

FACT SHEET



Blue Pearls

Pearls

Developed by

AJMAL MAKAN

PROPERTY TYPE

RESIDENTIAL APARTMENT

NUMBER OF ELEVATORS IN THE TOWER

8 ELEVATORS

AREAS (SQ FT)

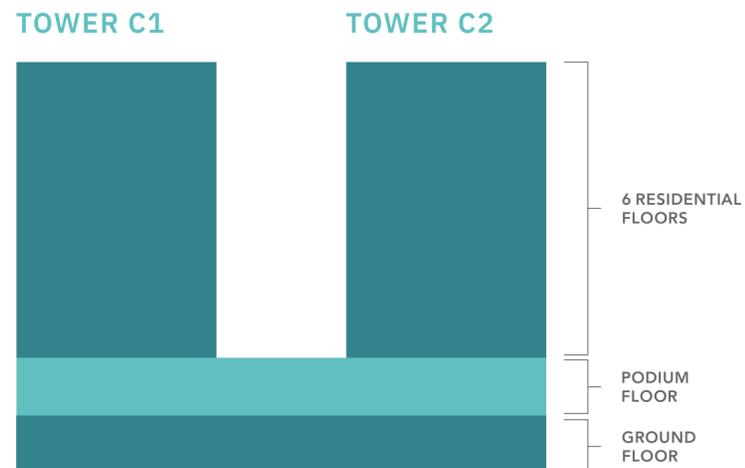
Studio	412	To	976
1BR	943	To	1,771
2BR	1,407	To	3,832

REGISTRATION FEES

4% of the total property value to be paid to Sharjah Real estate Registration Department (SRERD)

SERVICE FEES

Residential Buildings service charges : 8 AED / sqft (Approximately)



TYPE OF UNITS

STD, 1BR, 2BR

OWNERSHIP TYPE

Freehold

COMPLETION DATE

Estimated Q4 2025

AMENITIES WITHIN CLUSTER / BUILDING / DEVELOPMENT

- Spacious Lobby
- Landscaped area
- Separate gym facilities for both men and women, ensuring privacy and comfort during workouts
- Swimming Pool

FURNISHED OR NOT

- NOT FURNISHED

PAYMENT PLAN

10% Down Payment **30%** During Construction **60%** On Completion

PAYMENT PLAN (OVERSEAS)

30% Down Payment **10%** During Construction **60%** On Completion



BOOKING REQUIREMENTS

- Passport Copy of Buyers (with Signature Page)
- Visa and Emirates ID copy (for UAE Resident)
- National ID copy (for GCC Nationals)
- For Non – UAE resident, visa and entry details
- For Non – UAE resident, complete physical Address with P.O. Box including a contact number at the buyer country
- Cash, credit card or cheque payment of AED 20,000 (booking fee)

SALES PROCESS

- Once the booking fee is collected with the required documents and client details, Sales in-charge will input all the information in the system along with the unit details
- Receipt will be issued for the client submission of cheque payments according to the signed payment plan.
- Sales and Purchase Agreement will be printed for customer signature (3 copies)



FEATURES & SPECIFICATIONS

Environment

- Lobby with concierge desk offering 24 hour service
- Landscaped garden
- Separate gym facilities for both men and women, ensuring privacy and comfort during workouts
- Swimming pool

Convenience

- Elevators to all floors
- 24/7 security system

Apartment features

- Balconies (as per plan)
- Centrally air conditioned
- Satellite TV and telephone connection points

Living and dining

- The unit features floor-to-ceiling windows made of double glazed glass, offering expansive views and allowing abundant natural light to fill the space.
- Porcelain tiled floors throughout
- Thermal insulated external walls and roof

