

## CONTACT



### Irina Buschak, MBA

Mobile : **+43 664 428 0270**  
 e-mail : [irina.buzak@immotrading.at](mailto:irina.buzak@immotrading.at)  
 company : **ImmoTrading GmbH**  
 address : **1010 Wien, Kärntner Ring 5-7**  
[More objects from this agent](#)



## BASIC DATA

object number: **3056/1244**  
 object type: **Flat**  
 address: **- Dubai**  
 price: **€ 350,959.-**  
 Living area: **approx. 55.00 m²**  
 room: **1**

## DESCRIPTION

### NEW APARTMENTS CLOSE TO DOWNTOWN 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.
- 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

This project is two exquisite towers close to vibrant Downtown Dubai with high-end finishes and a unique charm that is truly unparalleled.

#### KEY FEATURES OF THE PROPERTY

- located in MBR City – one of the leading investment destinations in Dubai
- 1.8 km long waterfront boardwalk with retail and restaurant experiences
- 223K sqm (30%) of green and open spaces across 750K sqm of community
- the 750K sqm estate is home to numerous nurseries, healthcare facilities, swimming pools, sports facilities, playgrounds and parks
- two international schools in the community – North London Collegiate School and Hartland International School both functional since 4+ years

- 10 minutes away from Downtown Dubai, Dubai Mall, Ras Al Khor Wildlife Sanctuary
- 20 minutes away from International Airport, Palm Jumeirah
- attractive rates of return of up to 8%.

Tower A: G+55 floors  
Each floor has 13 units total  
Tower B: G+65 floors  
Each floor has 12 units total

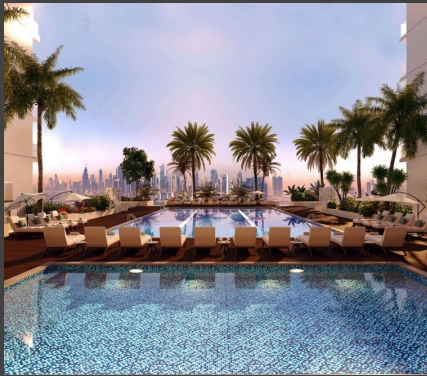
PAYMENT PLAN  
60% - during construction  
40% - on completion.

price:	€ 350,959.-
Revenue:	€ 28,077.-
Buyer's comm.:	free of commission

Living area:	approx. 55.00 m²
Balcony area:	6 m²

move-in as of:	6/1/26
room:	1.5
Bathroom:	1
toilet:	1
parking space:	1
Elevator:	Yes
number of balconies:	1
furniture:	part. furnished
heating:	no heating available
year of construction:	approx. 2026
condition:	very good
floor levels:	1
floor:	21
garage:	1

**Air conditioning:** preinstalled;**Garden:** Communal;**Bedroom:** 1;**Swimming pool:** communal;**Location:** 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



office@immotrading.at

Imprint

# CONTACT US:

Name \*

Street, House Nr.

ZIP, city

Phone \*

E-Mail \*

