

V E G A

BY

ACUBE
DEVELOPMENTS

People Centric Design, Nature Centric Integration, Timeless Iconography

Why Invest in Dubai?

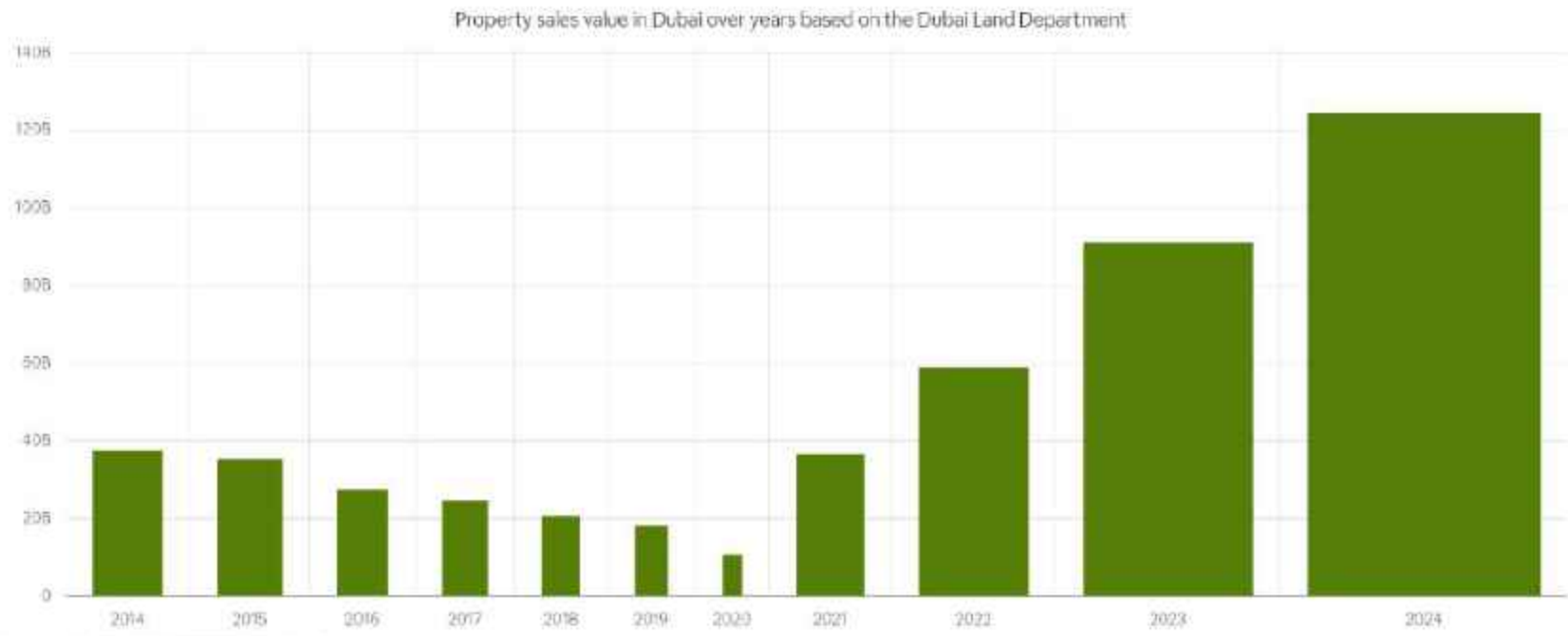
Dubai is renowned for its dynamic real estate market, offering investors a lucrative and stable environment. With a booming economy, strategic location, and investor-friendly policies, Dubai continues to attract global attention, making it an ideal destination for real estate investments.

 33,928 Apartments ▲ 18.1% QoQ ▲ 46.5% vs. Q2 2023 AED 62.9B Sales Value	 4,658 Villas ▲ 19.1% QoQ ▲ 14.4% vs. Q2 2023 AED 23.6B Sales Value	 1,109 Commercial ▲ 14.7% QoQ ▲ 20.4% vs. Q2 2023 AED 2.3B Sales Value	 3,566 Plots ▲ 23.5% QoQ ▲ 84% vs. Q2 2023 AED 35.3B Sales Value
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Sales Volume 43,261 ▲ 18.5% QoQ ▲ 43.8% YoY	Price per sqft 1,514 AED ▲ 1.1% QoQ ▲ 13.1% YoY	Sales Value 124.1B AED ▲ 14.3% QoQ ▲ 37.3% YoY
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Property sales value in the 2nd Quarter over years



Note: Work in Progress & Subject to Changes. Not for General Use!

Why Invest in Dubai?



Get Golden Residency Visa



High return on investment



Safest City in the World



FreeHold Ownership



Superior Transportation routes



Dubai's tourism industry



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What is

VEGA

Vega, a G+3P+20F Residential Building and the THIRD project of Acube Developments, draws its name from a celestial body of extraordinary brilliance. Vega is the brightest star in the northern constellation of Lyra. This star is relatively close to us at only 25 light-years from the Sun, and one of the most luminous stars in the Sun's neighborhood. Vega is a bluish-white, class A0 main sequence star that's 2.1 times as massive as the Sun and about 2.5 times as big.

Vega is considered to be an important star in the night sky because it helped astronomers learn more about our solar system. It was also the first star, other than our Sun, to be photographed.



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Front



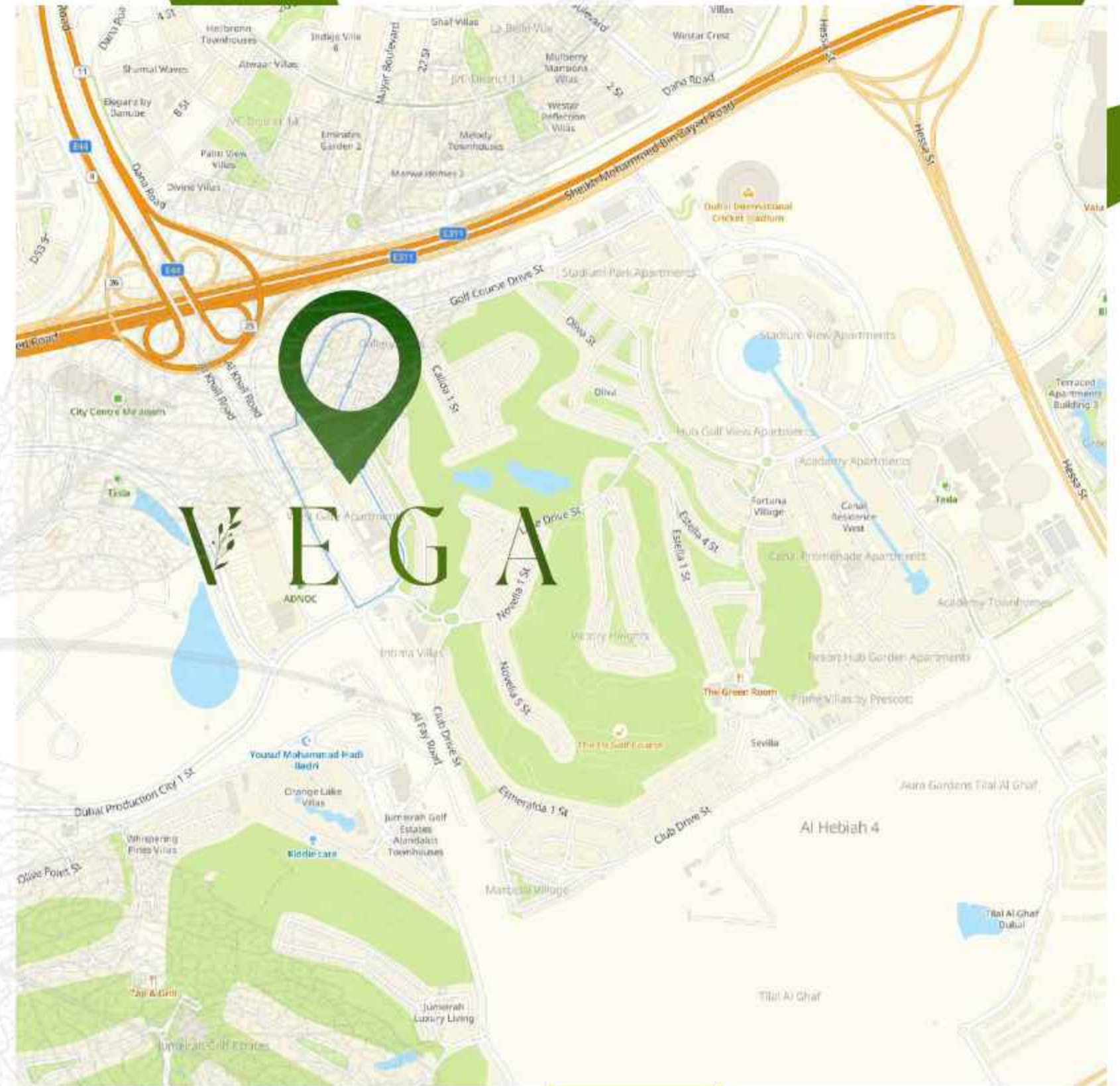
Rear



Note: Work in Progress & Subject to Changes. Not for General Use!

Location

Nestled amidst the lush greenery of a sprawling golf course, Vega offers a prime location in Dubai Sports City. This elevated development provides breathtaking panoramic views of the city and its world-class sports facilities. Residents can enjoy a serene and luxurious lifestyle while being conveniently connected to the vibrant energy of Dubai Sports City. With its modern architecture, premium amenities, and unparalleled location, Vega is the ideal choice for those seeking a sophisticated and elevated living experience.



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Aerial View (Center)



Front of Building (No Obstructions)



35+ Amenities

- Modern and Well-planned Lobby
- Net Cricket
- Table Tennis
- Pickle Ball Court
- Cross Fit Area
- Community Garden
- Kids Indoor Play Area
- Toddler Read and Play Area
- Kids Outdoor Play Area
- Gamer Lounge
- Multi Function Party Area
- Co-working Outdoor Lounge
- Outdoor Cinema
- Pilates Room
- Outdoor Yoga Studio
- Modern Fully Equipped Gym
- Ladies Sauna
- Ladies Jacuzzi
- Ladies Steam Room
- Gents Sauna
- Gents Jacuzzi
- Gents Steam Room
- Sky Pool With Large Waterfall
- Kids Pool
- Bag Drop
- Water Cave
- Water Fall
- Children's Library



Note: Work in Progress & Subject to Changes. Not for General Use!



PICKLEBALL



TABLE TENNIS



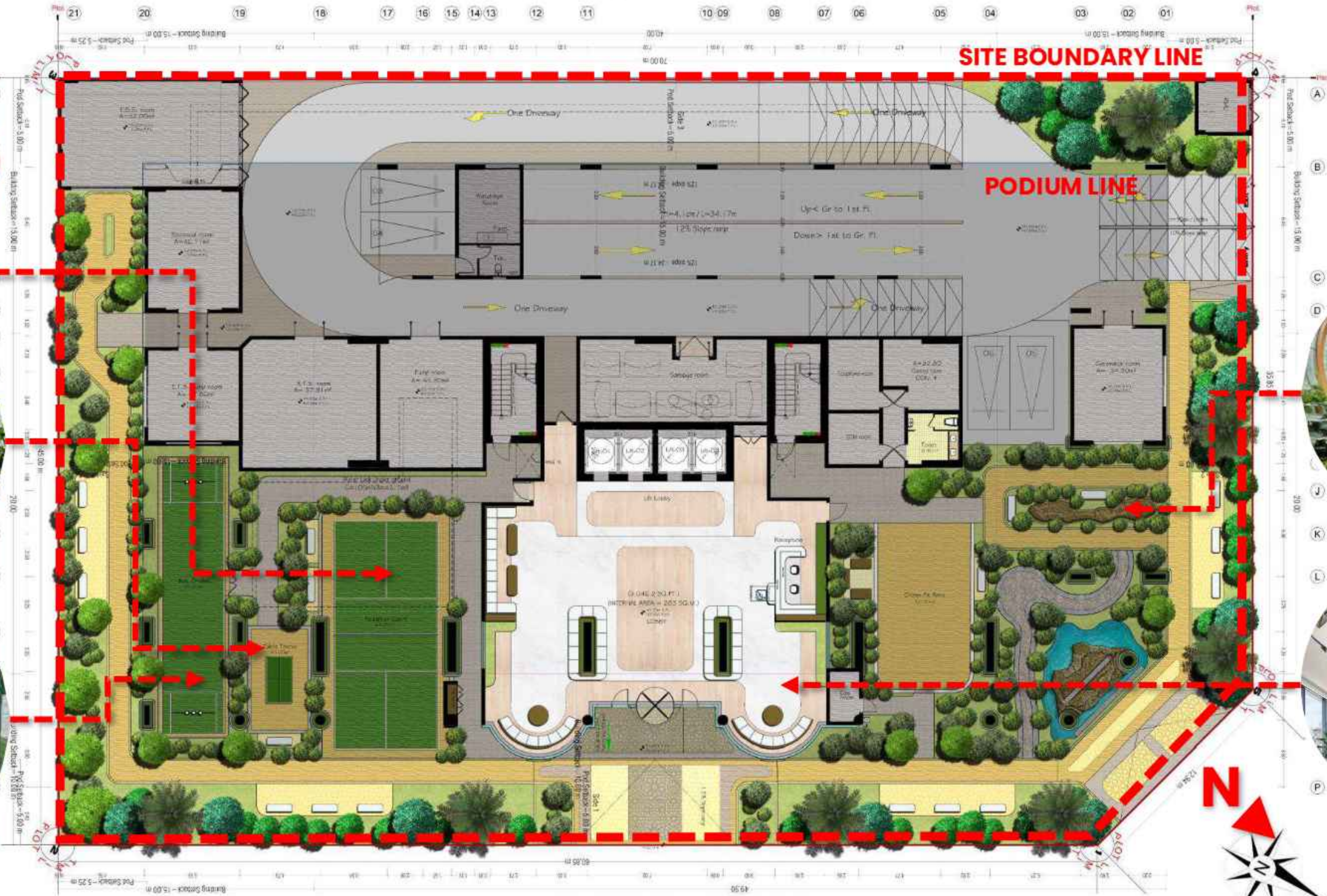
NET CRICKET



JOGGING TRACK



MAIN LOBBY



GROUND FLOOR PLAN

SC 1100M

Note: Work in Progress & Subject to Changes. Not for General Use!

