PELAGOS

BY IGO



Pelagos: a name with deep roots

"Pelagos" means "ocean" in Greek, capturing the vastness and depth of the sea. It represents both tranquility and the exciting shifts of nature. At Pelagos, we embody this spirit, reflecting the vibrant and dynamic lifestyle of Dubai Marina, where beauty and energy blend seamlessly with the ever-changing waves of the ocean!





The story behind Pelagos

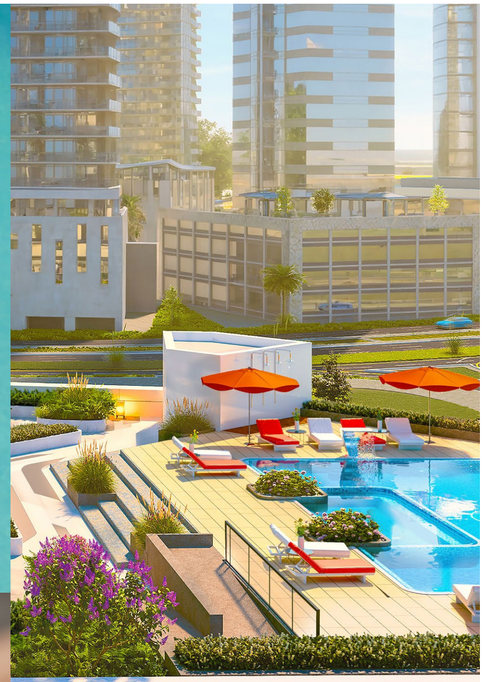
Pelagos brings main character energy to the Dubai Marina, embodying glamour, identity, freedom, and luxury.

MAKE YOUR MARK ON DUBAI – YOUR VIBRANT LIFESTYLE CONTINUES HERE.

The Pelagos Experience











Project Details

Building Configuration: 5B + G + 2P + 33
Residencial floors start from 4th to 36th floor
Handover: Q1 2026

Developer: IGO (Invest Group Overseas)

Unit Type	#Of Units	%Of Units
Studio	96	33.33%
1B/R	128	44.44%
2B/R	64	22.22%
Grand Total	**288**	**100%**

Payment Plan Options

50/50 Post-Handover

PAYMENT SCHEDULE		
Instalment No.	**Instalment Date**	**Payment Percentage**
1	Immediate / Upon Signing of SPA	20%
2	Payment due on March 01, 2025	10%
3	Payment due on July 01, 2025	10%
4	Payment due on November 01, 2025	10%
6	Upon handover or 100% completion	10%
7	After 3 months from handover	7%
8	After 6 months from handover	7%
9	After 9 months from handover	7%
10	After 12 months from handover	7%
11	After 15 months from handover	7%
12	After 18 months from handover	5%
	Total	100%

Administrative & DLD Registration Fees (Oqood or Initial Contract)		
% of Registration fees borne by the purchaser	Immediate / Upon Signing of Reservation form	4% by the purchaser
Admin Fee	Immediate / Upon Signing of Reservation form (Non-refundable & amount is inclusive of VAT)	AED 5,250.00

50/50 Non-Post-Handover

PAYMENT SCHEDULE		
Instalment No.	**Instalment Date**	**Payment Percentage**
1	Immediate / Upon Signing of SPA	20%
2	Payment due on March 01, 2025	10%
3	Payment due on July 01, 2025	10%
4	Payment due on November 01, 2025	10%
5	Upon handover or 100% completion	50%
	Total	100%

Administrative & DLD Registration Fees (Oqood or Initial Contract)		
Fully waived DLD Registration fees		
Admin Fee	Immediate / Upon Signing of Reservation form (Non-refundable & amount is inclusive of VAT)	AED 5,250.00



Unit Type	Min Total Area	Max Total Area
Studio	380.83	459.83
1B/R	633.03	833.88
2B/R	1,491.34	1,526.21



Ticket Prices (AED)

Unit Type	Min	Max
Studio	1,221,053.00	1,457,895.00
1B/R	1,821,053.00	2,200,000.00
2B/R	3,073,685.00	3,557,895.00

Project Location

The subject site is located on El Emreef Street and can be accessed through 2 main streets; Al Marsa Street & King Salman Bin Abdulaziz Al Saud Street.

