

Ciel - Dubai Marina - 6418



\$765,924



crypto accepted

VIP 1-Bedroom hotel apartment on a high floor including living area and a corner wraparound view



swimming pool

Unit 6418
1 Bedroom, VIP
Ciel - Dubai Marina

Aya Sabet, Agent, WhatsApp: +971 50 307 6076

Purchase Details		AED			USD Value (3.665 AED/USD)
Purchase price (excluding VAT)				2,807,112	\$765,924
At signing				3,061,671	\$835,381
Paid to Seller Purchase price - Payment plan completion				1,427,401	\$389,468
Paid to Developer Payment plan completion + VAT				1,448,696	\$395,279
Paid to Agent Company For distribution of fees				185,573	\$50,634
			Payment	VAT	Total Payment including VAT
Payment plan completion (due at signing)			1,379,711	68,986	1,448,696
1st Installment	Previously due	15 Sep 2024	345,003.12	17,250.16	362,253.28
2nd Installment	Previously due	15 Dec 2024	345,003.12	17,250.16	362,253.28
3rd Installment	Previously due	15 Mar 2025	345,003.12	17,250.16	362,253.28
Final Installment	Previously due	15 Jun 2025	344,701.28	17,235.06	361,936.34
Fees from Buyer					
Dubai Land Department (DLD) Transfer Fee 4% of the property purchase price + Required Manager Cheque (1.5%)					113,969
Trustee Office Fee					4,780
Conveyancing					2,625
Notary Power of Attorney					5,250
Agent 2% of the property purchase price + VAT					58,949
Fees from Seller					
No Objection Certificate (NOC)					5,250
Conveyancing					2,625
Notary Crypto Transfer Approval 0.5% of the property purchase price, max 15000 + Admin Fee 1840					16840
Notary Power of Attorney					5,250

Payment details

The current owner has been on a payment plan with the developer. When you buy this property a portion goes to the owner and the concluding payment plan payment goes to the developer. Since the building is now complete, the unit must be paid for in-full. The owner is offering a hardship discount since his payment plan payment is coming up.

Crypto accepted – The current owner, the developer, and the agent all accept crypto. Especially if the buyer had assets in crypto already, it is handy to not have to go through banks in different countries. Here are the fees for payments in crypto: To the Owner: FREE. To the Developer 2%. To the Agent 2%

Background

This hotel apartment will generate revenue as monthly income. This property also gives the buyer the ability to apply for a Golden Visa. The Golden Visa is a 10-years renewable residence permit that can only be obtained when purchasing a property above 2 million AED (US\$546k). Only with a residence like this can you get an Emirates ID card and only then can get a bank account in Dubai.

The developer offers shared ownership of rooms in quarter $\frac{1}{4}$ or half $\frac{1}{2}$ shares. For your room, this is for full ownership of the unit (100%, not $\frac{1}{4}$ or $\frac{1}{2}$). It is better to have a full unit so you get the full benefits of revenue. You will also get a full week yearly 7-day comped visit stay. Now that construction is almost completed (see email from the developer and photos below), it will soon begin generating revenue, and you will be able to stay there for visits.

You will receive monthly payments from the hotel revenue. Here's a summary:

- **40% goes to individual owners of the rooms**
- 40% is for the hotel daily operations
- 20% is for future upgrades and maintenance

The direct money collected from the hotel room rental is paid to the owners. The revenue earned from hotel rooms is shared with all the room owners. So even when only other rooms in the hotel are booked and not your room, you will still earn monthly income. The First Group has several hotels already operating in Dubai and they have high daily occupancy for all different room types. You can see their properties on Booking.com.

The VIP rooms receive their own separate pool of funds since they will have a higher hotel room rate per night. This means an owner will receive his share from the VIP rooms only and *not* the regular rooms. That will increase an owner's monthly revenue compared to regular rooms rented for the same number of nights.

