

THE COMMUNITY × *SPORTS ARENA*

FREQUENTLY ASKED QUESTIONS

● What is co-living, the concept of The Community Sports Arena?

Co-living is a modern real estate concept that emerged several years ago and has gained popularity since then. It was one of the defining real estate trends of 2019. The idea is to provide an affordable living solution to individuals who seek not just accommodation but also opportunities to expand their social network. Co-living combines modern apartment living with premium communal facilities, encouraging interaction among tenants and enhancing their quality of life.

● Who is co-living for?

Co-living offers tenants a sense of community, sustainability, and access to the collaborative economy. It has gained popularity among millennials, freelancers, students, young professionals, entrepreneurs, and young families.

● What is included in the communal spaces?

The list of amenities is designed to enhance a sense of community within the building. The community features 20,444 square feet of unparalleled facilities, including swimming pools with changing rooms, showers, and sun lounges; indoor and outdoor gyms; a spa and wellness centre; prayer rooms; a multipurpose hall; a business centre and co-working space; a children's play area; a garden; a BBQ area; and more.

● Why is co-living so popular?

Unlike traditional apartments, co-living offers affordability, flexibility, included amenities, and a sense of community. Co-living allows like-minded individuals to socialise outside work and grow together professionally and personally by networking, forming new friendships, and supporting one another.

● Is co-living the future of housing?

Millennials are a generation known for collecting experiences rather than things. They view the world as their playground, work digitally, and prefer remote work. As a result, traditional housing models have evolved to accommodate these preferences.

Co-living concept is made to cater to all their needs, allowing them to transform their home into a place where they will live, work, and socialise. This concept allows them to move about freely, to chase exciting career prospects around the globe, and to make memories through new experiences. Co-living has become more than just a housing model; it has become a solution for the growing younger generations.

● How many apartments are in the building?

There are a total of 396 units in the building and a generous mix of studios, one-bedroom, two-bedroom, and three-bedroom apartments.

● Can my property be managed?

Yes, the property can be managed by a Property Management operator.





● **Can my property be rented on a long-term basis?**

Yes, the property can be rented on a yearly basis, as a regular property investment.

● **Can my property be rented on a short-term rental basis?**

Yes, the property can be rented as short term, on a daily or a monthly basis, with the right licensing and permission from relevant authorities.

● **Can I or a family member move into the property in the future?**

Yes, the property can be occupied by the owner or his family members.

● **Are external visitors allowed?**

Yes, external visitors are allowed and can be invited by residents at all times.

● **What is the arrangement for parking?**

The Community building operates a managed parking system for all residents.

● **Will public buses operate from the building?**

Yes, there is a bus stop in front of The Community development which is operated by RTA.

● **Is there WIFI in the common areas?**

WIFI is available in all common areas of the building.

● **When is the completion of the property?**

The anticipated completion is scheduled in Q4 2027.

● **What is the booking fee?**

The booking fee is a minimal 20% of the total property value.

● **Is there a post-handover payment plan?**

Yes, Investors can benefit from a post-handover payment plan. 44% of the total property value can be paid post-handover over 44 months. Limited time offer.

● **Why should I invest in this project?**

Affordable ticket price and attractive innovative co-living concept make this project ideal for investment. The Community offers a cost-effective yet sociable living solution with an unrivalled number of amenities appealing to different groups of people, such as millennials, freelancers, and young entrepreneurs.

Furthermore, the project is ideal for both short-term and long-term rentals as well as for living. In cities with strong expat cultures like Dubai, co-living concepts like The Community are in higher demand.

● **How can I benefit in terms of ROI?**

The attractive ticket price coupled with a post-handover payment plan certainly works in favour of how an investor can benefit from their investment. Upon handover, you can easily rent out your fully furnished unit, and the rental income can offset the payment against the property.

● **Will I get a title deed?**

Yes, as per the norms of the Dubai Land Department, a purchase of property on a freehold basis means that the property is registered in the owner's name by way of a title deed registered in the Dubai Land Department.

