

Sales Offer



Thank you for your interest in Meraas Properties. Please find the details of property options.

Project	Unit	No of Bedrooms	Saleable Area (Sq ft)	Selling Price (AED)
Dubai Design District	ATLD3-3802	4	2,894	10,180,000
Dubai Design District	ATLD3-3902	4	2,860	10,188,000
Dubai Design District	ATLD3-4302	4	2,860	10,281,000
Dubai Design District	ATLD3-4402	5	7,278	24,945,000

- * Applicable fees to Dubai Land Department of the property net price + AED 3,150 Oqood fee
- * Prices and availability are subject to change without notice

Dubai Design District	Bedrooms	4	Saleable Area (Sq ft)	2,894	
ATLD3-3802	Selling Price (AED)	10,180,000	Internal Area (Sq ft)	2,364	Plot Area (Sq ft)
	Unit Type	4BR TYPE B.1	Balcony Area (Sq ft)	530	

Standard Payment Plan

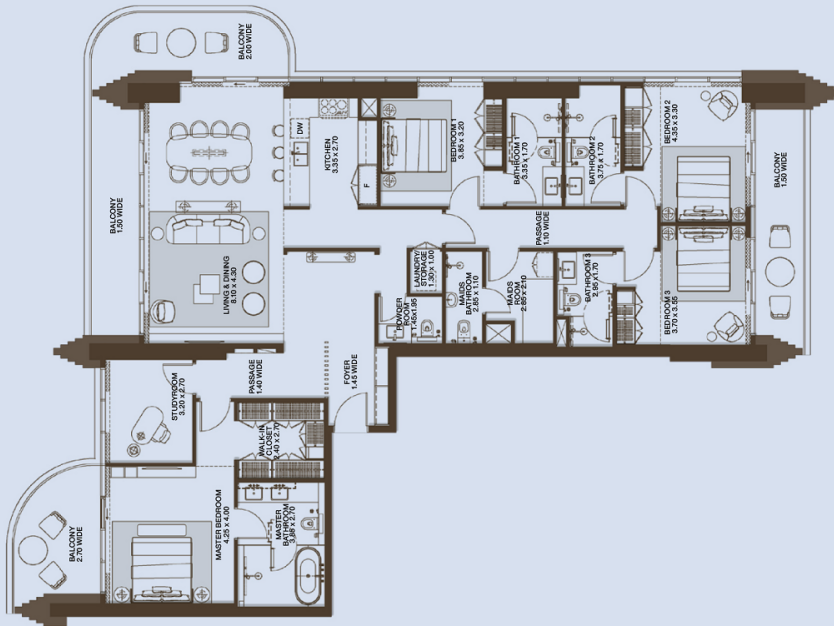
#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	14 May 2025	2,036,000
2	Not Applicable	10.00%	15 Oct 2025	1,018,000
3	Not Applicable	5.00%	15 Feb 2026	509,000
4	Not Applicable	10.00%	15 Jul 2026	1,018,000
5	Not Applicable	10.00%	15 Dec 2026	1,018,000
6	Not Applicable	10.00%	15 May 2027	1,018,000
7	Not Applicable	10.00%	15 Sep 2027	1,018,000
8	One Hundred (100%) percent of construction	25.00%	15 Aug 2029	2,545,000
Purchase Price				10,180,000

4 - BEDROOM
TYPE B.1



FLOOR 38.42

ATÉLIS AT 3



UNIT NUMBER	UNIT TYPE	Suite Area N/A		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
3802, 4202	4BR TYPE B.1	219.65	2364.29	49.25	530.12	268.90	2894.42

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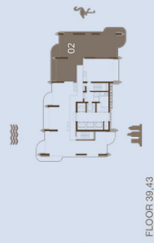


Dubai Design District	Bedrooms	4	Saleable Area (Sq ft)	2,860	
ATLD3-3902	Selling Price (AED)	10,188,000	Internal Area (Sq ft)	2,366	Plot Area (Sq ft)
	Unit Type	4BR TYPE B.2	Balcony Area (Sq ft)	494	

