



53 m<sup>2</sup>    Dubaj, United Arab Emirates    364 102 EUR / 8 836 756 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7654</b>	Price	<b>364 102 EUR / 8 836 756 CZK</b>
Address	<b>Dubaj, United Arab Emirates</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>53 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Partly</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We are pleased to offer for sale an elegant apartment 2+kt layout in a newly developed prestigious project located on Sheikh Zayed Road, one of the most desirable areas in Dubai. With a floor area of 53 sqm, this apartment combines luxurious urban living, strong investment potential, and exceptional comfort.

The apartment's interior is thoughtfully designed with an emphasis on functionality, aesthetics, and maximum use of space. The open-plan layout connects the living area with a modern, fully equipped kitchenette and a spacious bedroom. Large-format windows offer panoramic views of Dubai's skyline – from Palm Jumeirah and Dubai Marina to Bluewaters Island and the exclusive Emirates Hills. Every detail reflects high construction standards and a timeless sense of design.

The project consists of six iconic towers, each featuring its own retail arcade, direct access to an elevated city park on the 11th floor, and a variety of themed gardens, sports facilities, and relaxation zones. Residents can enjoy football and cricket fields, jogging tracks, outdoor gyms, co-working spaces, and stylish cafés. Naturally, the development includes boutiques, restaurants, and a shopping mall integrated within the complex. The entire community spans over 250,000 m<sup>2</sup> of green space and 160,000 m<sup>2</sup> of commercial space, creating a fully self-sustained urban environment.

The location is unbeatable – just a two-minute walk from Jebel Ali Metro Station, and only a few minutes' drive to JLT, JBR, or Bluewaters Island. Its prime position directly on Sheikh Zayed Road ensures excellent transport connectivity and long-term property value growth. This project is ideal for both personal use and as a high-yield investment with strong appreciation potential.

Prices and visualizations are for reference only.

Completion is scheduled for December 2029.