



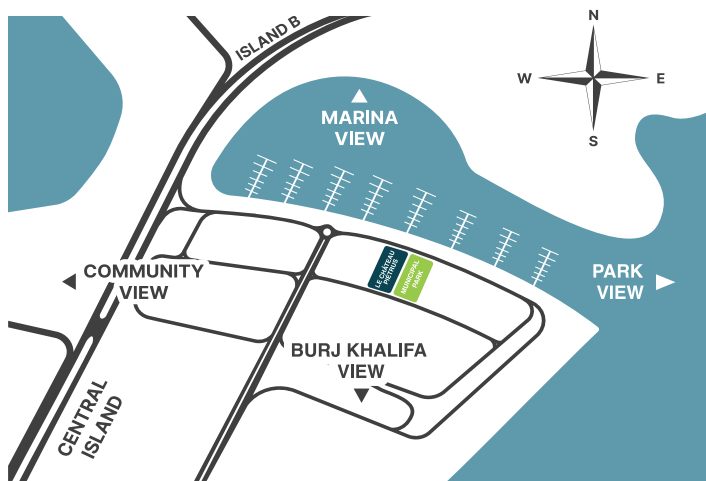
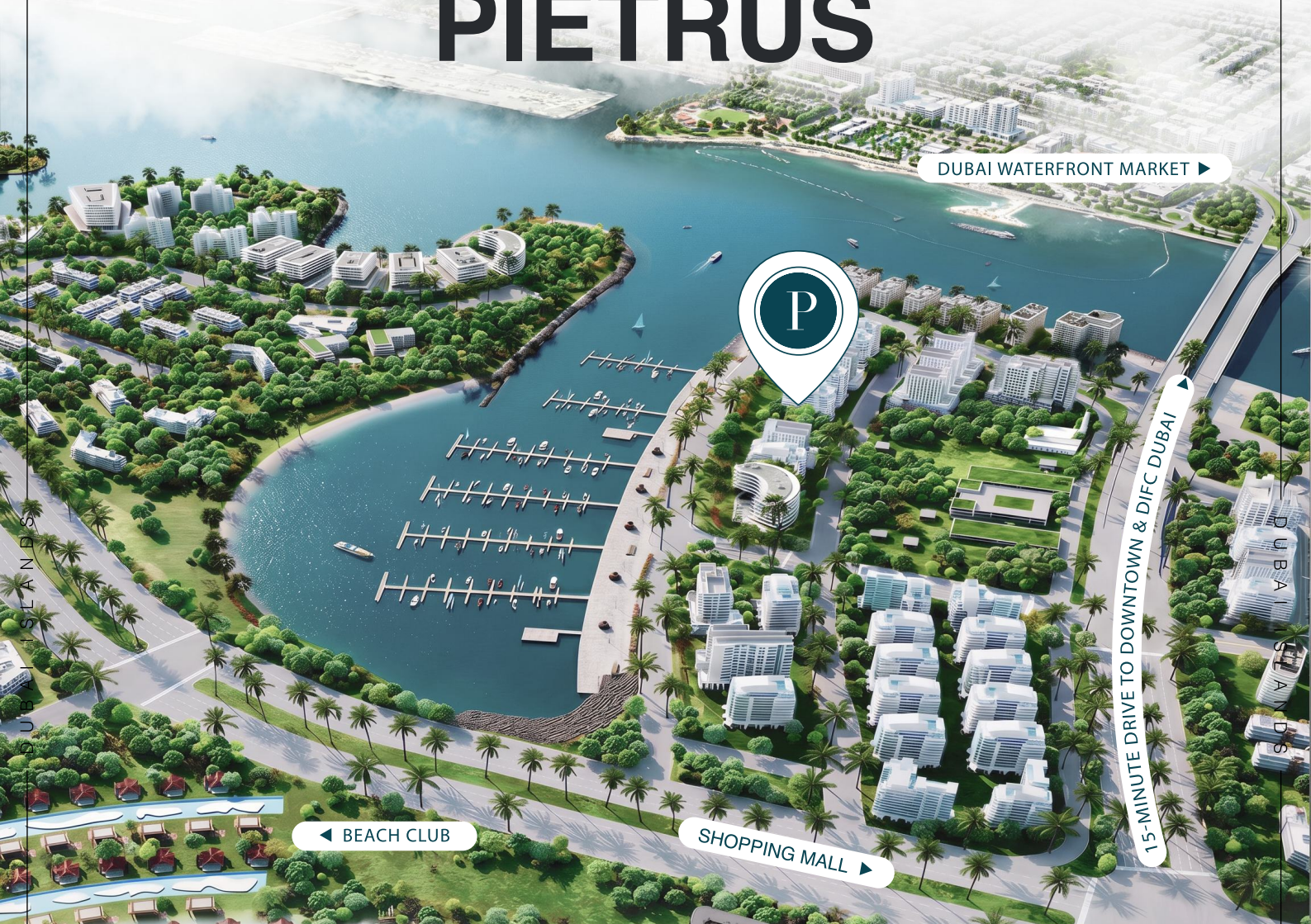
# LE CHÂTEAU PIÉTRUS

WATERFRONT LIVING  
WITH OPEN SEA VIEWS

PRIVATE BOAT ACCESS  
PREMIUM SERVICES AND THE ATMOSPHERE  
OF A PRIVATE COASTAL RESORT

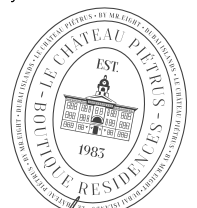


# LE CHÂTEAU PIÉTRUS



## *Luxury begins with the view*

Experience a marina lifestyle shaped by water, yachts and effortless coastal elegance, where every view carries the atmosphere of refined waterfront living. Inspired by the spirit of the world's most exclusive seaside residences, this is a home for those who value privacy, beauty and the quiet rhythm of life by the bay.



