

DUSITPRINCESS

RIJAS • DUBAI



*“Dusit Princess Rijas is an Affordable excellence in convenient locations
helping you make the most of each journey”*

Kashif Shahzad
President
Rijas Aces Property

*“In all that we do, we are devoted to the same principle of creating an uplifting
experience for our guests, no matter what their journey may be.”*

Thanpuying Chanut Piyaoui
Founder
Dusit International

INTRODUCTION

Dusit International was founded in 1948 by Honorary Chairperson Thanpuying Chanut

Piyaoui. In November 2006, Dusit Thani added a brand extension, the Dusit Lifestyle Collection with dusitD2 hotels and resorts. dusitD2 is the second generation brand of Dusit Thani Hotels and Resorts. The first property in the dusitD2 collection opened in November 2006 in Chiang Mai. The second dusitD2 hotel, dusitD2 Baraquda Pattaya, was opened in February 2009.

Dusit International's portfolio includes Dusit Princess Hotels and Resorts. The re-birth of the original Princess hotel came with the 1989 opening of the Royal Princess Larn Luang, Bangkok. There are seven Dusit Princess properties in Thailand.

Dusit International is a legendary Thai Hospitality brand with over sixty five years of experience in the hospitality and education sectors. Dusit International's unique international portfolio comprises of a range of distinctive destination hotel and apartments including 25 in Asia Pacific, the middle East and Africa with 22 hotels



HOTEL SERVICED APARTMENTS & BRANDED RESIDENCES

Dusit Princess Rijas offers 224 opulent hotel serviced apartments that includes Blissful Beds, Wedgwood chinaware, crystal glassware, Nespresso machine and bespoke British minibars, fully equipped with the very latest high-tech amenities.

Dusit Princess Rijas is an upper mid-market brand that is efficient, affordable and dynamic with modern facilities, providing an experience that combines the well-being of business and leisure travelers with sustainable value.

8% assured rental

Prime location

Fully furnished

Delivery On-Time

14 days complimentary stay

5 Years payment plan

Dusit gold loyalty program

Post handover payment

Developer with delivered projects in Dubai

Completion Date: Q4 2024

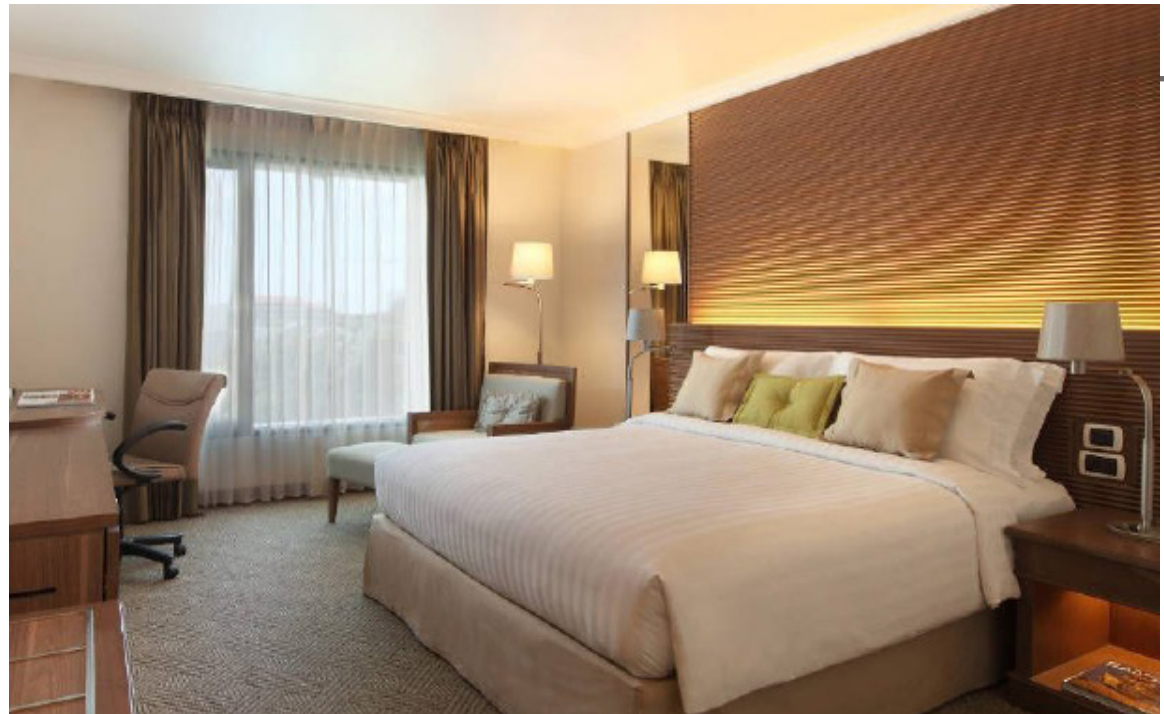


Elegant Accommodations

Dusit Princess RIJAS is a upper mid-market brand that is efficient, affordable and dynamic with modern facilities, providing experiences that combine the well-being of business and leisure travellers with sustainable value

Dusit Princess RIJAS is a contemporary hotel and resort brand whose distinctive combination of cutting-edge design, high-tech connectivity and efficient modern convenience reacts the needs and desires of the new generation traveller.

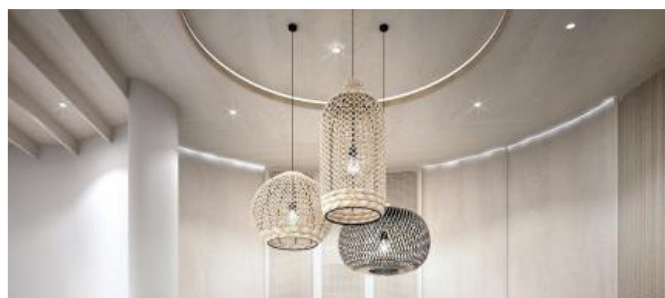
A stylish place to meet and interact, Dusit Princess Rijas is Dusit International's model for the 21st century.





AMENITIES

- Namm Spa
- D-Fit Gymnasium
- Soi Contemporary Thai
- Splash Bar
- Infinity Pool & Jacuzzi
- Retail Shops
- Business Centre
- Smart Check in/out
- Shisha lounge
- Banquet Hall
- Co-working Space
- All Day Gourmet Bakery
- Kids Play Area
- Shuttle Services Every 30 minutes to Dubai Mall, Mall Of Emirates, DIFC & Dusit Thani (Sheikh Zayed Rd)



TASTE OF TRADITION

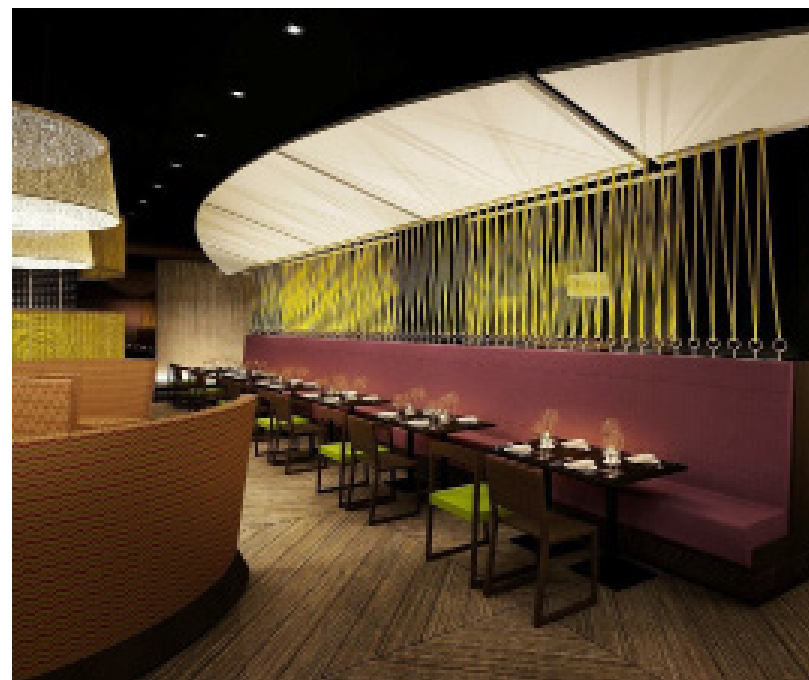
In line with our strategy for concentric diversification, we aim to achieve at least 10% revenue contribution from adjacent lines of business by 2024. Drawing on our more than 70 years of experience operating hotel-based restaurants, as well as catering for large scale events, we are now making significant strides into the food industry with strategic investments in food production and catering, as well as opening standalone restaurant concepts, and introducing new premium food products in the international market.

Experience authentic Thai cuisine with a modern twist, at Soi, which means “street” in Thai.

Indulge in memorable lunches and dinners at this chic bistro, where classic flavours meet contemporary flair. Indulge in the Bangkok street favorites offered at Soi Contemporary Thai restaurant.

The restaurant boasts of its casual yet polished Thai Bistro environment.

The aromatic essences. The exotic flavors and spices. The abundant texture. There’s no culinary experience that compares to Thai cuisine. Now you don’t have to fly out of the Philippines to satisfy your THAI cuisine cravings. This is the vision of restaurateur Maritel Nievera who explored and brought the SOI concept intended to create a niche in the Philippines... Giving Thai food a totally different twist.





Namm Spa | A Journey of Simple Harmony

Namm' is the Thai word for water. It also serves as an acronym for our four-pronged spa concept – Natural, Aroma, Massage, and Marine – which has been designed to promote overall well-being through a choice of invigorating and calming wellness therapies.

Our contemporary Thai design blends minimal aesthetics with wooden accents to create a warm and welcoming atmosphere where the focus is on relaxation and rejuvenation.

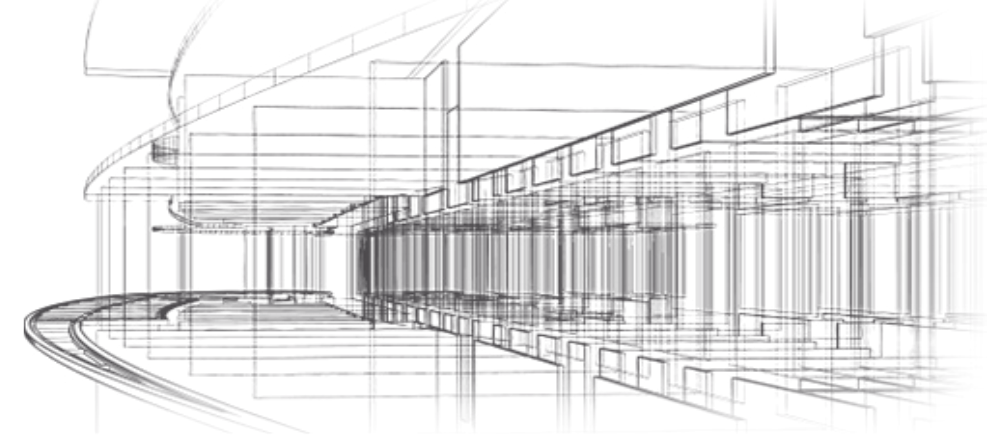
Our sleek, modern interiors are softened by intricate rattan patterns and subtle splashes of colour evoking our marine concept. Natural elements such as weathered stones and distressed timber further bring a touch of the outside in – all beautifully lit and arranged to promote an ambience of calm and tranquillity.

Our skillful therapists have been trained to deliver a wide variety of massage therapies, spa programmes and beauty treatments. Offering the ultimate in relaxation, our Namm Spa Signature Massage combines three massage techniques – Thai, Lomi Lomi, and Abhyanga – to soothe the mind, body and spirit.

