



86 m<sup>2</sup> Dubaj, United Arab Emirates 11 217 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Jesika Schopper**

FOREIGN PROPERTY SPECIALIST

jesika.schopper@luxent.cz

+420 778 771 771

|                                    |                                    |             |                         |
|------------------------------------|------------------------------------|-------------|-------------------------|
| Order number                       | <b>SR-1</b>                        | Price       | <b>11 217 000 CZK</b>   |
| Address                            | <b>Dubaj, United Arab Emirates</b> | Type        | <b>Apartments</b>       |
| Disposition                        | <b>2 + kitchenette</b>             | Usable area | <b>86 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>  | Floor       | <b>6th floor</b>        |
| Device                             | <b>Yes</b>                         | Parking     | <b>Yes</b>              |
| Terrace                            | <b>9 m<sup>2</sup></b>             | Lift        | <b>Yes</b>              |

## About real estate

We offer for sale a one bedroom apartment with private terrace in the new exclusive project Sky Residence 2, situated in one of the most prestigious locations in Dubai with breathtaking views of Expo City Dubai. Sky Residences 2 offers quality living with world-class infrastructure. This community is designed to take care of not only its residents but also its environment.

The apartment has a fully equipped kitchen and bathroom. The living room with open kitchen leads to a spacious terrace with panoramic views. The apartments are fitted with built-in furniture.

Residents will have access to an indoor gymnasium, an outdoor children's play area, a barbecue and outdoor dining area, a pavilion and lounge, a multi-purpose room, a multi-purpose lawn and a swimming pool. The site on which Sky Residences is located is surrounded by 45,000 square metres of parks and green spaces.

Sheikh Mohammed bin Zayed Road, Sheikh Zayed Road, Emirates Road and Al Khail Road provide easy access to Dubai, Abu Dhabi and the Northern Emirates. Direct access to the Dubai Metro, ensuring uninterrupted service to Dubai Marina. The project is strategically located just 20 minutes from Al Maktoum International Airport. The vibrant city centre of Dubai is just 30 minutes away.

Prices are indicative only and may vary depending on location and other parameters. Visualisations are for illustrative purposes only. Full offer available on request. You will be guided through Dubai by a Czech speaking agent.

The project is scheduled for completion in 4Q 2026.

| The order | Layout          | Floor     | Usable area        | Terrace / Balcony / Loggia  | Garden | Price          |
|-----------|-----------------|-----------|--------------------|-----------------------------|--------|----------------|
| SR-1      | 2 + kitchenette | 6th floor | 86 m <sup>2</sup>  | 9 m <sup>2</sup> / No / No  | No     | 11 217 000 CZK |
| SR-2      | 3 + kitchenette | 7th floor | 127 m <sup>2</sup> | 11 m <sup>2</sup> / No / No | No     | 17 783 000 CZK |
| SR-3      | 4 + kitchenette | 7th floor | 127 m <sup>2</sup> | 11 m <sup>2</sup> / No / No | No     | 26 202 000 CZK |