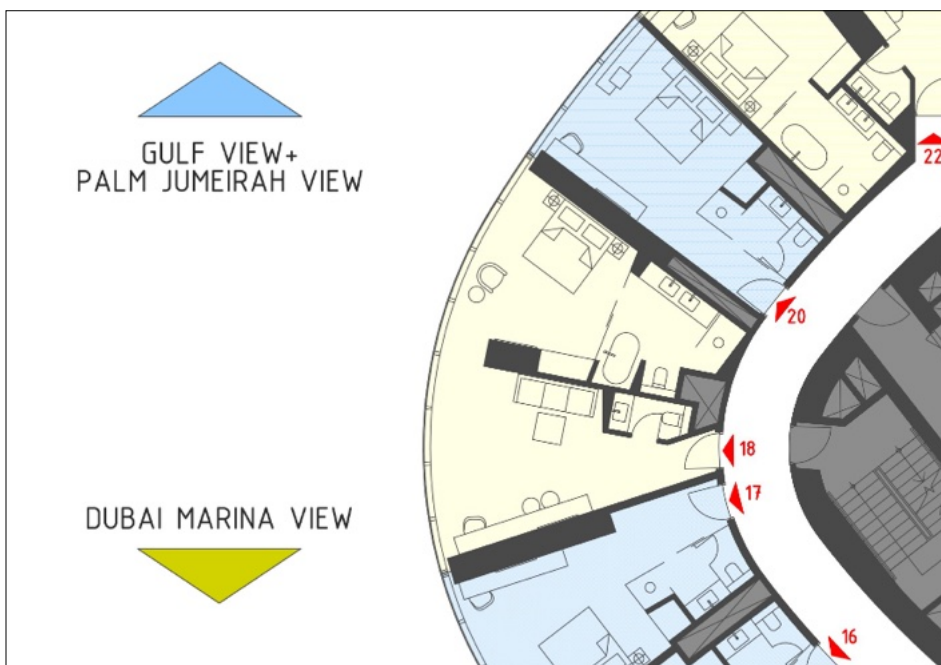
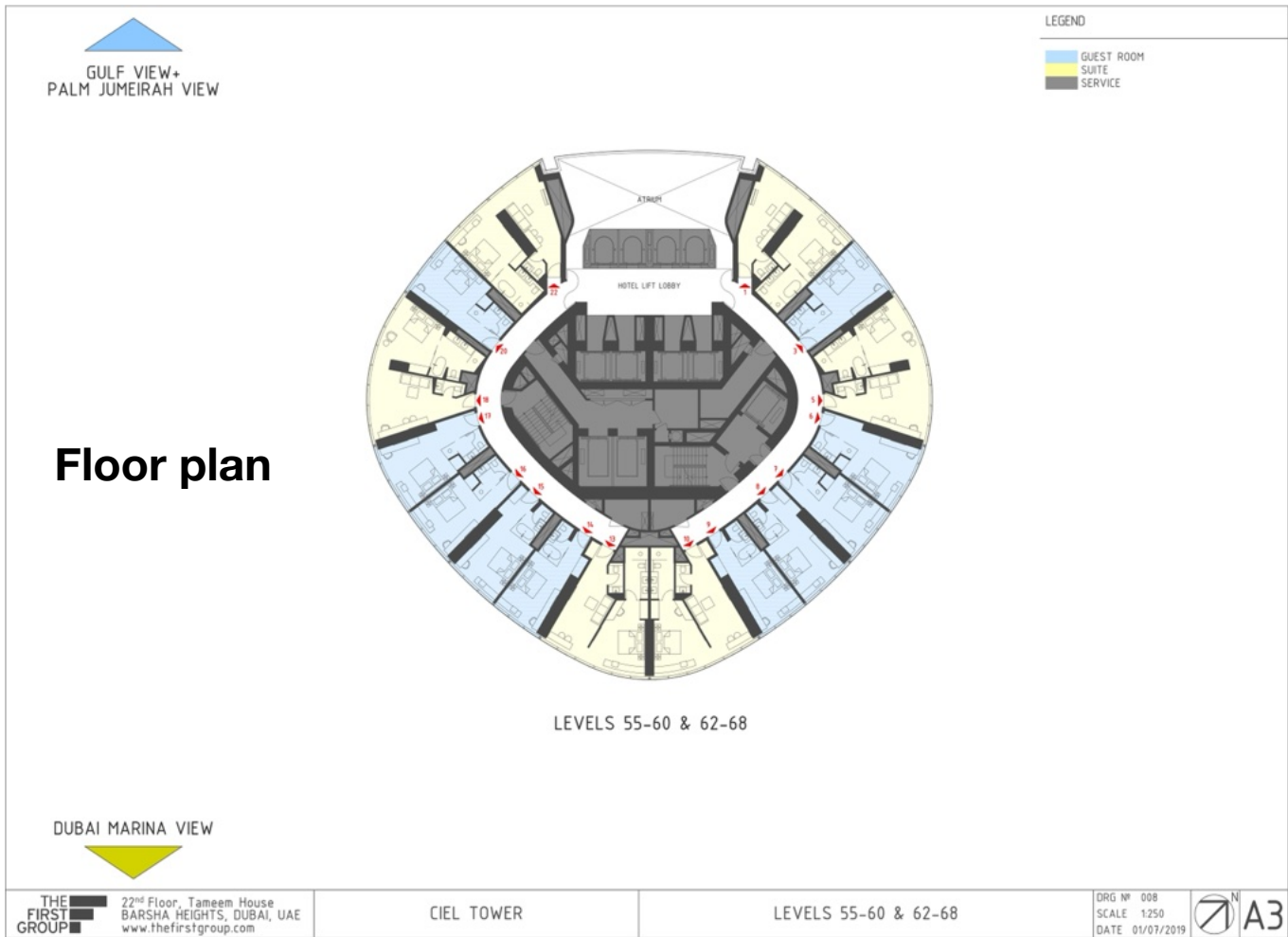
The Ciel is completely sold out so the only way to buy a room is to get it from one of the current owners. The current owner paid 3,296,396 AED for the off-plan discounted previous owner rate. (See the **Original Payment Schedule** attached)

