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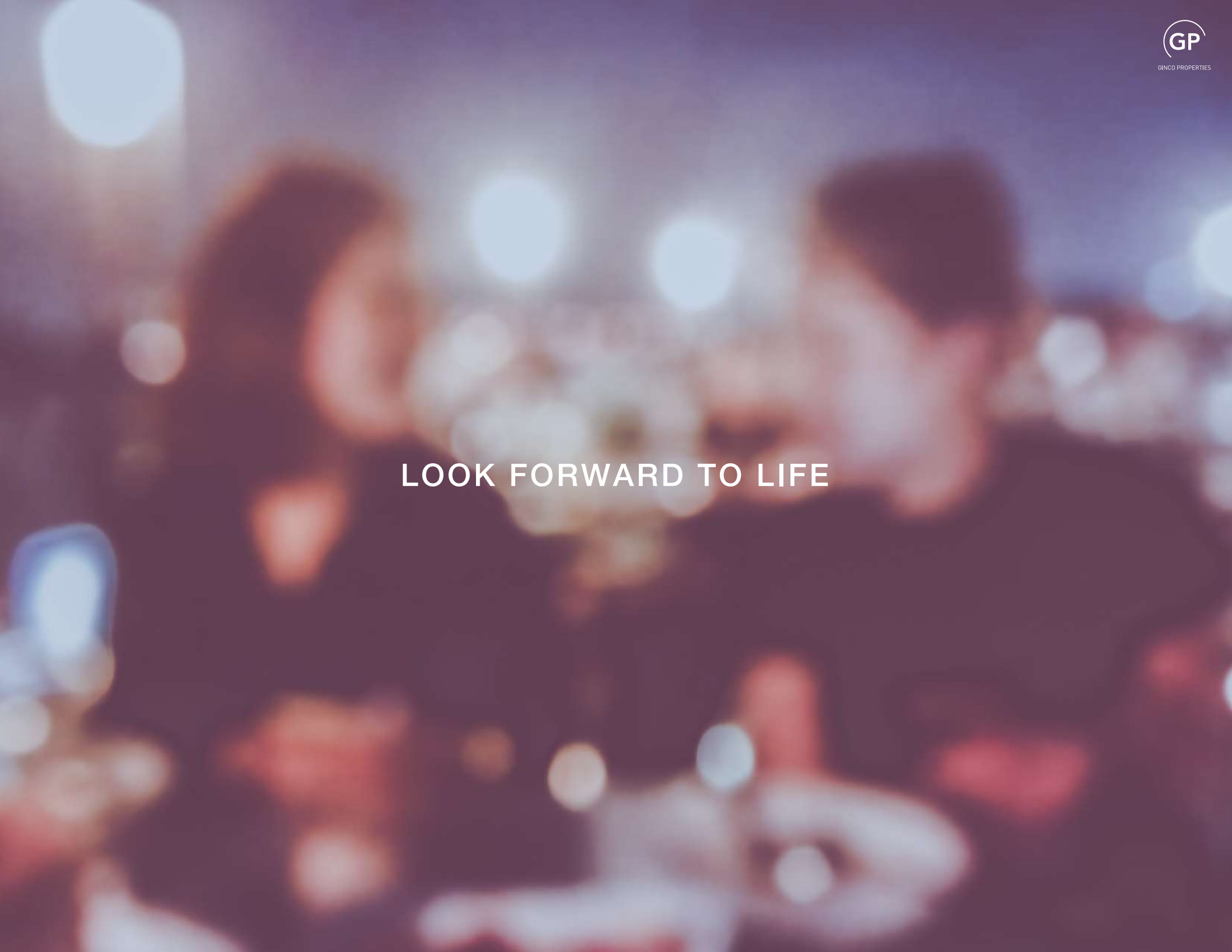
AT BUSINESS BAY

GP GINCO PROPERTIES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LOOK FORWARD TO LIFE

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WELCOME TO

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AT BUSINESS BAY

Vyb is an invitation to rewrite the rules, embrace the unexpected, and unleash your truest self.

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Step into a world where boundaries are shattered, imagination runs wild, and every corner whispers with untapped potential.

Here, extraordinary is the new norm, and every moment becomes a catalyst for something remarkable.

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BUSINESS BAY

Experience the city's kaleidoscope and dive into unforgettable adventures.

