

CONTACT



Irina Buschak, MBA

Mobile : **+43 664 428 0270**
 e-mail : irina.buzak@immotrading.at
 company : **ImmoTrading GmbH**
 address : **1010 Wien, Kärntner Ring 5-7**
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BASIC DATA

object number: **3056/1216**
 object type: **Flat**
 address: **- Dubai**
 price: **€ 415,870.-**
 Living area: **approx. 73.00 m²**
 room: **1**

DESCRIPTION

NEW RESIDENCES AT ARABIAN GULF

COMMISSION-FREE INDEPENDENT ADVISORY

Rashid Yachts and Marina is the new global destination for discerning yacht owners. It combines luxury residences and a full-service marina with an appealing mix of restaurants and shops, creating a unique definition of "living at sea". This project is a four-building complex located along the lushly landscaped promenade, with prime views of the marina and the Downtown skyline. Step outside on the grand Promenade and dip your toes in the 500-metre-long canal pool lined with palm trees and cabanas.

KEY FEATURES OF THE PROJECT

- masterfully detailed and expansive 1, 2, and 3-bedroom floorplans with panoramic windows offering endless water and outdoor living space views
- a variety of world-class amenities
- designed to be a contemporary residential oasis which offers tranquil surroundings and exciting nearby attractions
- premier residences thoughtfully designed with elegance and style
- moments away from beautiful dining, retail, shopping, and leisure experience.

1-BD-apartments: 97 units, from 73 sqm to 92 sqm
 2-BD-apartments: 86 units, from 107 sqm to 138 sqm
 3-BD-apartments: 26 units, from 149 sqm to 183 sqm
 4-BD-apartments: 8 units, from 283 sqm to 287 sqm.

Views

- gleaming white yachts and Dubai's longest swimmable canal pool
- endless water and outdoor living space views
- prime view of the Marina and the Downtown Skyline
- located by the turquoise waters of the Arabian Gulf.

LOCATION

10 min to Sheikh Zayed Road
 15 min to Dubai International Airport
 20 min to Downtown Dubai
 20 min to the Dubai Mall/Burj Khalifa
 20 min to Dubai Creek Harbour

AMENITIES

- 500 m canal pool
- recreational courts

- berths
- school
- community park
- boardwalk promenade
- splash park
- waterfront plaza.

Estimated construction completion date – June 2028.

price:	€ 415,870.-
Revenue:	€ 33,270.-
Buyer's comm.:	free of commission

Living area:	approx. 73.00 m²
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move-in as of:	6/30/28
room:	1
Bathroom:	1
toilet:	1
Elevator:	Yes
furniture:	part. furnished
heating:	no heating available
condition:	very good

Air conditioning: preinstalled; **Garden:** Communal; **Bedroom:** 1; **Swimming pool:** communal; **Location:** with view of the sea/lake guaranteed, directly at the sea / lake, City centre, Panoramic location guaranteed, sunny location, quiet location; **Features:** sauna, winter garden, dishwasher, glass-ceramic stove, sun protection, wash- drying room, sport facilities, concierge, video surveillance, intercom, New building; **Security:** security, alarm; **Public transport:** Tram







IMMOTRADING GMBH
 Kärntner Ring 5-7, 1010 Vienna, Austria
 +43 664 350 4000
office@immotrading.at

CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *

