Rivendell Architects

Lunara Tower

Majan. Prepared for Tarrad Development



RIVENDELL ARCHITECTS

Architecture and development feasibility

MAJAN, DUBAI

Plot 6457855

TOTAL BUILT-UP AREA

12,638.71 m² / 136,043.08 ft²

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The proposal at a glance

119 homes on a three-street plot, with a complete amenity roof

Project measure	m²	ft²
Plot area	1,535.02	16,522.82
Allowed GFA	6,140.10	66,092.04
GFA consumed	6,078.36	65,427.47
Sellable area	6,823.62	73,448.88
Total built-up area	12,638.71	136,043.08

119 homes

105 one-bedroom homes and 14 two-bedroom homes.

119 parking spaces

38 on GF, 40 on B1 and 41 on B2.

111.13% efficiency

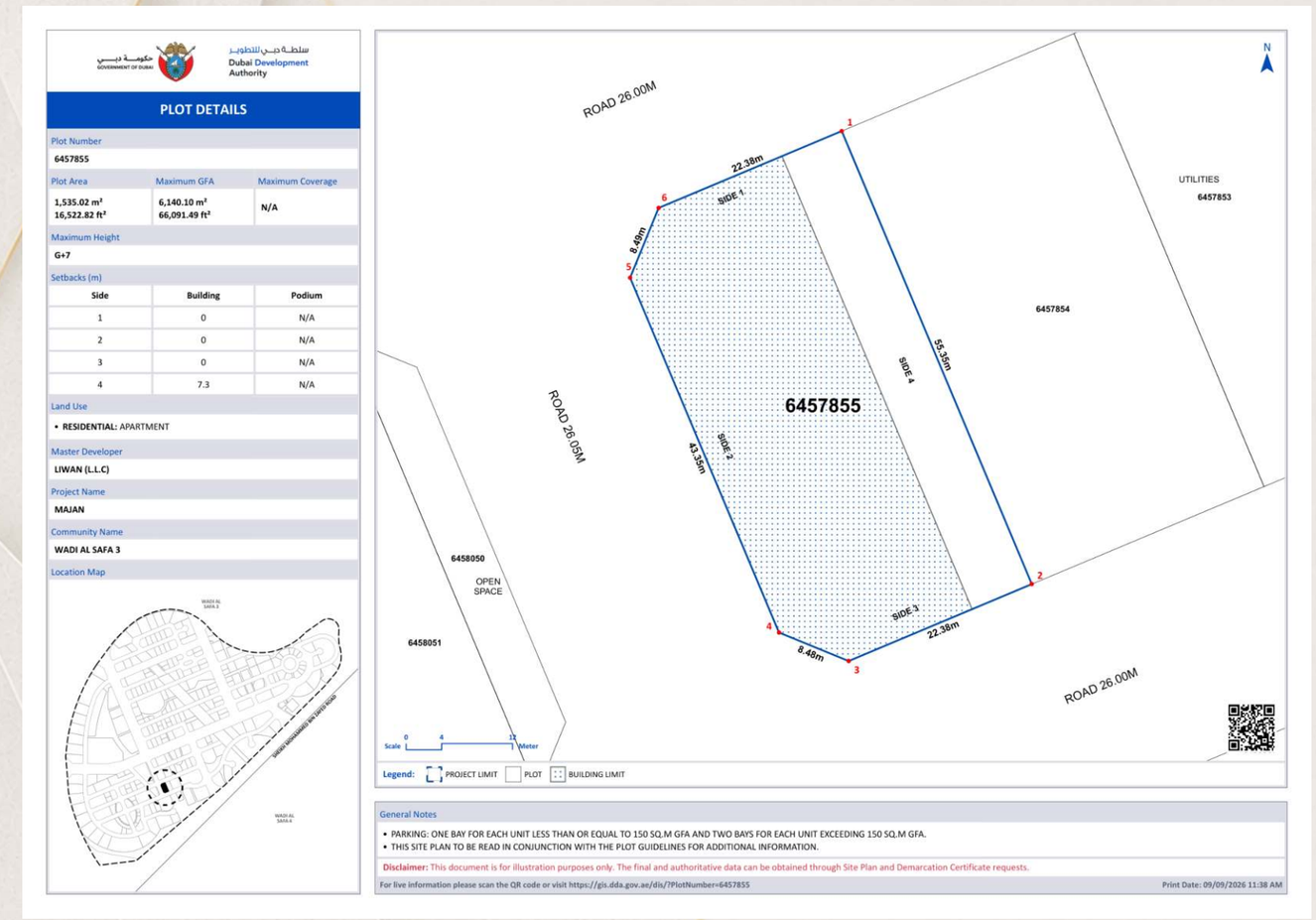
Sellable area divided by allowed GFA.

