

Developer Interim Disclosure Statement

Registered Developer	Prestige Harbour Real Estate Development LLC
Developer Number	2073
Plot No	329
Name of Project (Community)	Coastal Haven by Prestige Harbour Real Estate Development
Completion Date	November 2027
Handover Date	Anticipated upon Completion Date
Master Community	Palm Deira
Master Developer	Dubai Islands LLC
General Description	Coastal Haven by Prestige Harbour Real Estate Development is a residential tower (G+2P+12+Roof) which comprises apartment units and common areas located in Palm Deira. The construction of the building is anticipated to commence on or before July 2025.
Master Community Service Charges and Project Service Charges	Annual Master Community Charges are set by the Master Developer paid by the "Management Entity" and billed to each unit owner. Project Service charges for common areas and individual units in the Project are calculated separately by the management entity, approved by RERA and are payable directly by the owner of each unit. Master Community Service Charges and Project Service Charges may be invoiced separately to collectively.
Ecological Sustainability/Rating:	The Developer does not make any claim that the Master Community or Project is currently ecologically sustainable, or that the Master Community or Project has any current features, equipment or services that carry any ecological sustainability rating.
Features, equipment, or services relevant to ecological sustainable development:	As at the date of this Disclosure Statement, it is intended that the Project will contain the following features, equipment, or services relevant to ecological sustainable development: 1. Light Control Systems 2. Provision of Waste Disposal as per Dubai Municipality standards 3. Community Rules 4. Fire & Life Safety Systems 5. Connection to Dubai Civil Defense 6. Utilities Monitoring for Consumption Evaluation
Intended Land Uses within the Building or Project:	Units in the Project shall be subject to the provisions listed in Jointly Owned Property Declaration / Building Management Statement applicable to such Property and are only intended for residential accommodation purposes and may not be used for any other purposes

Common Property Available to Unit Owners:	As at the date of this Disclosure Statement, the details of the proposed common facilities to be provided to the Project are still to be determined and finalized by the Developer and will be detailed in the Governance Documents (as defined in the SPA), however certain Reserved Areas (if applicable and as may be defined in the SPA) shall not form part of the Common Property and their use will be as per the terms and conditions determined by the Developer in its sole discretion. However Common Property to be provided to the Project are anticipated to include the following 1. Residential Lobbies, 2. Residential Lift Lobbies, 3. Swimming Pool, 4. Gymnasium, 5. Landscape Area's, 6. Outdoor Amenities, and 7. Residential Parking
Common Property Furniture & Equipment	As at the date of this Disclosure Statement, the details of the proposed furniture, fixtures and fittings for Common Property are still to be determined by the Developer. However, Furniture, Fixtures and Fittings in the Common Property to be provided to the Development may be chosen and/or may be supplied by the Seller in its sole discretion and may include the following – 1, Lobby furniture and 2. Decorations
Supply Agreements to Be Entered For The Project:	As at the date of this Disclosure Statement, the Developer has not entered into any proposed agreements for the supply of goods and services to the Project. However, it is anticipated that the following supply agreements may be entered into for the Project: 1. Facilities Management Including MEP Services 2. Security Services 3. Landscaping Maintenance 4. Waste Management 5. Pest Control 6. Window & Façade Cleaning 7. Elevator Maintenance 8. insurance 9. Any other service or supply agreements required under the Jointly Owned Property regime.
Unit Plan:	The respective unit plan is provided in a schedule forming a part of the Sale and Purchase Agreement.
JOPD / Building Management Statement:	The JOPD / Building Management Statement will be finalized and prepared as per the requirements of the Dubai Land Department and RERA Rules and Regulations.
Arrangements for Supply of Utility Services:	As at the date of this Disclosure Statement, the Developer has not entered into any proposed agreements for the supply of utilities to the Project. It is anticipated that 1. For utilities supplied directly to owners the costs of these.

		utilities are payable by the owners. 2. For utilities services supplied to common areas the costs of these utilities are payable by the Management Entity (as the user) and recovered from all owners as part of annual service charge. It is also anticipated that the following utility services shall be available to occupiers through approved government suppliers or suppliers appointed by the management entity / Developer:
Utility	Supplier	Metered
Water	DEWA	Sub meters for each unit, master meter for Jointly Owned Property
Electricity	DEWA	Sub meters for each unit, master meter for Jointly Owned Property
Telephone	DU/ Etisalat	Not Metered. Available to occupier upon application to supplier
Internet/Data	DU/ Etisalat	Not Metered. Available to occupier upon application to supplier
Pay TV	DU/ Etisalat	Not Metered. Available to occupier upon application to supplier
Air Conditioning	Individual Indoor & Outdoor Units	Not Applicable.

Registration of the Sale and Purchase Agreement:	In accordance with Dubai Law No. 13 of 2008 and Executive Counsel Decree No.6 of 2010, it is the obligation of the Developer/Property Owner to ensure that the sale and purchase agreement for the Property is registered in the Interim Real Estate Register if the Property is purchased prior to the Completion Date (i.e. off-plan), and should be registered in the permanent register for which a Title Deed will be issued by the Dubai Land Department once the Completion Date has been reached and a Completion Certificate has been issued. Any sale and purchase agreement which is not registered in the applicable registers as directed by the Dubai Land Department will be considered void.
Caution:	Although the arrangements described in this Statement have been formulated by the Developer based on its current understanding as to how the Project (precinct) will operate and how the Unit will be delivered to the Owner/Purchaser, changes to such arrangements may be necessary as a result of changes to the Applicable Laws, contractual arrangements the Developer has with other parties or if the Developer considers that changes to such arrangements are in the best interests of the Project.

General:	1. For the purpose of satisfying the Developer's disclosure obligations set out herein, it is intended the Developer will advise you of the matters not disclosed in the preceding paragraphs as soon as those matters have been finalised and confirmed by the Developer. 2. The SPA shall set out various changes the Developer is entitled to make to the Unit and the Project, including to the materials, Unit specifications and sizes of Units, common areas and carparks, rights of way and easements and various other matters. Any changes to the Unit or the Project pursuant to the SPA may be the subject of subsequent disclosure. 3. The Governance Documents, which will be prepared by the Developer, may comprise a scheme which creates separate components for the Project based on the different permitted uses within the Project. Accordingly, the Governance Documents may put in place special requirements to govern the use, management and administration of different parts of the Project and the manner in which costs are shared (and which may not necessarily be equally apportioned between the different use elements of the Project). You will not have any right to object to or challenge the final structure chosen by the Developer or the way in which that structure may be reflected in the Governance Documents. 4. The Developer reserves the right to update, amend or add to this Disclosure Statement by additional disclosures from time to time and such update, amendment or additional disclosure shall be read together with this Disclosure Statement to determine the overall disclosure made pursuant to the JOP Law.
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Execution

a) Declaration and Signature of Developer

We, the undersigned, declare that the information provided in this Disclosure Statement complies with Law No. 6 of 2019 and is true, correct and complete in every respect.

b) Declaration of Property Owner

The Property Owner acknowledges that it is the Property Owner's responsibility to make any new purchaser of the Property aware of the full contents of this document, as may be amended from time to time, in the event of any sale of the Property.

Signature: _____



Prestige Harbour Real Estate Development LLC

Company Stamp:

