



Frequently Asked Questions

BEHIND THE SCENES

What is Liberty Residence?

Liberty Residence is a lifestyle-focused lakeside residential development located within Emirates Lake Towers. It comprises of Ground+30 floors of over 470 modern, lifestyle-orientated residential apartments. When complete, Liberty Residence will offer modern living in a community environment, located directly on the waterfront.

Spread over 21 million sq ft, Emirates Lake Towers consists of 51 towers, a mosque, a school, retail components and a 5-star hotel.

Designed by Adnan Saffarini Engineering Consultancy, Liberty Residence has been built with end user's needs in mind. With affordable prices and interest-free extended payment plans of three and five years, becoming a homeowner has never been easier.

Where is Liberty Residence?

Liberty Residence is located in phase three of Emirates City, on Emirates Road, Ajman. Just a 20 minute drive from the bustling city of Dubai, Liberty Residence offers one of the most prime locations within Ajman's freehold areas. New road infrastructures within the emirate of Ajman generate efficient commuting times across the emirates.

What are the advantages of being located in EMIRATES LAKE TOWERS, AJMAN?

The prime location of Liberty Residence offers commuting times of just 20 minutes to Dubai and other neighbouring emirates. The community itself offers lush, green landscaped gardens around a large lake; the epicentre of the development and a unique offering within the lifestyle development. Modern amenities and spacious surroundings differentiate the community from other developments.

Without the option to own freehold property in Sharjah, the emirate of Ajman has become an attractive alternative for potential home owners or tenants working in Sharjah, Dubai and other emirates.

Emirates Lake Towers is less than a 10 minute drive from Ajman City Centre, 10 minutes from Sharjah International Airport, 20 minutes from Dubai International Airport, and 25 minutes from Dubai's city centre.

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Who is the Developer of Liberty Residence?

The developer of Liberty Residence is Mukaty Holdings, an associate of Chapal World, and a holding group of multiple industries including textiles, real estate and capital markets across the world.

Who are the Design Architects and Engineers?

Engineer Adnan Saffarini is a private architectural and engineering consulting office established in Dubai in 1968. With branch offices in Abu-Dhabi, Al Ain, Sharjah, Ajman, Ras Al Khaimah, Al-Fujairah, Doha (Qatar) and Amman (Jordan); the company has made its mark with a wide range of break-through projects all over the UAE and the region.

Engineer Adnan Saffarini is one of the most renowned and largest offices of its kind in the region. A variety of projects like mosques, universities, schools, towers, commercial and residential buildings, embassies, villas, shopping malls and warehouses are designed and supervised by the Office.

Al Zaher Palace of H.H. Sheikh Rashed Al Noeimi was one of the most distinguished projects designed and supervised by the Office and was selected to appear on the UAE Fifty Dirhams bank note.

Who is the Project Manager?

Engineer Adnan Saffarini.

Who will build Liberty Residence?

Renowned regional contractors are currently being approached and negotiations are underway.

Who is Better Homes?

Better Homes is the exclusive marketing consultant and sales agents for Liberty Residence. It is the leading real-estate company in the Gulf with over 500 specialized employees and manages more than 240 properties and over 3,000 apartments. Better Homes provides the highest quality in property services in the region. Better Homes' broad scope of services comprises sales, specialized project sales & marketing services, leasing, property management, commercial leasing, maintenance and interior design.

Better Homes has an international network, comprising over 100 agency partners & Better Homes franchises, that bring unique and specialist skills to any project within their specific target zone. Primary zones are the Middle East, United Kingdom, Ireland, the Western Eurozone, Russia, the CIS, Iran, India, Pakistan, Asia, the Far East and the US.

Better Homes Project Sales & Marketing Division (PS&M) provides highly specialized consultancy services to developers of real-estate projects in the Gulf and internationally. In operation since 2004, the PS&M Division has successfully taken many high-profile developments from inception to successful completion and sales. Through the extensive experience of its executives the PS&M division can confidently guide developers to the best possible result. The comprehensive sales & marketing consultancy services allow the

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developer to focus on the construction process and rest assured that the sales & marketing portion of the development is in the hands of true real-estate professionals.

The PS&M division acts on behalf of the developer and coordinates between architects, project managers, advertising agencies, PR agencies, printers, event management companies etc. The PS&M team advises the developer on issues such as design, unit mix, price, payment plan and location to ensure the successful launch and efficient sales of the project.

Where is the Sales Office?

Better Homes, Project Sales & Marketing Department. 1st Floor, The Village Centre, Beach Road, Jumeirah, Dubai, UAE and Better Homes Sharjah Office, Golden Tower Building, Office 505, Buhaira Corniche, Sharjah, UAE.

What are the Features of Liberty Residence?

- Luxurious lakeside living
- Private Covered Parking
- 24 hours security & concierge service
- Freehold with UAE residency Visa* facility
- Business centre
- Liberty Living

*subject to Ajman & UAE immigration regulations

What is Liberty Living?

