

Dubai

Private Property Portfolio

One home.
Five rental opportunities.

4% COMMISSION - FULL PORTFOLIO
2% COMMISSION - INDIVIDUAL PROPERTY
PORTFOLIO ASKING PRICE

AED 11,850,000.00



Deyaar development rendering

06

APARTMENTS

7,671.22

TOTAL AREA / SQ FT

1-3

BEDROOMS

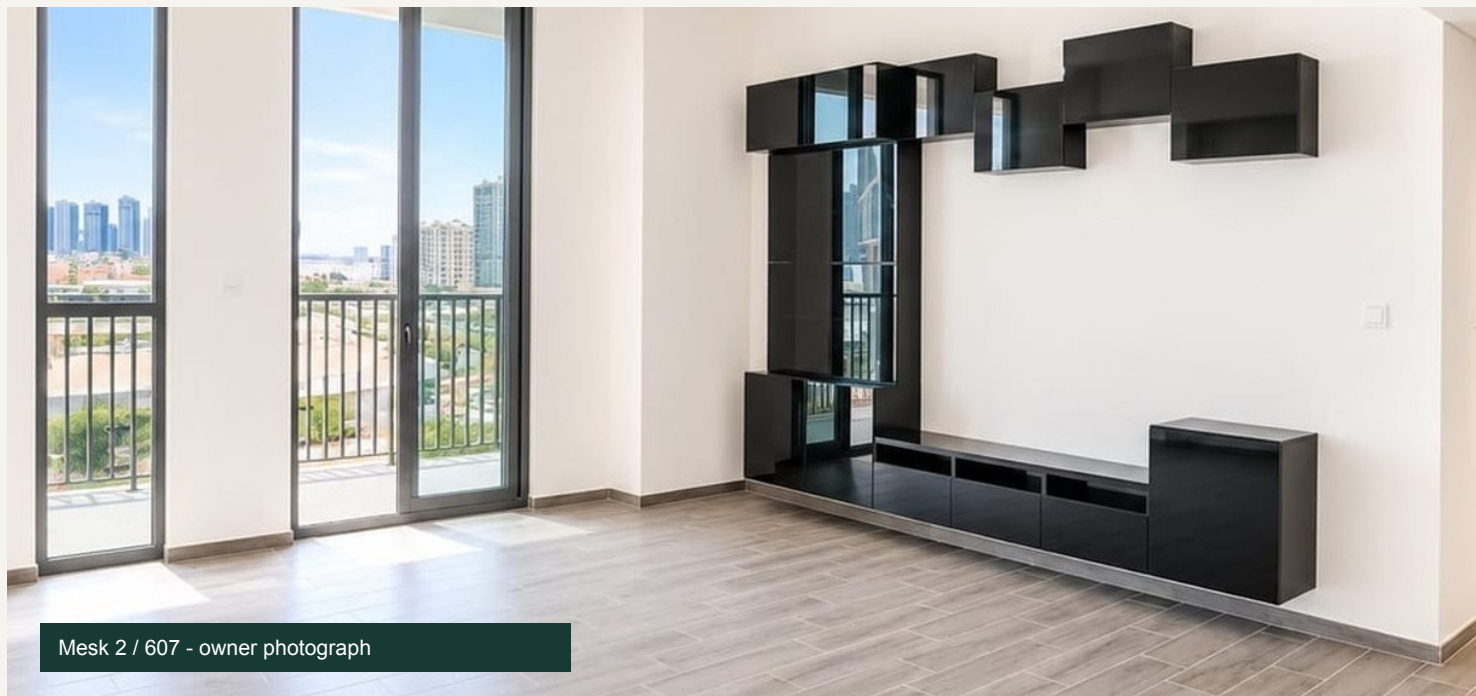
A proposed home base at Mesk 2, with three Jannat B apartments, Al Andalus G04 and Noor 3 completing the portfolio.

COMMUNITY & CITY LIVING

Jannat amenities advertised by Deyaar include pools, fitness spaces, landscaped terraces and a retail boulevard. Dubai beaches, Marina promenades and waterside dining add city leisure options.

Confirm amenity access. Beaches and Marina are off-site destinations.

A home base, plus rental income



Mesk 2 / 607 - owner photograph

Mesk 2 / 607

VACANT / PROPOSED PERSONAL RESIDENCE

3 bedrooms | Floor 6

1,805.54 sq ft / 167.74 sq m

Parking: GZ5B39, GZ5B40

AED 2,700,000.00

AED 1,495 / sq ft

Asking rent: AED 200,000/year



Title deed (lease finance)
01 May 2026
Ref. 116597/2026

Confirm condition, tenancy, possession and lawful availability before personal occupation.

EXISTING RENTAL

Noor 3 / 307

1 bedroom | Floor 3

734.31 sq ft / 68.22 sq m

Parking: BZ3Q28

AED 1,100,000.00

AED 1,498 / sq ft

RENTED / CURRENT ANNUAL RENT

AED 85,000

2 cheques | Available December 2026

Initial sale certificate
27 Mar 2024
Ref. 81019/2024

Confirm current registration and transfer requirements.



