



# MONARCH

**ZANE**  
DEVELOPMENTS

WHERE  
WORK AND  
AMBITTION  
SHARE AN  
ADDRESS

MONARCH





**MONARCH**



**WHERE  
AMBITIOUS  
SPACES  
INSPIRE  
MINDS**

# LOCATION

MOTOR CITY



PALM JUMEIRAH  
20 MINS



BURJ KHALIFA  
30 MINS



DXB AIRPORT  
35 MINS



DWC AIRPORT  
25 MINS

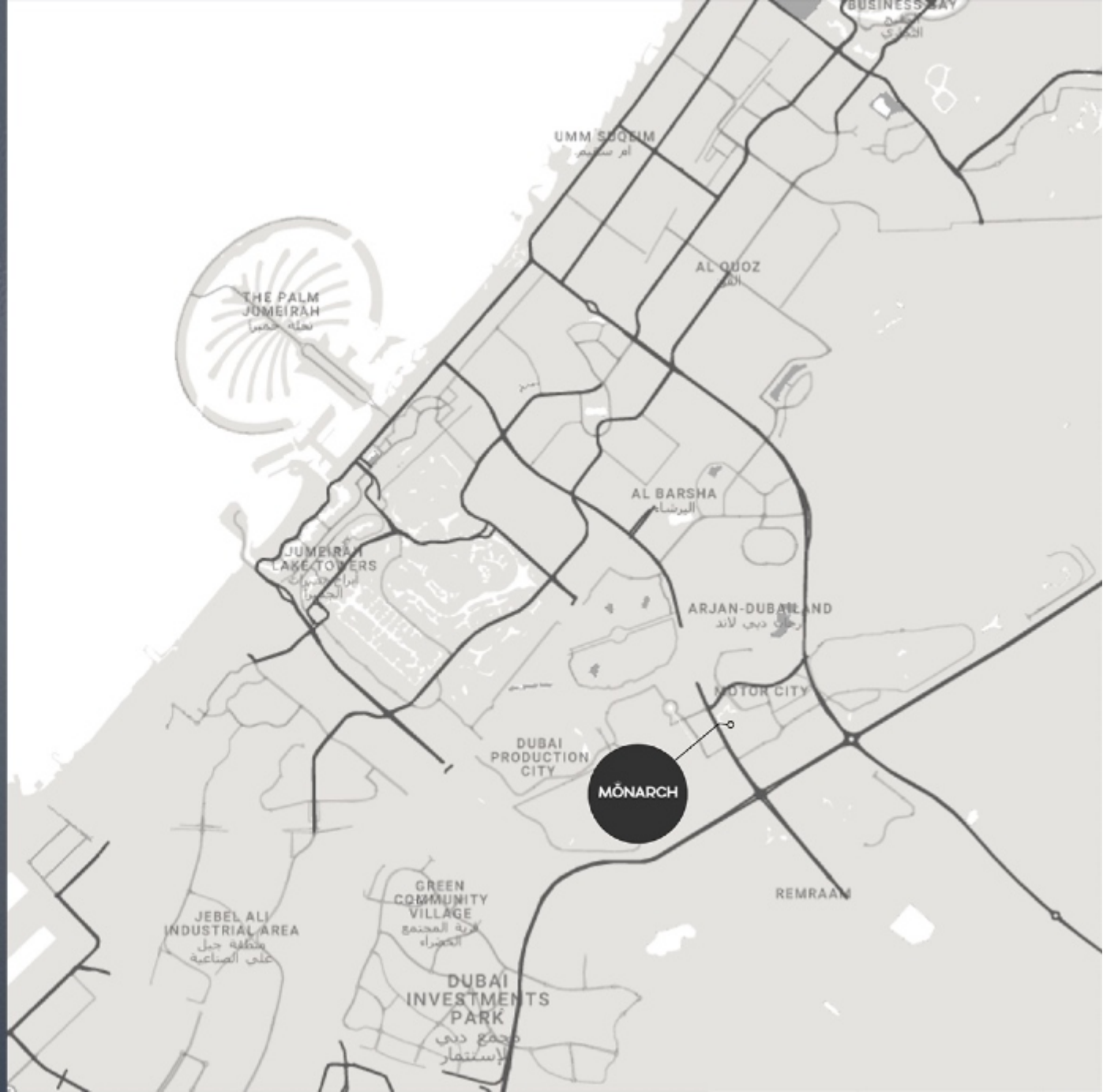


EXPO 2020  
15 MINS



CREEK TOWER  
20 MINS

# MONARCH





# DUBAI

## UNPRECEDENTED COMMERCIAL UPTAKE

DUBAI'S COMMERCIAL OFFICE MARKET IS REACHING NEW HEIGHTS, WITH UNPRECEDENTED DEMAND DRIVING OCCUPANCY RATES AND RENTAL GROWTH ACROSS PRIME BUSINESS DISTRICTS, AS DETAILED IN SAVILLS Q3 2024 DUBAI OFFICE MARKET REPORT. DRIVEN BY A SUBSTANTIAL RISE IN NEW BUSINESS REGISTRATIONS AND EXPANSION ACTIVITIES BY EXISTING FIRMS, INCLUDING THOSE IN FINANCE AND TECHNOLOGY SECTORS, THE CITY'S REAL ESTATE LANDSCAPE IS MORE COMPETITIVE THAN EVER, POSITIONING DUBAI AS A TOP GLOBAL BUSINESS DESTINATION.

A grayscale image of the Dubai skyline, featuring the Burj Khalifa, set against a backdrop of rolling sand dunes in the foreground.

