



 Dubai, United Arab Emirates



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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## About real estate

We present to you the unique Sky Hills Astra project, located in the highly sought-after Dubai Science Park. We offer for sale exclusive 1-bedroom and 2-bedroom apartments with balconies. These apartments are the ideal choice for those seeking practical yet stylish living with comfort and high standards. High ceilings, quality materials, and sophisticated design ensure maximum comfort.

The Sky Hills Astra Residence offers a wide range of services and amenities for a comfortable lifestyle. There is a wellness zone for relaxation, a running track, a state-of-the-art fitness center, and professional padel courts. A sandy pool with a beach atmosphere and a private business center with a library create the perfect environment for both relaxation and work. The property includes one parking space, with the option to purchase additional spaces.

The project emphasizes ecological sustainability and modern technological solutions. Water recycling, smart energy solutions, and electric vehicle charging stations are part of the overall concept, which brings not only comfort but also responsibility towards the environment.

Dubai Science Park is a modern and dynamic location that offers the ideal combination of job opportunities and quality living. Its accessibility is very convenient, as it is located in the central part of Dubai, providing quick access to other major areas of the city, such as Downtown Dubai, Business Bay, or Dubai Marina. Major traffic routes like Sheikh Zayed Road and Al Khail Road are easily accessible, allowing for a quick drive from various parts of Dubai. Public transport is also well-developed, with metro stations like "Dubai Internet City" or "Mall of the Emirates" nearby, and bus lines also available.

Another advantage is the proximity to Dubai International Airport, which is only about 30 minutes by car. The city center and Burj Khalifa are just 15 minutes away by car, while popular beaches and tourist areas like Dubai Marina are also easily accessible, approximately 20 minutes by car. Dubai Science Park is, therefore, an excellent place not only for work and innovation but also for quality living, thanks to its balanced combination of modern infrastructure, sustainability, and excellent access to other parts of Dubai.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
N7392	1 + kitchenette	1st floor	30 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	4 836 793 CZK
N7396	2 + kitchenette	1st floor	71 m <sup>2</sup>	No / 16 m <sup>2</sup> / No	No	8 859 422 CZK