

The image features a complex, abstract geometric background composed of numerous overlapping triangles in various shades of brown, orange, and gold. A prominent, solid black diagonal band runs from the bottom-left corner towards the top-right corner. Centered within this black band is the text "|| MÂNAS ||" in a gold, serif font. The overall aesthetic is modern and artistic, with a strong emphasis on geometric shapes and a warm color palette.

|| MÂNAS ||



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

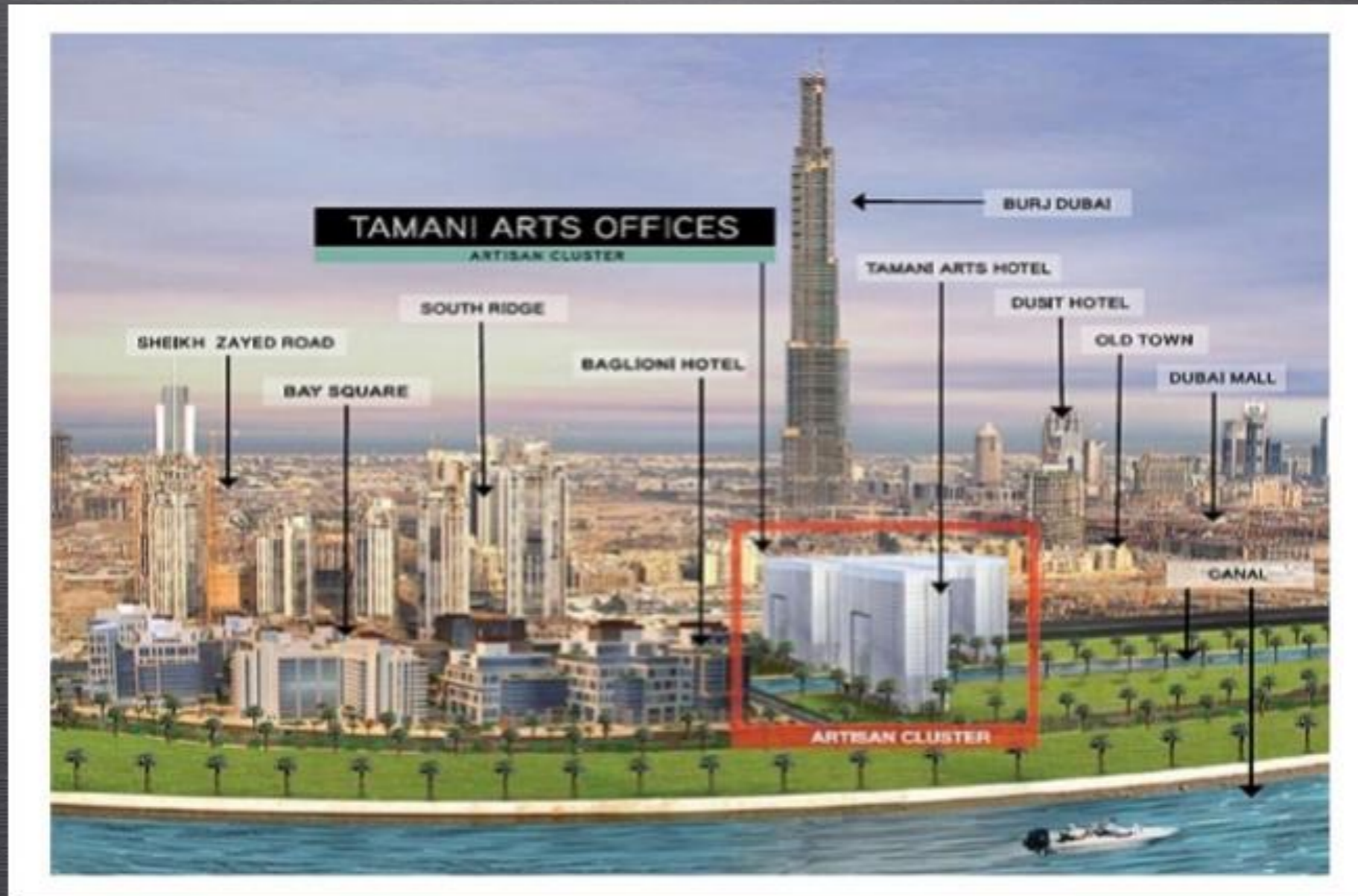


QUICK FACTS



Developer:	The Developer Properties
Floors:	3B + G + 3P + 16
Project Type:	Offices & Retail
Estimated Date of Completion:	Q4 2016
Current Status:	96.05% 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.



Independent Progress Monitoring Report



Inspection Date:	28/07/2016	Project Number:	22	Project Name:	TAMANI ARTS OFFICES
Developer Number:	974	Developer Name:	THE DEVELOPER PROPERTIES LLC		
Plot no:	86	Location:	Business Bay	Trust A/C bank:	NOOR BANK P.J.S.C

PROJECT DESCRIPTION

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.

INSEPTION NOTES

At the time of inspection the following were found :
Excavation, shoring , foundation, substructure and superstructure works completed.
Internal Works done. Internal finishes and MEP progressing at advance stage.
External Envelope and external works at final stage.
Project is in process of obtaining BCC & DEWA connection.



INSPECTION PHOTOS



RERA PROGRESS INDICATOR:

Refer to guide for more information about the RERA Progress Indicator.

Progress Status

Main Contract -
Progressing



Independently inspected and progress audited for RERA

Latest report with 96.05% 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 423,900 /- 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.

Size: 427 sq.ft.

PAY NOW	AED 231,386/-
@ 90% - On Transfer	AED 57,754/-
@100%- Completion	AED 57,754/-
ON HANDOVER	AED 77,006/-
TOTAL	AED 423,900/-

PAY NOW	AED 234,371/-
@ 90% - On Transfer	AED 64,181/-
ON HANDOVER	AED 171,148/-
TOTAL	AED 469,700/-

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 423,900/- 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

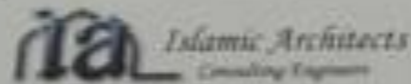
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think, design, build

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: 96.05% (as per latest report)

MANAS

Life is a journey, start yours with us...

Manas Properties LLC.

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|| MÂNAS ||

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RERA # 12479