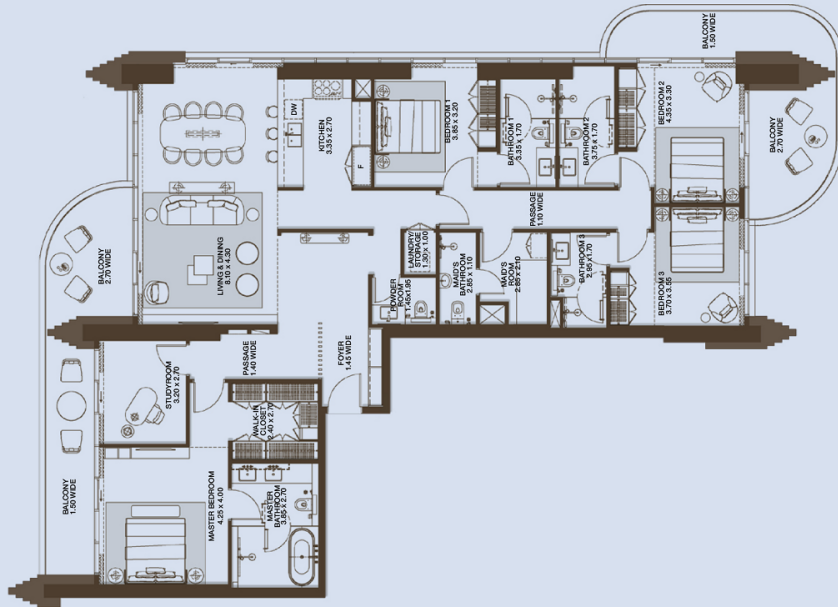
Standard Payment Plan

#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	14 May 2025	2,037,600
2	Not Applicable	10.00%	15 Oct 2025	1,018,800
3	Not Applicable	5.00%	15 Feb 2026	509,400
4	Not Applicable	10.00%	15 Jul 2026	1,018,800
5	Not Applicable	10.00%	15 Dec 2026	1,018,800
6	Not Applicable	10.00%	15 May 2027	1,018,800
7	Not Applicable	10.00%	15 Sep 2027	1,018,800
8	One Hundred (100%) percent of construction	25.00%	15 Aug 2029	2,547,000
Purchase Price				10,188,000

4 - BEDROOM
TYPE B.2



ATÉLIS AT 3



UNIT NUMBER	UNIT TYPE	Sale Area N/A		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
3902, 4302	4BR TYPE B.2	219.77	2365.58	45.92	494.28	265.69	2859.86

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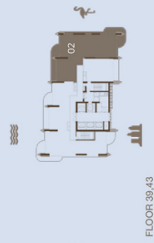


Dubai Design District	Bedrooms	4	Saleable Area (Sq ft)	2,860	
ATLD3-4302	Selling Price (AED)	10,281,000	Internal Area (Sq ft)	2,366	Plot Area (Sq ft)
	Unit Type	4BR TYPE B.2	Balcony Area (Sq ft)	494	

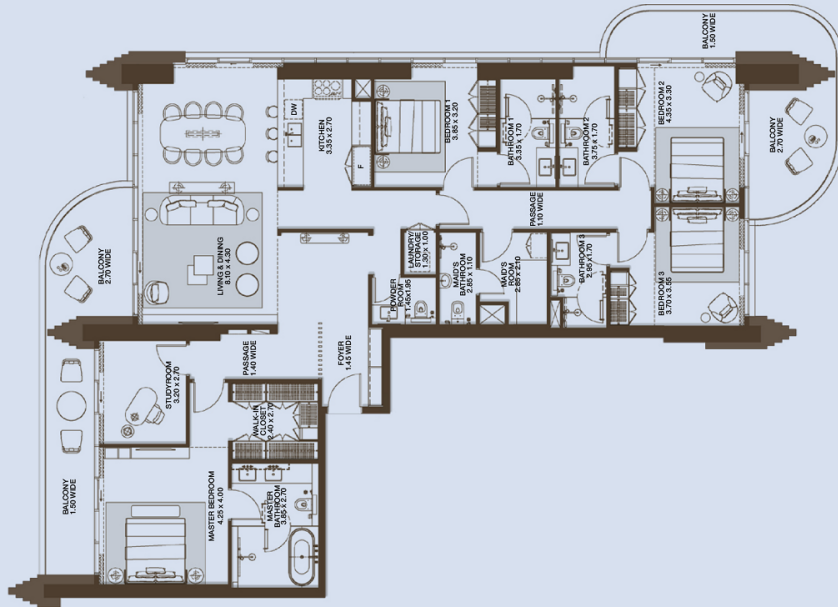
Standard Payment Plan

#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	14 May 2025	2,056,200
2	Not Applicable	10.00%	15 Oct 2025	1,028,100
3	Not Applicable	5.00%	15 Feb 2026	514,050
4	Not Applicable	10.00%	15 Jul 2026	1,028,100
5	Not Applicable	10.00%	15 Dec 2026	1,028,100
6	Not Applicable	10.00%	15 May 2027	1,028,100
7	Not Applicable	10.00%	15 Sep 2027	1,028,100
8	One Hundred (100%) percent of construction	25.00%	15 Aug 2029	2,570,250
Purchase Price				10,281,000

