


# Apartments in a premium residential complex in the promising area of Dubailand (016495)




**157 000 € - 242 600 €**

 Floor area      **36 m<sup>2</sup> - 79 m<sup>2</sup>**

 Number of rooms      **Studio**  
**1 bedroom**

 Furnitures      **Partly**

 To the beach:      **m**

 Location:      **UAE, Dubai**

 To the airport: km

 To the city  
centre: km

## Options

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

## Description

The residential complex is a perfect combination of modern design, functionality and tranquility in one of the most promising areas of Dubai.

The complex offers studios and 1-bedroom apartments, as well as luxurious infrastructure for comfortable living and long-term investment.

### Apartments for sale:

- **Studios 35.62 - 40.6 m2 from \$ 170,959**
- **1 bedroom 79.36 m2 from \$ 263,302**

### Perfect location in the heart of Dubailand:

- **Downtown Dubai and Burj Khalifa:** 20 minutes
- **Large shopping malls:** Villanova Community Mall and Silicon Central Mall — 5-8 minutes drive
- **Beaches:** Jumeirah Beach and Kite Beach — 25-30 minutes

## **International airports:**

- **Dubai International Airport** — 25-30 minutes
- **Al Maktoum International Airport** — 40 minutes

Educational institutions: GEMS FirstPoint School and other educational institutions — within walking distance.

## **Complex infrastructure:**

- Landscaped garden and walking areas
- Swimming pools for adults and children with lounge areas
- Modern gym
- BBQ areas and retail space
- Smart home system and 24-hour security\
- Parking spaces for each resident

## **Each apartment has:**

- Simple and bright layout
- High-quality turnkey finishing made of modern materials
- Convenient smart home system
- Balconies with views of Dubai and surrounding landscapes
- Financial attractiveness

Dubailand is becoming attractive with a stable increase in real estate prices - **about 5-7% per year, and rental income is 6-8%.**

**The planned opening of a metro station in 2030** will further increase the investment attractiveness of the complex.

## **Payment plan:**

### **Option 1: 50/50 installments**

- **50%** — down payment by Q4 2026
- **50%** — upon completion of construction

### **Option 2: Flexible plan (3 years after delivery)**

- **20%** — down payment
- **35%** — during construction by Q4 2026
- **15%** — upon completion of construction
- **30%** — within 3 years after delivery of the property by Q1 2030

The complex is not just a home, it is a lifestyle.

This is an ideal option for personal residence, as well as for those who count on a long-term stable income in one of the most dynamically developing areas of Dubai.

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## Photo gallery









