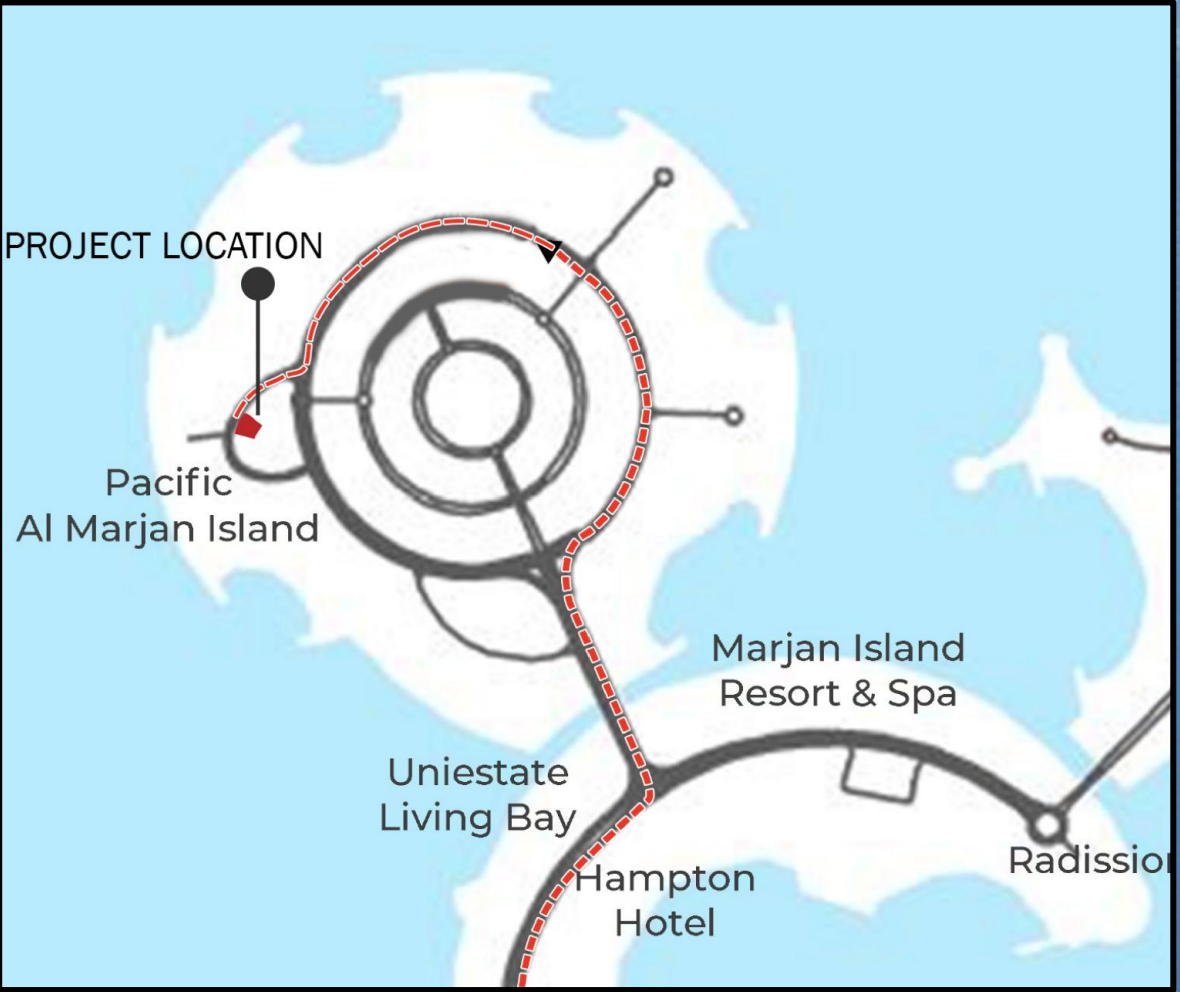


# DOLCE RESIDENCE BY WYNDHAM



**Plot HRA08 at Al Marjan**





Dolce

Wynn



