



🏠 142 m<sup>2</sup> 📄 Dubaj, United Arab Emirates 💰 44 600 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Monika Suchánek**

FOREIGN PROPERTY SPECIALIST

[monika.suchanek@luxent.cz](mailto:monika.suchanek@luxent.cz)

+420 770 380 377

Order number	<b>VDB-2</b>	Price	<b>44 600 000 CZK</b> The price may vary depending on the location of the unit in the building.
Address	<b>Dubaj, United Arab Emirates</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>142 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>
Terrace	<b>45 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We are offering for sale a beautiful 4+kk apartment with an exceptionally spacious 45 m<sup>2</sup> terrace on the 3rd floor of the Villa Del Brunello project on the coast of Dubai Islands. This apartment with a usable area of 141.8 m<sup>2</sup> (floor area 186.6 m<sup>2</sup>) is one of the most attractive offers in the entire project. It combines modern Mediterranean design with maximum comfort and offers an exceptionally large outdoor space, which is a real rarity in Dubai.

The apartment has been carefully designed with an emphasis on light, airiness, and a smooth connection between the interior and exterior. The layout includes three comfortable bedrooms, a spacious living room with an integrated kitchenette, and ample bathroom facilities. All spaces have been thought out in detail—you will find plenty of storage space, high-quality materials, and clean lines that underscore the European style of the renowned developer Mr. Eight Development.

The biggest advantage of this apartment is its 40.65 m<sup>2</sup> terrace. Such a generous outdoor space allows you to create your own private oasis right by the sea. You can set up a comfortable seating area, dining area, outdoor kitchen, or relaxation zone with sun loungers. Morning coffee with a view of the Arabian Gulf, evening gatherings at sunset, or barbecues with friends become an everyday reality.

The Villa Del Brunello project is an intimate residence with a limited number of apartments in a fifteen-story building, which guarantees a high degree of privacy and exclusivity. The architecture draws inspiration from modern Mediterranean villas—light-colored facades, clean lines, and generous terraces give the entire house a lightness and timeless elegance.

Everyday life here flows at a peaceful coastal pace. Residents have access to premium wellness and relaxation areas, a fitness center, a swimming pool, and pleasant spaces designed for casual gatherings with neighbors. The project is part of the ambitious Dubai Islands master plan, which includes private beaches, a marina, extensive parks, and carefully selected shops, cafes, and restaurants within walking distance.

Dubai Islands is located in the north of Dubai, in close proximity to the Deira district with its traditional markets and modern shopping centers. Fast road connections provide convenient access to the city center, the international airport, prestigious international schools, and top-notch medical facilities.

The project is scheduled for completion in Q4 2027, and the payment plan is clearly laid out until the handover of the property.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
VDB-1	3 + kitchenette	2nd floor	93 m <sup>2</sup>	41 m <sup>2</sup> / No / No	No	31 970 000 CZK
VDB-2	4 + kitchenette	2nd floor	142 m <sup>2</sup>	45 m <sup>2</sup> / No / No	No	44 600 000 CZK