The Ciel is a flagship property going to be the tallest hotel in the world. And the Dubai government has incentive to ensure that the project is completed as soon as possible and done with good quality construction and inspection since it will be a big draw for Dubai tourism. The hotel is now in the final stages of completing construction (see the **Latest Developer Update Email** attached).

Dubai has become a hub for innovation bringing in people from all over the world who believe strongly in progress and growth. Dubai is currently building a second new international airport by 2030 which will be the largest airport in the world in both physical size and passenger volume. When you visit Dubai you see that the building growth, tourism growth, and resident growth are all steady trends and that the government puts pieces in place to grow for long term, including the way they manage property developer bank accounts unlocking money only once the building passes rigorous inspections.

Unit 6418
1 Bedroom, VIP
Ciel - Dubai Marina

Aya Sabet, Agent, WhatsApp: +971 50 307 6076



74.66 Sq.M

**Level 64,
Unit 18**

Unit 6418
1 Bedroom, VIP
Ciel - Dubai Marina

Aya Sabet, Agent, WhatsApp: +971 50 307 6076

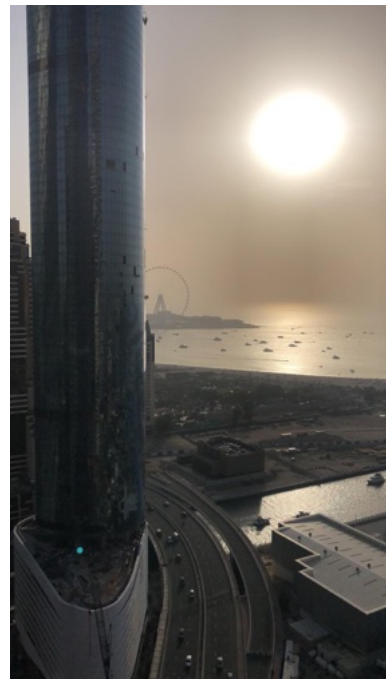
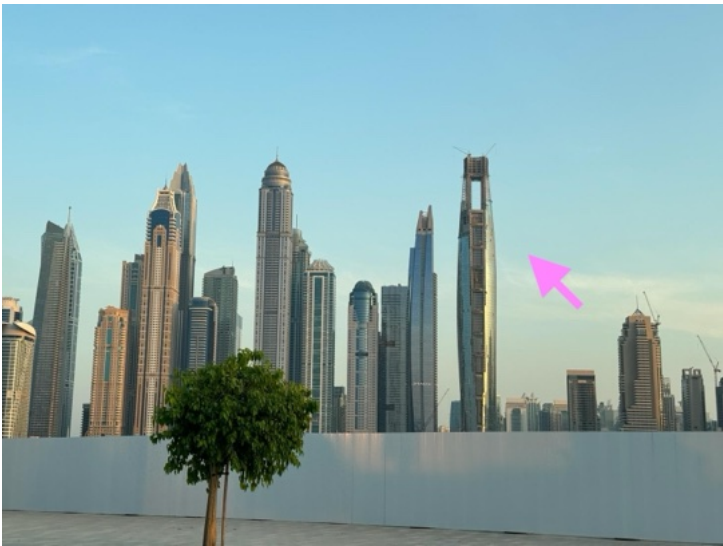
Photos from owner in-person visits to the building

