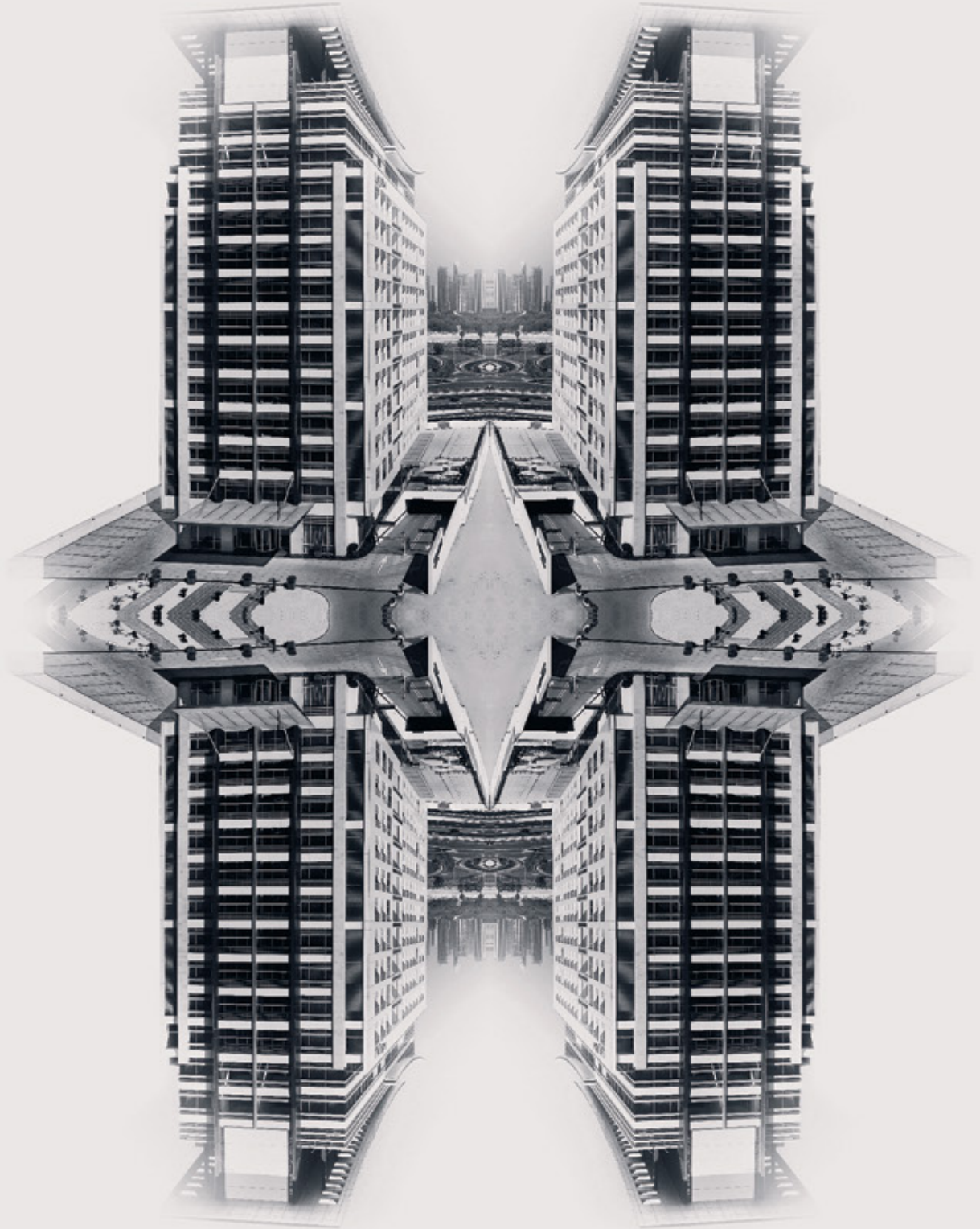


affini

—
TRIBUTE PORTFOLIO
RESIDENCES



FACTSHEET



The Art of Living

Experience a new perspective in the art of living, where life plays out in perfect balance. Crafted for those who live in color, Affini is where imagination flourishes and new perspectives are born.

Discover an urban sanctuary that inspires creativity, complemented by exceptional services from the Tribute Portfolio by Marriott International.

Affini, The First Standalone Tribute Portfolio Residence in the World.

Where Artful Living Meets Inspired Design

Affini is more than a residence; it is a living masterpiece within the esteemed Tribute Portfolio Residences.

Fully furnished, serviced, and ready for imminent occupancy, Affini combines vibrant urban energy with the tranquility of boutique artistic living. Nestled in the heart of Dubai's cultural hub, it offers a seamless blend of sophistication and convenience, surrounded by art, inspiration, and world-class service.

With its turnkey appeal and distinctive design, Affini redefines modern luxury, delivering a lifestyle that is as dynamic as it is effortlessly refined.

Connectivity at your Convenience

Whether you're drawn to cultural experiences at nearby art centers or seeking world-class services, everything you need is right at your doorstep.

Al Jaddaf's prime location ensures effortless access to premier retail hubs, dining hotspots, and entertainment venues, offering a lifestyle that effortlessly connects you to the pulse of the city.

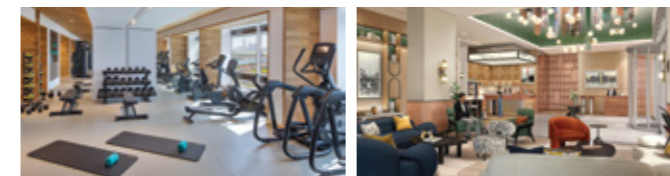
Enjoy the best of both worlds—urban convenience within a vibrant, well-connected community.



Amenities that Enhance your Everyday Living

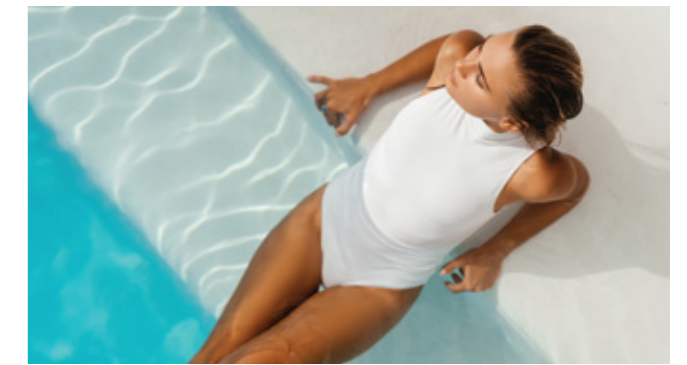
Affini's amenities are inspired by the artistic spirit of Al Jaddaf. Residents enjoy a rooftop pool with panoramic views, a state-of-the-art gym, co-working lounges, and more, all designed for modern, elevated living.

- Lobby
- Residents' Lounge
- Rooftop Pool
- Residents' Cinema
- Adult Games Room
- Children's Play Area
- State-of-the-Art Gym
- Cafe



À LA CARTE SERVICES

- Limousine Service
- Car wash Service
- Car Rental Service
- Housekeeping Service
- Maintenance Service
- Laundry & Dry-Cleaning Service
- Grocery Shopping
- Packing & Unpacking Services
- Porterage
- Personal Shopping
- Child Care Services
- Personal Training
- In-residence Dining
- Airport Transportation



Inspired Luxury

SMART LIVING SPACES

Thoughtfully designed layouts with vibrant color schemes and bold art installations, creating a perfect sanctuary for creativity and relaxation.

PREMIUM KITCHENS

Sleek DuPont Corian countertops, Marino Laminates cabinetry, and high-end Whirlpool appliances elevate your culinary experience.

