







# Apartments in an innovative residential complex in the immediate vicinity of the Marasi embankment (013495)



**276 500 €**

**🏠 Floor area      32 m<sup>2</sup>**

 Number of rooms	<b>Studio</b> 1 bedroom 2 bedrooms
 Furnitures	<b>Full</b>
 To the beach:	<b>m</b>
 Location:	<b>UAE, Dubai</b>
 To the airport:	<b>km</b>
 To the city centre:	<b>km</b>

## Options

- ✓ Furniture
- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ 0% installment
- ✓ Security
- ✓ Elevator
- ✓ Playground

## Description

An innovative residential complex located in a privileged location close to Marasi Promenade and neighboring areas of Downtown Dubai, Dubai Mall, DIFC, City Walk, with easy access to Sheikh Zayed Highway and A Khail Road.

This project is designed to change the perception of urban life, enriching it with new opportunities and attractive solutions.

The integration of the first-of-its-kind external staircase, connecting the podium level with the adjacent park and the Marasi Drive embankment, is a key element of the complex's concept.

This proposal is aimed at raising the level of urban life and stimulating an active lifestyle among its residents, encouraging them to go outside and enjoy the environment.

### **Types of apartments:**

- **studio** area of 32 m<sup>2</sup> from €276,500
- **1 bedroom**, area 57 m<sup>2</sup>, from €417,300
- **2 bedroom**, area 83 m<sup>2</sup>, from €603,300

The facade of the building, made mainly of glass with metal accents, symbolizes the modernity and sophistication of the brand.

The architectural solution combines functionality and aesthetics, creating a spectacular visual impression.

Apartment layouts are designed with maximum efficiency and functionality in mind.

The apartments are fully furnished and equipped with intelligent and modular solutions for life from ORI.

This revolutionary solution in the field of interior design ensures optimal use of space and creates a cozy and comfortable environment for residents.

Residents can enjoy a fully equipped kitchen and high-quality household appliances, as well as cozy and stylish furniture that gives the interiors a special charm and comfort.

The location in the **Business Bay** district makes this complex even more attractive.

Near famous international schools, medical facilities, supermarkets and financial centers, life here is easy and convenient. The area offers many opportunities for an active and rich lifestyle, as well as simple and intuitive options for entertainment and recreation.

### **Payment plan:**

- 20% down payment
- 30% during construction
- 50% after handing over the keys

Construction completion date: Q2 2026.

The complex is an ideal place for those looking for unique and comfortable accommodation in the heart of Dubai, where modern solutions in design and functionality meet refined luxury and world-class amenities.

**Information updated: 23.02.2024**

## Photo gallery



