



WGI PROJECTS



Merzab Community

manazelgroup.com

Merzab Community Development

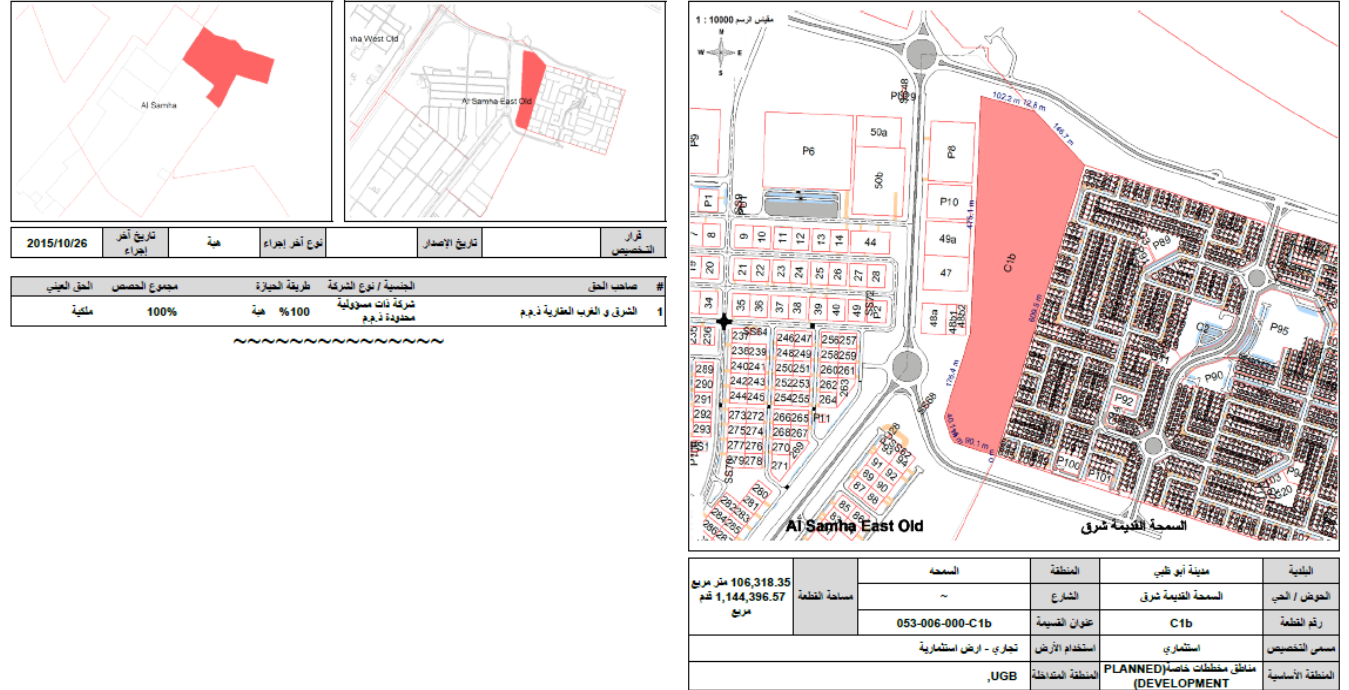
- **Year of Completion:** 2025
- **Units available:** 19 Buildings & 700+ Apartments,
- **Total Area:** 100K Sqm. Inc. 7,231 Sqm Retail Area

Situated between Abu Dhabi and Dubai

- ✓ Strategically located on the Abu Dhabi – Dubai highway, close to KIZAD and Khalifa Port
- ✓ Consists of mix of studio, 1 BHK, 2 BHK & 3 BHK Apartments with community facilities
- ✓ Has advanced facilities to ensure a clean and sustainable environment

Site Plan

دائرة التخطيط العمراني والبلديات
DEPARTMENT OF URBAN PLANNING
AND MUNICIPALITIES



Merzab is an extension of our existing project i.e. Reef-II Villas

BUILT UP AREA FOR EACH BUILDING

	BUA	
	SQ.M	SQ.FT
MU-1	12,818.73	137,979.53
MU-2 to MU-18	73,966.66	796,169.73
MU-19	4,317.01	46,467.86
TOTAL	91,102.40	980,617.12

Project Cost Breakup

- ✓ ~350m dhs construction cost
- ✓ ~50m Infrastructure cost
- ✓ ~70m Land cost

SELLABLE AREA UNIT-WISE

Type	Total Units by Type	Total Type Area
Studio	325	202,272
1 Bed	288	292,883
2 Bed	54	62,415
3 Bed	72	121,846
	739	679,416
Retail Area	19	53,174
Grand Total		732,591

Selling price per sqft for 5-years payment plan is AED 925/sqft for residential and AED 1850/sqft for retail