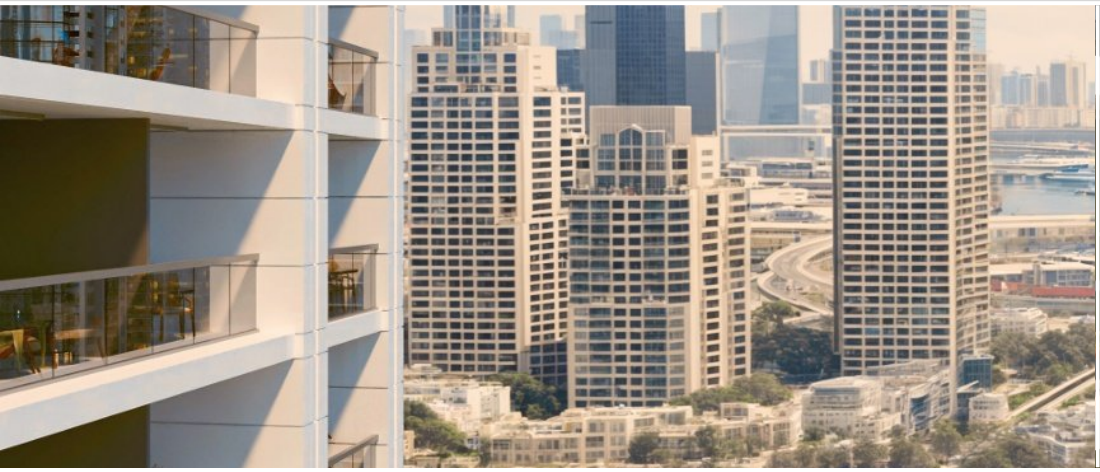
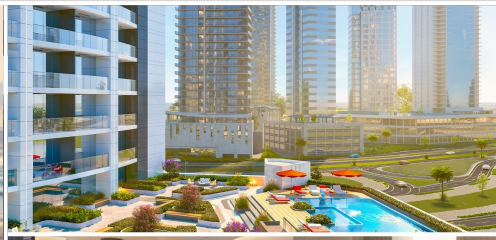
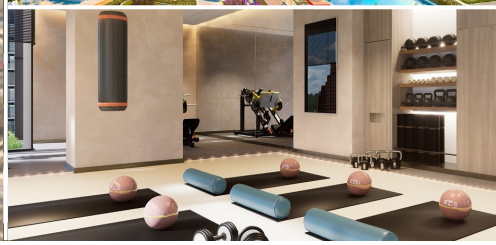
Luxent | Exclusive Properties

Studio apartment with balcony for sale in the prestigious Dubai Marina district, UAE

32 m² | Dubaj, United Arab Emirates | 8 965 000 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Monika Suchánek

FOREIGN PROPERTY SPECIALIST

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Order number	**PLG-1**	Price	**8 965 000 CZK**
Address	**Dubaj, United Arab Emirates**	Type	**Apartments**
Disposition	**1 + kitchenette**	Usable area	**32 m²**
Energy performance of the building	**G - Extremely uneconomical**	Floor	**2nd floor**
Device	**Yes**	Balcony	**11 m²**
Lift	**Yes**		

About real estate

We are offering for sale a 1+kt apartment with a balcony in the Pelagos project in the prestigious Dubai Marina district in southwest Dubai, right on the coast of the Persian Gulf. The total area of the apartment is 42.83 m², of which the interior is 31.71 m² and the balcony is 11.12 m².

This is an exceptional opportunity – a modern and spacious studio right in the heart of the marina. The apartment offers luxurious waterfront living with beautiful views of the marina, yachts, and the sea. Everything is finished to a high standard with premium materials and quality appliances from SMEG and TOTO.

The apartment comes with one reserved parking space included in the price, and additional parking spaces can be purchased as needed. Residents of the Pelagos project have access to a modern fitness center, a large outdoor pool ideal for relaxation and swimming, and stylish communal lounge areas for pleasant seating, meeting friends, or relaxing. 24/7 security and concierge services are a matter of course.

Dubai Marina is one of the most sought-after locations in Dubai. It is home to the famous Marina Walk promenade with a number of restaurants, cafes, and shops right on the waterfront. The location boasts excellent transport links – the metro is just around the corner and quick access to Sheikh Zayed Road is a matter of course. Beaches, Dubai Media City, Internet City, and the city's main attractions are all nearby.

This apartment is ideal for your own living, as well as a very attractive investment with good rental income and long-term growth in property value. We will be happy to provide you with a detailed offer. In Dubai, you will be guided by a Czech-speaking broker who, if you are interested, will also help you with the rental of your new property.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
PLG-1	1 + kitchenette	2nd floor	32 m^2	No / 11 m^2 / No	No	8 965 000 CZK
PLG-2	3 + kitchenette	4th floor	103 m^2	39 m^2 / No / No	No	21 878 800 CZK