

# *La Rosa III*

— AT —

## VILLANOVA



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**Alex Davies**

Chief Commercial Officer



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**Tom Crute**

Executive Director | Development

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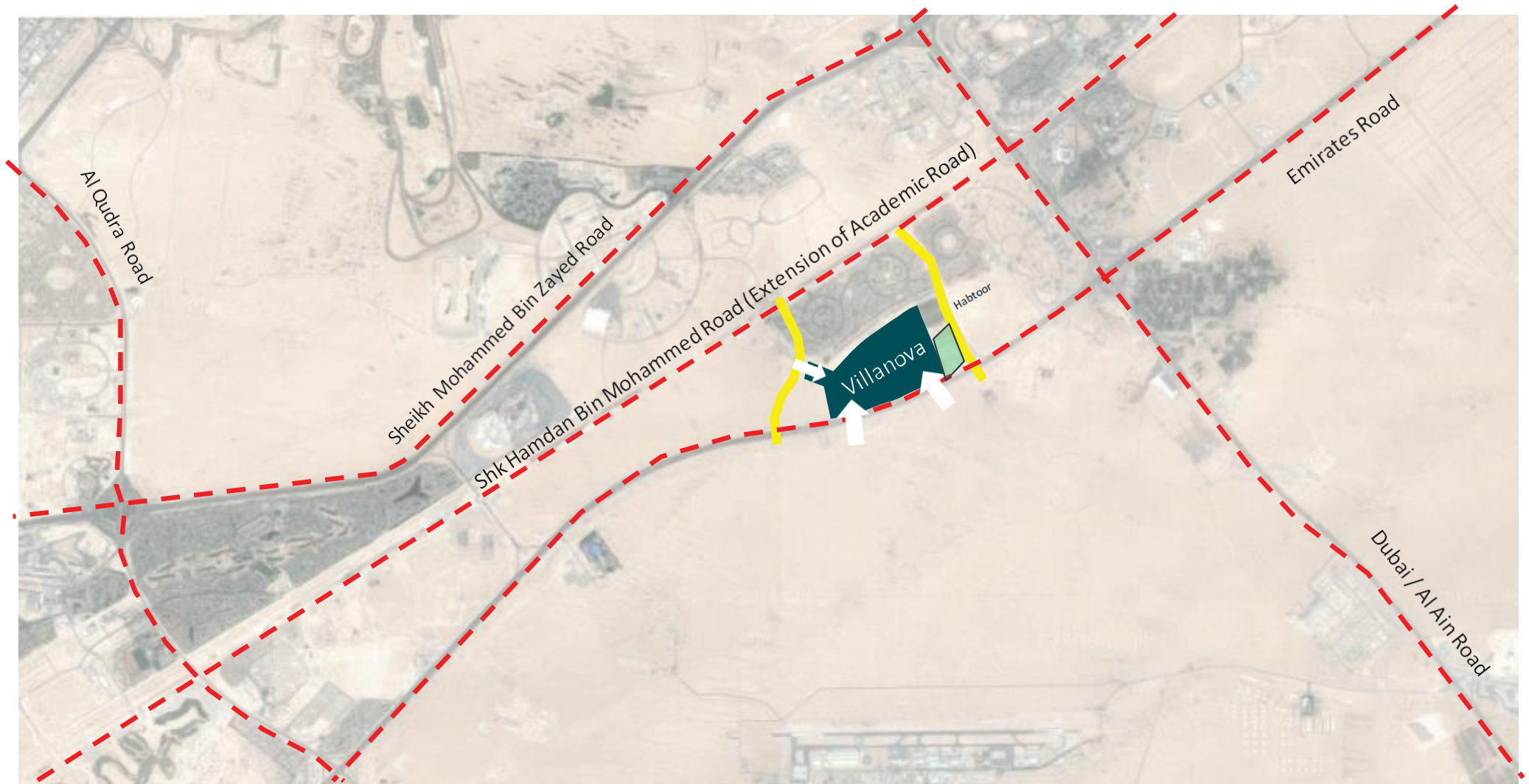
Location