PALM JUMEIRAH

10 minutes

DUBAI MARINA MALL

5 minutes

BURJ KHALIFA

20 minutes

DUBAI MALL

15 minutes

BURJ AL ARAB

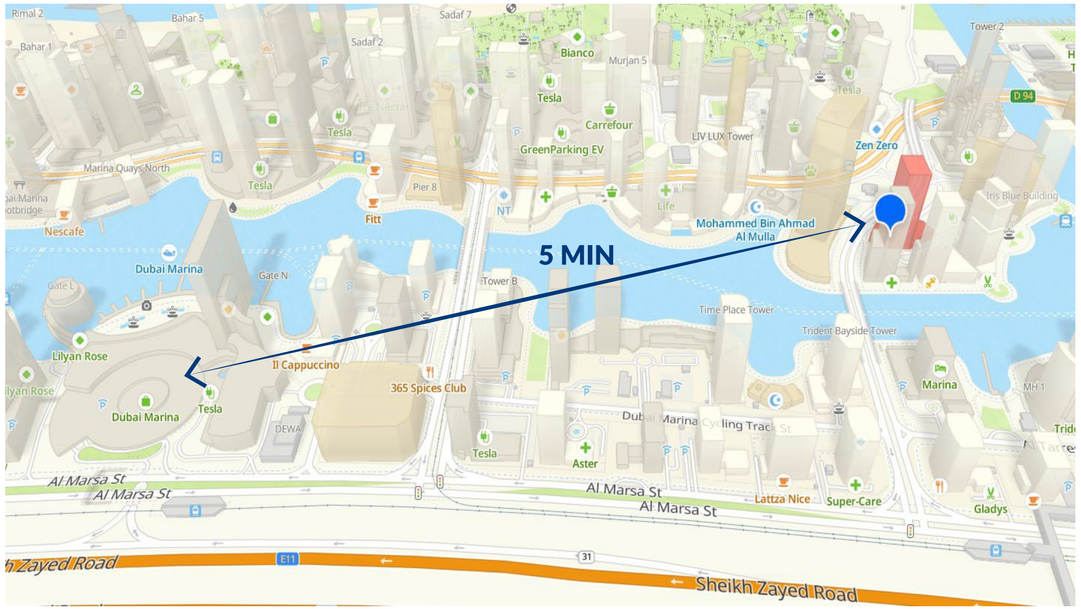
15 minutes

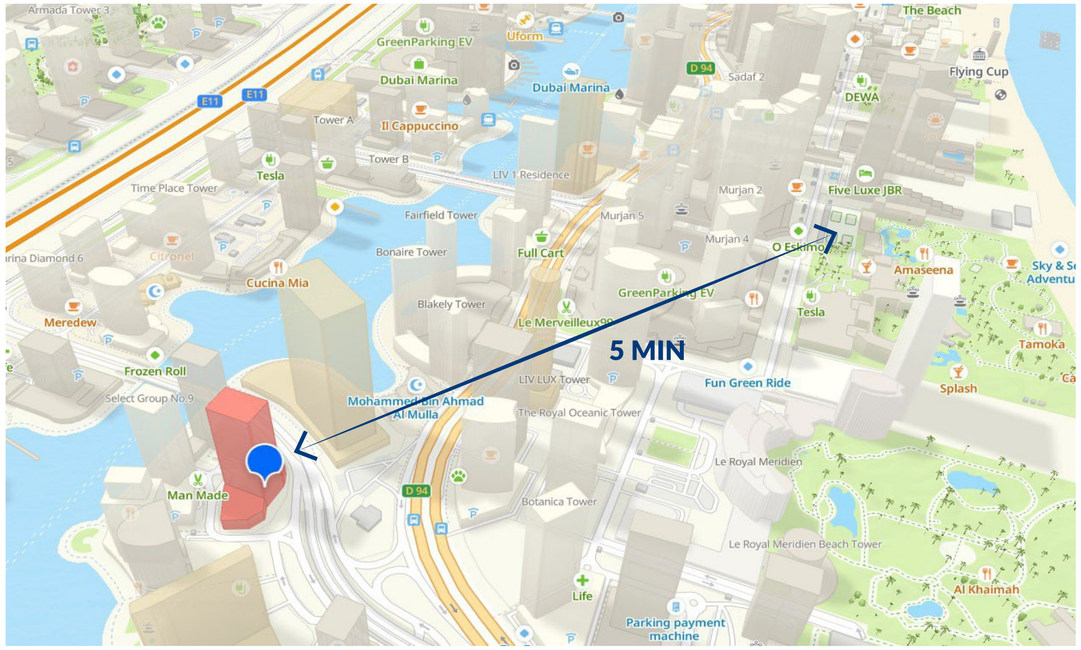
DXB INTL. AIRPORT

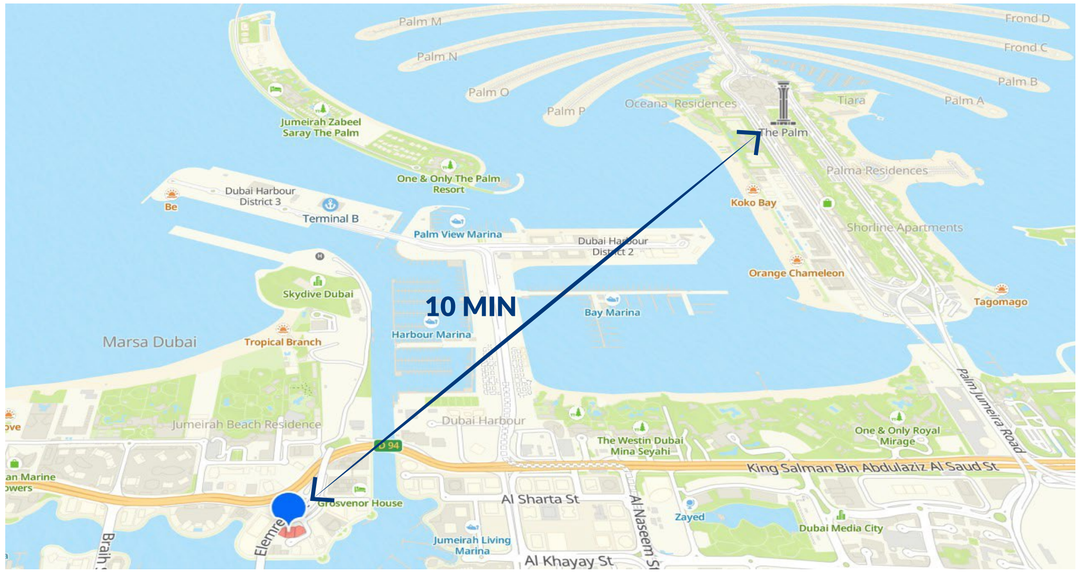
22 minutes

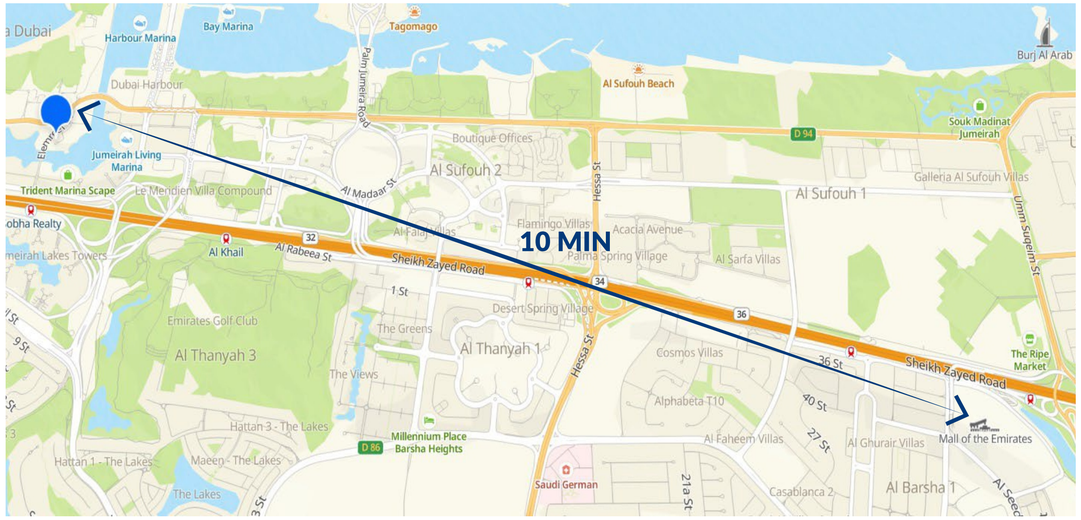


Project Location

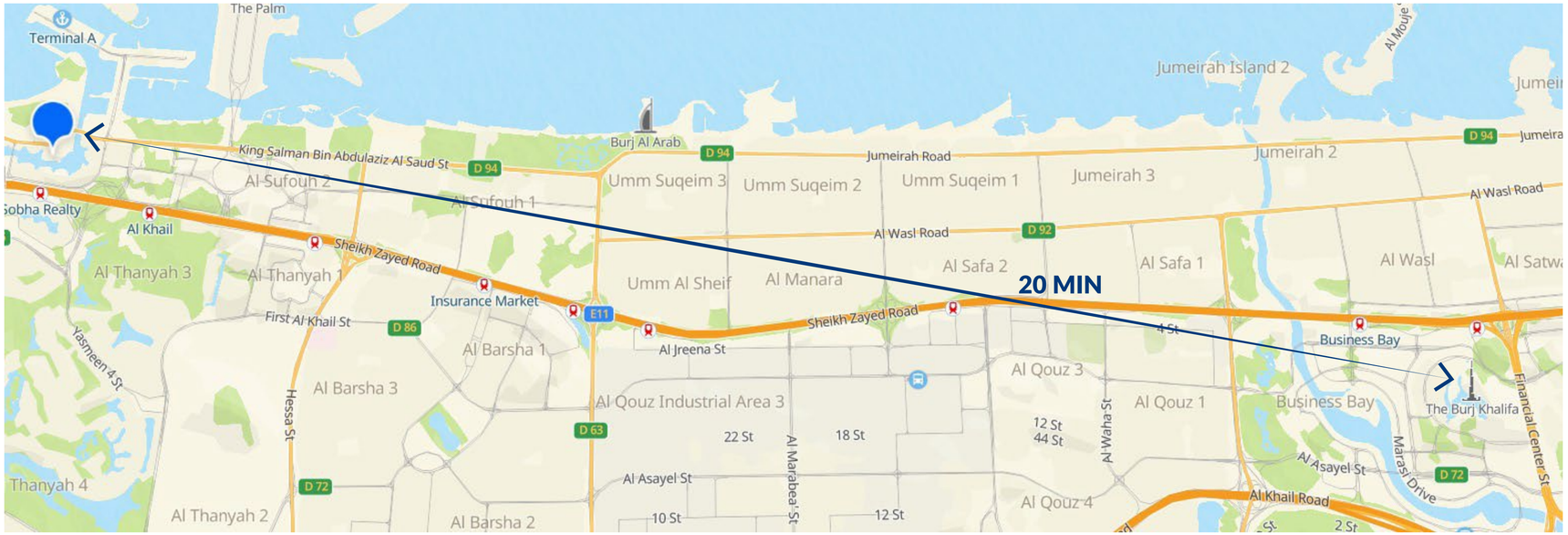


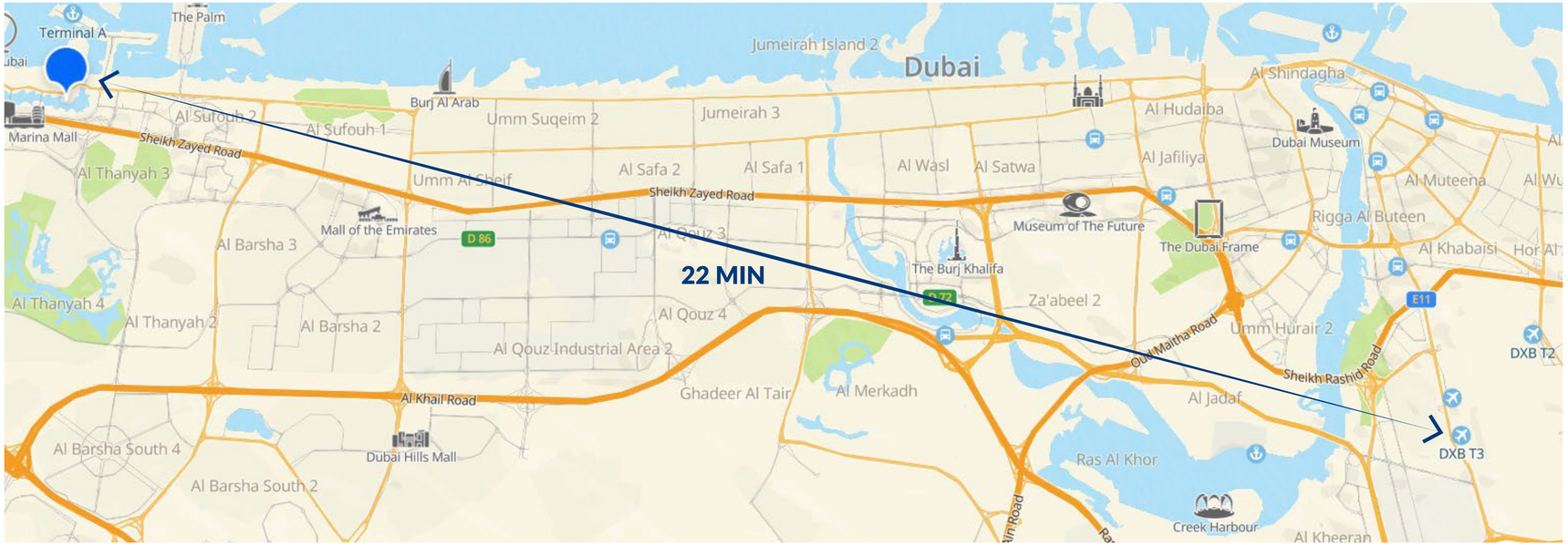




