



Le Presidium

*Developed by*



# Master Plan



**LEGEND:**

Emirates Road	Path to Semmer Villas	Path to Headquarters	Path to Technopoint	Path to Light Industrial Unit	Path to The Seven Towers
Al Ain Road	Path to Cedre Villas	Path to Silicon Residence	Path to Operation Centre	Path to Hi Bay	

# INTRODUCTION

This project involves construction of 2 Residential Towers each comprising 2 basement levels, a ground floor and 11 additional floors offering 9 units on each floor.

Le-Presidium is built with highest quality standards and perfected to the finest detail. The apartments are well planned and designed with optimum space.

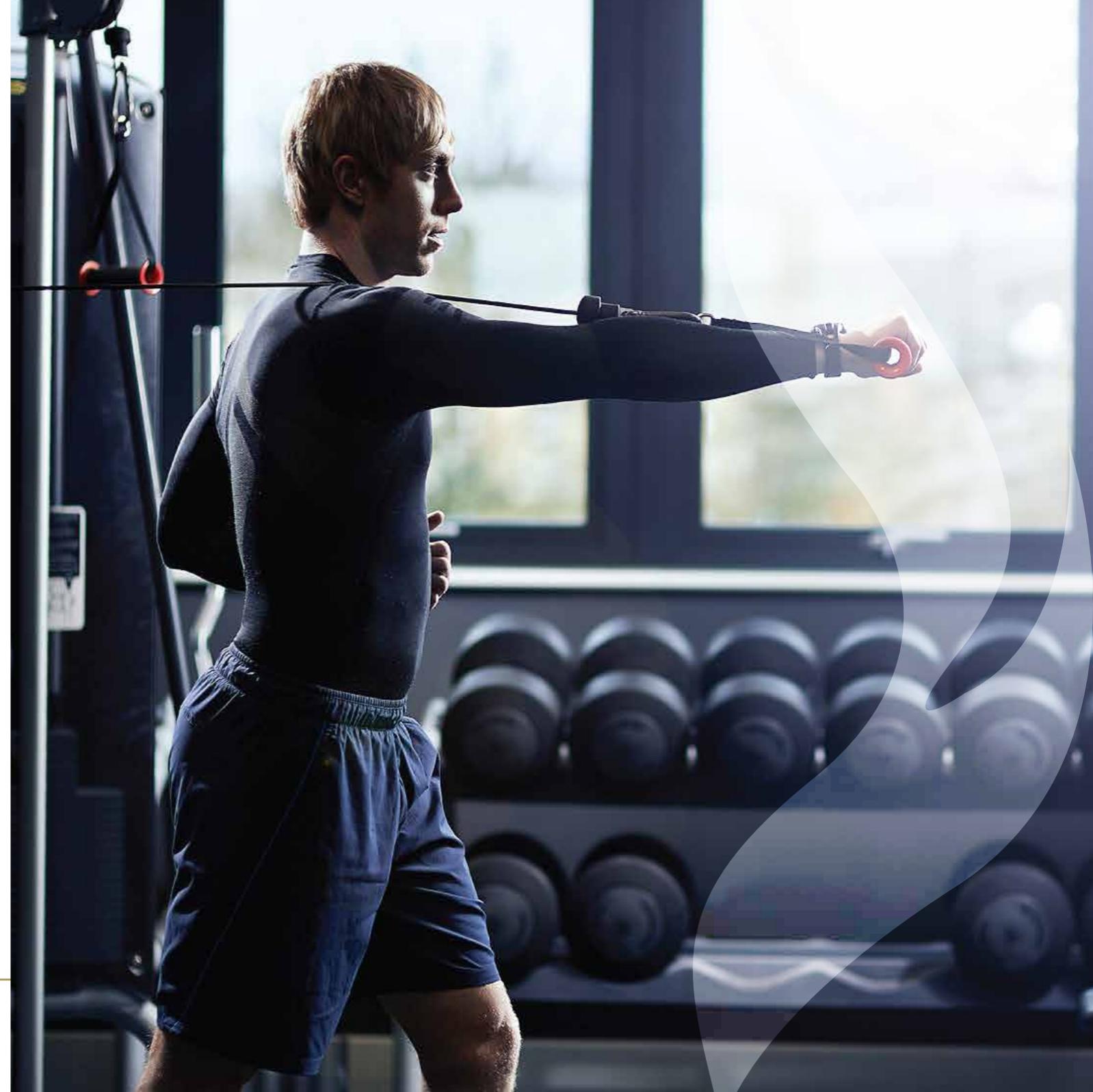
Dubai Silicon Oasis is the ultimate choice which you can make if you want to buy comfortable living at affordable price. The tower is set at 20 minutes' drive from both Dubai Airport and has minutes access to emergency spots.



