

A STATEMENT IN BALANCE, PROPORTION,
AND PERMANENCE

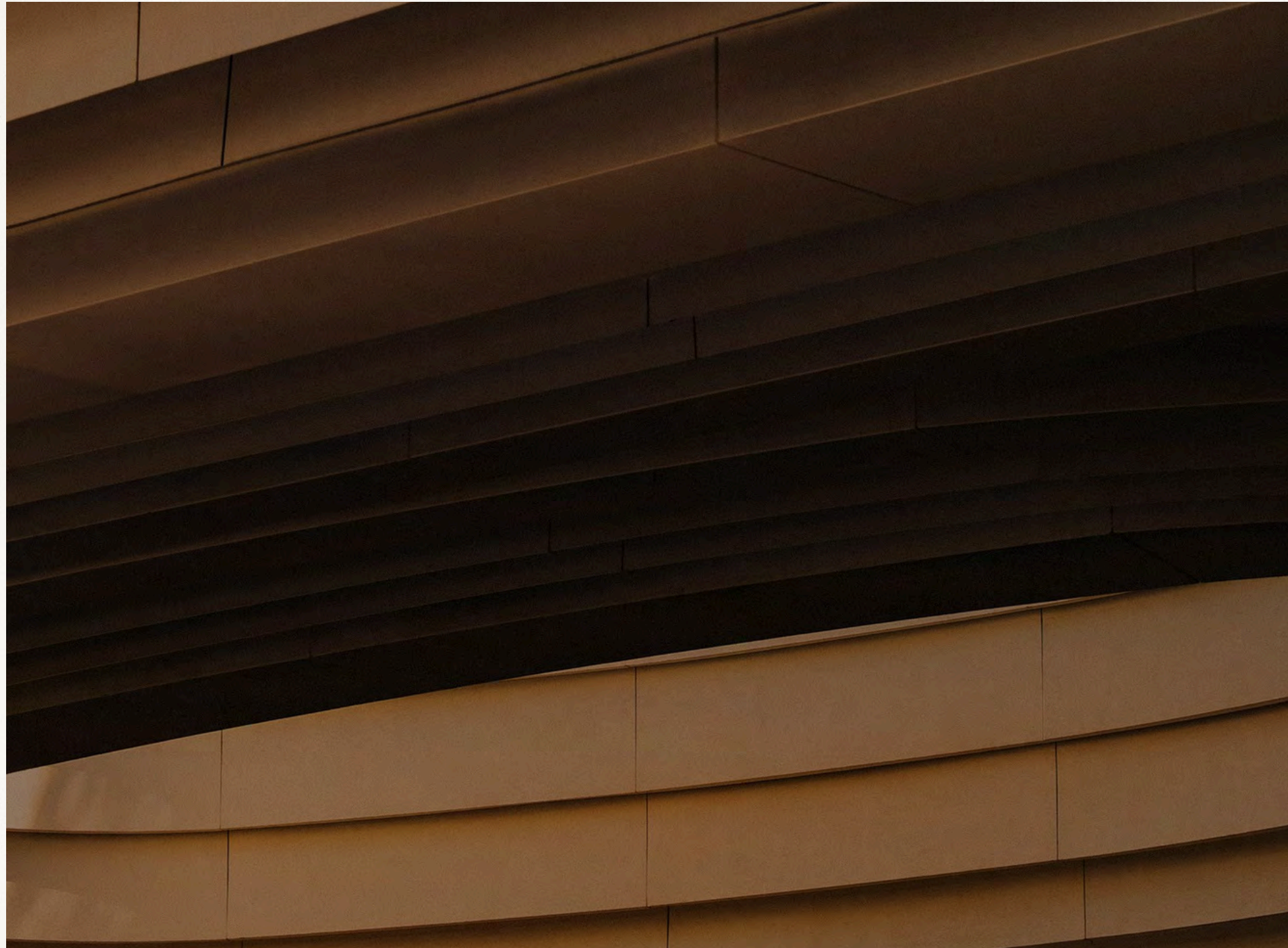


AL WASL GATE BY SCOPE PROPERTIES

SALES PRESENTATION

SCOPE PROPERTIES

INTRODUCTION



SCOPE PROPERTIES

Scope Properties is the real estate arm of Scope Investment, established in 2019 to develop and manage high-quality residential and mixed-use assets across the UAE.