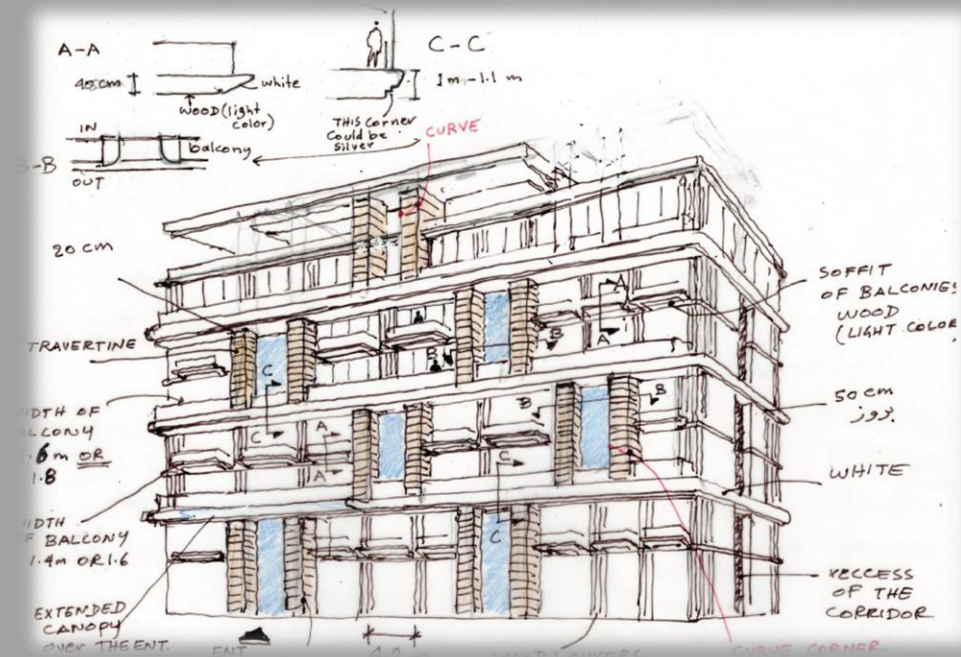
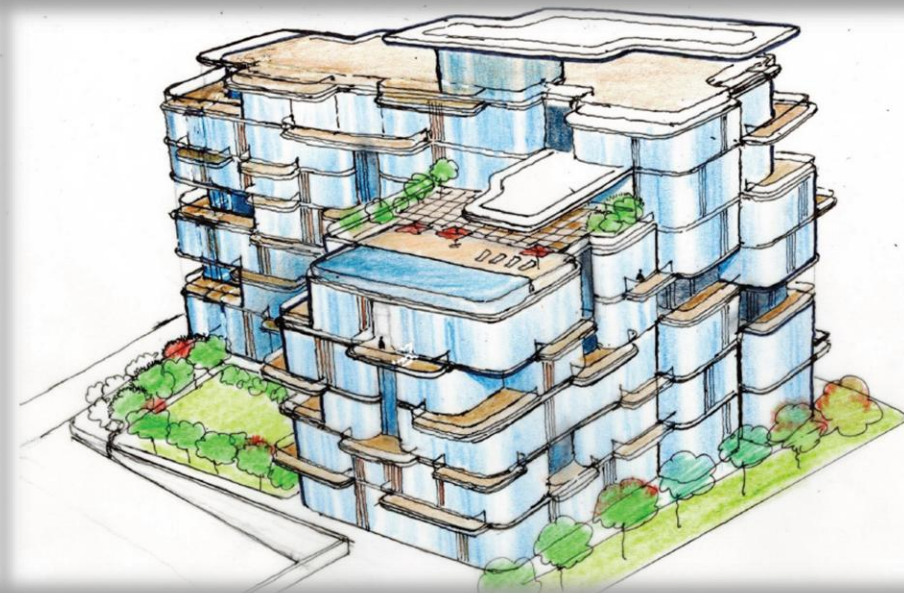
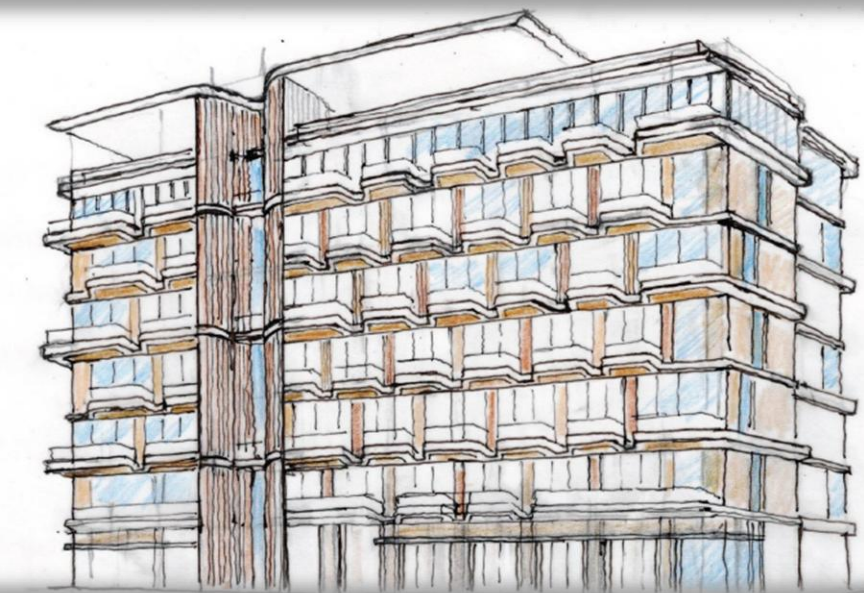
## DOLCE RESIDENCE BY WYNDHAM



