

**Expand your global  
investment portfolio,  
gain benefits  
and profit.**



Property tokenization  
Registered on blockchain



## Lucrative location with a beautiful lagoon

AMANTIUS apartments are located in a newly built lucrative areas near the center of Dubai, near the international airport and thanks to the beautiful Riviera, they are a sought-after address.

A beautiful riviera with clear water from Chile and white sand from the Maldives combines the best of French Mediterranean design and modern architecture to create an ideal place for modern community living. You will also find a lot of retail shops, restaurants and other civic amenities.



AL KHAİL  
ROAD



MEYDAN  
RACECOURSE



DOWNTOWN  
DUBAI



FESTIVAL CITY  
& IKEA



THE PALM  
JUMEIRAH



DUBAI INTERNATIONAL  
AIRPORT (DXB)

**Since 2000, Dubai has been the fastest growing city in the world**  
with a huge number of visitors



**Dubai:**  
**the city of dreams**  
**and the future**

- Popular tourist destination
- Top quality services
- A good business environment
- Luxury and premium hotels
- Endless possibilities
- Lovely beaches
- Attractions for young people, couples and families with children
- Direct flight from the EU



**Dubai is considered**  
**one of the most developed**  
**cities in the world**

- Unique architecture
- Multicultural environment
- High demand for real estate
- Shopping malls
- Charming and modern environment
- Known for contemporary firsts (Burj Khalifa)





# Entire Apartments

## Studio

from 700 000 AED

- Floor and orientation (pool/lagoon view) according to current availability
- View of the Burj Khalifa from the crystal lagoon
- Quiet residential area, without the construction of others skyscrapers
- Air conditioning costs are covered by the Emirate of Dubai



# Entire Apartments

## 1 bed apartment

from 1 250 000 AED

- Floor and orientation (pool/lagoon view) subject to current availability
- Spacious 1-room apartment with an area of 67.7 m2
- A large terrace with the possibility of grilling, sunbathing, from the point of view of the Airbnb platform, has great potential for utilization for up to 4 people
- View of the Burj Khalifa from the crystal lagoon
- Quiet residential area, without the construction of additional skyscrapers
- Air conditioning costs are covered by the Emirate of Dubai

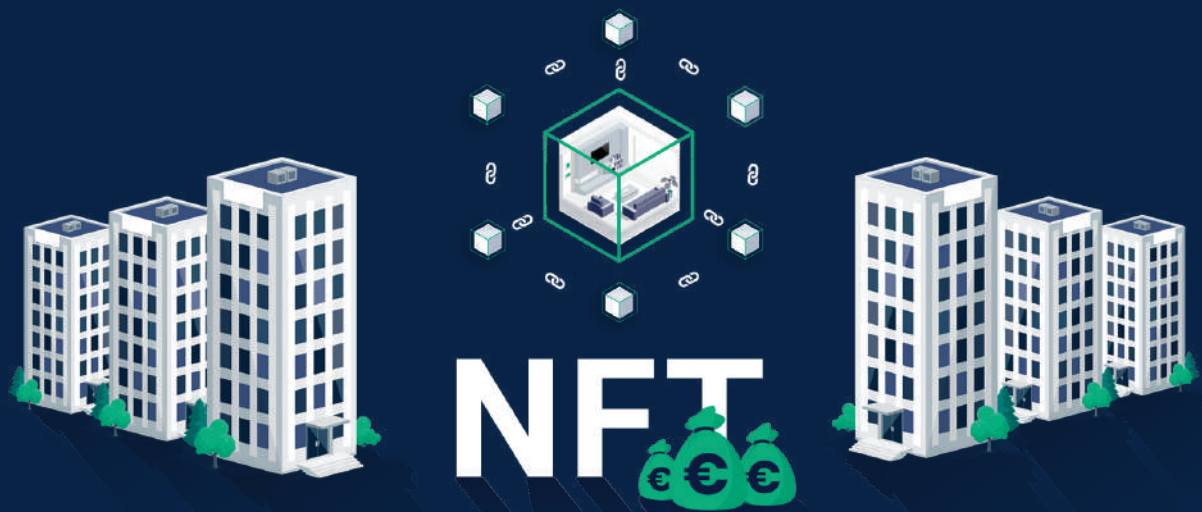


# Take advantage of modern real estate investments powered by blockchain.

Investing in real estate thus also opens up to smaller investors, students and the general public.

