



104 m<sup>2</sup>

Dubaj, United Arab Emirates

12 151 188 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>BFT-2</b>	Price	<b>12 151 188 CZK</b>
Address	<b>Dubaj, United Arab Emirates</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>104 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Balcony	<b>22 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We are offering for sale a spacious 3+kt apartment in the modern Butterfly Towers residential project in the attractive Arjan area of Dubai. This bright and well-designed apartment has a usable area of 103.93 sqm, a total floor area of 132.82 sqm and a spacious balcony of 22.39 sqm, which naturally extends the living space and creates an ideal place for morning coffee and evening relaxation.

The layout of the apartment is designed with an emphasis on functionality, comfort, and ample storage space. Large windows provide plenty of daylight and emphasize the airiness of the interior. The materials and equipment standards used meet current demands for high-quality and timeless urban living.

Butterfly Towers consists of a pair of elegant towers from the renowned Al Sayyah Group and represents a modern residential address that combines contemporary architecture with a pleasant environment full of greenery. The project is located in the heart of Arjan with quick access to Sheikh Mohammed Bin Zayed Road and Umm Suqeim Street. Dubai Miracle Garden, Dubai Hills Mall, Global Village, and key business and commercial areas are all within easy reach.

Residents have access to a swimming pool for adults and children, a modern fitness center, wellness facilities, communal relaxation areas, and retail units within the project. Every detail is designed to support comfortable everyday living and a high standard of living.

The project offers a flexible payment plan allowing financing to be spread out during construction and after completion. The project is scheduled for completion in the first quarter of 2029. This apartment represents an attractive opportunity for both owner-occupiers and investors in a rapidly developing part of Dubai.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
BFT-1	2 + kitchenette	1st floor	69 m <sup>2</sup>	No / 18 m <sup>2</sup> / No	No	7 788 068 CZK
BFT-2	3 + kitchenette	2nd floor	104 m <sup>2</sup>	No / 22 m <sup>2</sup> / No	No	12 151 188 CZK