

Project Feasibility - Al Bahyah Gated Community			
Description	Value	Unit	Remarks
Plot Area	4,000,000	SQFT	As per affection plan
Max GFA	2,500,000	SQFT	Estimated, 60% land utilization
Net Salable Area	3,000,000	SQFT	Estimated, 120% mixed shoreline apartments, townhouses
BUA	4,200,000	SQFT	Estimated - mixed use construction
Plot Price	0	AED	Plot valued at AED 1 billion
Government Fees (est)	25,000,000	AED	Estimated
Project Development Consulting Fees		AED	(I
Development Cost	Value	Unit	
Infrastructure Cost / SQFT	80	AED	Estimated
Infrastructure Total	320,000,000	AED	
Connectivity	46,720,000	AED	Estimated (2% of Construction cost)
Construction Cost / SQFT	480	AED	Average on On BUA
Total Construction Cost	2,016,000,000	AED	
Construction Cost incl Infrastructure	2,336,000,000	AED	
Government Fees / Contingency	30,000,000	AED	Contingency
Consultants @ 5% of construction cost	116,800,000	AED	At 5% of Construction Cost, 6 years
Development Cost (Construction and Land)	2,554,520,000	AED	
Development Cost per SQFT	608	AED	
Revenue			
Projected Selling Price / SQFT Average	2,600	AED	Avg, mixed apartments and villas
Projected Total Sale Value	7,800,000,000	AED	
Sales and Marketing			
Sales Services Cost @5% total sales	390,000,000	AED	Brokerage
Marketing Costs	25,545,200	AED	Marketing at 1% of Development Cost
Branding	195,000,000	AED	Branding at 2.5%, luxury and hospitality
Development Cost after sales & Marketing	3,165,065,200	AED	
Development Cost / SQFT (after sales/marketing)	754	AED	
INCOME			
Forecast Profit (before taxes)	4,634,934,800	AED	
50% Landowner Share	2,317,467,400	AED	
50% Developer Share	2,317,467,400	AED	
ROI	146	%	