COMMERCIAL BY SAM

Brand-New G+8 Building - Majan



AI-GENERATED ILLUSTRATION

Illustrative concept only; not a photograph of the actual property.

Full investment report and supplied details follow.

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WHOLE-BUILDING INVESTMENT / DUBAI

MAJAN INVESTMENT REPORT

Wadi Al Safa 3, Dubai

80 APARTMENTS | G+8 | BRAND NEW

An entire residential building presented as a whole-building investment opportunity. The supplied materials describe a never-occupied building with 48 one-bedroom and 32 two-bedroom apartments.

Analysis basis	Price confirmation required
AED 78,000,000	The supplied investment report uses AED 78M. The accompanying marketing image quotes AED 75M. Confirm the current asking price before making an offer.

48 ONE-BEDROOM / 60%

32 TWO-BEDROOM / 40%

Prepared for COMMERCIAL BY SAM

Rebranded 26 November 2026. Rental benchmarks and modelling originate from the supplied report dated 10 October 2026; they have not been refreshed or independently verified.

Apartment numbers and the original identifiable unit schedule image are omitted from this public edition. Anonymous references preserve the complete area schedule.

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Building overview

Metric	Supplied information
Configuration	G+8; 80 apartments
Unit mix	48 one-bedroom; 32 two-bedroom
Plot area	16,888 sq. ft.
GFA	67,554 sq. ft. - marketing image
Built-up area	112,123 sq. ft. - marketing image
Saleable unit area	63,404.49 sq. ft. / 5,890.47 sq. m. - investment report
Condition	Brand new / never occupied, as marketed
Amenities	Swimming pool, equipped gym, parking, security and CCTV, as marketed
Access	Marketed access to Sheikh Mohammed bin Zayed Road; nearby schools, retail and community facilities

Area definitions

Saleable unit area includes suite and balcony. It is separate from GFA and BUA. The image rounds saleable area to 63,404 sq. ft.; the report quotes 63,404.49 sq. ft. The rounded unit-row total is 63,404.46 sq. ft.; reconcile against the approved schedule.

Fees quoted in the marketing image

4% DLD transfer fee and 2% agency commission are quoted in the image. These are source-quoted figures, excluded from the model, and require confirmation together with any other acquisition costs.

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Illustrative investment model

AED 78,000,000 analysis price. These scenarios model potential income; they do not state existing tenancy or guaranteed returns.

Scenario	1BR rent	2BR rent	Gross rent / year	Gross yield
Low	60,000	80,000	5,440,000	6.97%
Original base	65,000	85,000	5,840,000	7.49%
Market-informed	70,000	95,000	6,400,000	8.21%
High	75,000	100,000	6,800,000	8.72%

Scenario	Gross / month	After 10% costs	Yield after 10% costs	Gross payback
Low	453,333	4,896,000	6.28%	14.34 years
Original base	486,667	5,256,000	6.74%	13.36 years
Market-informed	533,333	5,760,000	7.38%	12.19 years
High	566,667	6,120,000	7.85%	11.47 years

Assumptions and limits

48 one-bedroom and 32 two-bedroom units; 100% occupancy; annual rents in AED. The 10% operating-cost deduction is illustrative, not an audited budget. Buyer fees, DLD transfer fees, verified service charges, financing, taxes, capex and vacancy allowances are excluded. Payback uses gross annual rent. No current income or net return is verified.

Calculation method

Gross annual rent = (48 x 1BR annual rent) + (32 x 2BR annual rent). Gross yield = annual gross rent / AED 78M. Illustrative income after costs = gross rent x 90%. These percentages apply only to the stated price basis.

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Historical rental benchmarks

Copied from the supplied report dated 10 October 2026. These figures are historical source claims and are not a current valuation.