THE PERFECT INVESTMENT

ATTRACTIVE VALUE FOR MONEY

DusitPrincess RIJAS is designed for the 'value-oriented' traveller seeking clean, simple and comfortable accommodations. This segment of travellers is of significant growth and volume in the hospitality market.



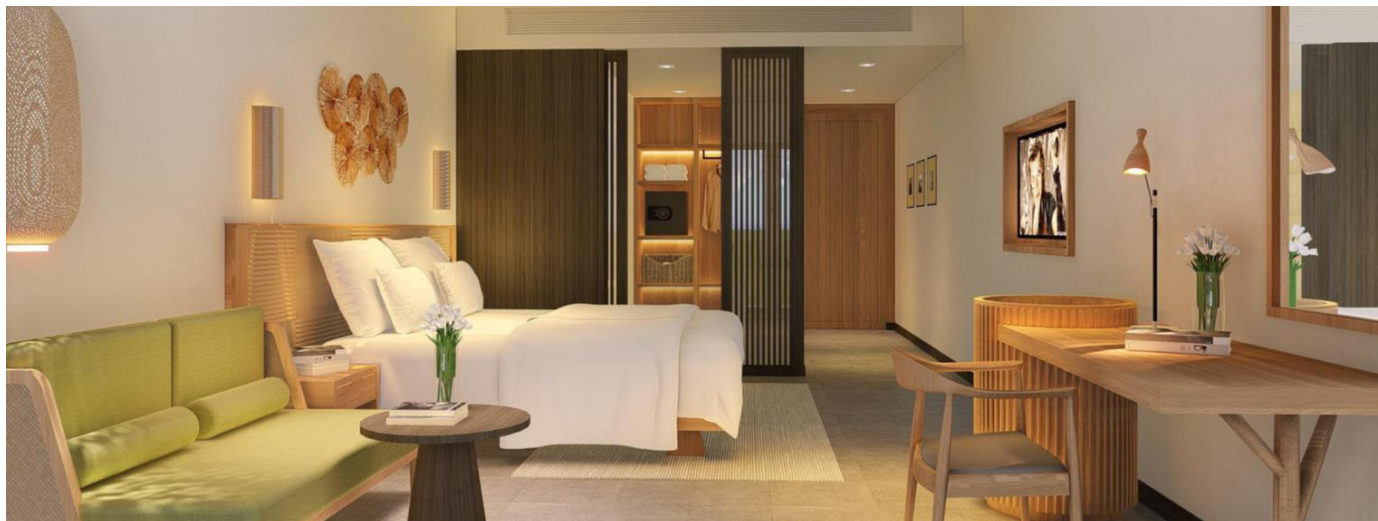
142 Studios

75 One Bedroom

6 Two Bedroom

1 Three Bedroom

5 Retail Shops





Located in Jumeirah Village Circle (JVC) district 18 which is also known as the heart of Dubai, the property offers convenient access to the city's key points in the city

