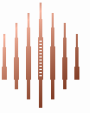




# JNEIBI

RESIDENCIES  
STUDIO, 1 & 2 BHK  
— W A R S A N 4 —





**10%**  
ON  
**10Y**

**GUARANTEED  
NET 10%  
RETURN  
FOR 10 YEARS**

**100%**  
BUYBACK  
OPTION

**0** SERVICE  
CHARGES FOR  
10 YEARS

| WITHOUT BUYBACK                                 | WITH “OPTIONAL” BUYBACK<br>AFTER 10 YEARS      | WITH “COMPULSORY” BUYBACK<br>AFTER 5 YEARS     |
|-------------------------------------------------|------------------------------------------------|------------------------------------------------|
| Guaranteed Net 10%<br>ROI per Year for 10 Years | Guaranteed Net 8%<br>ROI per Year for 10 Years | Guaranteed Net 10%<br>ROI per Year for 5 Years |
| Service Charges Waiver<br>for 10 Years          | Service Charges Waiver<br>for 10 Years         | Service Charges Waiver<br>for 5 Years          |

ENTRANCE LOBBY

**TOTAL APTS. 83**



Number  
of Floors  
**B+G+4+R**



Ground Floor: **3 Units**  
1<sup>st</sup> - 3<sup>rd</sup> Floor: **66 Units**  
4<sup>th</sup> Floor: **14 Units Each**



Number  
of Parkings  
**90**

PARKING AREA

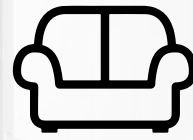
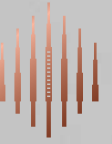




# COMPLETED & READY

|                  |                                                                                                                                                                                                                                 |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Launch Date      | <b>Already Delivered</b>                                                                                                                                                                                                        |
| Completion Date  | <b>2023</b>                                                                                                                                                                                                                     |
| Location         | <b>Warsan 4</b>                                                                                                                                                                                                                 |
| Type of Apts.    | <b>Studio, 1BHK &amp; 2BHK</b>                                                                                                                                                                                                  |
| Other Facilities | <ul style="list-style-type: none"><li>• Central Air Conditioner</li><li>• 24*7 Security</li></ul> <b>Nearby</b> <ul style="list-style-type: none"><li>• Announced Metro Station</li><li>Malls, Markets &amp; Schools.</li></ul> |

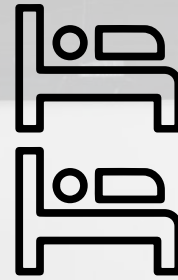
# APARTMENTS DETAILS



Number  
of Studio Apts.  
**57**



Number of  
1 BHK Apts.  
**17**



Number of  
2 BHK Apts.  
**9**





# NEW METRO LINE



The newly announced **Dubai Metro Blue Line** is set to transform the north-east of the city.

The line continues towards **Dubai International City 2 and 3** and on to Dubai Silicon Oasis, with the route ending at Academic City. This part of the line section is to span 21km and features 10 stations.

# COMMUNITY



▲ DUBAI SILICON OASIS 5-10 MINUTES AWAY



▲ NAD AL SHIBA 10-15 MINUTES AWAY



▲ DESERT PALM POLO CLUB 10-15 MINUTES AWAY



▲ UPTOWN MIRDIF 15-20 MINUTES AWAY



▲ AL WARQA COMMUNITY 15-20 MINUTES AWAY



▲ DUBAI CENTRAL FRUIT AND VEGETABLE MARKET 5-10 MINUTES AWAY



▲ DUBAI INTL AIRPORT 15-20 MINUTES AWAY



▲ CITY CENTRE MIRDIF 15-20 MINUTES AWAY

## ATTRACTIONS



▲ BURJ KHALIFA AND DUBAI MALL 20-25 MINUTES AWAY



▲ THE LAST EXIT AL KHAWANEEJ 20-25 MINUTES AWAY



▲ DRACON MART 10-15 MINUTES AWAY



▲ DUBAI SAFARI PARK 10-15 MINUTES AWAY

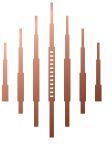


▲ QURANIC PARK 20-25 MINUTES AWAY



▲ IMG WORLD OF ADVENTURE 10-15 MINUTES AWAY





# Live the vibrant life in International City Phase 2!

Nestled in the Al Warsan region of Dubai, this 800-hectare development is a melting pot of cultures, bringing together people from all over the world in a truly cosmopolitan community. One of the key features of International City is its low-rise country-themed clusters, each named after a different country.

## COMMUNITY FEATURES

- Nearby a Mall
- Nearby Public Parks
- Nearby Schools
- Nearby Golf Courses