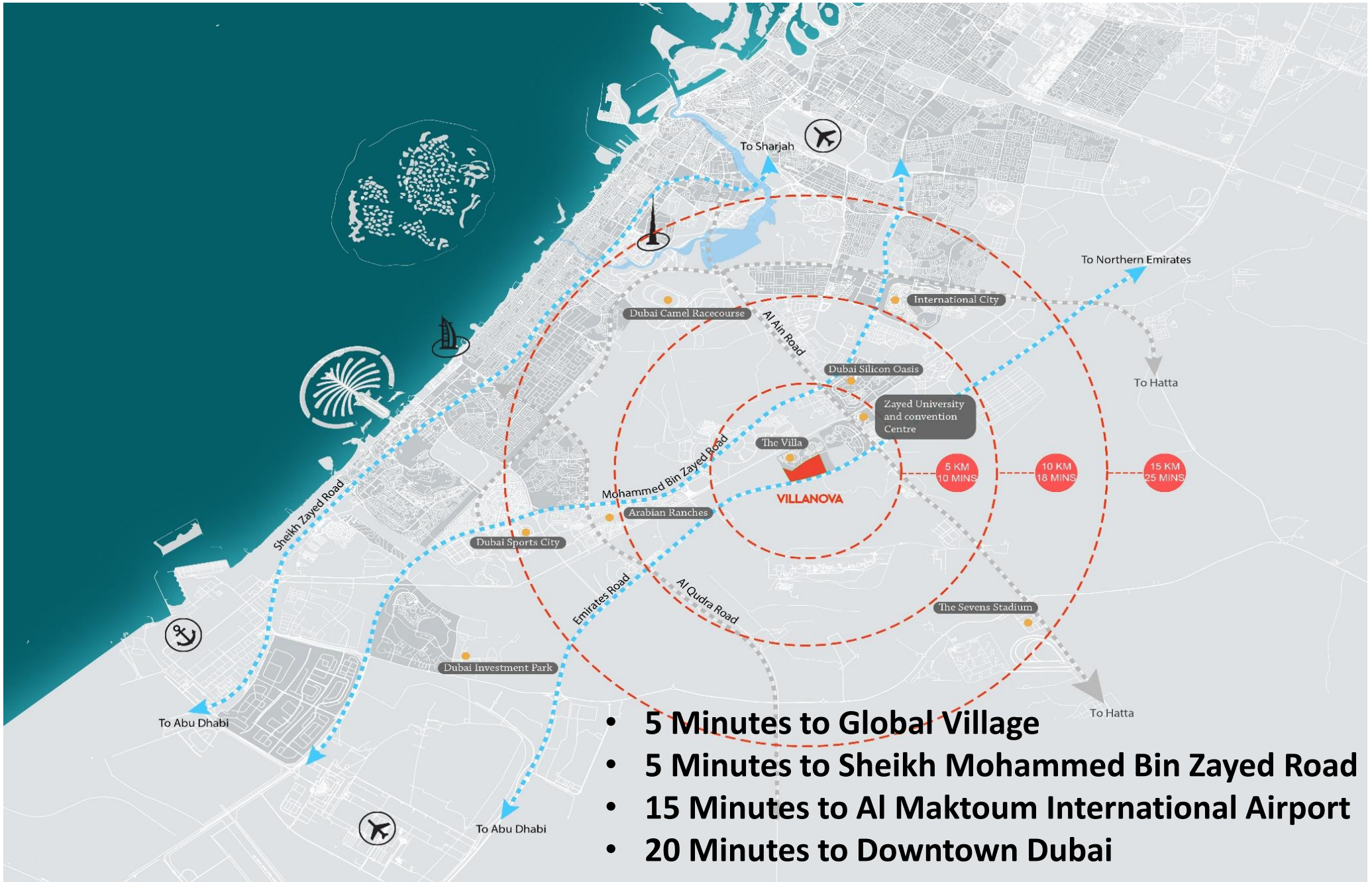
Green space

Amenities

Layouts

Infrastructure









La Rosa 3

La Rosa 2  
Launched: June 2019

La Rosa 1  
Launched: April 2019



- Neighborhood parks all link to Central Park
- Event Lawn and Food Truck Area
- Yoga/ Meditation / Tai Chi Lawn
- 4 Children's Swimming Pools
- 4 Adult Swimming Pools
- Picnic Area and BBQs
- Multi Use Court
- Fitness Stations
- Kids Play Areas
- Cricket Field































