



## OASIS TOWER 2 – DUBAI SPORTS CITY



Oasis Tower 2 will be 22 floors of perfected luxury, in one of the most sought after locations in Dubai Sports City.

### Fully furnished hotel apartments

These hotel apartments are designed by Bryan Emery, who was responsible for designing the New York's Twin Towers. The hotel apartments will be managed and run by a professional hospitality firm. Oasis Tower 2 accompanies world class architecture, elevation, finishing, quality service, state of the art facilities and impressive rate of return on investment.

### An Inspiring Neighborhood

Lake View  
River Walk  
Tennis Courts  
Fine Restaurants  
Boutiques and Shops

### Exquisite Construction

Elegant Building Design  
Efficient Unit Layouts  
Spacious Covered Parking  
High Speed Elevators  
State of the Art Facilities  
Professional Landscaping

### Sports Facilities

Roof Top Swimming Pool  
Fully Equipped Glass Gymnasium  
Roof Top Jogging Track  
Sauna and Steam Room  
Social Event Deck

### In House Facilities

24 Hour Security  
VIP Services  
Visa Facilitation  
Convenient Store  
Coffee Shop  
Fine Restaurants



Oasis Tower Two offers you:

An excellent return on investment (ROI) opportunity.  
Various options of rental returns including a minimum 8% per annum guarantee.  
Buy directly from the developer.  
0% interest easy payment plan.

STARTING PRICE	
Studio	AED 432,816.00
Executive Studio	AED 522,231.00
1 Bedroom	AED 730,987.00
2 Bedroom + Maids Room	AED 1,159,183.00

\*Prices may change according to availability

#### Payment Schedule

Initial Payment (Booking Fee) AED 5000  
Payment 10% after 14 days of reservation  
Payment 15% 2 months after the 1<sup>st</sup> payment  
Payment 15% 2 months after the 2<sup>nd</sup> payment  
Payment 15% 2 months after the 3<sup>rd</sup> payment  
Payment 15% 2 months after the 4<sup>th</sup> payment  
Payment 15% 2 months after the 5<sup>th</sup> payment  
Payment 15% 2 months after the 6<sup>th</sup> payment  
Payment 15% 2 months after the 7<sup>th</sup> payment  
Payment 10% upon completion (December 2009)



## DUBAI HOTELS RECORD WORLD'S HIGHEST OCCUPANCY RATE

13th February 2006.

Dubai's fast expanding portfolio of hotels and hotel apartments have reported the highest occupancy rate in January to September 2005, competing and wresting the initiative from other reputed leisure and tourist destinations in the world.

Deloitte and Smith Travel Research have put Dubai on top with an 85.9 per cent hotel occupancy rate followed by New York with 82.7 per cent and Singapore at 80 per cent.

Dubai hotels and hotel apartments have also been ranked the first in the world in terms of generating the highest revenue per available room (RevPar) between January and September 2005, followed by New York and Paris, according to Global Lodging Review, a publication of the Deloitte and Smith Travel Research.

The premium travel research publication highlighted that Dubai hotels' RevPAR (which provides a measure of the revenue generated by each available hotel room during the year) is the highest at US \$ 175.47 while New York comes second with US \$ 163.32 and Paris third with US \$169.53. There has been a significant 42.3 per cent increase from the RevPar generated by Dubai 's hotels in 2004 (year to date statistics).

The DTCM Director General, Mr. Khalid A bin Sulayem, said : "The excellent figures recorded by Dubai hotel and hotel apartments during January to September 2005 is a reflection of DTCM's aggressive promotional campaign to position Dubai as the world's leading tourism and retail hub. It is also the fruit of an inspirational public private sector partnership and government's unwavering determination to be a model business and leisure destination."

Another favourable record between January and September 2005 is Dubai 's average daily room rate (ADR) which at US \$ 204.24 comes second only to Paris at US \$230.77 while New York is positioned third with an average room rate of US \$ 197.47.

Dubai 's hotels have shown a 42.8 per cent increase in average hotel daily room rates between September 2004 and September 2005 (year to date statistics).

The DTCM Director Operations and Marketing, Mr. Mohammed Khamis bin Hareb, said: "Dubai 's positioning as the leading leisure destination in the world, is a big boost for us and we are looking at improving performance in the future."

Dubai has an impressive number of 383 hotels and hotel apartments with a total room capacity of 35,396, an increase of 5.9 per cent from 2004.

Dubai News courtesy of [www.dubaitourism.ae](http://www.dubaitourism.ae)



Sample computation showing appreciation of your property investment					
		Studio		Executive Studio	
		AED	£	AED	£
Purchase Price (2007)		500,000.00	69,444.44	604,000.00	83,888.89
Projected Premium on Completion (2009)	30%	150,000.00	20,833.33	181,200.00	25,166.67
Exchange Rate		7.2			

Sample computation showing rental returns on your property investment					
Option 1	Developer gives you 8% guaranteed Rental Return for 3 Years on any Unit				
		Studio		Executive Studio	
		AED	£	AED	£
Rental Return after completion on Purchase Price	8%	40,000.00	5,555.56	48,320.00	6,711.11

Option 2	Developer gives you the option of getting the highest rental return on your hotel apartment through a profit share				
		Studio		Executive Studio	
		AED	£	AED	£
Annual Hotel Occupancy Rate	80%	292 days	292 days	292 days	292 days
Off Peak Season Prices		500.00	69.44	600.00	83.33
Peak Season Prices		650.00	90.28	800.00	111.11
Average		575.00	79.86	700.00	97.22
Annual Total Revenue		167,900.00	23,319.44	204,400.00	28,388.89
Your Profit Share		98,221.50	13,641.88	119,574.00	16,607.50
Projected Rental Return %		20%		20%	

**Note:**

\*These figures are only for your understanding of the potentials, could be less or even much higher

\*These figures are only projected figures on current market research.

\* 65% your projected share from the net income after 10% deduction from the total annual income as service charges and utility charges.