



**Feasibility Study  
for a Development Project  
in Arjan Plot**



**ZENITH  
Group**

**ZENITH GROUP**

Zenith Group, established in 2006, is a leading development, design, construction, and property management company

based in Dubai. With a proven record, Zenith has successfully delivered numerous projects for its partners and esteemed developers across the region.

## PARTNERSHIP PROPOSAL

Date: 24.04.2025

Subject: Plot-Owner partnership proposal

Al Jaddaf

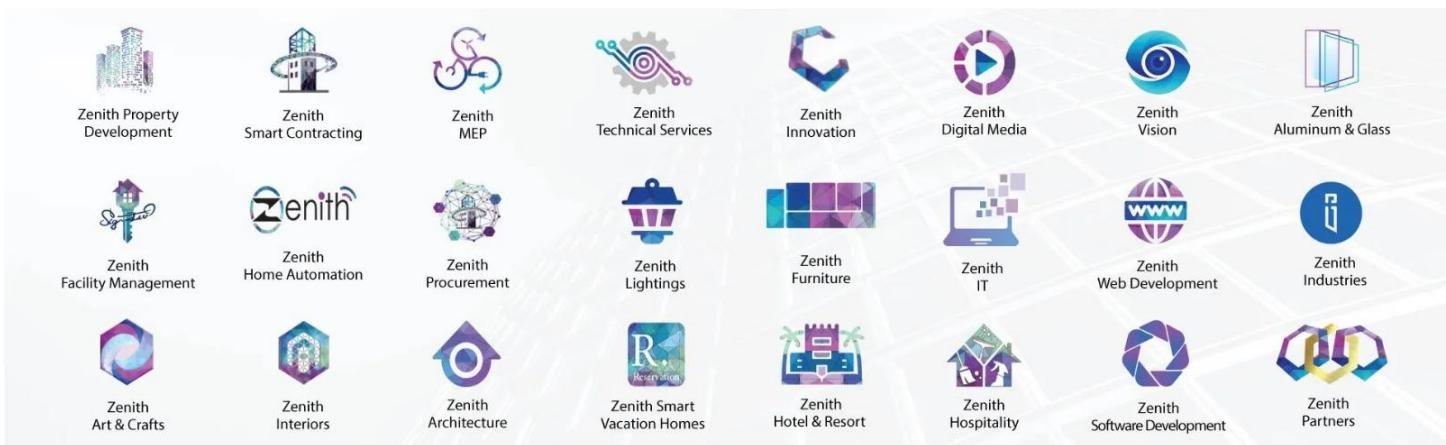
Mixed-use

Height: G+14

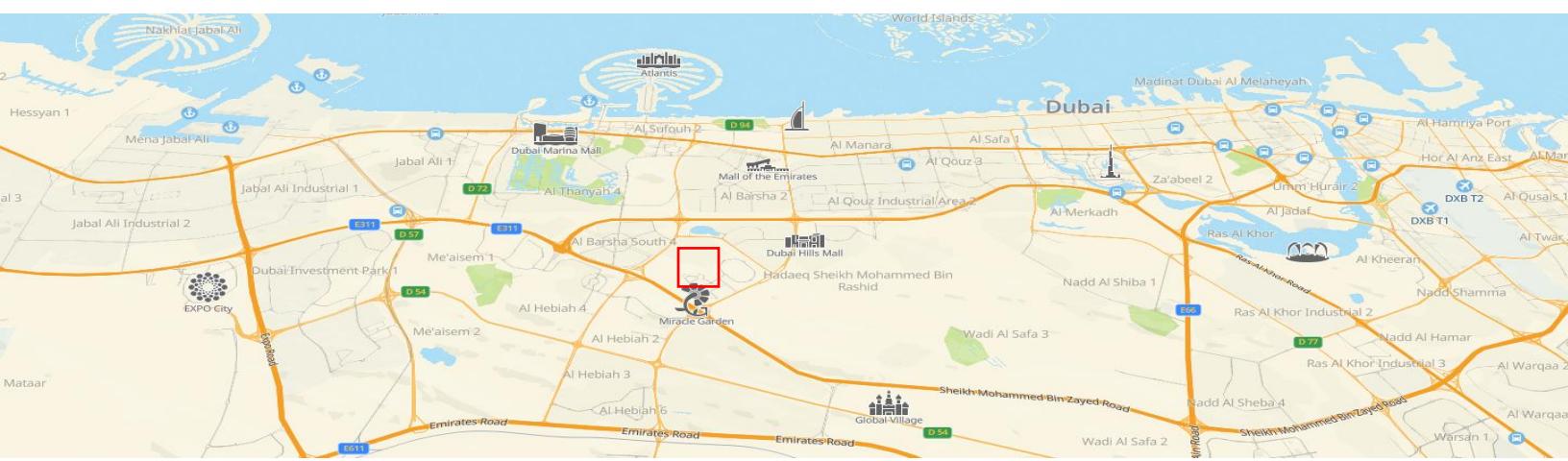
### Zenith Introduction

Zenith Group, a leading property development, design, construction, and management company with 12 subsidiaries, excels in providing integrated solutions. Our dedicated team oversees design, construction, interior work, and property management, with a proven track record in successful projects for both ourselves and renowned developers in Dubai. Our in-house services cover the full spectrum of property development, offering a comprehensive suite to our esteemed investors.

### OUR IN-HOUSE ACTIVITIES:



**Plot Location: Arjan**



## PROJECT INFORMATION

Land use	Mixed-Use
Area of plot	33,585.67 ft <sup>2</sup>
Total Gross floor area (GFA)	100,760.97 ft <sup>2</sup>
No. Floor	G+8
Total build-up area(estimated)	151,141.46 ft <sup>2</sup>
Net area (estimated)	90,684.87 ft <sup>2</sup>

## COST BREAKDOWN

Plot Value	300 AED/FT <sup>2</sup> ( Per GFA)	30,228,291.00 AED
Construction	310 AED/FT <sup>2</sup> (Per BUA)	46,853,851.05 AED
Design	12.4 AED/FT <sup>2</sup> (Per BUA)	1,874,154.04 AED
Governmental Fee	25 AED/FT <sup>2</sup> ( per GFA)	2,519,024.25 AED
Development Management	15.5 AED/FT <sup>2</sup> ( per GFA)	1,561,795.04 AED
VAT	15 AED/FT <sup>2</sup> ( per GFA)	1,511,414.55 AED
<b>Total Development Cost</b>		<b>84,548,529.93 AED</b>

## PROJECT CHART

Selling price per sellable (Net Area)(Ft <sup>2</sup> )	1,700 AED