Pickleball



Note: Work in Progress & Subject to Changes. Not for General Use!

Net Cricket and Table Tennis



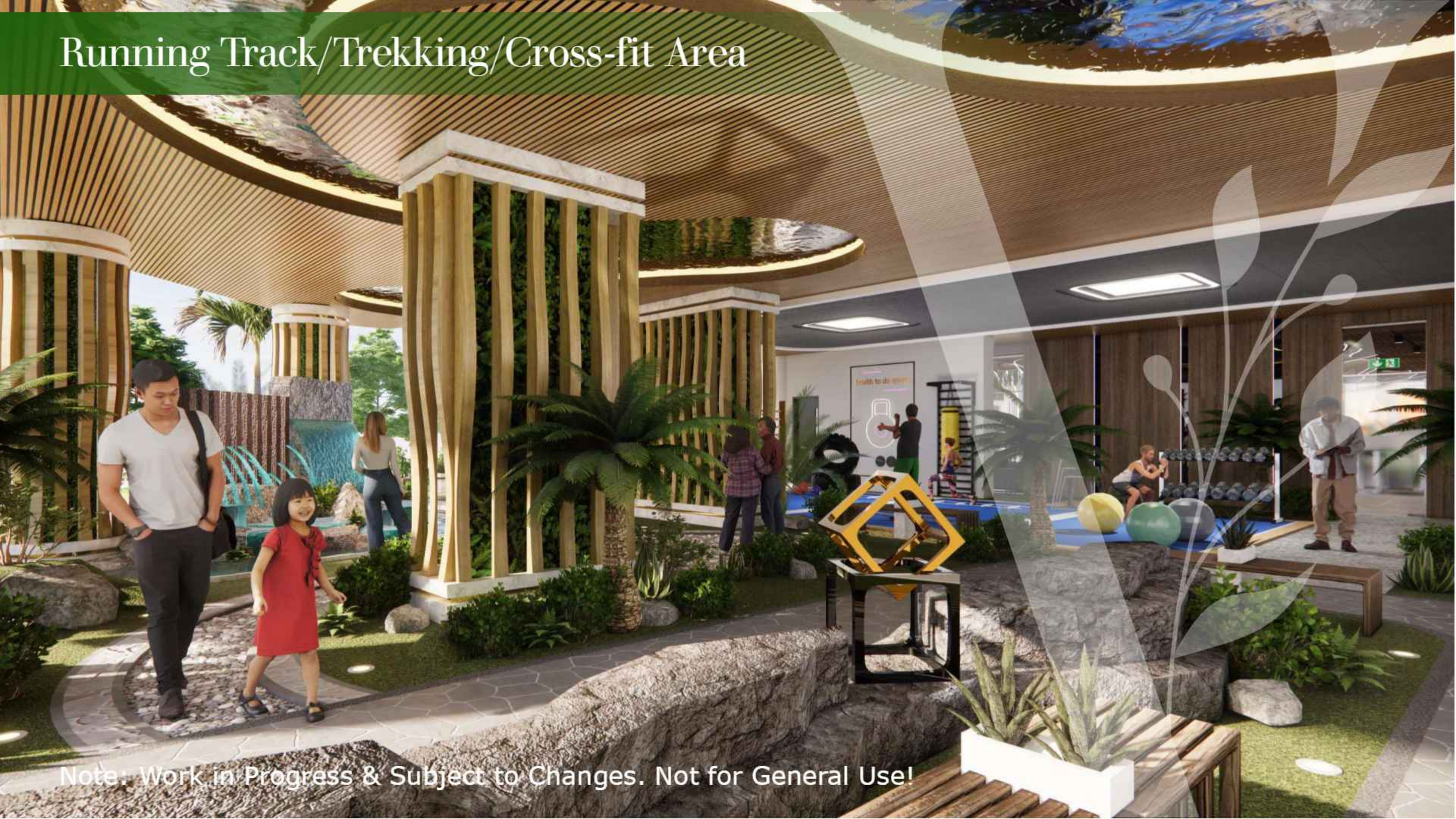
Note: Work in Progress & Subject to Changes. Not for General Use!

Main Lobby



Note: Work in Progress & Subject to Changes. Not for General Use!

Running Track/Trekking/Cross-fit Area



Note: Work in Progress & Subject to Changes. Not for General Use!



COMMUNITY GARDEN



KID'S PLAYGROUND



GAME LOUNGE



LIFT LOBBY



YOGA AND PILATES STUDIO



OUTDOOR CINEMA + BBQ



CO-WORKING LOUNGE



1ST FLOOR PLAN (AMENITIES)
SC 1100M

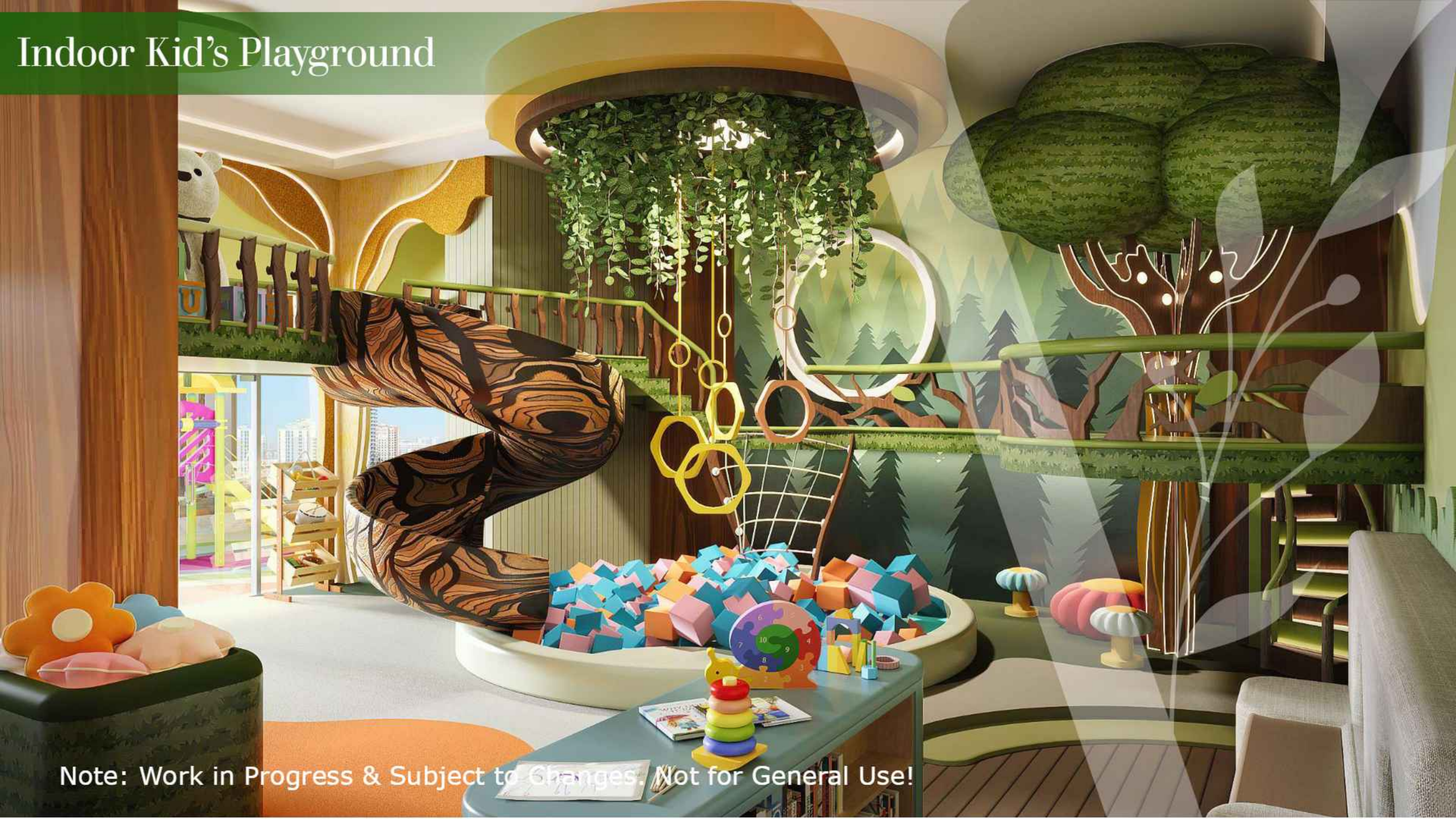
Note: Work in Progress & Subject to Changes. Not for General Use!

Community Garden



Note: Work in Progress & Subject to Changes. Not for General Use!

Indoor Kid's Playground



Note: Work in Progress & Subject to Changes. Not for General Use!

Outdoor Kid's Playground



Note: Work in Progress & Subject to Changes. Not for General Use!

Gamers Lounge



Note: Work in Progress & Subject to Changes. Not for General Use!

1st Floor Lift Lobby

Note: Work in Progress & Subject to Changes. Not for General Use!

Green Co-Working Space



Note: Work in Progress & Subject to Changes. Not for General Use!

Indoor & Outdoor Sitting Area



Note: Work in Progress & Subject to Changes. Not for General Use!

BBQ Area + Outdoor Cinema



Note: Work in Progress & Subject to Changes. Not for General Use!

Pilates Studio



Note: Work in Progress & Subject to Changes. Not for General Use!

Outdoor Yoga



Note: Work in Progress & Subject to Changes. Not for General Use!

