

The background is a complex geometric pattern of overlapping triangles in various shades of brown, orange, and gold. A solid black diagonal band runs from the bottom-left towards the top-right, creating a strong visual contrast. The text is centered within this black band.

॥ MÂNASI ॥



TAMANI ARTS OFFICES



DOWNTOWN – BUSINESS BAY



DOWNTOWN BUSINESS BAY

MANHATTAN OF UAE!

WORLD'S TALLEST BUILDING

THE BURJ KHALIFA

WORLD'S LARGEST SHOPPING MALL

THE DUBAI MALL

WORLD'S TALLEST PERFORMING FOUNTAIN

THE DUBAI FOUNTAIN

WORLD'S TALLEST HOTEL

J.W. MARRIOTT MARQUIS

BUSINESS BAY CANAL

FROM BUSINESS BAY INTO THE ARABIAN GULF

VISIT: <https://www.youtube.com/watch?v=W5frO-VRrL8>

VISIT: <https://www.youtube.com/watch?v=W6DyTFzblJA>

LOCATION OF TAMANI ARTS OFFICES

1 min. away from Burj Khalifa & Dubai Mall

In the heart of the Business Capital - Business Bay

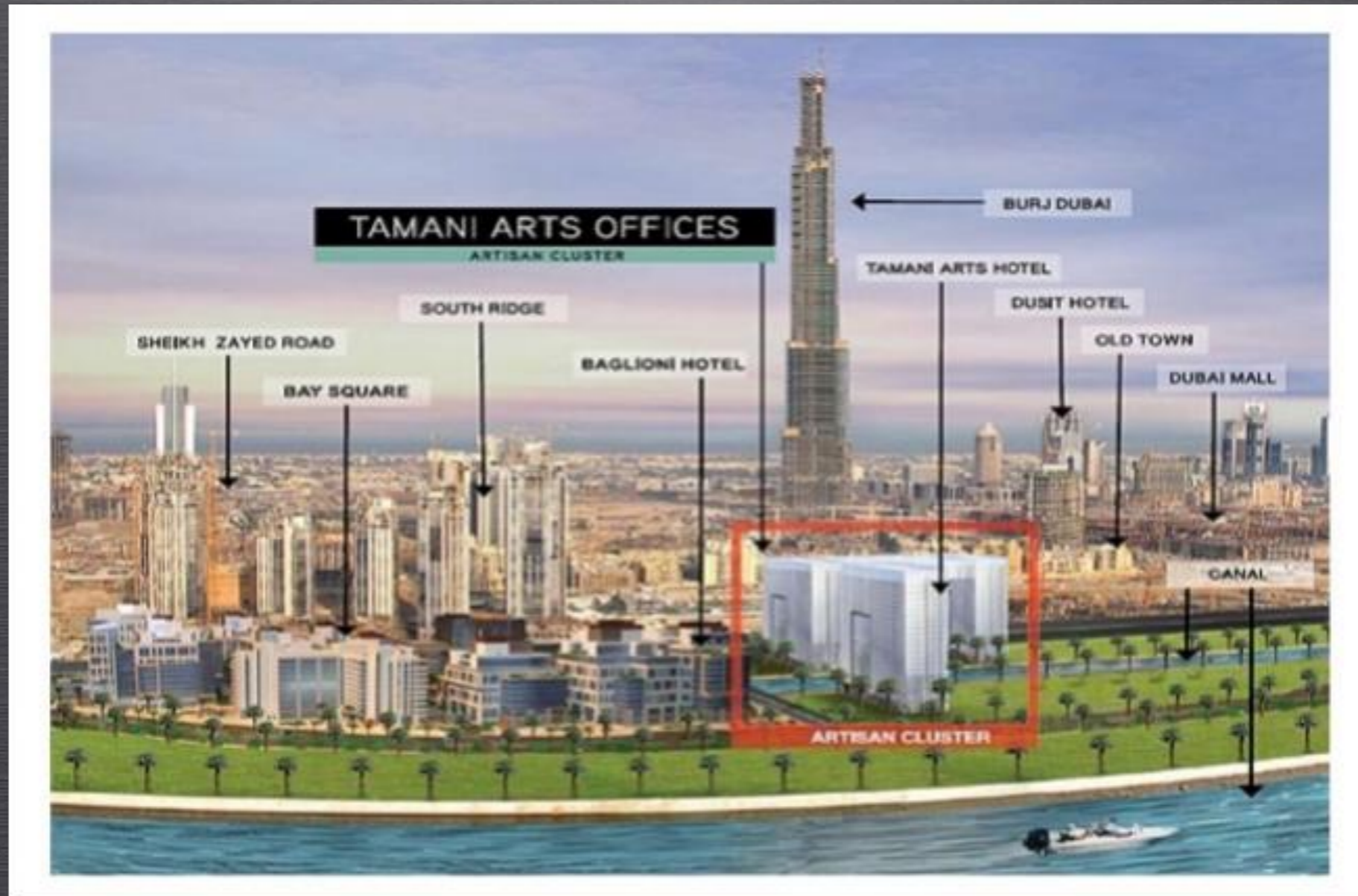


QUICK FACTS



Developer:	The Developer Properties
Floors:	3B + G + 3P + 16
Project Type:	Offices & Retail
Estimated Date of Completion:	Q3 2016
Current Status:	90% Completed (Superstructure Ready, Glass Cladding Almost finished)
Location:	1 min. from Burj Khalifa & Dubai Mall: Downtown - Business Bay

TAMANI ARTS OFFICES



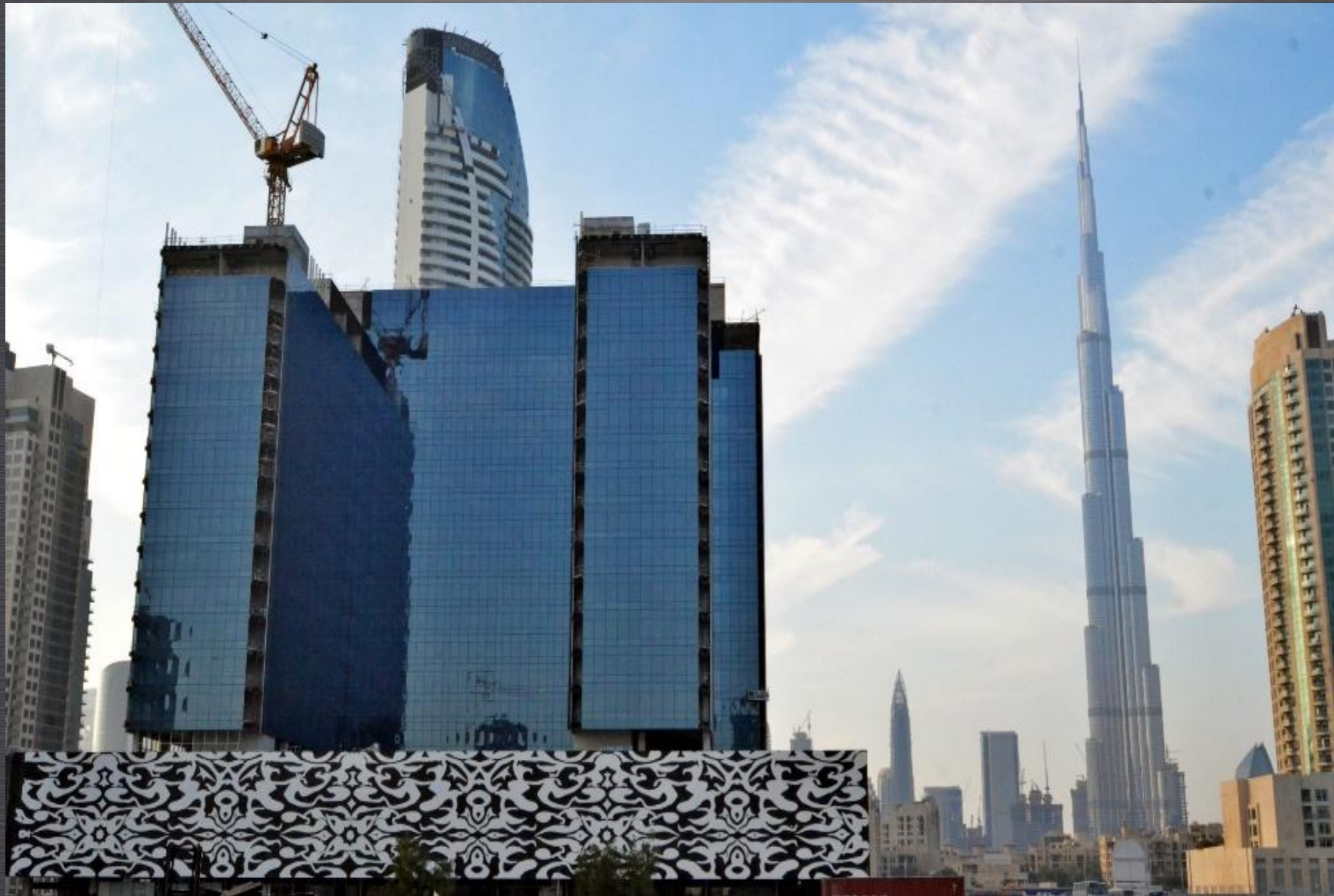
TAMANI ARTS OFFICES



TAMANI ARTS OFFICES



TAMANI ARTS OFFICES



CONSTRUCTION AS PER GOV'T.



Independent Statement Of Construction Progress

بيان تقدم الأعمال الإنشائية

Legal - Developer - -



Project Reg No: 22 Project Name: TAMANI ARTS OFFICES Inspection Date: 29/12/2015

PROJECT DETAILS

Developer Reg No:	974	974	رقم المطور
Project Reg. No:	22	22	رقم المشروع
Project Name:	TAMANI ARTS OFFICES	TAMANI ARTS OFFICES	اسم المشروع
Sub Developer:	THE DEVELOPER PROPERTIES LLC	ذا ديفلوير للعقارات ش ذ م م	المطور الفرعى
Master Developer:	BUSINESS BAY (L.L.C)	الخليج التجارى (ش.ذ.م.م)	المطور الرئيسى
Plot Number:	86	86	رقم الأرض
Project Description:	مشروع برج تجارى للملك الحر يقع في منطقة الخليج التجارى - شارع الشيخ زايد. المبنى مؤلف 3سرداب+طابق ارضي+ 3 طوابق قاعدة البرج(بوديوم)+ 16 طابق علوي بهيكل خرساني مع انهائه الداخلية والخارجية. وحدات المكاتب سوف تسلم بدون انتهاء اعمال التركيب الداخلية والتي يتم تجهيزها لاحقا من قبل ملاك الوحدات. Freehold commercial tower development in Business Bay. The building is designed to be constructed as 3B+G+3P+16 formed in a concrete structure with its internal and external finishes. The office units will be handed over as ?core and shell? to be individually fitted by their respective owners.		وصف المشروع
District:	Business Bay	الخليج التجارى	المنطقة
Consultant:			الإستشاري
Main Contractor:			المقاول الرئيسى
Enabling Contractor:			مقاول الأعمال التمهيديّة

CONSTRUCTION AS PER GOVT.

PROGRESS STATEMENT

For a project to start and be above 0% it is necessary for the contractor to have all the necessary permits and approval to start on site and have initiated on site mobilization works and started enabling works. These works include preparatory site leveling and related infrastructure in accordance with article (17/2) of Executive Council Decree No.(6) of 2010 dealing with the Executive Regulations of Law No.(13) of 2008 Regulating the Interim Real Estate register in the Emirate of Dubai.