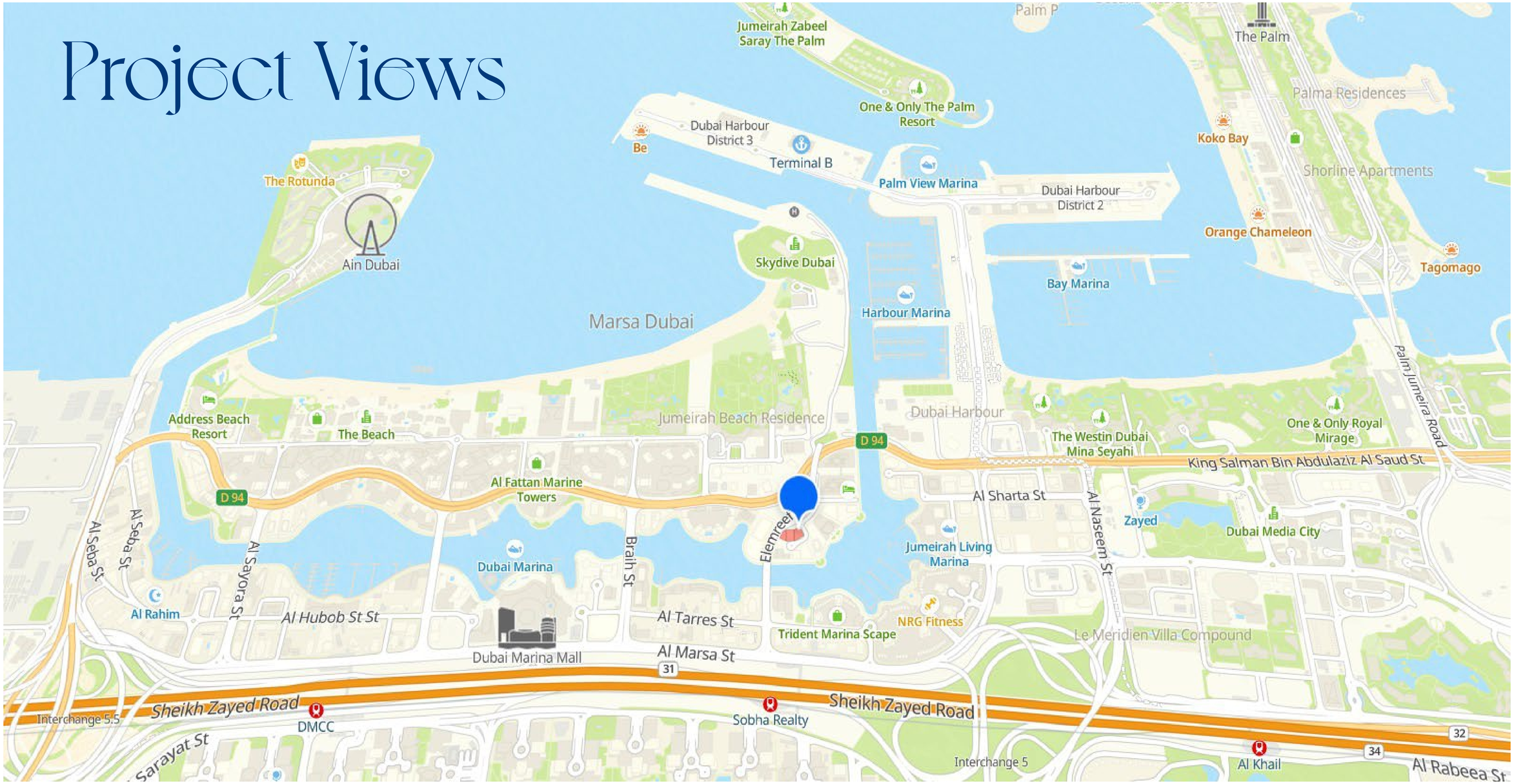


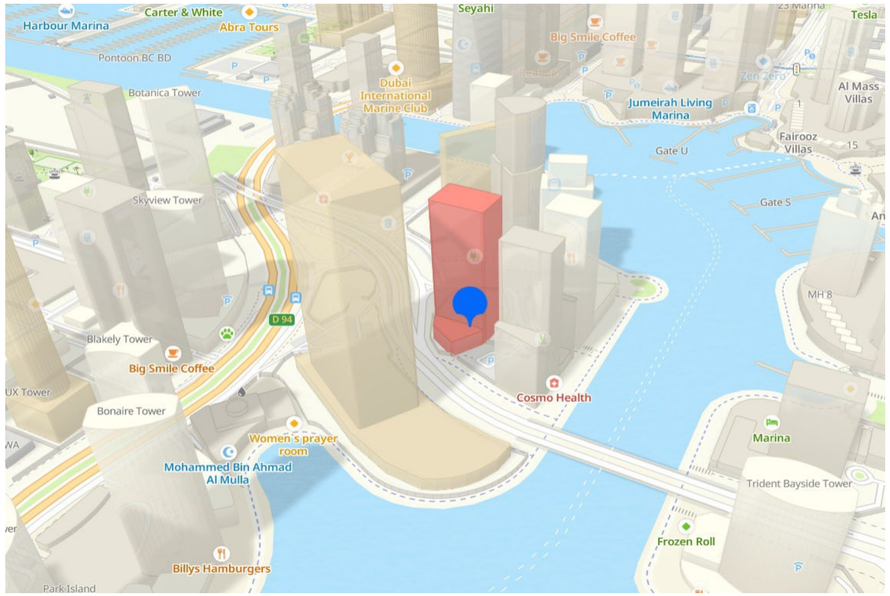
Project Location

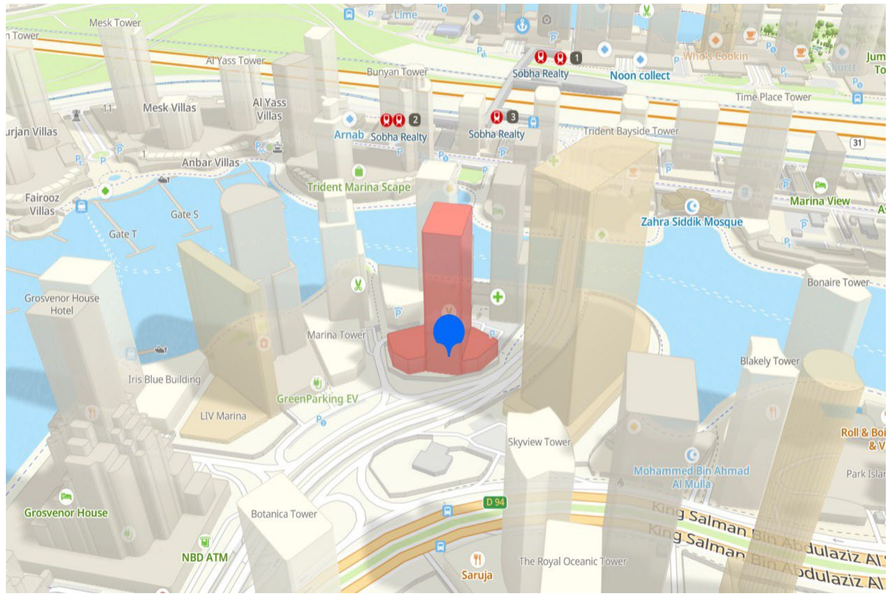




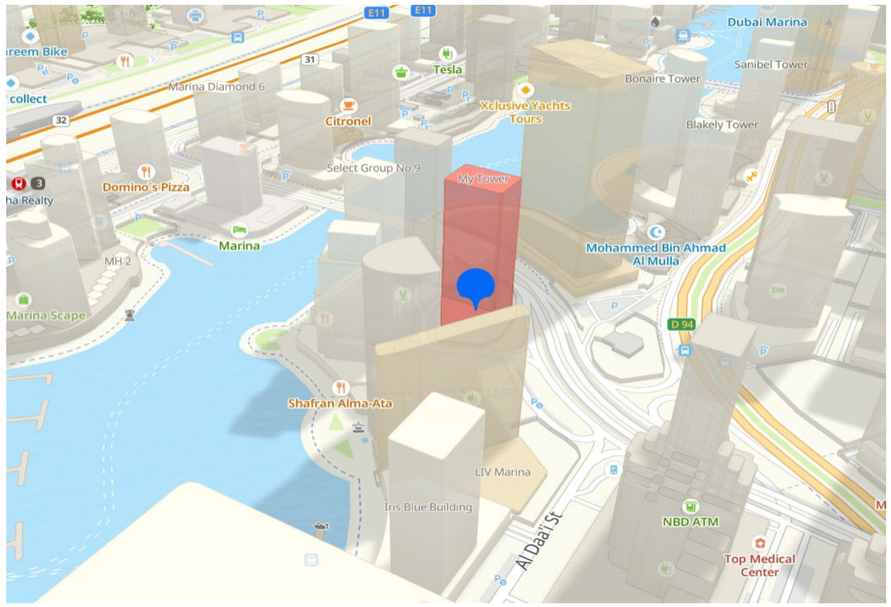
Project Views

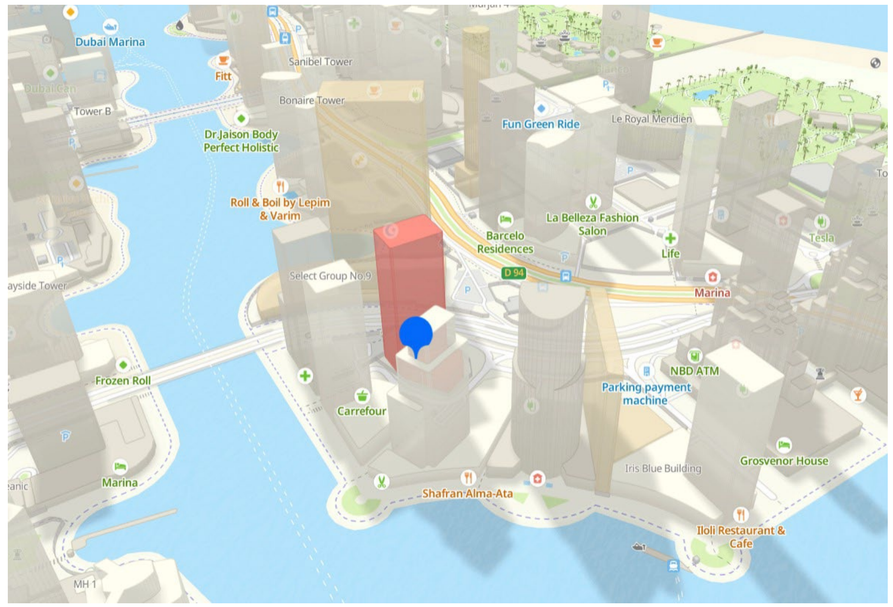




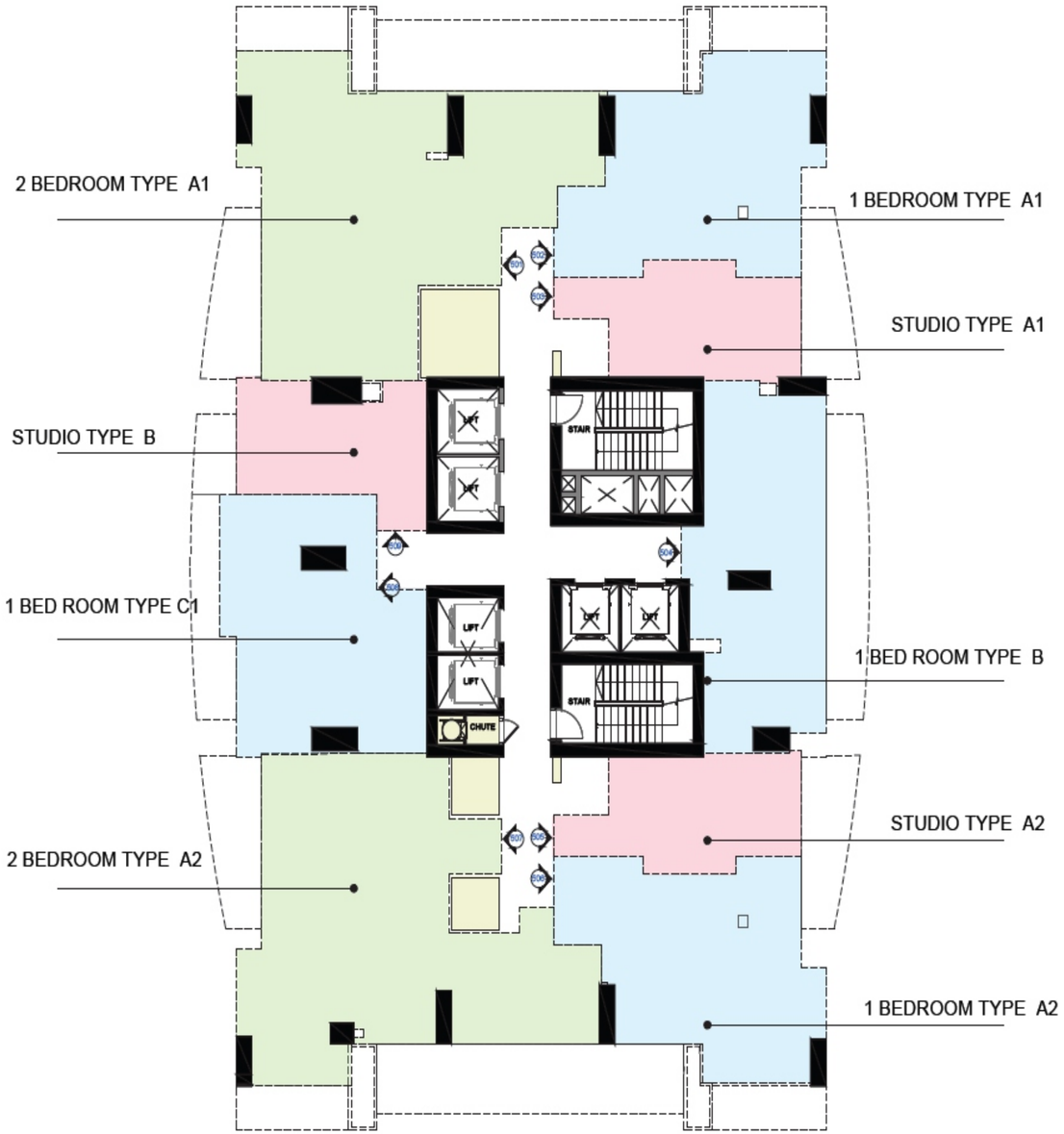


Project Views

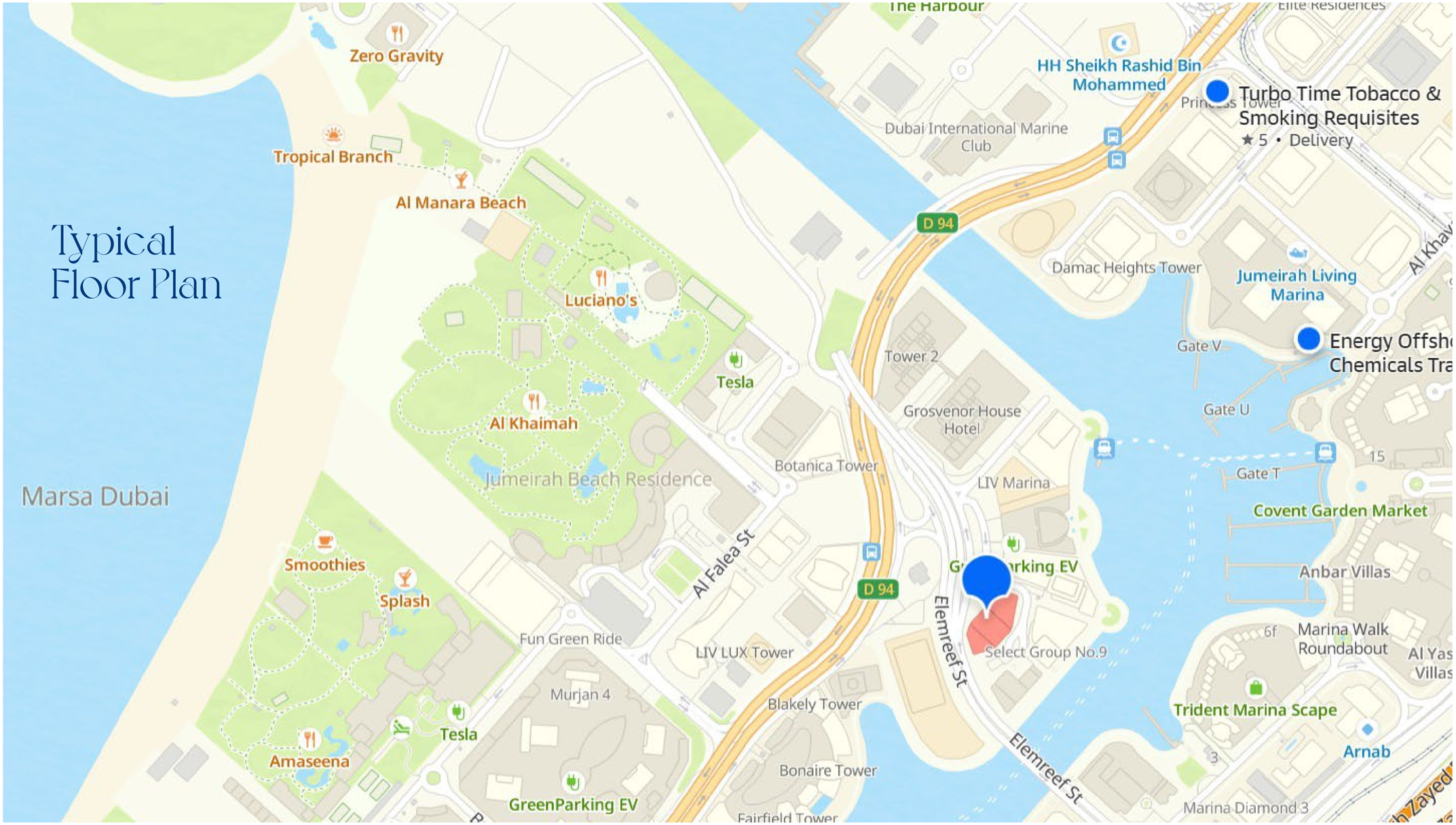




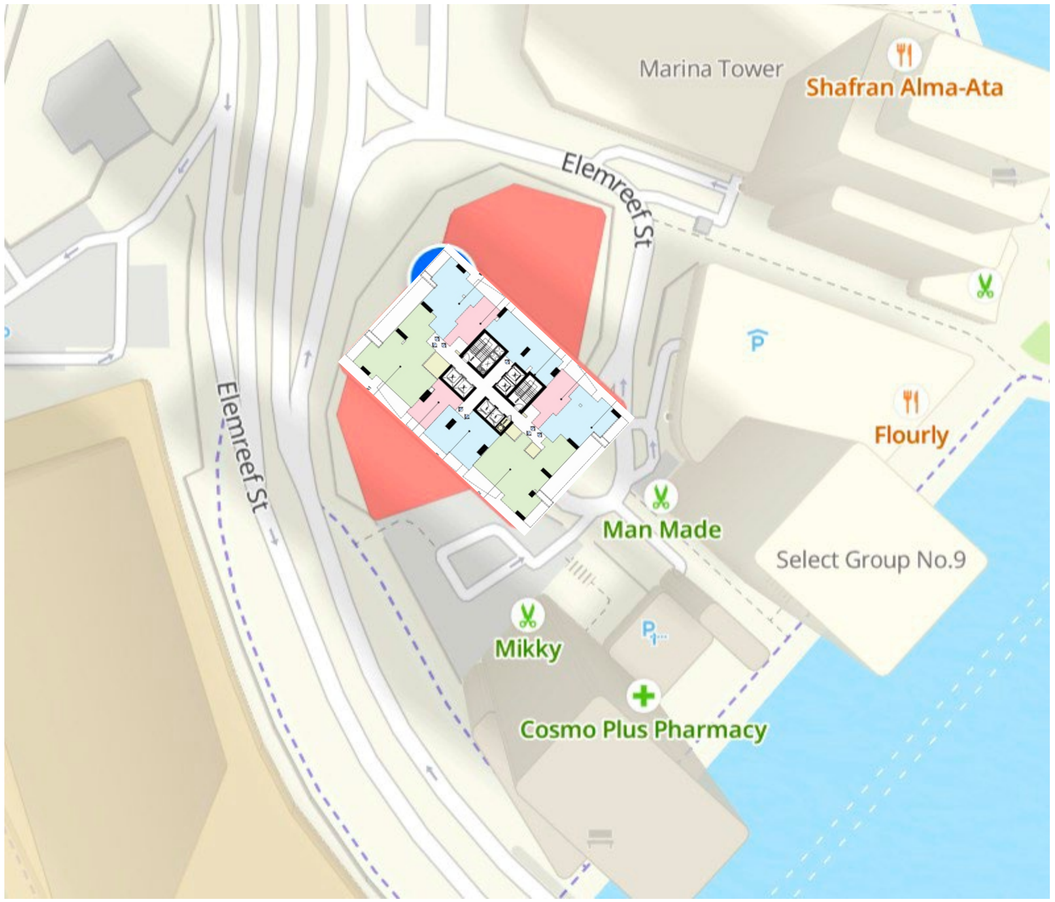
