



79 m<sup>2</sup> Umm Al Quwain, United Arab Emirates 299 530 USD / 6 194 280 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |  |             |                                    |
|------------------------------------|--|-------------|------------------------------------|
| Order number                       | <b>AMRA-2</b>                              | Price       | <b>299 530 USD / 6 194 280 CZK</b> |
| Address                            | <b>Umm Al Quwain, United Arab Emirates</b> | Type        | <b>Apartments</b>                  |
| Disposition                        | <b>2 + kitchenette</b>                     | Usable area | <b>79 m<sup>2</sup></b>            |
| Energy performance of the building | <b>G - Extremely uneconomical</b>          | Floor       | <b>4th floor</b>                   |
| Device                             | <b>Yes</b>                                 | Lift        | <b>Yes</b>                         |

## About real estate

We are offering for sale a modern 2+kk apartment with a usable area of 78.6 m<sup>2</sup> 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     | 3 885 503 CZK  |
| AMRA-2    | 2 + kitchenette | 4th floor | 79 m <sup>2</sup>  | No / No / No               | No     | 6 194 280 CZK  |
| AMRA-3    | 3 + kitchenette | 5th floor | 129 m <sup>2</sup> | No / No / No               | No     | 6 194 280 CZK  |
| AMRA-4    | 4 + kitchenette | 5th floor | 178 m <sup>2</sup> | No / No / No               | No     | 10 417 653 CZK |