



🏠 177 m<sup>2</sup> 📍 Dubaj, United Arab Emirates 💰 25 846 765 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>AER-2</b>	Price	<b>25 846 765 CZK</b>
Address	<b>Dubaj, United Arab Emirates</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>177 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>9th floor</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We are offering for sale an exclusive 4+kk apartment with a usable area of 176.9 sqm in the prestigious Arka Enclave Residences residential project on Dubai Islands. This spacious two-bedroom apartment is part of a thirteen-story architecturally distinctive building by renowned developer Manodev Development, which brings the atmosphere of tropical lagoons to the dynamic environment of Dubai. The project is located in one of the city's most promising coastal locations and combines immediate proximity to the beach with the comfort of modern urban infrastructure.

The apartment itself is designed with an emphasis on generous space, natural light, and a seamless connection between the interior and exterior. The 4+kk layout offers an open living space comprising a living room, dining area, and modern kitchen, which together form the airy heart of the apartment. Large windows enhance the feeling of openness and provide plenty of daylight throughout the day, while the adjoining terrace extends the living space outwards and offers pleasant views of the sea, greenery, and the surrounding horizon. The master bedroom has its own bathroom and ample storage space, while the second bedroom is ideal as a guest room, children's room, or representative study. The interiors are designed in a timeless, natural style with an emphasis on quality materials, functionality, and long-term value.

Arka Enclave Residences is designed as a harmonious combination of resort lifestyle and urban elegance. Residents have direct access to the beach, peaceful gardens, and relaxation areas that create space for rest and relaxation. The project includes a modern fitness center and carefully designed common areas that promote an active and balanced lifestyle. The natural highlight of the residence is the rooftop pool with a lounge area, offering unobstructed panoramic views of the surrounding islands and coastline—the ideal place to relax in the evening as the sun sets. Selected residences in the project also have private pools, which underlines the exclusivity of the entire concept.

The Dubai Islands location is one of the fastest-growing areas in Dubai today, offering a unique combination of coastal nature and excellent urban accessibility. The city center, international airport, and key business and social districts are within easy reach, while the surrounding area itself is dynamically developing with new beach resorts, gastronomic concepts, and premium services. This combination makes the apartment not only an exceptional place to live, but also an attractive investment opportunity with long-term potential.

The project is offered with a flexible payment schedule – 20% upon reservation, 20% during construction, and the remaining 60% upon handover of the property. Completion is planned for Q4 2027. For more information or to arrange a meeting with a Czech-speaking broker, please do not hesitate to contact us.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
AER-1	3 + kitchenette	9th floor	112 m <sup>2</sup>	Yes / No / No	No	15 062 441 CZK
AER-2	4 + kitchenette	9th floor	177 m <sup>2</sup>	Yes / No / No	No	25 846 765 CZK