Typical Floor Plan

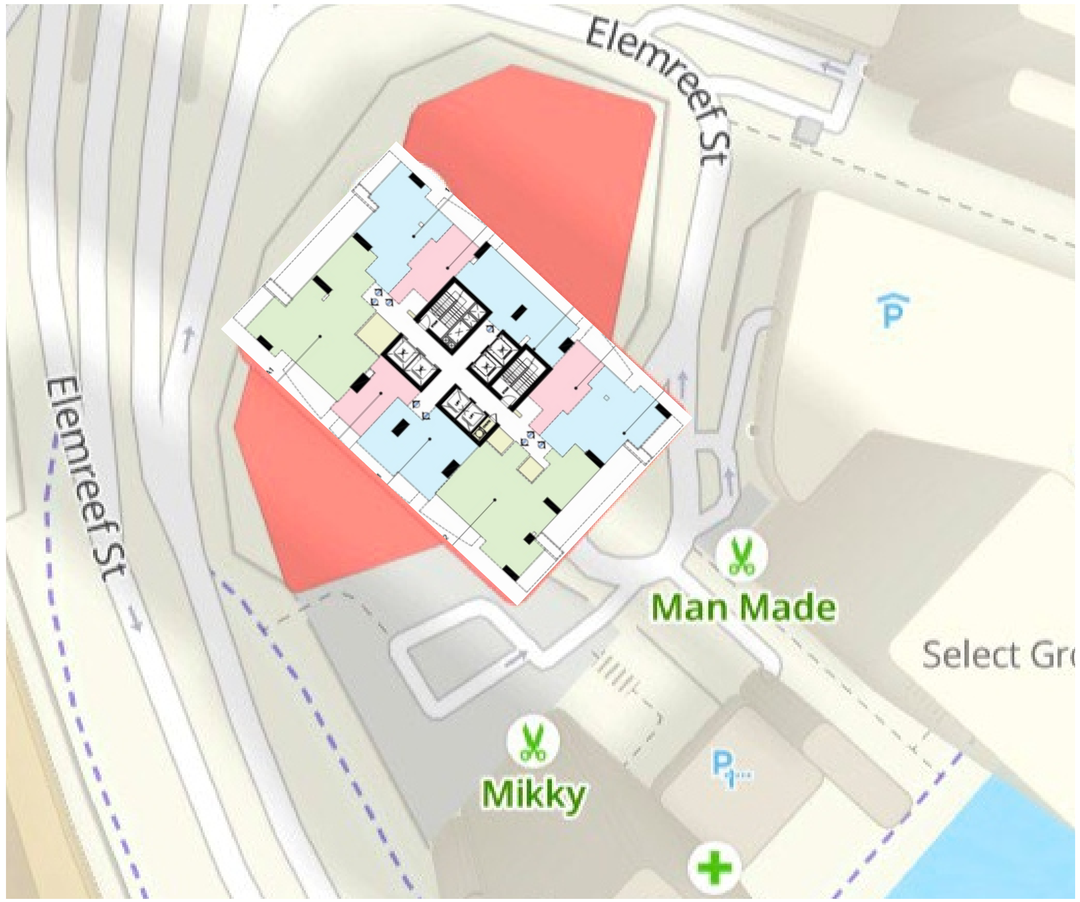


Typical Floor Plan



Typical Floor Plan



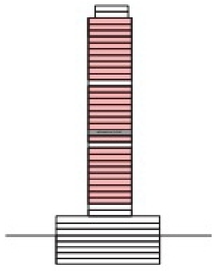


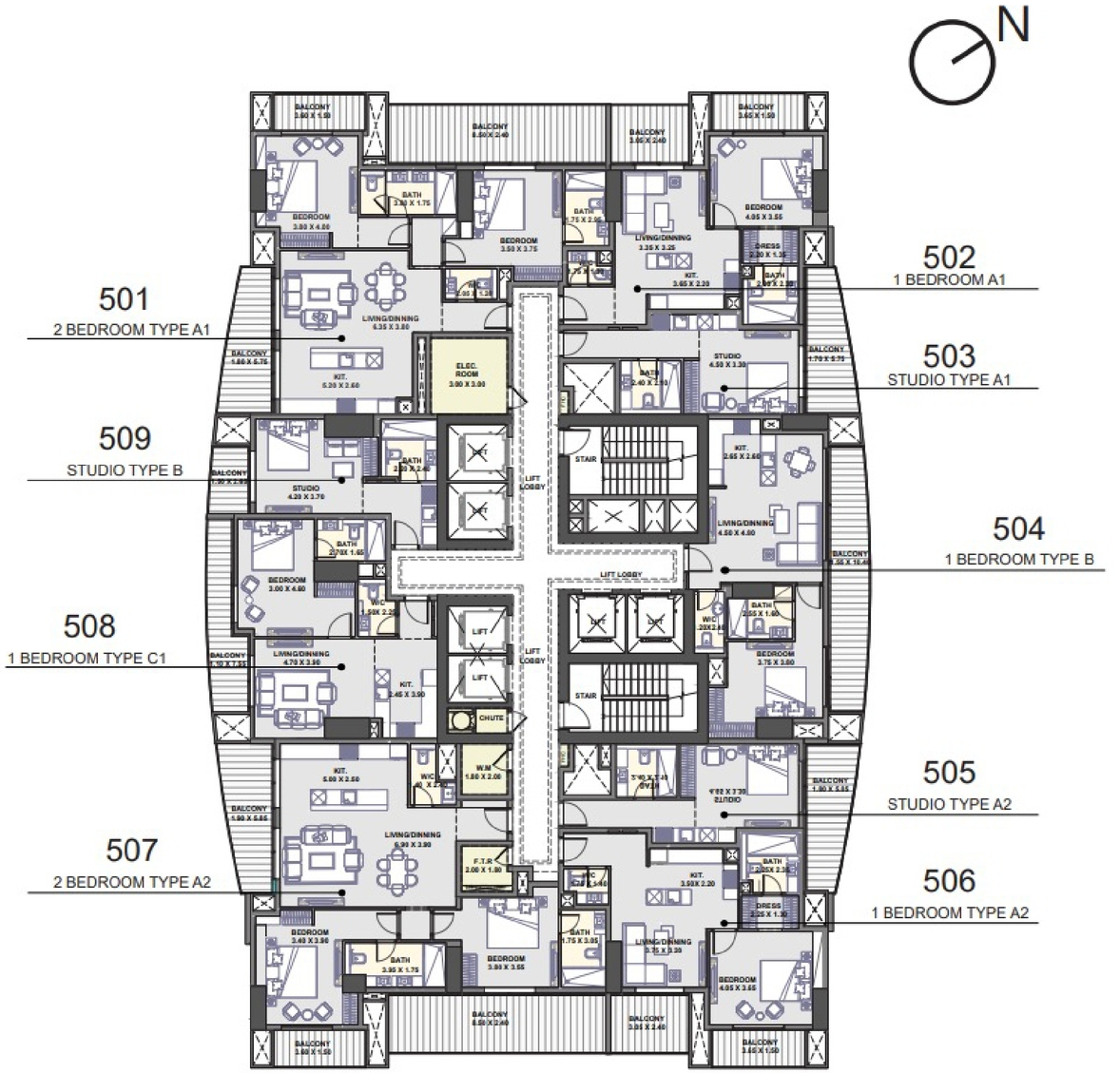
Typical Floor Plan

TYPICAL.01

NO. OF FLOORS = 27

5th-34th FLOOR (Except 14th,24th)



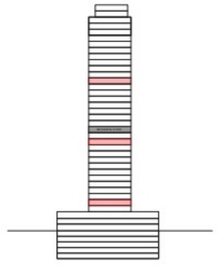


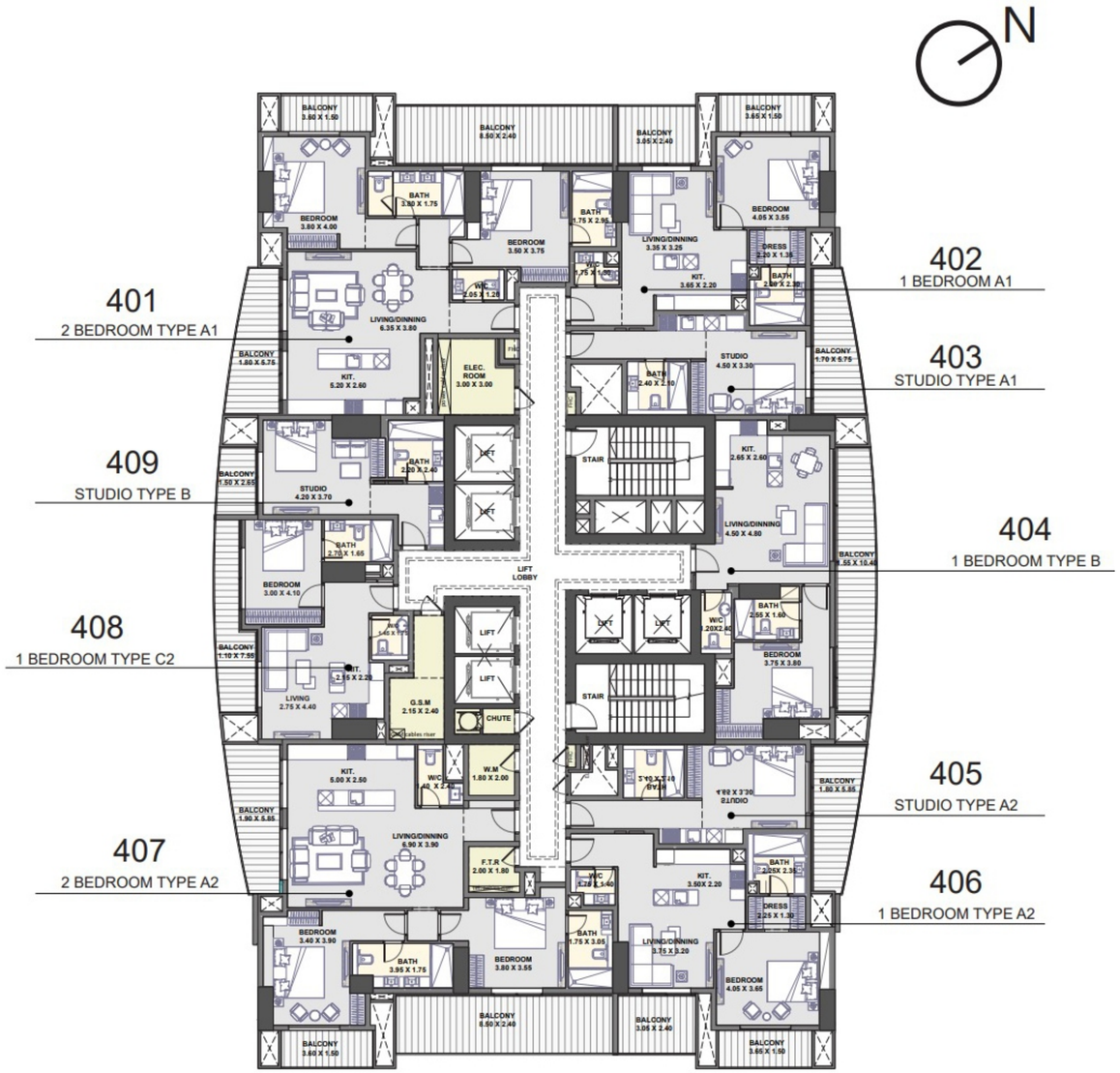
Typical Floor Plan

TYPICAL.02

NO. OF FLOORS = 03