OPULENT FINISHES

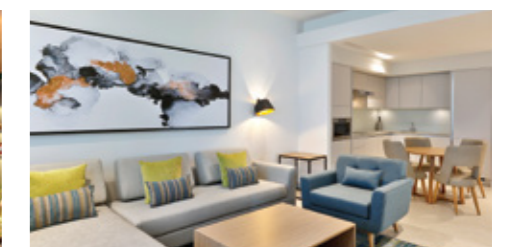
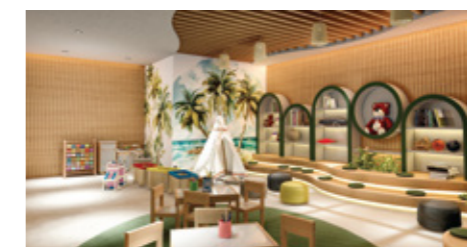
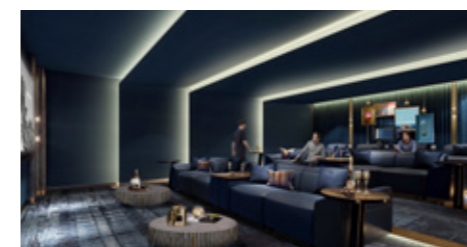
Rango porcelain tiles provide a sophisticated touch throughout the living spaces.

LUXURIOUS BATHROOMS

Featuring Bagno Design sanitary ware and contemporary finishes, turning daily routines into serene moments.

ARTISTIC INTERIORS

Every space is adorned with captivating art and design elements, offering a unique blend of elegance and individuality.





- 2 Minutes to Jameel Arts Centre
- 3 Minutes to Jaddaf Waterfront
- 5 Minutes to Downtown Dubai
- 6 Minutes to Dubai International Airport
- 8 Minutes to Zabeel Stadium
- 10 Minutes to Museum of The Future
- 11 Minutes to Ras Al Khor Wildlife Sanctuary

Standard Payment Plan

Installments	% Amount
DLD	Half of the DLD is waived, 2% is paid
1	Upon signing the agreement
2	After 30 days of signing the agreement
3	Upon Handover
Total	100%

Post Handover Payment Plan

Installments	% Amount
DLD	Full 4% is paid
1	Upon signing the agreement
2	After 30 days of signing the agreement
3	Upon Handover
4	Within 3 months of Handover
5	Within 6 months of Handover
6	Within 9 months of Handover
7	Within 12 months of Handover
8	Within 15 months of Handover
9	Within 18 months of Handover
10	Within 21 months of Handover
11	Within 24 months of Handover
12	Within 27 months of Handover
13	Within 30 months of Handover
Total	100%

Service charge estimation AED 25 per sq. ft.



Exclusive Sales & Marketing by



Configuration

Studio	Available from 428 sq ft
1 Bedroom	Available from 671 sq ft
2 Bedroom	Available from 1,001 sq ft
3 Bedroom	Available from 2,467 sq ft
Structure	B + G + 11 + R
Unit Status	Fully Furnished, Turnkey, Branded & Serviced Residential Apartments
Ownership	Freehold Residential
Expected Handover	Q2/Q3 2025

BANK ACCOUNT DETAILS

Account Name	HAMRK REAL ESTATE DEVELOPMENT L.L.C
Bank Name	Abu Dhabi Commercial Bank PJSC
IBAN	AE050030013979774920001
Account number	13979774920001
Swift Code	ADCB AEAA

MAKE AFFINI YOUR OWN. **CONTACT 800DEVMARK**

DISCLAIMER:

Any images and visualizations contained herein are provided for illustrative and marketing purposes only. Any concept renderings as shown for the residences are representative only, and the Developer reserves the right to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. All information contained herein is subject to change without notice and without liability and only the information contained in the Final Sales and Purchase Agreement entered into between the Seller and Buyer will have any legal effect. E&OE.

LEGAL DISCLAIMER:

Affini, A Tribute Portfolio Residence is not owned, developed or sold by Marriott International, Inc. or its affiliates ("Marriott"). HAMRK Real Estate Development uses the Tribute Brand under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.