Butterfly
Towers
by Al Sayyah Group

Sales Presentation

Butterfly
Towers

The Story Behind Butterfly Towers

Drawing from the graceful form and symbolism of its name, Butterfly Towers is more than architecture, **it's a statement of elegance, transformation, and harmony.**

Inspired by the 'butterfly effect', every minute yet intentional design decision contributes to creating a luxury lifestyle that residents can see, feel, and live.

Butterfly
Towers

KEY FACTS

Project Details

- **Project Name:** BUTTERFLY TOWERS
- **Building Configuration:** 2B + G + 2P + 17 Floors
- **Residential Unit Mix:** Studio, 1 & 2 bedroom apartments
- **Total Apartments:** 570 units
  - **Block A:** 285 units
  - **Block B:** 285 units
- **Retail:** 26 units
- **Handover:** Q1 2029
- **Payment Plan:** 50/10/40 with 5 Years Post-Handover
- **Developer:** Al Sayyah Group

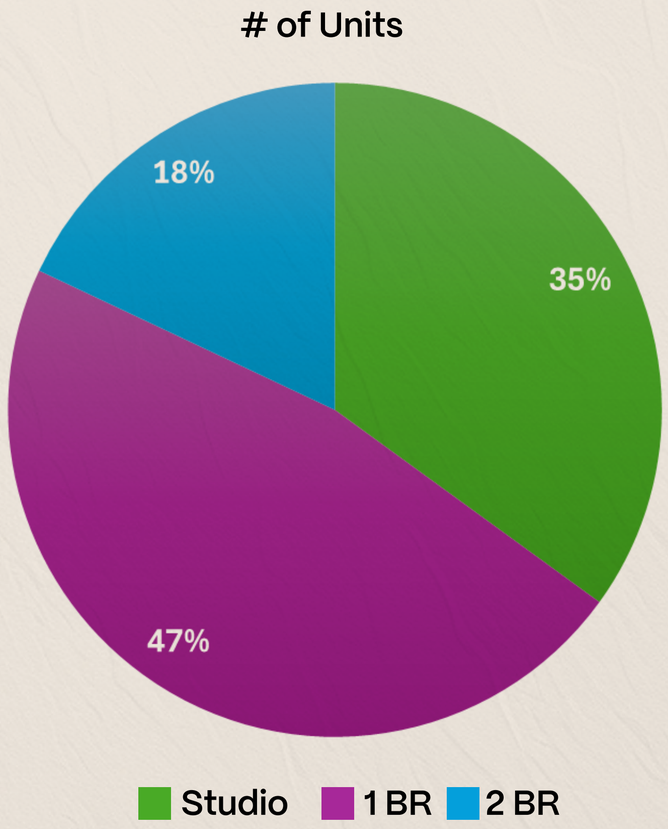
Floor Level	Floor Use
Basement 1	Parking
Basement 2	Parking
Ground	Lobby + Retail Shops
Podium 1	Parking + Retail Shops
Podium 2	Parking + Retail Shops
1st Floor	Residential + Amenities
2nd to 17th	Residential

Residential Unit Mix

Unit Type	Tower A	Tower B	Total	% of Units
Studio	100	100	200	35%
1 Bedroom	135	135	270	47%
2 Bedroom	50	50	100	18%
Grand Total	285	285	570	100.00%

Commercial Units

Unit Type	# of Units
Retail	26



Unit Sizes (Sqft)

Residential Unit Mix

Unit Type	Min Total Area (sqft)	Max Total Area (sqft)
Studio	408	501
1 Bedroom	831	1,099
2 Bedroom	1,350	1,724

Commercial Units

Unit Type	Min Total Area (sqft)	Max Total Area (sqft)
Retail	406	3,759

Ticket Prices

Unit Type	Average Ticket Price (AED)
Studio	827,777
1 Bedroom	1,418,777
2 Bedroom	2,200,777

Payment Plan

50/10/40 with
5 Years Post-Handover

Installment	Installment	Milestone	Estimated Date	Installment %
%50 During Construction	Down Payment	Upon Booking	Q3 2025	%10
	2nd Installment	Upon Signing SPA		%10
	3rd Installment	6 Months from Booking date	Q1 2026	%5
	4th Installment	12 Months from Booking date	Q3 2026	%5
	5th Installment	18 Months from Booking date	Q1 2027	%5
	6th Installment	24 Months from Booking date	Q3 2027	%5
	7th Installment	30 Months from Booking date	Q1 2028	%5
	8th Installment	36 Months from Booking date	Q3 2028	%5
%10 on Completion	9th Installment	On Completion	Q1 2029	%10
%40 Post Handover	10th Installment	6 Months from Completion	Q3 2029	%4
	11th Installment	12 Months from Completion	Q1 2030	%4
	12th Installment	18 Months from Completion	Q3 2030	%4
	13th Installment	24 Months from Completion	Q1 2031	%4
	14th Installment	30 Months from Completion	Q3 2031	%4
	15th Installment	36 Months from Completion	Q1 2032	%4
	16th Installment	42 Months from Completion	Q3 2032	%4
	17th Installment	48 Months from Completion	Q1 2033	%4
	18th Installment	54 Months from Completion	Q3 2033	%4
	Final Installment	60 Months from Completion	Q1 2034	%4

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LOCATION & VIEWS

Project Location

- Google Maps: https://maps.app.goo.gl/t1MwxDGNWh6J25uAA

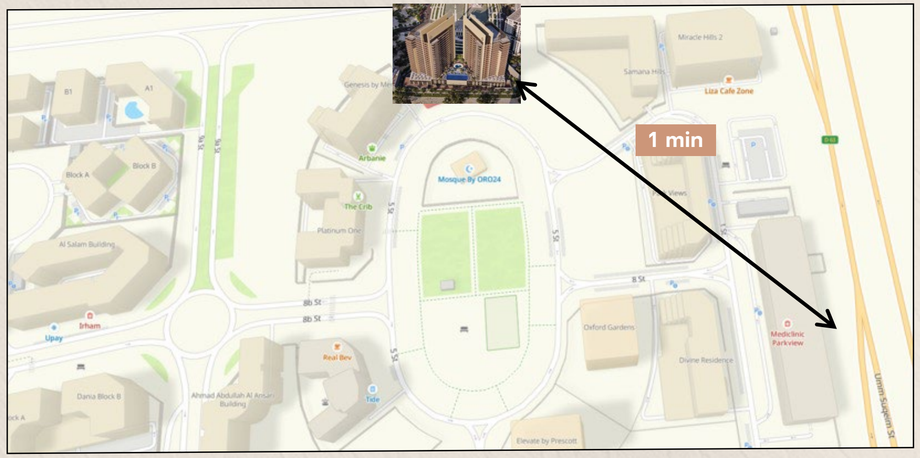
- Butterfly Towers is situated in Arjan, offering seamless access to key Dubai destinations via Sheikh Mohammed Bin Zayed Road (E311) and Umm Suqeim Street (D63).

PROXIMITY

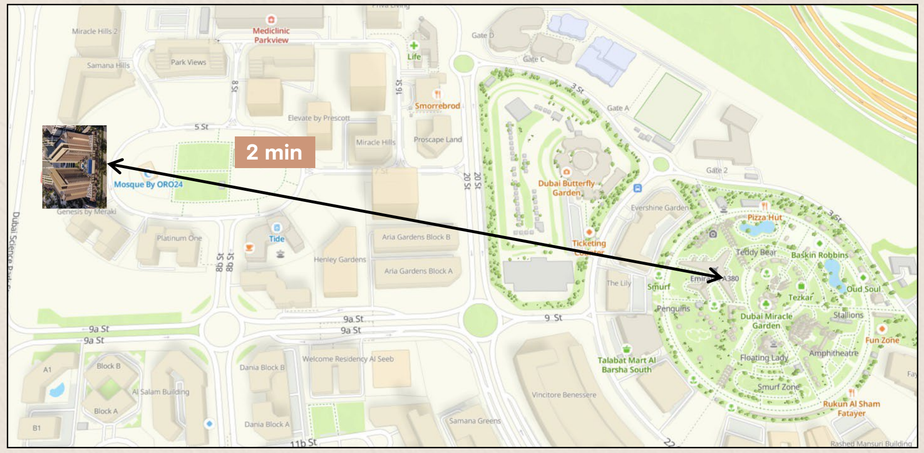
1 MIN	2 MIN	10 MIN	10 MIN	15 MIN
Mediclinic Parkview Hospital	Dubai Miracle Garden	Dubai Hills Mall	Global Village	Mall of The Emirates
18 MIN	20 MIN	20 MIN	20 MIN	25 MIN
Downtown Dubai Dubai Mall	Palm Jumeirah	DIFC	JBR	Dubai International Airport

Project Location

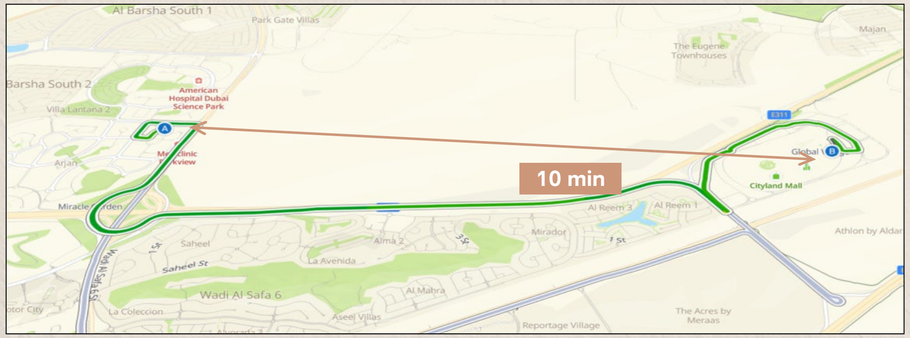
1 Minute to Mediclinic Parkview



2 Minutes to Miracle Garden & Butterfly Garden



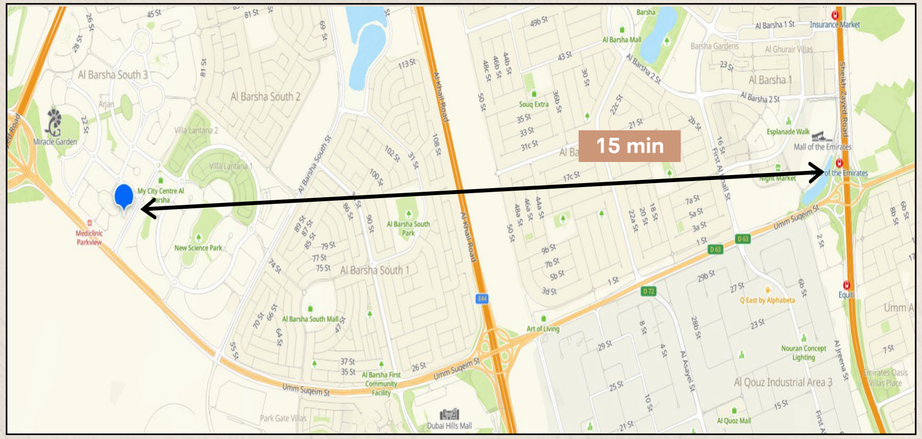
10 Minutes to Global Village



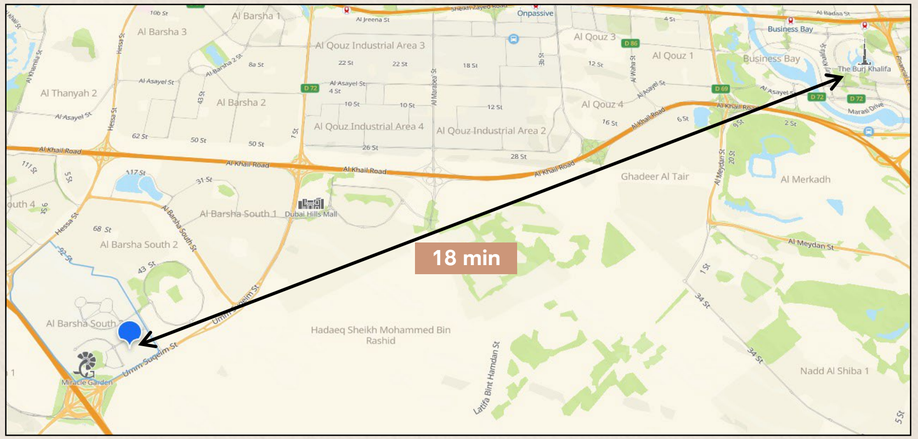
10 Minutes to Dubai Hills Mall

Project Location

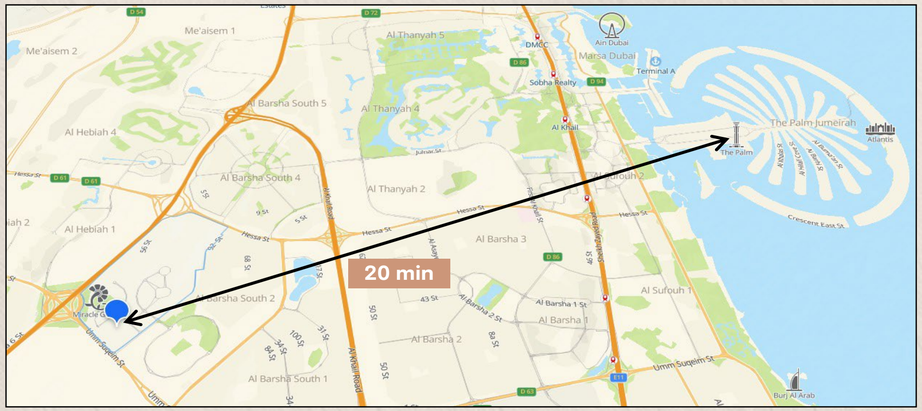
15 Minutes to Mall of the Emirates



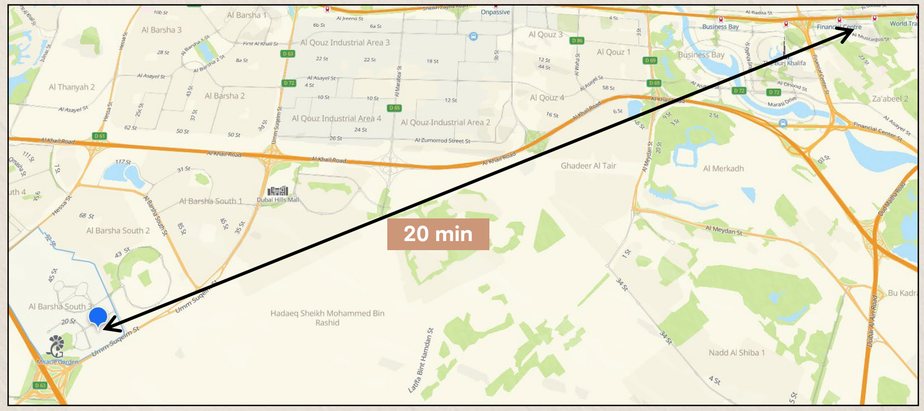
18 Minutes to Burj Khalifa



20 Minutes to Palm Jumeirah

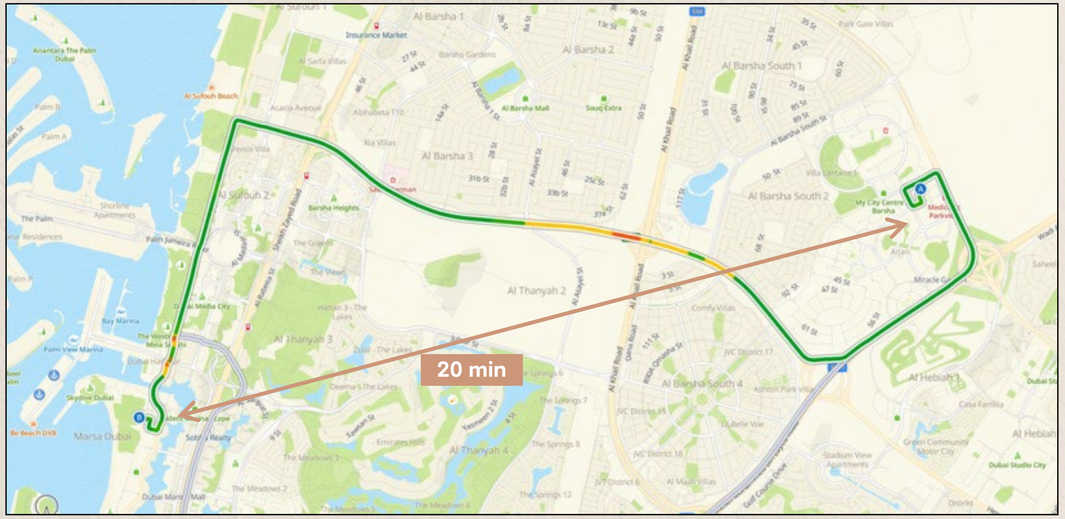


20 Minutes to Financial Centre

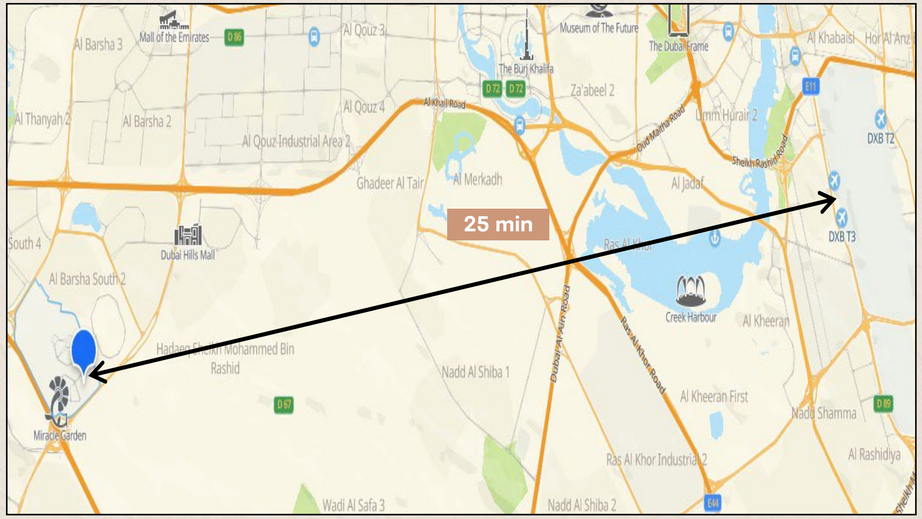


Project Location

20 Minutes to JBR

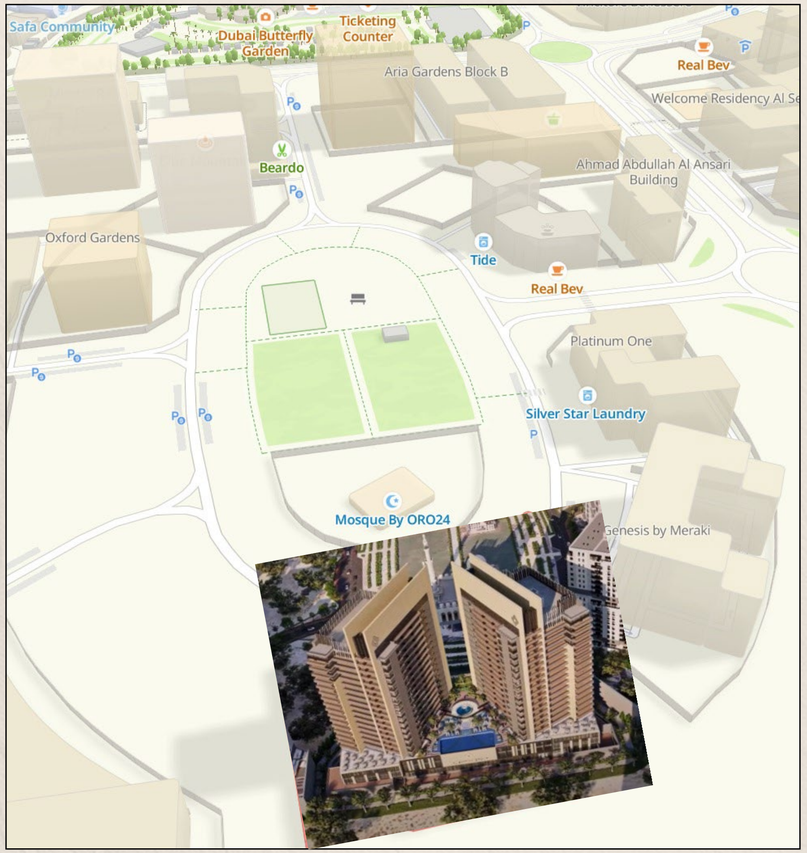


25 Minutes to Dubai International Airport



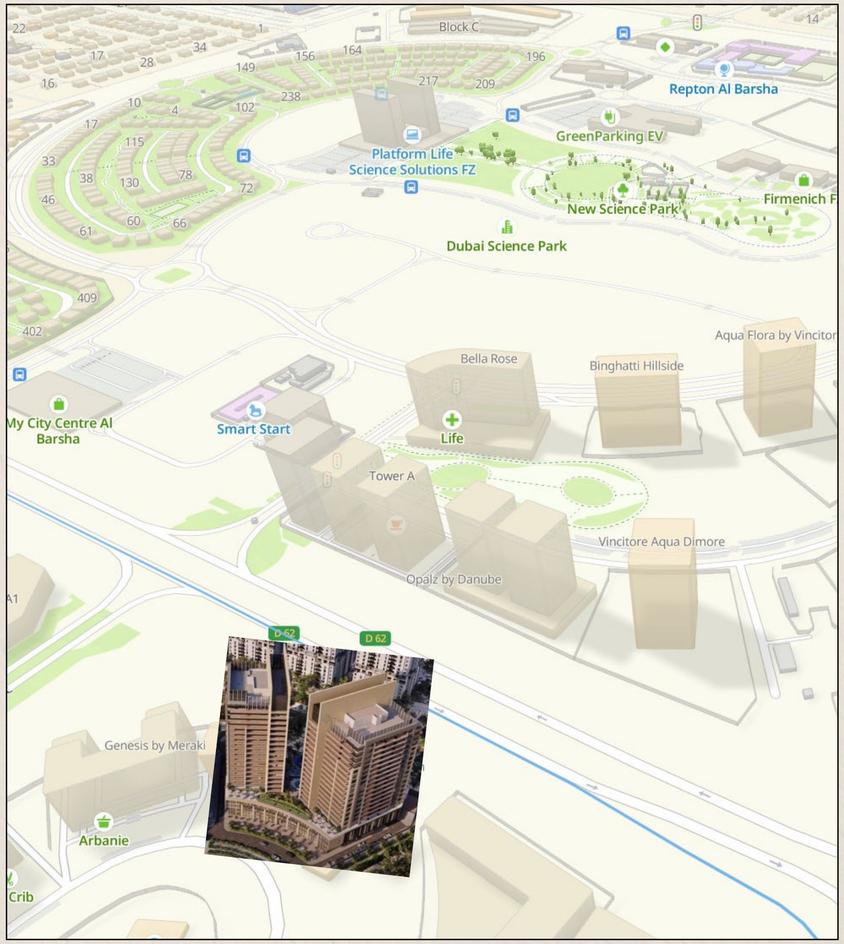
Project Views

- Full, Open Park Views
- Butterfly Garden Views on High Floors
- Miracle Garden Views on High Floors

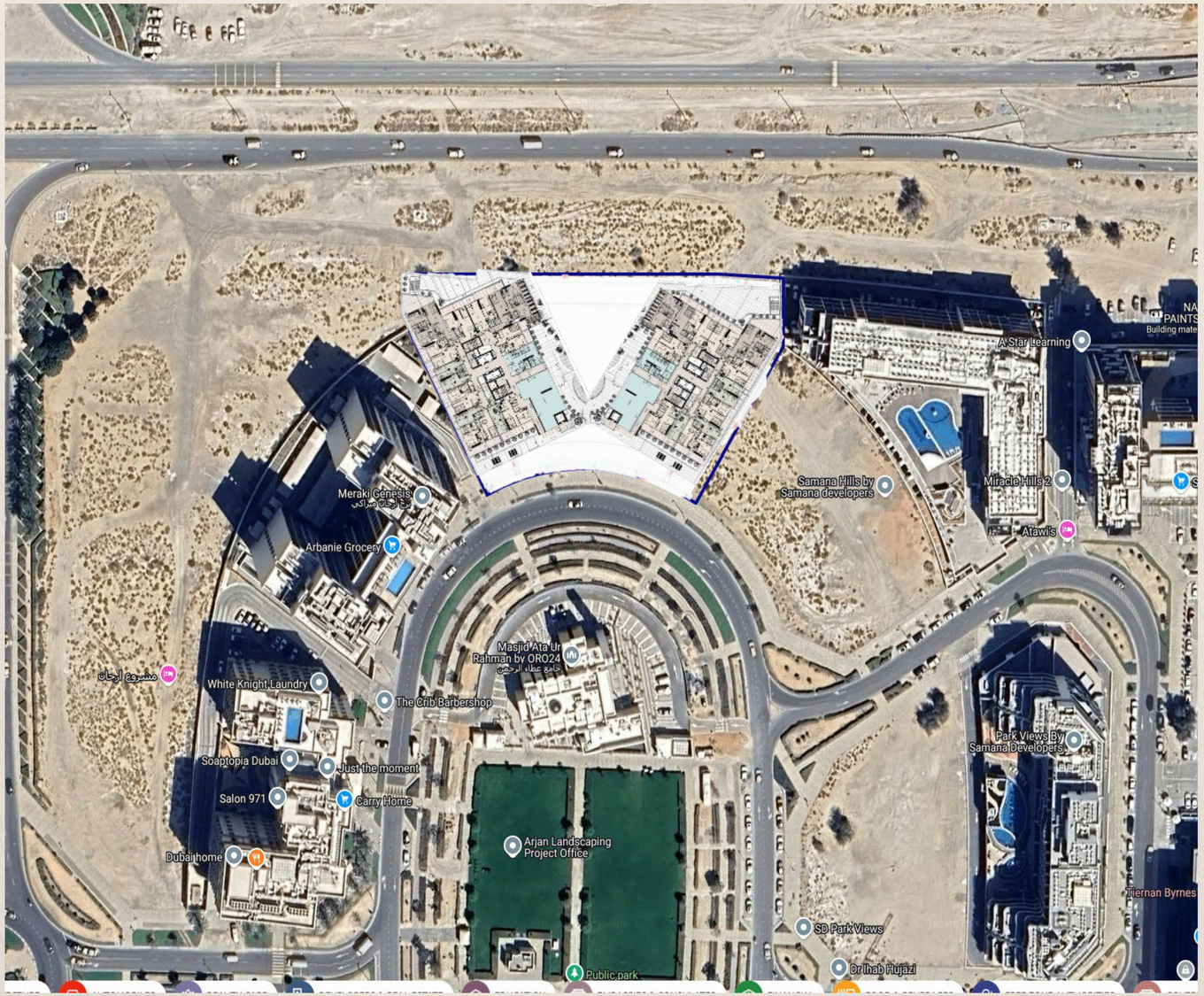


Project Views

- Attractive Amenities Views
- Open Science Park Views
- Dubai Skyline Views



Project Views



Project Views

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FLOOR PLANS & LAYOUTS

Sample Floor Plan
Studio

Sample Floor Plan
1 Bedroom

Sample Floor Plan
2 Bedroom

Residential And Amenities
1st Floor Plan – Tower A & B

Tower B

Tower A

Residential (Typical Floors 2nd–17th) Tower A

Residential (Typical Floors 2nd–17th) Tower B

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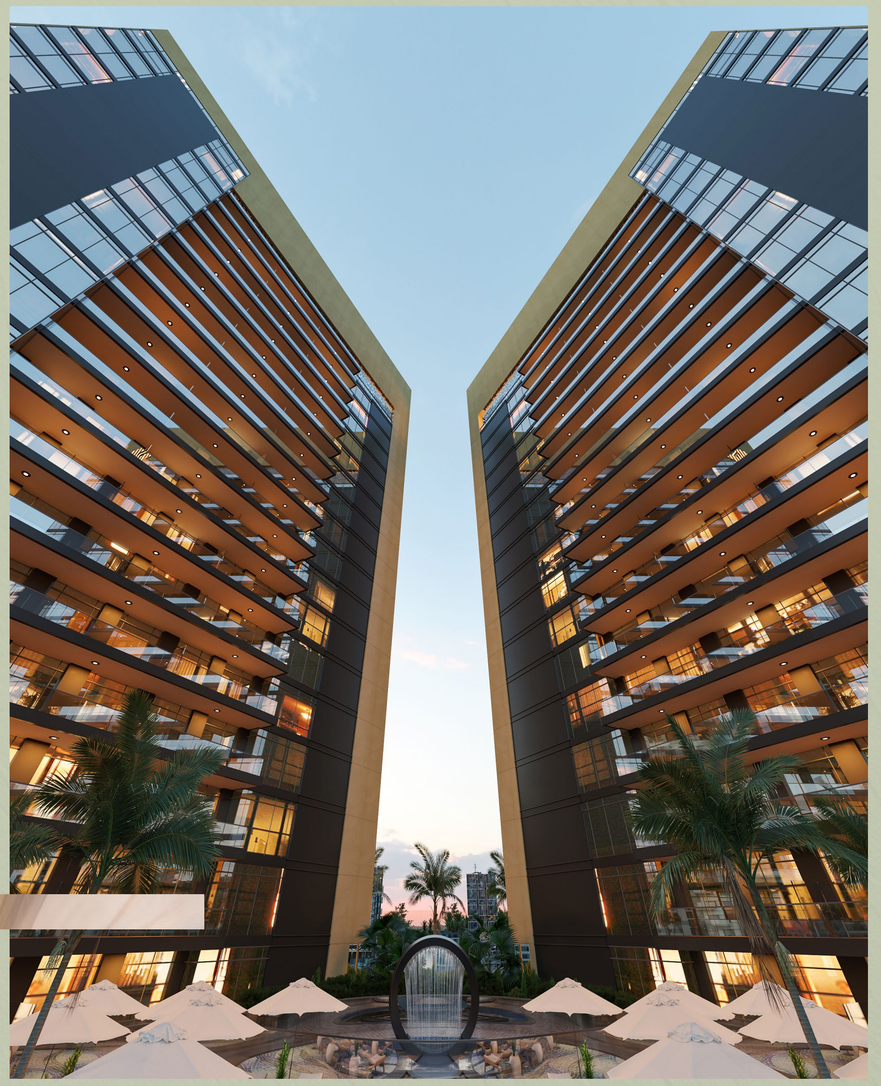
PROJECT USPs



1. Best Payment Plan

- **9 Years:** The longest and most flexible payment plan in Arjan.
- **5 Years:** Post-handover payment plan.

Highlights:

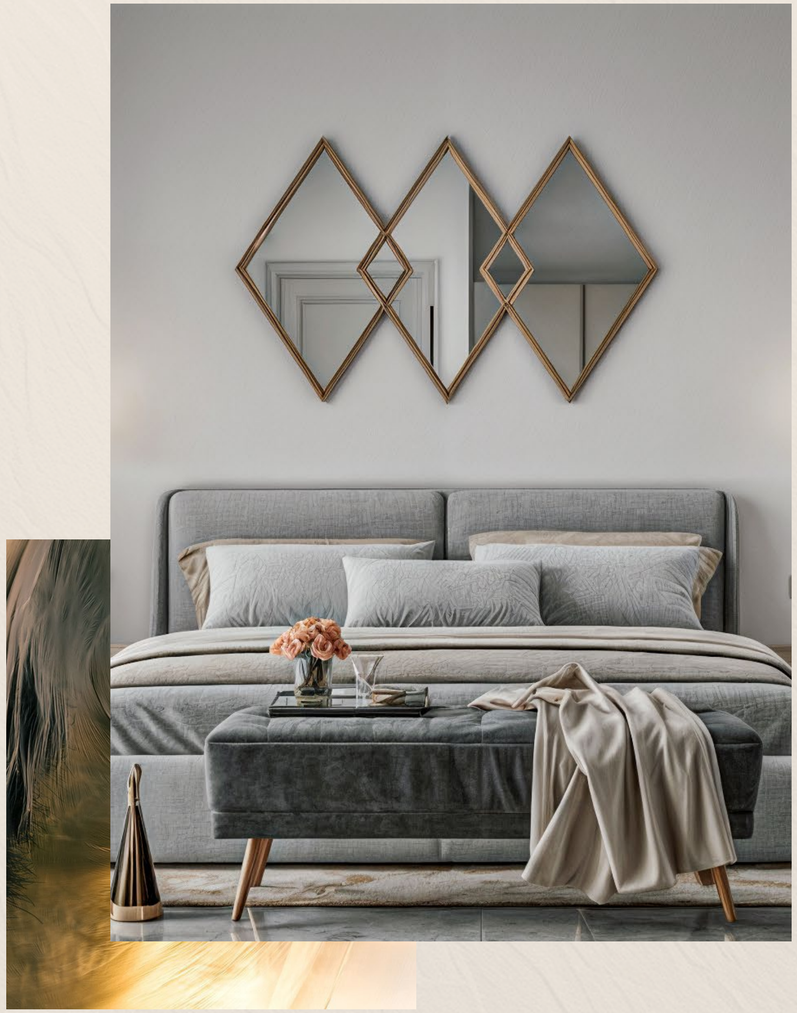
- **9-Years Total Plan:** Among the longest and easiest payment horizons in the market.
- **Unmatched Flexibility:** Only 50% payable over 4 years during construction.
- **40% Over 5 Years Post-Handover:** Spread across 60 months for maximum convenience.
- **Rent-Supported Ownership:** Post-handover installments can be covered by rental income.

This payment plan is designed to appeal to both end-users and investors; ideal for budget-conscious buyers and those seeking long-term cash-flow flexibility.

2. Fully Furnished Apartments

Furnishing increases rental value, delivering higher ROI for investors.

- **Premium Modern Furniture:** Stylish interiors with high-quality finishes included.
- **Zero Setup Hassle:** Move in or rent out immediately after handover.
- **Rental-Ready:** Attractive to both short-term and long-term tenants.
- **High Rental Yield:** Furnished units achieve faster occupancy and stronger returns.
- **Time & Cost Savings:** No additional spending required on furniture or setup.



3. Views

Scenic Views That Elevate Everyday Living

- **Optimized Orientation:** The building has been carefully positioned to ensure each unit benefits from the best possible views.
- **Expansive Openings:** Spacious balconies and floor-to-ceiling windows maximize natural light while framing panoramic vistas.
- **Variety of Views:** Options range from serene park landscapes and community amenities to the iconic Dubai skyline, adding strong buyer appeal.
- **Premium Upper-Floor Outlooks:** Higher floors offer exceptional views of Dubai Butterfly Garden and Miracle Garden.
- **Value-Enhancing Design:** Every unit is crafted to capture beautiful, desirable views, enriching the living experience and boosting long-term value.

4. Arjan as a Location:

The project and Arjan community as a whole is strategically located in the middle of major highways; Sheikh Mohammed Bin Zayed Road, Umm Suqeim Road, Al Khail Road & Hessa Street, providing easy connectivity to key areas in Dubai.

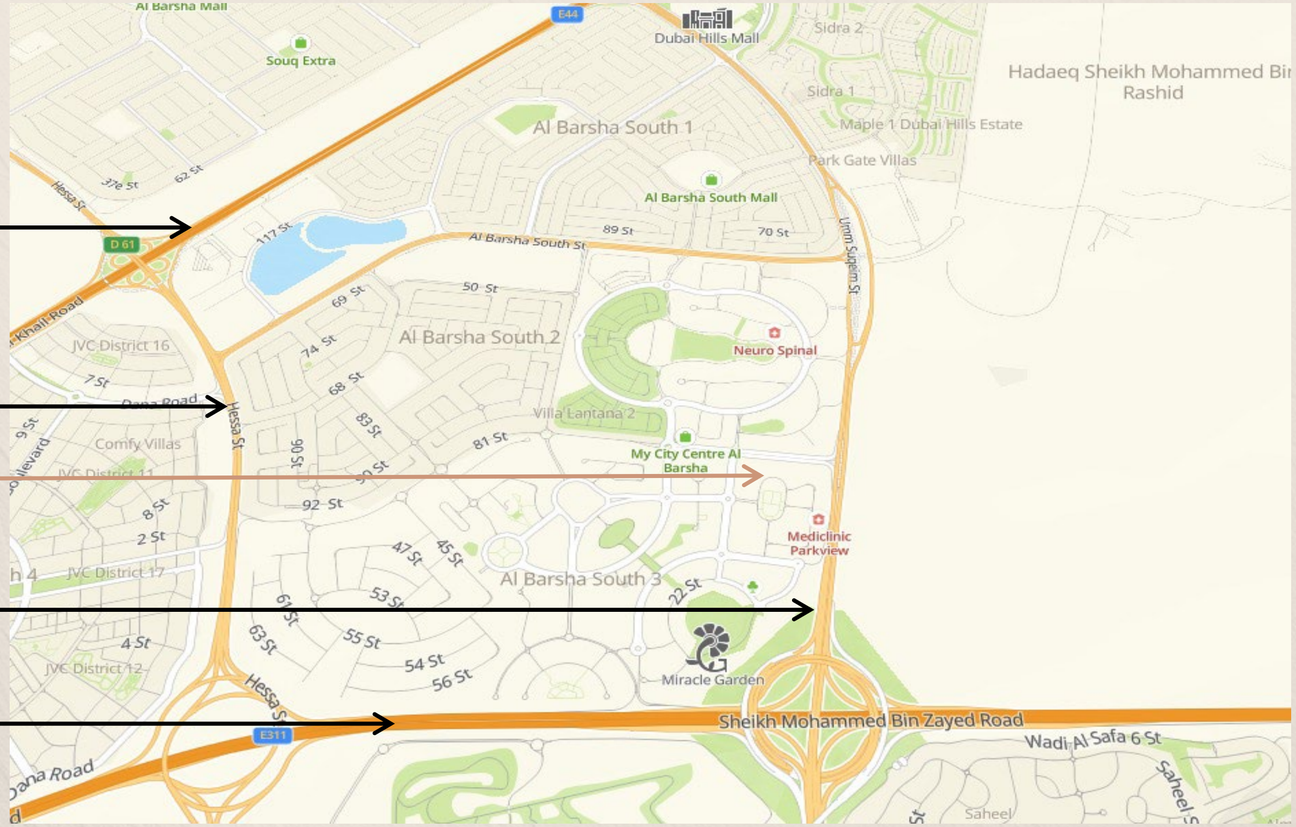
Al Khail Road

Hessa Street

Butterfly Towers

Umm Suqeim Street

Sheikh Mohammed Bin Zayed Road



5. Project Accessibility & Connectivity

- Recognized as one of the most accessible projects in Arjan.
- Located in a less congested area of the community for smoother entry and exit.
- Direct access from Umm Suqeim Street and Dubai Science Park Street.
- Within walking distance of key landmarks such as Mediclinic Parkview Hospital, Dubai Butterfly Garden, and Dubai Miracle Garden.

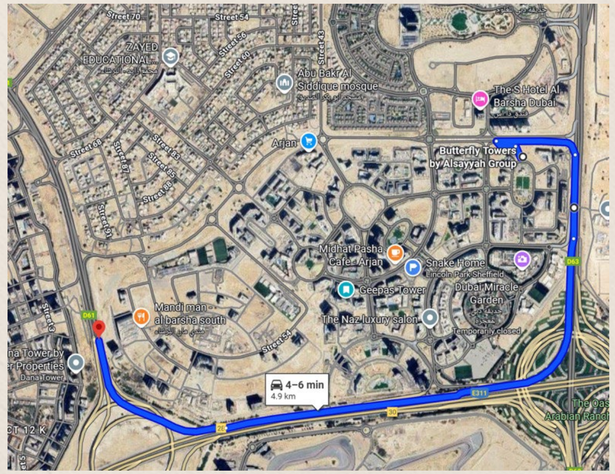
5. Project Accessibility & Connectivity

Strategic Location with Seamless Connectivity: Just 1 minute to Umm Suqeim, 3 minutes to Sheikh Mohammed Bin Zayed Road, 4 minutes to Hessa Street, and 6 minutes to Al Khail Road.

1 minute to Umm Suqeim Street

3 minutes to Sheikh Mohamad bin Zayed Road

4 minutes to Hessa Street

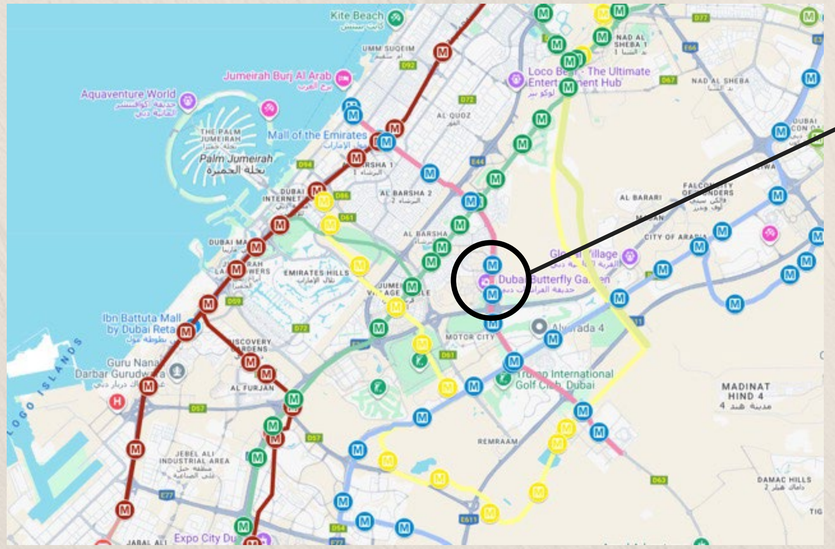


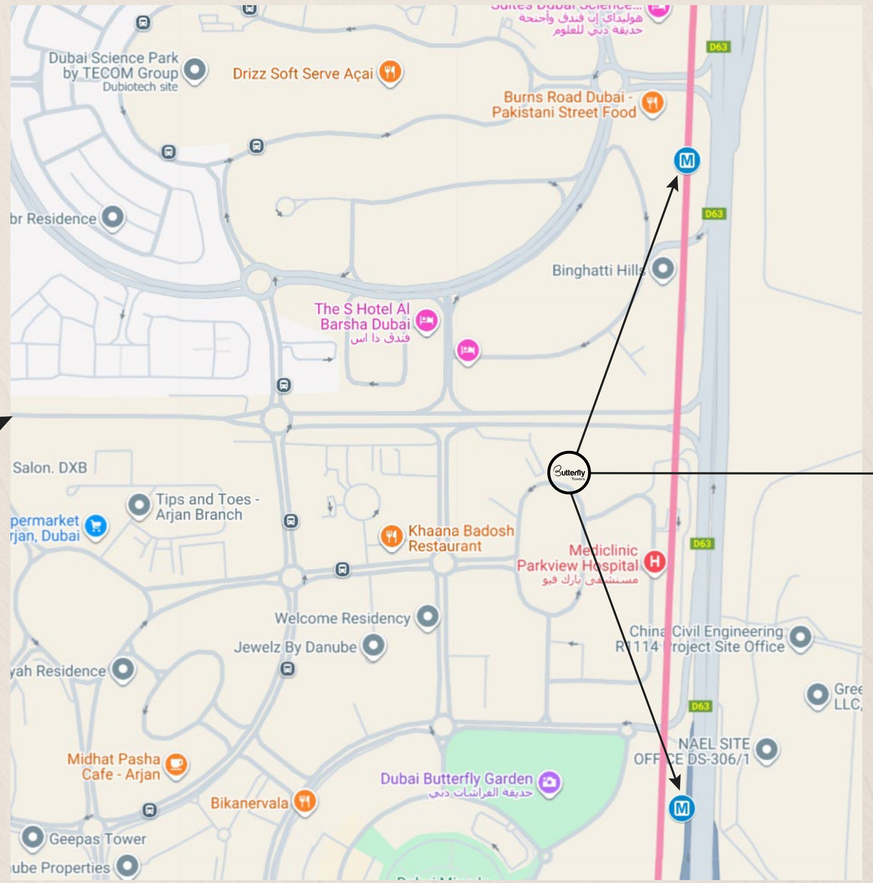
6 minutes to Al Khail Road

5. Project Accessibility & Connectivity

Prime Location Close to Upcoming Metro Stations

- Enhanced connectivity and everyday convenience
- Strong potential for capital appreciation and rental growth
- Off-plan projects gain a competitive edge
- Appealing to both short-term and long-term investors
- Faster resale opportunities and liquidity
- A future-proof investment in Dubai's growth





Butterfly Towers

6. Trusted Developer: Al Sayyah Group

- **Established Legacy:** Over 20 years of excellence in the UAE market, with a proven record of reliable delivery and quality construction.
- **Iconic Portfolio:** Developer of landmark projects such as Sulafa Tower in Dubai Marina (one of the tallest residential towers), Shatha Tower, and Blue Bay Tower in Business Bay.
- **Proven Market Demand:** Developments in prime locations consistently achieve high occupancy rates and rental yields, outperforming market averages by 20–30%.
- **Commitment to Quality:** Recognized for premium finishes, spacious layouts, and community-driven designs that appeal to both end-users and investors.
- **Customer Confidence:** A long-standing reputation for on-time delivery and strong after-sales support, ensuring lasting trust among buyers.

