



INVESTMENT OPPORTUNITY

Renovation of a Luxury Villa in Dubai

📍 Al Barari - Dubai

Renovation & enhancement of a high-end villa in the Al Barari neighbourhood, the greenest area of Dubai



Risk Factors / Investments

Vancelian (Automata France), a service provider in digital assets, offers you a regulated and secure platform in France, which selects and presents Exclusive Offers providing privileged access to projects backed by real assets.

The company Solaria, responsible for the operation, directly receives the amount lent upon subscribing to the Exclusive Offer. It assumes full responsibility for this, particularly for the payment of interest and repayment at maturity, these commitments being entirely separate from Vancelian's assets.

Thus, Vancelian guarantees the transparency and reliability of the investment environment, while Solaria focuses its expertise on the operational success of the project. As with any investment, the final performance will depend on the actual execution of the project and the market conditions in the real estate sector.

The main risks you expose yourself to by becoming an investor through the Vancelian platform, without this list being exhaustive, are as follows:

Capital risks

Neither Vancelian, nor Solaria, nor any company related to the operation provides a capital protection guarantee. The investor is warned that their capital may not be returned, or only partially.

Risks associated with management

The success of the project depends on the proper execution by Solaria through the intermediation of Automata France. Any misjudgment, oversight, or implementation error could negatively impact the value of the investment and the expected returns.

Counterparty risks

The operation relies on Solaria's ability to repay the Loan Amount and pay the due Interest. In the event of default by Solaria or any other involved counterparty (technical provider, banking partner, operational company), the profitability of the investment may be compromised.

Duration risks

The loaned funds are committed for a fixed term, which may extend over several years. During this period, the investor does not have free access to their capital, and performance remains exposed to risk factors that could impact returns during the commitment period.

Liquidity risks

Investments are locked for the stipulated contractual duration. No early redemption mechanism is guaranteed by Vancelian or the involved companies. An early exit mechanism is offered under the conditions specified in Vancelian's Terms of Use, but it does not provide a guarantee of immediate liquidity.

Risks related to digital assets (Vancelian Application Terms of Use)

- **Technological risks:** despite enhanced security protocols, the use of digital assets remains exposed to risks of hacking, fraudulent access, loss of private keys, or technical malfunctions.
- **Operational risks of the platform:** Vancelian and Automata France facilitate and monitor transactions. A technical incident, temporary service interruption, or processing failure may affect the proper execution of operations.
- **Regulatory risks:** the legal framework applicable to digital assets is evolving and may vary by jurisdiction. Regulatory changes may restrict or modify the terms of use of the platform.

Risk factors / Investments

Risks associated with the real estate market (Dubai)

- The financed asset is located in Dubai and is subject to local conditions (prices, rental demand, international attractiveness).
- An adverse market or geopolitical and economic context could negatively affect the project's value.

Financial and funding risks

- The project may be subject to cost changes related to materials, amenities, or currency fluctuations with the local currency, potentially reducing profitability.
- In the event of Solaria defaulting on its financial commitments, the investor could lose all or part of their capital.

Regulatory and legal risks

- The investor must ensure that their investment complies with their personal situation and tax residency.
- Any regulatory changes applicable to digital assets, crowdfunding, or the real estate sector in Dubai may adversely impact the operation.

Tax risks

- The tax treatment of gains depends on each investor's individual situation and may vary by country.
- In particular, interest paid in crypto-assets may be subject to taxation depending on your tax residency. Vancelian draws your attention to the importance of assessing these aspects with your usual advisors.

Operational risks

The successful execution of the project depends on Solaria and its partners. Any delays, cost overruns, contractual or operational issues may affect the project's performance and repayment schedule.

Legal disclaimers

- This document is provided for strictly informational and promotional purposes.
- It does not constitute a contractual offer, investment advice, or a guarantee of returns.
- Only the **General Terms of Use of Vancelian** and the specific legal documentation for the project are authoritative.

Investor responsibility

- Each investor must:
 - Conduct their own risk analysis related to the project and digital assets.
 - Verify the compliance of their investment with their legal and tax situation.
 - Be prepared to bear a total or partial loss of the invested capital.
- Over time, new risks may emerge, and those identified may evolve.

Summary

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01

Operation Summary

Operation Summary Villa NEST A22 Al Barari, Dubai

Participate in the co-financing of an exceptional real estate project, in the heart of Dubai's most exclusive and green neighborhood. The operation involves the acquisition and complete renovation of a prestigious villa within the residential program The Nest – Al Barari, an iconic address with strong international appeal.

The villa will undergo a significant transformation, with its living space increasing from 693 m² to 1,142 m² after renovations, representing an expansion of 449 m². Such a large extension, combined with an exceptional location by the lake, gives this property a unique character and absolute rarity in the market.

* Co-financing in digital assets at Vancelian is an investment model (Lending Program) allowing multiple investors to collectively participate in the financing of real projects (real estate, renovation, business development, etc.) in digital assets. Access and distribution are ensured by Vancelian (Automata France), registered as a Digital Asset Service Provider (PSAN) with the AMF, under number E2023-087.

** The return is determined based on the financial projections presented to and validated by Vancelian's Investment Committee, which authorizes the project to go live in the Vancelian application. The return is fixed (APR) and paid over the entire duration of the commitment period. The indicated rates reflect the full range according to your level of privilege. Discover the benefits associated with each status within the Privilege Club on the Vancelian mobile application.

*** The commitment period corresponds to the duration during which the participation is locked. Any early exit is subject to the terms of the exit windows and the waiting list mechanism, as defined in the T&Cs. It also corresponds to the period during which the project must be completed, marketed, and sold.

**** The minimum participation amount is set at €1 or equivalent in digital assets, in accordance with the terms of the Vancelian platform. There is no participation limit other than the remaining available amount (offer exhaustion).

***** Investment Committee: Evaluation & due diligence – complete analysis of legal documentation, market study, financial projections, as well as an assessment of the project holder and their history. The investment committee validates feasibility and sets the fundraising amount to ensure the smooth running of the operation.

Investment Characteristics

Type of Investment*	Co-financing in digital assets
Fixed annual return	10.7% to 11.5% APR** Depending on the status of the Vancelian loyalty program
Interest Payment	Daily
Commitment Period***	18 months
Subscription Amount****	No minimum entry ticket
Total target financing amount	€11,600,000
Investment Verification*****	Vancelian
Manager	SOLARIA, RCS Antibes 908 978 893

02



The group SOLARIA

Let us unite to shape the exceptional.

The Solaria Group designs and develops exceptional real estate projects aimed at a prestigious clientele, embodying the balance between aesthetics, uniqueness, and heritage value.

Guided by an international vision, Solaria combines French excellence in luxury real estate promotion with iconic destinations: Cannes and its Mediterranean way of life, Dubai and its architectural boldness, Bali and Tulum for their unique locations, or Japan, a symbol of refinement and attention to detail.

Each project is designed to create lasting value, blending technological innovation, environmental responsibility, and execution excellence, to offer every investor and resident a rare, enduring, and meaningful asset.

Solaria, the French expertise in luxury real estate promotion and management, with a vision for the future.

Creating value, everywhere in the world



Solaria Project

🇲🇽 Tulum, Mexico

Land acquisition and construction of four luxury villas within the prestigious gated community La Privada, in Aldea Zama.

Total acquisition + construction	4M euros
Real estate	4 villas
Financing	Equity and bonds
Projected gross performance (excluding financing costs)	75% over 4 years



Cannes Villa Project

🇫🇷 Near Cannes, France

Acquisition and enhancement of a historic villa located in the Cannes area, including a complete renovation of the interior spaces and landscaping of the exterior.

Total acquisition + cost of works	7.5M euros
Real estate	1 villa
Financing	Equity and bank loan
Projected gross performance (excluding financing costs)	30% over 18 months



The Heights Melasti Project

🇮🇩 Bali, Indonesia

Land acquisition and construction of seven luxury beachfront villas on Melasti Beach, a new flagship destination in the booming south of Bali.