Neighbor 6821288

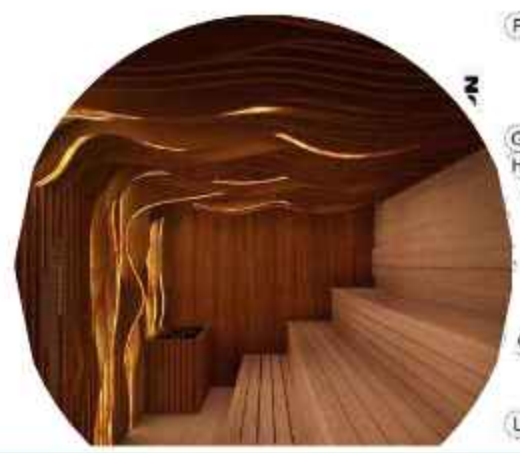
SITE BOUNDARY LINE



JACUZZI



HEALTH WELLNESS SPA



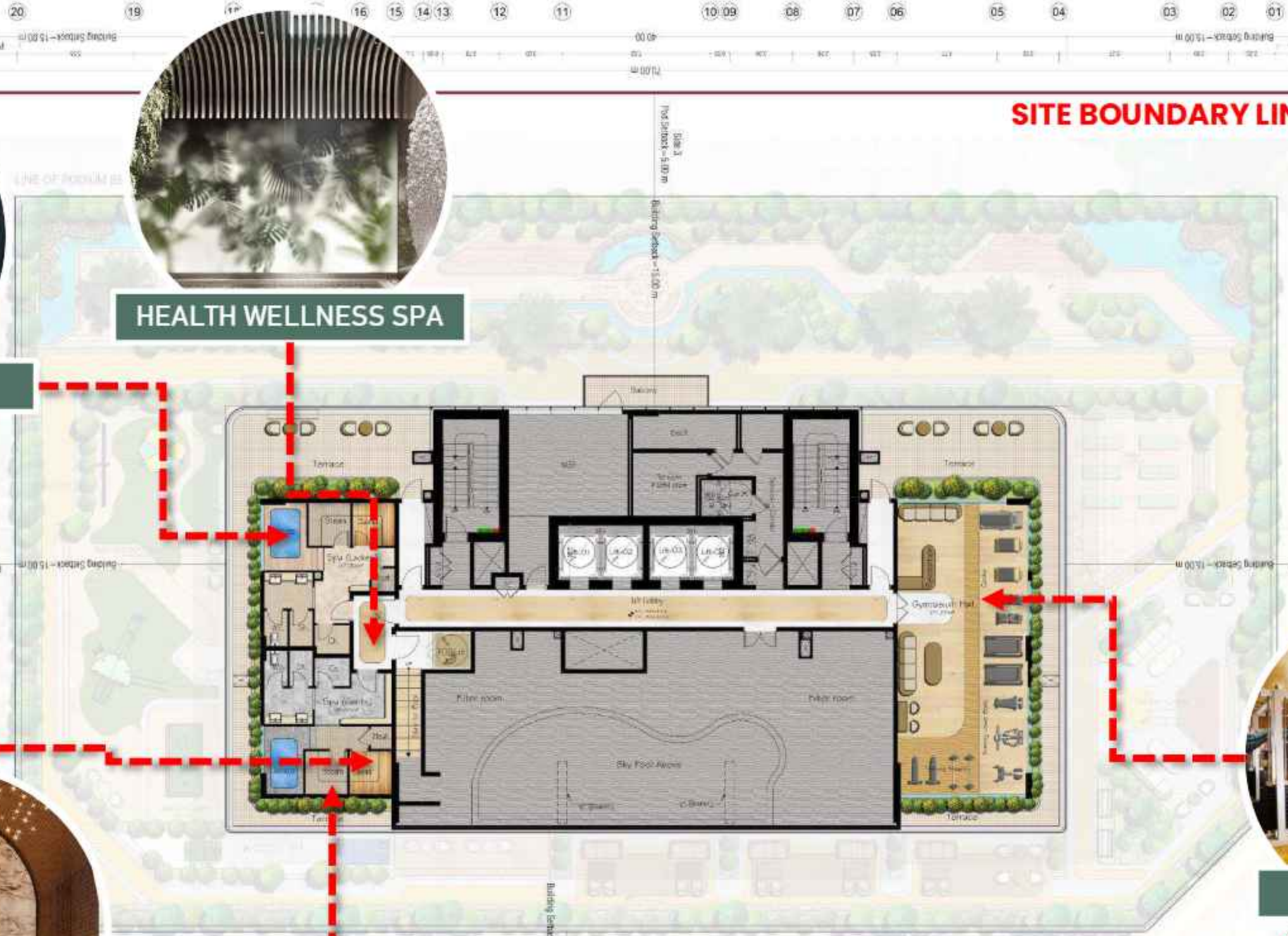
SAUNA



STEAM ROOM



GYM

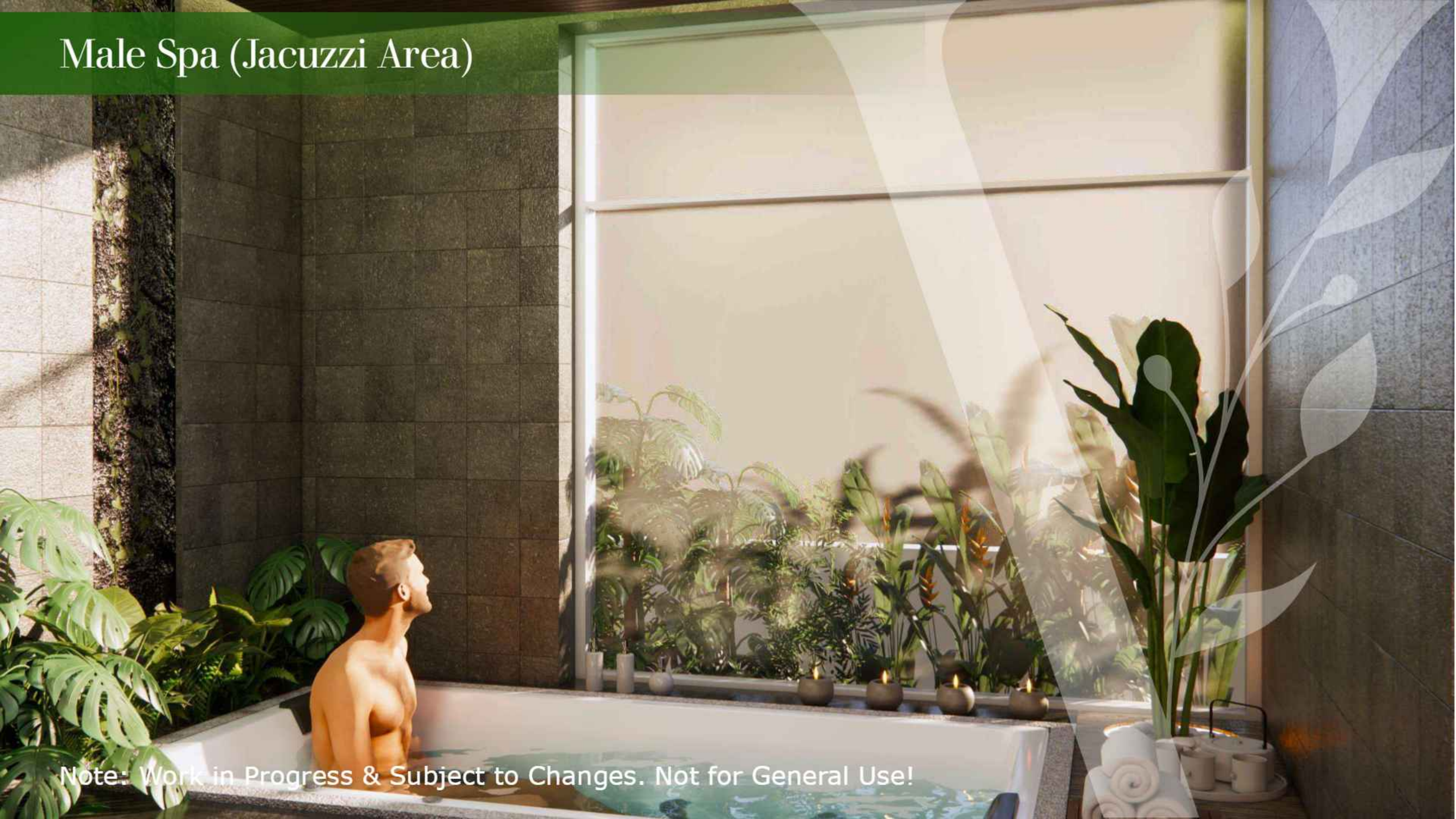


19TH FLOOR PLAN (HEALTH CLUB)
SC 1108M



Note: Work in Progress & Subject to Changes. Not for General Use!

Male Spa (Jacuzzi Area)



Note: Work in Progress & Subject to Changes. Not for General Use!

Female Spa

JACUZZI

STEAM ROOM

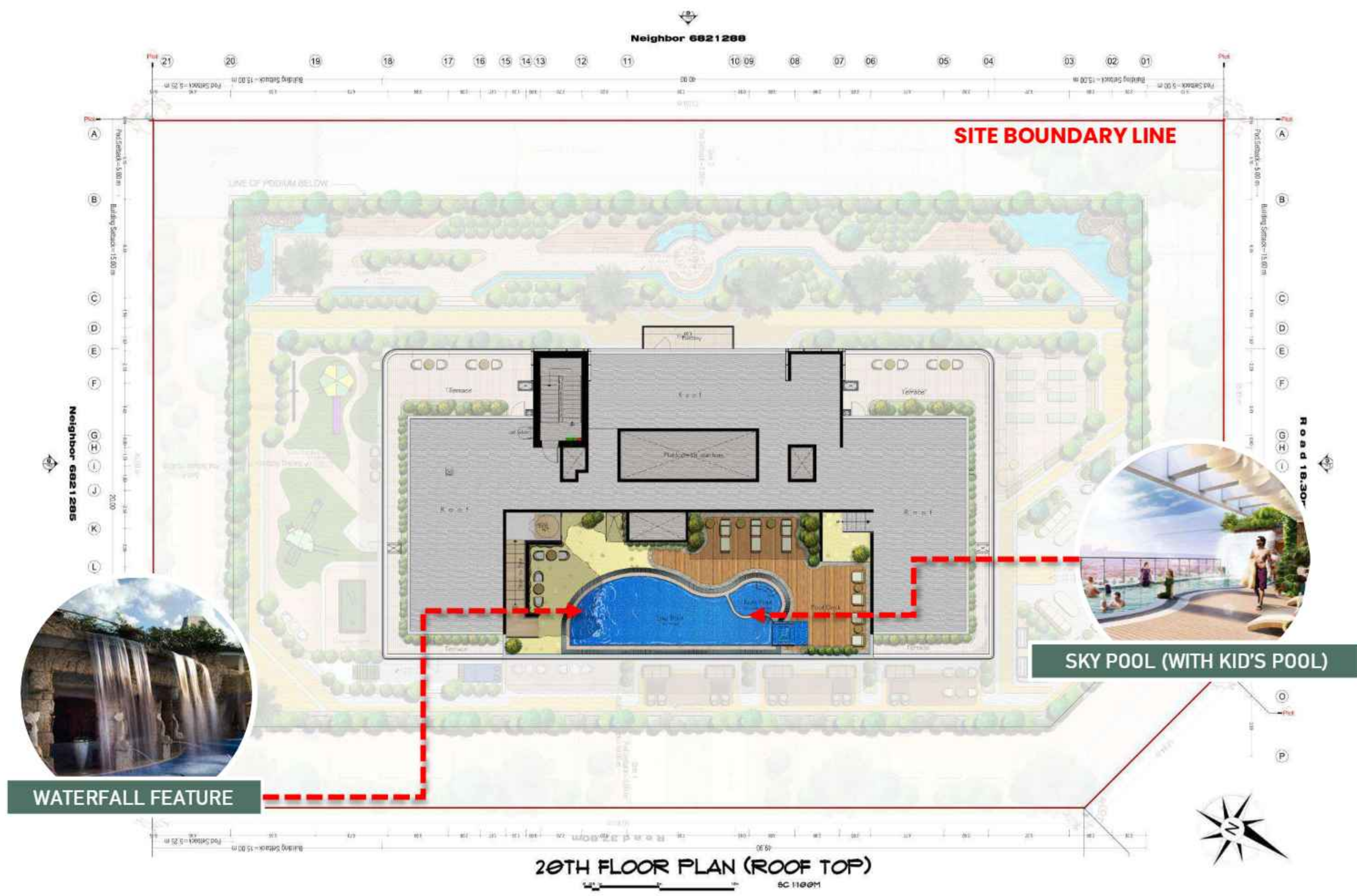
SAUNA ROOM

Note: Work in Progress & Subject to Changes. Not for General Use!