Amantius represents a revolution in investing in real estate and in an innovative way through blockchain technology and unmistakable NFT tokens. Thanks to this new technology, it is possible to divide the property ownership into smaller parts and among several owners through non-fungible tokens.

Non-fungible tokens, known by the abbreviation NFT, represent digital assets recorded on the blockchain.



## UNIQUE TOKENS

Each apartment represents a constant number of tokens



## TOKEN OWNERSHIP REGIS- TERED ON A BLOCKCHAIN

Token ownership is registered and verifiable on the blockchain



## PROFIT FROM REAL ESTATE

The token holder receives a profit from the short-term or long-term lease



## HOLIDAY IN THE APARTMENT

Free accommodation in an apartment for 7 nights in a specified period



## TOKEN TRADING

Possibility of selling a token on the WEXO marketplace.



## RISING VALUE

Increase in the value of the token dependant on the apartment value



## RESERVATION VIA WHATSAPP

Apartment reservation via WhatsApp chatbot



## APARTMENT FOR SALE

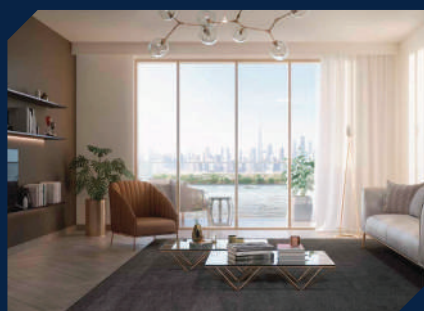
The possibility of selling the apartment at the market price if at least 13 tokens will be designated for sale

# Apartments AMANTIUS

Each of the AMANTIUS apartments represents a constant number of unique tokens. The ownership of each token is registered and verifiable on blockchain.

The token owner, in addition to the growing value of his token depending on the rising price of the property, also receives other benefits. It will be possible to make a profit from the short-term and long-term lease.

Another benefit is the possibility to travel to the apartment for up to 7 nights, stay for free and enjoy your vacation.