Total acquisition + construction	4.5M euros
Real estate	7 villas
Financing	Equity and off-plan sales
Performance	46.8% over 2 years

When expertise shapes luxury real estate

Solaria – An integrated approach to creating real estate value

Founded in 2022, Solaria emerged from the convergence of market finance and real estate investment, continuing the heritage vision promoted by the Vancelian group.

Created by several co-founders and historical shareholders of Vancelian, Solaria combines dual expertise – financial analysis and real estate execution – to serve a common goal: to structure and manage high-value projects anchored in markets with strong international potential.

The company relies on a selective network of professionals – brokers, architects, developers, and engineers – allowing it to focus resources on what matters: performance and asset valuation.

The compensation policy is based exclusively on the effective creation of value, fully aligning the interests of Solaria and its investors.

Thanks to Vancelian, a partner platform, these opportunities – previously reserved for institutional players – are now accessible through a digital, transparent, and secure model.

Key figures of our operations

20+

Projects completed internationally

€50M+

Total amount invested

5

Countries in which we operate

30%

Average gross margin of projects *

DEC 2021

Year of launch

24

months

Average duration of operations

* Excluding financing fees and excluding the cost of equity financing

Management Team



Alexandre Lahouti

A committed visionary, he reinvents luxury real estate with passion and rigor

CEO - Americas, Europe and Middle East

For over thirty years, Alexandre Lahouti has followed an entrepreneurial path marked by passion and rigor. After building a solid network in the restaurant and fashion industries, he applies his experience and attention to detail to a highly promising sector: luxury real estate.

From the French Riviera to international markets — Spain, Marrakech, Dubai, Mexico — he designs and executes projects that combine design, quality, and sustainable valuation. Whether it involves turnkey constructions, ambitious renovations, or transformations of old properties, each operation reflects a clear vision: to create unique places and maximize their long-term potential.

His approach is based on a strong conviction: real estate is more than an investment; it is a way of life.



Julien David Halimi

An entrepreneur committed to luxury and responsible real estate

Managing Director – Asia

Julien David Halimi is an integral part of the founding team of Vancelian, alongside Gaël Itier and Jean-Yves Guillou. Together, they envisioned a platform where technological innovation, heritage expertise, and luxury culture converge to redefine the standards of contemporary real estate investment.