53.99% sellable / BUA

Parking, services, circulation and amenities occupy the balance.

Plot and development controls

Plot 6457855 / Majan, Wadi Al Safa 3



حكومة دبي
GOVERNMENT OF DUBAI

سلطة دبي للتطوير
Dubai Development Authority

PLOT DETAILS

Plot Number
6457855

Plot Area	Maximum GFA	Maximum Coverage
1,535.02 m² 16,522.82 ft²	6,140.10 m² 66,091.49 ft²	N/A

Maximum Height
G+7

Setbacks (m)

Side	Building	Podium
1	0	N/A
2	0	N/A
3	0	N/A
4	7.3	N/A

Land Use
- **RESIDENTIAL:** APARTMENT

Master Developer
LIWAN (L.L.C)

Project Name
MAJAN

Community Name
WADI AL SAFA 3

Location Map

General Notes
- PARKING: ONE BAY FOR EACH UNIT LESS THAN OR EQUAL TO 150 SQ.M GFA AND TWO BAYS FOR EACH UNIT EXCEEDING 150 SQ.M GFA.
- THIS SITE PLAN TO BE READ IN CONJUNCTION WITH THE PLOT GUIDELINES FOR ADDITIONAL INFORMATION.

Disclaimer: This document is for illustration purposes only. The final and authoritative data can be obtained through Site Plan and Demarcation Certificate requests.

For live information please scan the QR code or visit https://gis.dda.gov.ae/dis/?PlotNumber=6457855 Print Date: 09/09/2026 11:38 AM

Control	Project record
Land use	Residential apartments
Maximum height	G+7
Plot area	1,535.02 m² / 16,522.82 ft²
Setbacks, sides 1–3	0 m / 0 ft
Setback, side 4	7.30 m / 23.95 ft
Master developer	LIWAN (L.L.C.)