Gym

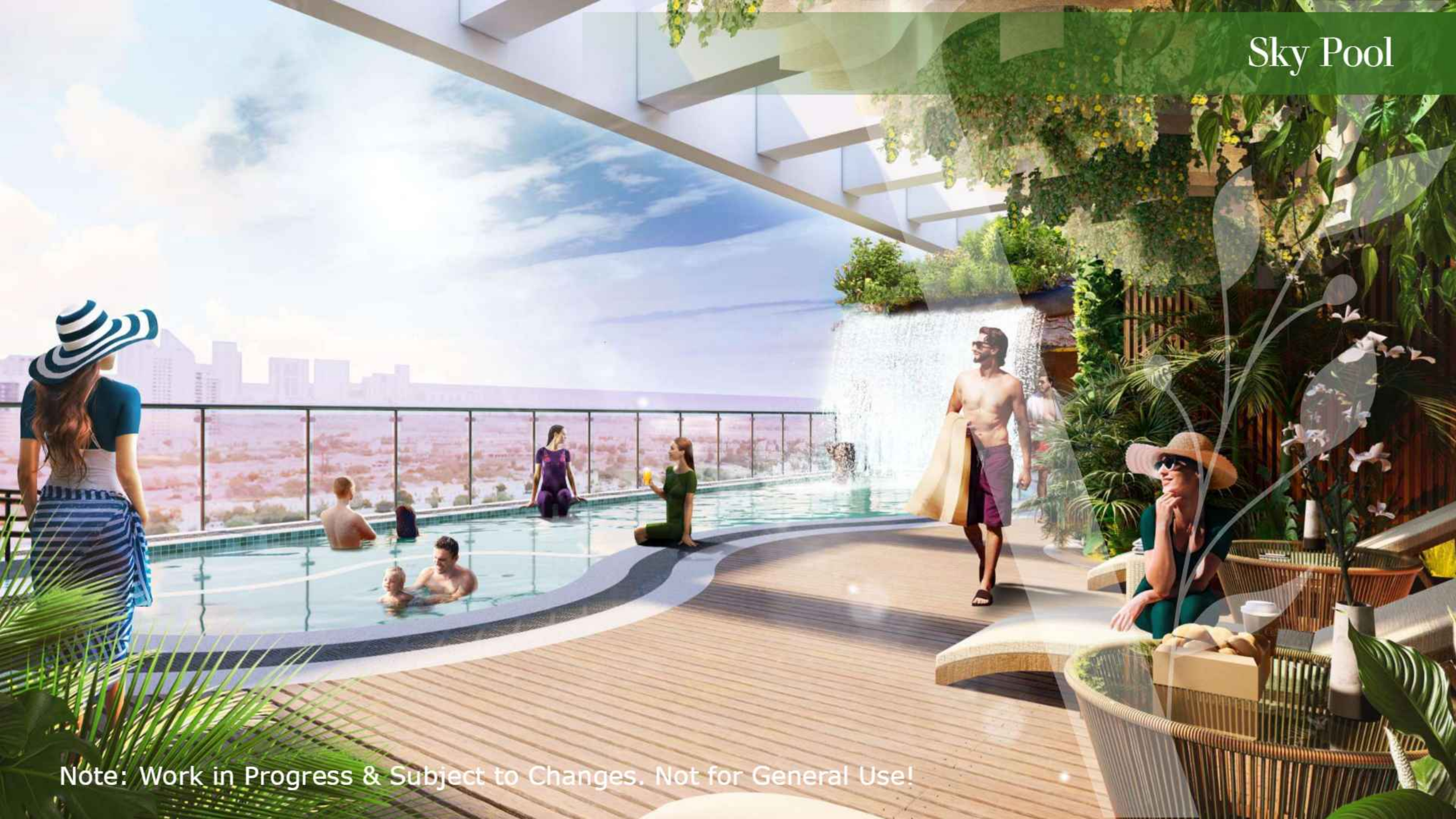


Note: Work in Progress & Subject to Changes. Not for General Use!



Note: Work in Progress & Subject to Changes. Not for General Use!

Sky Pool



Note: Work in Progress & Subject to Changes. Not for General Use!



Studio

35 Units – 405 Sq ft to 515 Sq ft

1BHK

39 Units – 740 Sq ft to 815 Sq ft

2BHK

52 Units – 1,047 Sq ft to 1,180 Sq ft

3BHK

05 Units – 1,455 Sq ft

FEATURES

Smart Homes

Fully Furnished

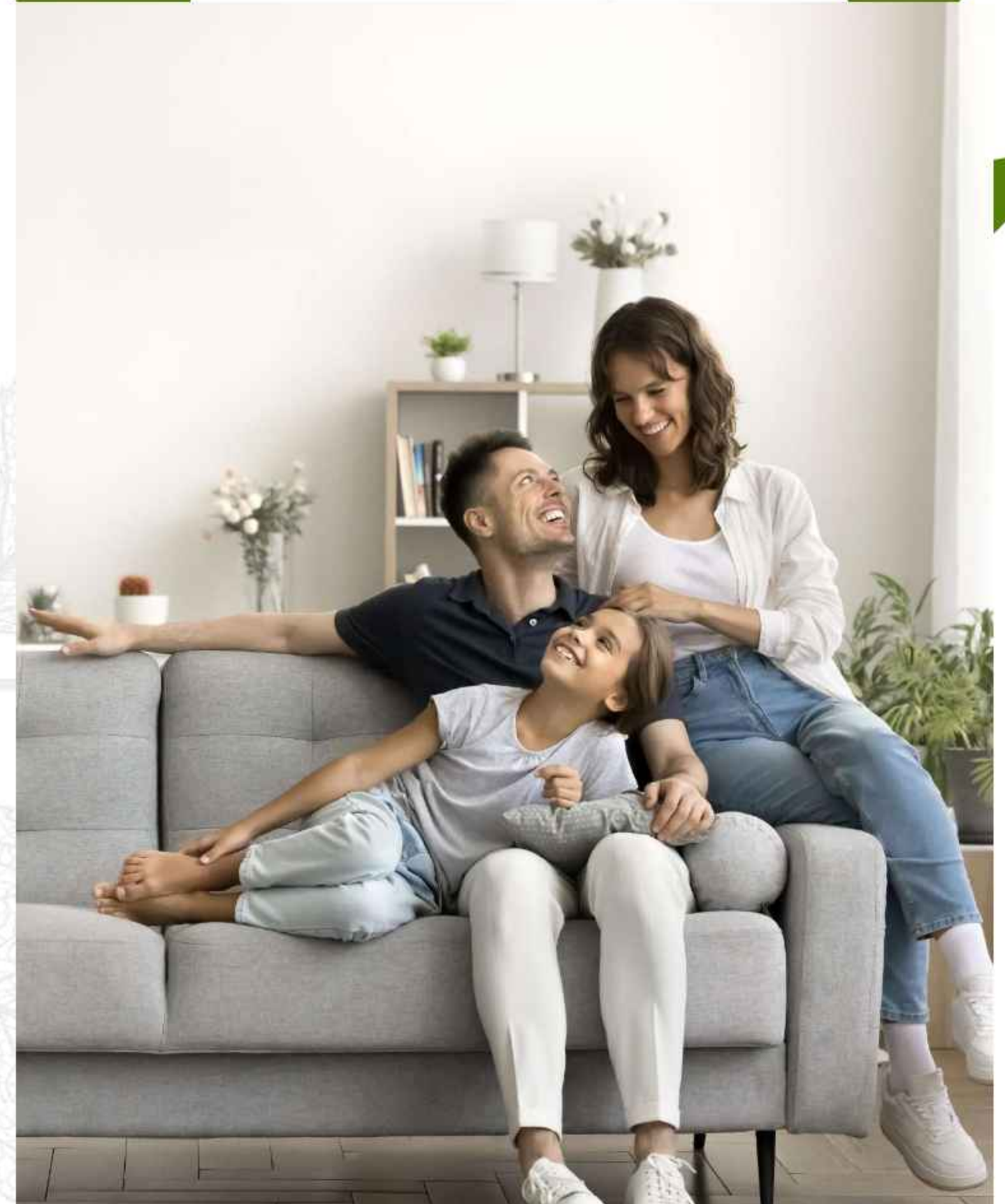
Branded white goods – Any Reputed Brands

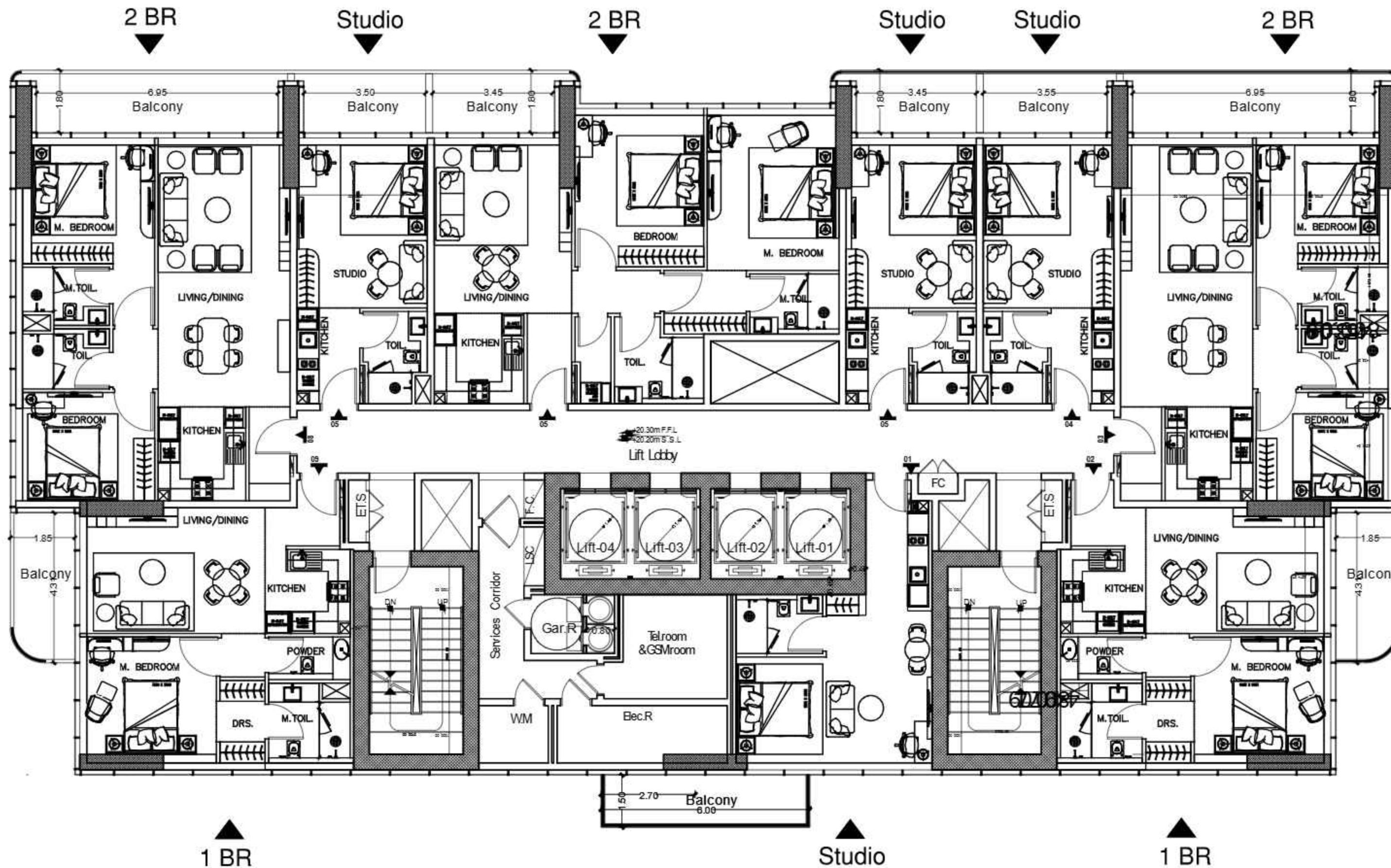
Branded sanitary ware – Any Reputed Brands

Fully Equipped Kitchen

All Units with Balcony

Note: Work in Progress & Subject to Changes.
Not for General Use!

