



🏠 46 m<sup>2</sup> 📄 Umm Al Quwain, United Arab Emirates 🏷️ 187 887 USD / 3 885 879 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Monika Suchánek**

FOREIGN PROPERTY SPECIALIST

monika.suchanek@luxent.cz

+420 770 380 377

Order number	<b>AMRA-1</b>	Price	<b>187 887 USD / 3 885 879 CZK</b>
Address	<b>Umm Al Quwain, United Arab Emirates</b>	Type	<b>Apartments</b>
Disposition	<b>1 + kitchenette</b>	Usable area	<b>46 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Device	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We are offering for sale a modern 1+kk apartment with an area of 46.45 sqm in the exclusive AMRA Residences residential project from developer Citi Developers, located in the emirate of Umm Al Quwain on the Al Raudah coast. The project is part of the broader AMRA Wellness Resort concept and offers harmonious coastal living surrounded by lagoons and mangrove forests, with an emphasis on tranquility, balance, and everyday comfort.

The residential complex consists of three elegant mid-rise towers with a total of 820 fully equipped and serviced residences. The apartment is designed with an emphasis on functional layout, quality materials, and a natural color palette that underscores the bright and airy character of the interior. The unit includes a terrace and a view of the sea or lagoon, which naturally expands the living space and strengthens the connection with the surrounding landscape.

The project offers extensive facilities focused on wellness and an active lifestyle, including rooftop clubs with swimming pools, fitness and relaxation areas, sports and leisure areas, a private marina with yachting services, and carefully selected gastronomic and cultural concepts. The residences are fully serviced and allow for flexible management via a mobile app, short-term rentals, and concierge services, making them an attractive choice for both personal living and investment.

The Al Raudah location offers a peaceful coastal environment with growing investment potential. The project is located approximately 20 minutes from Al Marjan Island, where the prestigious Wynn Resort is being built, with direct water access from the AMRA marina. Dubai and DXB International Airport are accessible within 45 minutes. The project is scheduled for completion in the fourth quarter of 2028, providing a clear timeframe for future use and investment appreciation.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
AMRA-1	1 + kitchenette	5th floor	46 m <sup>2</sup>	No / No / No	No	3 885 879 CZK
AMRA-2	2 + kitchenette	4th floor	79 m <sup>2</sup>	No / No / No	No	6 194 879 CZK
AMRA-3	3 + kitchenette	5th floor	129 m <sup>2</sup>	No / No / No	No	6 194 879 CZK
AMRA-4	4 + kitchenette	5th floor	178 m <sup>2</sup>	No / No / No	No	10 418 661 CZK