



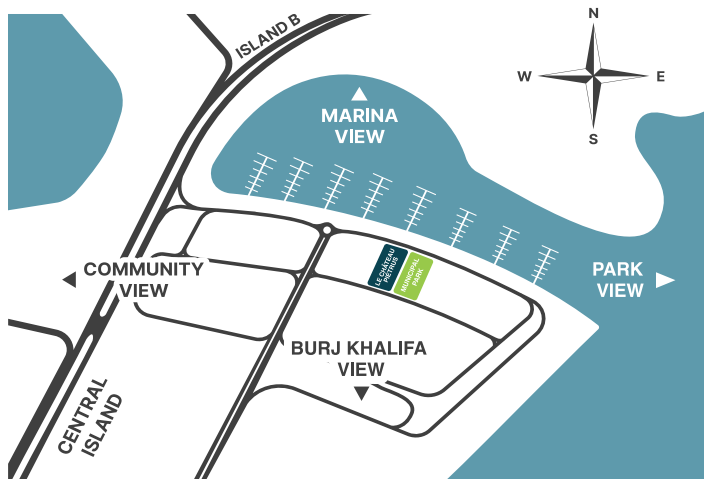
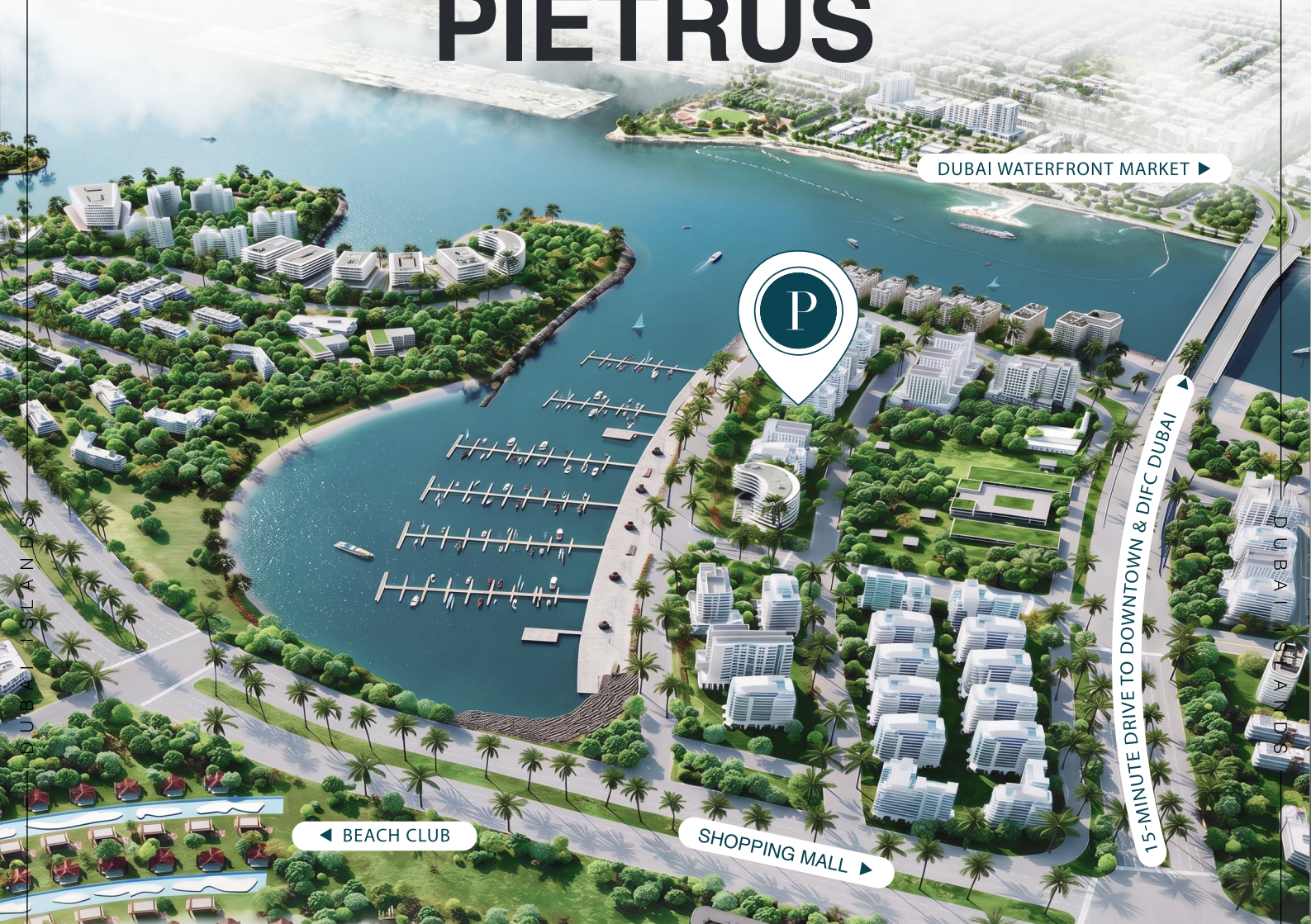
LE CHÂTEAU PIÉTRUS