The company focuses on disciplined development, long-term value, and projects defined by architectural strength, functionality, and measured scale.

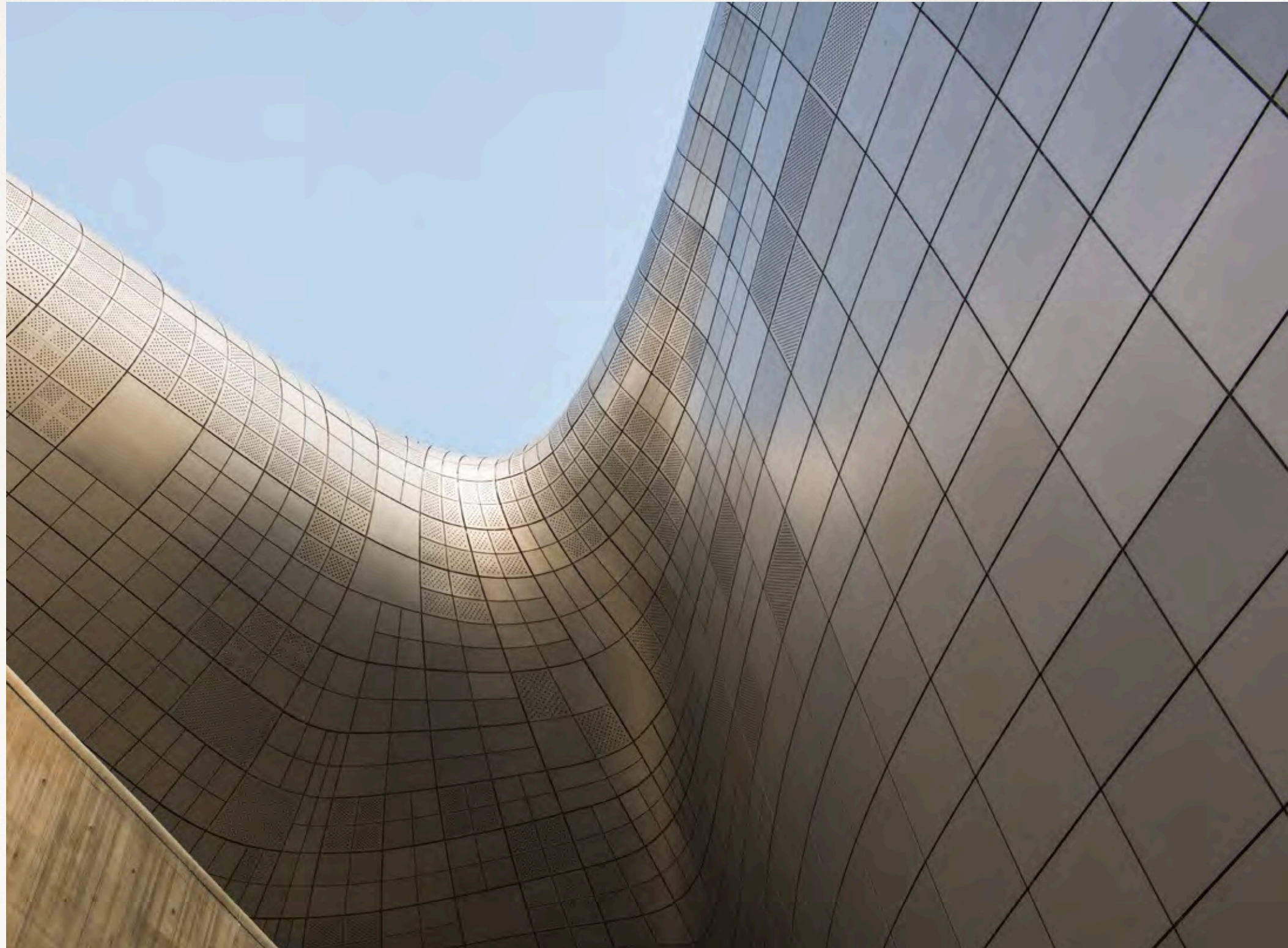
INTRODUCTION



TRACK RECORD & CAPABILITY

- Founded to manage and grow a diversified property portfolio
- Active across development, asset management, and project delivery
- Delivered landmark projects including Stella Maris, Dubai Marina, and Al Mutarid Lifestyle Centre, Al Ain

