



## Sale of exquisite villa, 7+1, 600 sqm, in The Nest project, Al Barari area, Dubai



🏠 600 m<sup>2</sup> 📖 Al barari, Dubaj, United Arab Emirates 💰 63 446 175 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |   |                  |                                    |
|------------------------------------|---|------------------|------------------------------------|
| Order number                       | <b>N4580</b>                                  | Price            | <b>63 446 175 CZK per property</b> |
| Address                            | <b>Al barari, Dubaj, United Arab Emirates</b> | Type             | <b>Houses</b>                      |
| Category                           | <b>Family House</b>                           | Usable area      | <b>600 m<sup>2</sup></b>           |
| Number of rooms                    | <b>5 and more rooms</b>                       | Land area        | <b>1 060 m<sup>2</sup></b>         |
| Built up area                      | <b>350 m<sup>2</sup></b>                      | Floor area       | <b>600 m<sup>2</sup></b>           |
| Garden area                        | <b>710 m<sup>2</sup></b>                      | Low energy       | <b>No</b>                          |
| Energy performance of the building | <b>G - Extremely uneconomical</b>             | Number of floors | <b>1</b>                           |
| Parking                            | <b>2</b>                                      | Garage           | <b>Yes</b>                         |
| Terrace                            | <b>Yes</b>                                    |                  |                                    |

## About real estate

We offer a luxury 7+1 villa with a 600 sqm living area in the quality project The Nest, located in the Al Barari area. The houses have 4 bedrooms, a garden with a swimming pool and a land of 1060 sqm.

The project is located near Mohammed bin Zayed Rd., One of the main traffic routes along Shayek Zayed Rd., and is famous for its rich botanical gardens in which the complex is built within.

The Nest project is one of the few projects in Dubai, where construction accounts for less than 40 % of the total area. The majority of the lands within the project is greenery. Al Barari is a botanical farm where plants are grown and then planted into the surrounding villas.

All villas have already finished kitchen, bathrooms, garage parking for 2 cars, swimming pool and garden. Villas are sold unfurnished. However, we have a Czech-speaking designer who has many years of experience in Dubai (including Palm Jumeirah villas, Dubai Marina apartments and Burj Khalifa).

Guided tours are provided by a Czech-speaking agent in Dubai.

The Energy Class G is only listed temporarily to meet legal requirements, the license is required to be drawn up.