DRIVING DISTANCES

02 MINUTES
Business Bay Marina

05 MINUTES
Business Bay
Metro Station

05 MINUTES
Dubai Mall / Burj Khalifa

08 MINUTES
Dubai Opera

08 MINUTES
City Walk

09 MINUTES
Dubai Design District

10 MINUTES
Museum of the Future

12 MINUTES
Meydan Golf Course

14 MINUTES
Dubai International
Financial Centre

14 MINUTES
Dubai International Airport

15 MINUTES
Mall of the Emirates

17 MINUTES
La Mer Beach

19 MINUTES
Dubai Creek Golf & Yacht Club

20 MINUTES
Palm Jumeirah

PROJECT DETAILS

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LOBBY RECEPTION

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LOBBY LOUNGE

BUILDING CONFIGURATION

Ground floor

3 Podium floors

17 Residential floors

UNIT TYPES

1 Bedroom

2 Bedroom

ELEVATORS

3 Passenger elevators

1 Service elevator

ANTICIPATED COMPLETION DATE

September 2025

SIZE RANGE PER UNIT TYPE

1-BEDROOM

From 648 sq. ft to 840 sq. ft

2-BEDROOM

From 915 sq. ft to 1032 sq. ft

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1 Bedroom = 134 units

2 Bedroom = 34 units

Total = 168 units

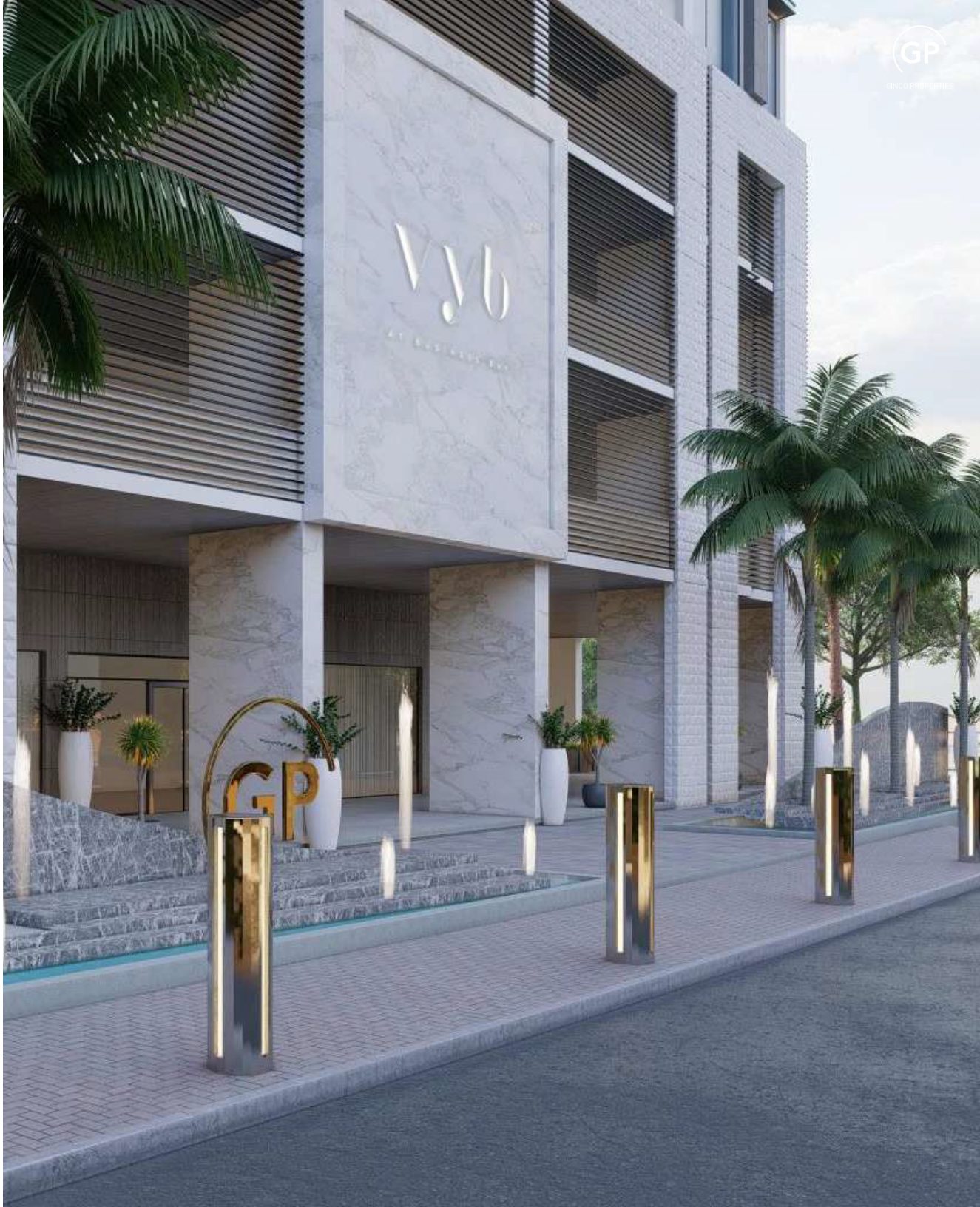
PRICE RANGE PER UNIT TYPE

1-BEDROOM

Starting Price from AED 1.28 M

2-BEDROOM

Starting Price from AED 1.725 M



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AMENITIES PLAN

FIRST FLOOR

1. Main access to podium
2. Entry courtyard with feature wall
3. Sunken garden with shade
4. Outdoor BBQ lounge
5. Multi-function lounge area
6. Relaxation lawn (artificial turf)
7. Semi-private garden
8. Family area deck
9. Outdoor gym
10. Kids play area
11. Play lawn (artificial turf)
12. Courtyard
13. Kid's pool
14. Outdoor shower
15. Infinity edge pool
16. Pool deck lounge
17. Access stairs
18. Park