Liberty Residence has over 15,000sqft dedicated to Liberty Living, a state of the art leisure and health facility, which includes:

- Swimming pool with Jacuzzi
- Gymnasium (separate for ladies & gents)
- Sauna and steam room (separate for ladies & gents)
- Billiards and Table Tennis room
- Children's Play Area
- Social club room with roof top garden & BBQ area

What assurance do I have that the Project will offer Quality and Durability?

The project master developers Chapal World, in conjunction with the project master planners, Adnan Saffarini, have mandated all private and sub-developers to follow a very strict guideline and quality control measures to ensure high calibre construction and durability throughout the Emirates Lake Towers development.

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What are ownership rights?

Freehold ownership rights, as per the current rules and regulations governing freehold ownership in Emirate of Ajman under the auspices of the Federal Government of the UAE.

What is the Payment Schedule?

PAYMENT SCHEDULE – 3 YEAR PLAN	
Payments linked to a 3 year payment plan option.	Purchase price percentage and instalment amount
Booking payment. On the date here of Payment to be made to the seller Better Homes LLC.	AED 5000
First Instalment to be made to Better Homes LLC, 10 days after the booking date.	5% AED inclusive of reservation fee, previously paid by buyer.
Second Instalment to be made to Better Homes LLC, 30 days after the booking date.	5% AED
Third Instalment to be made to Mukaty Holdings 60 days after the booking date.	5% AED
Fourth Instalment to be made to Mukaty Holdings 90 days after the booking date.	5% AED
30 monthly instalments of 2.2% or 10 quarterly instalments of 6.6%	66%
Upon completion 14%	14%
Total	100% AED

PAYMENT SCHEDULE – 5 YEAR PLAN	
Payments linked a 5 year payment plan option.	Purchase price percentage and instalment amount
Booking payment. On the date here of Payment to be made to the seller Better Homes LLC.	AED 5000
First Instalment to be made to Better Homes LLC, 10 days after the booking date.	5% AED inclusive of reservation fee, previously paid by buyer.
Second Instalment to be made to Better Homes LLC, 30 days after the booking date.	5% AED
Third Instalment to be made to Mukaty Holdings 60 days after the booking date.	5% AED
Fourth Instalment to be made to Mukaty Holdings 90 days after the booking date.	5% AED
32 monthly instalments of 1.1%	35.2%
10% on Hand over	10%
24 monthly instalments of 1.45% after possession	34.8%
Total	100%

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A non-refundable booking fee of AED 5,000 will confirm your reservation (The cheque should be payable to Better Homes LLC) The first and second instalments will be post dated cheques (also payable to Better Homes LLC). Following the first two instalments all subsequent post dated cheques should be payable to and collected by Mukaty Holdings.

Is Financing Available?

Mortgage finance is not available with banks or financial institutions at the time of launch, but Developer finance is available as per the extended payment plan.

What is the construction period?

Construction will begin in the 4th Quarter 2008 and completion is estimated to be in the 3rd Quarter of 2011.

What are the service charges?

Service charges are yet to be determined.

Is parking available?

A total of 474 car parking spaces are available. These parking spaces are available at an additional price of AED 35,000 per parking space on the 3 year payment plan, and AED 42,000 per parking space on the 5 year payment plan.

Visitor parking is available at street level surrounding Liberty Residence.

Can I sell my property to a third party?

The property is fully transferable to a third party once 20% of the selling price has been paid in full.

What is the transfer fee as per EMIRATES LAKES TOWERS, AJMAN?

The transfer fee is 2% of the total sales value.

What is an Acknowledgement of Reservation Fee Form?

An Acknowledgement of Reservation Fee reserves the specified property for a period of 48-hours.

Upon signing the Acknowledgement of Reservation Fee form, the Buyer pays a non-refundable Reservation Fee of AED 5,000 to Better Homes LLC. The Reservation Fee becomes the property of the Seller upon payment of the same by the Buyer.

Within 48 hours of the Buyer signing the Acknowledgement of Reservation Fee form, the Buyer must sign a Reservation Form for the specified property and pay the first payment due

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hereunder. The Reservation Fee is applied towards the first payment due under the Reservation form. All payments received by the seller are non refundable

What is a Reservation Form?

A Reservation Form is a binding contract between the Buyer and Seller in relation to the purchase and sale of the property specified therein. Except as specified in the Reservation Form, the Reservation Form is irrevocable and the payments due are non-refundable.

All payments made by the Buyer under the Reservation Form must be in accordance with the Payment Schedule. For the avoidance of doubt, the Buyer shall make the first payment to Better Homes LLC.

I would like to purchase in Liberty Residence. What do I do now?

Contact the Better Homes Sales Agents on: **+ 971 4 303 9404.**

Better Homes LLC

Head Office
P.O. Box 29726, Dubai, UAE
Fax + 971 4 342 9198

Sharjah Office
P.O. Box 41149, Sharjah, UAE
Fax + 971 6 573 7711

Email: liberty@bhomes.com



I have read the information detailed in this document, "Liberty Residence Frequently Asked Questions" and accept the details as presented.

Buyer's Name: _____

Buyer's Signature: _____

Dated: _____

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