Prop971

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Curated Opportunities.

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- **TRUSTED DEVELOPERS:**
  Connect only with verified and highly-rated UAE property developers.

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

Pooled Property Development Investment

This offer invites investors to participate as pooled partners alongside a qualified developer, providing access to high-ROI property development investment opportunities in Dubai.

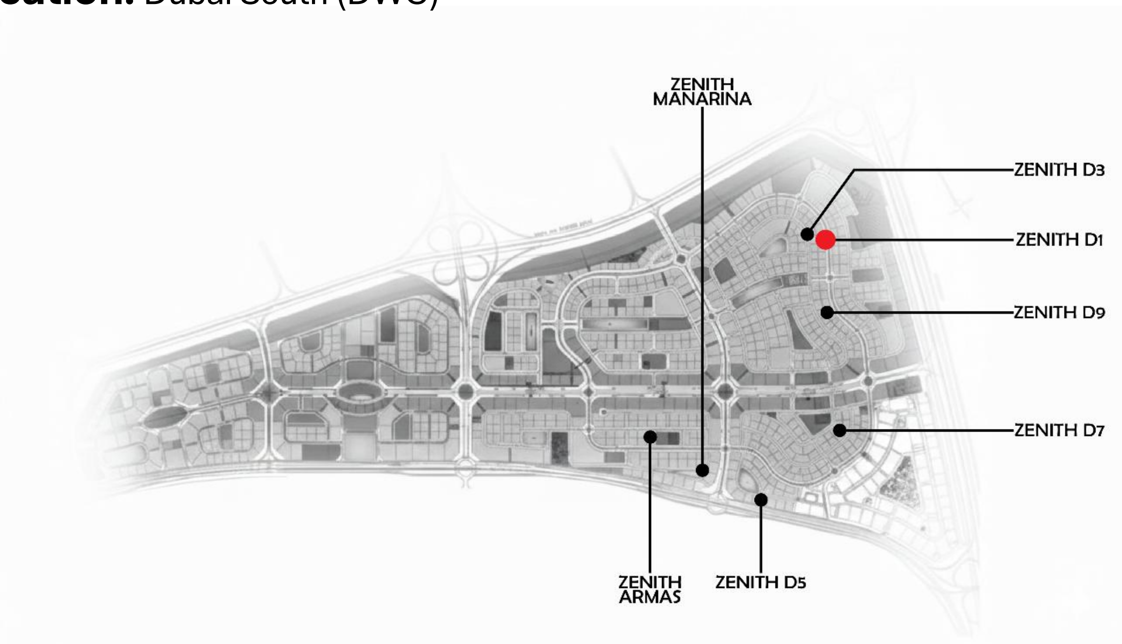
Proposed by: Zenith Group (Zenith Venture Real Estate Development LLC)

Full in-house property development services. Learn more about Zenith.

Project Details:

- **Project Name:** Zenith D1
- **Project Status:** Under Mobilization
- **Location:** Dubai South (DWC)
- **Delivery Date:** Q3 2028
- **Project Quality:** High-end finishes
- **Height:** G + 6

Location: Dubai South (DWC)



Proposal Offers

Investment Offer Price:

1. Studio: Starting from AED 1,200 per sq. ft.
2. 1BHK: Starting from AED 1,150 per sq. ft.
3. 2BHK: Starting from AED 1,100 per sq. ft.

Investment Payment Plan:

1. 10,000 AED Booking time
2. 20% payable within 15 days of booking.
3. 10% once the foundation is completed (after 3 months)
4. 10% once the 2nd floor is completed (after 3 months)

Note 1: No further payment if listed for sale with the developer; Otherwise, 50% of the payment will be made upon completion of the project structure, and the balance upon handover.

Note 2: Once the unit is sold, the payment will be released to the investor at the end of the project

Note 3: If the investor is looking for collateral against payments made to the developer, this option is available at an additional charge of AED 100 per sq. ft. A ready property will be provided as assurance in return.

Note 4: Sales Terms After Project Launch

From AED 1,500/ft² | 30% -70% payment plan | Sales begin after foundation completion

Investment Assessment

Estimated Profit Calculation for the investor	Estimated ROI Based on Investor Equity
Average Sale Price: AED 1,500 per sq. ft. − **Average Cost Price:** AED 1,150 per sq. ft. = **Gross Profit:** AED 350 per sq. ft. − **Sales Commission:** 5% payable to the agent = **Net Profit: AED 275 per sq. ft.**	**Net Profit:** AED 275 per sq. ft. ÷ **Paid Amount (40%):** AED 460 / FT^2 = **Average ROI: Almost 60% in 2 years** **Note:** ROI may increase significantly due to expected market growth and Zenith end-user facilities. **This means the investor may sell at a price above AED 1,500 /FT^2 either by the developer or independently.**

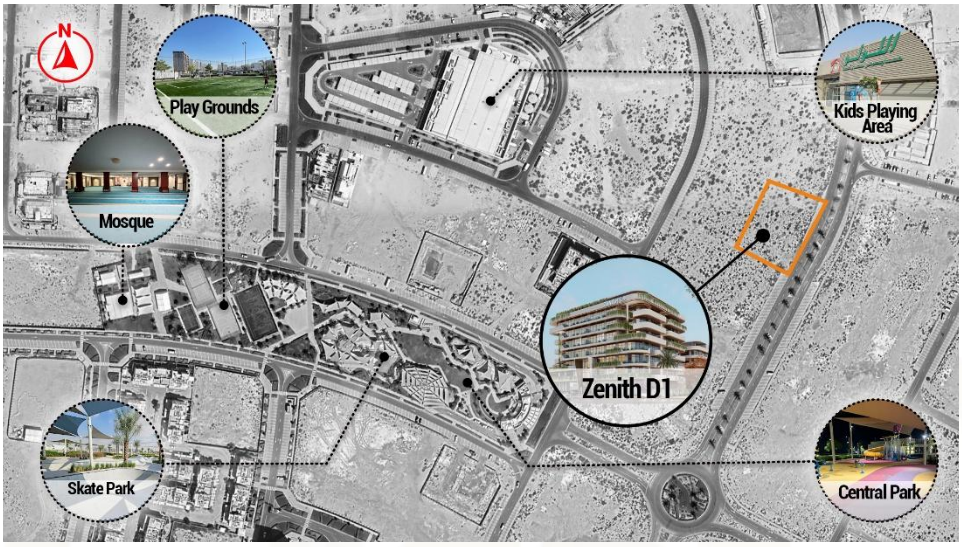
Zenith Group, Provided Facilities & Services

The developer commits to providing the following guarantees to pooled investors

- ✓ Guaranteed high-quality finishes to premium standards.
- ✓ Guaranteed sales support through the developer’s official listings.
- ✓ Guaranteed minimum profit of 20%.

Project Gallery

Site Plan



Building Facilities

Lobby

Gym