<b>Total Project Sellable Amount</b>	<b>154,164,284.10 AED</b>
<b>Total Project Profit</b>	<b>69,615,754.17 AED</b>

## PLOT OWNER CHART

Cost price per BUA (Ft <sup>2</sup> )	559.40 AED
Cost price per sellable (Net Area) (Ft <sup>2</sup> )	932.33 AED
Plot owner share (%) without upfront	Plot value / Total development cost
Plot owner upfront (AED)	30% of plot value
Remaining Plot value (RPV)	Plot value – Upfront
Plot owner share (%) after upfront	RPV / Total development cost
Plot owner Net Area (Ft <sup>2</sup> )	RPV/ Cost price
Plot owner's sellable (Net Area) amount	Plot owner Net Area * Selling Price
Plot owner's total Revenue (AED)	Upfront + sellable (net area) amounts
Plot Owner Profit (AED)	Plot owner's total received amount– plot value
Plot Owner Profit (%): ROI	Plot's owner Profit (AED) / plot value

## INVESTOR CHART

Cost price per BUA (Ft <sup>2</sup> )	559.40 AED
Cost price per sellable (Net Area) (Ft <sup>2</sup> )	932.33 AED
Total Investment Amount (AED)	Total development cost-Plot value+ Upfront
Initial Investment Amount (AED)	upfront + 25% Construction cost
Investor Net Area (Ft <sup>2</sup> )	Total Investment Amount/ Cost price per sellable
Investor share (%) after upfront	Investor Net Area / Total Net Area
Investor sellable (Net Area) amount (AED)	Investor Net Area * Selling Price
Investor Profit (AED)	Investor Sellable (Net Area) amount – Total Investment Amount
Investor Profit (%): ROI based On Fully paid	Investor Profit / Total Investment Amount
Investor Profit (%): ROI based on Initial paid	Investor Profit / Initial Investment Amount

## Investment Structure & ROI Perspectives

To enhance investment feasibility and reduce initial financial pressure, investors are not required to pay the full investment amount upfront. Instead, they will contribute a portion of the plot value and a share of the construction expenses—along with an additional 25% of the construction cost during the early stages of development.

