Palm Jumeirah



PROJECT DETAILS



LOBBY RECEPTION



LOBBY LOUNGE

BUILDING CONFIGURATION

Ground floor

3 Podium floors

17 Residential floors

UNIT TYPES

1 Bedroom

2 Bedroom

ELEVATORS

3 Passenger elevators

1 Service elevator

ANTICIPATED COMPLETION DATE

May 2025



SIZE RANGE PER UNIT TYPE

1-BEDROOM

From 648 sq. ft to 840 sq. ft

2-BEDROOM

From 915 sq. ft to 1032 sq. ft

1 Bedroom = 134 units

2 Bedroom = 34 units

Total = 168 units

PRICE RANGE PER UNIT TYPE

1-BEDROOM

Starting price AED 1,229,000

2-BEDROOM

Starting price AED 1,670,000



AMENITIES PLAN

FIRST FLOOR

- ① Main access to podium
- ② Entry courtyard with feature wall
- ③ Sunken garden with shade
- ④ Outdoor BBQ lounge
- ⑤ Multi-function lounge area
- ⑥ Relaxation lawn (artificial turf)
- ⑦ Semi-private garden
- ⑧ Family area deck
- ⑨ Outdoor gym
- ⑩ Kids play area
- ⑪ Play lawn (artificial turf)
- ⑫ Courtyard
- ⑬ Kid's pool
- ⑭ Outdoor shower
- ⑮ Infinity edge pool
- ⑯ Pool deck lounge
- ⑰ Access stairs
- ⑱ Park





POOL DECK



GYM



GYM



APARTMENTS



LIVING ROOM



LIVING ROOM



KITCHEN & DINING



BEDROOM



BATHROOM

PAYMENT PLAN

10% at the time of booking

10% | 30 days
from booking

05% | 15th December,
2023

05% | 15th April,
2024

05% | 15th August,
2024

05% | 15th December,
2024

60% | on
Handover

DOCUMENTS REQUIRED

INDIVIDUAL

- Passport copy
- Passport copy signature page
- National Id card (UAE national)
- Visa page (UAE residents)
- Emirates Id
- Contact details
- Address details

COMPANY

- Board of resolution
- Certificate of good standing
- Trade license / certificate of incorporation
- Memorandum of association - memorandum of articles - English and arabic translation
- NOC owning properties
- Recent certificate of incumbency / share certificate

OFFSHORE COMPANY

- Owner's passport copy
- Board of resolution / POA
- Certificate of good standing
- Copy of trade license / certificate of incorporation
- Incumbency certificate
- MOA - English and arabic translation
- NOC - owning a property in Dubai
- Share certificate

DMCC COMPANY

- Share certificate
- MOA - English and arabic translation
- Certificate of good standing
- Owner's passport copy
- Board of resolution / POA
- Certificate of registration / certificate of incumbency

BOOKING STEPS

RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

LEGEND

SPA: Sales & purchase agreement
DLD: Dubai land department
RERA: Real estate regulatory agency
DED: Department of economy & tourism
DMCC: Dubai multi commodities centre
MOA: Memorandum of association
NOC: No objection certificate
POA: Power of attorney



GINCO PROPERTIES

THE DEVELOPER

For over 45 years, GINCO Properties, a member of GINCO Group, has left an indelible mark on the evolving skyline of the region.

Guided by visionary leadership and fortified by unwavering partnerships, GINCO Properties has played a pivotal role in crafting numerous tales of triumph.

Established in 1975 by Chairman Mr. Gheyath Mohammad Gheyath, the group has been on an unwavering journey of success steered by a team of world-class experts, specialists, and seasoned professionals who have delivered iconic projects across the world.



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EXCLUSIVE SALES PARTNER
ONE BROKER GROUP

DEVELOPMENT MANAGEMENT
URBAN PROPERTIES