

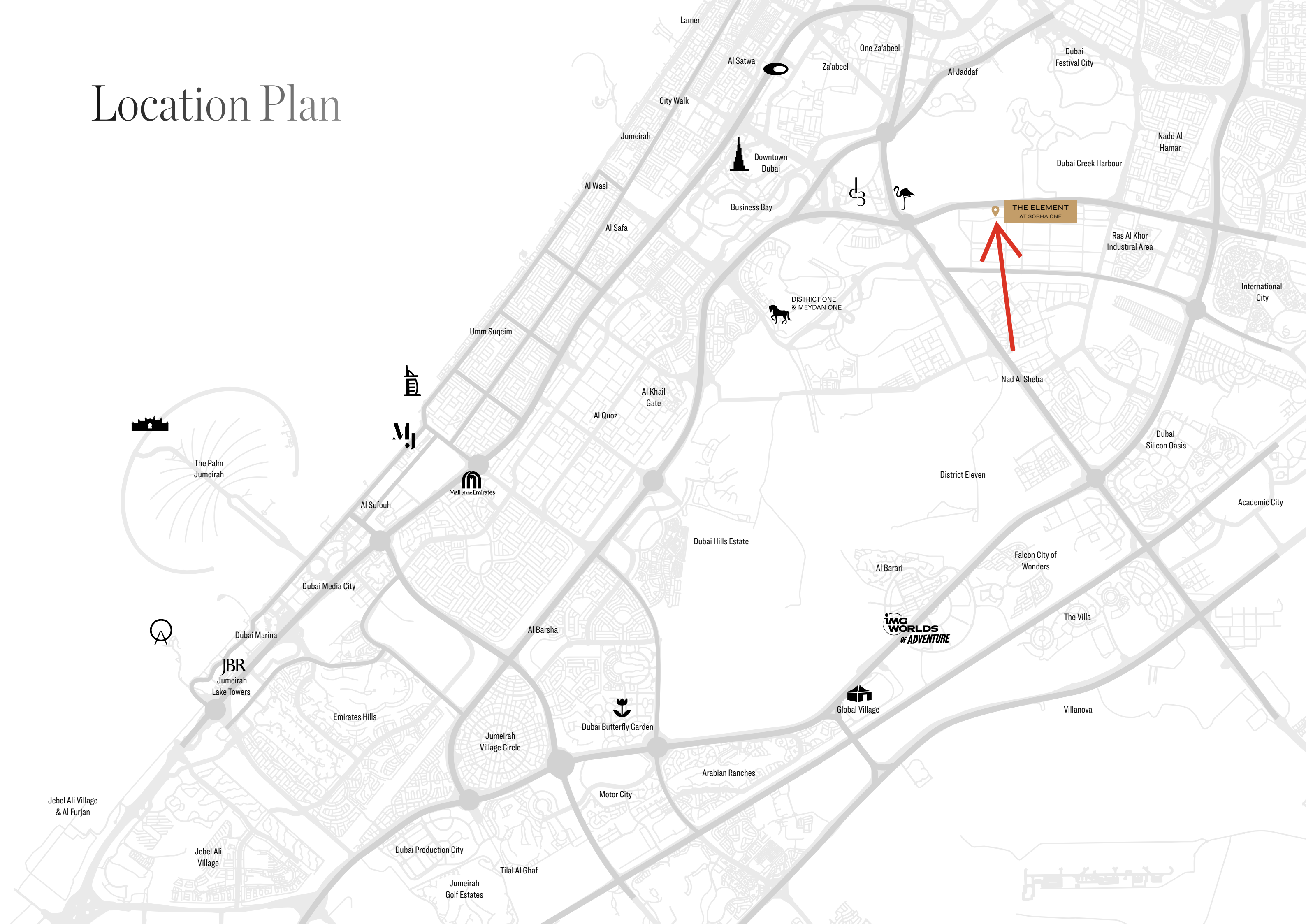
# ELEMENT BY SOBHA ONE



Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

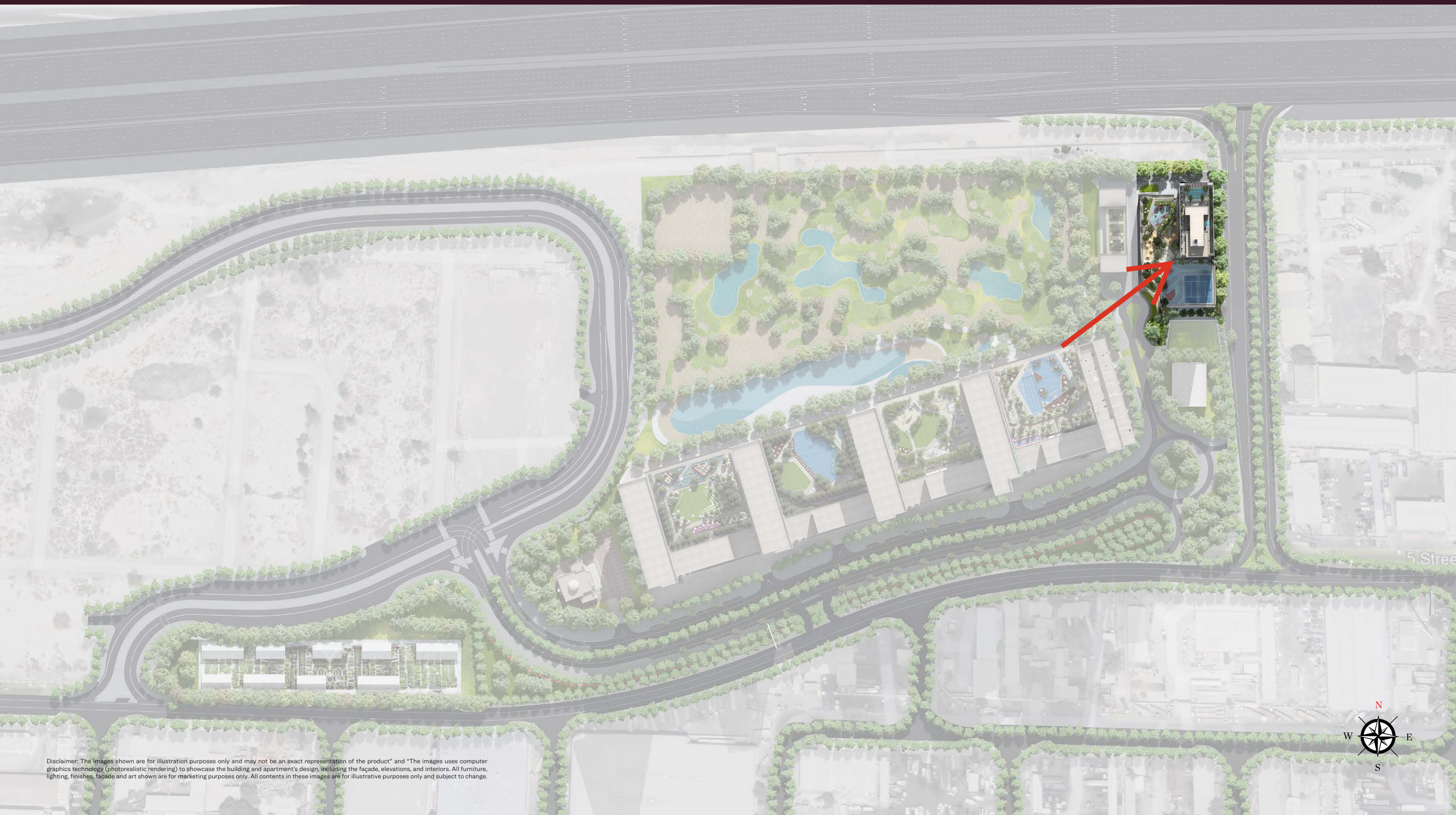


# Location Plan





# Master Plan



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# Site Plan



# Amenities

## Podium Level

- 1 Circulation Walkways
- 2 Kids Play Area
- 3 BBQ + Dining Area
- 4 Game Zone: Table Tennis, Foosball
- 5 Open Lawn
- 6 Yoga/ Meditation Area
- 7 Outdoor Gym
- 8 Battle Ropes
- 9 Obstacle Course/ Crossfit Area
- 10 Paddle Court
- 11 Raised Planter

## Rooftop Level

- 12 Main Swimming Pool
- 13 Wet Deck
- 14 Jacuzzi
- 15 Kids Pool
- 16 Sun Loungers
- 17 Pool Shower
- 18 Observation Deck
- 19 Outdoor Lounge

Disclaimer: The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.

# 2

## BEDROOM APARTMENT

### TYPE C

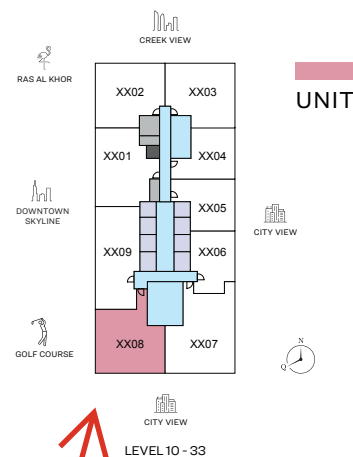
(with powder room + balcony)

#### TOTAL SALEABLE AREA

SUITE = 1,191.35 SQ.FT.

BALCONY = 92.25 SQ.FT.

TOTAL = 1,283.60 SQ.FT.



List of unit numbers with this unit plan:

#### VIEWS

Golf Course, Ras Al Khor, Dubai Skyline, Amenities  
1008, 1108, 1208, 1308, 1408, 1508

Golf course, Ras Al Khor, Dubai Skyline

1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008

Golf course, Ras Al Khor, Downtown Skyline

3108, 3208, 3308