إن تعريف بداية المشروع وحصوله على نسبة إنجاز أعلى من 0% هي بحصول المقاول على كافة الموافقات والتصاريح لبداية الأعمال والبدء بأعمال تجهيز الموقع والأعمال التمهيديّة، علماً أن هذه الأعمال تشمل القيام بأعمال التسوية وتنفيذ البنية التحتية للمشروع طبقاً للمادة (172/) من قرار المجلس التنفيذي رقم (6) لسنة 2010، بإعتماد اللائحة التنفيذية للقانون رقم (13) لسنة 2008 بشأن تنظيم السجل المدني في إمارة دبي.

Main Contract - Progressing

Construction Status / الحالة الإنشائية للمشروع :

تقدم في الاعمال الاساسية

10/Feb/2016

Contract completion Date / تاريخ الإنجاز التعاقدى/ 10/Feb/2016

Anticipated Completion Date/التاريخ المتوقع للإنهاء المتوقع/



Awarded Percentage Of Construction Progress		النسب المعطاه للبناء المنجز
Site Mobilization	2%	تجهيز الموقع
Enabling Works	2%	الأعمال الأولية
Piling & Foundations	6%	الاساسات
Substructure	6%	الطبقة التحتية
Superstructure	23%	البنية الفوقية
Internal Works	10%	الأعمال الداخلية
External Envelope	11.05%	الطبقة الخارجية
Building Services	21.50%	خدمات المبنى
Internal Finishes	8.03%	التشطيبات الداخلية
External Works	0.50%	الأعمال الخارجية
Infrastructure	0%	Infrastructure
Total % Completion	90.08%	

هذا التقرير مستند رسمي صادر عن دائرة الأراضي و الأملاك إلكترونيا و لا يحتاج الى توقيع، للمزيد من المعلومات الرجاء التواصل مع إدارة الشؤون الفنية عن طريق 042030220

This Report is a formal Document Issued By Dubai Land Department electronically ,it does not need a signature. For further details please call DLD technical affairs on 042030220

03/Jan/2016

Latest report with 90% completion by the Lands Department

WHY
TAMANI ARTS
OFFICES?

DOWNTOWN - BUSINESS BAY DISTRICT

THE MOST EXPENSIVE ONE SQUARE KILOMETRE ON THIS PLANET!

- The Manhattan of UAE
- 10 Sq.Km of Residential & Commercial district of Dubai around the world's tallest tower, BURJ KHALIFA and the world's biggest shopping mall, DUBAI MALL.
- Centrally located:
 - 10 Mins to Dubai International Airport, Deira & Bur Dubai Market
 - 15 Mins to Dubai Marina, JBR
 - 25 Mins to Jebel Ali Free Zone
- Connectivity – Connected through Sheikh Zayed Road & Al Khail Road - The busiest roads of Dubai!

BEST RENTAL RETURNS

- Property Value: AED 496,610 /- for 314.31 Sq.Ft.
- ALL OFFICES ON VERY HIGH FLOORS
- Size: 314 Sq.Ft. to 636 Sq.Ft.
- Rental Value / Annum: AED 55,000 - 60,000/-
- Gross Rental Return / Annum: 11- 13%
- Maintenance Charges: 0.8% of Property Value
- Net Rental Return / Annum: 10 – 12%

EASY PAYMENT PLAN

Size: 314 sq.ft.

PAY NOW	AED 323,739/-
@ 90% - On Transfer	AED 47,147/-
ON HANDOVER	AED 125,724/-
TOTAL	AED 496,610/-

Size: 427 sq.ft.

PAY NOW	AED 352,993/-
@ 90% - On Transfer	AED 64,181/-
ON HANDOVER	AED 171,148/-
TOTAL	AED 588,321/-

Other Charges:

4% Oqood

+

AED 3,500/- (NOC + Admin Charges of DLD and Developer)

CAPITAL APPRECIATION

- **Avg. Size of offices in Business Bay:
1200 – 6000 Sq.Ft.**
- **Capital appreciation expected on Tamani Arts in 1 year
20 - 25% ROI**

WITH VARIOUS INVESTMENT OPTIONS IN DUBAI,
THIS IS THE ULTIMATE INVESTMENT!