## Aperire

**Area:** 90.4 m<sup>2</sup> (67.7 m<sup>2</sup> + 22.7 m<sup>2</sup> terrace)

**Initial price:** 3,248,920 AED

**1 NFT share:** 162,446 AED

**Number of tokens:** 20



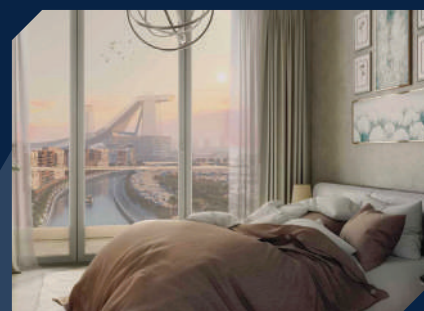
## Celestis

**Area:** 76.15 m<sup>2</sup> = (67.35 m<sup>2</sup> + 8.8 m<sup>2</sup> balcony)

**Initial price:** 2,504,920 AED

**1 NFT share:** 125,246 AED

**Number of tokens:** 20



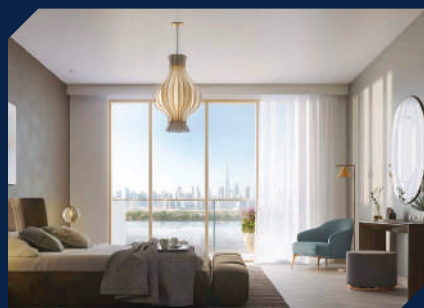
## Demanio

**Area:** 37.88 m<sup>2</sup> = (33.59 m<sup>2</sup> + 4.29 m<sup>2</sup> balcony)

**Initial price:** 1,479,380 AED

**1 NFT share:** 73,969 AED

**Number of tokens:** 20



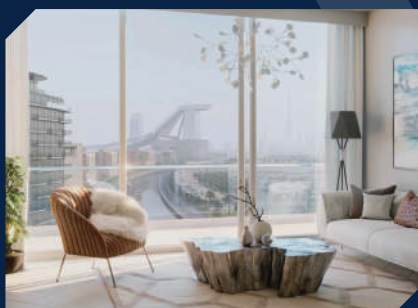
## Eligere

**Area:** 37.94 m<sup>2</sup> = (33.65 m<sup>2</sup> + 4.29 m<sup>2</sup> balcony)

**Initial price:** 1,486,520 AED

**1 NFT share:** 74,326 AED

**Number of tokens:** 20



## Feliciano

**Area:** 76.7 m<sup>2</sup> = (47.5 m<sup>2</sup> + 29.2 m<sup>2</sup> balcony)

**Initial price:** 3,178,920 AED

**1 NFT share:** 158,946 AED

**Number of tokens:** 20

# Comparison of apartments



	Demanio	Celestis
Type:	Studio (4th floor)	1 bed (6th floor)
Area:	33,59 m <sup>2</sup>	67,35 m <sup>2</sup>
Balcony:	4,29 m <sup>2</sup> balcony	8.8 m2 balcony with access from the living room and bedroom
Layout:	bedroom with double bed and sofa, kitchenette, bathroom with toilet	Bedroom, living room with corner couch, kitchen, bathroom with toilet, separate toilet
Facilities:	TV, chladnička, rúra, varná doska, internet, klimatizácia	TV, fridge, oven, hob, internet, air conditioning
1 NFT share:	73 969 AED / cca 18 500 €	125 246 AED / cca 31 500 €
Free accommodation:	7 nights every year	7 nights every year
Flight to Dubai:	from 130 €	from 130 €
Transferability of benefits:	Anybody	Anybody
Parking:	Yes	Yes

## Benefits for AMANTIUS investors

Each owner of an NFT share of one of the apartments in AMANTIUS can stay in their apartment for free and enjoy a vacation in sun-drenched Dubai.

Estimated annual profit for the investor before the lagoon is completed. In addition, each of the investors receives the corresponding profit from long-term and short-term rentals on the Booking or Airbnb platforms, while they can also sell their NFT share at any time or transfer its ownership to another person. Of course, with the increasing value of the real estate, the value of the NFT share will also increase.

## Number of nights for NFT holders approx 120

Enjoy your apartment for up to 7 nights a year completely free

1 NFT Share	Number of nights per 1 year	Annual bonus value (approx)
Studio	7 nights	1 230 €
1 bed	7 nights	2 050 €

## Number of nights for Booking/Airbnb approx 245

Earn from short-term and long-term rentals during your absence

1 NFT Share	Price per night (approx)	Possible annual earnings
Studio	175 €	Up to 1 350 €
1 bed	295 €	Up to 2 250 €



Amantius  
presentation  
video



Virtual  
3D tour  
apartment



Virtual  
3D tour  
studio

  
**AMANTIUS  
APARTMENTS**



# Financing Options for all apartments



Within the scope of our services,  
we offer two basic financing options:

## Single payment:

This option allows clients to make a payment in full immediately upon purchase, benefiting from an attractive discount.

## Installment model up to 5 years:

An ideal choice for clients who prefer to gradually repay their investment through regular monthly installments.

After the payment of the deposit, clients can enjoy all the benefits and privileges associated with apartment ownership, without having to wait for the completion of the overall financing process.

**Crypton Club** members have the privilege of receiving up to a **15% discount** on the original apartment price.

## Single payment

Opportunity to get a discount of up to 15% thanks to Crypton Club

Apartment	Standard price	Price with a 15% discount (Crypton Club)	Price without Crypton Club in € (approx)	Price with Crypton Club in € (approx)
Aperire	162 446 AED	138 079 AED	41 950 €	35 655 €
Celestis	125 246 AED	106 459 AED	31 300 €	26 440 €
Demanio	73 969 AED	62 874 AED	18 485 €	15 615 €
Eligere	74 326 AED	63 177 AED	18 580 €	15 690 €
Feliciano	158 946 AED	135 104 AED	39 725 €	33 555 €

## Installments with a down payment

- Down payment: 25% one-time payment
- Apartment available for use after the down payment
- Repay without proof of income
- Opportunity to get a discount of up to 15% thanks to Crypton Club





## AMANTIUS MANAGEMENT SERVICES L.L.C

23 Floor, Boulevard Plaza, Tower 2  
Downtown, Dubai, UAE



Amantius  
presentation  
video



Virtual  
3D tour  
apartment



Virtual  
3D tour  
studio