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RESIDENCES BY AURELIAN



PRE-LAUNCH OFFER

UNIT	TYPE	FLOOR	BEDROOM	VIEW	TERRACE (SQM)	BALCONY (SQM)	GARDEN (SQM)	GSA (SQM)	PRE-LAUNCH AMOUNT (OMR/SQM)	PRE-LAUNCH AMOUNT (OMR)	VAT RATE %	VAT AMOUNT (OMR)	TOTAL AMOUNT (OMR)
222	A1	2	1BR	Community	-	6,20	-	77,75	1275	99 131*	5%	4 960,00	104 091,25
235	A1	2	1BR	Community	-	6,20	-	77,75	1275	99 131*	5%	4 960,00	104 091,25
314	A1	3	1BR	Community	-	6,20	-	77,75	1310	101 853	5%	5 100,00	106 952,50
324	A1	3	1BR	Community	-	6,20	-	77,75	1340	104 185	5%	5 210,00	109 395,00
424	A1	4	1BR	Community	-	6,20	-	77,75	1370	106 518	5%	5 330,00	111 847,50
234	A1	2	1BR	Community	-	6,20	-	77,75	1420	110 406	5%	5 530,00	115 935,00
334	A1	3	1BR	Community	-	6,20	-	77,75	1450	112 738	5%	5 640,00	118 377,50
425	A1	4	1BR	Community	-	6,20	-	77,75	1480	115 070	5%	5 760,00	120 830,00
436	A1	4	1BR	Community	-	6,20	-	77,75	1480	115 070	5%	5 760,00	120 830,00
422	A1	4	1BR	Sea / Pool	-	6,20	-	77,75	1550	120 513	5%	6 030,00	126 542,50
240	A1P	2	1BR	Sea / Pool	-	6,20	6,25	84,00	1450	121 800	5%	6 090,00	127 890,00
340	A1	3	1BR	Sea	-	6,20	-	77,75	1580	122 845	5%	6 150,00	128 995,00
215	B1	2	2 BR	Community	-	6,98	-	123,11	1340	164 967	5%	8 250,00	173 217,40
216	B1	2	2 BR	Community	-	6,98	-	123,11	1340	164 967	5%	8 250,00	173 217,40
413	B1	4	2 BR	Community	-	6,98	-	123,11	1390	171 123	5%	8 560,00	179 682,90
434	B1	4	2 BR	Community	-	6,98	-	123,11	1390	171 123	5%	8 560,00	179 682,90
217	B1C	2	2 BR	Community	-	6,98	-	127,91	1340	171 399	5%	8 570,00	179 969,40
415	B1C	4	2 BR	Community	-	6,98	-	127,91	1390	177 795	5%	8 890,00	186 684,90

* Price in case of 100% upfront payment

PRE-LAUNCH OFFER

UNIT	TYPE	FLOOR	BEDROOM	VIEW	TERRACE (SQM)	BALCONY (SQM)	GARDEN (SQM)	GSA (SQM)	PRE-LAUNCH AMOUNT (OMR/SQM)	PRE-LAUNCH AMOUNT (OMR)	VAT RATE %	VAT AMOUNT (OMR)	TOTAL AMOUNT (OMR)
315	B1	3	2 BR	Community	-	6,98	-	123,11	1450	178 510	5%	8 930,00	187 439,50
316	B1	3	2 BR	Community	-	6,98	-	123,11	1450	178 510	5%	8 930,00	187 439,50
233	B1C	2	2 BR	Community	-	6,98	-	127,91	1410	180 353	5%	9 020,00	189 373,10
221	B2	2	2 BR	Community	-	-	-	134,73	1350	181 886	5%	9 100,00	190 985,50
224	B2	2	2 BR	Community	-	-	-	134,73	1350	181 886	5%	9 100,00	190 985,50
317	B1C	3	2 BR	Community	-	6,98	-	127,91	1450	185 470	5%	9 280,00	194 749,50
333	B1C	3	2 BR	Community	-	6,98	-	127,91	1450	185 470	5%	9 280,00	194 749,50
433	B1C	4	2 BR	Community	-	6,98	-	127,91	1510	193 144	5%	9 660,00	202 804,10
331	B1B	3	2 BR	Sea / Pool	-	6,87	-	127,80	1560	199 368	5%	9 970,00	209 338,00
417	B1B	4	2 BR	Sea / Pool	-	6,87	-	127,80	1600	204 480	5%	10 230,00	214 710,00
416	B1A	4	2 BR	Sea / Pool	-	6,98	-	127,91	1600	204 656	5%	10 240,00	214 896,00
423	B2	4	2 BR	Community	-	10,45	-	145,18	1410	204 704	5%	10 240,00	214 943,80
426	B2	4	2 BR	Community	-	10,45	-	145,18	1410	204 704	5%	10 240,00	214 943,80
323	B2	3	2 BR	Community	-	10,45	-	145,18	1500	217 770	5%	10 890,00	228 660,00
326	B2	3	2 BR	Community	-	10,45	-	145,18	1500	217 770	5%	10 890,00	228 660,00
213	B4PS	2	2 BR + study	Sea	-	7,49	17,83	152,14	1500	228 210	5%	11 420,00	239 630,00
412	C2	4	3 BR	Sea / Community	42,98	7,18	-	218,65	1533	335 172	5%	16 760,00	351 932,00
102	Sunset House	0/1	2 BR + study	Sea	-	8,89	32,4	190,61	2300	459 103	5%	22 960,00	482 063,00

* Price in case of 100% upfront payment

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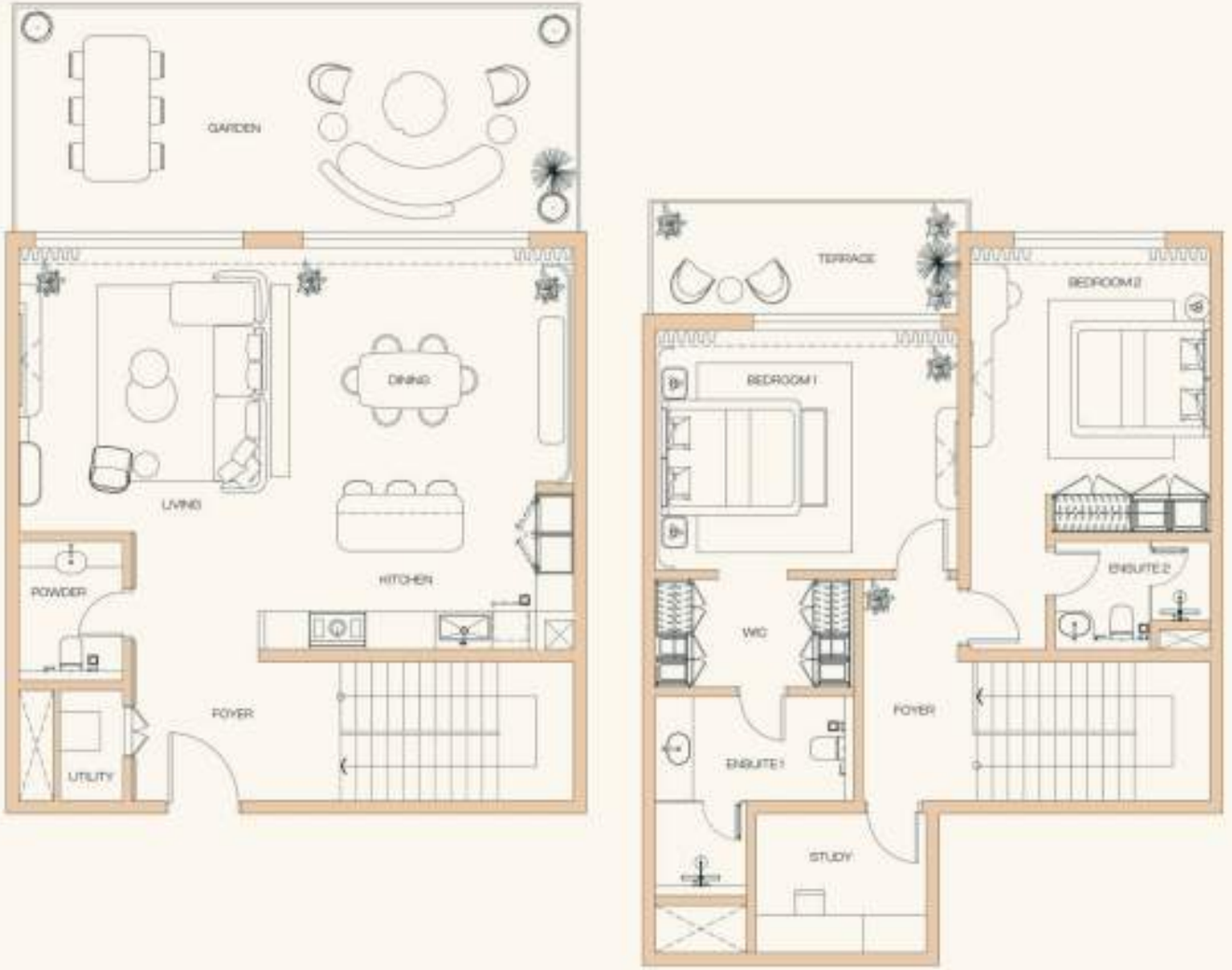
4 Penthouse units	10 Sunset house units	12 3-Bedroom units
27 2.5-Bedroom units	61 2-Bedroom units	62 1-Bedroom units

SUNSET HOUSE

Unit NSA:
158 m²

Gross saleable area:
200 m²

Garden:
32 m²



Type:
Sunset House

Parking space:
2

View:
Sea

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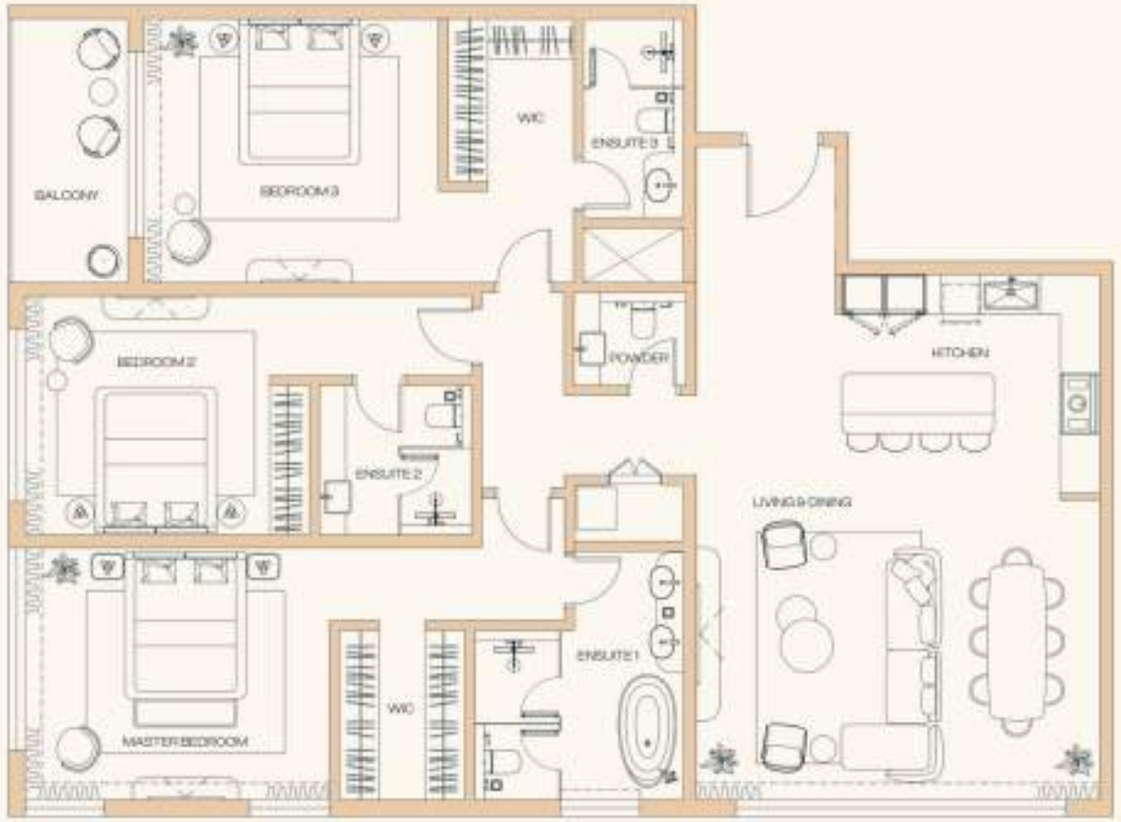
3-BEDROOM

Unit NSA:
175 m²

Gross saleable area:
245 m²

Terrace:
63 m²

Balcony:
7 m²



Type:
C4

Parking space:
2

View:
Sea

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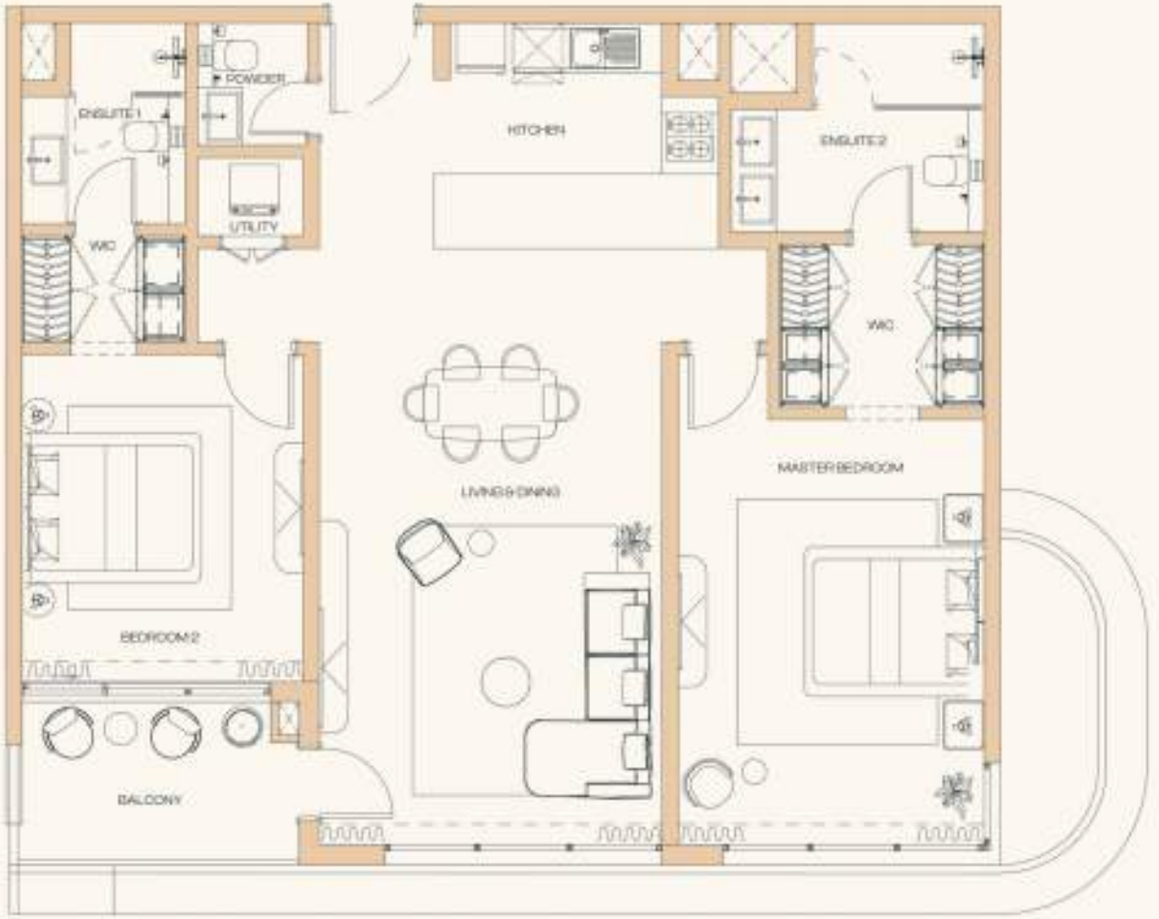

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2-BEDROOM

Unit NSA:
116 m²

Gross saleable area:
123 m²

Balcony:
7 m²



Type:
B1

Parking space:
2

View:
Community

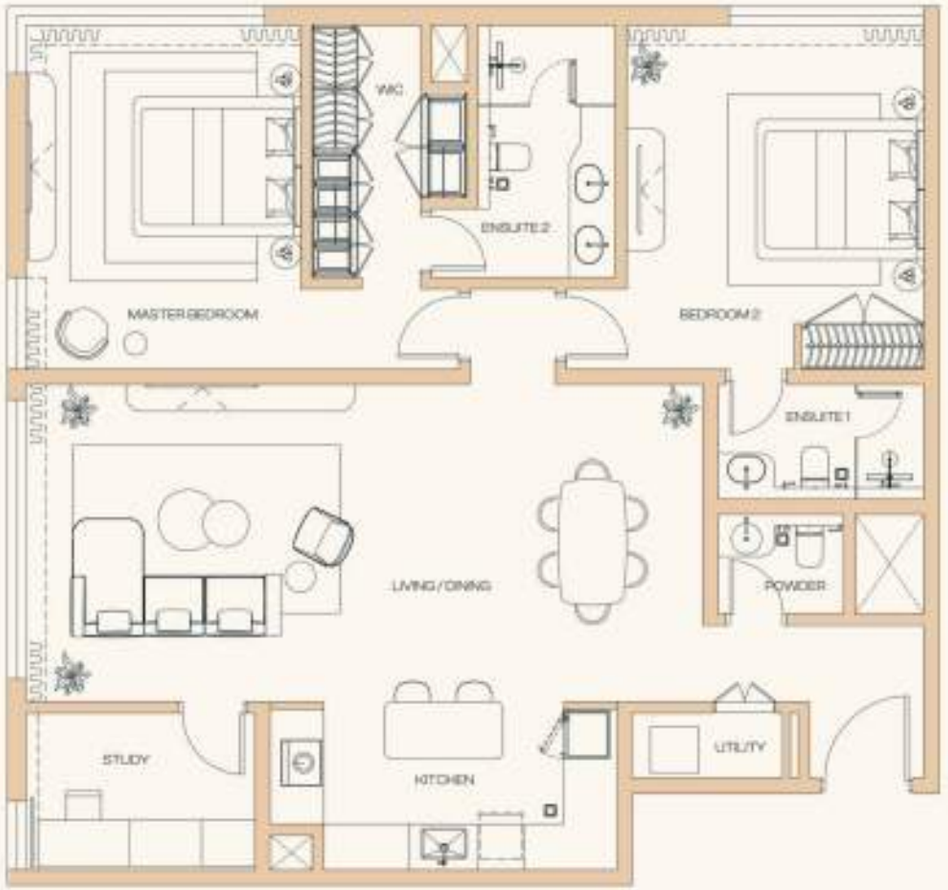
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2.5-BEDROOM

Unit NSA:
131 m²

Gross saleable area:
201 m²

Terrace:
70 m²



Type:
B5

Parking space:
2

View:
Playground/Pool

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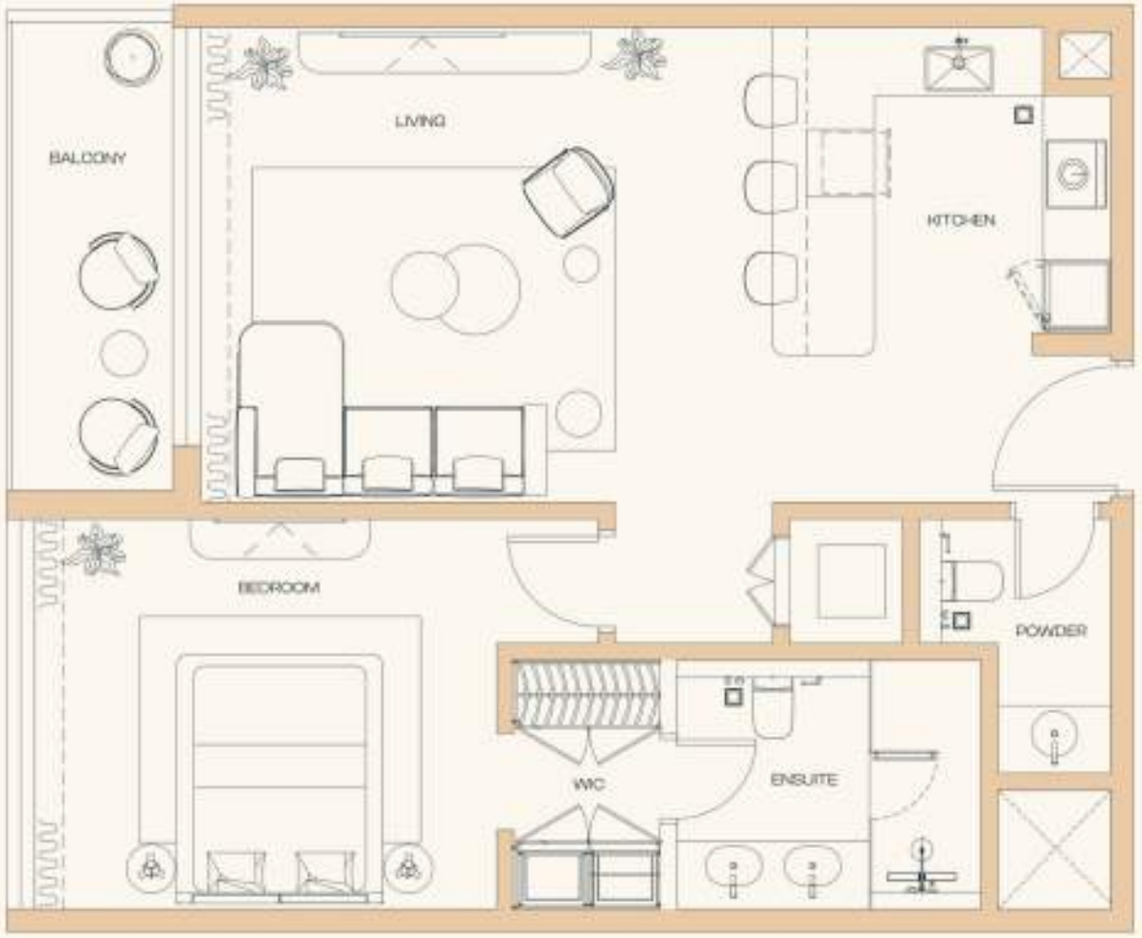

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1-BEDROOM

Unit NSA:
72 m²

Gross saleable area:
78 m²

Balcony:
6 m²



Type:
A1

Parking space:
1

View:
Sea/Community/Playground/Pool

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PAYMENT PLAN

Building: Basement + Ground + 10 Floors + Roof

Estimated Construction Duration: ~27 months (Enabling works commencement: January 2027)

NO.	%	PAYMENT MILESTONE	INDICATIVE DATE	INTERVAL (FROM CONSTRUCTION START DATE)
1	10%	Signing of Sale and Purchase Agreement (SPA)	Upon Signing	—
2	9%	Completion of piling works	Q2 2027	~3 months
3	9%	Completion of Substructure (Raft & Basement)	Q3 2027	~6 months
4	9%	Completion of Podium Level (1st Floor) Slab	Q4 2027	~9 months
5	9%	Completion of 5th Floor Slab	Q1 2028	~14 months
6	9%	Completion of Roof Slab (Structural Topping Out)	Q3 2028	~19 months
7	9%	Completion of External Façade & Blockwork Enclosure	Q4 2028	~21 months
8	36%	Practical Completion & Handover	Q2 2029	~25 months

1. All payment milestones are linked to verified construction progress. Indicative dates are estimates based on current program assumptions and may shift in accordance with actual site progress.
2. Payment obligations are triggered upon formal notification of milestone completion by the Developer.
3. This payment plan is indicative and subject to the terms and conditions of the Sale and Purchase Agreement (SPA).
4. The Developer reserves the right to amend milestone descriptions and indicative dates prior to SPA execution.

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