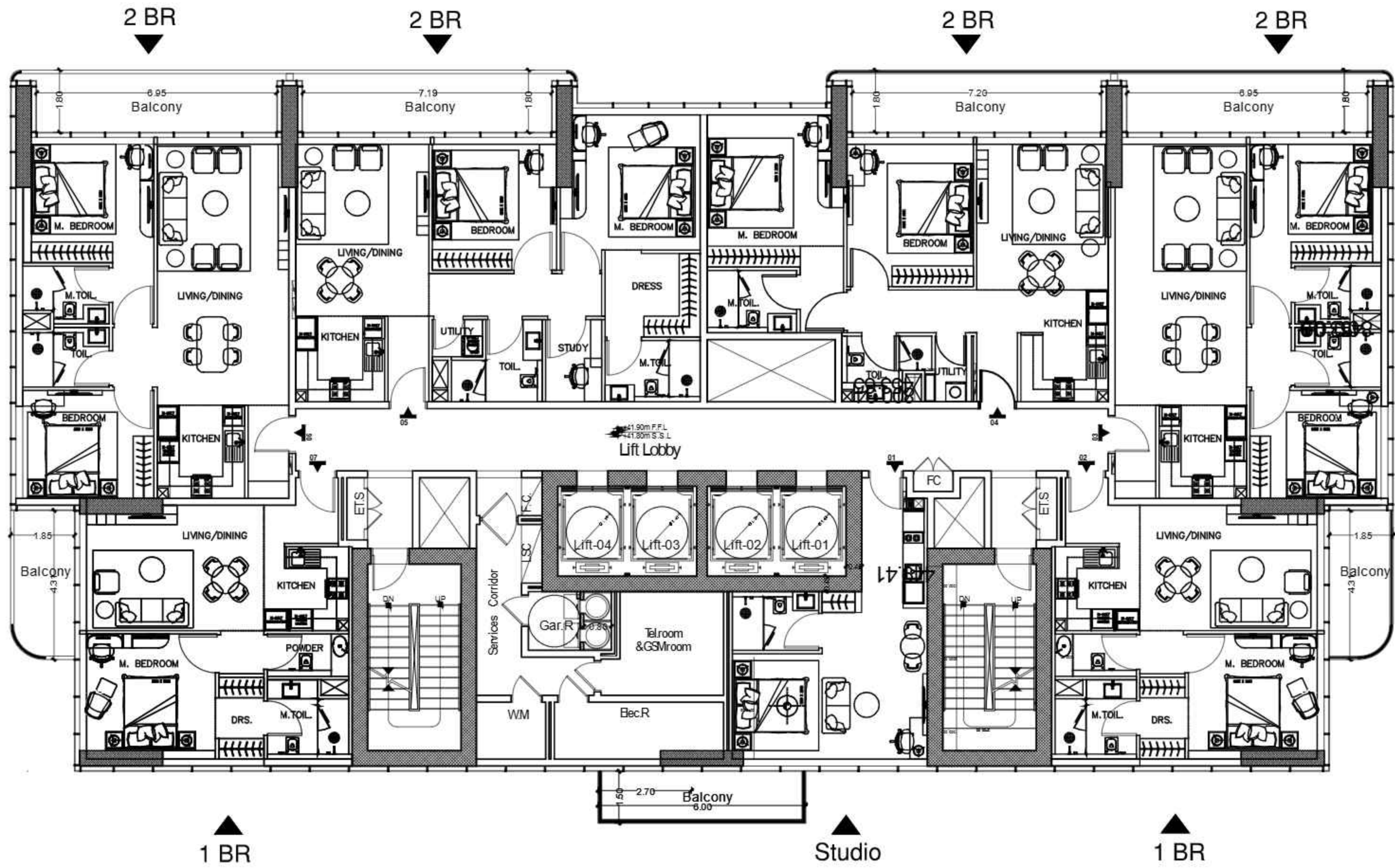




2nd-7th Floor plan

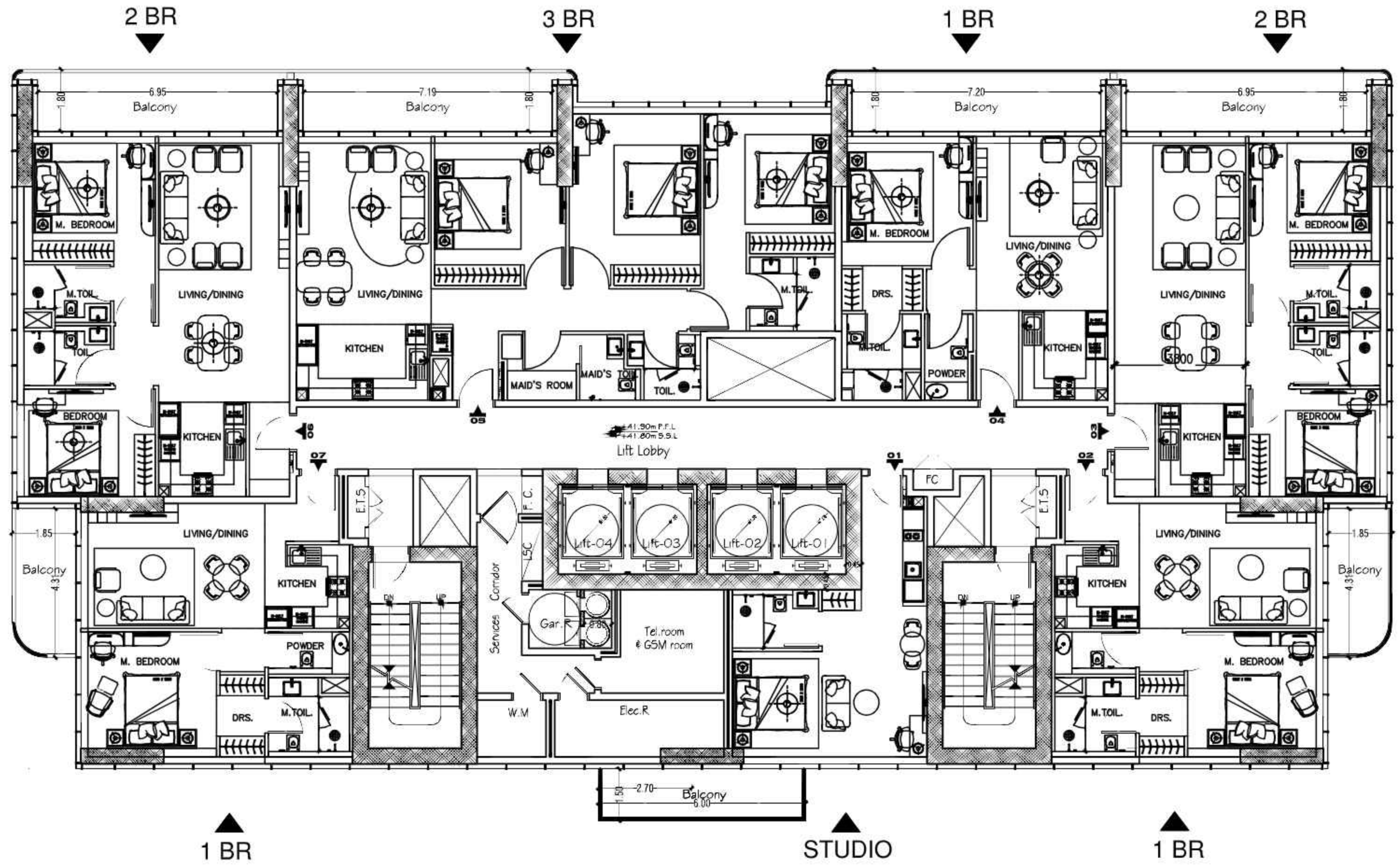
(Typical-1 = 6 Floors)

Note: Work in Progress & Subject to Changes. Not for General Use!



8th-13th Floor plan
 (Typical-2 = 6 Floors)

Note: Work in Progress & Subject to Changes. Not for General Use!



14th-18th Floor plan
(Typical-3 = 5 Floors)

Note: Work in Progress & Subject to Changes. Not for General Use!

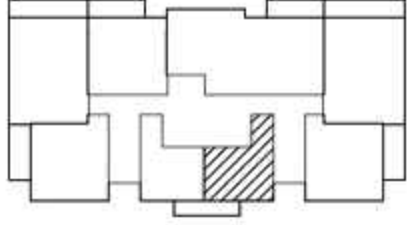
Furniture List

Sr	Item	Studio Type A	Studio Type B	1BHK Type A	1BHK Type B	2BHK Type A	2BHK Type B	2BHK Type C	2BHK Type D	3BHK
Vega Furniture List										
1	Living Room									
2	Single Seater Sofa / Ottoman	0	0	1	1	0	0	1	0	1
3	Double Seater Sofa	1	1	0	0	1	1	1	1	1
4	3-seater Sofa	0	0	1	1	1	1	1	1	1
5	Coffee Table	1	1	1	1	1	1	1	1	1
6	Dining Table	1	1	1	1	1	1	1	1	1
7	Dining Chairs	2	2	4	4	6	6	6	6	6
8	Side Table	0	0	1	1	1	1	1	1	1
9	55' Tv + Brackets	1	1	2	2	3	3	3	3	4
10	Bedroom									
11	Queen Bed	1	1	1	1	2	2	2	2	3
12	Mattress	1	1	1	1	2	2	2	2	3
13	Bed Side Table	2	1	2	2	4	4	3	4	6
14	Dressing Table	1	1	1	1	2	2	2	2	3
15	Stool / Chair	1	1	1	1	3	3	2	3	4
16	Appliances									
Any Reputed Brand										
17	Cook Top	1	1	1	1	1	1	1	1	1
18	Microwave	1	1	1	1	1	1	1	1	1
19	Hood	1	1	1	1	1	1	1	1	1
20	Oven	1	1	1	1	1	1	1	1	1
21	Fridge + Freezer	1	1	1	1	1	1	1	1	1
22	Dish Washer	0	0	0	0	1	1	1	1	1
23	Washing Machine With Dryer	1	1	1	1	1	1	1	1	1

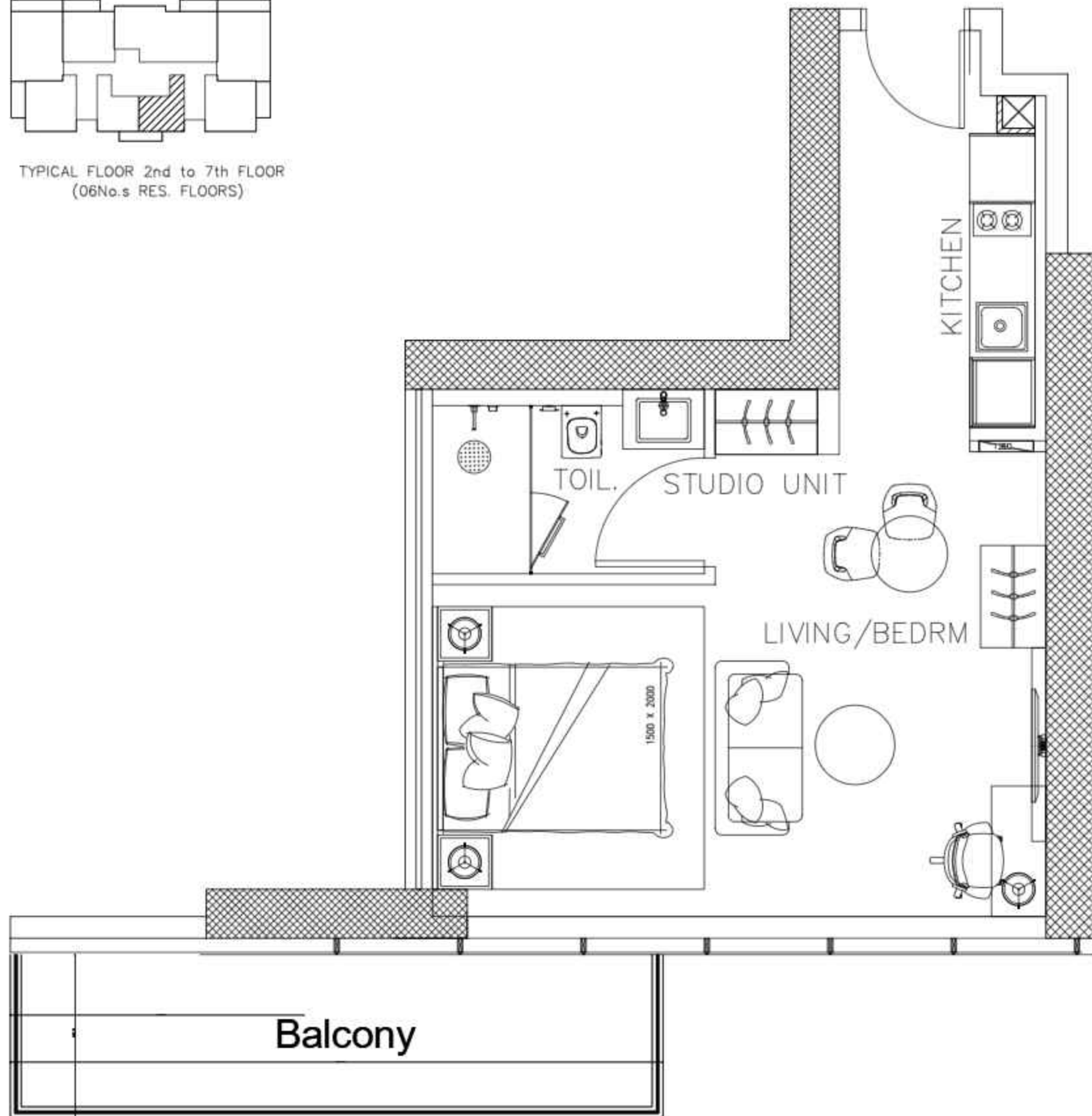
Note: Work in Progress & Subject to Changes. Not for General Use!