# Project Information

|                                     |                    |                                       |                    |
|-------------------------------------|--------------------|---------------------------------------|--------------------|
| Description (as per affection plan) | 2B+G+6+R           | No. of Residential Units ( Tentative) | 93                 |
| Location                            | Al Marjan          | Tentative Construction Commencement   | Q1 2027            |
| Project Type                        | Branded Residences | Tentative completion                  | Q4 2028            |
| Brand                               | Dolce By Wyndham   | Current Design Status                 | Concept Design     |
| Plot Area                           | 27,456.55 Sqft     | Current Construction Status           | Soil Investigation |
| GFA (Sq. ft.)                       | 68,641.39 Sqft     |                                       |                    |

# BUILDING ELEVATION DEVELOPMENT











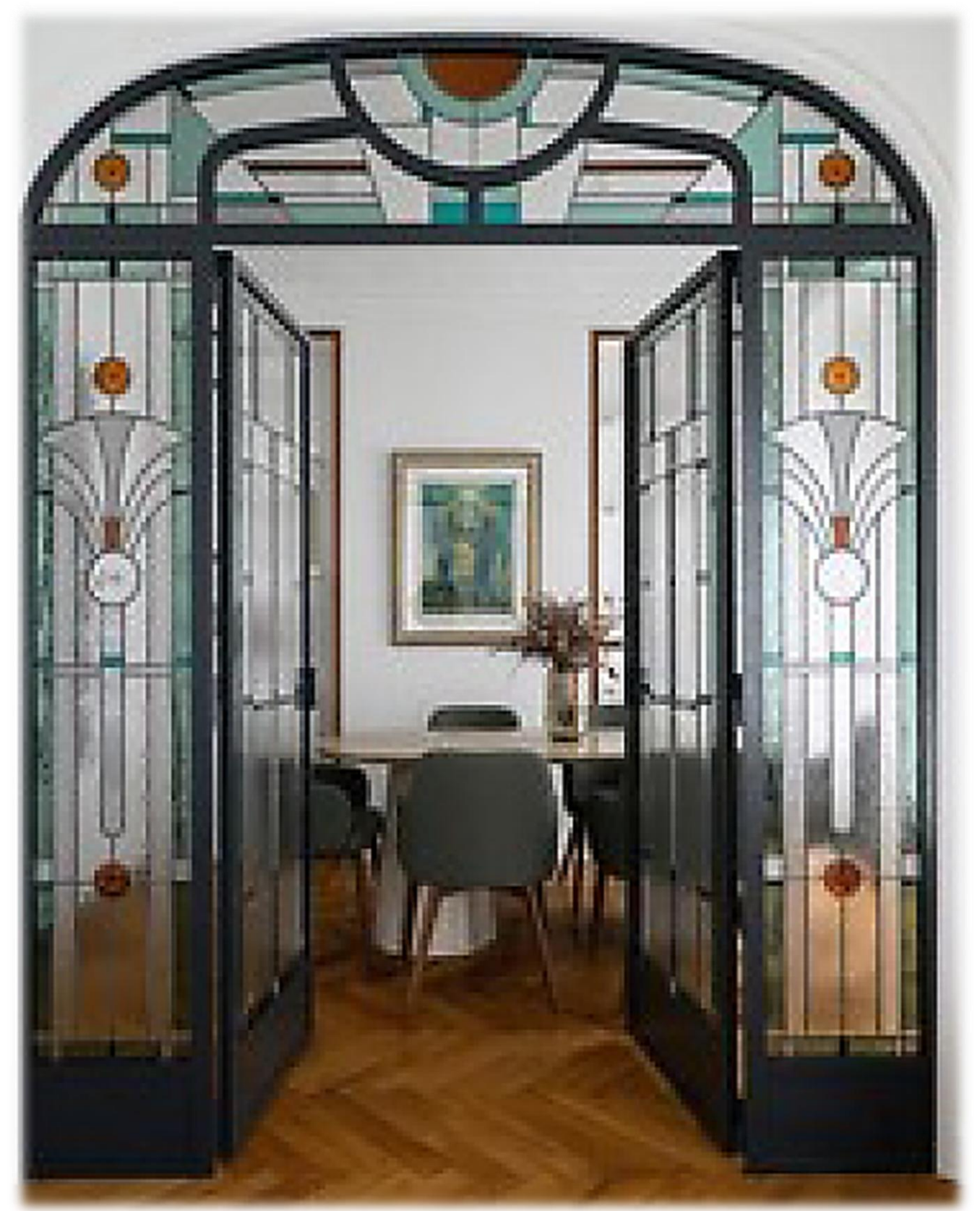
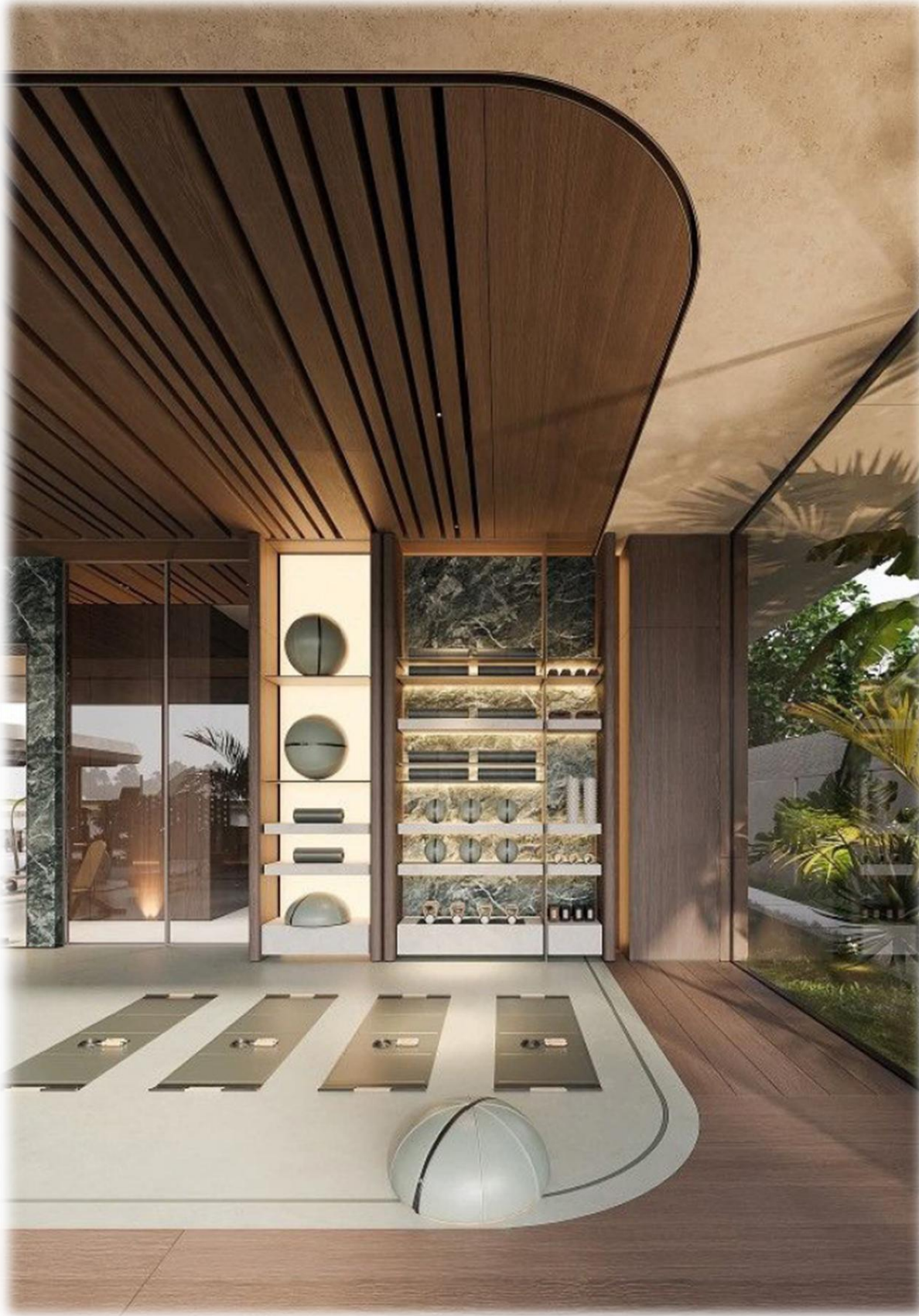


