



118 m<sup>2</sup>

Dubaj, United Arab Emirates

10 924 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská**  
ASSISTANT

[info@luxent.cz](mailto:info@luxent.cz)  
+420 731 300 400

|                                    |                             |             |                    |
|------------------------------------|-----------------------------|-------------|--------------------|
| Order number                       | ARD-3                       | Price       | 10 924 000 CZK     |
| Address                            | Dubaj, United Arab Emirates | Type        | Apartments         |
| Disposition                        | 4 + kitchenette             | Usable area | 118 m <sup>2</sup> |
| Energy performance of the building | G - Extremely uneconomical  | Floor       | 5th floor          |
| Device                             | Yes                         | Parking     | Yes                |
| Terrace                            | Yes                         | Lift        | Yes                |

## About real estate

We are offering for sale an amazing 118 sqm apartment with terrace in the emerging Aveline Residences development, located in the heart of Jumeirah Village Circle, a vibrant and thriving neighbourhood. This is a project by Citi Developments, a developer that combines luxury, quality and a prime location with perfect infrastructure.

The apartment has three bedrooms and is beautifully lit by large windows. From the living room with open kitchen there is an exit to the spacious terrace. The kitchen is equipped with an extractor hood, mechanical extractor, dishwasher, microwave, all Miele or equivalent.

The development has 17 floors. Residents will have access to a beach pool, glass bottom infinity pool, jogging track, paddle tennis court, mini golf, spa and sauna, children's pool and playground, cinema room, gym, games area and also a yoga room.

The project is located two minutes from Circle Mall, nine minutes from Dubai Hills Mall and Jebel Ali Racecourse. It is 10 minutes to Al Khail metro station and 15 minutes to Mall of the Emirates. Dubai Marina and Downtown Dubai are just 20 minutes away.

The project is scheduled for completion in Q2 2026.

Prices are indicative only and may vary depending on location and other parameters. The full offer will be provided upon request. You will be accompanied by a Czech speaking agent in Dubai.

| The order | Layout          | Floor     | Usable area        | Terrace / Balcony / Loggia | Garden | Price          |
|-----------|-----------------|-----------|--------------------|----------------------------|--------|----------------|
| ARD-1     | 2 + kitchenette | 3rd floor | 70 m <sup>2</sup>  | Yes / No / No              | No     | 6 270 000 CZK  |
| ARD-2     | 3 + kitchenette | 4th floor | 91 m <sup>2</sup>  | Yes / No / No              | No     | 8 799 000 CZK  |
| ARD-3     | 4 + kitchenette | 5th floor | 118 m <sup>2</sup> | Yes / No / No              | No     | 10 924 000 CZK |