WATERFRONT LIVING
WITH OPEN SEA VIEWS

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

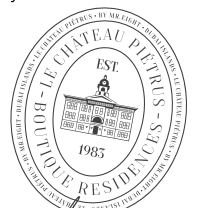


LE CHÂTEAU PIÉTRUS



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. 513
Reference No. Amberton-513-03/07/2026

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:	909.77 sq. ft / 84.52 sq. m
Unit Type:	2BR	Balcony Area:	499.23 sq. ft / 46.38 sq. m
		Total Area:	1,409.00 sq. ft / 130.90 sq. m
Unit No:	513	Furnished:	Fully Furnished
Floor:	5		
Plunge Pool in terrace:	Yes		
No. of Parking:	1		

PAYMENT PLAN -

Selling Price: ~~₹~~5,320,000.00 Admin Fee: ~~₹~~5,000.00 DLD Fee 4%: ~~₹~~202,666.67

Description	Percentage	Date/Details	AED / ₹
1st Installment + DLD Fee + Admin Fee	20% + 4% DLD Fee + 5,000 Admin Fee	Initial payment upon Signing SPA (*Inclusive of ₹ 100,000 non-refundable booking fee)	1,271,666.67
2nd Installment	5%	Within 6 months from the booking date	266,000.00
3rd Installment	5%	When the building is ready for 20%	266,000.00
4th Installment	5%	When the building is ready for 75%	266,000.00
5th Installment on Completion	65%	When the building is ready for 100%	3,458,000.00
		TOTAL =	5,527,666.67

* ~~₹~~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.

DUBAI ISLANDS

DUBAI ISLANDS

This detailed floor plan shows a 3-bedroom, 2-bathroom house with a pool and jacuzzi. The layout includes:

- Overall Dimensions:** 33'0" x 166'0".
- Rooms and Dimensions:**
 - BED 01: 4600x3200
 - BED 02: 3450x3200, 2700x1700
 - BED 03: 3300x2000, 4280x1660
 - BATH 01: 3200x1550
 - BATH 02: 2600x1650
 - TOILET: 2250x1200
 - OPEN KIT.: 3450x2480, 2250x2020
 - LIVING: 4500x3600
 - LOBBY: 1300x1100
 - BALCONY: 5300x2800, 3660x2000, 1270x2000
 - BALCONY: 3700x2000
 - JACUZZI: 1630x1520
 - POOL: 2000x1270
- Other Features:**
 - DW (Dishwasher) and FR (Fridge) in the kitchen.
 - ST (Stove) in the kitchen.
 - WM (Washing Machine) in the laundry area.
 - Various closets and storage areas.
 - Landscaping with trees and shrubs.

◀ **BURJ KHALIFA VIEW**

MARINA VIEW

PARK VIEW

ALL IMAGES, RENDERINGS, AND VISUALIZATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITHOUT NOTICE, THE FINAL SALES AGREEMENT GOVERNS THE TERMS, DRAWINGS AND DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE, ACTUAL LAYOUTS, INCLUDING SIZE, BALCONY SPACE, AND COLUMN PLACEMENTS, MAY VARY BY FLOOR LEVEL, ORIENTATION, AND REGULATIONS, THE DEVELOPER MAY REVISE PLANS AS NEEDED, MATERIALS, FINISHES, AND DIMENSIONS IN THE DRAFT UNIT PLAN ARE INDICATIVE AND SUBJECT TO CHANGE, USABLE SPACE MAY DIFFER, MARKETING MATERIALS, INCLUDING FURNITURE AND FIXTURES, ARE FOR ILLUSTRATION ONLY UNLESS OTHERWISE STATED IN THE AGREEMENT, FEATURES LIST DETAILS ARE APPROXIMATE AND MAY CHANGE ACCORDING TO THE AGREEMENT.