



30 m<sup>2</sup> Dubaj, United Arab Emirates 4 836 793 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská**

ASSISTANT

info@luxent.cz

+420 731 300 400

Order number	<b>N7392</b>	Price	<b>4 836 793 CZK</b>
Address	<b>Dubaj, United Arab Emirates</b>	Type	<b>Apartments</b>
Disposition	<b>1 + kitchenette</b>	Usable area	<b>30 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Yes</b>	Parking	<b>1</b>
Balcony	<b>6 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We are offering for sale an exclusive studio with a balcony, measuring 30 sqm, in the newly emerging Sky Hills Astra project, located in the highly sought-after Dubai Science Park area. This apartment is the perfect choice for those seeking practical yet stylish living with comfort and high standards. High ceilings, quality materials, and sophisticated design ensure maximum comfort.

The Sky Hills Astra residence offers a wide range of services and facilities for a comfortable lifestyle. There is a wellness zone for relaxation, a jogging track, a fully equipped fitness center, and professional padel courts. A sandy beach-style pool and a private business center with a library create the ideal environment for both relaxation and work. The property also includes one parking space, with the option to purchase an additional one.

The project places a strong emphasis on ecological sustainability and modern technological solutions. Water recycling, smart energy systems, and electric vehicle charging stations are part of the overall concept, which not only provides comfort but also demonstrates responsibility toward the environment.

Dubai Science Park is a modern and dynamic location that offers an ideal combination of career opportunities and quality living. The accessibility to Dubai Science Park is very favorable, as it is centrally located in Dubai, ensuring quick access to other important parts of the city such as Downtown Dubai, Business Bay, and Dubai Marina. Major roads such as Sheikh Zayed Road and Al Khail Road are easily accessible, allowing for a quick drive from different parts of Dubai. Public transportation is also well developed, with metro stations nearby, such as "Dubai Internet City" or "Mall of the Emirates," and bus routes are also available.

Another advantage is the proximity to Dubai International Airport, which is only about a 30-minute drive away. Downtown and Burj Khalifa are just 15 minutes by car, while popular beaches and tourist areas like Dubai Marina are also easily accessible, about 20 minutes by car. Dubai Science Park is thus an excellent place not only for work and innovation but also for high-quality living, thanks to its balanced combination of modern infrastructure, sustainability, and excellent access to other parts of Dubai.

Construction completion is scheduled for Q2 2028.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
N7392	1 + kitchenette	1st floor	30 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	4 836 793 CZK
N7396	2 + kitchenette	1st floor	71 m <sup>2</sup>	No / 16 m <sup>2</sup> / No	No	8 859 422 CZK