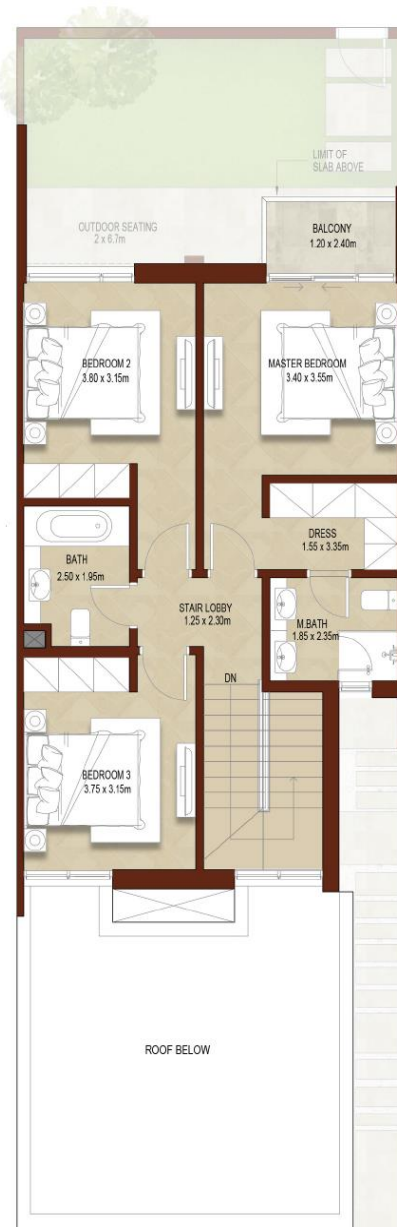












Total Area: 180.83 sq.m / 1,946 Sq.ft



GROUND FLOOR

FIRST FLOOR

KEY PLAN





GROUND FLOOR



FIRST FLOOR

Total Area: 216.35 sq.m / 2329 Sq.ft



KEY PLAN



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**Marwan Al Kindi**

Executive Director | Sales



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3 Bedroom Townhouses from AED 1.27m  
*from 1,946sq ft/180.83 sq m*

4 Bedroom Townhouses from AED 1.6m  
*from 2,329sq ft/216.35 sq m*

206 Units Available  
*136x 3 Bedroom + 70x 4 Bedroom*



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**Special offer**

*50% PHPP*

*50% During Construction | 10% on Handover*

*40% on a two year post handover payment plan.*

*50% DLD Waiver*



# PAYMENT PLAN

<b>10%</b> On Booking	<b>10%</b> April 2021	<b>5%</b> September 2021	<b>5%</b> January 2022
<b>5%</b> May 2022	<b>5%</b> September 2022	<b>5%</b> January 2023	<b>5%</b> May 2023
<b>10%</b> December 2023 (On Handover)	<b>5%</b> March 2024 Post Handover	<b>5%</b> June 2024 Post Handover	<b>5%</b> September 2024 Post Handover
<b>5%</b> December 2024 Post Handover	<b>5%</b> March 2025 Post Handover	<b>5%</b> June 2025 Post Handover	<b>5%</b> September 2025 Post Handover
<b>5%</b> December 2025 Post Handover			



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*Handover 2023*

*Infrastructure ready*

*Pools, landscaping, roads, entrances complete*

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**Broker Commission**

**3%**

**Marketing Collateral**

*Broker Pack to be sent today*



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# Sales Event

*Wednesday 18<sup>th</sup> November*

*Coca-Cola Arena*

*Free Parking*

*Sales Commence 10:00-20:00 hours*

*Pre-Registration essential*

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*First come, first served*

*Token System*

*Customer attendance is essential for sale*

*Attested POA accepted*



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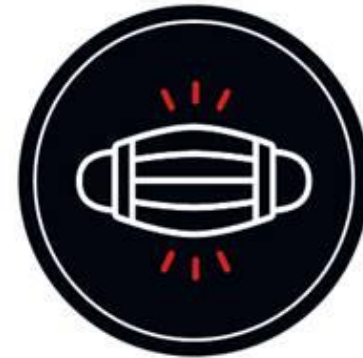
*Bulk buyers welcome*

*UAE Cheque Book/Credit Card required*

*10% paid to secure unit*



حافظ على مسافة 2 متر  
Maintain **2 meters**  
distance



قم بارتداء الكمامة  
في جميع الأوقات  
Wear **face masks**  
at all times



قم بارتداء القفازات  
Wear **gloves**



اغسل يديك  
Wash your **hands**



Thank You

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