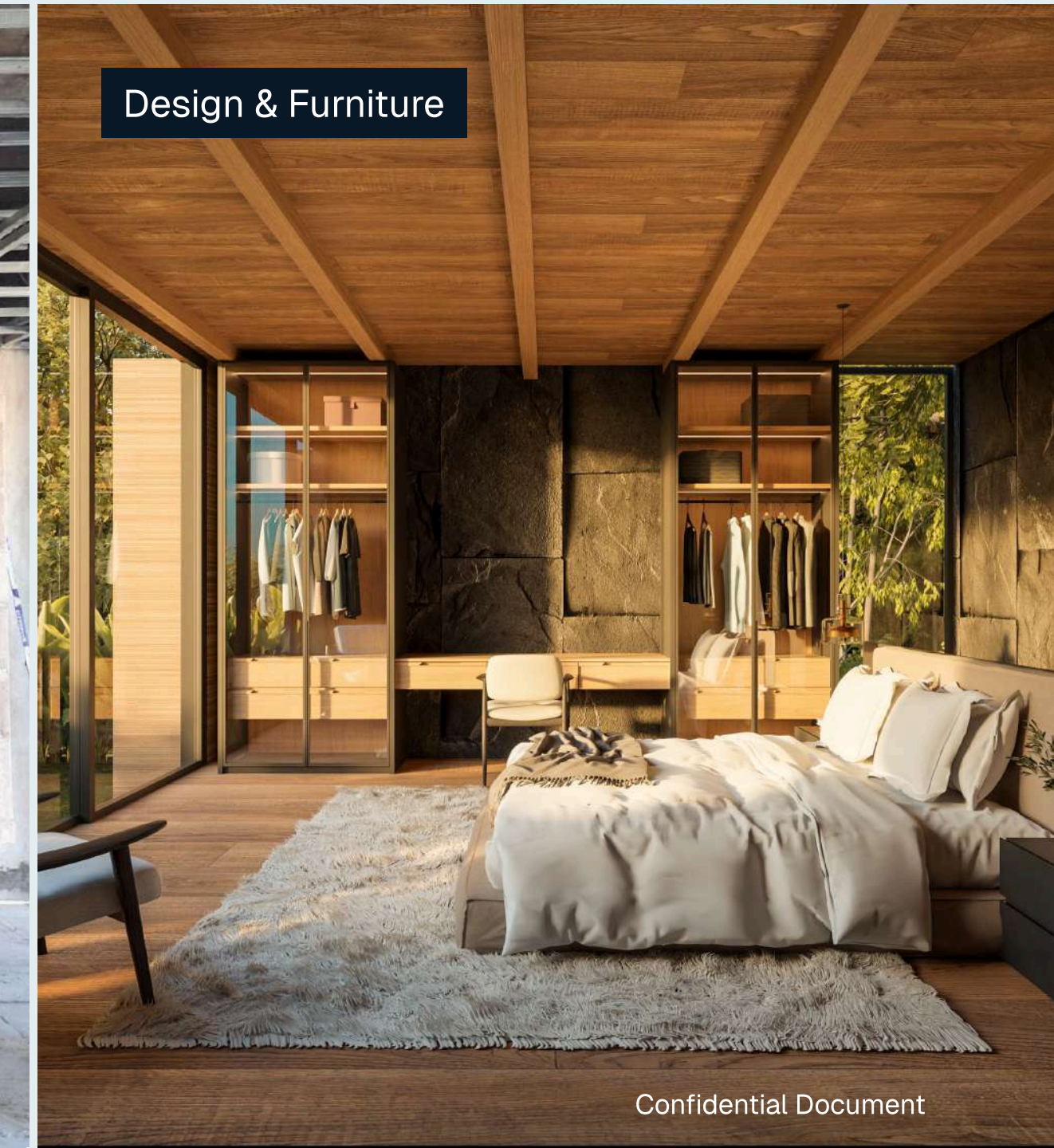
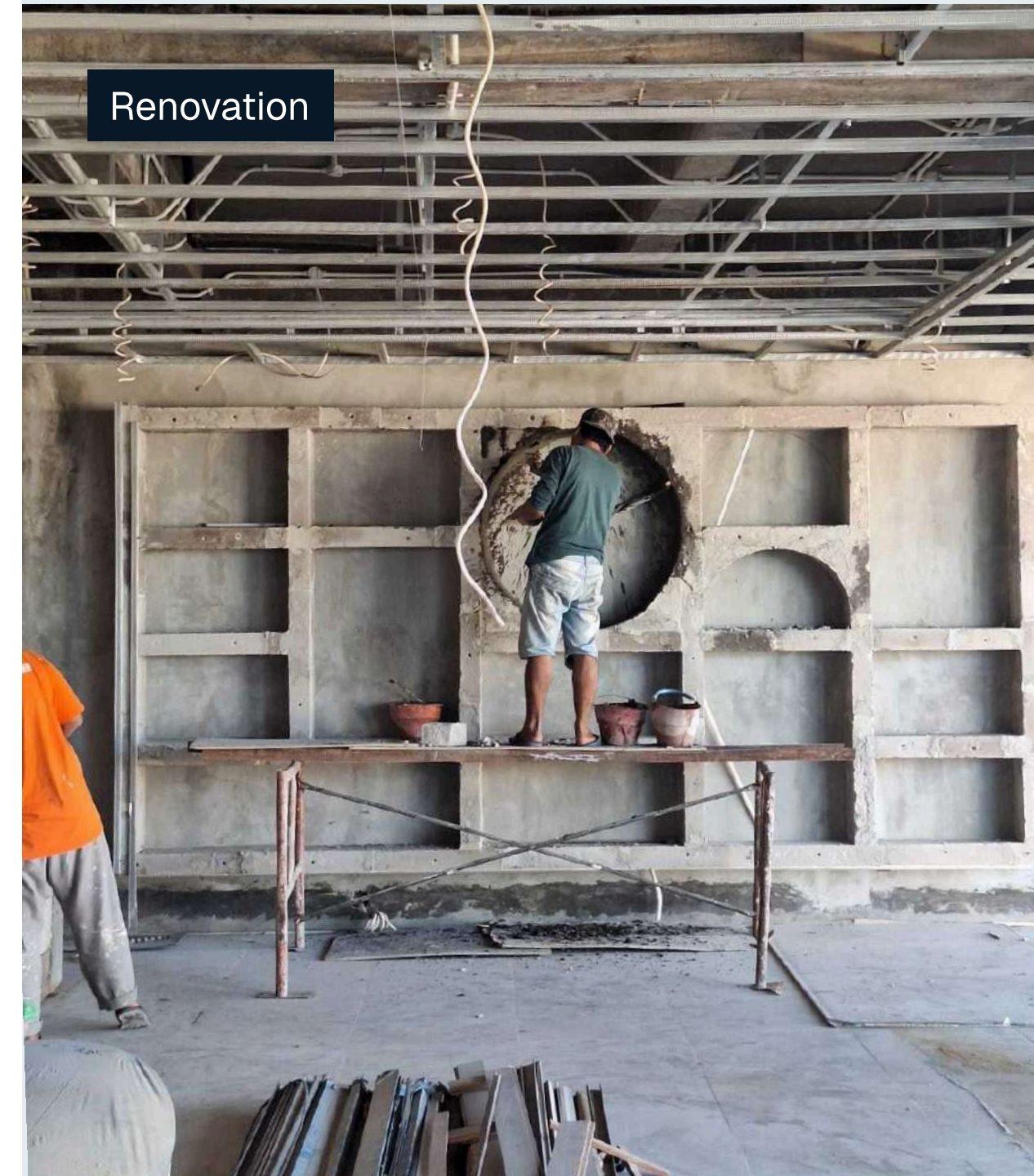
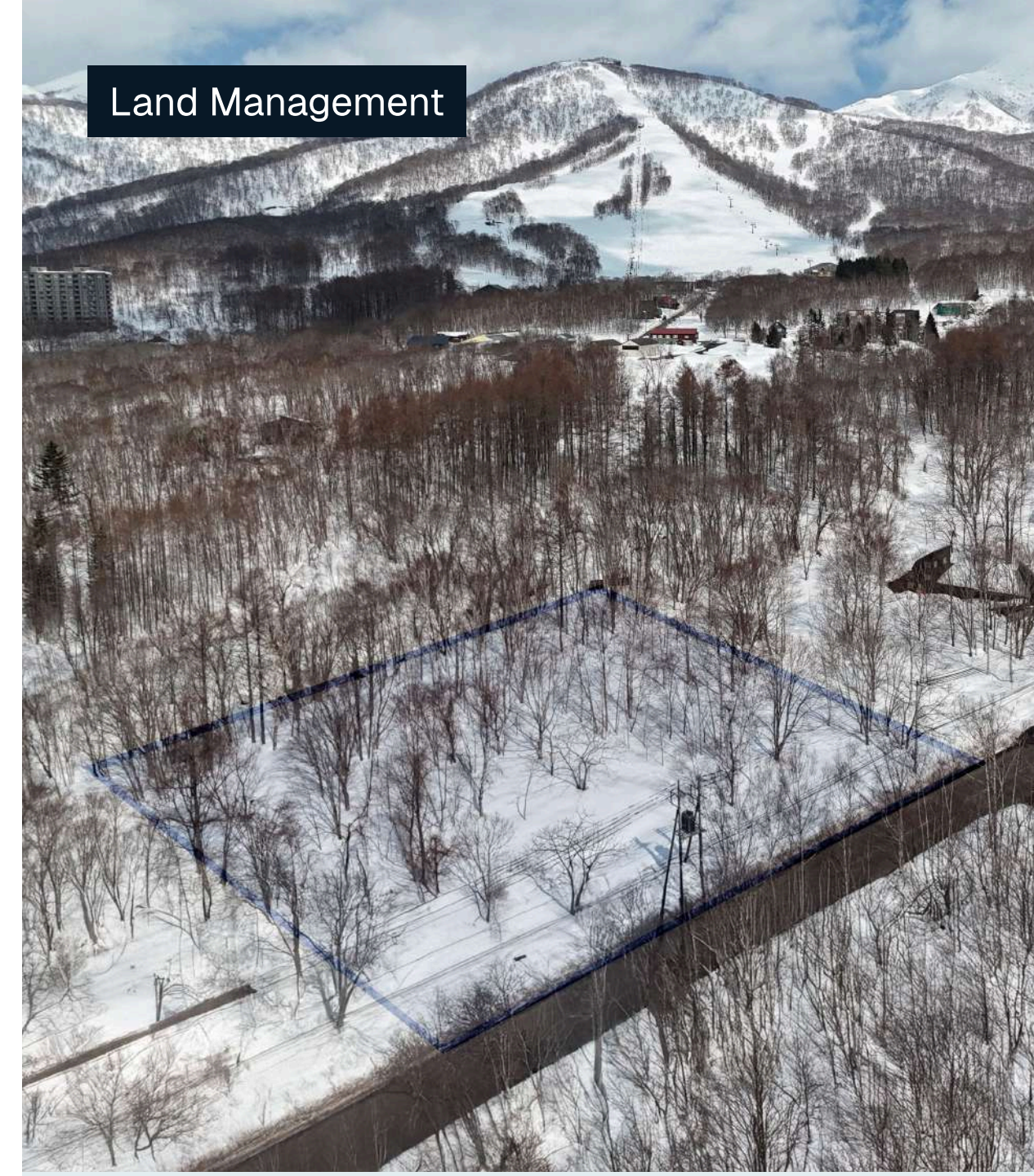
Coming from a family of entrepreneurs, Julien has built an international career over twenty years within the luxury and exceptional design industries — from the import-export of furniture and jewelry to creating monumental floral installations in London, Dubai, and New York. This sensitivity to aesthetics and perfection of detail has naturally led him to manage high-end real estate projects in collaboration with renowned architects. A polyglot, fluent in Mandarin, he transforms this multicultural openness into a true strategic lever in the international development of Vancelian.

Today, as Managing Director Asia, he drives the group's expansion strategy on real-world assets (RWA) and contributes to democratizing access to a new generation of investments — rare, unlisted assets selected for their performance and robustness.

When expertise shapes luxury real estate

The Solaria Group operates with a holistic approach: each stage of a project contributes to creating sustainable value. Our four pillars of activity form a coherent whole, ranging from land acquisition to the finest finishes.

- **Land Management:** Identifying, securing, and intelligently subdividing strategic plots to reveal their full potential.
- **Construction:** Designing and building with rigor, combining quality, sustainability, and efficiency.
- **Renovation:** Revitalizing existing properties and elevating them to contemporary luxury standards.
- **Design & Furniture:** Enhancing each space with refined design, noble materials, and bespoke furniture.



03

Operational Partners

Project Operational Partners

To ensure flawless execution and optimal project valuation, we have chosen to surround ourselves with strategic partners among the most experienced in the Emirates.

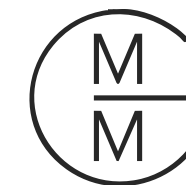
- The selected contractor and architectural firm brings together all the trades necessary for the success of a custom operation. With over 1,000 completed projects, it stands out as a reference in the region for the quality of its deliveries, attention to detail, and ability to combine innovation with technical excellence. This operational proximity allows for precise monitoring and perfect adaptation of the project to the ultra-prime market standards of Al Barari.
- On the marketing side, we collaborate with Maria Morris Global, the number one real estate agency in the area according to Property Finder and Bayut, responsible for over 52% of transactions in Al Barari. Winner of the Best Real Estate Agency in Dubai 2025 (International Property Awards), this agency is recognized for its human approach, mastery of the super-prime segment, and its network of international buyers. This alliance between technical expertise and commercial excellence ensures the complete success of the operation, from conception to resale.



