



28 m<sup>2</sup>Dubaj, United Arab Emirates4 850 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Monika Suchánek**

FOREIGN PROPERTY SPECIALIST

[monika.suchanek@luxent.cz](mailto:monika.suchanek@luxent.cz)

+420 770 380 377

|                                    |                             |             |                                                                                                                 |
|------------------------------------|-----------------------------|-------------|-----------------------------------------------------------------------------------------------------------------|
| Order number                       | VEL-1                       | Price       | 4 850 000 CZK The price may vary depending on the floor, orientation, and location of the unit in the building. |
| Address                            | Dubaj, United Arab Emirates | Type        | Apartments                                                                                                      |
| Disposition                        | 1 + kitchenette             | Usable area | 28 m <sup>2</sup>                                                                                               |
| Energy performance of the building | G - Extremely uneconomical  | Floor       | 1st floor                                                                                                       |
| Device                             | Yes                         | Parking     | Yes                                                                                                             |
| Balcony                            | 11 m <sup>2</sup>           | Lift        | Yes                                                                                                             |

## About real estate

We are offering for sale a fully furnished 1+kk studio in the premium Velos Residence project from developer CITYVIEW URBAN, which is currently under construction in Motor City – one of the most stable neighborhoods in Dubai.

This studio is designed with an emphasis on everyday comfort. The open living area flows seamlessly into a private bedroom with its own balcony, which naturally extends your living space outdoors. Large floor-to-ceiling windows let in maximum daylight, making the interior feel fresh, airy, and timeless—without unnecessary effects that quickly become outdated.

The studio is fully furnished, including a complete kitchen with integrated appliances, high-quality materials (porcelain flooring with a wood look, quartz countertops with a terrazzo effect, oak furniture, a walk-in shower with glass walls, and modern chrome fixtures).

Velos Residence features an infinity pool on the roof, a luxurious lobby, green gardens, and a wide range of premium amenities – from fitness centers and sports fields to relaxation areas. It is designed for those who are looking for quality living in a proven location with an emphasis on space, light, and comfort.

Motor City offers a balanced lifestyle – a peaceful, green environment with parks, sports facilities, cafes, and everyday services right in the neighborhood. At the same time, it remains well connected to the city's main arteries: Sheikh Zayed Road is only 15 minutes away, Burj Khalifa 24 minutes, Dubai Marina 22 minutes, Burj Al Arab 20 minutes, and DXB Airport 26-28 minutes. This combination of tranquility, greenery, and quick access to the city center, beaches, and business districts ensures that living here will remain stable and valuable in the long term.

| The order | Layout          | Floor     | Usable area       | Terrace / Balcony / Loggia  | Garden | Price         |
|-----------|-----------------|-----------|-------------------|-----------------------------|--------|---------------|
| VEL-1     | 1 + kitchenette | 1st floor | 28 m <sup>2</sup> | No / 11 m <sup>2</sup> / No | No     | 4 850 000 CZK |
| VEL-2     | 2 + kitchenette | 1st floor | 55 m <sup>2</sup> | No / 14 m <sup>2</sup> / No | No     | 7 950 000 CZK |