



 Umm Al Quwain, United Arab Emirates



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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## About real estate

The AMRA Residences residential project from developer Citi Developers brings a new standard of coastal living to the emirate of Umm Al Quwain. The project is part of the broader AMRA Wellness Resort concept and is located on the Al Raudah coast, in a unique natural environment surrounded by lagoons and mangrove forests. The entire concept is designed with an emphasis on harmony with the surrounding landscape, tranquility, balance, and long-term quality of life.

The residential complex consists of three elegant mid-rise towers, which together offer approximately 820 fully equipped and serviced residences. The portfolio of units includes studios and spacious apartments ranging from 1+KK to 4+KK, with all residences featuring terraces and views of the sea or lagoon. The interiors are designed in natural tones using quality materials, soft lighting, and an emphasis on functionality, comfort, and timeless design.

The project includes extensive residential and wellness facilities that support an active and balanced lifestyle. Residents can enjoy rooftop clubs with swimming pools, fitness and relaxation areas, sports and leisure areas, a private marina with yachting services, and carefully selected gastronomic and cultural concepts. The residences are fully serviced and allow for flexible management, including short-term rentals and concierge services, making the project an attractive combination of quality living and investment potential.

The Al Raudah location offers a peaceful coastal environment with growing importance within the northern emirates. The project is located approximately 20 minutes from Al Marjan Island, where the prestigious Wynn Resort is being built, with the possibility of a direct water connection from the AMRA marina. Dubai and DXB International Airport are accessible within 45 minutes. The project is scheduled for completion in the fourth quarter of 2028, providing a clear timeframe for future living and

investment appreciation.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
AMRA-1	1 + kitchenette	5th floor	46 m <sup>2</sup>	No / No / No	No	3 880 430 CZK
AMRA-2	2 + kitchenette	4th floor	79 m <sup>2</sup>	No / No / No	No	6 186 193 CZK
AMRA-3	3 + kitchenette	5th floor	129 m <sup>2</sup>	No / No / No	No	6 186 193 CZK
AMRA-4	4 + kitchenette	5th floor	178 m <sup>2</sup>	No / No / No	No	10 404 052 CZK