Source / metric	1BR / year	2BR / year
Bayut listing mean	70,509	97,953
Property Finder listing median	75,000	99,999
Property Finder new-rental average	70,362	92,982
Property Finder renewed-rental average	53,462	73,534
Bayut reported DLD rental average	67,054	89,730

Context

Asking rents differ from realised income. Several upper-floor 2BR units are approximately 858-974 sq. ft.; achievable rents may differ from an area-wide median. Source transaction examples dated September 2026 include 1BR rents of AED 55,000-74,000 and 2BR rents of AED 90,000-100,000. No fresh market checks were undertaken for this rebrand.

Links retained from the original report

Bayut - Majan rentals

Bayut - 1 bedroom

Bayut - 2 bedrooms

Property Finder - Majan rentals

Property Finder - rental transactions

Before proceeding

Confirm the current asking price, title and approved areas, completion and occupancy status, unit inventory, permissions, operating budget, service charges and buyer costs. Request the approved unit schedule and supporting documents directly from SAM.

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Apartment area schedule / 1-20

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Ref.	Level	BR	Suite sqm	Suite sqft	Balcony sqm	Balcony sqft	Total sqm	Total sqft
A01	1	2	84.86	913.43	50.02	538.41	134.88	1,451.84
A02	1	1	61.50	661.98	53.73	578.34	115.23	1,240.33
A03	1	1	60.16	647.56	63.24	680.71	123.40	1,328.27
A04	1	2	85.49	920.21	50.12	539.49	135.61	1,459.69
A05	1	2	75.75	815.37	60.37	649.82	136.12	1,465.18
A06	1	1	52.95	569.95	32.92	354.35	85.87	924.30
A07	1	1	48.59	523.02	34.07	366.73	82.66	889.74
A08	1	1	50.29	541.32	33.46	360.16	83.75	901.48
A09	1	1	51.16	550.68	32.36	348.32	83.52	899.00
A10	1	2	75.20	809.45	43.57	468.98	118.77	1,278.43
A11	2	2	84.86	913.43	4.93	53.07	89.79	966.49
A12	2	1	61.50	661.98	3.53	38.00	65.03	699.98
A13	2	1	60.16	647.56	3.27	35.20	63.43	682.75
A14	2	2	85.49	920.21	4.99	53.71	90.48	973.92
A15	2	2	75.75	815.37	4.63	49.84	80.38	865.20
A16	2	1	52.95	569.95	2.10	22.60	55.05	592.55
A17	2	1	48.59	523.02	4.16	44.78	52.75	567.80
A18	2	1	50.29	541.32	4.16	44.78	54.45	586.09
A19	2	1	51.16	550.68	2.10	22.60	53.26	573.29
A20	2	2	75.20	809.45	4.56	49.08	79.76	858.53

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Apartment area schedule / 21-40

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Ref.	Level	BR	Suite sqm	Suite sqft	Balcony sqm	Balcony sqft	Total sqm	Total sqft
A21	3	2	84.86	913.43	4.93	53.07	89.79	966.49
A22	3	1	61.50	661.98	3.53	38.00	65.03	699.98
A23	3	1	60.16	647.56	3.27	35.20	63.43	682.75
A24	3	2	85.49	920.21	4.99	53.71	90.48	973.92
A25	3	2	75.75	815.37	4.63	49.84	80.38	865.20
A26	3	1	52.95	569.95	2.10	22.60	55.05	592.55
A27	3	1	48.59	523.02	4.16	44.78	52.75	567.80
A28	3	1	50.29	541.32	4.16	44.78	54.45	586.09
A29	3	1	51.16	550.68	2.10	22.60	53.26	573.29
A30	3	2	75.20	809.45	4.56	49.08	79.76	858.53
A31	4	2	84.86	913.43	4.93	53.07	89.79	966.49
A32	4	1	61.50	661.98	3.53	38.00	65.03	699.98
A33	4	1	60.16	647.56	3.27	35.20	63.43	682.75
A34	4	2	85.49	920.21	4.99	53.71	90.48	973.92
A35	4	2	75.75	815.37	4.63	49.84	80.38	865.20
A36	4	1	52.95	569.95	2.10	22.60	55.05	592.55
A37	4	1	48.59	523.02	4.16	44.78	52.75	567.80
A38	4	1	50.29	541.32	4.16	44.78	54.45	586.09
A39	4	1	51.16	550.68	2.10	22.60	53.26	573.29
A40	4	2	75.20	809.45	4.56	49.08	79.76	858.53