DISCLAIMER: 1. ALL DIMENSIONS ARE IN METRIC, MEASURED TO WALL. 2. ALL DIMENSIONS & DRAWINGS ARE APPROXIMATE. 3. ACTUAL AREA MAY VARY FROM THE STATED AREA. 4. DRAWING ARE NOT TO SCALE. 5. LAYOUT REPRESENTATION AND IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL SIZE, FEATURES, SPECIFICATIONS FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

# QUOTATION

SH-739778

## Installment Plan

Installment	% of Purchase Price	Amount (AED)	Payment Dates	Milestone
Booking Amount	20.00%	666,188.40	On Booking	On Booking date
First Installment	10.00%	333,094.20	-	12 Months from booking date
Second Installment	10.00%	333,094.20	-	18 Months from booking date
Third Installment	10.00%	333,094.20	-	24 Months from booking date
Fourth Installment	10.00%	333,094.20	-	30 Months from booking date
Final Installment	40.00%	1,332,376.80	-	On Completion

Pre-Registration Fees

Description	Amount (AED)
4% Pre-Registration Charges	133,238.00
Knowledge Fee	40.00
Oqood Fees	1,110.00

Developer Details

Developer / ID	966
Project Name / ID	The Element at Sobha One (Freehold)

Bank Details

Name of the Bank	First Abu Dhabi Bank PJSC, Khalifa Street, Tower One Building , Abu Dhabi, UAE
Favouring	THE ELEMENT AT SOBHA ONE ESC ACC
Escrow Account No.	1011224613244012
IBAN	AE240351011224613244012
Swift Code	NBADAEEAXXX