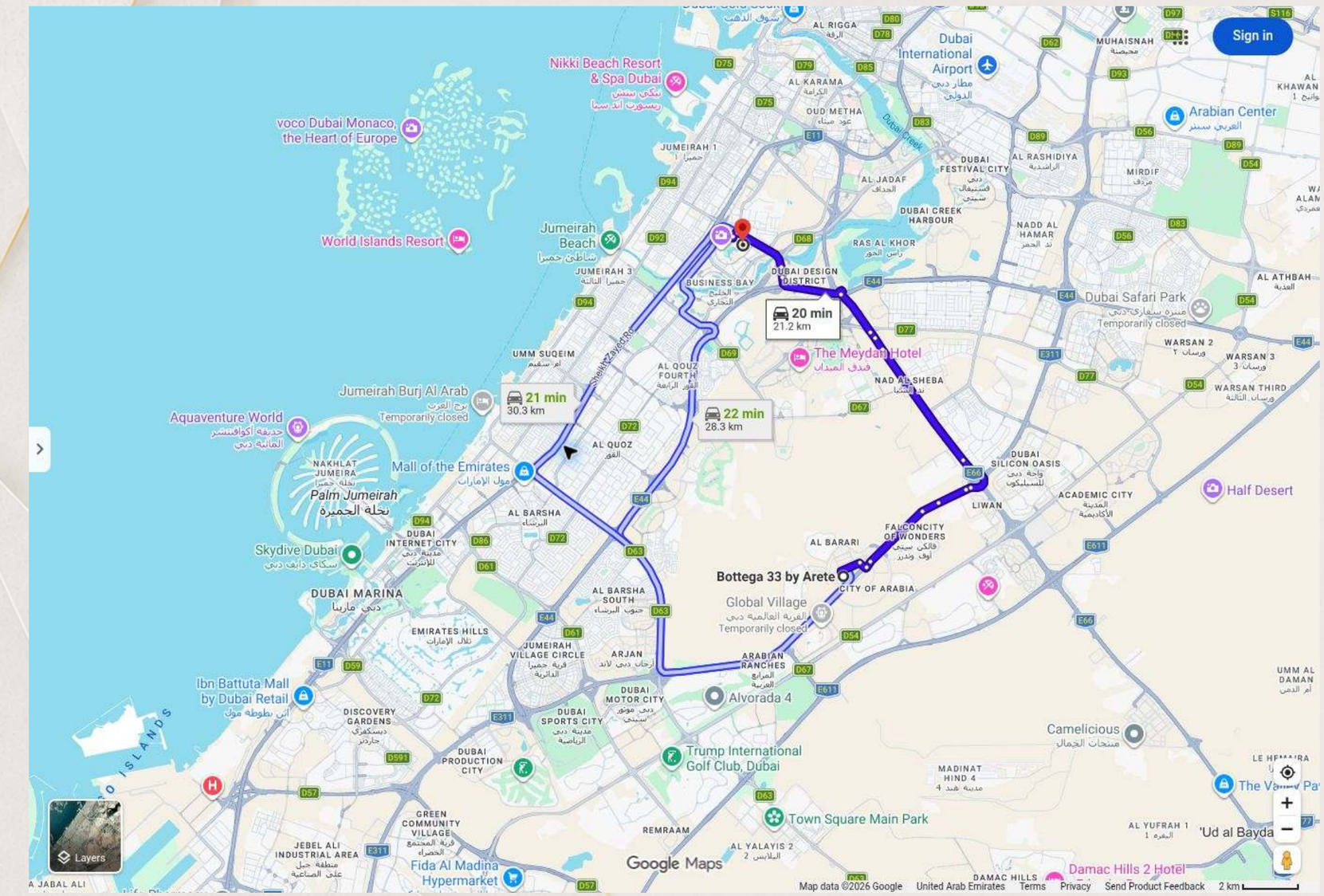
Three road frontages

26.00 m, 26.05 m and 26.00 m road reservations
85.30 ft, 85.47 ft and 85.30 ft

Final demarcation, roof permissions, access and measured GFA remain subject to authority coordination.

Connected to Dubai

Project coordinates 25.0884167° N, 55.3160000° E



E311

Sheikh Mohammed bin Zayed Road provides the principal regional connection from Majan.

E66 and D63

Dubai–Al Ain Road serves Downtown routes. Umm Suqeim Street connects the western districts.

E611

Emirates Road serves the observed route to Al Maktoum International Airport.

Map and travel observations: 15 September 2026.

Landmark access

Observed driving times from the supplied project coordinates

Destination	Observed time	Distance	Principal route
IMG Worlds of Adventure	8 min	5.2 km	E311
Global Village[1]	8 min	5.2 km	E311
Dubai Hills Mall	12 min	14.4 km	E311 + D63
Dubai International Academic City	13 min	13.6 km	E311
Mall of the Emirates	16 min	20.2 km	E311 + D63
Dubai International Airport[2]	18 min	24.6 km	E311
Dubai Mall / Downtown	20 min	21.2 km	E66
Dubai Marina Mall	20 min	24.0 km	E311 + D61
Al Maktoum International Airport	28 min	38.2 km	E611

Architectural character

Final frontal daylight view



Warmth & rhythm

Continuous balcony bands, slender dark glazing frames and sculptural supports establish a recognisable residential identity.

Material palette

Ivory stone tones
Champagne metal accents
Colourless glass

A presence on three streets

Final side-street view at blue hour



Visible interior life

Clear glazing, warm lighting and furnished interiors give the building depth after dark. Chamfered corners articulate the street intersections.

