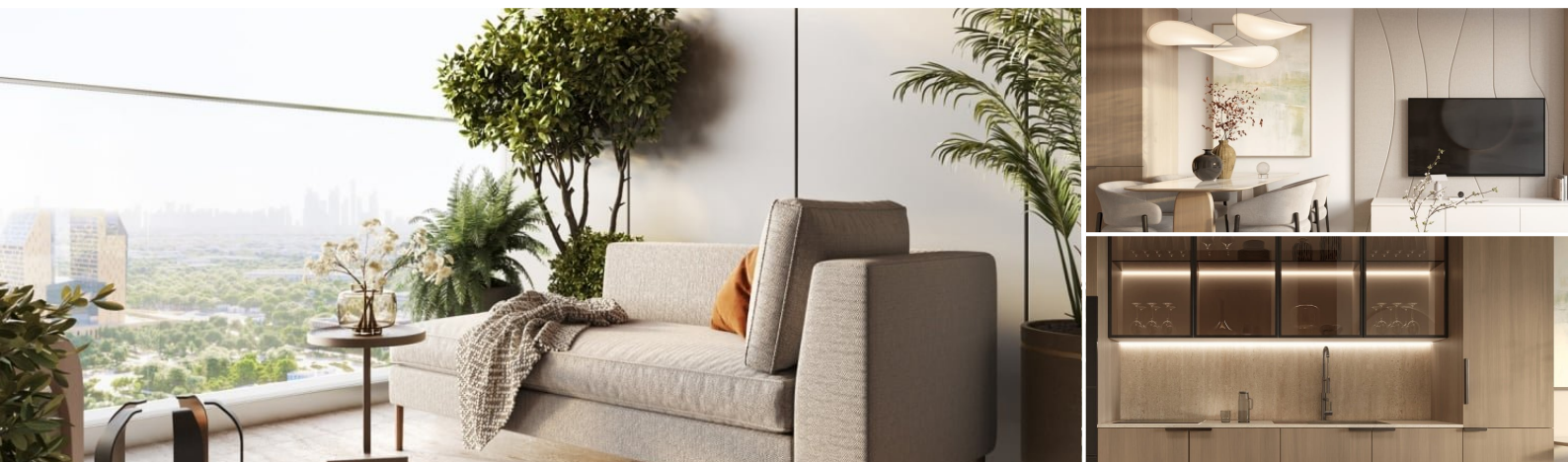




71 m² Dubaj, United Arab Emirates 8 859 422 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7396	Price	8 859 422 CZK
Address	Dubaj, United Arab Emirates	Type	Apartments
Disposition	2 + kitchenette	Usable area	71 m²
Energy performance of the building	G - Extremely uneconomical	Floor	1st floor
Device	Yes	Parking	1
Balcony	16 m²	Lift	Yes

About real estate

We offer for sale a luxury apartment with a balcony, covering an area of 71 m², located in the newly emerging Sky Hills Astra project, situated in the highly sought-after Dubai Science Park. The 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.

Sky Hills Astra Residence offers a wide range of services and amenities for a comfortable lifestyle. There is a wellness zone for relaxation, a running track, a state-of-the-art fitness center, and professional padel courts. A sandy pool with a beach atmosphere and a private business center with a library create an ideal environment for both relaxation and work. The property includes one parking space, with the option to purchase additional spaces.

The project focuses on ecological sustainability and modern technological solutions. Water recycling, smart energy solutions, and electric vehicle charging stations are part of the overall concept, which brings not only comfort but also responsibility towards the environment.

Dubai Science Park is a modern and dynamic location offering an ideal combination of job opportunities and quality living. Its accessibility is very convenient, as it is located in the central part of Dubai, providing quick access to other significant areas of the city, such as Downtown Dubai, Business Bay, and Dubai Marina. Major traffic routes like Sheikh Zayed Road and Al Khail Road are easily accessible, allowing for quick driving from various parts of Dubai. Public transport is also well-developed – metro stations like "Dubai Internet City" or "Mall of the Emirates" are nearby, and bus lines are also available.

Another advantage is the proximity to Dubai International Airport, which is only about 30 minutes by car. The city center and Burj Khalifa are just 15 minutes away by car, while popular beaches and tourist areas, such as Dubai Marina, are also easily accessible, approximately 20 minutes by car. Dubai Science Park is, therefore, an excellent place not only for work and innovation but also for quality living, thanks to its balanced combination of modern infrastructure, sustainability, and excellent access to other parts of Dubai.

Construction is scheduled for Q2 2028.

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