



69 m<sup>2</sup>

Dubaj, United Arab Emirates

15 742 858 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                    |             |                         |
|------------------------------------|------------------------------------|-------------|-------------------------|
| Order number                       | <b>BWG-1</b>                       | Price       | <b>15 742 858 CZK</b>   |
| Address                            | <b>Dubaj, United Arab Emirates</b> | Type        | <b>Apartments</b>       |
| Disposition                        | <b>2 + kitchenette</b>             | Usable area | <b>69 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>  | Floor       | <b>12th floor</b>       |
| Device                             | <b>Yes</b>                         | Balcony     | <b>10 m<sup>2</sup></b> |
| Lift                               | <b>Yes</b>                         |             |                         |

## About real estate

We are offering for sale a 2+kk apartment in the exclusive Beach Walk Grand 2 project by Imtiaz Developments, located directly on the coast in the prestigious Dubai Islands area.

The apartment has a usable area of 68.95 m<sup>2</sup>, a total floor area of 79.27 m<sup>2</sup> and a balcony of 10.32 m<sup>2</sup>, which naturally extends the living space and offers a pleasant place to relax with views of the surrounding area and the sea horizon.

The layout is designed with an emphasis on efficient use of space, plenty of daylight, and everyday living comfort. The airy living area with kitchenette flows seamlessly into the exterior, while the separate bedroom provides privacy and tranquility. Large windows connect the interior with the surrounding landscape and promote a feeling of openness.

Beach Walk Grand 2 is an intimate 12-story residential project with a limited number of units and open views of the Arabian Gulf. The location combines the immediate proximity of long beaches with good access to downtown Dubai, while maintaining a peaceful and balanced atmosphere.

The project is scheduled for completion in the fourth quarter of 2027. This unit represents an attractive opportunity for seaside living and a long-term investment within Dubai's development vision for 2040.