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Residential schedule

Seven typologies across seven residential floors

Unit type	Unit m²	Unit ft²	Units / floor	Floors	Total units	Sellable m²	Sellable ft²	Required bays
2BHK	76.34	821.72	2	7	14	1,068.77	11,504.13	14
1BHK A	49.33	530.94	6	7	42	2,071.69	22,299.47	42
1BHK B	60.23	648.35	2	7	14	843.27	9,076.84	14
1BHK C	53.36	574.41	2	7	14	747.10	8,041.77	14
1BHK D	58.25	627.04	2	7	14	815.56	8,778.61	14
1BHK E	59.39	639.31	2	7	14	831.52	8,950.38	14
1BHK F	63.67	685.38	1	7	7	445.72	4,797.68	7
Total	—	—	**17**	—	**119**	**6,823.62**	**73,448.88**	**119**

One parking bay per home

Required 119 / Provided 119

Ground 38 / Basement 01 40 / Basement 02 41

GFA and development efficiency

The current schedule remains within the allowed GFA

Area measure	m²	ft²
Allowed GFA	6,140.10	66,092.04
GFA consumed	6,078.36	65,427.47
Remaining GFA	61.74	664.57
Total sellable area	6,823.62	73,448.88
Total built-up area	12,638.71	136,043.08

111.13%

Sellable / allowed GFA

Balconies and the sellable-area basis differ from statutory GFA.