Studio

Apartment - Type-A

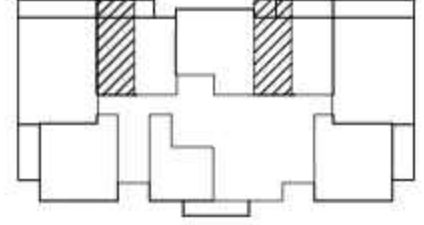


TYPICAL FLOOR 2nd to 7th FLOOR
(06No.s RES. FLOORS)

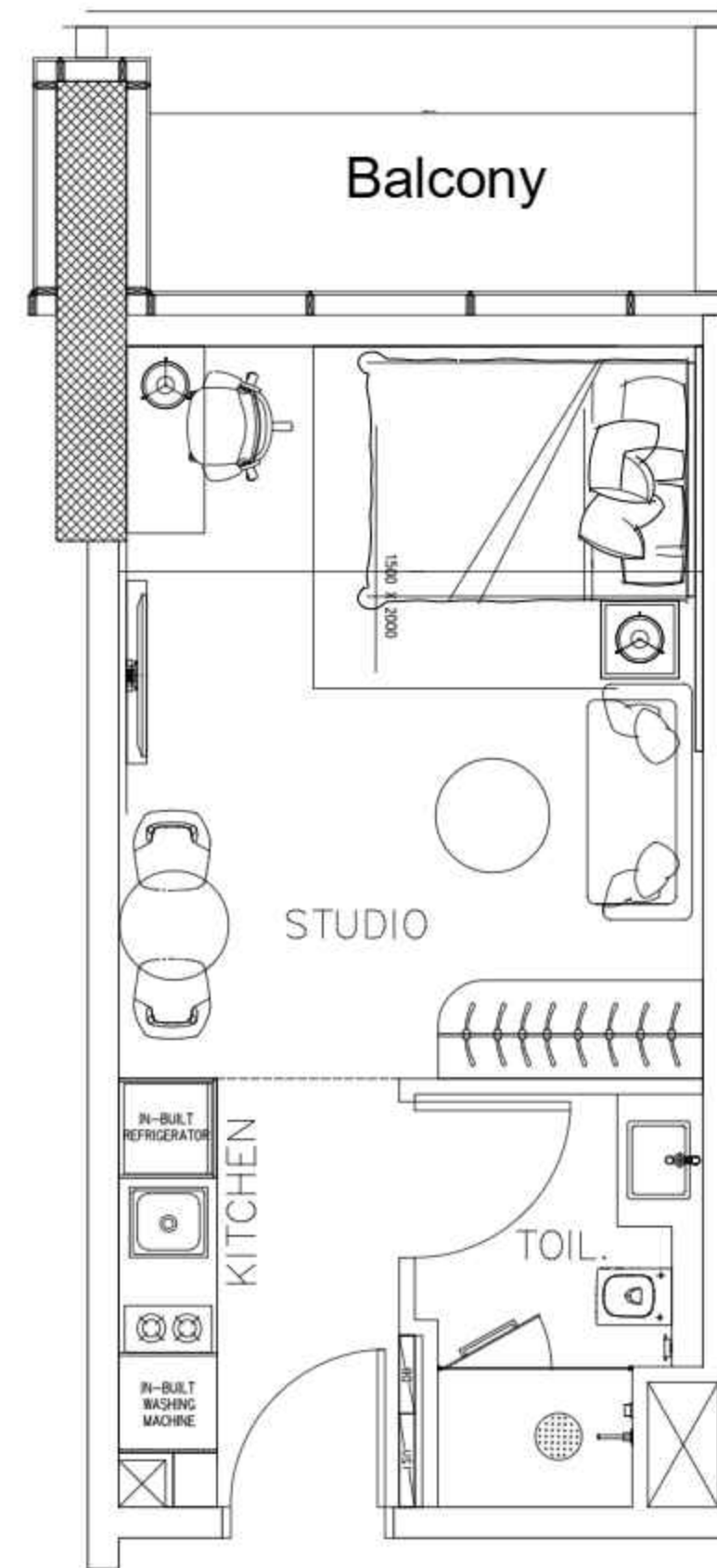


Studio

Apartment - Type-B



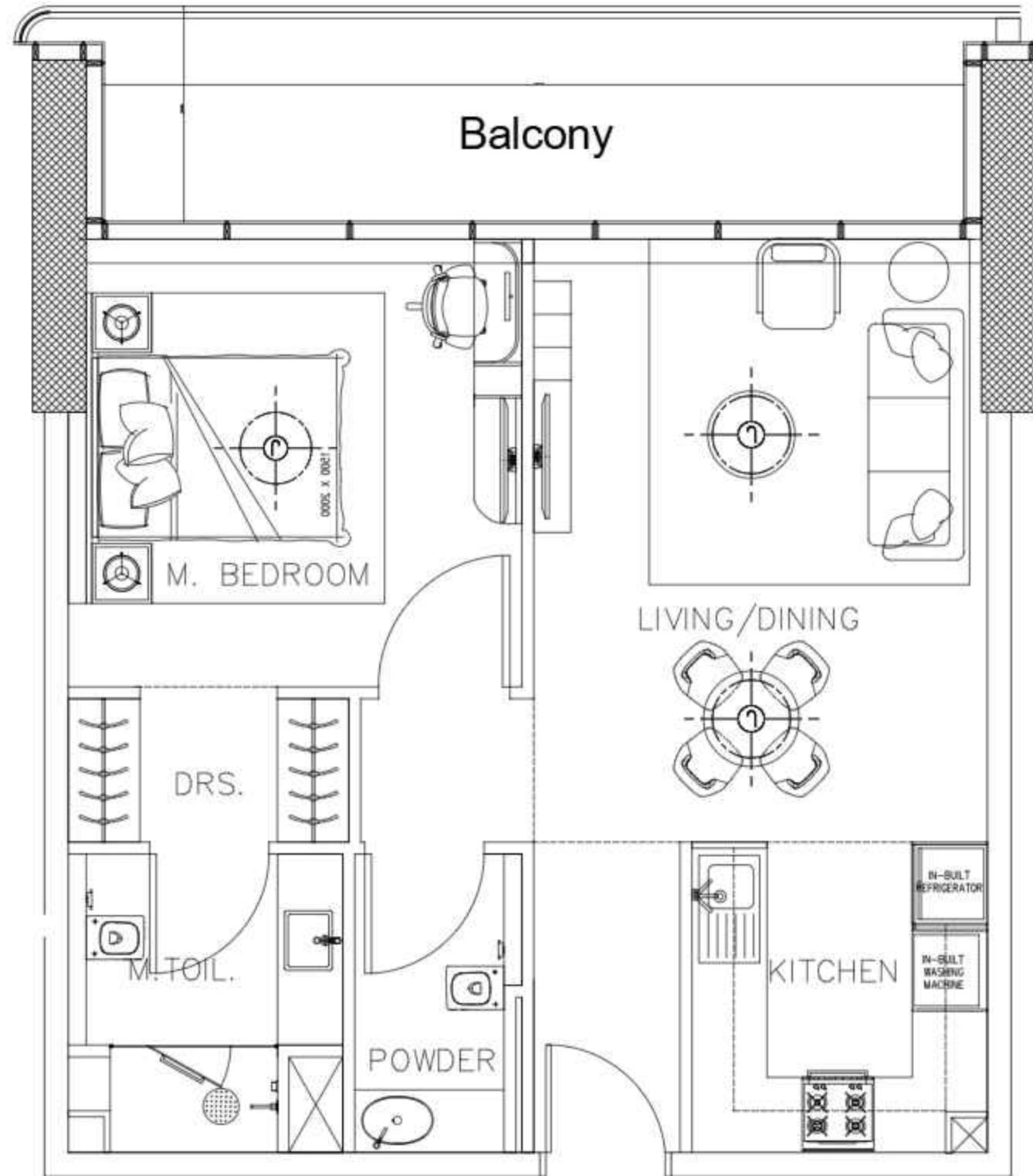
TYPICAL FLOOR 2nd to 7th FLOOR
(06No.s RES. FLOORS)



Note: Work in Progress & Subject to Changes. Not for General Use!

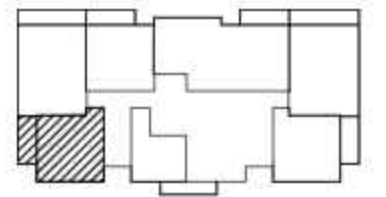
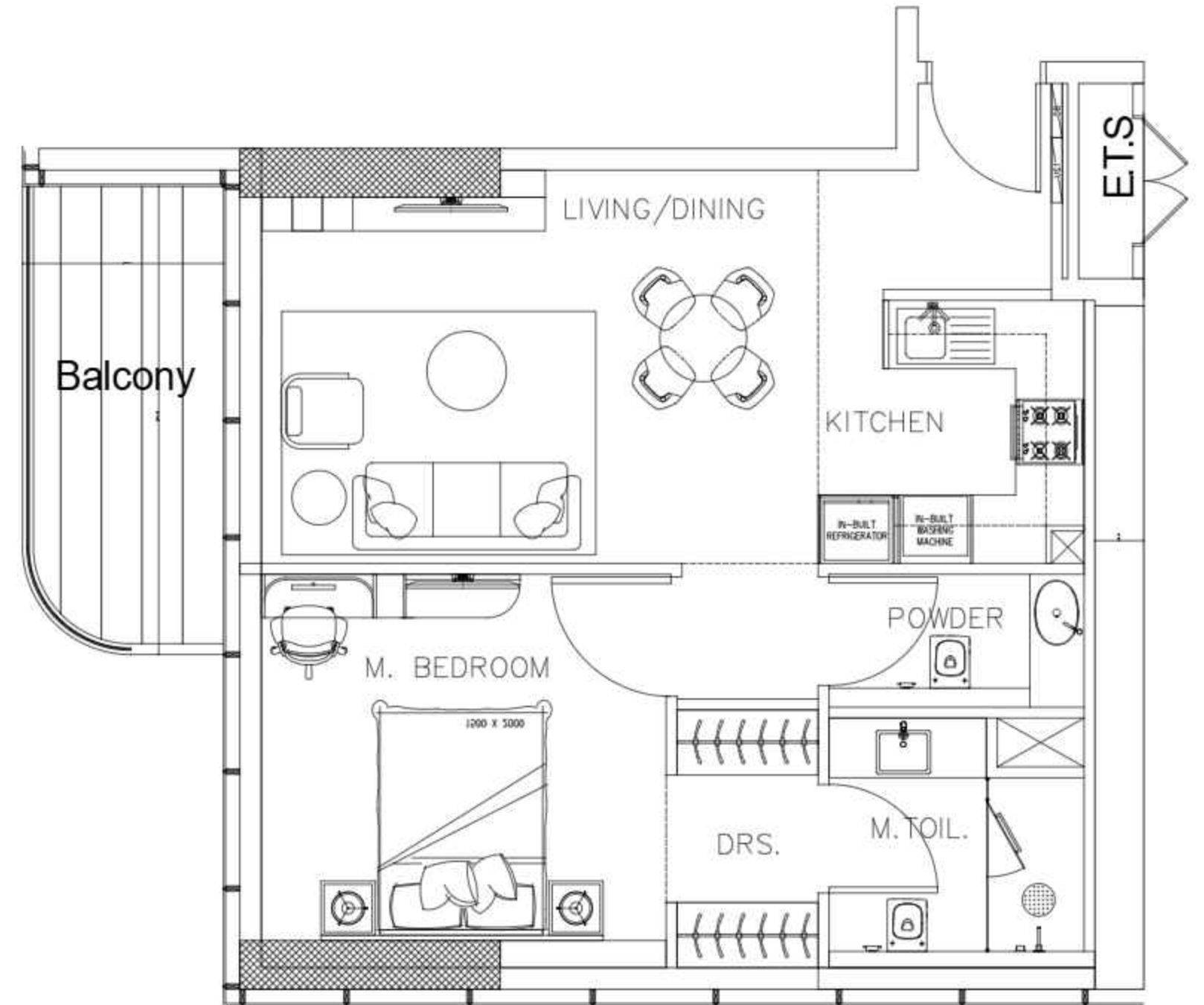
1 Bedroom