# Moods for Interiors – Courtesy: Wyndham

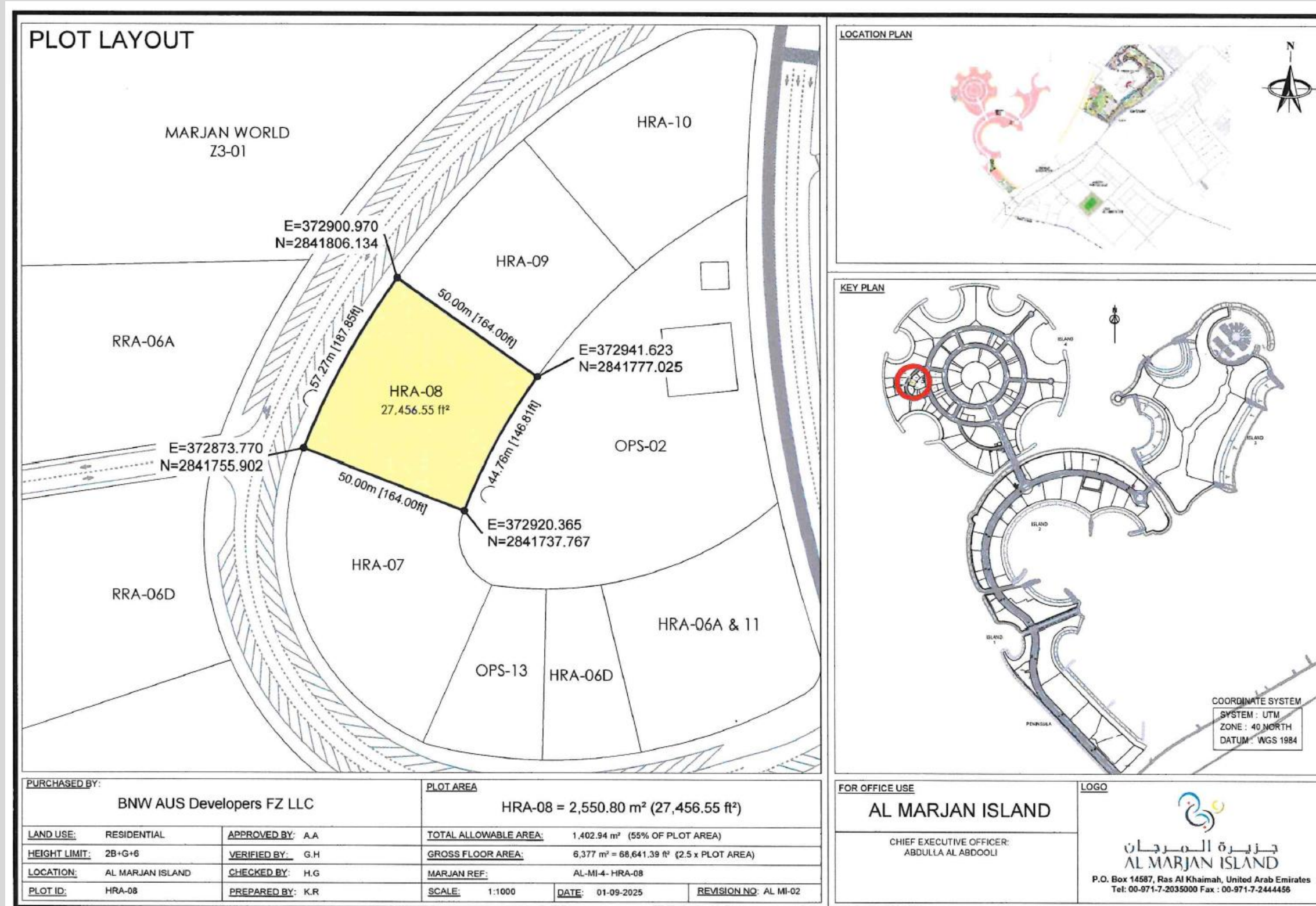
BNW DEVELOPMENTS  
بي ان دبليو للتطوير العقاري



