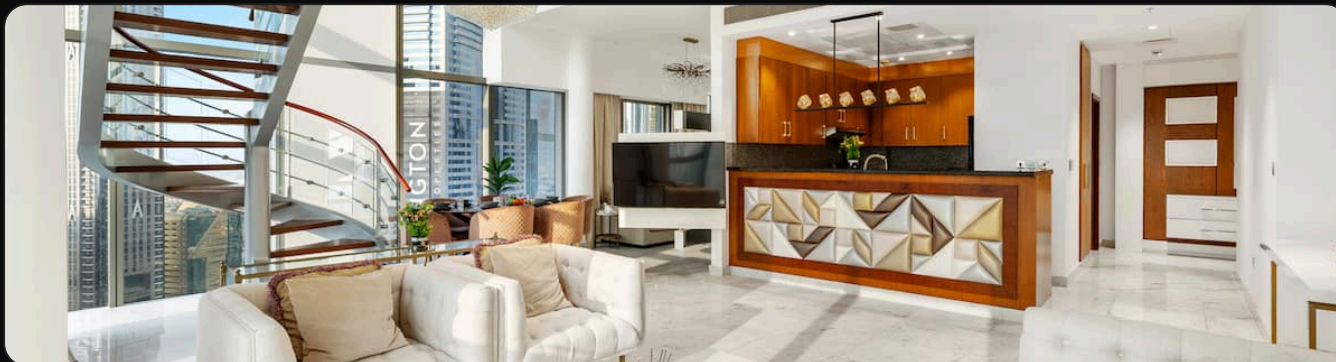


DGAS

LIVE

DIFC Gate Avenue Serviced Suite

Dubai Luxury Villas · AE



LISTING PRICE AED 2.20M	TOKEN PRICE AED 2.20	TOTAL SUPPLY 1,000,000	MIN INVESTMENT AED 2.0K
TARGET APY 6.2%	APPRECIATION +10.9%	ANNUALIZED ROI 17.1%	INVESTORS 71

OVERVIEW

Premium serviced studio in the heart of DIFC's Gate Avenue. Dubai's leading financial and legal hub. Property is fully operational under a 5-year serviced apartment management contract. 1,000,000 tokens pre-minted and available for direct purchase. Investors earn quarterly rental distributions from day one. Minimum investment AED 200, no lock-up period once tokens are acquired.

SPECIFICATIONS

Type	serviced apartment
Bedrooms	0
Bathrooms	1
Area	45 m ²
Year built	2019
Address	Dubai, AE
Developer	DIFC Authority
Handover	2017-Q1

OPERATIONS

Property manager	DIFC Property Group
Tenant status	Anchor tenant · 60mo lease
Insurance	Zurich Middle East · Munich Re reinsured
Audit	Annual · PwC Dubai
Valuation	RICS-certified · monthly