

Excellent Investment Memorandum for School Facilities at UAE

AED 155 Million

Dubai, Dubai, Dubai, UAE

Ref: 34 | Vendor Ref: P-08432

Photos



Property Details

Area	0 sq.ft	Furnishing	Unfurnished
Type	For Sale	Category	Schools

About this listing

Excellent Investment Memorandum for School Facilities.

Large Land Parcel for Long Lease

Sale

State-of-the-Art Campus: Nursery to Year 13

Sharjah, UAE Newly Developing High-End Township Zone
British Curriculum | BSME Approved (Only two schools in UAE)

Executive Summary

The subject school is an 80% completed, purpose-built K-13 educational facility located in a designated school zone in Sharjah, surrounded by 8 upcoming high-end township projects. This transaction offers a rare opportunity to acquire and launch a premium school under new ownership with immediate catchment potential.

The campus is designed to international standards with a capacity of 3,500+ students. With 85 years remaining on a 90-year municipal lease, low fixed rent, and significant infrastructure already in place, the project is ideal for an education group seeking scale, strategic location, and long-term value.

Asking Sale Price: AED 200,000,000 – includes 100% completion with guidance and guarantee under the buyer supervision and inspection

Present Status: 80% Completed

Option for turnkey handover or price adjustment to AED 150,000,000 for as it is conditions handover

Location & Strategic Importance

Emirate: Sharjah

Zone: Newly developing master-planned area with 8 adjacent high-end townships

Accessibility: Direct connectivity to Emirates Road, Mleiha Road, and Sharjah-Dubai corridors

Catchment: Immediate access to 8 new residential communities = high projected enrollment demand

Positioning: First large-format school in the zone, featuring state-of-the-art facilities and amenities – first-mover advantage for an Education Group

The site sits in Sharjah's next growth corridor. With government focus on education infrastructure and affordable housing in this belt, the asset is positioned to benefit from both demographic and policy tailwinds.

Property Details

Attribute Details

Land Area :900,000 to 1,000,000 sq ft, details oare described

Built-up Area ~400,000 sq ft

Completion Status :80% completed

Students Capacity: 3,500+ students as designed,provision to increase another 1500 students

Facility Type: State-of-the-art, purpose-built K-13 campus

Curriculum :British Curriculum, BSME Approved (only two schools are having this approvals)

Provision: Nursery and Day Care Unit included

Campus Infrastructure

Classrooms: 10 large classrooms per grade

Labs: 8 fully equipped laboratories

Sports: Standard sports facilities, mini Olympic-size swimming pool, full-size football field, Horse riding ? rink and playground ? facilities etc.

Auditorium: 1,000 seat capacity with international-standard facilities

Theater: Fully equipped for performances and events

Halls: 2 utility halls with 80 seats each

Parking: Underground parking for admin block; additional underground parking below football ground and auditorium

Café: With separate seating and relaxation area for parents, including breakfast facilities

Canteen: 3,000 student capacity with separate kitchen, serving area, 2 floor, butchery, bakery, and meat preparation zones etc,

Admin: Dedicated admin blocks

Additional: Designed to high-level international project standards with multiple ancillary facilities

Completion Clause: Remaining 20% works to be completed by current owner within the sale price of AED 200 Million

Alternatively, buyer may complete remaining works with cost deducted – price reduced to AED 150 Million for as it is condition

Lease Structure: 90 years

Term Details: Described

Lease Type : Direct from Sharjah Municipality; transferable to new owner Lease Tenure : 90 years total, 85 years remaining |

Annual Rent: AED 1,200,000 only

Escalation : Periodic slight increase applicable as per municipality norms Security Long-term, government-backed lease with low base rent enhances ROI and scalability

Investment Highlights – Why This Is a High-Level Project

Scale: 900K+ sq ft land + 400K sq ft BUA allows multiple curriculum phases, or vertical integration – school + training center + sports academy.

Lease Advantage: 85-year government lease at AED 1.2 Million per year is unmatched.

Most private schools pay 3x–5x in rent. This secures margin.

Pricing: At AED 200 Million for completed works, replacement cost today would exceed AED 225 Million +

Instant equity on acquisition.

Demographic Play: 8 new townships = ~200k–400k future households. Zero competition within 5 km radius.

Speed to Market: 80% complete means operations possible in 6–9 months post takeover vs 3+ years for

greenfield.

Compliance Ready: Designed for SPEA approval. Layout supports British curriculum compliance.

Ideal Buyer Profile: Established Education Group looking to enter/expand in Sharjah with a flagship campus, PE funds focused on education infrastructure, or HNIs seeking long-lease yield + capital appreciation.

Transaction Terms

NCNDA to be executed between parties.

LOI + Buyer Profile + ID required for site viewing.

Proof of Funds verification prior to commercial discussion.

Sale Price: AED 200 Million for 100% completed project

And

AED 155 Million as it is condition

Need Buyer's Profile and POF,

Handover:

- Option 1: Seller completes 100% within AED 200 Million
- Option 2: Price adjusted to AED 155 Million buyer completes with guarantee.

Next Steps

Sign NCNDA + submit Trade License, RERA ID

Submit LOI + Buyer Profile + ID copy

Schedule official site visit

POF verification

Seller-Buyer meeting to finalize terms

Financing Option: Available – details upon expression of interest.

Disclaimer: All figures subject to verification. This is a distress deal and timelines are critical. Site photos, layout, and financing structure available for discussion after completion of preliminary process.

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