



# **Merzab Community**



### **Merzab Community Development**

• Year of Completion: 2025

• Units available: 19 Buildings & 700+ Apartments,

• Total Area: 100K Sqm. Inc. 7,231 Sqm Retail Area

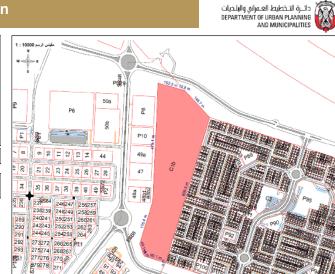
#### Situated between Abu Dhabi and Dubai

- ✓ 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



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Site Plan



106,318.35 متر مربع 1,144,396.57 قدم مربع	مساحة القطعة	السمحة	المنطقة	مدينة أبو ظبي	البلدية
		~	الشارع	السمحة القديمة شرق	الحوض / الحي
		053-006-000-C1b	عنوان القسيمة	C1b	رقم القطعة
تجاري - ارض استثمارية			استخدام الأرض	استثماري	مسمى التخصيص
,UGB			المنطقة المتداخلة	مناطق مخططات خاصة(DEVELOPMENT	المنطقة الأساسية

Al Samha East Old

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

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**Engineering and Commercial Information** 

## **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**

Туре	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