# Moods for Interiors – Courtesy: Wyndham



# AFFECTION PLAN



# PLOT CONTROL SHEET

## PLOT CONTROL SHEET

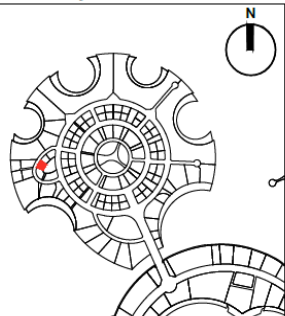
AL MARJAN ISLAND MASTER PLAN



ISLAND: 4

PLOT ID: HRA-08

Island Key Plan



Plot Coordinate Table

| POINTS | EASTING    | NORTHING    |
|--------|------------|-------------|
| 01     | 372900.970 | 2841806.134 |
| 02     | 372941.623 | 2841777.025 |
| 03     | 372820.366 | 2841737.768 |
| 04     | 372873.770 | 2841755.902 |

| REV | DATE      | DESCRIPTION | DRAWN BY | REVIEW BY |
|-----|-----------|-------------|----------|-----------|
| 0   | 9/29/2016 | DRAFT       | DTIM     | FK        |
| 1   | 3/11/2016 |             | DTIM     | FK        |

Legend

- Plot Boundary
- Building Setback Line
- Ground Floor Setback
- Driveway Restricted Area
- Emergency Vehicle Access Zone
- Indicative Building Footprint
- Building Zone Footprint
- No Build Zone/Utility Easement
- Active Edge
- Boundary Coordination Point

Notes

- Refer to "Al Marjan Island Development Control Regulations and Guidelines (DCRG)" for all related design control information, limitations, codes and requirements.
- All dimensions and coordinates are approximate until final survey by the owner and verified by Al Marjan Island L.L.C. All dimensions indicated are in metres. Coordinate system applied is the UTM system. Datum: WGS 1984.
- Confirm planned or existing road levels, utility networks and site access with Al Marjan Island L.L.C. for design and construction coordination.
- Waterfront Edge conditions (Crest Wall and Beaches) are subject to final engineering design and to be confirmed and approved by Al Marjan Island L.L.C.
- Emergency Vehicle Access and related emergency and safety requirements to and within the plot shall comply with the Department of Civil Defense and subject to Regulating Authorities Approval.

