

## CONTACT



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## BASIC DATA

object number: **3056/1491**  
 object type: **Flat**  
 address: **9999 Dubai**  
 price: **€ 309,750.-**  
 Living area: **approx. 35.00 m²**  
 room: **1**

## DESCRIPTION

### NEW AFFORDABLE APARTMENTS IN THE RESIDENTIAL TOWER IN BUSINESS BAY

#### COMMISSION-FREE INDEPENDENT ADVISORY

This project is one of the tallest towers in the city, providing a panoramic view of Burj Khalifa, Downtown Dubai, Business Bay, Dubai Canal, Sheikh Zayed Road, Jumeirah & the shoreline. It is located just steps away from the Business Bay metro station.

Residents of this business-savvy neighborhood benefit from its proximity to work, saving time on commutes. Close to entertainment venues, restaurants, hotels, and malls.

Building configuration:  
 Floors: 3B + G + 101

#### DISTANCES

Business Bay Metro - 1 min  
 Burj Khalifa - 2 min  
 Dubai Mall - 3 min  
 City Walk - 5 min  
 Museum of the Future - 5 min  
 Jumeirah Beach - 7 min  
 D - Marina Business Bay - 8 min  
 Dubai Frame - 8 min  
 Creek - 15 min  
 Mall of the Emirates - 15 min  
 Dubai International Airport - 15 min  
 Burj Al Arab - 18 min  
 Dubai Marina - 20 min  
 Palm Jumeirah - 20 min

80-month payment plan: 1% monthly

#### AMENITIES

##### LEVEL 1

1. Infinity Pool
2. Jacuzzi
3. Kids Pool
4. Toddlers Splash Pad
5. Aquatic Gym
6. Pool Deck Seating
7. BBQ Area
8. Kids Play Area
9. Cricket Pitch
10. Trampoline Arena

- 11. Wall Climbing
- 12. Basketball Court
- 13. Tennis/Cricket Swing Training Court etc.

|                  |                    |
|------------------|--------------------|
| price:           | € 309,750.-        |
| operating costs: | € 109.-            |
| Revenue:         | € 24,780.-         |
| Buyer's comm.:   | free of commission |

|              |                  |
|--------------|------------------|
| Living area: | approx. 35.00 m² |
|--------------|------------------|

|                |                      |
|----------------|----------------------|
| move-in as of: | 6/30/28              |
| room:          | 1.5                  |
| Bathroom:      | 1                    |
| toilet:        | 1                    |
| Elevator:      | Yes                  |
| furniture:     | part. furnished      |
| heating:       | no heating available |
| condition:     | very good            |
| floor levels:  | 1                    |
| floor:         | 30                   |

**Air conditioning:** preinstalled;**Garden:** Communal;**Swimming pool:** private swimming pool, communal;**Location:** with view of the sea/lake guaranteed, City centre, Panoramic location guaranteed, sunny location; **Features:** DV cabling, dishwasher, glass-ceramic stove, wheelchair-accessible, 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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