AlHilal Engineering Consultants

Responsible for the design and execution of the project

1,045 PROJECTS COMPLETED



MARIA MORRIS GLOBAL

Maria Morris Global

Real estate developer responsible for acquisition, renovation, and resale

52% OF SALES IN THE AL BARARI AREA - DUBAI

Al Hilal Engineering Consultants



Founded in 1998, Al Hilal Engineering Consultants has established itself as one of the most respected players in the United Arab Emirates, with a portfolio of iconic projects that shape the country's landscape. With over 25 years of experience, the group embodies engineering excellence and supports large-scale projects from design to delivery.

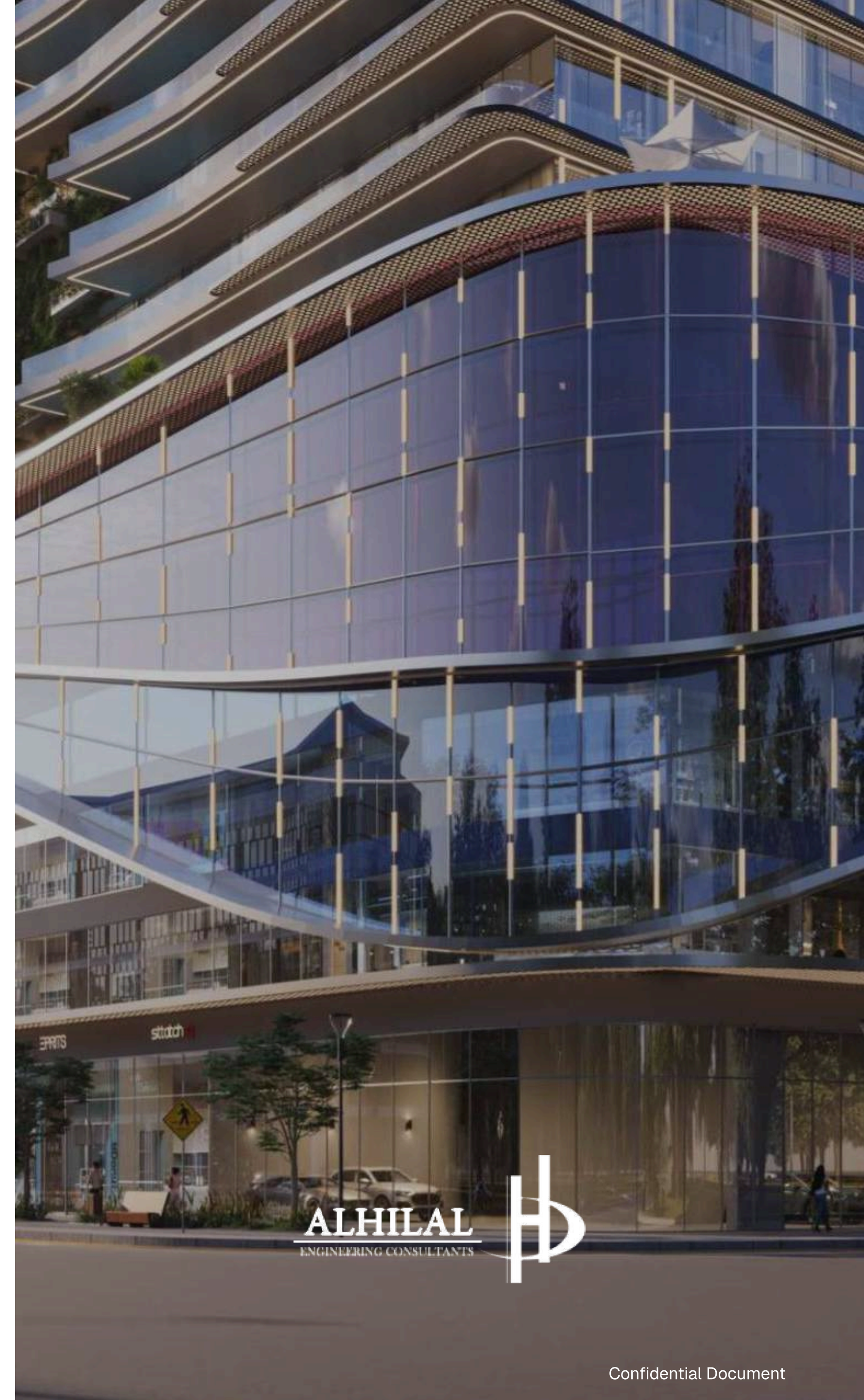
Holding an unlimited license approved by all local authorities, Al Hilal operates across a wide range of services:

- Designing and executing large-scale projects through integrated expertise in architecture, civil engineering, structural engineering, and MEP.
- Supporting real estate developers with feasibility studies, master planning, and comprehensive project management.
- Ensuring quality and performance on construction sites through rigorous supervision, continuous quality control, and cost management.
- Developing interior design and urban planning solutions that meet international standards and the expectations of a high-end clientele.



Ali Reza Dehbozorgi – CEO

Al Hilal Engineering Consultants is among the most recognized engineering and architecture consulting firms in the United Arab Emirates. Holding an engineering license approved by all local authorities, the group has been supporting various projects for over twenty years, from architectural design to large-scale operations. Relying on a team of experienced engineers and specialists, Al Hilal has successfully met the most complex technical and regulatory challenges. Its approach is based on innovation, quality, and creativity, while prioritizing deadline management, safety, and sustainability. Today, Al Hilal is recognized as a trusted partner, capable of transforming ambitious ideas into tangible achievements that contribute to the development and modernization of the real estate landscape in the Emirates.



Main Projects 2025



Awir Villa

Dubai

- Built-up Area: 1,268 m²
- Construction Cost: AED 11,000,000

A modern G+2 luxury villa designed and built by ALHILAL Engineering Consultants, featuring complete interior design, landscaping, and a swimming pool.



Nad Al Sheba Villa

Dubai

- Built-up Area: 2,000 m²
- Construction Cost: AED 16,000,000

A contemporary G+1 luxury villa featuring complete interior design, landscaping, and a swimming pool all designed by ALHILAL Engineering Consultants.