(4th,14th,24th)





Unique Selling Points (USP's)

Offerings:
- Limited offering for off-plan projects in Dubai Marina
- Almost all plots are developed
- Pelagos is one of the very few off-plan projects in Dubai Marina offering studio units

Views:
- Waterfront views; Dubai Marina & sea views
- All units have attractive unobstructed views

Selling Rates & Ticket Prices:
- Attractive selling rates amongst other comparable projects
- Attractive ticket prices amongst other comparable projects

Unit Sizes:
- Variety of unit sizes:
- Studio Units come in 380 sqft, 451 sqft & 460 sqft
- 1 BR units come in 633 sqft, 760 sqft, 773 sqft & 834 sqft
- 2 BR units come in 1,491 sqft and 1,526 sqft

Amenities:

- Fully Equipped Gym
- Swimming Pool
- Multi-purpose Hall
- Outdoor Seating Area

Amazing opportunity for both Investors & End Users:

- Investors:
  Can benefit from the smaller units of studios & 1 BR
- End Users:
  Spacious 2 BR units & large 1 BR units

Rental Yield:

- High ROI up to 8.5%
- Limited availability of vacant units for rent in Dubai Marina, especially studios & 1 BR units

Payment Plan:

- Annual rental income can comfortably cover the post-handover payments.
- Waived DLD fees for non-post handover payment plan.