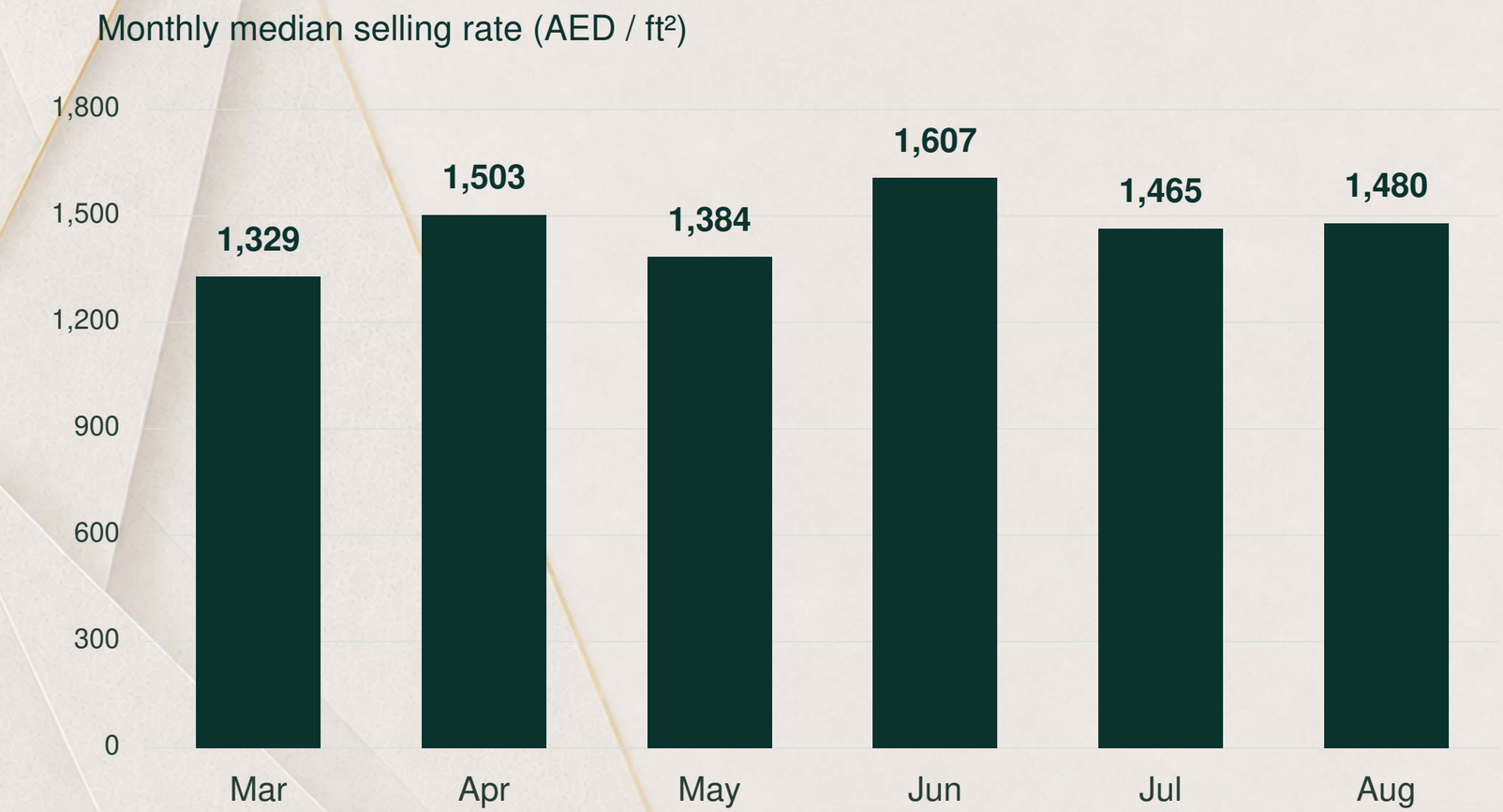
53.99%

Sellable / built-up area

GFA consumed is 98.99% of the allowance.

Majan sales evidence

March–August 2026 / Six completed calendar months



Month	Sales	Median AED / ft²
Mar 2026	629	1,329
Apr 2026	287	1,503
May 2026	824	1,384
Jun 2026	267	1,607
Jul 2026	268	1,465
Aug 2026	243	1,480

2,518 recorded sales across the six months

Recent transaction comparables

Selected Majan off-plan transactions

Project / date	Type	m²	ft²	Sale AED	AED / ft²
Binghatti Skyflame 2 18 Sep 2026	1 bed	66.80	719	1,050,000	1,460
Binghatti Skyflame 1 18 Sep 2026	1 bed	68.75	740	1,050,000	1,419
Vincitore Wellness Estate A 18 Sep 2026	1 bed	75.07	808	1,414,000	1,750
Barari Palace 18 Sep 2026	1 bed	76.18	820	1,079,213	1,316
Bottega Nove by Lalav 27 Aug 2026	2 bed	133.41	1,436	1,803,007	1,256

Premium positioning

The client’s premium plot and amenity programme support testing a premium launch position. Achieved prices still depend on payment terms, delivery quality and buyer demand.

Comparables differ in unit size, developer, payment plan and handover date.

Sales assumptions by typology

Gross unit prices in AED, with selling rate beneath each price

Unit	Area m² / ft²	Pessimistic	Realistic	Optimistic
1BHK A	49.33 / 530.94	716,769 1,350 AED / ft²	822,957 1,550 AED / ft²	929,145 1,750 AED / ft²
1BHK B	60.23 / 648.35	875,272 1,350 AED / ft²	1,004,942 1,550 AED / ft²	1,134,612 1,750 AED / ft²
1BHK C	53.36 / 574.41	775,454 1,350 AED / ft²	890,336 1,550 AED / ft²	1,005,218 1,750 AED / ft²
1BHK D	58.25 / 627.04	846,504 1,350 AED / ft²	971,912 1,550 AED / ft²	1,097,320 1,750 AED / ft²
1BHK E	59.39 / 639.31	863,068 1,350 AED / ft²	990,930 1,550 AED / ft²	1,118,792 1,750 AED / ft²
1BHK F	63.67 / 685.38	925,263 1,350 AED / ft²	1,062,339 1,550 AED / ft²	1,199,415 1,750 AED / ft²
2BHK	76.34 / 821.72	986,064 1,200 AED / ft²	1,150,408 1,400 AED / ft²	1,314,752 1,600 AED / ft²

Realistic blended rate

AED 1,527 / ft² across the supplied sales area

These are scenario assumptions. Aggregate GDV uses supplied type sellable totals. Unit price indications use the rounded individual areas.

