



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-2-215	OLB 1B-B(M)	1 Bedroom	590.08	939,888.00
Town Square	TS OLB-6-614	OLB 1B-A1	1 Bedroom	638.08	1,030,888.00
Town Square	TS OLB-1-107	OLB 1B-A3	1 Bedroom	768.65	1,083,888.00

* 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-2-215

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	93,989.00	0.00	0.00	93,989.00
2	90 Days From Booking Date	10 %	07-Dec-2025	93,989.00	0.00	0.00	93,989.00
3	3rd Installment	10 %	01-Jun-2026	93,989.00	0.00	0.00	93,989.00
4	4th Installment	5 %	01-Dec-2026	46,994.00	0.00	0.00	46,994.00
5	5th Installment	5 %	01-Jun-2027	46,994.00	0.00	0.00	46,994.00
6	100% Construction Completion	60 %	31-May-2028	563,933.00	0.00	0.00	563,933.00
						Purchase Price (AED)	939,888.00

Project : Olbia
Apartment : TS OLB-6-614

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	103,089.00	0.00	0.00	103,089.00
2	90 Days From Booking Date	10 %	07-Dec-2025	103,089.00	0.00	0.00	103,089.00
3	3rd Installment	10 %	01-Jun-2026	103,089.00	0.00	0.00	103,089.00
4	4th Installment	5 %	01-Dec-2026	51,544.00	0.00	0.00	51,544.00
5	5th Installment	5 %	01-Jun-2027	51,544.00	0.00	0.00	51,544.00

6	100% Construction Completion	60 %	31-May-2028	618,533.00	0.00	0.00	618,533.00
						Purchase Price (AED)	1,030,888.00

Project : Olbia
Apartment : TS OLB-1-107

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	108,389.00	0.00	0.00	108,389.00
2	90 Days From Booking Date	10 %	07-Dec-2025	108,389.00	0.00	0.00	108,389.00
3	3rd Installment	10 %	01-Jun-2026	108,389.00	0.00	0.00	108,389.00
4	4th Installment	5 %	01-Dec-2026	54,194.00	0.00	0.00	54,194.00
5	5th Installment	5 %	01-Jun-2027	54,194.00	0.00	0.00	54,194.00
6	100% Construction Completion	60 %	31-May-2028	650,333.00	0.00	0.00	650,333.00
						Purchase Price (AED)	1,083,888.00

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

1 bedroom - Unit type B (M)

Suite	50.63 Sq.m / 544.98 Sq.ft
Balcony	4.19 Sq.m / 45.10 Sq.ft
Total built-up	54.82 Sq.m / 590.08 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: _____



1 bedroom - Unit type A1

Area	Min	Max
Suite	54.67 Sq.m / 588.46 Sq.ft	55.26 Sq.m / 594.81 Sq.ft
Balcony	4.19 Sq.m / 45.10 Sq.ft	4.19 Sq.m / 45.10 Sq.ft
Total built-up	58.86 Sq.m / 633.56 Sq.ft	59.45 Sq.m / 639.91 Sq.ft

OLBIA

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Purchaser(s) Signature: _____



*Balcony sizes vary

1 bedroom - Unit type A3

Area	Min	Max
Suite	54.67 Sq.m / 588.46 Sq.ft	55.09 Sq.m / 592.98 Sq.ft
Balcony	16.74 Sq.m / 180.19 Sq.ft	16.74 Sq.m / 180.19 Sq.ft
Total built-up	71.41 Sq.m / 768.65 Sq.ft	71.83 Sq.m / 773.17 Sq.ft

OLBIA

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