

# THE PULSE VILLAS

A development by

دبي الجنوب  
**DUBAI  
SOUTH**

# قلل النبض

مشروع من تطوير

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SOUTH**

للعقارات  
PROPERTIES

NEW SALES LAUNCH

BROKERS BRIEF

FEB 2021

Confidential & Privileged

# PROJECT LOCATION

## THE PULSE VILLAS

A development by 



**MAG 5**

**THE PULSE**  
A development by 

# THE PULSE VILLAS MASTER PLAN



## THE PULSE VILLAS

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## THE PULSE VILLAS UNIT MIX & PRICE RANGE

- **The Pulse Villas - 268 Townhouses & Semi-detached Villas**
  - **Mix of 2, 3 & 4 Bedrooms**
  - **All units come with maid rooms, closed kitchen, private garden and 2 cars shaded parking**
  - **3BR type B & 4BR feature 1st floor family rooms**
- **Starting pricing:**
  - **2BR starting from AED 850K**
  - **3BR starting from AED 1M**
  - **4BR starting from AED 1.25M**

Pulse Townhouse – Unit Mix and Avg Areas		
Unit Type	No.Unit Mix	Area sq ft
2BD	134	1,895
3BD_A	56	2,115
3BD_B	52	2,218
4BD	26	2,710
Total	268	-

# THE PULSE VILLAS DUBAI SOUTH

## Special Offer

### Payment plan 50:50

**50% during Construction | 50% post completion on Two Years**

**50% DLD Fee Waiver**

# THE PULSE VILLAS DUBAI SOUTH

## Hand Over 2024

### Infrastructure ready & complete

**Roads, streetlights, multiple entry points, RTA public Bus,  
jogging & cycling tracks, sports zone, Gyms, Pools, Landscaping**

# THE PULSE VILLAS DUBAI SOUTH

## key features:

- 2,3- & 4-bedroom “freehold” Town Houses and semi-detached villas
- G+1
- BUA ranging from 1,895 to 2,720 sqft
- Each unit type comes with the following
  - Maid room
  - Closed kitchen with direct access to the garden
  - Storage room
  - Laundry room
  - Master bedrooms (all en-suite rooms)
  - Private garden
  - 2 cars shaded parking space
  - Multiple access doors (front & back gates)
  - 3BR & 4BR units come with additional 1<sup>st</sup> floor family room, attached balcony, pantry, study room and larger garden/plot
- GYM & Fitness club & half Olympic swimming pool
- Retail center and F&B
- Contemporary design
- Bright and spacious interiors with natural lights windows, elegant finishes and private gardens
- Lively & vibrant gated community surrounded by lush greenery and jogging tracks
- Gated kids' playgrounds and children swimming pool
- Ample of guests parking spaces
- Sports zone (Football, Basketball, Tennis and Pedal Tennis)
- Direct access to Expo, 311 and 611 roads
- RTA Public Bus network (connected to Expo metro station and Shaikh Zayed Road)

# THE PULSE VILLAS DUBAI SOUTH

## Sales policy :

1. Broker to attend the event and present his client to sales agent
2. Client to provide (copy passport, visa & EID if required plus 5% booking payment to secure the unit)
3. Payment accepted through (cheques, credit/debit cards & online payments)
4. Overseas clients are welcome (online bookings)
5. Client & broker to sign the reservation form in the presence of the sales agent
6. First come first serve
7. Bulk buyers are welcome
8. To start promoting the project. Each broker must obtain pre-approval or NOC from the master developer DSP

Sales launch target date 22<sup>nd</sup> Feb 2021 (final confirmation will be sent)

Early bookings will be available only to VIP clients and listed brokers

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## The Pulse Villa Project Appendix

You may find attached the floorplans, masterplan and some rendering images along with the e-brochure in the following link:

- Master Plan <https://we.tl/t-FGhZxTEVN0>
- Floor Plan <https://we.tl/t-LZ8ldRim9O>
- Renders <https://we.tl/t-r2MtKNPkct>

## Sales Agents' commission

For every sale 5% commission

For sales more than 5M the commission will be 6%

For sales more than 10M the commission will be 7%

The above in line with the agreed terms of the brokerage agreement.

Make sure your brokerage agreement valid and signed.

Any broker with invalid or expired brokerage agreement will not be eligible for the commission.

# THE PULSE LAUNCH DAY & LOCATION

**Anticipated Public Launch Date 22<sup>nd</sup> Feb 2021**

**Early bookings available only to VIP clients and listed brokers (5% down payment)**

Contact our sales reps:

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## **Sales center location:**

- You are welcome to join us in Dubai South Properties Sales Center
- Located in The Pulse - Building B1 - Ground Floor
- Location map <https://www.google.com/maps/@24.9446831,55.2213706,625m/data=!3m1!1e3>

# UNITS' RENDERINGS



# SALES VENUE | THE PULSE SALES CENTER