INTRODUCTION



HOW SCOPE BUILDS: EXECUTION-FIRST APPROACH

- Full control across planning, delivery, and lifecycle management
- Strong emphasis on build quality, materials, and usability
- Projects shaped to endure, commercially and architecturally

DUBAI

DUBAI



A GLOBAL PLATFORM FOR GROWTH

- 18.7M international visitors in 2024
- 20% to 30% capital appreciation
- Golden visa and investor visa
- Rental yields averaging 5-9%, up to 11% in prime areas
- Connected to 240+ global destinations
- Tax-free economy
- One of the world's safest and cleanest cities
- Strongly regulated and backed by RERA Real Estate Sector

W A S L G A T E

An Urban Address with City-Wide Reach

WASL GATE



OVERVIEW

- Master-planned mixed-use community in Jebel Ali
- Positioned directly on Sheikh Zayed Road (E11)
- Steps from Energy Metro Station
- Quick access to Ibn Battuta Mall, Expo City Dubai, and Dubai Marina
- Strong road connectivity to Al Maktoum International Airport
- Developed as a freehold district with long-term growth potential

WASL GATE



LIFE IN WASL GATE

- Retail and dining anchored by Festival Plaza, including IKEA and daily essentials
- Walkable green spaces, parks, and outdoor routes
- Gyms, pools, jogging and cycling tracks, and sports courts
- Schools, nurseries, and healthcare options within close reach
- A self-contained urban setting combining living, transit, and retail convenience

WASL GATE



Attractions

- Switch Bowling _____ 2.8 km
- Madame Tussauds _____ 6.5 km
- Ain Dubai Observation Wheel _____ 6.6 km

Parks & Beaches

- Jumeirah Park District 3 Park 1 _____ 5.0 km
- Jumeirah Park District 1 Park 1 _____ 5.1 km
- Jumeirah Park District 5 Park 1 _____ 5.2 km

Golf Clubs

- Montgomerie Golf Course _____ 8.6 km
- Emirates Golf Club _____ 9.0 km
- Jumeirah Golf Estates Golf Course _____ 9.3 km

Cinemas

- Novo Cinema at Ibn Battuta Mall _____ 2.8 km
- Roxy Cinema at The Beach _____ 6.4 km
- Reel Cinemas at Dubai Marina Mall _____ 6.8 km

WASL GATE BY THE NUMBERS

CONNECTIVITY BOOST

Direct access to Sheikh Zayed Road and walking distance to Energy Metro Station strengthen daily mobility and long-term rental appeal.

DEMAND OUTLOOK

Sustained demand supported by proximity to JAFZA, Dubai Internet City, and key retail and lifestyle hubs. Ongoing development continues to reinforce capital growth and rental stability.

MARKET ACTIVITY

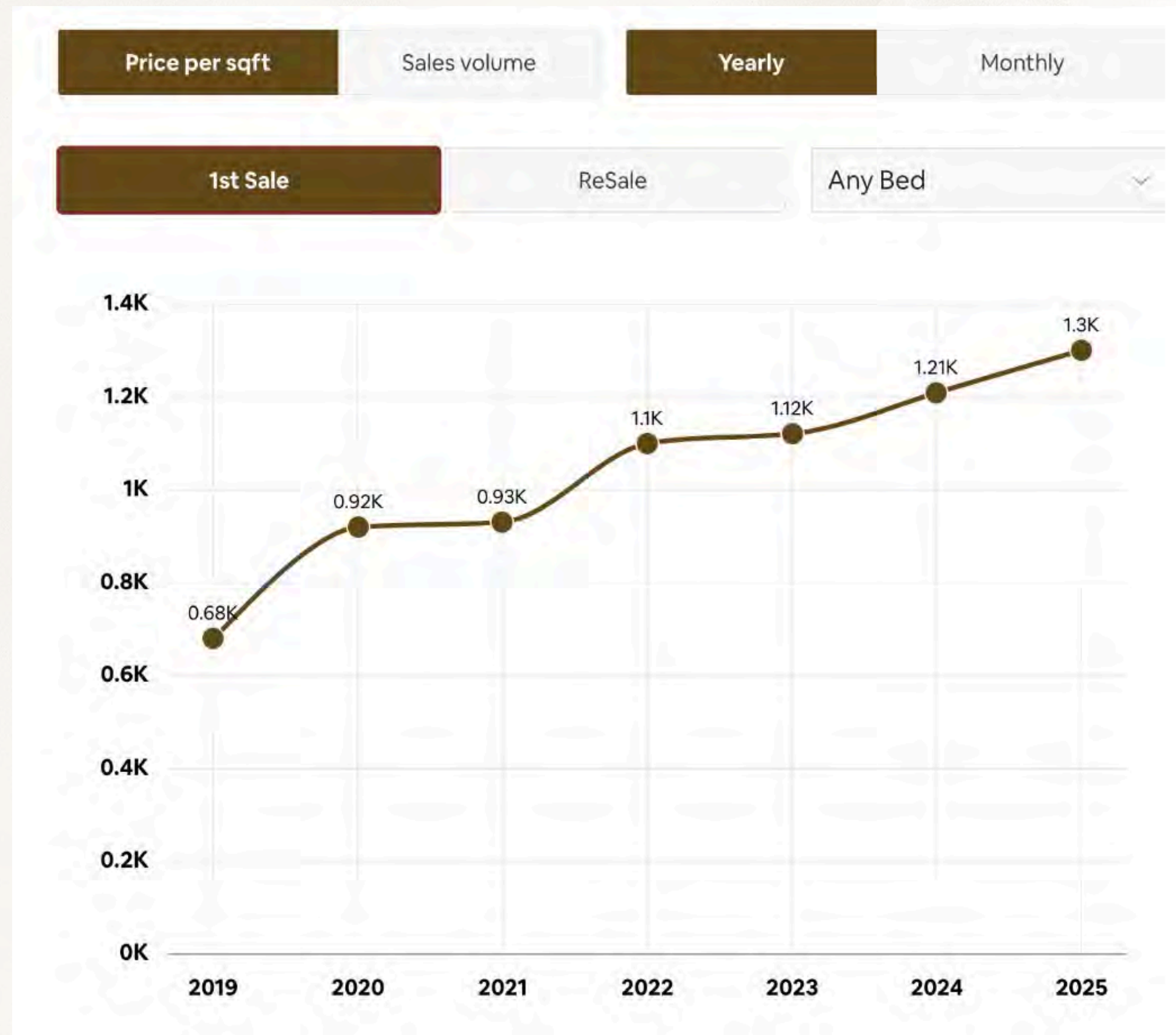
1,368 residential sale transactions recorded in the last 12 months, marking a **56%** year-on-year increase and reflecting rising buyer confidence.

RENTAL PERFORMANCE

Average rental yields reach **8.91%**, positioning Wasl Gate as a strong income-generating residential market.