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## STARTING PRICES

### OFFICES

MIN	MAX
AED 1500	AED 1650
PER SQ/FT	PER SQ/FT

### RETAIL

MIN	MAX
AED 2100	AED 2700
PER SQ/FT	PER SQ/FT

## STARTING SIZES

### OFFICES

MIN	MAX
1360	3400
SQ/FT	SQ/FT

### RETAIL

MIN	MAX
1900	5600
SQ/FT	SQ/FT

PRICES ARE SUBJECT TO ADDITIONAL VAT AND DLD



# PAYMENT PLAN

1<sup>ST</sup> MONTH **20%**

2<sup>ND</sup> MONTH **10%**

AFTER  
3 MONTHS **15%**

AFTER  
6 MONTHS **5%**

AFTER  
9 MONTHS **5%**

AFTER  
12 MONTHS **5%**

AFTER  
15 MONTHS **5%**

AFTER  
19 MONTHS **5%**

AT  
HANDOVER **30%**

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PAYMENT PLAN

**70/30**

COMPLETION

**Q1 2027\***

**20% DOWNPAYMENT**

PRICES ARE SUBJECT TO ADDITIONAL VAT AND DLD



MONARCH

CRAFTED FOR THE

BOLD



**MÓNARCH**





MONARCH





MONARCH

ZANE  
DEVELOPMENTS

SHOP NAME

SHOP NAME

SHOP NAME

SHOP NAME

SHOP NAME

SHOP NAME

CANAL



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ZANE



**INTERIOR**

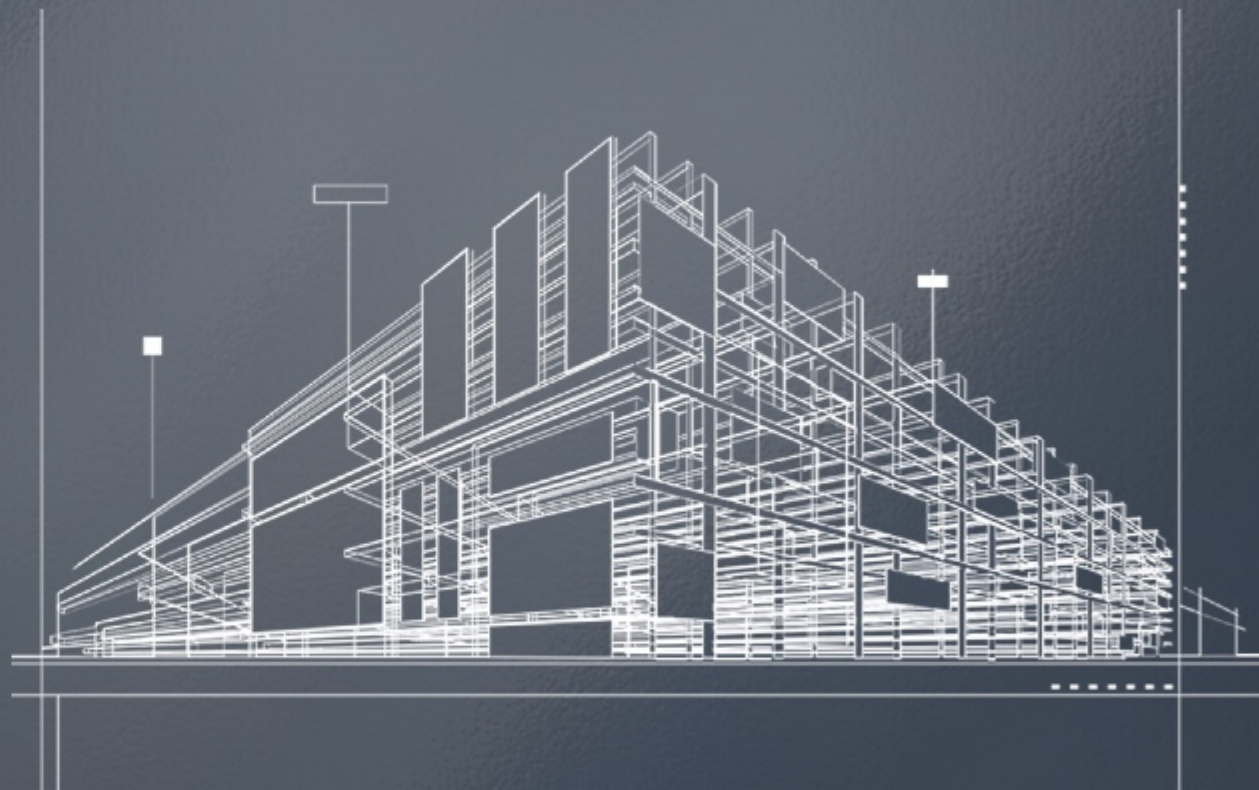


  
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**ABOUT**

**ZANE**  
DEVELOPMENTS

ZANE DEVELOPMENT IS A PREMIER REAL ESTATE DEVELOPMENT COMPANY BASED IN THE HEART OF DUBAI, DEDICATED TO TRANSFORMING THE CITYSCAPE WITH INNOVATIVE AND SUSTAINABLE PROJECTS. WITH A COMMITMENT TO EXCELLENCE, ZANE DEVELOPMENT HAS ESTABLISHED ITSELF AS A LEADING PLAYER IN THE DYNAMIC AND EVER-EVOLVING REAL ESTATE MARKET OF DUBAI.



**ZANE.AE**

# ZANE

DEVELOPMENTS

BUILDING A BETTER TOMORROW