



Dear Mr. Test Test,

We are delighted to offer you the unit detailed below, which we believe will perfectly suit your requirements.

Project	Unit Number	Unit Model	Bedrooms	Total Area (SQ. FT.)	Selling Price (AED)
Town Square	TS OLB-3-311	OLB 2B-B	2 Bedrooms	915.9	1,364,888.00
Town Square	TS OLB-10-1009	OLB 2B-B	2 Bedrooms	915.9	1,421,888.00
Town Square	TS OLB-5-504	OLB 2B-A1(M)	2 Bedrooms	952.93	1,464,888.00
Town Square	TS OLB-7-705	OLB 2B-A1	2 Bedrooms	959.06	1,482,888.00
Town Square	TS OLB-10-1003	OLB 2B-A1	2 Bedrooms	940.12	1,485,888.00
Town Square	TS OLB-4-402	OLB 2B-C1	2 Bedrooms	1037	1,586,888.00
Town Square	TS OLB-4-401	OLB 2B-C	2 Bedrooms	1021.28	1,648,888.00

* Applicable fees to Dubai Land Department are: 4% of the property net price + AED 3,150 oqood fee

* Property unit are subject to availability

Schedule of Installment Payments

Project : Olbia
Apartment : TS OLB-3-311

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	136,489.00	0.00	0.00	136,489.00
2	90 Days From Booking Date	10 %	07-Dec-2025	136,489.00	0.00	0.00	136,489.00
3	3rd Installment	10 %	01-Jun-2026	136,489.00	0.00	0.00	136,489.00
4	4th Installment	5 %	01-Dec-2026	68,244.00	0.00	0.00	68,244.00
5	5th Installment	5 %	01-Jun-2027	68,244.00	0.00	0.00	68,244.00
6	100% Construction Completion	60 %	31-May-2028	818,933.00	0.00	0.00	818,933.00
						Purchase Price (AED)	1,364,888.00

Project : Olbia
Apartment : TS OLB-10-1009

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	142,189.00	0.00	0.00	142,189.00
	90 Days From Booking						

2	Date	10 %	07-Dec-2025	142,189.00	0.00	0.00	142,189.00
3	3rd Installment	10 %	01-Jun-2026	142,189.00	0.00	0.00	142,189.00
4	4th Installment	5 %	01-Dec-2026	71,094.00	0.00	0.00	71,094.00
5	5th Installment	5 %	01-Jun-2027	71,094.00	0.00	0.00	71,094.00
6	100% Construction Completion	60 %	31-May-2028	853,133.00	0.00	0.00	853,133.00
						Purchase Price (AED)	1,421,888.00

Project : Olbia
Apartment : TS OLB-5-504

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	146,489.00	0.00	0.00	146,489.00
2	90 Days From Booking Date	10 %	07-Dec-2025	146,489.00	0.00	0.00	146,489.00
3	3rd Installment	10 %	01-Jun-2026	146,489.00	0.00	0.00	146,489.00
4	4th Installment	5 %	01-Dec-2026	73,244.00	0.00	0.00	73,244.00
5	5th Installment	5 %	01-Jun-2027	73,244.00	0.00	0.00	73,244.00
6	100% Construction Completion	60 %	31-May-2028	878,933.00	0.00	0.00	878,933.00
						Purchase Price (AED)	1,464,888.00

Project : Olbia
Apartment : TS OLB-7-705

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	148,289.00	0.00	0.00	148,289.00
2	90 Days From Booking Date	10 %	07-Dec-2025	148,289.00	0.00	0.00	148,289.00
3	3rd Installment	10 %	01-Jun-2026	148,289.00	0.00	0.00	148,289.00
4	4th Installment	5 %	01-Dec-2026	74,144.00	0.00	0.00	74,144.00
5	5th Installment	5 %	01-Jun-2027	74,144.00	0.00	0.00	74,144.00
6	100% Construction Completion	60 %	31-May-2028	889,733.00	0.00	0.00	889,733.00
						Purchase Price (AED)	1,482,888.00

Project : Olbia
Apartment : TS OLB-10-1003

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	148,589.00	0.00	0.00	148,589.00
2	90 Days From Booking Date	10 %	07-Dec-2025	148,589.00	0.00	0.00	148,589.00

3	3rd Installment	10 %	01-Jun-2026	148,589.00	0.00	0.00	148,589.00
4	4th Installment	5 %	01-Dec-2026	74,294.00	0.00	0.00	74,294.00
5	5th Installment	5 %	01-Jun-2027	74,294.00	0.00	0.00	74,294.00
6	100% Construction Completion	60 %	31-May-2028	891,533.00	0.00	0.00	891,533.00
						Purchase Price (AED)	1,485,888.00