WASL GATE

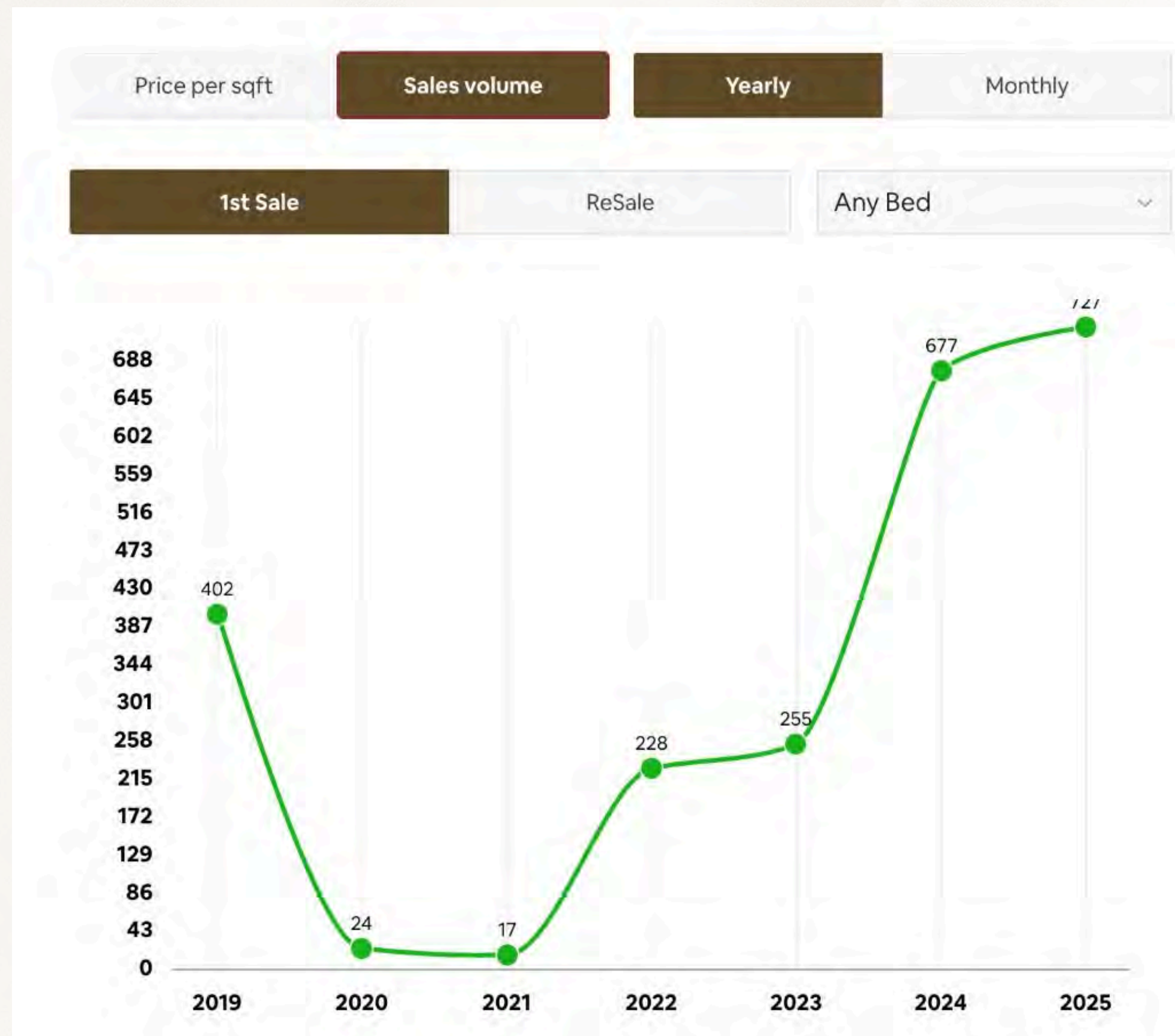
STEADY PRICE GROWTH



Wasl Gate's average price per square foot has nearly doubled since 2019. The growth has been consistent year after year, reflecting increasing demand and the area's steady maturation.

Source: dxbineract.com

WASL GATE



RISING SALES ACTIVITY

Sales volumes in Wasl Gate have increased sharply, reaching their highest levels in 2024 and 2025. The sustained rise reflects growing buyer confidence and stronger market activity as the area moved into a more established phase.

DISTANCE MEASURED IN MINUTES

5 MIN

- ▶ Festival Plaza
- ▶ Corridor of Tolerance

15 MIN

- ▶ Dubai Marina

20 MIN

- ▶ Palm Jumeirah
- ▶ Mall of the Emirates

25 MIN

- ▶ Dubai Mall
- ▶ Downtown Dubai

30 MIN

- ▶ Kite Beach Dubai
- ▶ International Airport
- ▶ Al Maktoum International Airport



WASL GATE



PROJECT LOCATION MAP



BY SCOPE PROPERTIES

AT85 RESIDENCES



- Named after Astatine (Element 85), reflecting a design approach shaped by precision and balance
- Direct metro access with immediate Sheikh Zayed Road connectivity
- Close to temple, mosque, and church within the Corridor of Tolerance
- Mix of studios, 1-bedroom simplexes, 2-bedroom simplexes, 3-bedroom podium villas, and 3-bedroom townhouses
- Spacious, smartly planned apartments designed for everyday living
- Amenities designed for families and wellbeing
- Onsite and next-door retail
- Beautifully landscaped, walkable surroundings integrated into the master plan



WHY INVEST IN AT85

DIRECT METRO & SHEIKH ZAYED ROAD ACCESS

Immediate access to Energy Metro Station and Sheikh Zayed Road places AT85 at one of the city's most connected residential addresses.

