



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-4-410	OLB 3B-A	3 Bedrooms	1400.82	2,261,888.00
Town Square	TS OLB-7-710	OLB 3B-A	3 Bedrooms	1400.82	2,305,888.00
Town Square	TS CMD-6-605	CMD 3B-A	3 Bedrooms	1584.34	2,659,888.00
Town Square	TS CMD-9-905	CMD 3B-A	3 Bedrooms	1584.34	2,697,888.00
Town Square	TS OLB-G-G02	OLB 3BD-A	3 Bedrooms Duplex	2175.28	3,258,888.00

* 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-4-410

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	226,189.00	0.00	0.00	226,189.00
2	90 Days From Booking Date	10 %	07-Dec-2025	226,189.00	0.00	0.00	226,189.00
3	3rd Installment	10 %	01-Jun-2026	226,189.00	0.00	0.00	226,189.00
4	4th Installment	5 %	01-Dec-2026	113,094.00	0.00	0.00	113,094.00
5	5th Installment	5 %	01-Jun-2027	113,094.00	0.00	0.00	113,094.00
6	100% Construction Completion	60 %	31-May-2028	1,357,133.00	0.00	0.00	1,357,133.00
						Purchase Price (AED)	2,261,888.00

Project : Olbia
 Apartment : TS OLB-7-710

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	230,589.00	0.00	0.00	230,589.00
2	90 Days From Booking Date	10 %	07-Dec-2025	230,589.00	0.00	0.00	230,589.00
3	3rd Installment	10 %	01-Jun-2026	230,589.00	0.00	0.00	230,589.00

4	4th Installment	5 %	01-Dec-2026	115,294.00	0.00	0.00	115,294.00
5	5th Installment	5 %	01-Jun-2027	115,294.00	0.00	0.00	115,294.00
6	100% Construction Completion	60 %	31-May-2028	1,383,533.00	0.00	0.00	1,383,533.00
						Purchase Price (AED)	2,305,888.00

Project : Camden
Apartment : TS CMD-6-605

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	265,989.00	0.00	0.00	265,989.00
2	60 Days From Booking Date	10 %	07-Nov-2025	265,989.00	0.00	0.00	265,989.00
3	3rd Installment	10 %	01-Feb-2026	265,989.00	0.00	0.00	265,989.00
4	4th Installment	10 %	01-Aug-2026	265,989.00	0.00	0.00	265,989.00
5	5th Installment	10 %	01-Feb-2027	265,989.00	0.00	0.00	265,989.00
6	100% Construction Completion	50 %	31-Mar-2028	1,329,943.00	0.00	0.00	1,329,943.00
						Purchase Price (AED)	2,659,888.00

Project : Camden
Apartment : TS CMD-9-905

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	269,789.00	0.00	0.00	269,789.00
2	60 Days From Booking Date	10 %	07-Nov-2025	269,789.00	0.00	0.00	269,789.00
3	3rd Installment	10 %	01-Feb-2026	269,789.00	0.00	0.00	269,789.00
4	4th Installment	10 %	01-Aug-2026	269,789.00	0.00	0.00	269,789.00
5	5th Installment	10 %	01-Feb-2027	269,789.00	0.00	0.00	269,789.00
6	100% Construction Completion	50 %	31-Mar-2028	1,348,943.00	0.00	0.00	1,348,943.00
						Purchase Price (AED)	2,697,888.00

Project : Olbia
Apartment : TS OLB-G-G02

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	08-Sep-2025	325,889.00	0.00	0.00	325,889.00
2	90 Days From Booking Date	10 %	07-Dec-2025	325,889.00	0.00	0.00	325,889.00
3	3rd Installment	10 %	01-Jun-2026	325,889.00	0.00	0.00	325,889.00
4	4th Installment	5 %	01-Dec-2026	162,944.00	0.00	0.00	162,944.00

5	5th Installment	5 %	01-Jun-2027	162,944.00	0.00	0.00	162,944.00
6	100% Construction Completion	60 %	31-May-2028	1,955,333.00	0.00	0.00	1,955,333.00
						Purchase Price (AED)	3,258,888.00

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

3 bedroom - Unit type A

Suite	119.73 Sq.m / 1288.76 Sq.ft
Balcony	10.41 Sq.m / 112.05 Sq.ft
Total built-up	130.14 Sq.m / 1400.82 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: _____



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3 bedroom - Unit type A

Area	Min	Max
Suite	128.78 Sq.m / 1,386.18 Sq.ft	128.86 Sq.m / 1,387.04 Sq.ft
Balcony	18.33 Sq.m / 197.30 Sq.ft	18.40 Sq.m / 198.06 Sq.ft
Total built-up	147.18 Sq.m / 1,584.23 Sq.ft	147.19 Sq.m / 1,584.34 Sq.ft

CAMDEN

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*Balcony sizes vary

3 bedroom duplex - Unit type A

Area	Min	Max
Suite	163.43 Sq.m / 1759.15 Sq.ft	163.48 Sq.m / 1759.68 Sq.ft
Balcony	38.57 Sq.m / 415.16 Sq.ft	38.66 Sq.m / 416.13 Sq.ft
Total built-up	202.05 Sq.m / 2174.85 Sq.ft	202.09 Sq.m / 2175.28 Sq.ft

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