*by mr.eight*

# LE CHÂTEAU PIÉTRUS

## S A L E S   O F F E R

Unit No. 503  
Reference No. Amberton-503-03/07/2026

### PROJECT DETAILS

|                 |                              |                            |               |
|-----------------|------------------------------|----------------------------|---------------|
| Project Name:   | Amberton: Le Château Piétrus | Location:                  | Dubai Islands |
| Project Status: | Under Construction           | Estimated Completion Date: | Q3 2028       |

### PROPERTY DETAILS & SIZING DETAILS

|                         |                                |               |                                |
|-------------------------|--------------------------------|---------------|--------------------------------|
| Project Type:           | Luxury Hotel Service Apartment | Suite Area:   | 932.15 sq. ft / 86.60 sq. m    |
| Unit Type:              | 2BR                            | Balcony Area: | 258.98 sq. ft / 24.06 sq. m    |
|                         |                                | Total Area:   | 1,191.13 sq. ft / 110.66 sq. m |
| Unit No:                | 503                            | Furnished:    | Fully Furnished                |
| Floor:                  | 5                              |               |                                |
| Plunge Pool in terrace: | Yes                            |               |                                |
| No. of Parking:         | 1                              |               |                                |

### PAYMENT PLAN -

Selling Price: ~~₹~~4,647,000.00      Admin Fee: ~~₹~~5,000.00      DLD Fee 4%: ~~₹~~177,028.57

| Description                           | Percentage                         | Date/Details                                                                                        | AED / <del>₹</del> |
|---------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------|
| 1st Installment + DLD Fee + Admin Fee | 20% + 4% DLD Fee + 5,000 Admin Fee | Initial payment upon Signing SPA<br>(*Inclusive of <del>₹</del> 100,000 non-refundable booking fee) | 1,111,428.57       |
| 2nd Installment                       | 5%                                 | Within 6 months from the booking date                                                               | 232,350.00         |
| 3rd Installment                       | 5%                                 | When the building is ready for 20%                                                                  | 232,350.00         |
| 4th Installment                       | 5%                                 | When the building is ready for 75%                                                                  | 232,350.00         |
| 5th Installment on Completion         | 65%                                | When the building is ready for 100%                                                                 | 3,020,550.00       |
| TOTAL =                               |                                    |                                                                                                     | 4,829,028.57       |

\* ~~₹~~100,000 booking fee is strictly non-refundable, regardless of the circumstances.

\*\*All prices are final and not subject to change. Any applicable taxes are included in the sales price.

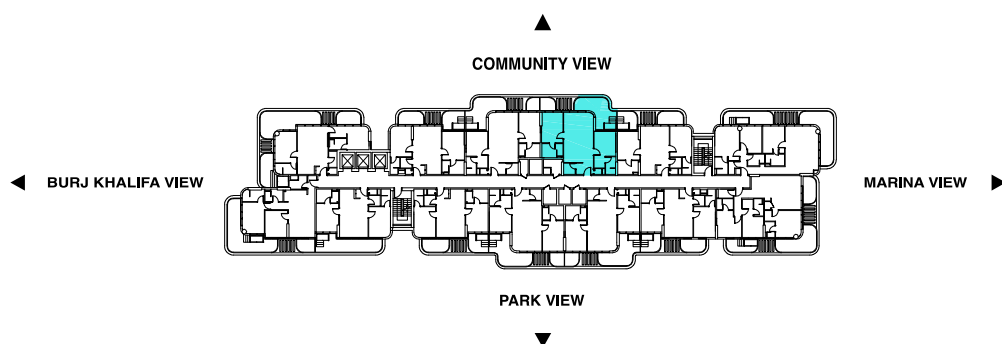
Note: This payment plan is provided for information purposes only and does NOT assume any obligation from Mr. Eight Development. This offer is valid for 24hrs from the date of generation and subject to availability of the unit.  
Currency exchange rate will be determined at the time of payment.

# LE CHÂTEAU PIÉTRUS

This floor plan illustrates a 2,500 sq. ft. ranch-style residence. The layout includes a front porch, a living area with a fireplace, a dining area, an open kitchen, and a breakfast room. The house features two bedrooms, two bathrooms, a central corridor, and a large master bedroom with a walk-in closet. A two-car garage is attached to the side, and a swimming pool is located in the backyard. The overall design is modern and functional, with a focus on open living spaces and a connection to the outdoors.

**Room Details:**

- BALCONY:** 2170x2000 (Front), 5220x2000, 3040x2800 (Back)
- BED 01:** 4450x3150
- BED 02:** 3230x3600, 1750x1630
- BATH 01:** 3150x2100
- BATH 02:** 2550x1500
- LIVING:** 4330x3900
- OPEN KIT.:** 4330x3450
- CORRIDOR:** 2530x1600
- TOILET:** 1700x1600
- JACUZZI:** 1740x1000
- ST.:** 1130x800



DUBAI ISLANDS

DUBAI ISLANDS