The Jannat B collection



THREE TWO-BEDROOM APARTMENTS

AED 5,700,000.00

Combined asking price

Two vacant apartments and one rented apartment. All three are classified as flats in the supplied register; recorded areas and floors are shown below.

B-0106

VACANT

2 bedrooms | Floor 1

1,489.08 sq ft / 138.34 sq m

Parking: G-102

AED 1,950,000.00

AED 1,310 / sq ft

Asking rent: AED 120,000/year

1 cheque

Title deed

09 Sep 2026

Ref. 226922/2026

B-1506

RENTED

2 bedrooms | Floor 15

1,141.08 sq ft / 106.01 sq m

Parking: G-103

AED 1,900,000.00

AED 1,665 / sq ft

Current rent: AED 110,000/year

4 cheques

Title deed (lease finance)

09 Sep 2026

Ref. 227639/2026

B-1507

VACANT

2 bedrooms | Floor 15

1,125.69 sq ft / 104.58 sq m

Parking: G-104

AED 1,850,000.00

AED 1,643 / sq ft

Asking rent: AED 120,000/year

1 cheque

Title deed

09 Sep 2026

Ref. 226926/2026

B-0106 balcony: 42.57 sq m. Photograph: Jannat B; exact unit attribution unconfirmed.

Al Andalus E / Go4



2 bedrooms | Ground floor

1,375.52 sq ft / 127.79 sq m

Parking: PH1-B-76

AED 2,350,000.00

AED 1,708 / sq ft

RENTED / CURRENT RENT

AED 115,000/year | 1 cheque

Title deed | 10 Jun 2025

Ref. 435527/2025



Two ownership options

Annual rental basis / AED

	Home + five rentals	All six rented
Current annual rent	310,000	310,000
Additional asking rents	240,000	440,000
Illustrative gross annual rent	550,000	750,000

6.33% illustrative gross yield on the total asking price, with all six rented at the stated rents.

The home option excludes Mesk rent. Assumes asking rents are achieved. Before vacancy, service charges, maintenance, management, financing and purchase costs. Rents are owner supplied and unverified. Confirm leases, condition and community access.

All six, at a glance

All properties are apartments. Prices and annual rents are in AED.

PROPERTY / UNIT	BEDS	AREA / SQ FT	ASKING PRICE	AED / SQ FT	ANNUAL RENT	STATUS	CHEQUES
Mesk 2 / 607	3	1,805.54	2,700,000.00	1,495	200,000	Vacant	Not specified
Jannat B / B-0106	2	1,489.08	1,950,000.00	1,310	120,000	Vacant	1
Jannat B / B-1506	2	1,141.08	1,900,000.00	1,665	110,000	Rented	4
Jannat B / B-1507	2	1,125.69	1,850,000.00	1,643	120,000	Vacant	1
Al Andalus E / G04	2	1,375.52	2,350,000.00	1,708	115,000	Rented	1
Noor 3 / 307	1	734.31	1,100,000.00	1,498	85,000	Rented	2
TOTAL ASKING		7,671.22	11,850,000.00				

Rented rows show current rent; vacant rows show asking rent, not contracted income. AED / sq ft = asking price divided by recorded area, rounded to the nearest dirham. Prices are negotiable and are not independent valuations.

Purchase & handover

PROPERTY & TENANCY

Review unit documents, approved layouts, leases, service charges and current condition. Confirm seller authority, tenancy obligations and possession.

FINANCE & REGISTRATION

Five source records show mortgage or lease finance. Confirm lender settlement and release. Noor has an initial sale certificate; verify registration and transfer requirements.

OFFER & COMPLETION

Agree units, price, funding and completion terms. Seller states all title deeds are ready upon transfer; verify this before completion. Subject to due diligence and signed agreements.

Let's discuss the portfolio.

PORTFOLIO ASKING PRICE

AED 11,850,000.00

All prices negotiable upon request.

SALES TERMS

4% FULL PORTFOLIO COMMISSION

2% INDIVIDUAL PROPERTY COMMISSION

Payable upon successful completion and transfer.

Private offering. Please do not list these properties.

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Private, indicative and non-binding.

Updated 21 September 2026.



Owner-supplied portfolio photography

INFORMATION & SOURCES

Areas, floors and document references:

Six_Properties_Selling_Prices_and_QR_Codes.pdf. Owner-updated prices and rents dated 21 September 2026 supersede earlier figures.

Photography and bedroom mix follow the original PPP brochure. QR codes are enlarged extracts from the five original title deeds and one SPA/certificate; payloads are unchanged.

[Deyaar: Jannat Midtown & amenities](#)

[Visit Dubai: beaches & Marina context](#)

Renderings and illustrations do not establish actual unit views or condition. Rental figures and property details remain subject to verification.