

Developer Initial Disclosure Statement

Registered Developer	Prestige One Luxury Real Estate LLC
Developer Number	1606
Name of Project (Community)	The Residence by Prestige One
Completion Date	March 31, 2025
Handover Date	Anticipated upon Completion Date
Master Community	Jumeirah Village Circle
Master Developer	Jumeirah Village LLC
General Description	<p>The Residence by Prestige One is a residential building which comprises apartments units in addition to common areas ideally located in Jumeirah Village Circle. The construction of the building will commence by or before November 15th 2023.</p> <p>The is a B+G+5 on Plot No: JVC12FMRP005 at Al Barsha South Fourth 681, Dubai, UAE.</p>
Community & Service Charges	Annual Community Charges are set by the Master Developer "Jumeirah Village LLC" paid by the "Management Entity" and billed to each unit owners. Service charges for common areas and individual units are calculated separately by the management entity, approved by RERA and are payable directly by the owner of each unit.
Ecological Sustainability/Rating:	The Developer does not make any claim that the Master Development is currently ecologically sustainable, or that the Master Development has any current features, equipment or services that carry any ecological sustainability rating.
Features, equipment, or services relevant to ecological sustainable development:	<ol style="list-style-type: none"> 1. Light Control Systems 2. Provision of Waste Disposal as per Dubai Municipality standards 3. Community Rules 4. Fire & Life Safety Systems 5. Connection to Dubai Civil Defense 6. Utilities Monitoring for Consumption Evaluation
Intended Land Uses within the Building or Project:	Units shall be subject to the provisions listed in Jointly Owned Property Declaration applicable to such Property and are only intended for residential accommodation purposes and may not used for any other purposes
Common Area Facilities Available to Unit Owners:	Residential Lobbies, Residential Lift Lobbies, Swimming Pool, Gymnasium, Landscape Area's and Outdoor Amenities, Residential Parking

Common Area Furniture & Equipment	Lobby furniture and decorations will be made available by the Developer without any additional charges, however, should the management entity wish to replace the items, the cost shall not be borne by the Developer but it should be contributed by the unit owners.	
Supply Agreements to Be Entered For The Community:	<ol style="list-style-type: none"> 1. Housekeeping & Cleaning Services 2. Hard FM Including MEP Services 3. Security Services 4. Landscaping Maintenance 5. Waste Management 6. Pest Control 7. Window & Façade Cleaning 8. Elevator Maintenance 9. Reserve Fund 10. Municipal Fee's if any and other fees applicable or levied over common areas 11. Administrative Expenses 12. Auditor Fee's 13. Building Insurance Fee's 14. Any other charges/fees or future charges/fees levied on the Jointly Owned Property. 	
Unit Plan:	The respective unit plan is provided in a schedule forming a part of the Sale and Purchase Agreement.	
JOPD:	The JOPD will be finalized and being subject to change as per Dubai Land Department, RERA Rules and Regulations.	
Arrangements for Supply of Utility Services:	<p>For utilities supplied directly to owners the costs of these utilities are payable by the owners.</p> <p>For utilities services supplied to common areas the costs of these utilities are payable by the Management Entity (as the user) and recovered from all owners as part of annual service charge.</p> <p>Utility services available to occupier through approved government suppliers or through appointed supplier by the management entity:</p>	
Utility	Supplier	Metered
Water	DEWA	Sub meters for each unit, master meter for Jointly Owned Property
Electricity	DEWA	Sub meters for each unit, master meter for Jointly Owned Property
Telephone	DU/ Etisalat	Not Metered. Available to occupier upon application to supplier
Internet/Data	DU/ Etisalat	Not Metered. Available to occupier upon application to supplier

Pay TV	DU/ Etisalat	Not Metered. Available to occupier upon application to supplier
Air Conditioning	Emicool	Sub meters for each unit, master meter for Jointly Owned Property. Metered by Emicool or Equivalent (District Cooling provider) to the Developer. Individual Owners and occupiers must enter into an End user Agreement with Emicool or equivalent (District Cooling provider) for the supply of Chilled water to their unit.

<p>Property Specifications</p> <p>The Developer reserves the right to make changes to these materials and specifications without notice.</p>	1. Foyer	
	Floors	Ceramic Tiles
	Skirting	Ceramic Tiles
	Walls	Emulsion Paint
	Ceiling	Gypsum Board finished in Emulsion Paint
	White Goods	
	2. Living & Dining	
	Floors	Ceramic Tiles
	Skirting	Ceramic Tiles
	Walls	Emulsion Paint
	Ceiling	Gypsum Board finished in Emulsion Paint
	3. Kitchen	
	Floors	Ceramic Tiles
	Skirting	Ceramic Tiles
	Walls	Emulsion Paint
	Ceiling	Gypsum Board finished in Emulsion Paint
	Cabinets	Wood Veneer and Laminate
	Countertops	Reconstituted Stone
	Whitegoods	Stove, Oven, Hood, Refrigerator and Microwave.
	4. Bedrooms	
	Floors	Ceramic Tiles
	Walls	Emulsion Paint
	Ceiling	Gypsum Board finished in Emulsion Paint
	Joinery	Wood Veneer and Laminate
	5. Bathrooms	
	Floors	Ceramic Tiles
	Walls	Paint and Tiles
Ceiling	Gypsum Board finished in Emulsion Paint	
Vanity	Reconstituted Stone and Metal	
6. Balconies		
Floors	Ceramic Tiles	
Skirting	Ceramic Tiles	

