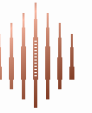




# JNEIBI

RESIDENCIES  
STUDIO, 1 & 2 BHK  
— WARSAN 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 AFTER 10 YEARS	WITH "COMPULSORY" BUYBACK AFTER 5 YEARS
Guaranteed Net 10% ROI per Year for 10 Years	Guaranteed Net 8% ROI per Year for 10 Years	Guaranteed Net 10% ROI per Year for 5 Years
Service Charges Waiver for 10 Years	Service Charges Waiver for 10 Years	Service Charges Waiver 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

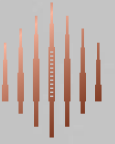




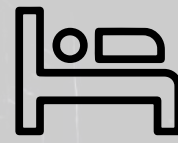
# COMPLETED & READY

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>

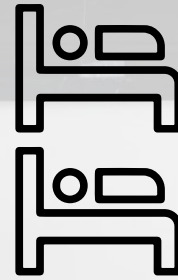
# APARTMENTS DETAILS



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



▲ DRAGON MART 10-15 MINUTES AWAY



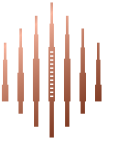
▲ DUBAI SAFARI PARK 10-15 MINUTES AWAY



▲ 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