Construction budget by area

Realistic procurement target, with all built-up area allocated

Cost zone	Area m²	Area ft²	AED / m²	AED / ft²	Cost AED m
Residential allowance	6,078.36	65,427.47	5,250	488	31.91
Basements 01 and 02	3,070.04	33,045.64	3,800	353	11.67
Ground parking and services	1,535.02	16,522.82	2,500	232	3.84
Other BUA and roof works	1,955.29	21,047.16	2,400	223	4.69
Total / blended	**12,638.71**	**136,043.08**	**4,123**	**383**	**52.11**

Provisional estimating quantities

Residential uses consumed GFA. Each basement and the ground floor use a plot-footprint allowance. The remainder completes the BUA.

Included in hard construction

Structure, façade, fixed finishes, normal MEP, lifts, pools and plant, contractor preliminaries and profit. Loose equipment and external works are separate.

Cost-zone allocations are provisional, not measured floor areas. QS measurement must reconcile the four non-overlapping zones to total BUA.

Value engineering and procurement

A route to the target budget while retaining the approved architectural character

Package	Proposed approach	Budget condition
Façade and balcony details	Repeated GRC molds and bronze-finished aluminium modules. Local fabrication packages.	Retain approved geometry and appearance. Confirm fire, corrosion and thermal performance.
Unit interiors	Batch procurement for 119 kitchens, wardrobes, doors and sanitaryware. Premium finishes concentrated at high-touch areas.	Approve samples and warranties before supplier award.
Structure and MEP	Coordinate repeat bays, wet-area stacks and plant sizes before tender.	Engineering review maintains fire, acoustic and structural requirements.
Amenities and equipment	Consolidated packages for gym, spa, pools and outdoor furniture.	Retain the full amenity programme within an agreed equipment schedule.
Fees and overhead	Combined design and supervision scopes with a focused client team.	Lower allowances need agreed scopes and responsibilities.
Funding and sales	Phase drawdowns, agree broker terms and support direct sales.	Validate escrow, lender and agency terms in a time-based cash flow.

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Construction and project cost schedule

Amounts in AED million

Cost category	Pessimistic	Realistic	Optimistic
Hard construction	56.96	52.11	48.06
Construction contingency	5.70	3.91	2.40
Professional fees	2.56	1.82	1.44
Authority / utilities	1.14	1.04	0.96
Loose FF&E / equipment / external works	3.00	2.50	2.00
Administration / legal / insurance	0.80	0.60	0.50
Finance / holding	2.81	1.86	1.38
Sales and marketing	3.90	3.36	3.17
Total project cost	**76.86**	**67.20**	**59.92**

Realistic allowances

7.5% contingency, 3.5% fees and 2% authority / utilities on hard cost. Finance 3% of cost subtotal. Sales 3% of GDV.

Finance is a total budget allowance, not an annual interest rate. Model is pre-tax. VAT recovery and timing require project-specific assessment.

Development scenarios

Sales less construction and project delivery costs

AED million, unless stated	Pessimistic	Realistic	Optimistic
Blended sale rate AED / ft²	1,327	1,527	1,727
Hard cost AED / m²	4,507	4,123	3,803
Hard cost AED / ft²	419	383	353
Gross development value	97.43	112.12	126.81
Construction and project costs	76.86	67.20	59.92
Development surplus	20.57	44.92	66.89
Surplus / sales	21.1%	40.1%	52.7%
Return on project costs	26.8%	66.8%	111.6%

Realistic case: AED 44.92m development surplus

Pre-tax static appraisal. Returns depend on the stated sales assumptions and procurement targets. This appraisal does not calculate an IRR.

Budget resilience

Realistic case sensitivities and scenario allowances

AED 896 / ft²

Blended break-even selling rate with the realistic cost assumptions

AED 27.97m

Surplus if selling rates fall 10% and hard construction rises 10%, applied together

Allowance	Pess.	Real.	Opt.
Contingency / hard cost	10%	7.5%	5%
Fees / hard cost	4.5%	3.5%	3%
Authority / hard cost	2%	2%	2%
Finance / cost subtotal	4%	3%	2.5%
Sales / GDV	4%	3%	2.5%

Finance subtotal comprises hard cost, contingency, fees, authority, equipment / external works and administration.

Sensitivity holds the unit mix and sellable area constant. It is a budget stress test, not a probability forecast or a funding approval.



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