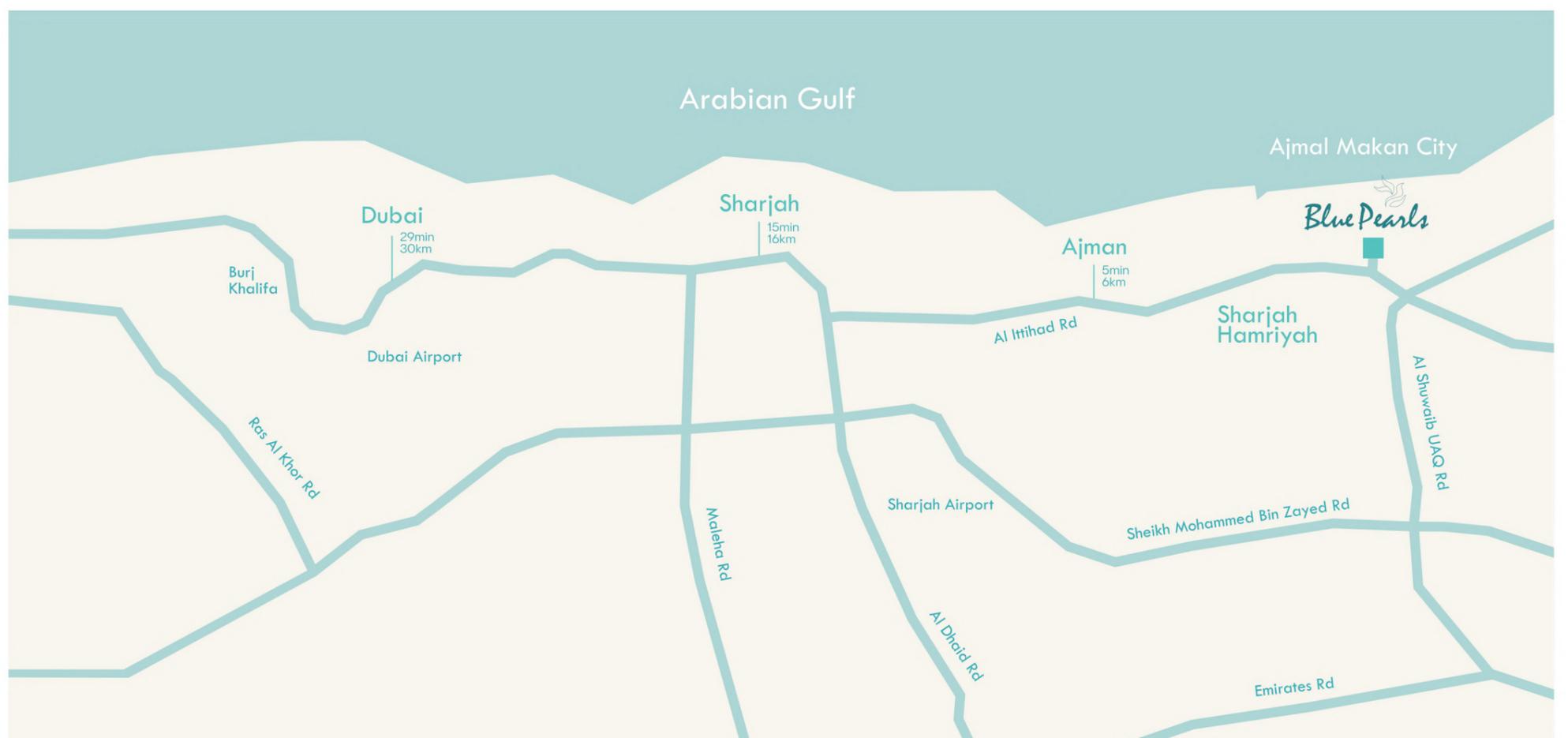
BANK INFORMATION

Bank Name : First Abu Dhabi Bank

Branch Name : Dubai

Account Name : Stars Development Co.

- Account No. (AED) : 1011002035394015
- Swift Code : NBADAEAA
- IBAN# : Ae800271011002035394015



Unless stated above, all accessories such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, decorative wall elements, wall mirrors, walk-in closets, televisions etc displayed in the show apartment are not part of the standard unit and exhibited for illustrative purposes only.