The developer, The First Group (TFG), can take you on an in-person visit to a few of their already operating hotels as well as the properties under construction, like the Ciel.

These photos are *not* of your specific room. Your unit is on an even higher floor, 64th floor, and has a bigger space since it is a VIP 1-bedroom. These photos just give a perspective of the building and furnishings. These were available to show while under construction: a regular studio room and the exterior of the building.

November 2023

March 2024



Unit 6418
1 Bedroom, VIP
Ciel - Dubai Marina

Aya Sabet, Agent, WhatsApp: +971 50 307 6076

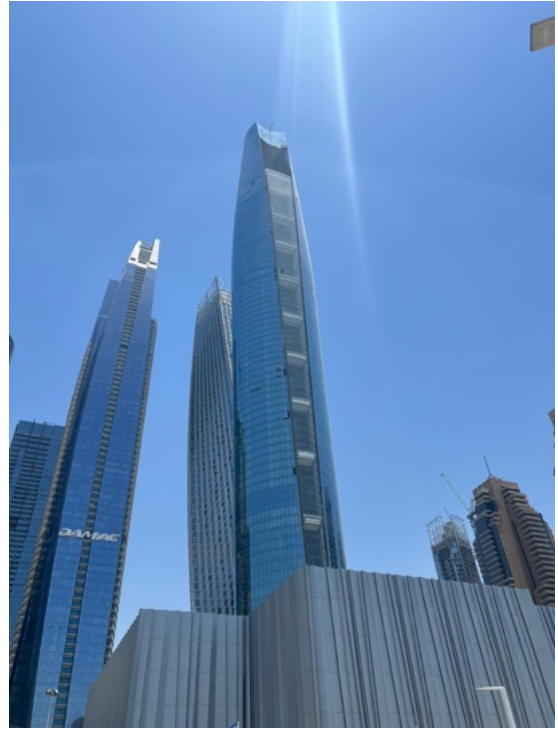
November 2023, demo room



Unit 6418
1 Bedroom, VIP
Ciel - Dubai Marina

Aya Sabet, Agent, WhatsApp: +971 50 307 6076

June 2024, almost completed



From Architect, NORR



Unit 6418
1 Bedroom, VIP
Ciel - Dubai Marina

Aya Sabet, Agent, WhatsApp: +971 50 307 6076

From Architect, NORR



Unit 6418
1 Bedroom, VIP
Ciel - Dubai Marina

Aya Sabet, Agent, WhatsApp: +971 50 307 6076

From Architect, NORR



Original Payment Schedule



Purchase Details

Unit no.	6418	Floor	64th	Type	1 BD - VIP	Net Area (Sq. Ft)	803.63
رقم الوحدة		الطابق		النوع		المساحة الصافية (قدم مربع)	

Purchase Price (excluding VAT) (بدون ضريبة القيمة المضافة) سعر الشراء	AED	3,018,400
Net Purchase Price (including VAT + Oqood + Admin Fee) (مع ضريبة القيمة المضافة + رسوم تسجيل العقار + رسوم إدارية) صافي سعر الشراء	AED	3,296,396
Total 1st Payment إجمالي الدفعة الأولى	AED	760,940

