

EXCLUSIVE VILLAS

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properties

ELIE SAAB

ÀVIE

AT THE FIEL

Your Path to Prosperity Starts Here  
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800THEROOF





**Calm Park**  
- Kids Area  
- BBQ Island  
- Serenity Seating  
- Pedestrians Pathways

**Urban Park**  
- Family Lounge  
- Lawn Area

**Junior Activities Park**  
- Kids Park  
- Family Lounge  
- Lawn Area  
- Pedestrian Pathways

**Pool Area**  
- Seating Area  
- Pool Deck  
- Decorative Sculpture  
- Pedestrian Pathways  
- Lawn Area

■ 3 BEDROOM  
■ 4 BEDROOM  
■ 4 BEDROOM (END)

Developer Name: G&CO Real Estate Development LLC - FZ  
 Project Name: The Fields at D11 - MBRMC  
 Project RERA No.: 1612  
 Location: Meydan, Dubai  
 Branded: Yes  
 Ownership: Freehold  
 Estimated Service Fees: 3.5 AED per sqft on plot area

### THE FIELDS COMMUNITY MALL

In the heart of Meydan lies The Fields, a master gated community minutes away from Downtown, Dubai. The Community Mall caters to it's residents with a 42+ retail outlet mix comprising of a mini mart, chemist, florist, coffee shop, juice bar, party supplies store, exchange, nail salon, hair salon, barber, health centre, and pet shop.

Additionally, the Community Mall comprises of The Fields Club House. Here the residents can enjoy the services of a gym, wellness centre, yoga area, kids play area (indoor/outdoor), residents lounge, children's party hall, and outdoor gardening area.



### ELIE SAAB À VIE (ZONE 2)

ELIE SAAB À VIE - At The Fields offers a holistic, connected and integrated lifestyle within a community. A mix of amenities and activities provide a seamless transition between work, life and play while offering the best of Dubai in one place.

There are 4 common areas offering a multitude of experiences:

- Swimming pools.
- Yoga Lounge
- Barbecue Area
- Jogging Track
- Kids park
- Tennis Court
- Lounging spaces and serenity seating

### UNIT MIX & SIZE DETAILS

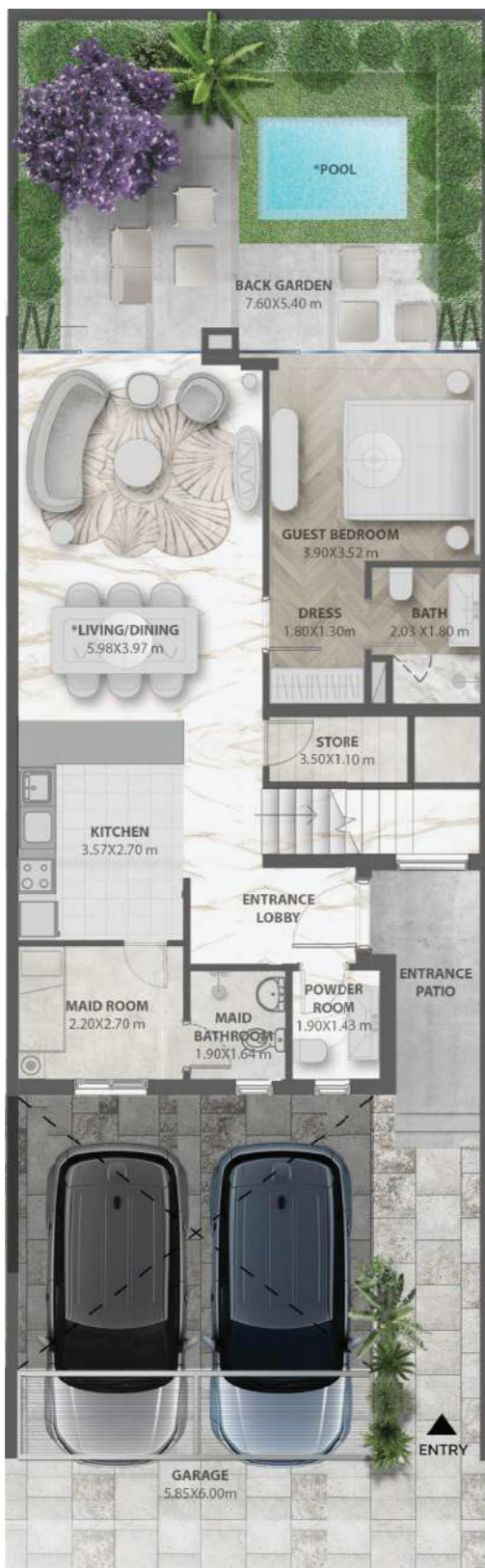
BR TYPE	MIX %	TOTAL SIZE (SQFT)
3 BR - Mid	15%	2,775
4 BR - Mid	55%	3,163
4 BR - End	30%	3,562

### KITCHEN INCLUDED

WHITE GOODS	
Hob	Cook/Stove
Oven	Fridge/Freezer Built In

### ESCROW ACCOUNT DETAILS

BANK ACCOUNT DETAILS	
A/C Name	Escrow The Fields
Bank	Bank of Sharjah
Branch	Al Garhoud
SWIFT Code	SHARAEAS
IBAN	AE73 0120 0000 0143 4278 906
A/C Number	0120 000001434278 278906
Currency	AED



GRANDE UNIT  
GROUND FLOOR PLAN  
\*POOL IS NOT INCLUDED



GRANDE UNIT  
FIRST FLOOR PLAN

# MID UNIT GRANDE

NO. OF BR	4 BR MID UNIT
BUILT UP AREA	2,403 SQFT
UNCOVERED TERRACES	382 SQFT
GARAGE AREA	378 SQFT
TOTAL AREA	3,163 SQFT
PLOT SIZE	2,016 SQFT



# ELIE SAAB

AT THE FIELD

## QUOTATION

Type	TH
Bedroom	4T Bed + Maid
Unit Number	C131-5
Saleable Area (Sq.ft.)	3,163
<b>Discounted Selling Price (2%)</b>	<b>AED 4,950,000.00</b>

### INSTALLMENT PLAN

Installment	% of Purchase Price	Amount	Payment Dates
1st Payment	-	-	Nov - 2024
2nd Payment	60.00%	2,079,636.60	Jan - 2025

### DOWN PAYMENT & PER-REGISTRATION FEES DESCRIPTION

Description	Amount (AED)
To Owner	2,870,364.00
4% Pre-Registration Charges (DLD)	198,000.00
NOC Fees	500.00
Trustee Office Fees	5,250.00
<b>Total Payments On Booking</b>	<b>3,074,114.00</b>

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AT THE FIELD

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### INSTALLMENT PLAN

Installment	Payment Method	Amount	Payment Dates
1st Payment	Booking / to Owner 20%	990,000.00	Nov - 2024
2nd Payment	Mortgage / to Owner	1,880,364.00	Jan - 2025
3rd Payment	Mortgage / to Developer	2,079,636.60	Jan - 2025

### DOWN PAYMENT & PER-REGISTRATION FEES DESCRIPTION

Description	Amount (AED)
To Owner	990,000.00
4% Pre-Registration Charges (DLD)	198,000.00
NOC Fees	500.00
Trustee Office Fees	5,250.00
<b>Total Payments On Booking</b>	<b>1,193,750.00</b>