## AMENITIES

LARGE SWIMMING POOL AT GROUND LEVEL  
HEALTH CLUB / GYM ON THE GROUND FLOOR  
4 HIGH SPEED ELEVATORS  
2 LEVEL BASEMENT CAR PARKING  
CCTV  
24-HOUR SECURITY

CLOSE PROXIMITY TO:  
SUPERMARKETS  
SCHOOL  
PARKS  
RESTAURANTS  
BANKS



## DETAILS

Building Type: **2 Basements+ G+11 - Twin Towers**

Property Type: **Standard Spacious Apartments**

Property Details: **1 Bedroom,  
1 Bedroom + Study  
2 Bedrooms + Laundry**

Project Location: **Dubai Silicon Oasis**

Developer: **Emerex Corporation  
(CREDO INVESTMENTS FZE)**

Plot No: **22-006, DSO**

Architect: **National Engineering Bureau**

Contractor: **SUN ENGINEERING**

MEP Contractor: **Technowatt Electromechanical LLC**

Project Type: **Commercial Converted to Residential**



## FAQs

### Other Delivered Projects:

- 1) *The Prism, Business Bay- Commercial*
- 2) *Le Solarium, Dubai Silicon Oasis - Commercial*

### Parking:

*Yes, 1 parking per apartment. Extra Parking can be availed from the developer at an extra cost.*

### Maintenance:

*As confirmed by RERA, developer will submit application for rate per sq.ft closer to building handover.*

### Furnished or Unfurnished:

*The apartments are unfurnished.*

### Payment terms:

*As per construction progress. Please call for further details.*

### Is this property Freehold or Leasehold?

*For Expats: Leasehold 99 years & For Nationals of UAE: Freehold*

### What other costs are applicable?

*Duba Land Department registration fees.  
NOC fees as applicable by the developer.*

### How long it will take for the Buyer to get the title deed?

*Title deed is issued by land department only after the full payment of the property.*

### When can I resell this property?

*After registering the unit in DUBAI LAND DEPARTMENT.*

### Will Silver Heights help me in renting and/or re-selling the apartment?

*Yes, with standard brokerage fee.*

### Can I get a residency visa upon the purchase of an apartment in Credo?

*All residence visas in Dubai are issued by the DNRD (Dubai Naturalization & Residency Department), hence does not fall under our purview.*

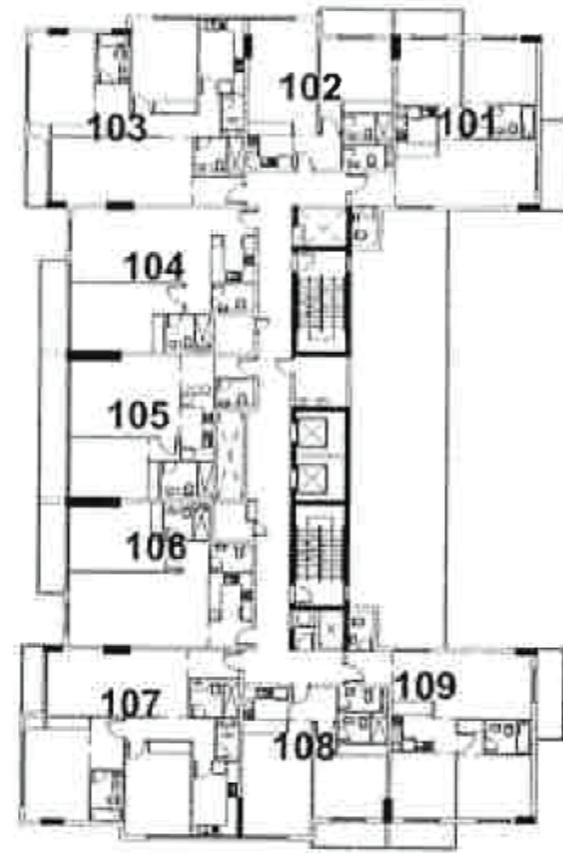
### What is the building status?

*Under construction. Work is in full progress with milestones being achieved.*

### Can an overseas client buy an apartment?

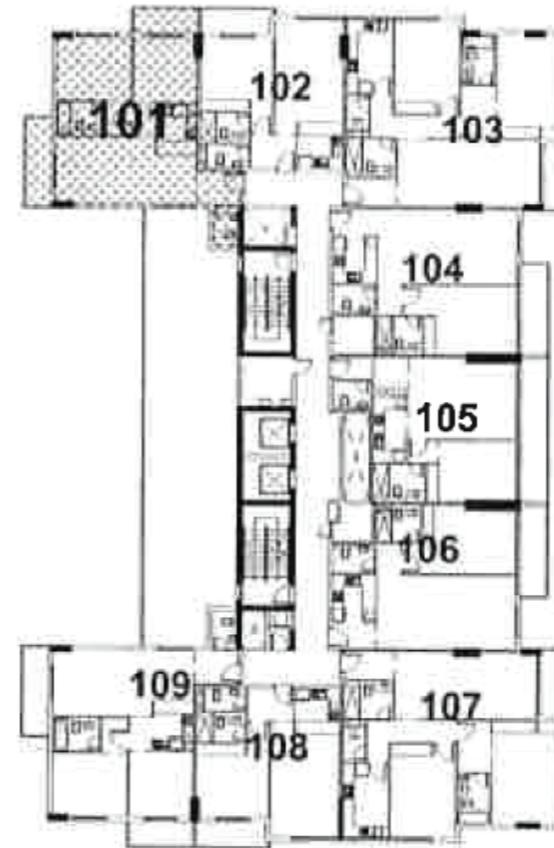
*Yes.*

# Tower-1



KEY PLAN

# Tower-2



KEY PLAN



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