6. Trusted Developer: Al Sayyah Group

Portfolio of Iconic Projects by Al Sayyah Group

Project Name	Location
Sulafa Tower	Dubai Marina
Windsor Manor	Business Bay
Luna Residence	Dubai Land (Dubai Land area)
Windsor Residence	Dubai Land (along Al Ain – Dubai Road)
Seabird Residence	Palm Jumeirah
Shatha Tower	Dubai Media City (Sheikh Zayed Road)
Al Sayyah Building	Sheikh Zayed Road
Blue Bay Tower	Business Bay
Al Sayyah Residence	Arjan (Dubai Land area)
180– Degree Villas	Wadi Al Safa 2

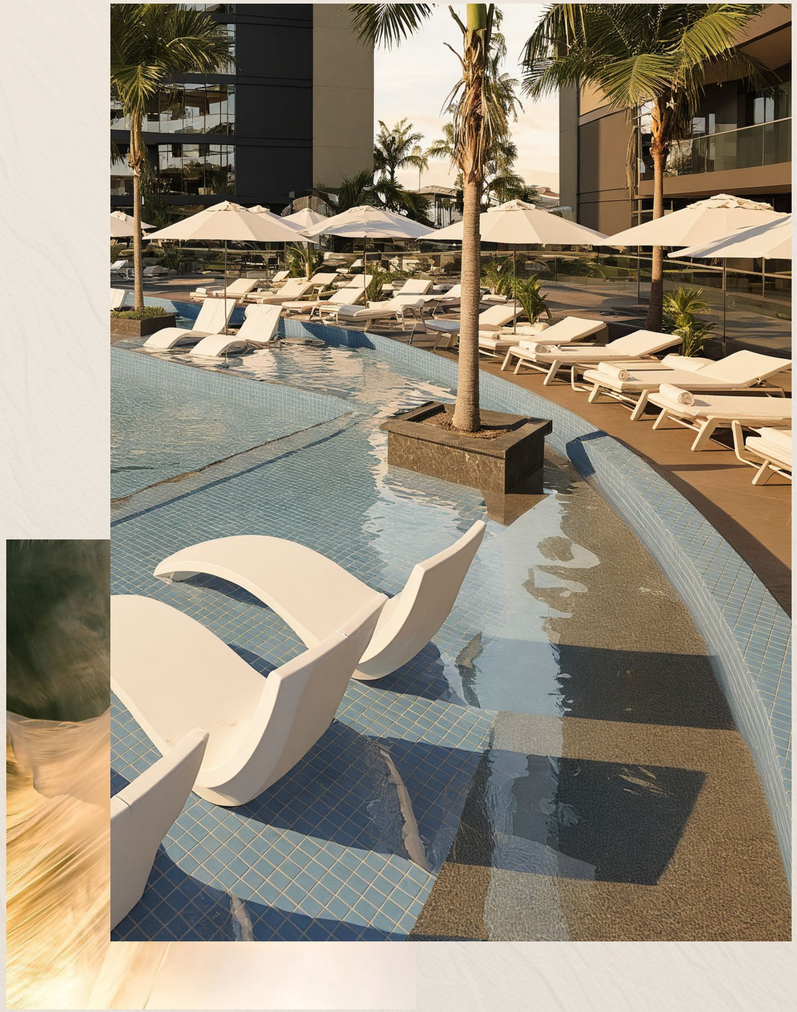
6. Trusted Developer: Al Sayyah Group

Portfolio of Iconic Projects by Al Sayyah Group

7. Key Amenities

A Lifestyle Beyond Expectations

- **2 Fully Equipped Gyms:** One gym in each tower, offering residents convenient access and tailored fitness spaces.
- **Sauna & Steam Rooms:** Relax and rejuvenate with wellness facilities designed for daily comfort.
- **Swimming Pools:** Separate Adult and Kids' Pools for safe, enjoyable recreation.
- **Kids' Play Area:** A secure and engaging space where children can play and socialize.



8. Spacious Layouts Designed *for Comfortable Living:*

- **Generous Unit Sizes:** Thoughtfully designed layouts that maximize space, comfort, and livability.
- **Diverse Options:** A range of studios, 1BR, and 2BR units catering to both end-users and investors.
- **Above Market Average:** Larger than typical apartments in Arjan, offering **more value per sq. ft.**
- **Exceptional Value:** Among the most spacious residences in Arjan, while maintaining highly competitive sales rates and attractive entry prices.

- **Butterfly offers some of the most spacious apartments in Arjan market while maintaining the best sales rates and best ticket prices, delivering exceptional value for our clients.**
- **This emphasizes both the size and value aspect of your apartments effectively.**

9. Rental Yield

- **Higher ROI Potential:** Fully furnished apartments can achieve rental returns of **up to 9%,** with studios delivering even stronger yields.
- **Proven Demand:** Previous projects by the same developer in Arjan have consistently achieved high occupancy rates and rental yields **20–30% above market average.**
- **Spacious Layout Advantage:** Larger unit sizes are expected to attract stronger demand and deliver superior rental performance.
- **Limited Market Supply:** Few options are available in Arjan and surrounding areas that **offer end-user-sized apartments** with this level of value.
- **Cash Flow Support:** Projected rental income is expected to comfortably **support post-handover payment installments.**

Summary & *Conclusion*

Why Butterfly Towers Stands Out in Arjan:

1. **Best Payment Plan** among all offerings – **up to 9 years.**
2. **Exceptional 5-year post-handover** payment plan on the remaining **40%.**
3. **Fully Furnished** with high quality finishes.
4. **Unobstructed Views.**
5. **High ROI up to 9%.**
6. **Developed by Al Sayyah Group,** a well-reputed and trusted developer with a strong track record and proven demand in Arjan.
7. **Great Location** (Connectivity, Accessibility).
8. **Spacious apartments,** while maintaining the **best sales rates** and **best ticket prices.**
9. Well Designed **Amenities** with superior **building quality** and **high-end finishes.**
10. An excellent opportunity tailored to meet the needs of both **end-users and investors.**