IMMOTRADING
THE REAL ESTATE COMPANY

ENGLISH

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More objects from this agent



BASIC DATA

object number:	**3056/1082**
object type:	**Flat**
address:	**- Dubai**
price:	**€ 496,808.-**
Living area:	**approx. 66.00 m²**
room:	**2**

DESCRIPTION

NEW APARTMENTS IN THE GREEN HEART OF DUBAI

COMMISSION-FREE INDEPENDENT ADVISORY

Key points:
• The project is located in Mohammad Bin Rashid City, known as MBR City, which is the largest mixed-use development in Dubai, providing lavish residences, villas, and mansions with innovative and modern architecture.
• With connections to international schools and three major highways, MBR City is also home to the world's largest man-made lagoon and Meydan One Mall.
• Major hotspots in Dubai, such as Business Bay, Downtown, Dubai Design District, and Al Quoz are all within easy reach.
• This is a residential project in the Meydan area, with a focus on sustainability and wellness, providing luxurious finishes and textures.
• The property will be equipped with high-standard European Brand appliances, such as the gas cooktop and oven, integrated dishwasher, fridge and freezer, and stainless steel hidden recirculated exhaust hood.
• Luxurious and design-led, the units include heightened ceilings in living, dining, and bedrooms, as well as spacious balcony areas, finely crafted and fitted wardrobes and walk-in closets, and custom-designed contemporary kitchen cabinetry.

• Business Bay Channel is breached and extended by Meydan
• New Metro line is being built by Meydan
• New metro station about a 5-10 minute walk from The Project
• Meydan Mall in the immediate vicinity
• Small Mall within Sobha Hartland
• Two schools within Meydan

The Project:
- Two identical towers (twin towers)
- Basement + Ground + 12 floors
- Approx. 277 apartments
- studio-,1-, 2- and 3-BD apartments

Facilities:
• 2 lobbies
• Hotel-like drop-off area
• Clubhouse
• Semi-Olympic swimming pool
• Fitness Studio
• Outdoor gym equipment
• Changing room with steam and sauna
• Splash pad with kids play equipment
• Indoor & outdoor kid's play areas
• Barbeque area
• Bicycle rack and workshop

• Electric Vehicle stations

Service charge: 3 EUR per sqm or 14 AED per sq. ft (including air conditioning).

price:	**€ 496,808.-**
Revenue:	**€ 39,745.-**
Buyer's comm.:	**free of commission**
Living area:	**approx. 66.00 m²**
Balcony area:	**11 m²**
move-in as of:	**3/31/25**
room:	**2.5**
Bathroom:	**1**
toilet:	**1**
parking space:	**1**
Elevator:	**Yes**
number of balconies:	**1**
furniture:	**part. furnished**
heating:	**no heating available**
condition:	**very good**
floor levels:	**1**
floor:	**8**
garage:	**1**

Air conditioning: preinstalled;**Garden**: Communal;**Bedroom**: 1;**Swimming pool**: communal;**Location**: Residential area, Green location, Panoramic location, sunny location, quiet location; **Features**: DV cabling, dishwasher, glass-ceramic stove, sun protection, dryer, wash-machine, wash- drying room, sport facilities, video surveillance, intercom New building; **Security**: security, alarm;**Public transport**: Subway









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Imprint

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