



## Directly from Owner | No Commission | Handover This Year | Smart Home

Dubai - Jumeirah Village Circle - Avanos

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1 □ | 2 □ | 848 sq.ft

Ref No. | trinity-5637712

AED 900,000

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Krunal Panchal  
Property consultant

I aim to promote the highest level of honesty, integrity, and absolute transparency in real estate.

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### Finance Calculator

PROPERTY PRICE	900,000	AED
MORTGAGE PERIOD	20	[5-25] YEARS
DEPOSIT	500,000	AED
INTEREST RATE	5	[1-10] %
LOAN	400,000	AED

Monthly repayments= AED 2,639.823

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Land Department Fee	AED 36,000.00
Trustee Fee incl. 5% VAT	AED 4,200.00
Mortgage Registration	AED 1,000.00
Real Estate Agency Fee incl. 5% VAT	AED 18,900.00
Bank Arrangement Fee	AED 4,000.00
Valuation	AED 3,000.00
Conveyancing Fee incl. 5% VAT	AED 6,300.00
<b>TOTAL PURCHASE COSTS</b>	<b>973,400 AED</b>
<b>TOTAL REQUIRED UPFRONT</b>	<b>573,400 AED</b>

### Overview

Completion in 5 Months Brand New Unit with WARRANTY  
Smart home (Control your AC/lights/curtains with an app also with an integrated device)  
With built-in wardrobes  
Study Room (Can be converted into a Maids Room)  
Stylish en-suite bathroom with walk-in shower, countertop sink, and porcelain tiling  
Spacious living area with the balcony  
Fully Fitted Kitchen (White Goods included)  
Separate guest toilet  
High ceilings throughout  
Floor to ceiling windows leading onto the balcony  
Kids Play Area  
Barbeque Deck  
Cabana Seating  
Covered Parking  
Luxurious Entrance / Lobby  
Smart Homes (Home Automation Integrated System)  
Over Flow Swimming Pool JUST WALKING DISTANCE :  
CIRCLE MALL  
JSS International School CONNECTIVITY:  
22 mins from Downtown  
15 mins Dubai Marina  
2 mins from Hessa Street  
2 mins from Al Khail Road

### Amenities

Balcony	Basement parking
BBQ area	Cable-ready
Built in wardrobes	Central air conditioning
Car parking	Furnished