Project : Olbia
Apartment : TS OLB-4-402

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	158,689.00	0.00	0.00	158,689.00
2	90 Days From Booking Date	10 %	07-Dec-2025	158,689.00	0.00	0.00	158,689.00
3	3rd Installment	10 %	01-Jun-2026	158,689.00	0.00	0.00	158,689.00
4	4th Installment	5 %	01-Dec-2026	79,344.00	0.00	0.00	79,344.00
5	5th Installment	5 %	01-Jun-2027	79,344.00	0.00	0.00	79,344.00
6	100% Construction Completion	60 %	31-May-2028	952,133.00	0.00	0.00	952,133.00
						Purchase Price (AED)	1,586,888.00

Project : Olbia
Apartment : TS OLB-4-401

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	164,889.00	0.00	0.00	164,889.00
2	90 Days From Booking Date	10 %	07-Dec-2025	164,889.00	0.00	0.00	164,889.00
3	3rd Installment	10 %	01-Jun-2026	164,889.00	0.00	0.00	164,889.00
4	4th Installment	5 %	01-Dec-2026	82,444.00	0.00	0.00	82,444.00
5	5th Installment	5 %	01-Jun-2027	82,444.00	0.00	0.00	82,444.00
6	100% Construction Completion	60 %	31-May-2028	989,333.00	0.00	0.00	989,333.00
						Purchase Price (AED)	1,648,888.00

Terms and Conditions:

1. All payments made, including any token deposit or down payment to secure the unit, are non-refundable.
2. The purchaser is responsible for paying the 4% Dubai Land Department (DLD) fee based on the total property price.
3. An Oqood Fee of AED 3,150 (Three Thousand One Hundred and Fifty Dirhams) must be paid along with the down payment.
4. This Offer serves as a reservation form and signifies confirmation and acceptance of the unit purchase.
5. The Offer is governed by the applicable laws and regulations of the Emirate of Dubai.
6. This Offer is valid until 9-September-2025

I hereby acknowledge the above property details, payment schedule, and terms.

I request Nshama Properties, owned by Nshmi Development One-Person Company L.L.C, to proceed with the booking under my name, and I confirm that payment towards the property will be provided.

Customer Name: Test Test

Signature:



*Balcony sizes vary

2 bedroom - Unit type B

Suite	73.95 Sq.m / 795.99 Sq.ft
Balcony	11.14 Sq.m / 119.91 Sq.ft
Total built-up	85.09 Sq.m / 915.90 Sq.ft

OLBIA

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

Purchaser(s) Signature: _____



*Balcony sizes vary

2 bedroom - Unit type B

Suite	73.95 Sq.m / 795.99 Sq.ft
Balcony	11.14 Sq.m / 119.91 Sq.ft
Total built-up	85.09 Sq.m / 915.90 Sq.ft

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2 bedroom - Unit type A1 (M)

Area	Min	Max
Suite	80.94 Sq.m / 871.23 Sq.ft	81.19 Sq.m / 873.92 Sq.ft
Balcony	7.59 Sq.m / 81.70 Sq.ft	7.59 Sq.m / 81.70 Sq.ft
Total built-up	88.53 Sq.m / 952.93 Sq.ft	88.78 Sq.m / 955.62 Sq.ft

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Purchaser(s) Signature: _____



2 bedroom - Unit type A1

Area	Min	Max
Suite	80.54 Sq.m / 866.93 Sq.ft	80.87 Sq.m / 870.48 Sq.ft
Balcony	6.80 Sq.m / 73.19 Sq.ft	8.23 Sq.m / 88.59 Sq.ft 9.24
Total built-up	87.34 Sq.m / 940.12 Sq.ft	89.10 Sq.m / 959.06 Sq.ft

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Purchaser(s) Signature: _____



2 bedroom - Unit type A1

Area	Min	Max
Suite	80.54 Sq.m / 866.93 Sq.ft	80.87 Sq.m / 870.48 Sq.ft
Balcony	6.80 Sq.m / 73.19 Sq.ft	8.23 Sq.m / 88.59 Sq.ft 9.24
Total built-up	87.34 Sq.m / 940.12 Sq.ft	89.10 Sq.m / 959.06 Sq.ft

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Purchaser(s) Signature: _____



*Balcony sizes vary

2 bedroom - Unit type C1

Suite	88.80 Sq.m / 955.84 Sq.ft
Balcony	7.54 Sq.m / 81.16 Sq.ft
Total built-up	96.34 Sq.m / 1037.00 Sq.ft

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Purchaser(s) Signature: _____



* Balcony sizes vary

2 bedroom - Unit type C

Suite	88.74 Sq.m / 955.19 Sq.ft
Balcony	6.14 Sq.m / 66.09 Sq.ft
Total built-up	94.88 Sq.m / 1021.28 Sq.ft

OLBIA

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