7 Min
The Circle Mall

16 Min
Dubai Marina

15 Min
Burj Al Arab

13 Min
Els Club Golf

18 Min
Palm Jumeirah

19 Min
Burj Khalifah

Price List: 9th Floor

Unit	Type	View	Total Area		Price in AED	Rate in AED/Sq.Ft	Discounted Price	Downpayment @20 %
			Sq.M.	Sq.Ft.				
901	Studio	Sports city	44.50	478.97	714,632.82	1,197.00	573,327.09	114,665.42
902	Studio	Sports city	44.64	480.48	716,885.77	1,197.00	575,134.56	115,026.91
903	Studio	Marina & sports city	61.49	661.85	905,688.78	1,098.00	726,711.30	145,342.26
904	Studio	Jumeirah/pool	57.35	617.27	867,572.98	1,127.00	695,663.29	139,132.66
905	Studio	Jumeirah/pool	43.81	471.59	703,621.72	1,197.00	564,493.23	112,898.65
906	1Bed	Jumeirah/pool	70.01	753.60	1,040,555.81	1,108.00	834,988.80	166,997.76
907	1Bed	Jumeirah/pool	70.14	755.00	1,042,655.00	1,108.00	836,540.00	167,308.00
908	Studio	Jumeirah/Pool	37.81	407.01	511,326.66	1,207.00	491,261.07	98,252.21
909	Studio	Jumeirah/Pool	40.90	440.19	553,010.69	1,207.00	531,309.33	106,261.87
910	Studio	Jumeirah/Pool	38.76	417.17	524,086.49	1,207.00	503,524.19	100,704.84
911	1Bed	Jumeirah/pool	68.19	734.04	1,013,547.75	1,108.00	813,316.32	162,663.26
912	Studio	JVC & Sports city	54.85	590.39	778,712.60	1,058.00	624,632.62	124,926.52
913	Studio	Sports city	38.84	418.02	525,154.35	1,207.00	504,550.14	100,910.03
914	Studio	Sports city	46.47	500.25	752,566.09	1,207.00	603,801.75	120,760.35
915	1Bed	Sports city	86.26	928.48	1,022,989.98	1,058.00	982,331.84	196,466.37
916	1Bed	Sports city	80.13	862.51	1,164,284.99	1,083.00	934,098.33	186,819.67

Dusit
NATIONAL Payment Plan:

1st Installment	20%	Now
2nd Installment	10%	After 6 Months
3rd Installment	10%	After 12 Months
4th Installment	10%	After 18 Months
5th Installment	10%	After 24 Months
6th Installment	10%	Upon Completion
7th Installment	10%	(6 months from Completion Date)
8th Installment	10%	(12 months from Completion Date)
9th Installment	5%	(18 months from Completion Date)
10th Installment	5%	(24 months from Completion Date)

Completion Date: Q4 2024

DUSITPRINCESS

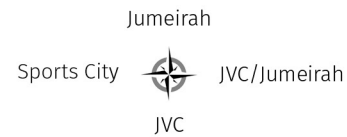
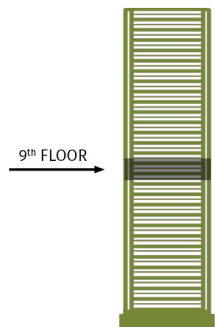
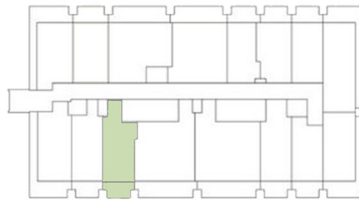
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UNIT 901

STUDIO | 9th FLOOR

NET AREA	37.53 SQ.M.	403.94 SQ.FT.
BALCONY AREA	6.97 SQ.M.	75.02 SQ.FT.
TOTAL NET AREA	44.50 SQ.M.	478.97 SQ.FT.

KEY PLAN



Dusit
INTERNATIONAL

Dusit
HOTELS & RESORTS



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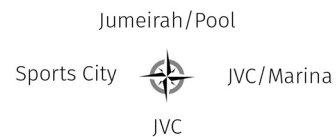
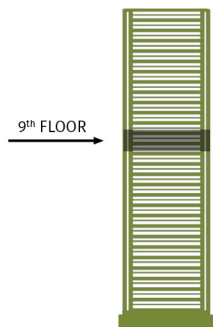
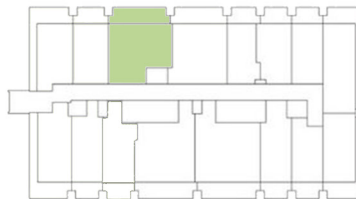
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UNIT 906

1 BEDROOM | 9th FLOOR

NET AREA	55.29 SQ.M.	595.15 SQ.FT.
BALCONY AREA	14.72 SQ.M.	158.44 SQ.FT.
TOTAL NET AREA	72.01 SQ.M.	753.60 SQ.FT.

KEY PLAN





* Rendered pictures used in this presentation are only for illustration purposes