4 - BEDROOM
TYPE B.2



ATÉLIS AT 3



UNIT NUMBER	UNIT TYPE	Sale Area N/A		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
3902, 4302	4BR TYPE B.2	219.77	2365.58	45.92	494.28	265.69	2859.86

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Dubai Design District	Bedrooms	5	Saleable Area (Sq ft)	7,278	
ATLD3-4402	Selling Price (AED)	24,945,000	Internal Area (Sq ft)	5,733	Plot Area (Sq ft)
	Unit Type	PH TYPE B	Balcony Area (Sq ft)	1,544	

Standard Payment Plan

#	Milestone	%	Date	Amount (AED)
1	Not Applicable	20.00%	14 May 2025	4,989,000
2	Not Applicable	10.00%	15 Oct 2025	2,494,500
3	Not Applicable	5.00%	15 Feb 2026	1,247,250
4	Not Applicable	10.00%	15 Jul 2026	2,494,500
5	Not Applicable	10.00%	15 Dec 2026	2,494,500
6	Not Applicable	10.00%	15 May 2027	2,494,500
7	Not Applicable	10.00%	15 Sep 2027	2,494,500
8	One Hundred (100%) percent of construction	25.00%	15 Aug 2029	6,236,250
Purchase Price				24,945,000

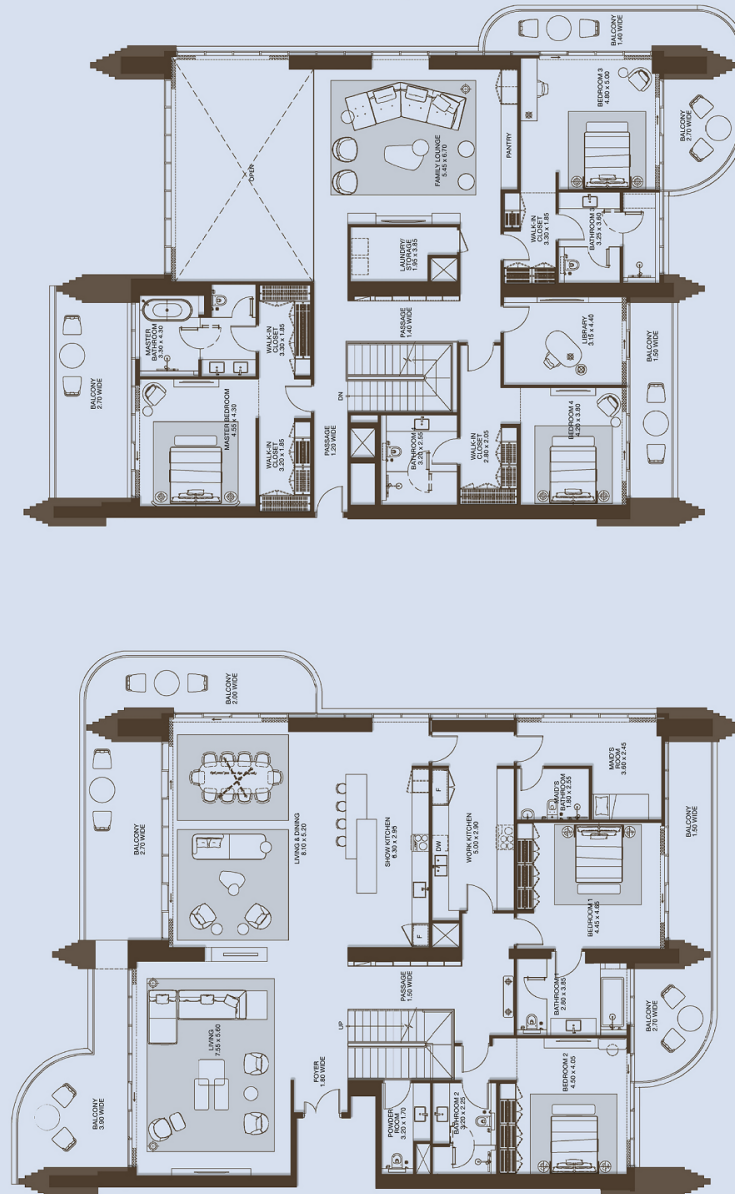
PENTHOUSE TYPE B

ATÉLIS AT 3



LOWER FLOOR

UPPER FLOOR



LOWER FLOOR

UPPER FLOOR

UNIT NUMBER	UNIT TYPE	Suite Area N/A		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
4402	PENTHOUSE TYPE B	532.66	5733.50	143.47	1544.30	676.13	7277.80

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