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POOL DECK

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GYM

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GINCO PROPERTIES
GYM

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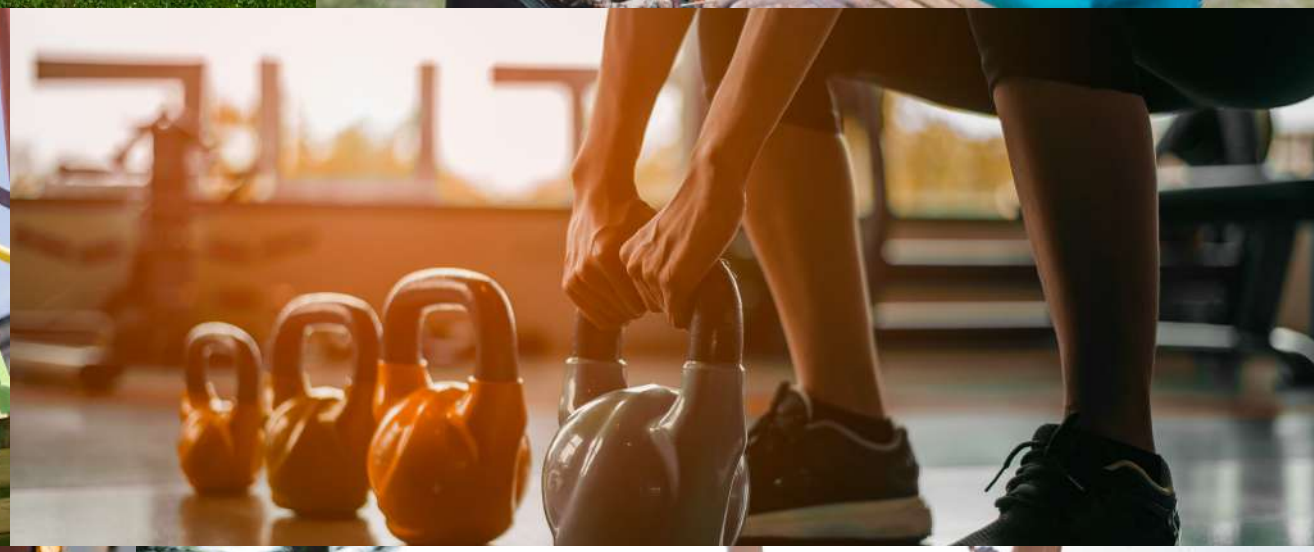

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APARTMENTS

LIVING ROOM

LIVING ROOM

KITCHEN & DINING

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BEDROOM

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BATHROOM

PAYMENT PLAN

20% On Booking

+ 4% DLD Fee + 5,050 Admin/Oqood Fee

20%	On booking
10%	1st July 2024
05%	1st September 2024
05%	1st December 2024
60%	On Handover

Estimated Date: September 2025

T&C Applied*

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DOCUMENTS REQUIRED

INDIVIDUAL

- Passport copy
- Passport copy signature page
- National Id card (UAE national)
- Visa page (UAE residents)
- Emirates Id
- Contact details
- Address details

COMPANY

- Board of resolution
- Certificate of good standing
- Trade license / certificate of incorporation
- Memorandum of association - memorandum of articles - English and arabic translation
- NOC owning properties
- Recent certificate of incumbency / share certificate

OFFSHORE COMPANY

- Owner's passport copy
- Board of resolution / POA
- Certificate of good standing
- Copy of trade license / certificate of incorporation
- Incumbency certificate
- MOA - English and arabic translation
- NOC - owning a property in Dubai
- Share certificate

DMCC COMPANY

- Share certificate
- MOA - English and arabic translation
- Certificate of good standing
- Owner's passport copy
- Board of resolution / POA
- Certificate of registration / certificate of incumbency

BOOKING STEPS

RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

LEGEND

SPA: Sales & purchase agreement
DLD: Dubai land department
RERA: Real estate regulatory agency
DED: Department of economy & tourism
DMCC: Dubai multi commodities centre
MOA: Memorandum of association
NOC: No objection certificate
POA: Power of attorney

GINCO PROPERTIES

THE DEVELOPER

For over 45 years, GINCO Group has left an indelible mark on the evolving skyline of the region.

Established in 1975 by Chairman Mr. Gheyath Mohammad Gheyath, the group has been on an unwavering journey of success steered by a team of world-class experts, specialists, and seasoned professionals who have delivered iconic projects across the world.

Guided by visionary leadership and fortified by unwavering partnerships, GINCO Properties, a member of GINCO Group looks forward to playing a pivotal role in crafting numerous tales of triumph and taking the legacy of its parent company forward.

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AT BUSINESS BAY

DEVELOPED BY

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GINCO PROPERTIES

EXCLUSIVE SALES PARTNER

ONE BROKER GROUP

DEVELOPMENT MANAGEMENT

URBAN PROPERTIES