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Apartment area schedule / 41-60

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Ref.	Level	BR	Suite sqm	Suite sqft	Balcony sqm	Balcony sqft	Total sqm	Total sqft
A41	5	2	84.86	913.43	4.93	53.07	89.79	966.49
A42	5	1	61.50	661.98	3.53	38.00	65.03	699.98
A43	5	1	60.16	647.56	3.27	35.20	63.43	682.75
A44	5	2	85.49	920.21	4.99	53.71	90.48	973.92
A45	5	2	75.75	815.37	4.63	49.84	80.38	865.20
A46	5	1	52.95	569.95	2.10	22.60	55.05	592.55
A47	5	1	48.59	523.02	4.16	44.78	52.75	567.80
A48	5	1	50.29	541.32	4.16	44.78	54.45	586.09
A49	5	1	51.16	550.68	2.10	22.60	53.26	573.29
A50	5	2	75.20	809.45	4.56	49.08	79.76	858.53
A51	6	2	84.86	913.43	4.93	53.07	89.79	966.49
A52	6	1	61.50	661.98	3.53	38.00	65.03	699.98
A53	6	1	60.16	647.56	3.27	35.20	63.43	682.75
A54	6	2	85.49	920.21	4.99	53.71	90.48	973.92
A55	6	2	75.75	815.37	4.63	49.84	80.38	865.20
A56	6	1	52.95	569.95	2.10	22.60	55.05	592.55
A57	6	1	48.59	523.02	4.16	44.78	52.75	567.80
A58	6	1	50.29	541.32	4.16	44.78	54.45	586.09
A59	6	1	51.16	550.68	2.10	22.60	53.26	573.29
A60	6	2	75.20	809.45	4.56	49.08	79.76	858.53

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Apartment area schedule / 61-80

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Ref.	Level	BR	Suite sqm	Suite sqft	Balcony sqm	Balcony sqft	Total sqm	Total sqft
A61	7	2	84.86	913.43	4.93	53.07	89.79	966.49
A62	7	1	61.50	661.98	3.53	38.00	65.03	699.98
A63	7	1	60.16	647.56	3.27	35.20	63.43	682.75
A64	7	2	85.49	920.21	4.99	53.71	90.48	973.92
A65	7	2	75.75	815.37	4.63	49.84	80.38	865.20
A66	7	1	52.95	569.95	2.10	22.60	55.05	592.55
A67	7	1	48.59	523.02	4.16	44.78	52.75	567.80
A68	7	1	50.29	541.32	4.16	44.78	54.45	586.09
A69	7	1	51.16	550.68	2.10	22.60	53.26	573.29
A70	7	2	75.20	809.45	4.56	49.08	79.76	858.53
A71	8	2	84.86	913.43	4.93	53.07	89.79	966.49
A72	8	1	61.50	661.98	3.53	38.00	65.03	699.98
A73	8	1	60.16	647.56	3.27	35.20	63.43	682.75
A74	8	2	85.49	920.21	4.99	53.71	90.48	973.92
A75	8	2	75.75	815.37	4.63	49.84	80.38	865.20
A76	8	1	52.95	569.95	2.10	22.60	55.05	592.55
A77	8	1	48.59	523.02	4.16	44.78	52.75	567.80
A78	8	1	50.29	541.32	4.16	44.78	54.45	586.09
A79	8	1	51.16	550.68	2.10	22.60	53.26	573.29
A80	8	2	75.20	809.45	4.56	49.08	79.76	858.53

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