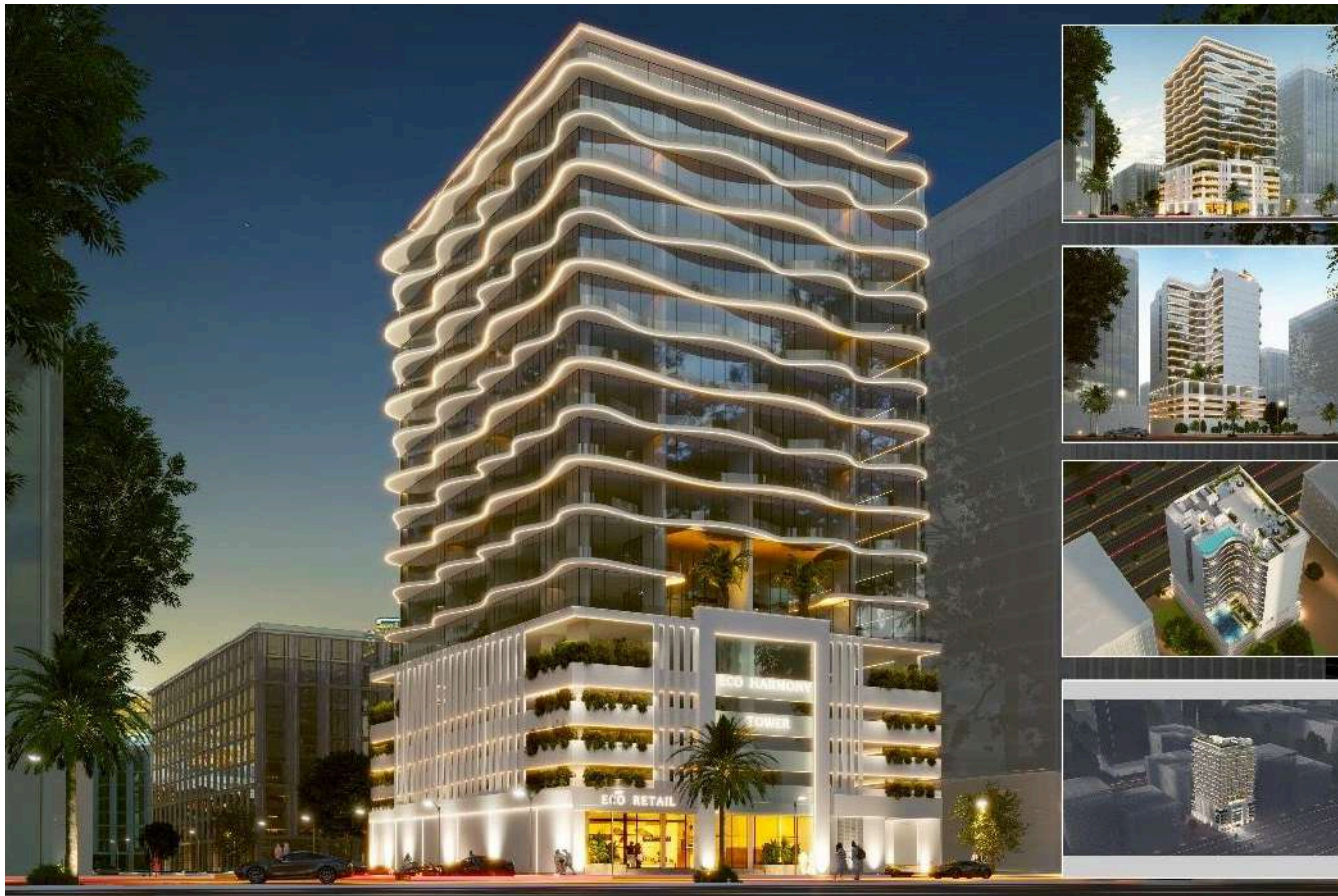


Mamzar Villa

Dubai

- Built-up Area: 1,200 m²
- Construction Cost: AED 12,000,000

A contemporary G+2 luxury villa designed and built by ALHILAL Engineering Consultants, with complete interior design, landscaping, and a swimming pool.



Eco Harmony Tower

Dubai

- Built-up Area: 14,000 m²
- Construction Cost: AED 80,000,000

A stunning G+16 modern residential tower with 106 units, delivered as a turnkey project by ALHILAL Engineering Consultants.

Maria Morris Global



MARIA MORRIS GLOBAL

Maria Morris Global is a prestigious real estate agency led by a true pioneer in the international sector. Number 1 in Al Barari by market share, this award-winning agency brings together a senior team of five experts specializing in luxury and super-luxury properties, supported by an in-house marketing and branding service. With over 25 years of global experience in high-end real estate, MMG relies on a base of over 10,000 international clients, a vast media network, and strong public relations connections. Recognized for its exceptional track record in selling extraordinary properties, it collaborates with the top luxury real estate agencies worldwide.