DESIGNED FOR LONG-TERM LIVING

Spacious, smartly planned apartments and amenities designed for families and wellbeing support sustained occupier appeal.

RETAIL AT YOUR DOORSTEP

Festival Plaza, IKEA, and surrounding retail sit onsite and next door, supporting everyday convenience and consistent residential demand.

A FREEHOLD ADDRESS WITH STRONG FUNDAMENTALS

Direct connectivity, walkable surroundings, places of worship nearby, and integrated community infrastructure position AT85 as a stable, long-term residential asset.

TRUSTED DEVELOPER

Developed by Scope Properties, a UAE-based developer focused on disciplined delivery, build quality, and long-term residential value.

A COMPLETE MASTER-PLANNED SETTING

Located within Wasl Gate, AT85 sits in a district planned around homes, retail, green corridors, and daily essentials, all integrated into a coherent urban grid.

THE RESIDENCES

An Address Rooted in Rarity

THE RESIDENCES



THE EXTERIOR

- Contemporary façade with stone and wood-inspired detailing
- Full-height glazing across the elevation
- Patterned metal elements adding depth
- Clear vertical articulation

THE RESIDENCES



THE COURTYARD

- Central courtyard at the heart of the building
- Circular pool as the main focal element
- Integrated seating and pergolas
- Landscaped greenery framing the space
- Inward-facing balconies overlooking the courtyard

THE RESIDENCES



SPACES HELD IN PROPORTION

The interiors at AT85 focus on spatial clarity and material quality. Layouts are planned to support daily use, with clear separation between living, dining, and private areas. Finishes are chosen for durability and consistency, creating homes that feel calm, practical, and built to last.

THE RESIDENCES



INTERIORS

- Smartly planned layouts designed for everyday living
- Spacious rooms with clear zoning between shared and private spaces
- Natural-flowing plans that support comfort and usability
- Real marble finishes anchoring key interior spaces
- Wood elements adding warmth and continuity
- Mosaic detailing used selectively across interiors
- Duplex residences with full-height glazing
- Townhouses with private gardens and layered interiors
- Powder rooms finished with wall panelling and full length mirrors

THE RESIDENCES



THE LOBBY

- Marble flooring with subtle veining
- Pale wood wall panels with continuous vertical lines
- Integrated lighting built into edges and surfaces
- Single sculpted reception counter as the focal point







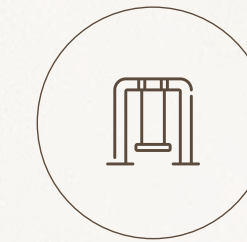
A M E N I T I E S

Places to Linger

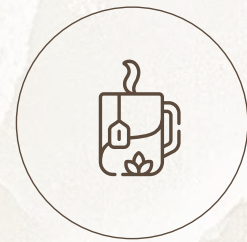
AMENITIES



Residents' Lounges



Children's Play Areas



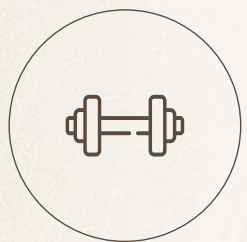
Rooftop Lounge



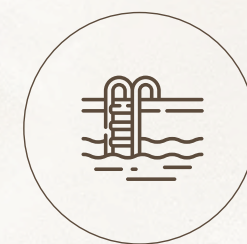
Health and Fitness Club



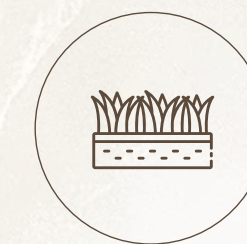
Yoga Studio



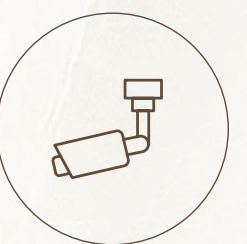
Rooftop Gym



Swimming Pool



Landscaped Gardens



24/7 Security and Community Management



WORKOUT

TODAY
IS YOUR DAY
TO EAT RIGHT
TO TRAIK HARD
TO LIVE HEALTHY
TO BE PROUD

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ULTIMATEDECK

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FLOOR PLANS

STUDIO

TYPE B



Area	Square Meter	Square Feet
SUITE AREA	38.35 m	412.80 ft
BALCONY AREA	0.00 m	0.00 ft
TOTAL AREA	38.35 m	412.80 ft

