

YAS BAY · ABU DHABI · DIRECT OWNERS

PERLA ONE

UNIT 808

A two-level waterfront residence
in one of Abu Dhabi's most distinctive districts.

THE OPPORTUNITY

OFF-PLAN RESALE | COMPLETION PENDING

1,299	2 + 1	AED 2.0M
SQ FT AREA	BEDROOMS + FLEX ROOM	REFERENCE ASK

Project marketing visual (not a site-progress photograph). Asking price is indicative and subject to written owner confirmation.

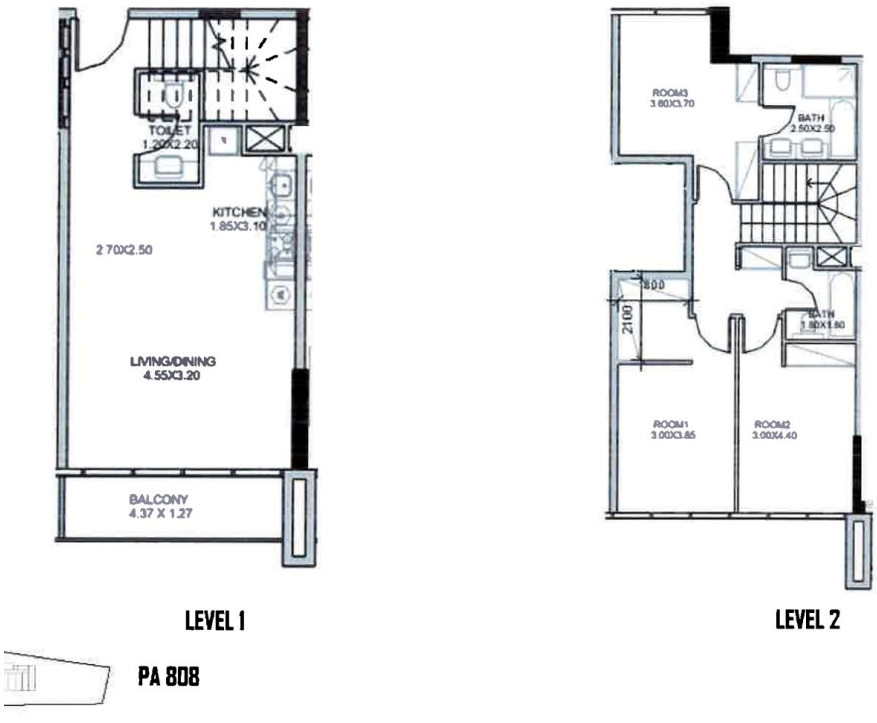
THE RESIDENCE

Architecture with room to live.

A two-level duplex with a separate living zone and upper-floor private accommodation. Unit PA808 is recorded as a two-bedroom residence with an additional flexible room.

08	2	1	1
FLOOR	BEDROOMS	FLEX ROOM	PARKING SPACE

PA808 / DUAL-LEVEL PLAN



Architectural drawing reproduced from the owner-supplied PA808 analysis; dimensions subject to SPA and registration records.

Area: 1,299 sq ft (120.7 m²) in the developer statement. A separate pre-registration reference notes 1,314 sq ft; the legally applicable transferred area must be reconfirmed.

Fit-out: developer documents describe a furniture package. It is not represented as delivered or installed.

PRICING CONTEXT

A compelling entry point.

The indicated owner price is compared with contemporaneous Perla 1 two-bedroom resale asking levels. Asking prices are not confirmed sale prices.

INDICATIVE OWNER PRICE

AED 2,000,000

AED 1,540 / SQ FT

2BR RESALE ASKING MEDIAN

AED 2,200,000

PROPERTY FINDER SNAPSHOT / OCT–NOV 2026

INDICATIVE ASKING-PRICE COMPARISON



9.1% below the recent Perla 1 2-bedroom median asking price by total price (not an appraisal or expected transaction discount).

Comparable listing inventory has differences in unit size, orientation, fit-out and legal / project status. Perla 1 broker pages still display legacy 2025 handover fields; this brochure instead uses dated developer correspondence.

MARKET REFERENCE / PROPERTY FINDER / 2BR DUPLEX LISTINGS

propertyfinder.ae / current Perla 1 listings

INVESTMENT LENS

Income potential. In perspective.

Illustrative post-handover leasing scenarios based on the historical owner analysis. These are not current rents for this unit and exclude service charges, vacancy, upkeep, agency costs, taxes and any acquisition expenses.

NO RENTAL INCOME IS ASSUMED BEFORE HANDOVER.

Latest located developer correspondence (6 Jul 2026) indicated a Q4 2028 anticipated handover. An updated, independently confirmed completion schedule is required.

CAUTIOUS	BASE	UPSIDE
AED 125,000	AED 135,000	AED 145,000
ANNUAL RENT / ASSUMED	ANNUAL RENT / ASSUMED	ANNUAL RENT / ASSUMED
6.25%	6.75%	7.25%
GROSS YIELD / YEAR	GROSS YIELD / YEAR	GROSS YIELD / YEAR

ILLUSTRATIVE INVESTMENT BASIS

Calculation: annual rental assumptions divided by AED 2,000,000 indicative price. No discounting for completion risk, delay, service charges, vacancy, operating expenses or financing. Returns are not forecasts and cannot begin until the unit is delivered and legally lettable.

DUE DILIGENCE

Clarity is part of the proposition.

This is an off-plan resale of a fully paid contractual position, not a completed residence ready for immediate occupation. The following dates are documented milestones, not a construction warranty.

JUL 2023

SPA executed

Contract value AED 1,550,000; 2 buyers. Original SPA anticipated closing in Q4 2025.

FEB 2024

Final instalment

The developer account statement subsequently reflects the full purchase price collected.

MAY 2026

Developer progress baseline

Reportage later stated 31.60% progress as of 31 May 2026. Not a verified current figure.

JUL 2026

Revised handover indication

Reportage indicated anticipated handover in Q4 2028 in correspondence dated 6 July 2026.

SEP 2026

Paid-in-full confirmation

Developer customer statement dated 9 September: collected AED 1,550,000; balance AED 0.

REQUIRED BEFORE CLOSING

Transferability & status: confirm assignment / resale procedure with Reportage and the relevant Abu Dhabi registration authority. Owner-developer position: the joint owners have raised cancellation / refund requests; their resolution and any effect on transfer must be disclosed and cleared. Documents: obtain up-to-date developer approval, payment statement, title / pre-registration record, registered schedule, current construction evidence, fees and NOC.



A direct conversation.

Enquire with a co-owner about price, the official documents, unit plan and the developer-approved route to any proposed transaction.

VLADISLAV SAPOZHNIKOV

DIRECT OWNER CONTACT

+971 50 949 3357
WhatsApp

@vladislavsapozhnikoff
Telegram

SCAN FOR TELEGRAM

geraldgarudabarong@icloud.com

Project illustration on cover and this page is a marketing render, not a current progress photo or a verified view from PA808. Offers and terms require confirmation by both owners and any relevant authorities.