

IVYLANE 1

CUSTOMER FACT SHEET



KEY FEATURES

Designed to seamlessly integrate with the environment, the building features breathtaking panoramic views of the surrounding greenery and the lakeside, allowing residents to always feel connected to nature. Each residential unit has been planned with spacious living areas, private balconies and amenities, providing residents with a tranquil retreat from the bustling world outside. Conveniently located with proximity to retail, lakeside park, schools and other amenities within North Waterfront.

Ivylane 1 is a 7 floor building offering 64 apartments, ranging from one-bedroom to four-bedroom units.

PERFECTLY CONNECTED

35
mins

From the
Airport

25
mins

From the City
Center

15
mins

From the National
Library

10
mins

From the Sports
Palace

1
mins

From the Ring
Road



BUILDING DESIGN

FACADE:

- Decorative plaster (imitation of clinker brick) and decorative plaster with paint.
- Sliding aluminium windows.
- Metal balustrades on balconies and terraces.
- Elegantly styled lobbies with mailboxes and access to the street & courtyard entrances.
- Secure courtyard.
- Accessible for people of determination.
- Dedicated storage for bicycles.
- Garbage disposal within the outdoor parking area.



BUILDING AMENITIES

PARKING

- On-street parking near the building

COURTYARD

- Landscaped outdoor courtyard 1500 sqm
- Sports playground
- Kids play area
- Relaxation area

GROUND FLOOR

- Lobbies
- Stroller storage rooms in main areas
- Dedicated areas for cleaning and washing dogs paws after walking
- Residential units

BASEMENT LEVEL

- Storage rooms for each apartment



EFFICIENT APARTMENT DESIGN

- Apartment clear height 2.7m
- Each apartment has a balcony or loggia
- Apartments with terraces on the top floor
- 2 elevators per building
- Maximized premium views
- Floor to ceiling windows in all rooms



INSTALLMENT PAYMENT PLAN

Best financial instruments and conditions for our customers to choose the most convenient method of payment:

- Exclusive credit terms from MTBank. Lending up to 30 years, zero interest payments in the first year.
- Unmatched installments from the developer. 50% down payment, remaining amount in monthly payments of 10%.

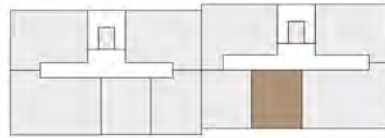


IVYLANE 1

KEY PLAN

1-BEDROOM TYPE A

| | |
|----------------------|------------------------------------------|
| APARTMENT AREA | 38.09 - 44.42 m ² |
| BALCONY AREA | 2.43 (0.73) - 9.04 (2.71) m ² |
| NET AREA | 40.22 - 45.23 m ² |



Disclaimer

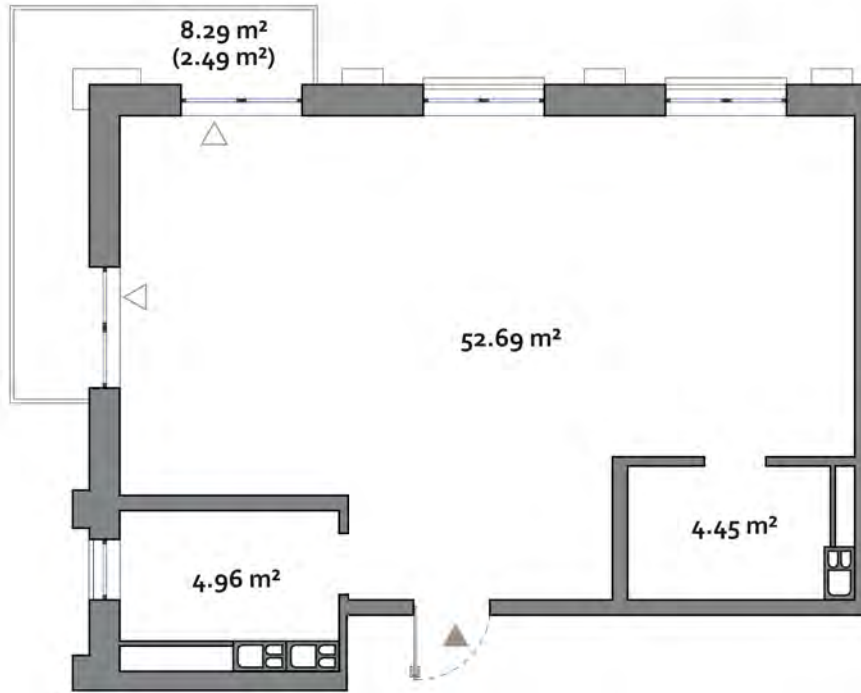
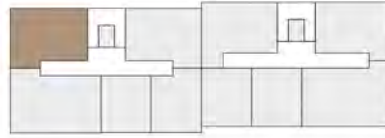
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area and unit direction may vary from unit to unit. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

IVYLANE 1

KEY PLAN

2-BEDROOM TYPE B

| | |
|----------------------|-------------------------------------------|
| APARTMENT AREA | 47.56 - 71.26 m ² |
| BALCONY AREA | 2.70 (0.81) - 25.04 (7.51) m ² |
| NET AREA | 55.07 - 71.26 m ² |



Disclaimer

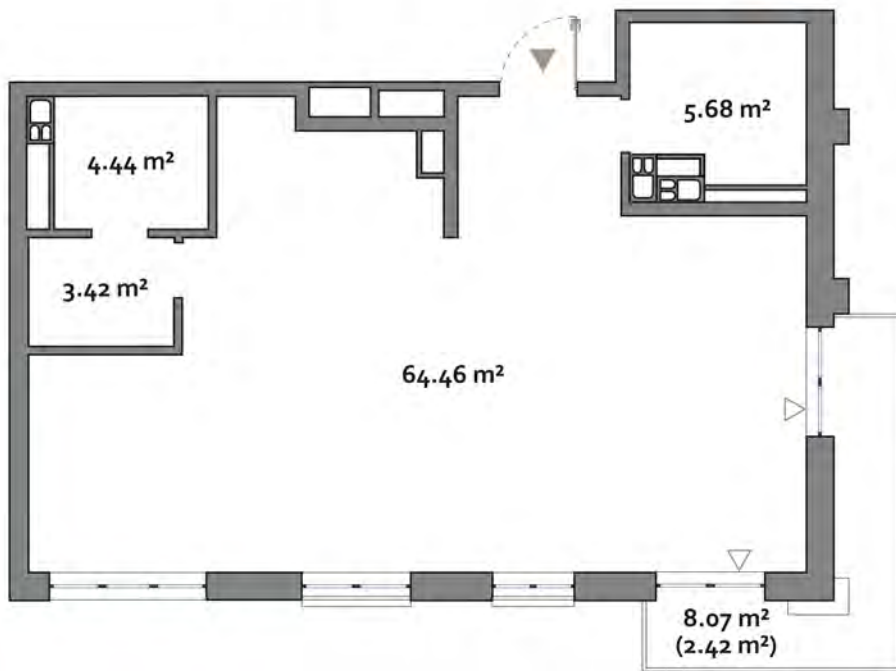
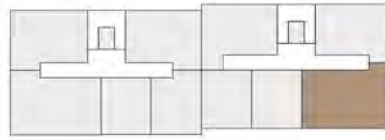
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IVYLANE 1

KEY PLAN

3-BEDROOM TYPE C

APARTMENT AREA 77.54 - 78.22 m²
 BALCONY AREA 7.84 (2.35) - 37.36 (11.2) m²
 NET AREA 77.54 - 89.43 m²



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