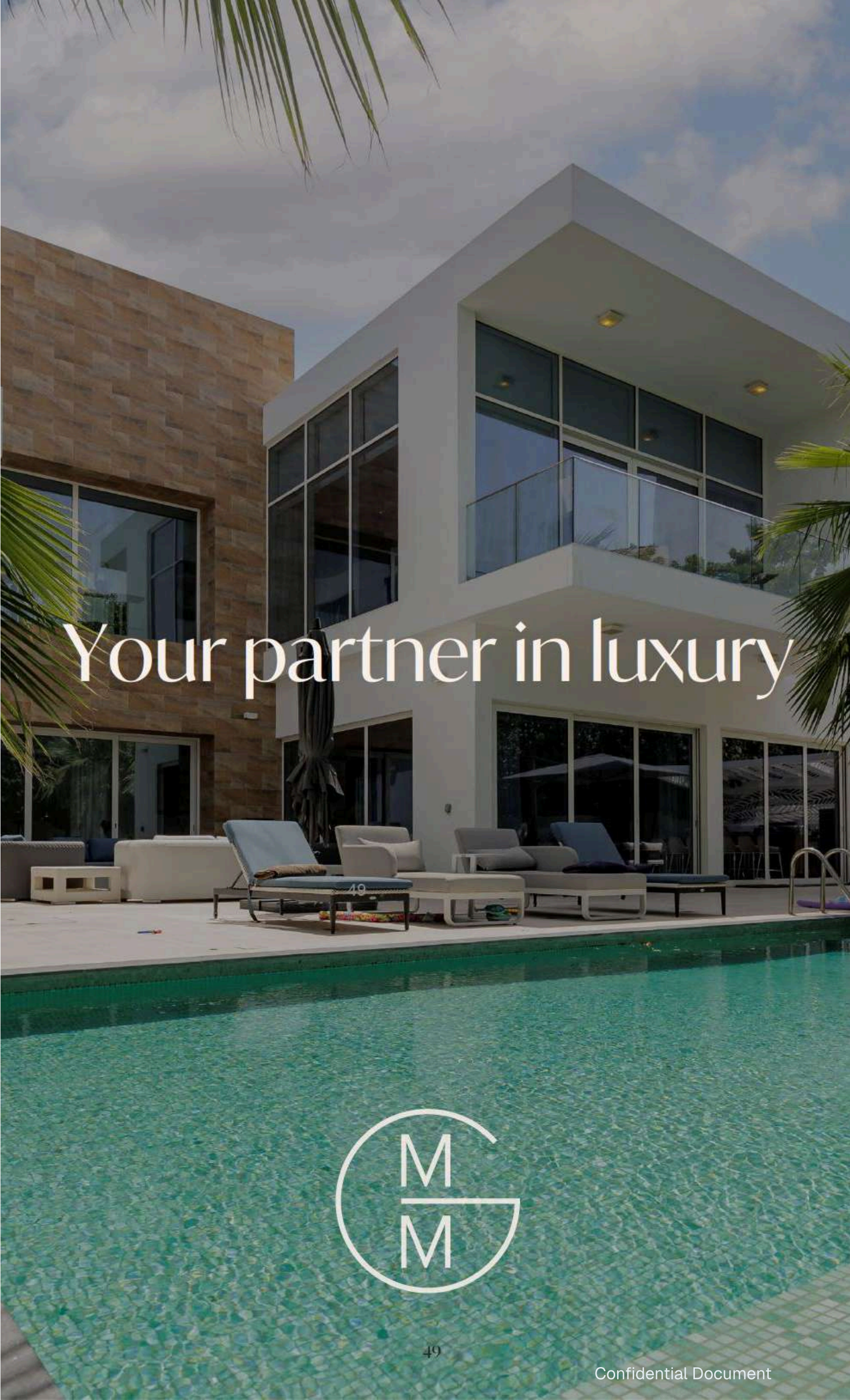


Maria Morris - CEO

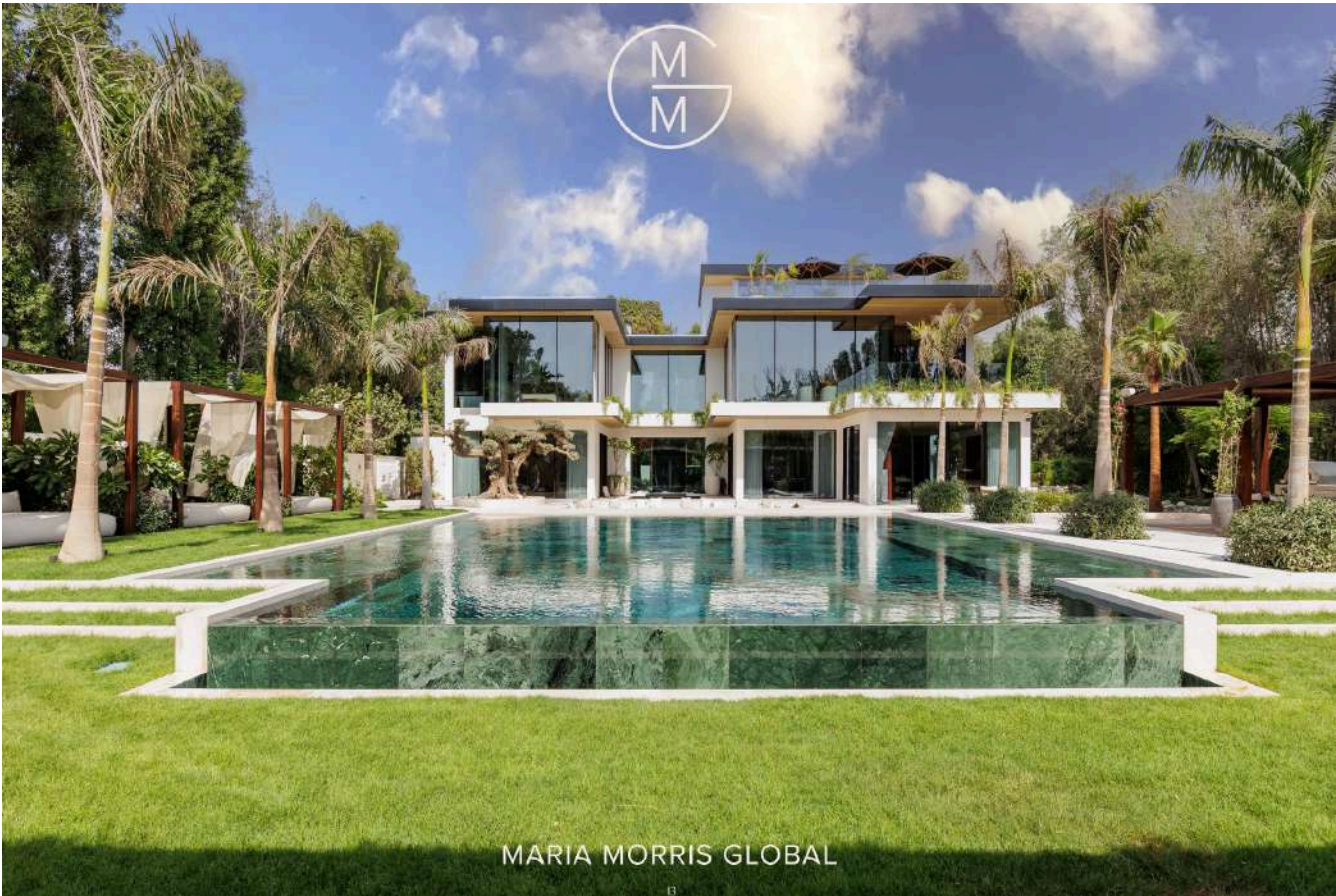
Maria Morris Global is not just a real estate agency — it is Maria Morris's vision for a bold and dynamic approach to luxury real estate, aiming not only to be a local reference in Dubai but also to make its mark on the international stage.

The company combines expertise, passion, and attention to detail to provide an exceptional real estate experience that is sophisticated, thoughtful, and deeply personalized. It stands out for its elegance and integrity, guiding each client through the often complex world of prestige real estate.

For Maria Morris, luxury is primarily personal — it is about understanding the unique needs of each client and offering tailored experiences, imbued with care and precision. Real estate goes beyond mere transactions: it is fundamentally about relationships. At MMG, the team is committed to supporting each client with confidence, ensuring that every journey in luxury real estate is smooth, rewarding, and truly exceptional.



Latest sales completed in the Al Barari area, Dubai



KOA's AMAIA Villa

■ Al Barari - Dubai

Sold for AED 107M in 2 weeks



A9 NEST Villa

■ Al Barari - Dubai

Sold for AED 55M in OFF MARKET



R9 The Reserve Villa

■ Al Barari - Dubai

Sold for AED 60M



Land In Al Barari

■ Al Barari - Dubai

Sold for AED 54.214M in OFF MARKET

04

Opportunity Presentation

Summary of the operation Villa A22 Al Barari – Dubai

Project Description

The operation involves the acquisition and complete renovation of a luxury villa located in the residential program The Nest, in the heart of the prestigious green neighborhood of Al Barari, one of the most sought-after areas in Dubai.

- Set in a unique lakeside location, this property already boasts a rare asset: the exclusive possibility of developing a private dock, a privilege inherited from previous owners.
- A renovation and expansion permit will be submitted in the fourth quarter of 2025, aiming to significantly increase the living space. The project particularly plans to add an additional floor on the rooftop terrace, opening the way to new architectural and panoramic perspectives.
- The villa will undergo a significant transformation, with its living area increasing from 693 m² to 1,142 m² after renovations, representing an expansion of 449 m². Such a large extension, combined with an exceptional lakeside location, gives this property a unique character and absolute rarity in the market.
- The project includes a complete renovation of the garden and exteriors, featuring the creation of an elegant freeform lagoon-style pool, adding a touch of modernity and refinement to the whole.
- This restructuring will enhance an already rare asset and increase its value, establishing this villa among the most sought-after and exclusive properties in the neighborhood.



Projected key figures for the project*

1,142 m²

Projected floor area

18 months

Estimated duration of the operation

€11,600,000

Total amount of the operation, including financing fees

ROI: 16%

Estimated gross margin including financing costs and before taxes

A rare opportunity in an exceptional neighborhood

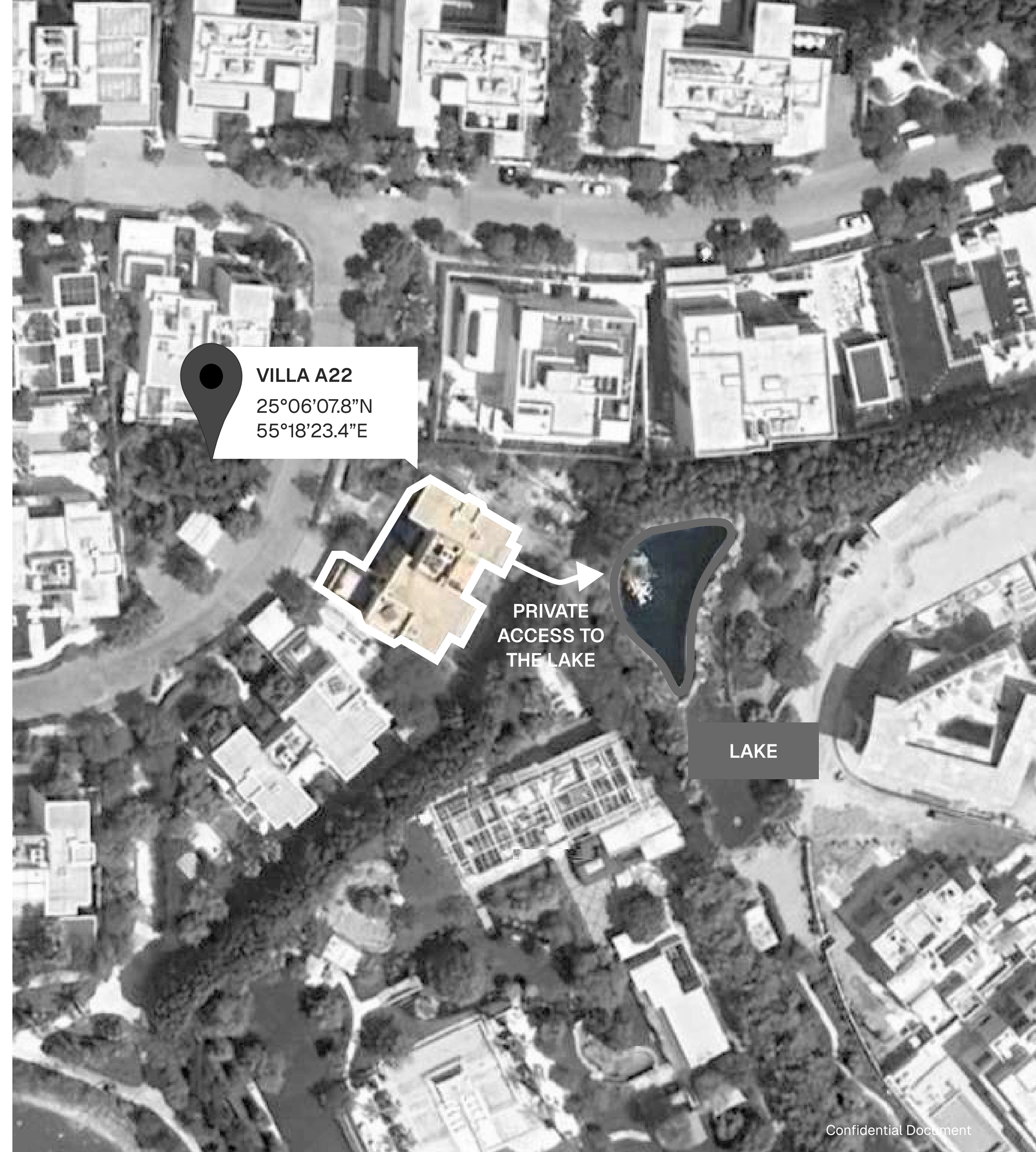
The villa occupies a prime address in the heart of **The Nest**, one of the most iconic and sought-after developments in Al Barari. While most residences have already undergone ambitious renovations, this property stands out as one of the last to offer the rare opportunity to completely rethink an original asset.

This uniqueness, combined with the general trend of appreciation driven by the gradual completion of renovations in the neighborhood, gives this villa a unique potential. More than just an investment, it represents a rare combination of **prestige, exclusivity, and prospects for wealth growth** in one of the most refined living environments in Dubai.

The unique privilege of landscaped lakeside access

Situated on the park line and open to a green setting, the villa enjoys a rare privilege: direct private access to one of Al Barari's iconic lakes, a unique configuration within the program.

This exceptional asset is enhanced by the creation of an exclusive dock and a landscaped garden designed as a true natural extension of the home. A uniqueness that gives this property incomparable prestige and enhanced heritage value, making it a residence without equal in the entire neighborhood.



OPPORTUNITY PRESENTATION







PRESENTATION OF THE OPPORTUNITY



A project at the heart of an exceptional neighborhood



The Bay

From lagoons with crystal-clear waters, an atmosphere of one of the most sought-after resorts in Dubai, which has become an unmissable destination in just a few months.



Award-winning architecture

Awarded for its avant-garde architecture, with fluid and bright lines, offering panoramic views and an iconic design recognized in Dubai.



The Nest Villas

A true gem in the heart of Al Barari, this collection of 55 contemporary villas harmoniously integrates between lakes and lush vegetation.

Located in the Al Barari neighborhood, The Nest villa is situated in a rare residential environment in Dubai, where nature and high-end comfort harmoniously combine.

Al Barari stands out for its unique harmony between lush landscapes, lakes, and themed gardens, and an ultra-premium residential offering. More than half of its space is dedicated to green areas, providing a rare and precious lifestyle in the heart of the city.

With its contemporary architecture subtly integrated into the natural environment, Al Barari attracts an international clientele seeking exclusivity, serenity, and well-being, while benefiting from immediate proximity to Dubai's main economic hubs.

The community also embodies a sustainable and eco-responsible vision: rational water management, biodiversity preservation, and environmentally respectful design. These commitments enhance the neighborhood's appeal to investors and residents eager to combine luxury, sustainability, and heritage value.

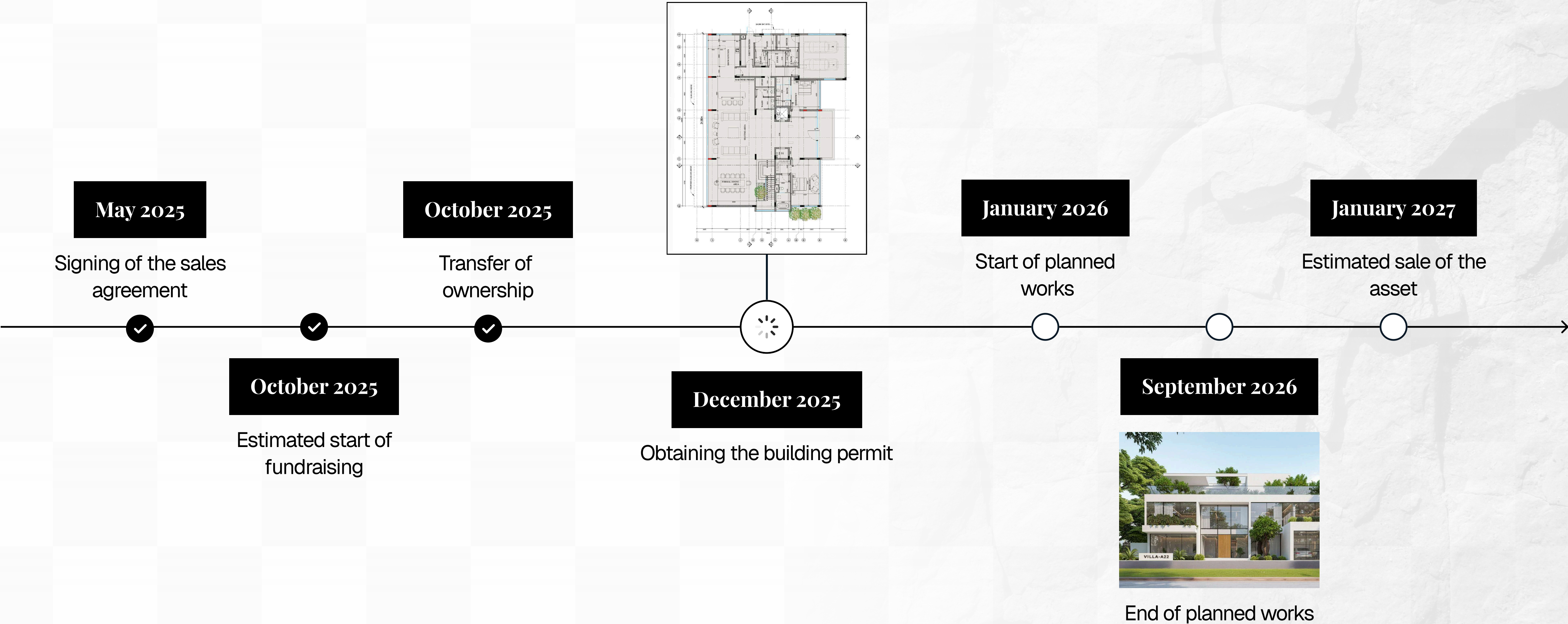
In the face of growing demand for high-end residences integrated into natural and secure environments, Al Barari establishes itself as one of the most iconic and essential destinations in the luxury real estate market in Dubai.

Financing plan

Surface area after expansion and complete renovation		1,142 m2
TOTAL FINANCING	€11,600,000	
Acquisition cost (including notary and agency fees)	€6,217,000	€5,444 /m2
Total renovation cost (including architect fees, site supervision, major works, interior and exterior design, as well as furniture).	€2,392,000	€2,095 /m2
Operational expenses (legal structuring, communication, marketing, listing fees, etc.)	€812,000	€711 /m2
Financing and equity-related fees	€2,153,000	€1,886 /m2
ESTIMATED TOTAL COST OF THE OPERATION	€11,574,000	€10,135 /m2
PROJECTED GROSS MARGIN OF THE OPERATION AFTER FINANCING, BEFORE TAXES AND PERFORMANCE BONUS	€1,846,000	€1,616 /m2
AS A % OF THE TOTAL COST	ROI: 16%	

Conversion rate used for the operation calculations 1 EUR = 0.23 AED

Provisional schedule of the operation*



*The dates above are provisional and may change depending on the project.

