



Project Details

Project Name: La Mer
 Develop: Arte Real Estate Development LLC
 Architect: Dewan Architects + Engineers
 Location: Al Marjan Island 2
 RERA Number: PRC / 2023291
 Total Number of Units: 355
 Branded: Yes
 Anticipated Service Fees: 22 AED / sq.ft
 Anticipated Completion Date: Q1 2028
 Unfurnished

Unit Mix

Unit	Count	Total area (sq.ft)		%
		min	max	
Chalet	7	1,019	2,401	2.0
1BR	3	874	1,104	0.8
1BR+S	139	958	1,335	39.2
2BR	123	1,550	3,109	34.6
2BR+M	16	2,011	2,639	4.5
2BR+M+S	5	2,225	2,562	1.4
3BR+M	50	1,886	6,319	14.1
4BR+M	1	3,337	3,337	0.3
Penthouse	9	10,453	14,484	2.5
Villa	2	4,750	8,363	0.6
Total	355			
Light F&B	2	1,956	2,765	
Retail	4	1,024	1,531	
Total	6			

Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

Elevators

Type	Nos
Residential Elevators	12
Service Elevators	3

Parking Per Unit

Unit	Bays
1BR and 1 BR+S	1
2 BR (with internal area <1500 sq.ft)	1
2 BR+M and 2BR+M+S (with internal area >1500 sq.ft)	2
3 BHK	2
4 BHK	3
Penthouse	4
Villa	2





Amenities

Type	Size (sq.ft)	Floor
Kids' Club & Indoor Pool	2,553	Ground Level
Outdoor Kids' Play Area	441	Ground Level
Kids' Pool	157	Ground Level
Male Spa	1,058	Ground Level
Female Spa	1,107	Ground Level
Gym	3,124	Ground Level
Grand Pool	4,837	Ground Level
Serenity Park	10,266	Level 1
Signature Lounge	1,271	Level 1
Link Garden	8,884	Level 3
Sky Gym	828	Level 18
Sky Co-working Space	602	Level 18
Sky Lounge	1,076	Level 18
Sky Pool & Deck Pool (834 sq.ft)	7,522	Level 18

White Goods:

- Built-in Fridge and Freezer
- Built-in Hob and Oven
- Washing Machine
- Built-in Dishwasher

White Goods Brand:

- Siemens or equivalent – Apartments
- Miele or equivalent – Penthouse and Villa

Sanitary Ware Brand:

- Geberit or equivalent – Sanitary ware
- Gessi or equivalent – Sanitary fittings

Retail and F&B

Type	Size (sq.ft)	Floor
Retail 1	1,024	Level 1
Retail 2	1,502	Level 1
Retail 3	1,501	Level 1
Retail 4	1,531	Level 1
Light F&B	2,765	Level 1
Light F&B	1,956	Level 1
Beach Cafe	1,406	Ground Level
Juice Bar	1,858	Ground Level
Juice Bar	3,895	Level 1
Pool Cafe	2,842	Level 1





Payment Method

Payment towards the unit price, title deed registration fees, and administrator charges (RAK Municipality & Developer) are payable in the following ways:

1. Bank Transfer

2. Cheque (AED)

3. Bank Transfer

Bank Transfer

Following information must be clearly mentioned in the payment instruction:

- Customer Name
- Unit Number (E.g. C-XXX)
- Fees Type (E.g. Instalment, Title Deed Registration Fees)

Please share the Swift Copies for International Transfers & Debit Advice from Bank for local transfers with OCTA's Sales Manager and finance@octaproperties.com

Bank Account Details

	ESCROW ACCOUNT	CORPORATE ACCOUNT
A/C Name	LA MER ESCROW	ARTE REAL ESTATE DEVELOPMENT LLC
Bank	ABU DHABI COMMERCIAL BANK	ABU DHABI COMMERCIAL BANK
A/C Number	13425632920003	13425632920002
Branch	BUSINESS BAY BRANCH	BUSINESS BAY BRANCH
SWIFT Code	ADCB AEAA	ADCB AEAA
Currency	AED	AED
IBAN	AE680030013425632920003	AE950030013425632920002

Cheque Payment

Cheque Payment should be in favor of "Arte Real Estate Development LLC."

Please note turn around time for cheque receipts / clearance (subject to Downpayment Collection on unit)

- Local cheque takes 5 - 7 working days to clear.
- Managers cheque takes 4 working days to clear.
- For every dishonored cheque an Admin Fee will be chargeable as per the SPA.
- Cheque bounced / returned due to insufficient funds, AED 1000 charge will be levied from the subsequent payment on the units.



Credit Card Payment

Credit cards payments are accepted*, and clients can pay up to 20% of property value without charges.

MasterCard, Visa, Union Pay, UPI, JCB, Diners, and Rupay are accepted.

Note: *AMEX Cards not accepted.