



70 m<sup>2</sup>    Dubaj, United Arab Emirates    13 253 619 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                    |             |                         |
|------------------------------------|------------------------------------|-------------|-------------------------|
| Order number                       | <b>N7345</b>                       | Price       | <b>13 253 619 CZK</b>   |
| Address                            | <b>Dubaj, United Arab Emirates</b> | Type        | <b>Apartments</b>       |
| Disposition                        | <b>2 + kitchenette</b>             | Usable area | <b>70 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>  | Floor       | <b>1st floor</b>        |
| Device                             | <b>Partly</b>                      | Parking     | <b>1</b>                |
| Terrace                            | <b>Yes</b>                         | Lift        | <b>Yes</b>              |
| Year of construction               | <b>2028</b>                        |             |                         |

## About real estate

We offer for sale a luxury apartment 2+kt in the Sensia project of 70 sqm with breathtaking views of the azure bay. The apartment is masterfully designed with generous open spaces. The perfectly balanced design combines social areas and privacy. This project is designed for maximum comfort. The superior ceiling height of 3.2 m enhances the feeling of airiness. Floor-to-ceiling glass walls flood the interior with natural light and spacious balconies extend the living area.

The suite comes with top-of-the-range amenities, including the iconic infinity pool, which offers the unique sensation of floating above the bay. A stylish barbecue area with seating for socializing under the stars and a state-of-the-art fitness center with the latest technology are standard. A safe outdoor play area is available for families with children. Soothing water features contribute to relaxation, evoking an atmosphere of peace and tranquility. One parking space is included with the possibility of purchase.

This unique property with its bold design and distinctive 45° tilt has become an icon on Dubai's coastline. Organically meandering terraces blend into the surrounding landscape, with extended balconies and cascading terraces framing the breathtaking views. Transparent glass balustrades blur the boundaries between the interior and the Gulf skyline. The design is complemented by sophisticated retro elements that give the whole an unmistakable character.

The Sensia project is located in the prestigious Dubai Maritime City area, which is ideally situated in terms of accessibility to important points of the city. Dubai International Airport is 20 km away, which means it takes 20 minutes by car. The Burj Khalifa is a 15-minute drive, Dubai Mall is a 10-minute drive, Dubai Marina is a 15-minute drive and the Palm Jumeirah is approximately 20 minutes away by car. The surrounding area is a vibrant neighbourhood full of gourmet restaurants, boutique shops and premium services.

The project is scheduled for completion in Q4 2028.