

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
[More objects from this agent](#)



BASIC DATA

object number: **3056/1489**
 object type: **Flat**
 address: **- Dubai**
 price: **€ 375,672.-**
 Living area: **approx. 80.00 m²**
 room: **2**

DESCRIPTION

NEW APARTMENTS IN ARJAN, GOOD VALUE FOR MONEY

COMMISSION-FREE INDEPENDENT ADVISORY

LOCATION

A strategic connectivity that ensures seamless access to the wider city and its vibrant offerings, encircled by Dubai's main roads: Al Khail Road, Mohammed Bin Zayed Road, Hessa Street, and Umm Suqeim Road. A prime location that merges convenience with exclusivity with a number of retails, supermarkets, hospitals, parks, and schools nearby

Dubai Miracle Garden – 5 mts
 Dubai Butterfly Garden – 5 mts
 Dubai Autodrome – 15 mts
 Dubai Studio City – 10 mts
 Burj Al Arab – 18 mts
 Palm Jumeirah – 19 mts
 Burj Khalifa & Dubail Mall – 20 mts
 Emirates Golf Club – 21 mts

Dubai Hills Mall – 10 mts
 Circle Mall – 15 mts
 Dubai Hills Golf Club – 15 mts
 Mall of the Emirates – 18 mts
 Ain Dubai – 21 mts
 Dubai International Financial Centre – 26 mts
 Al Maktoum International Airport – 26 mts
 Dubai International Airport – 27 mts.

BUILDING CONFIGURATION

Elevators: 6 passenger elevators, 2 service elevators
 Parking: studios, 1- and 2-BD: 1 car parking space, 3-BD: 2 car parking spaces
 Ownership – freehold
 7 residential floors
 Basement + ground floor

APARTMENT DETAILS

Studio: 21 units, from 42 sqm to 53 sqm
 1-BD: 69 units, from 83 sqm to 96 sqm
 2-BD: 41 units, from 112 sqm to 125 sqm
 2-BD + Study: 27 units, from 126 sqm to 134 sqm

3-BD: 13 units, from 155 sqm to 164 sqm.

AMENITIES

leisure pool
lounge pool
shaded kids pool
outdoor deck swing
cabanas
sun loungers area
picnic table area
glamping area
barbeque area
outdoor silent cinema
outdoor lounge terrace
clubhouse
convertible games table area
kids play area
outdoor themed kids play area
steam & sauna room
bathroom for people of determination
indoor yoga studio
fitness studio
reflexology path
yoga & meditation pods.

price: € 375,672.-

Revenue: € 30,054.-

Buyer's comm.: free of commission

Living area: approx. 80.00 m²

Balcony area: 6 m²

move-in as of: 3/31/26

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: 3

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











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

Imprint

CONTACT US:

Name *	<input type="text"/>	
Street, House Nr.	<input type="text"/>	
ZIP, city	<input type="text"/>	<input type="text"/>
Phone *	<input type="text"/>	
E-Mail *	<input type="text"/>	