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BASIC DATA

object number: 3056/1279 object type: Flat address: - Dubai price: € 421,457.-Living area: approx. 64.00 m²

room: 1

DESCRIPTION NEW APARTMENTS IN THE GREEN HEART OF DUBAI

COMMISSION-FREE INDEPENDENT ADVISORY

- 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.

This project includes two contemporary buildings over 29-storey set on a garden-strewn podium.

Size range per unit type:

- Lower apartments

Studio: 40 sqm

1-BR: from 71 to 84 sgm

2-BR: from 98 to 128 sqm

2-BR + maid's: from 111 to 127 sqm

3-BD + maid's: from 160 to 205 sqm

4-BD + maid's duplex: 373 sqm

- Upper apartments

2-BR + maid's: from 121 to 164 sqm

3-BD + maid's: from 145 to 196 sqm

3-BD + maid's duplex: 261 sqm

4-BD + maid's: from 266 to 375 sqm

4-BD + maid's duplex: 350 sqm

4-BD penthouse: 488 sqm

Building configuration:

roof 29 residential floors podium ground Floor

Parking:

Studios, 1 and 2-Bedroom: 1 parking space 3 and 4-bedroom: 2 parking spaces

Anticipated completion date - Q1 2026 Anticipated service charge - AED 16 per sq.ft.

price: **€ 421,457.**-

Revenue: **€ 33,717.-**

Living area: $\begin{array}{c} \text{approx. 64.00 m}^2 \\ \text{Balcony area:} \end{array}$

 move-in as of:
 9/30/25

 room:
 1

 Bathroom:
 1

 toilet:
 1

toilet: 1
parking space: 1
Elevator: Yes

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, Bus





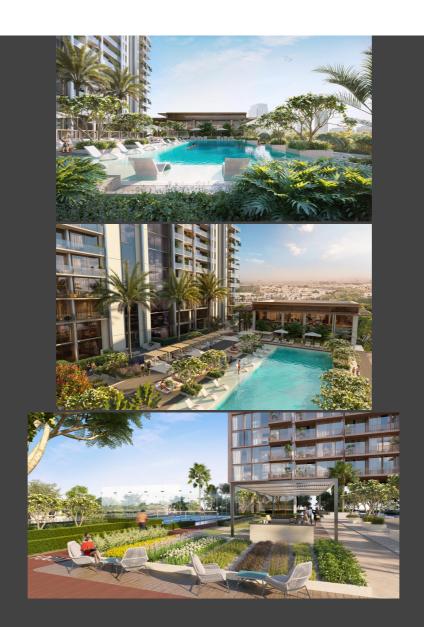












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