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#### **BASIC DATA**

object number: 3056/810
object type: Flat
address: - Dubai
price: € 423,840.Living area: approx. 73.00 m²

room: 1

# DESCRIPTION ITALIAN FLAIR RIGHT ON THE BEACH

La Mer is a world-class beachfront set within the prestigious Jumeirah 1 neighbourhood. This destination incorporates a minimalist and contemporary design with a mix of dining, shopping, leisure, entertainment and hospitality experiences; a residential community and 2.5 km of relaxing beaches. La Mer also benefits from excellent connectivity to the popular locations of the city, as well as its international airports.

Inspired by the allure of the Mediterranean, Port De La Mer offers more than just a unique marina promenade and easygoing seafront lifestyle. This island destination has much more:

- 190-berth marina and yacht club
- 5-star hospitality experiences
- seaside and marina promenades overlooking Pearl Jumeirah
- beach access
- fashionable boutiques, restaurants and cafes
- magnificent swimming pools
- outdoor park with kids play areas
- privates landscaped terraces
- excellent private facilities and amenities
- controlled vehicle access.

#### PROJECT OVERVIEW

- 3 buildings
- 178 residential units
- 1, 2, 3 und 4-bedrooms
- 5 retail units
- 2 pools
- · kid's pool
- gym
- · outdoor exercise area
- building 1 G+8
- building 2 G+6
- building 3 G+6
- 1-BD: 73 83.6 sqm
- 2-BD: 111.5 130 sqm
- 3-BD: 198 232.3 sqm
- 4-BD: 250 288 sqm

#### LOCATION

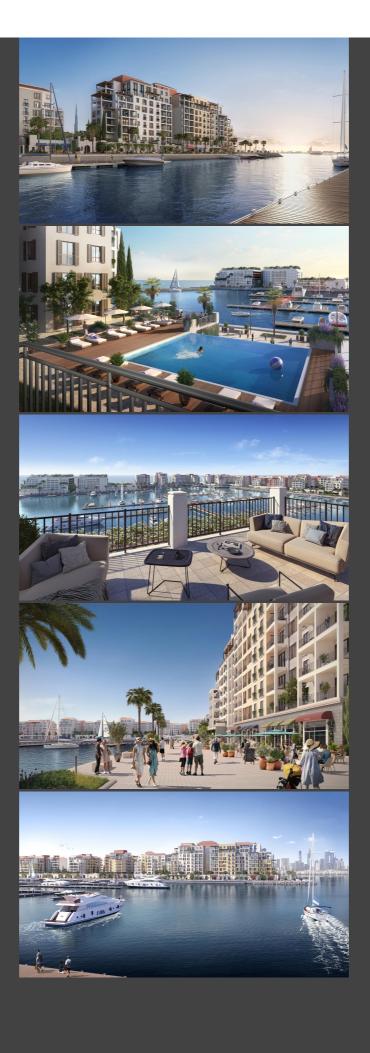
Port de La Mer can be reached by road and sea, meaning residents can take in the spectacular coastline at their leisure, be at one of the city's famous shopping malls in minutes or be boarding a flight to more than 240 destinations in next to no time. Residents at Port de La Mer are within 10 minutes from La Mer and City Walk with great road links to the city's two airports.

- 5 mnts La Mer by Meraas
- 10 mnts City Walk by Meraas
- 15 mnts Dubai International Airport
- 45 mnts Al Maktoum International Airport.

price: € 423,840.-Revenue: € 33,907.-Living area: approx. 73.00 m<sup>2</sup> Balcony area: 4 m<sup>2</sup> move-in as of: 1/31/25 room: 1.5 Bathroom: toilet: parking space: Elevator: Yes number of balconies: furniture: unfurnished no heating available heating: year of construction: approx. 2025 condition: very good floor levels: floor: garage:

Air conditioning: central; Garden: Communal; Bedroom: 1; Swimming pool: communal; Location: with view of the sea/lake guaranteed, directly at the sea / lake, City centre, Green location, Panoramic location guaranteed, sunny location, quiet location; Features: sauna, DV cabling, sun protection, wash- drying room, sport facilities, concierge, video surveillance, intercom, New building; Security: security, alarm; Public transport: Rapid transit







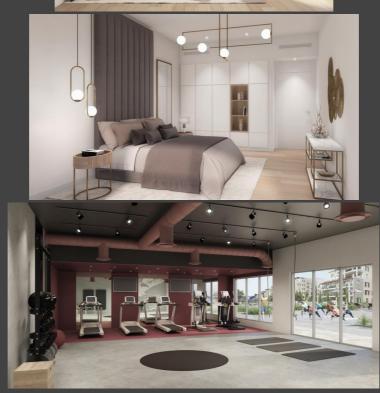














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Imprint

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