Plot Data

Land use Category:  
**RESIDENTIAL**

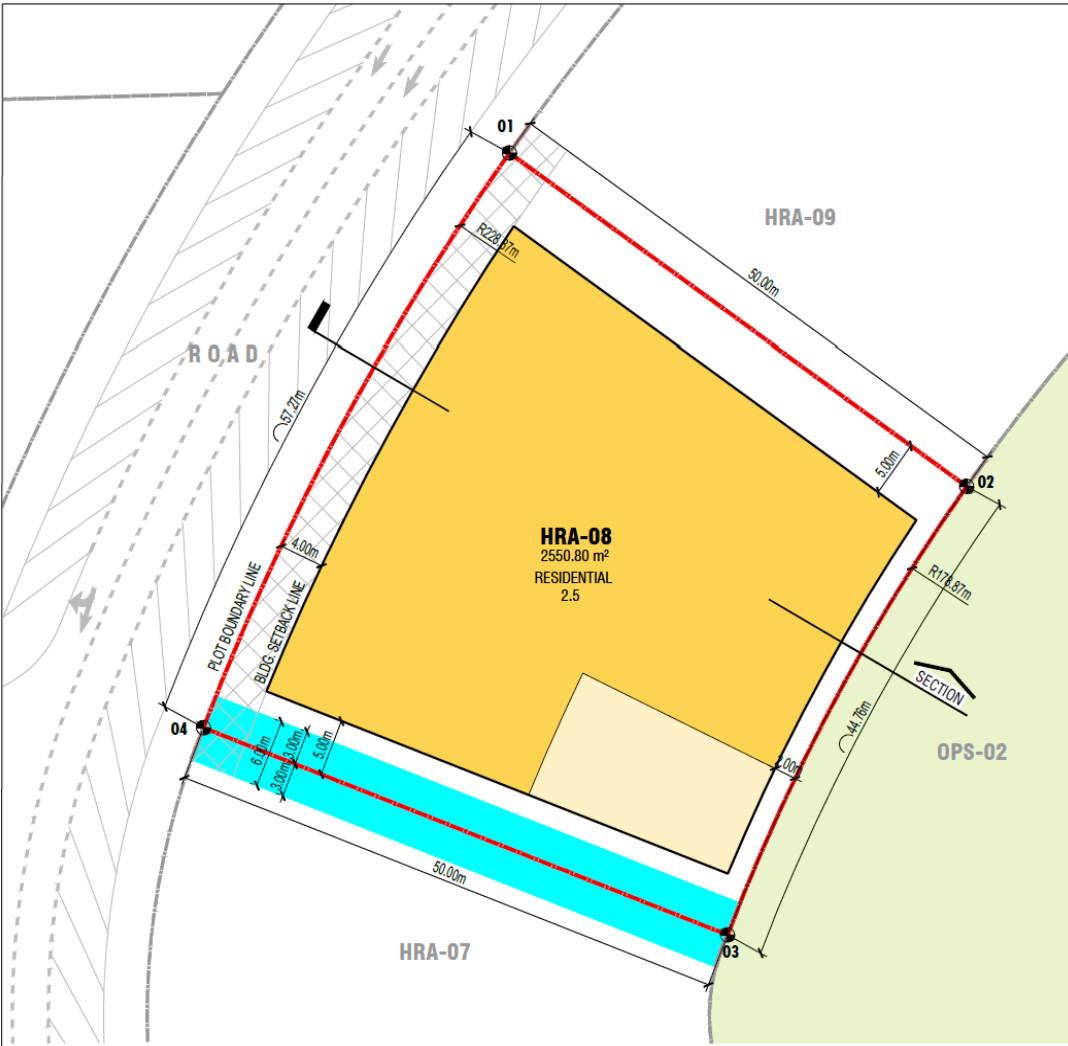
Site Area(m2): 2,550.80  
Max. Allowable Plot Coverage: 55%

FAR: 2.5  
Max. Allowable GFA: 6,377  
Residential GFA (%): 100%  
Commercial GFA (%): ----  
Hospitality GFA (%): ----  
Community Facility GFA (%): ----  
Other GFA (%): ----

Levels:  
Max. Building Height (Floors): 7  
Max. Building Height (m): 27.6

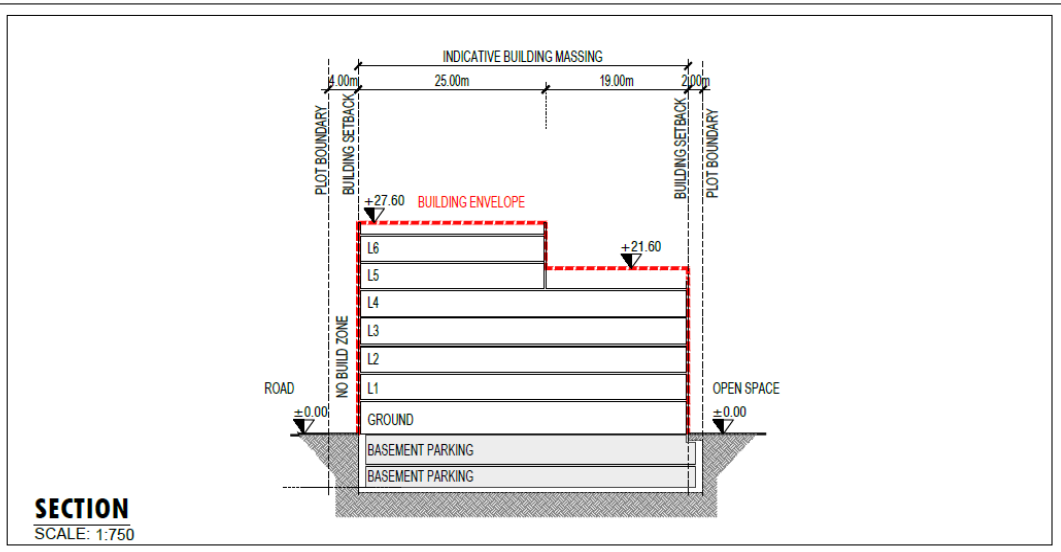
Floor to Floor Height (typ. flrs.): 3.6 (AVERAGE)  
Ground Level Height: 4.5M (AVERAGE)  
Min. Basement Clear Height (m): 2.4

Car Parking:  
Max. Allowable Basements(Floors): 2  
Max. Allowable Surface Parking: 10% OF PLOT AREA  
For Parking Rates and related guidelines refer to Section "C3 Parking" of the DCRG.

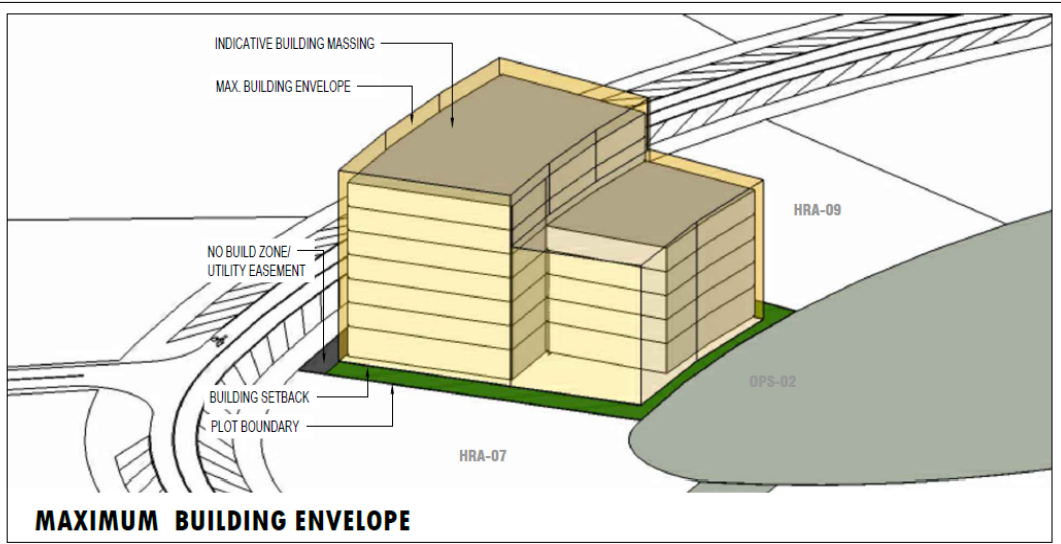


PLOT PLAN

SCALE: 1:500



SECTION  
SCALE: 1:750



MAXIMUM BUILDING ENVELOPE

## FACTSHEET: DOLCE RESIDENCES BY WYNDHAM – AL MARJAN ISLAND – HRA08

|                                     |                                                                      |             |  |
|-------------------------------------|----------------------------------------------------------------------|-------------|--|
| Location                            | Al Marjan Island, RAK, UAE                                           |             |  |
| Project Type                        | Branded Residences                                                   |             |  |
| Plot Size                           | 27,456.55 Sqft                                                       |             |  |
| Gross Floor Area                    | 68,641.39 Sqft                                                       |             |  |
| No of Floors                        | 2B+G+6+R                                                             |             |  |
| No of Residential Units (Tentative) | 93                                                                   |             |  |
| Tentative Completion                | Q4 2028                                                              |             |  |
| Unit Mix (2 options)                |                                                                      | No of Units |  |
|                                     | Typology                                                             |             |  |
|                                     | Studio                                                               | 44          |  |
|                                     | 1 BR                                                                 | 38          |  |
|                                     | 2 BR                                                                 | 6           |  |
|                                     | 3 BR                                                                 | 5           |  |
|                                     | Retail                                                               | 3           |  |
| Total                               | 96                                                                   |             |  |
| Pricing                             | Residences - Launch Price AED 3,600, Retail - Launch Price AED 4,800 |             |  |



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THANK YOU!