





# Premium Apartment Complex in the Heart of Motor City (015495)





**270 000 €**

-  Floor area **51 m<sup>2</sup> - 92 m<sup>2</sup>**
-  Number of rooms **1 bedroom**  
**2 bedrooms**
-  Furnitures **Partly**

 To the beach: **m**

 Location: **UAE, Dubai**

 To the airport: **30 km**

 To the city centre: **km**

## Options

- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ Underground parking
- ✓ Elevator
- ✓ Playground

## Description

The residential complex is the epitome of luxury, comfort and cutting-edge technology in the dynamic **Motor City area**, created by a renowned developer.

The complex offers the perfect combination of modern design, thoughtful layouts and a convenient location, providing the highest quality of life.

### The complex offers:

- Apartments with **1, 1.5 and 2 bedrooms**, ranging from 51 to 92 m<sup>2</sup>.
- Option to purchase the entire floor for maximum comfort and privacy.

The complex offers the perfect combination of premium living and profitable investment opportunities. This project not only benefits from entry-level prices, but also provides a guarantee of property appreciation due to its unique location and prospects.

## **Affordable premium housing**

- **A 1 bedroom + living room apartment is available for only \$269,000 - one of the best deals in Dubai at the moment!**
- Area: from 51 m<sup>2</sup>
- **Layouts:** separate living room, utility room, balcony, and in some residences - an office for work or study.
- Lagoon and pools for relaxation, resort infrastructure on the territory of the complex

## **Unique location and growth prospects**

### **By the time of construction completion in 2027:**

- A metro station will open just 3 minutes walk away, which will significantly increase the liquidity and cost of housing.

### **Famous landmarks are located near the complex:**

- **Dubai Miracle Garden** - one of the largest flower parks in the world
- **Dubai Butterfly Garden** - a unique butterfly park.
- **Formula 4** competitions are held right across the road

### Residents of the complex have access to premium recreation and **entertainment areas:**

- Swimming pool
- Landscaped gardens that create an atmosphere of privacy and tranquility.
- State-of-the-art fitness center

### **For families with children, there is:**

- Access to top educational institutions within standard proximity, including Jebel Ali Village Nursery, Raffles Early Childhood Center and Nord Anglia International School Dubai.

### **Convenient location:**

- **Medical centers:** Emirates Hospital and Prime Medical Center are just a few minutes' drive away.
- **Shopping centers:** Spinneys supermarkets, Dubai Hills Mall and Cityland Mall are up to 15 minutes away.

- **Bus stops**

Easy access to Dubai's main highways - Mohammed bin Zayed Road and Al Qudra Road

### **Proximity to top locations**

- Dubai Autodrome is a 10-minute drive: world-class motorways, motorsport school and shopping area.
- Dubai International Airport, Business Bay and Downtown Dubai are a 30-minute drive away.

### **Financial attractiveness**

- Starting price of apartments — USD 268,000, whole floor — from USD 4,900,000
- Average rental yield in the Motor City area reaches 8.9% ROI, which makes the complex attractive for generating income

### **Payment terms and residence visa**

#### **The developer offers a flexible payment plan 80/20:**

- 80% — upon booking
- The remaining 20% — upon delivery of the project at the end of 2027

#### **Foreign property buyers can obtain a UAE resident visa:**

- **2-year visa**
- **10-year Golden Visa**

Combining advanced solutions, premium amenities and profitable investment opportunities, the complex becomes the right choice for life, stable income in the most dynamically developing area of Dubai.

**Information updated: 26.11.2024**

# Photo gallery





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