VIEWS FROM THE OFFICE



VIEWS FROM THE OFFICE



CURRENT CONSTRUCTION STAGE



CURRENT CONSTRUCTION STAGE



CURRENT CONSTRUCTION STAGE



CURRENT CONSTRUCTION STAGE



OVERVIEW

- **Location : 1 Min from Burj Khalifa, Dubai Mall, Old Town, Address Hotel, Al Khail Road**
- **Smallest offices : 314 Sq.Ft. – 637 Sq.Ft. Maximum Demand**
- **Property Value : AED 496,610/- ONLY**
- **Net Rental Return / Annum : 10 – 12%**
- **1 Car Park included in this price**
- **100% Tax Free Income**

OVERVIEW

- **Super Structure is Ready**
- **Easy Construction Linked Payment Plan - All into Escrow account**
- **Retail, Meeting and Conferencing Facility**
- **Appropriate for Branch Office, License & Visa Purpose**
- **100% Freehold Property (Full Ownership)**

AN INVESTMENT LIKE NO OTHER!

OVERVIEW

- **The most affordable investment next to the world's Tallest Tower & the Largest Mall**
- **Clear rectangular offices - no wastage**
- **Next to Bay Square - 700,000 Sq Ft of Retail space comprising of Shopping, Food & Beverages Outlets, Hotel, Bar, Shisha Cafes, Grocery, Pharmacy & many more**

AN OPPORTUNITY THAT CANNOT BE MISSED!



The Developer
Properties L.L.C

DEVELOPMENT OF PLOT BB.B01.012

TAMANI ARTS OFFICES TOWER

3B+G+3P+16 Floors Office Building



IAH project development

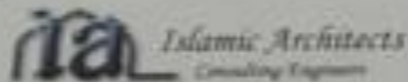
DubaiMaha - Dubai, Office Court Bldg - 4th Fl.
Tel: 571 4 357 4626, Fax: 571 4 357 4933
P.O. Box 27672, Dubai - UAE - www.iah.co.ae



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Kele Contracting L.L.C

P.O.Box: 120780, Dubai, UAE, Tel: 04 351 8571, Fax: 04 351 8571
Info@kele.ae, www.kele.ae
Dubai / Abu Dhabi / Sharjah / Bahrain / Beirut / Al Khobar

think, design, build

FLOOR PLATE & FLOOR PLANS



BURJ KHALIFA



OFFICE (LEVEL L5, L7-L16, L18-L19)

THE DEVELOPER PROPERTIES LLC.

- Tamani Arts Offices is a project that was launched by KM Properties in 2007 and was recently taken over by The Developer Properties LLC. - a Government backed Development entity with the objective of reviving stalled projects with vision of H.H. Sheikh Mohammed Bin Rashid Al Maktoum
- The Developer Properties LLC is found by Eng. Imad Hassan who is also the Chairman of Board and the Chief Executive Officer (CEO)
- IAH project development is a registered firm in project development consultancy under UAE laws and regulations. IAH manages all the projects on behalf of the Developer. More info for the developer can be found on RERA Website.

THE DEVELOPER PROPERTIES LLC.

To know more on Dubai Land Department website:

<https://www.dubailand.gov.ae/English/Pages/Approved-Developers.aspx>

- Enter Value as: The Developer Properties
- Developer Number: 974
- Project Name: TAMANI ARTS OFFICES
- Trust A/C Number: 00110533700010
- Bank Details: NOOR BANK P.J.S.C.

To check on Project Status Tracking Service and download the report:

<https://www.dubailand.gov.ae/English/Pages/Project-Indicator.aspx>

- Search by Project Name: TAMANI ARTS OFFICES
- Project Completed Percentage: 90.08% (as per latest report)

|| MÂNAS ||

T: +971 4 367 8853 | info@manasproperties.com | manasproperties.com

Manas Properties LLC - Suite # 2505, Al Manara Tower, Business Bay, P.O. Box: 120276, Dubai - UAE

RERA # 12479