05

Focus on investment in the Al Barari neighbourhood in Dubai

Strategic location

Dubai

- **Market performance:** In 2024, Dubai's real estate market recorded an overall growth of 20.7%, driven by exceptional momentum in the high-end segment, which grew by 35%.
- **International attractiveness:** Dubai currently has over 72,500 millionaires and 202 billionaires residing, representing a 78% increase in the number of wealthy residents in just five years.
- **Favourable tax environment:** The absence of capital gains tax on real estate and income gives Dubai a particularly attractive framework, reinforcing its status as a preferred destination for investors.
- **Vision 2040:** An ambitious urban development plan that aims to expand the city while preserving 60% of green spaces.



Al Barari, Dubai's greenest development

Focus on Al Barari, Dubai's Greenest District

Nestled in an exceptional green setting, Al Barari stands out as one of Dubai's most iconic residential addresses, just twenty minutes from Downtown and the international airport.

This unique community dedicates nearly 80% of its area to green spaces, compared to an average of 5% in the rest of the city. This natural setting creates a cooler microclimate of 2 to 3 °C and an atmosphere of unparalleled serenity.

Within this rare backdrop, The Nest exemplifies Al Barari's exclusivity: an intimate collection of only 55 villas, where each property combines discreet luxury and timeless refinement.

Natural Ecosystem

- Over 500 plant species
- Lakes and natural waterways
- Artificial lagoon project in development
- Ambient temperature cooler by 2-3°C



Market comparison

A symbol of rarity and elegance, the Nest villas (55 in total) are among the most sought-after properties in Al Barari. As of October 2025, no villas requiring renovation are available for sale, and post-renovation resales are reaching record prices, demonstrating exceptional appreciation potential.

Unrenovated villas sold



Sold in April 2025

Villa A3
Price: 27M AED

- 5 Bedrooms
- 680 m2
- Green view



Sold in Julv 2025

Villa D5
Price: 26M AED

- 5 Bedrooms
- 680 m2



Sold in April 2025

Villa F7
Price: 25M AED

- 4 Bedrooms
- 588 m2

Renovated villas sold



Compromise October 2025

Villa A9
Price: 55M AED

- 5 Bedrooms
- 950 m2
- Green view



Sold in 2024

Villa E12
Price: 65M AED

- 6 Bedrooms
- 945 m2
- Exclusive lake acce



For sale since Sept. 2025

Villa E10
Price: 57.5M AED

- 6 Bedrooms
- 945 m2
- Exclusive lake access



Villa A22

Acquisition price: 25.5M AED

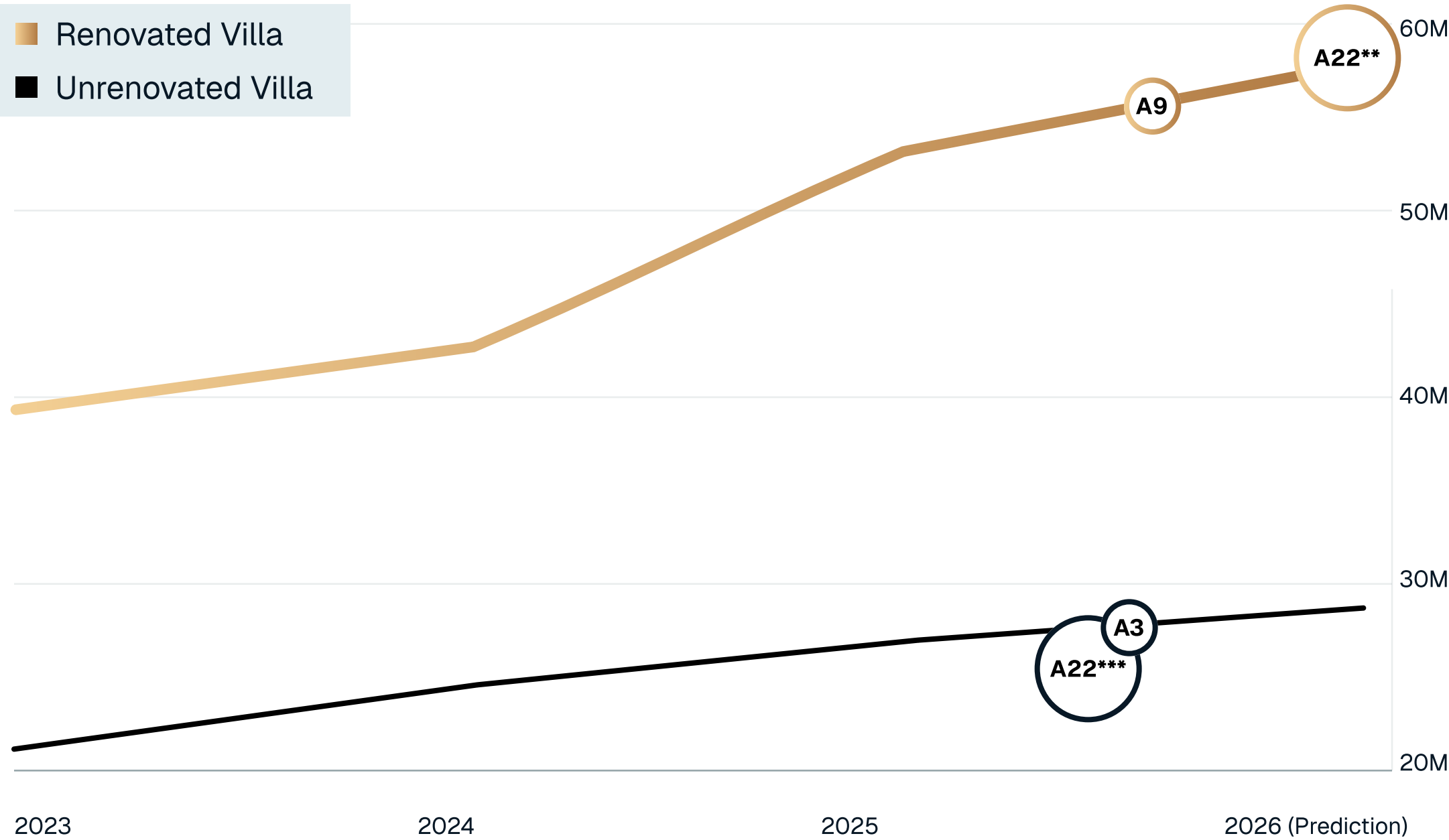
680 m2

Private lake access

A22

Market evolution

Evolution of sale prices localized to Nest, Al Barari*



*The market data used is sourced from the Dubai Land Department (DLD) and our partner real estate agents, providing an accurate and up-to-date view of property values and transactions in Al Barari. **Expected selling price from October 2026: 58.5M AED ***Selling price of the signed agreement in May 2025: 25.5M AED

The Nest: a rare high-value asset

Designed nearly a decade ago — 55 villas delivered "ready to move" — they have now reached an age where a complete renovation (interior fittings, finishes, technologies, design) unlocks their full potential and maximizes their value.

The resale market in The Nest is extremely tight. As of October 2025, no "raw" villas for renovation are listed for sale — almost all units have been renovated or are undergoing renovation (structural or interior improvements).

Prices after renovation now reach ultra-premium thresholds: fully modernized villas trade between 50 and 65 million AED depending on location, size, and level of finish — which mechanically reinforces the "high-end antenna" for the few villas yet to be renovated.

Solaria Analysis:

- 1. Iconic eco-community** — Al Barari dedicates over 50% of its territory to green spaces, ponds, waterways, and themed gardens, with wellness facilities, signature restaurants, and spas to support differentiation from any other villa in Dubai.
- 2. Delivered & proven** — The Nest is a fully operational cluster (no construction risk). The track record of high-value renovated resales reassures buyers. Official and comparable traceable data (DLD Open Data) — Recent public transactions in The Nest and Al Barari justify "post-renovation" valuations with solid comps (price/sq ft, medians, history).
- 3. Sustained luxury demand** — The "ultra-premium villa" segment in Dubai remains rare; listings over 10 million USD are becoming scarce, which fuels upward pressure on remaining remodelable properties.



The illustrations and perspectives presented in this document are for indicative purposes only and are not contractual. The final characteristics of the properties may be subject to adjustments based on technical and administrative requirements.