AZIZI FLORENCE

THE PRE-LAUNCH OFFER THAT CHANGES THE ENTRY MATH

3-BEDROOM TOWNHOUSE

Selling price: AED 1,890,000
Unit size: 2,223.84 sq ft
Expected completion: Q3 2029

This is the offer to secure before the pre-launch window closes. The price position is expected to be reviewed upward after approximately two months, subject to developer confirmation. The advantage is not simply owning a townhouse. It is securing today’s entry point before the next price position is released.

At the same AED 1.1M-1.3M budget many buyers use for a one-bedroom apartment, the buyer is already close to a full 3-bedroom family home with a larger tenant pool, stronger end-user appeal and more than one exit route.

OFFER PRICE	BOOKING - 3%	9-DAY PAYMENT - 11%	COMPLETION
AED 1.89M	AED 56,700	AED 207,900	AED 1.323M
3BR townhouse	Immediate	Within 9 days	70% on completion

Offer window: before 10 September 2026* | *The instruction supplied says 10 August, while the attached offer is dated 30 August 2026. Confirm the deadline with Azizi before publishing.

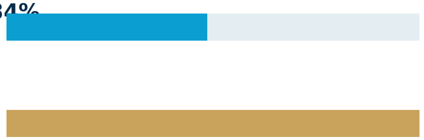
THE EXACT CASHFLOW FROM THE ATTACHED OFFER

The attached sales offer is materially different from the earlier generic 30/70 illustration. This is the payment schedule the client should see. The 3% booking plus 11% payment includes the Sharjah Land Department fees. The only separately stated extra is the AED 5,290 administration fee.

Payment stage	%	Amount	Due date
Booking	3%	AED 56,700	Immediate
1st payment	11%	AED 207,900	Within 9 days from booking - includes Sharjah Land Department fees
2nd payment	5%	AED 94,500	Within 90 days
3rd payment	5%	AED 94,500	Within 270 days
4th payment	5%	AED 94,500	Within 450 days
5th payment	5%	AED 94,500	Within 630 days
Completion	70%	AED 1,323,000	On completion - Q3 2029
Offer schedule total	104%	AED 1,965,600	Plus AED 5,290 administration fee only

What the buyer controls before completion

Paid before completion / 34%



AED 642,600

Completion balance / 70%

AED 1,323,000

The buyer commits AED 642,600 across the offer instalments before completion, with the Sharjah Land Department fees included within the initial 3% + 11% structure. The only stated extra is the AED 5,290 administration fee. The next instalments are spread over 90, 270, 450 and 630 days, giving the buyer time to plan capital while controlling the asset. The 70% completion payment remains the major obligation and must be funded or financed.

WHY THIS IS AN INVESTMENT, NOT JUST A PURCHASE

Florence gives the buyer three ways to win: rent it as a family home, hold it through the creation of the master community, or seek a permitted pre-handover assignment if the market reprices the unit and the SPA allows it.

RENTAL CASE

Nearby Sharjah family-home listings indicate approximately AED 125K-140K annual asking rent for comparable 3-bedroom townhouses. At AED 1.89M, that implies an illustrative 6.6%-7.4% gross yield before vacancy, maintenance, management, finance and service charges.

Townhouses can also benefit from a lower common-area cost burden than apartment towers. If the final Florence service charge is materially lower than comparable apartment charges, the net yield advantage may widen. This must be confirmed against the official schedule.

The community brochure positions Florence as 30 million sq ft with 7,200+ villas and townhouses, 3,000+ apartments, 108 amenities, 1.7 million sq ft central park, 700,000 sq ft mall and 600,000 sq ft retail space.

EXIT CASE

A nearby Aljada 3-bedroom asking reference is around AED 2.2M-2.3M. It is not a like-for-like valuation, but it gives the buyer a visible Sharjah master-community reference point.

If a comparable value of AED 2.2M were ever achieved, the gross difference from AED 1.89M would be approximately AED 310,000 before commission, transfer costs, developer charges and any finance. This is an illustration, not a promise.

THE LAST-CHANCE MESSAGE

The buyer is not choosing between a one-bedroom apartment and a townhouse on price alone. They are choosing between a smaller asset with one main use case and a 3-bedroom family home with rental demand, end-user appeal, community upside and potential exit flexibility. The current offer is the moment to secure the AED 1.89M entry position while unit choice is widest. Once the initial pricing is reviewed, this exact opportunity may not be available again.

Reserve only after confirming: exact unit and view | full SPA payment schedule | 104% offer calculation | Sharjah Land Department fee inclusion within 3% + 11% | AED 5,290 admin fee | service charge | assignment rights | ownership/title terms | completion and handover conditions.