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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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