Apartment - Type-A



1 Bedroom

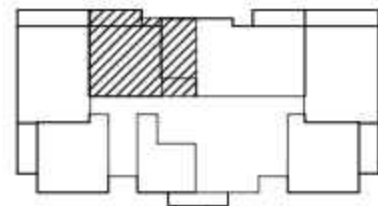
Apartment - Type-B



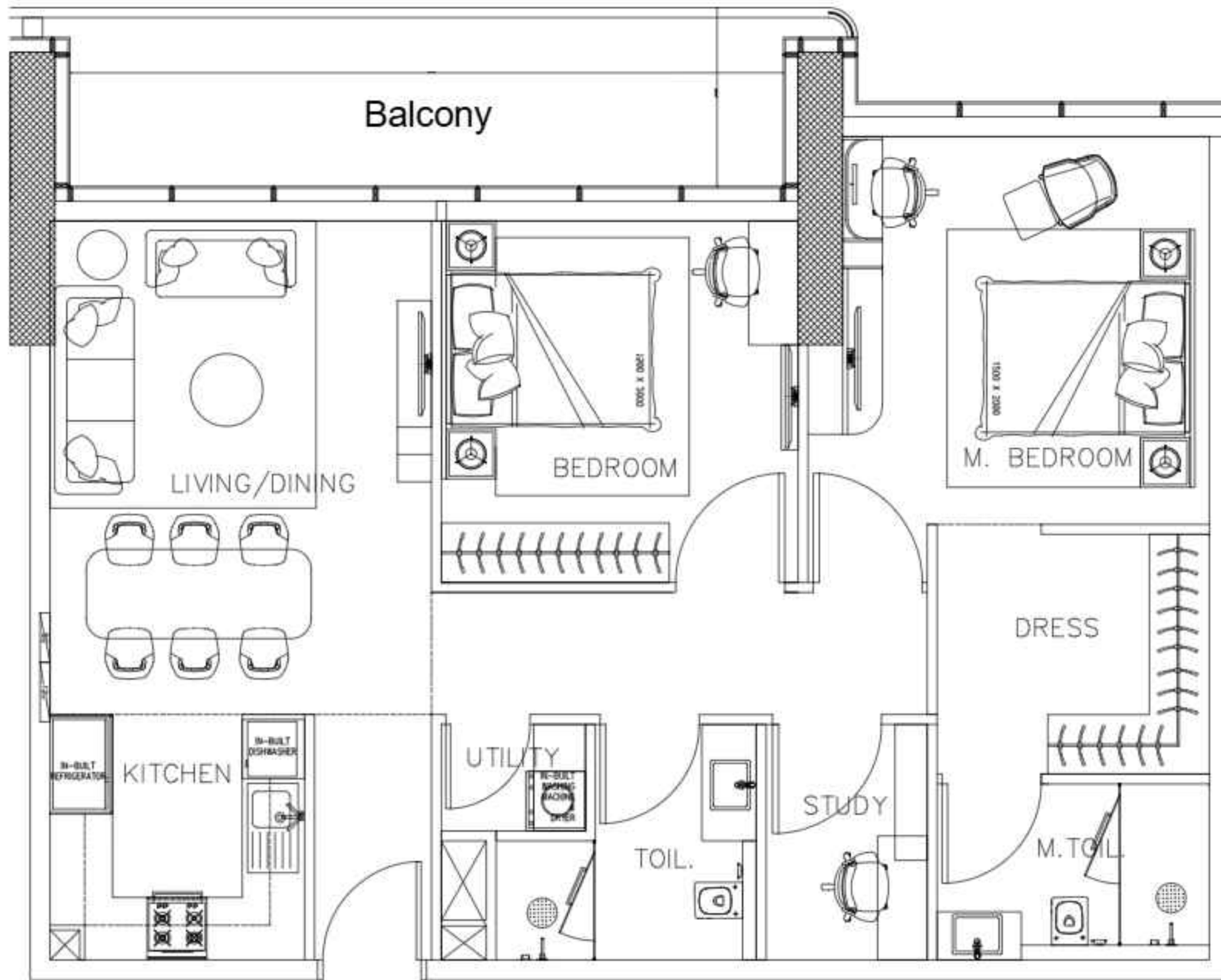
TYPICAL FLOOR 2nd to 7th FLOOR
(06No.s RES. FLOORS)

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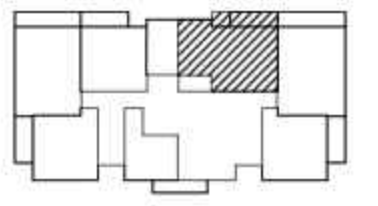
2 Bedroom Apartment - Type-A



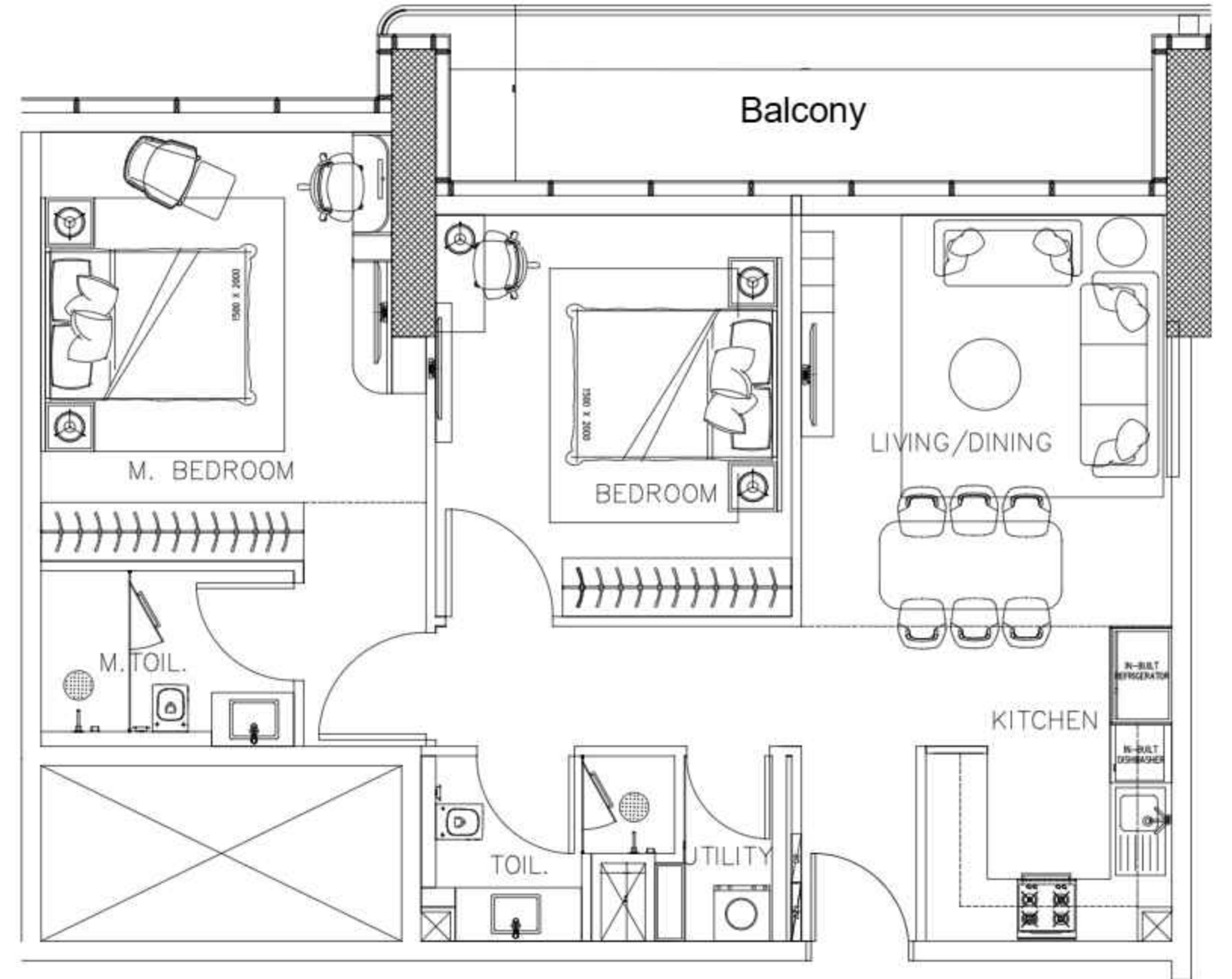
TYPICAL FLOOR 8th to 13th FLOOR
(06No.s RES. FLOORS)



2 Bedroom Apartment - Type-B

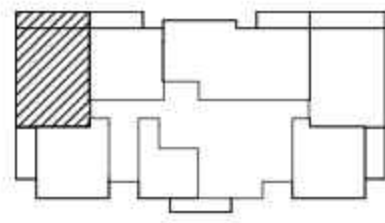
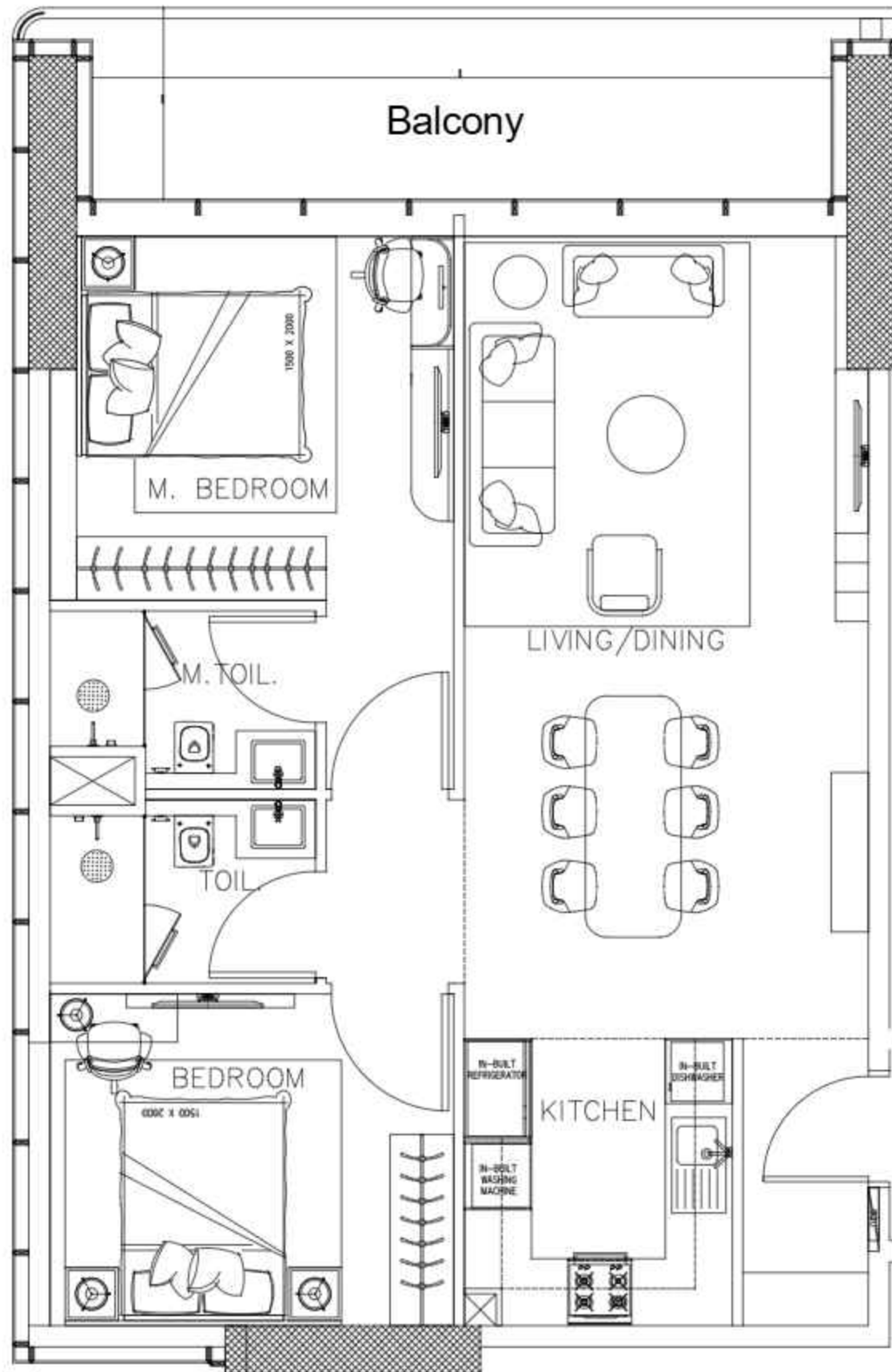


TYPICAL FLOOR 8th to 13th FLOOR
(06No.s RES. FLOORS)



