

# EXCLUSIVE INVESTMENT OPPORTUNITY

## Laguna Residence | Bulk Acquisition

[One Development Logo]

### CONFIDENTIAL INVESTOR MEMORANDUM

## THE OPPORTUNITY

One Development presents an exclusive bulk acquisition opportunity at **Laguna Residence**, Abu Dhabi's premier waterfront development at Yas Bay.

#### Deal Summary

Total Portfolio Value	AED 900,000,000
Total Units	700 Units
Your Investment	AED 729,000,000
Immediate Equity	AED 171,000,000 (19%)

## DEAL TERMS

### Exceptional Value Creation

Component	Rate	Value
Bulk Discount	10%	AED 90,000,000
Referral Commission	9%	AED 81,000,000
Total Savings	19%	AED 171,000,000

### Payment Terms

- 100% Upfront Cash Payment
- Single transaction closing
- Immediate title transfer
- No installment obligations

## UNIT PORTFOLIO

Type	Units	Avg. Price	Total Value
Studio	150	AED 750,000	AED 112,500,000
1 Bedroom	280	AED 1,200,000	AED 336,000,000
2 Bedroom	220	AED 1,650,000	AED 363,000,000
3 Bedroom	50	AED 2,200,000	AED 110,000,000
TOTAL	700		AED 921,500,000

Portfolio optimized to AED 900M for this offering

## LAGUNA RESIDENCE

### Abu Dhabi's Premier Waterfront Address

**Location:** Yas Bay, Abu Dhabi **Development Value:** AED 2.1 Billion+ **Completion:** 2026

## Key Features

- Direct waterfront access
- Resort-style infinity pools
- Private beach club
- World-class fitness center
- Landscaped gardens
- 24/7 concierge service
- Smart home technology
- Premium finishes throughout

## Investment Highlights

✓ 7-9% Projected Rental Yield ✓ Yas Island Growth Corridor ✓ Ferrari World, Yas Marina proximity ✓ Abu Dhabi Vision 2030 beneficiary

## ABOUT ONE DEVELOPMENT

One Development is a UAE homegrown boutique developer delivering exceptional residential experiences across Abu Dhabi and Dubai.

### Portfolio

- **Laguna Residence** - Yas Bay, Abu Dhabi (AED 2.1B+)
- **DO Dubai Island** - Dubai
- **Infinity One** - Al Reem Island
- **DO New Cairo** - Egypt expansion

### Why One Development

- UAE-focused expertise
- Quality-first construction
- Investor-aligned approach
- Transparent communication
- Post-handover support

## INVESTMENT CALCULATOR

Metric	Amount
Portfolio Value	AED 900,000,000
Less: 10% Bulk Discount	(AED 90,000,000)
Less: 9% Commission	(AED 81,000,000)
<b>Your Investment</b>	<b>AED 729,000,000</b>
Day 1 Equity	AED 171,000,000
Equity Percentage	19%

### Rental Income Projection (Conservative 7%)

- Annual Gross: AED 63,000,000
- Monthly Cash Flow: AED 5,250,000

## NEXT STEPS

1. **Review** this memorandum
2. **Schedule** site visit and due diligence
3. **Reserve** your portfolio allocation
4. **Execute** SPA and payment
5. **Receive** immediate title transfer

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## CONTACT

**One Development** Abu Dhabi | Dubai

*Scan QR code for interactive deal presentation*

[QR CODE PLACEHOLDER]

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## CONFIDENTIALITY NOTICE

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