



119 m<sup>2</sup> Dubaj, United Arab Emirates 10 919 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská**

ASSISTANT

info@luxent.cz

+420 731 300 400

Order number	<b>AR-4</b>	Price	<b>10 919 000 CZK</b>
Address	<b>Dubaj, United Arab Emirates</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>119 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>19th floor</b>
Device	<b>Yes</b>	Parking	<b>1</b>
Terrace	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We present for sale a modern 3 bedroom apartment in the new development "Allura Residences" in Dubai, which represents a lucrative investment opportunity in the popular residential area of Jumeirah Village Circle (JVC).

The unit has a usable floor area of 119 sqm and will offer a cosy living area with kitchenette, bathroom and terrace. The interiors feature premium finishes and meticulous craftsmanship. The architectural concept emphasises a harmonious blend of indoor and outdoor living, ensuring a peaceful environment with a touch of nature.

The building has stunning garden spaces for relaxation and leisure. The innovative suspended pool with glass base offers a unique and breathtaking water experience. In addition, selected apartments have private pools.

The Allura Residences complex offers a number of benefits to its residents. The concierge service is available 24/7 and ensures efficient handling of daily tasks, enhancing the comfort and convenience of residents. For relaxation, there is also a Roman spa, pool bar, steam sauna and many other luxury features such as a terrace cinema, family barbecue area, infinity pool, yoga area, outdoor playground, gym, business lounge and much more.

The residence is located in the heart of the popular residential community of Jumeirah Village Circle (JVC). Here you will find everything you need for modern urban living. The project is close to many of Dubai's key points. The complex is just a 2-minute drive from Circle Mall, 9 minutes from the prestigious Dubai Hills Mall and 10 minutes from Al Khail Metro Station. The famous Mall of the Emirates can be reached in just 15 minutes, as well as the upscale Dubai Marina. Dubai city centre is a 25-minute drive away.

Apartment prices are approximate and may vary depending on location and other specifications. We will be happy to show you the full range. You will be guided through the residence by a Czech-speaking broker who will also help you with the rental of your new home if you wish.

The project is scheduled for completion in 2Q 2027.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
AR-2	2 + kitchenette	2nd floor	67 m <sup>2</sup>	Yes / No / No	No	6 557 000 CZK
AR-3	3 + kitchenette	2nd floor	97 m <sup>2</sup>	Yes / No / No	No	9 376 800 CZK
AR-4	4 + kitchenette	19th floor	119 m <sup>2</sup>	Yes / No / No	No	10 919 000 CZK