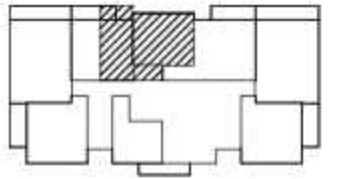
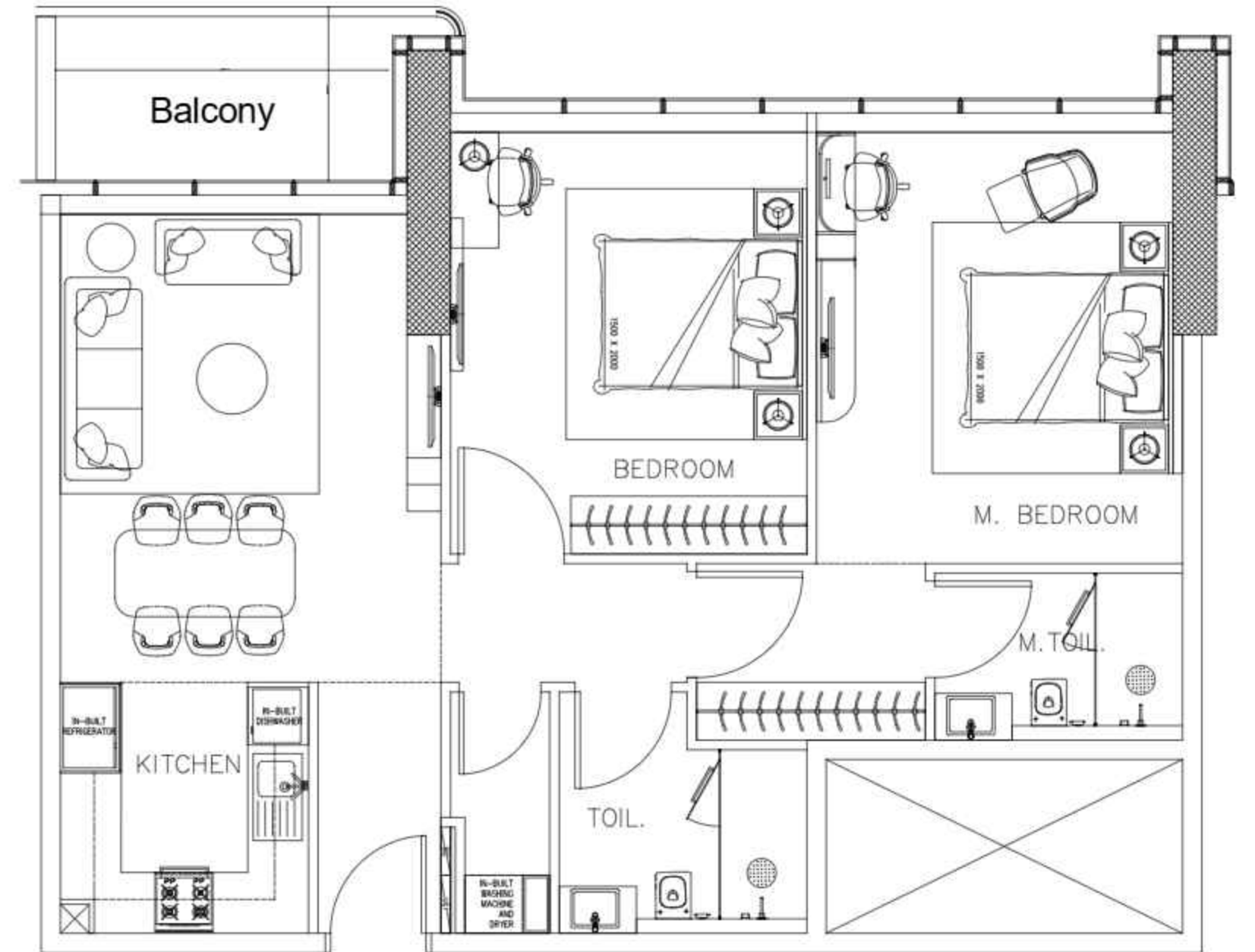
Note: Work in Progress & Subject to Changes. Not for General Use!

2 Bedroom Apartment - Type-C



TYPICAL FLOOR 2nd to 7th FLOOR
(06No.s RES. FLOORS)

2 Bedroom Apartment - Type-D

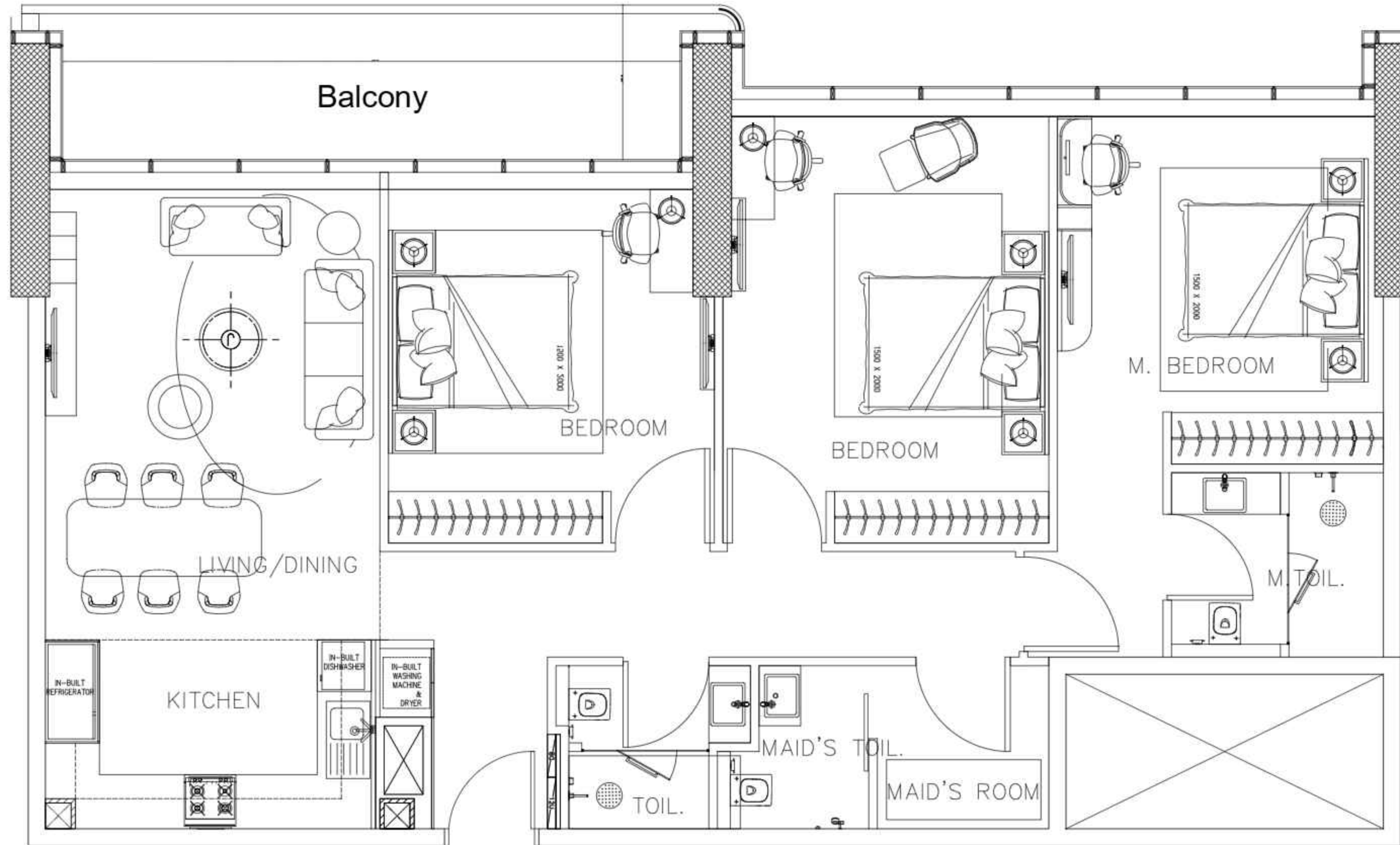
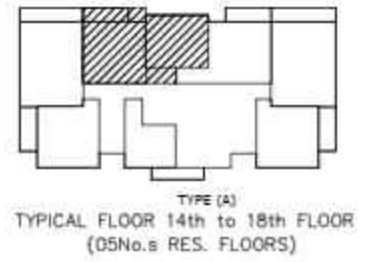


TYPICAL FLOOR 2nd to 7th FLOOR
(06No.s RES. FLOORS)

Note: Work in Progress & Subject to Changes. Not for General Use!

3 Bedroom

Apartment



Note: Work in Progress & Subject to Changes. Not for General Use!



Detailed Pricing Plan

- Pre-Handover Payment Plan
- Post-Handover Payment Plan

During Construction

20%

Down Payment

1%

Per Month * 25

5%

on 3 Months

(July 2025, Feb & Sept. 2026)

On Completion

40%

Pre-Handover

5%

Post-Handover

After Completion

1%

Per Month * 35

Note: Work in Progress & Subject to Changes. Not for General Use!



re-Handover Payment Plan

Payment Dates	60:40	Amount	Cumulative
01-Oct-24	4%	48,000	
01-Oct-24		4,736	
01-Oct-24	20%	240,000	20%
01-Oct-24	0%	-	20%
01-Nov-24	0%	-	20%
01-Dec-24	0%	-	20%
01-Jan-25	1%	12,000	21%
01-Feb-25	1%	12,000	22%
01-Mar-25	1%	12,000	23%
01-Apr-25	1%	12,000	24%
01-May-25	1%	12,000	25%
01-Jun-25	1%	12,000	26%
01-Jul-25	5%	60,000	31%
01-Aug-25	1%	12,000	32%
01-Sep-25	1%	12,000	33%
01-Oct-25	1%	12,000	34%
01-Nov-25	1%	12,000	35%

01-Dec-25	1%	12,000	36%
01-Jan-26	1%	12,000	37%
01-Feb-26	5%	60,000	42%
01-Mar-26	1%	12,000	43%
01-Apr-26	1%	12,000	44%
01-May-26	1%	12,000	45%
01-Jun-26	1%	12,000	46%
01-Jul-26	1%	12,000	47%
01-Aug-26	1%	12,000	48%
01-Sep-26	5%	60,000	53%
01-Oct-26	1%	12,000	54%
01-Nov-26	1%	12,000	55%
01-Dec-26	1%	12,000	56%
01-Jan-27	1%	12,000	57%
01-Feb-27	1%	12,000	58%
01-Mar-27	1%	12,000	59%
01-Apr-27	1%	12,000	60%
01-May-27	40%	480,000	100%
01-Jun-27	HANDOVER		
	100%	1,200,000	

Note: Work in Progress & Subject to Changes. Not for General Use!



Post-Handover Payment Plan

Payment Dates	65:35	Amount	Cumulative
On Booking	4%	48,000	
On Booking		4,736	
01-Oct-24	20%	240,000	20%
01-Oct-24	0%	-	20%
01-Nov-24	0%	-	20%
01-Dec-24	0%	-	20%
01-Jan-25	1%	12,000	21%
01-Feb-25	1%	12,000	22%
01-Mar-25	1%	12,000	23%
01-Apr-25	1%	12,000	24%
01-May-25	1%	12,000	25%
01-Jun-25	1%	12,000	26%
01-Jul-25	5%	60,000	31%
01-Aug-25	1%	12,000	32%
01-Sep-25	1%	12,000	33%
01-Oct-25	1%	12,000	34%
01-Nov-25	1%	12,000	35%
01-Dec-25	1%	12,000	36%

01-Jan-26	1%	12,000	37%
01-Feb-26	5%	60,000	42%
01-Mar-26	1%	12,000	43%
01-Apr-26	1%	12,000	44%
01-May-26	1%	12,000	45%
01-Jun-26	1%	12,000	46%
01-Jul-26	1%	12,000	47%
01-Aug-26	1%	12,000	48%
01-Sep-26	5%	60,000	53%
01-Oct-26	1%	12,000	54%
01-Nov-26	1%	12,000	55%
01-Dec-26	1%	12,000	56%
01-Jan-27	1%	12,000	57%
01-Feb-27	1%	12,000	58%
01-Mar-27	1%	12,000	59%
01-Apr-27	1%	12,000	60%
01-May-27	5%	60,000	65%
01-Jun-27	HANDOVER		

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1% Post-Handover!

(Until April 2030)

01-Jun-27	1%	12,000	66%
01-Jul-27	1%	12,000	67%
01-Aug-27	1%	12,000	68%
01-Sep-27	1%	12,000	69%
01-Oct-27	1%	12,000	70%
01-Nov-27	1%	12,000	71%
01-Dec-27	1%	12,000	72%
01-Jan-28	1%	12,000	73%
01-Feb-28	1%	12,000	74%
01-Mar-28	1%	12,000	75%
01-Apr-28	1%	12,000	76%
01-May-28	1%	12,000	77%
01-Jun-28	1%	12,000	78%
01-Jul-28	1%	12,000	79%
01-Aug-28	1%	12,000	80%
01-Sep-28	1%	12,000	81%

01-Oct-28	1%	12,000	82%
01-Nov-28	1%	12,000	83%
01-Dec-28	1%	12,000	84%
01-Jan-29	1%	12,000	85%
01-Feb-29	1%	12,000	86%
01-Mar-29	1%	12,000	87%
01-Apr-29	1%	12,000	88%
01-May-29	1%	12,000	89%
01-Jun-29	1%	12,000	90%
01-Jul-29	1%	12,000	91%
01-Aug-29	1%	12,000	92%
01-Sep-29	1%	12,000	93%
01-Oct-29	1%	12,000	94%
01-Nov-29	1%	12,000	95%
01-Dec-29	1%	12,000	96%
01-Jan-30	1%	12,000	97%
01-Feb-30	1%	12,000	98%
01-Mar-30	1%	12,000	99%
01-Apr-30	1%	12,000	100%
TOTAL	100%	1,200,000	

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ACUBE

DEVELOPMENTS

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