



# WARSAN FIRST



Al Warsan First Redevelopment is planned as a mixed-use residential community in the Warsan First Community in Dubai with several plots available.

Situated in Dubai International City and adjacent to well-established communities in Al Warqa and Al Khawaneej, the project site is well connected with the existing road network and located adjacent to Dubai's arterial roads such as Sheikh Mohammed bin Zayed Road (E-311) and Ras Al Khor Road (E-44).



**FREEHOLD**



**NO SERVICE CHARGE**



**THREE YEARS  
PAYMENT PLAN**

USAGE:	Residential Buildings		Mixed-use Buildings		Hotel Apartments
PERMITTED HEIGHT:	G+4	G+6	G+4	G+7	G+8
FAR:	2.50	3.50	2.85	4.25	4.00

- Early Access is provided upon covering 30% of payment
- Resale is permitted upon covering 50% of payment
- No time limit to construct
- No service charge
- The development follows Dubai Development Authority (DDA) rules and regulations in terms of design & construction <https://dda.gov.ae/dda-services/zoning-services/>
- Dubai Land Department Registration fee is paid equally by the Buyer & the Seller

### THREE YEARS PAYMENT PLAN:

Al Warsan First	Months from Effective Date									
	On or before Effective Date	4	8	12	16	20	24	28	32	36
Payment Plan %	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%

Terms & conditions are subject to change without prior notice