

## CONTACT



### Irina Buschak, MBA

Mobile : **+43 664 428 0270**  
 e-mail : **[irina.buzak@immotrading.at](mailto:irina.buzak@immotrading.at)**  
 company : **ImmoTrading GmbH**  
 address : **1010 Wien, Kärntner Ring 5-7**  
[More objects from this agent](#)



## BASIC DATA

object number: **3056/605**  
 object type: **Flat**  
 address: **- Dubai**  
 price: **€ 912,496.-**  
 Living area: **approx. 60.00 m²**  
 room: **1**

## DESCRIPTION

### NEW ELEGANT BEACHFRONT APARTMENTS WITH PALM JUMEIRAH VIEWS

#### COMMISSION-FREE INDEPENDENT ADVISORY

Emaar beachfront is the exclusive beachfront (close to Dubai Marina) in the UAE's new maritime hub, Dubai Harbor.

#### LOCATION:

- 5 minutes to Dubai Marina & the Palm
- 5 minutes to Sheikh Zayed Road
- 25 minutes to Downtown Dubai
- 25 minutes to Al Maktoum International Airport
- 45 minutes to Dubai International Airport
- direct access to Sheikh Zayed Road.

This property is the perfect holiday home, just steps away from the beach. Every detail of a residence is a perfect combination of elegance, complemented by an excellent coastal location. All of them have magnificent views of Dubai Marina and the Persian Gulf. Live your dream!

#### KEY FEATURES APARTMENTS:

- finished open kitchens
- modern fitted wardrobes
- spacious living and dining areas with balcony
- access to the top floor (penthouses)
- master bedroom with en-suite bathroom and balcony (penthouses).

#### FACILITIES:

- gym
- podium deck with pool and children's pool
- barbecue area
- children's playgrounds
- community retail.

price: **€ 912,496.-**

Revenue: **€ 73,000.-**

Buyer's comm.: **free of commission**

|                      |                              |
|----------------------|------------------------------|
| Living area:         | approx. 60.00 m <sup>2</sup> |
| Balcony area:        | 8 m <sup>2</sup>             |
| <hr/>                |                              |
| move-in as of:       | 4/30/28 (April,2028)         |
| room:                | 1                            |
| Bathroom:            | 1                            |
| toilet:              | 1                            |
| parking space:       | 1                            |
| Elevator:            | Yes                          |
| number of balconies: | 1                            |
| furniture:           | unfurnished                  |
| heating:             | no heating available         |
| condition:           | very good                    |
| floor:               | 17                           |
| garage:              | 1                            |
| <hr/>                |                              |

**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:** dishwasher, sun protection, safe, dryer, wash-machine, wash- drying room, sport facilities, concierge, video surveillance, intercom, New building; **Security:** security, alarm







IMMOTRADING GMBH  
Kärntner Ring 5-7, 1010 Vienna, Austria  
+43 664 350 4000  
[office@immotrading.at](mailto:office@immotrading.at)

Imprint

CONTACT US:

Name \*

Street, House Nr.

ZIP, city

Phone \*

E-Mail \*

