



FACT SHEET

EXCLUSIVE LLJ PROPERTY LISTING

Building Materials City - Office Building 7 – G+19 Floors

Selling as Full Floors only from AED 1,700 per sqft

Master Plan

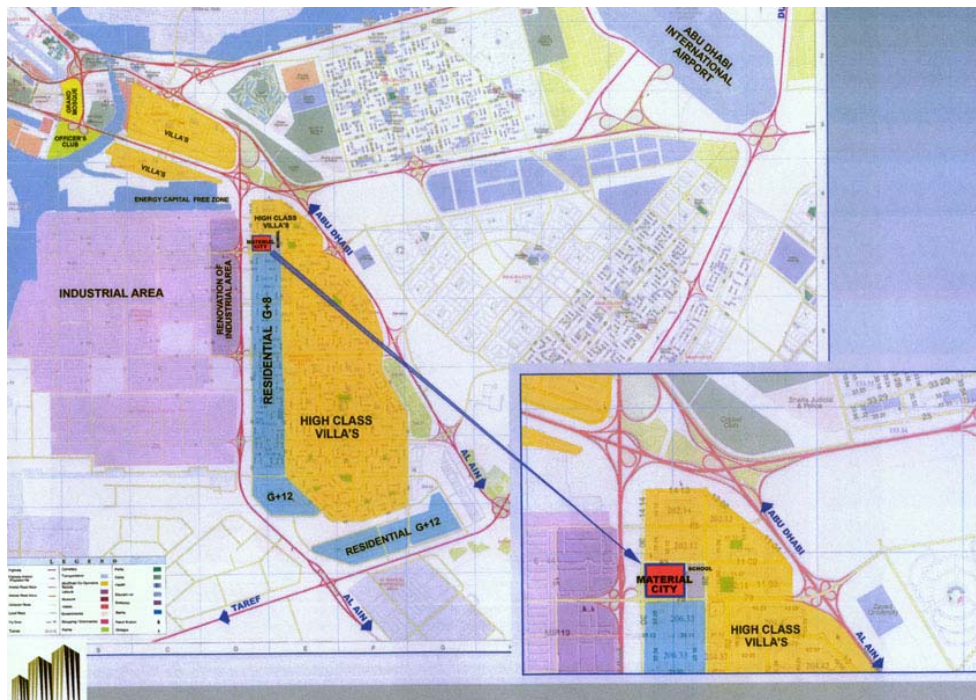
A comprehensive development over 230,000 sqm area, which combines a work, live and play concept into one community.

Building Materials City will consist of 10 state of the art office buildings, and 17 residential towers which will surround a four star hotel and shopping mall complex with underground parking areas, gym facilities, parks, food courts and upscale restaurants.



The Location

Building Materials City is in a prime location, on the road leading to Abu Dhabi International Airport, and adjacent to Mohammed Bin Zayed City, Mussafah Area and Highway E33. There will be easy access to the re-developed Khalifa Port as well as Khalifa City the planned new capital which will be the headquarters for all federal authorities, ministries and local government offices.



For further information contact Exclusive Sales Agent LLJ Property
Tel: +971 2 495 0500 or sales@lljproperty.com
www.lljproperty.com



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Developer: Manazel Real Estate

Ownership: 99 years lease

Completion Date: Anticipated 2011

Payment Terms to Developer

- 5% already paid
- 15% 1st December 2008
- 10% 1st June 2009
- 15% 1st December 2009
- 10% 1st June 2010
- 45% on completion 2011

Finance

From Tamweel – 80% Finance on commercial units.

Call 800-TAMWEEL for details.

Floor Details

Floor	Use	Net Area	Parking
Ground floor	retail	7,244 sqft	14 parking spaces
Floors 1 to 12	commercial	8,138 sqft	14 parking spaces
Floors 13 to 14	commercial	8,095 sqft	14 parking spaces
Floors 15 to 16	commercial	8,084 sqft	14 parking spaces
Floors 17 to 18	commercial	8,073 sqft	14 parking spaces
Floor 19	commercial	8,062 sqft	14 parking spaces



Disclaimer: All information on this fact sheet is accurate at the time of publication and is subject to change or revision without notice. The contents do not form part of or constitute a representation or warranty and should be treated as a guide only.

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