UNITS

302, 310, 312, 313, 315, 402, 405, 411, 412, 414, 502, 505, 512, 513, 515, 518, 602, 612, 613, 615, 618



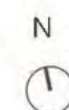
1 BEDROOM TYPE A



Area	Square Meter	Square Feet
SUITE AREA	69.69 m	750.14 ft
BALCONY AREA	6.01 m	64.69 ft
TOTAL AREA	75.70 m	814.83 ft

UNITS

135, 136, 137, 138, 139, 140, 141, 329, 330, 331, 332, 333, 334, 335, 336, 337, 428, 429, 430, 431, 432, 433, 434, 435, 436, 530, 531, 532, 533, 534, 535, 536, 537, 538, 630, 631, 632, 633, 634, 635, 636, 637, 638



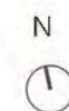
2 BEDROOM TYPE A



Area	Square Meter	Square Feet
SUITE AREA	107.52 m	1157.34 ft
BALCONY AREA	5.99 m	64.48 ft
TOTAL AREA	113.51 m	1221.81 ft

UNITS

129, 147, 148, 151, 325, 326, 338, 341, 342, 343, 346, 424, 425, 437, 440, 441, 442, 445, 526, 527, 539, 542, 543, 544, 547, 626, 627, 639, 642, 643, 644, 647



3 BEDROOM PODIUM VILLAS TYPE A



LOWER FLOOR



UPPER FLOOR

Area	Square Meter	Square Feet
SUITE AREA	181.22 m	1950.64 ft
BALCONY AREA	75.64 m	814.18 ft
TOTAL AREA	256.86 m	2764.82 ft

UNITS

102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 115, 116, 117, 118, 119, 120, 121

3 BEDROOM TOWNHOUSES TYPE A



LOWER FLOOR



UPPER FLOOR

Area	Square Meter	Square Feet
SUITE AREA	188.86 m	2032.87 ft
BALCONY AREA	84.54 m	909.98 ft
TOTAL AREA	273.40 m	2942.85 ft

UNITS

G1, G2, G3, G4, G5, G6, G12, G13, G14, G15, G16,
G17, G18, G19, G20, G21, G22, G23, G24, G25

UNIT TYPES & SIZES

UNITS	SIZE (SQ. FT.)	PRICE
Studios	352 - 416 SQ. FT	AED 650,000
1-Bedroom Simplexes	696 - 1225 SQ. FT	AED 1,100,000
2-Bedroom Simplexes	1209 - 1908 SQ. FT	AED 1,600,000
3-Bedroom Podium Villas	1773 - 2333 SQ.FT	AED 3,100,000
3-Bedroom Townhouses	2365 - 3912 SQ. FT	AED 3,000,000

PAYMENT PLAN

40/60

BOOKING PROCESS

ESCROW DETAILS

Bank Name:
Ajman Bank

Escrow Account Name:
At 85 Residences By Scope Properties LLC

Account Number:
01180340013

IBAN:
AE9705700001180340013

CIF:
1180340

CORPORATE BANK DETAILS

Bank Name:
Ajman Bank

Current Account Name:
Scope Properties LLC

Account Number:
011179356014

IBAN:
AE880570000011179356014

CIF:
1180340

EOI PROCESS

EOI AMOUNT

AED 37,000

STUDIOS - 1 BEDROOM & 2 BEDROOM

EOI AMOUNT

AED 100,000

3 BEDROOM PODIUM VILLAS & 3 BEDROOM TOWNHOUSES

FAST FACTS - SUMMARY

Starting Price	AED 650,000
Location	Wasl Gate
No. of units	261
No. of floors	G+Podium+6
Payment Plan	40/60
Handover	Q2 2028

THANK YOU

SALES PRESENTATION