Project Accessibility:

- Considered to be one of the best projects in Dubai Marina in terms of accessibility
- Project is in the less congested part of Dubai Marina
- Can be accessed from different roads
- Walking distance to main hubs:
  JBR and the Beach, Marina Promenade….. Etc.

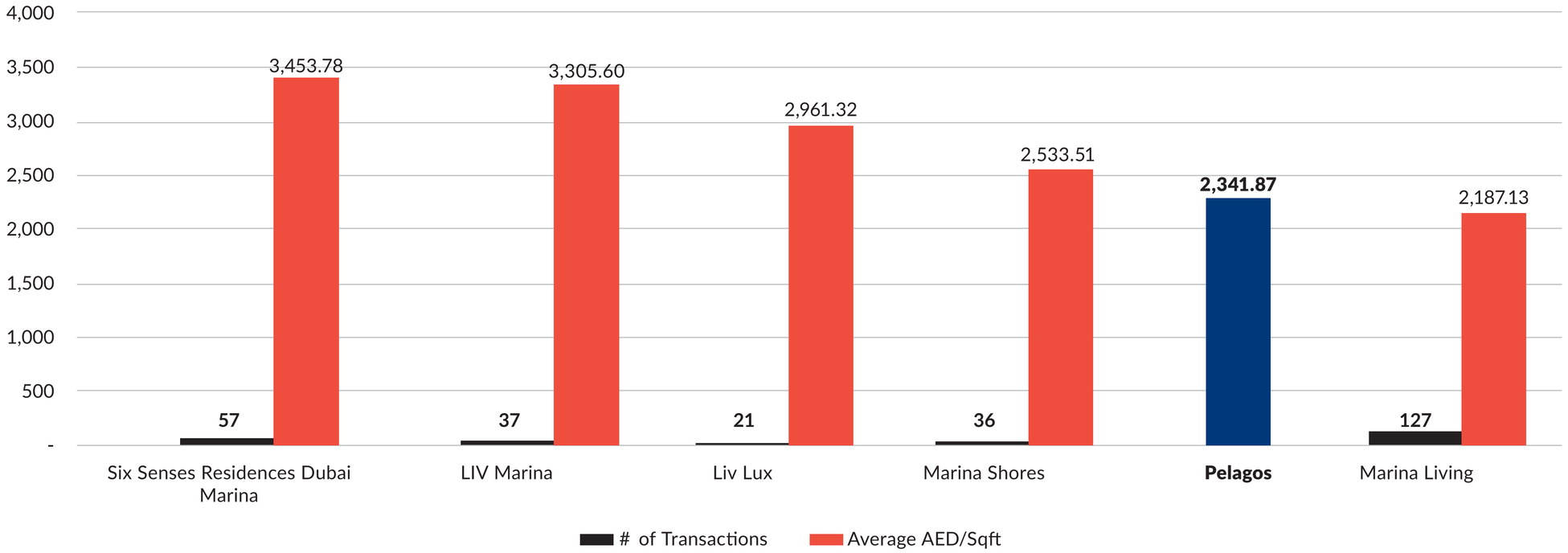
Dubai Marina as a Destination:

- Dubai Marina has regained popularity after a momentary decline following the launch of newly developed areas in Dubai and is now thriving once again.
- Dubai Marina is one of the best destinations in Dubai for tourists and residents.
- Dubai Marina is generously catered to by beach clubs, restaurants, cafés, lounges, chic bars and luxury retail hotspots.

Dubai Marina Off Plan Sales

Q3 2023 – Q3 2024

Transactions Volume &
Average AED/Sqft by Project
Without Studios



Dubai Marina Off Plan Sales

Q3 2023 – Q3 2024

- During the last year, only 10 sales transactions of Studio units have been recorded.
- The latest 4 sales transactions range from 1.3 to 1.9 million dirhams in Dubai Marina Star Tower.

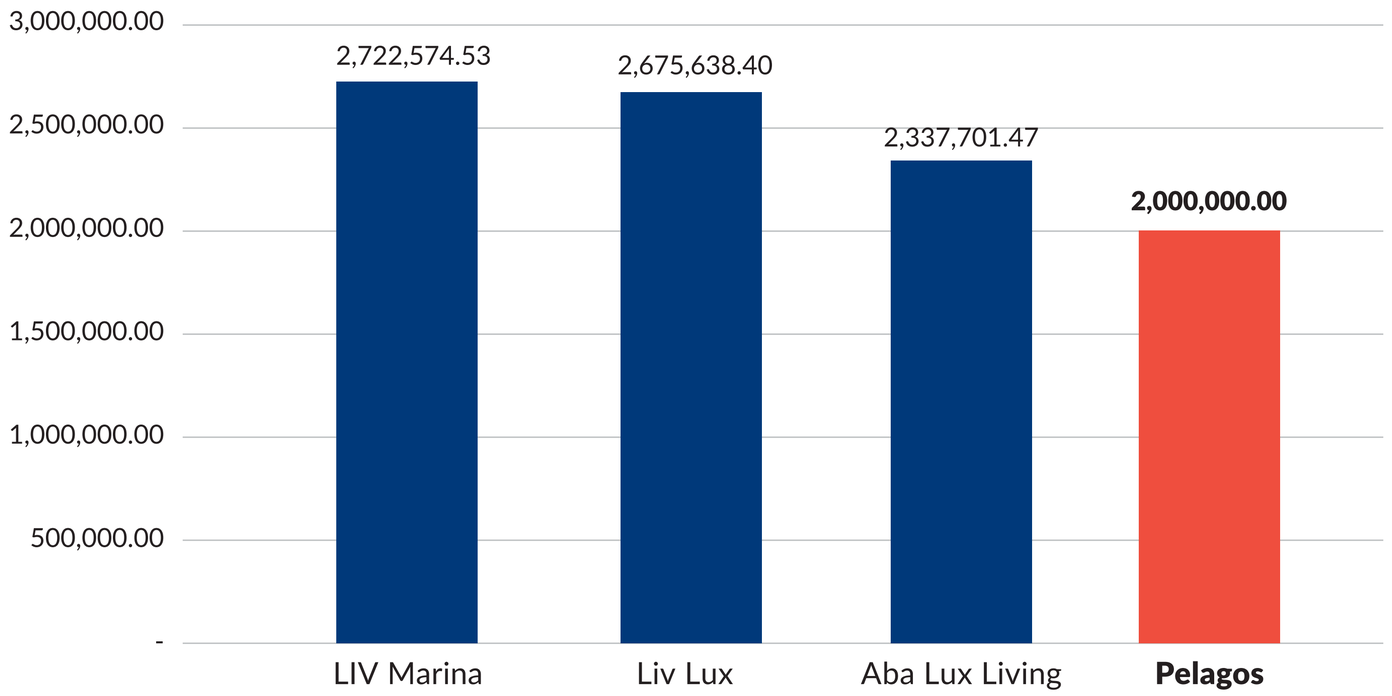
Date	Property	Unit Type	Ticket Price
17/08/2023	Dubai Marina Star Tower	Studio	1,309,238.64
28/08/2023	Dubai Marina Star Tower	Studio	1,942,760.00
12/09/2023	Dubai Marina Star Tower	Studio	1,453,289.00
12/09/2023	Dubai Marina Star Tower	Studio	1,402,565.00

Our average price for Studio AED 1,300,000.00 which is less then all available transactions

Dubai Marina Off Plan Sales

Q3 2023 – Q3 2024

1 BR Average Ticket Price by Project



Dubai Marina Off Plan Sales

Q3 2023 – Q3 2024