Sales activities will commence once this initial contribution has been received.

We are currently evaluating the return on investment (ROI) based on conservative assumptions, excluding variables such as inflation and the potential availability of a bank guarantee, in order to establish a reliable baseline projection. However, ROI could increase significantly under the following scenarios:

### **1. Bank Guarantee Scenario**

Securing a bank guarantee would enable us to initiate development from the ground level prior to full construction mobilization. This would accelerate the development timeline, improve cash flow efficiency, and enhance overall ROI.

### **2. Market Appreciation Scenario**

If property values rise over the anticipated 2 to 2.5-year period, investors stand to gain from substantial capital appreciation, potentially pushing ROI well beyond the initial conservative projections.

Combined with a flexible, phased investment structure, these scenarios present a compelling opportunity for investors seeking to balance short-term stability with long-term profitability.

## DEVELOPER STRENGTH

Zenith Group will provide all the construction services from civil work to MEP, HVAC, Joinery, Aluminum, and Glassworks, which means the Zenith Group will be the main contractor and sub-contractor for the project, Via this approach, the client benefits from the following:

### Cost Control

Using in-house construction services lowers many of the costs for example, construction teams that use third-party contractors for the construction work generally charge management fees and supply markups to maintain profitability. When working with a company that has its own in-house construction services group, however, you can avoid these additional charges altogether. For higher results and more affordable work, you cannot go wrong with hiring a team that uses in-house construction services

### Single point responsibilities

- Easy for the coordination of work
- if any issue can be managed in-house.
- Higher bandwidth communication with engineers.
- Better availability for discussions.

### Risk Management

By having in-house construction services, we can provide a steady workflow on construction sites and can provide warranty work and maintenance services in an economical and timely manner.

- To deliver the project on time
- Coordination for all the design, procurement, and execution can be maintained properly.
- Overall time savings from design to construction completion Value and quality.
- Cost control Transparency will be enhanced because all the costs will be monitored by Zenith Group.
- Work hours and quality control can be tracked.

## About Us



## Construction Projects



Zenith A1 Tower



Zenith A2 Tower



Zenith J1 Tower



Zenith A3 Tower

## Zenith Projects in Dubai

**G+4 Residential**  
Completed  
Full Construction Works  
2024



**Slovenia Pavilion**  
Completed  
MEP Works  
2021



**Armas**  
Under Design  
Full Construction Works  
2027



**Private Villa**  
Completed  
Full Construction Works  
2024



**Hera Tower**  
Completed  
Full Construction Works  
2023



**Amal Tower**  
Ongoing  
MEP Works  
2025



**Compound Villa**  
Completed  
Civil Works  
2023



**G+3 Building**  
Ongoing  
Full Construction Works  
2025



**Marbel Arch Tower**  
Ongoing  
MEP Works  
2025



**DUBAI  
LOCATION MAP**



**Iran Pavilion**  
Completed  
Full Construction Works  
2021



**Venezuela Pavilion**  
Completed  
Full Construction Works  
2021



**Zenith J1**  
Ongoing  
Full Construction Works  
2026



**Zenith A3**  
Under Design  
Full Construction Works  
2027



**Zenith A1**  
Completed  
Full Construction Works  
2012



**Zenith A2**  
Completed  
Full Construction Works  
2017



**Zenith Pavilion**  
Under Design  
Full Construction Works  
2027



**Zenith L1**  
Ongoing  
Full Construction Works  
2025

**Royal Manor**  
Ongoing  
Full Construction Works  
2025