Payment Schedule جدول الدفعات						Payment	VAT (5%)	Total payment including VAT	
1st Instalment	1	القسط	20.00%	Due on or before	مستحق بتاريخ	22 September 2023	AED 603,680.00	30,184.00	633,864.00
(Includes Non-Refundable Hospitality Fee of AED 36,650)									
2nd Instalment	2	القسط	11.43%	Due on or before	مستحق بتاريخ	15 December 2023	AED 345,003.12	17,250.16	362,253.28
3rd Instalment	3	القسط	11.43%	Due on or before	مستحق بتاريخ	15 March 2024	AED 345,003.12	17,250.16	362,253.28
4th Instalment	4	القسط	11.43%	Due on or before	مستحق بتاريخ	15 June 2024	AED 345,003.12	17,250.16	362,253.28
5th Instalment	5	القسط	11.43%	Due on or before	مستحق بتاريخ	15 September 2024	AED 345,003.12	17,250.16	362,253.28
6th Instalment	6	القسط	11.43%	Due on or before	مستحق بتاريخ	15 December 2024	AED 345,003.12	17,250.16	362,253.28
7th Instalment	7	القسط	11.43%	Due on or before	مستحق بتاريخ	15 March 2025	AED 345,003.12	17,250.16	362,253.28
Final Instalment	الآخر	القسط	11.42%	Due on or before	مستحق بتاريخ	15 June 2025	AED 344,701.28	17,235.06	361,936.34

Fees رسوم						Amount	VAT (5%)	Total payment including VAT	
Admin Fee رسوم إدارية				Due on or before	مستحق بتاريخ	22 September 2023	AED 5,000.00	250.00	5,250.00
+Oqood fee, 4% of the purchase price رسوم تسجيل العقار (4%)				Due on or before	مستحق بتاريخ	22 September 2023	AED 120,736.00	N/A	120,736.00
ERES, Knowledge, Innovation & Noqodi deposit fees رسوم خدمات التسجيل (درهم الابتكار والمعرفة ونقودي والإمارات للعلوم العقارية)				Due on or before	مستحق بتاريخ	22 September 2023	AED 1,090.00	N/A	1,090.00

Notes

I / We hereby acknowledge that I / We have read this Reservation Agreement and Standard Terms and Conditions as stated overleaf and hereby agree to be bound by them. My / Our personal details provided in this Reservation Agreement are true and accurate to the best of my / our knowledge and I / We bear full responsibility if such information proves to be untrue or incorrect.

أؤكد على قراءة الشروط والأحكام الموجودة في الصفحة التالية في اتفاقية حجز هذه، كما أوافق على التزامي بها، وأؤكد على صحة ودقة المعلومات المزودة أعلاه وعلى مسؤوليتي الكاملة في حال عدم الصحة.

Ref: CT 6418

Signature (Purchaser 1) at Dubai التوقيع (المشتري 1) في دبي

Signature (Purchaser 2) at Dubai التوقيع (المشتري 2) في دبي

Date (التاريخ)

Date (التاريخ)



Unit 6418
1 Bedroom, VIP
Ciel - Dubai Marina

Aya Sabet, Agent, WhatsApp: +971 50 307 6076



PROJECT COMPLETION UPDATE

Ciel, Dubai Marina
July 2024

I am pleased to inform you that we are nearing the completion of The First Group's flagship project, Ciel, which will soon become a prominent landmark in Dubai Marina. Our team has been working diligently to ensure that every aspect of the iconic hotel meets the highest standards of quality and excellence.

While we encountered unexpected delays connecting power to the building, which were outside our control, this is behind us now that Dubai Electricity and Water Authority (DEWA) has energized the building. We are also pleased to announce that we have applied for the building completion certificate ("BCC") which represents another major milestone. The first inspection from the authorities took place last week, and it is our expectation that the project's BCC will be issued by September 2024.

With the building now energized, we have commenced the testing and commissioning activities which are expected to be completed in the coming days. We are committed to conducting thorough quality checks to ensure that everything meets our high standards, reaffirming our dedication to delivering an outstanding final product for guests to enjoy year after year.

Additionally, we are working on several exciting developments for Ciel's operations, and we will update you on these in due course.

For further details on Ciel's latest construction updates, please visit:

[World's Tallest Hotel: Ciel Tower in Dubai | The First Group](#)