



136 m<sup>2</sup>

Sheikh Zayed Road, Dubaj, United Arab Emirates

48 280 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	FR-1	Price	48 280 000 CZK
Address	Sheikh Zayed Road, Dubaj, United Arab Emirates	Type	Apartments
Disposition	3 + kitchenette	Usable area	136 m <sup>2</sup>
Floor area	152 m <sup>2</sup>	Energy performance of the building	G - Extremely uneconomical
Floor	40th floor	Parking	1
Garage	Yes	Balcony	16 m <sup>2</sup>

## About real estate

We offer for sale a luxury 3+kt apartment with breathtaking views of Dubai in the Fairmont Residences Dubai Skyline project. The apartment has a spacious balcony, garage parking and its total floor area is 151 sqm. The project is located next to the famous Sheikh Zayed Road and offers not only direct views of the Burj Khalifa, Burj Al Arab, Palm Jumeirah, Ain Dubai and the Arabian Sea, but also excellent connections to the centre of the metropolis.

The project was designed by world-renowned architect Kristina Zanic, who placed great emphasis on combining luxury and interior comfort. You will find high quality flooring, built-in wardrobes, floor to ceiling windows, large bedrooms, luxurious bathrooms, baths, showers and accent lighting.

Residence owners can enjoy an array of exclusive amenities, including an event lounge, screening room, indoor pool, fitness center, or children's playroom and clubhouse. Essential services include a residential concierge, doorman, valet, security services and many more. According to the resident's wishes, there is the option of À La Carte service, which offers the client, for example, shopping services, a personal chef, a trainer, or an assistant.

The complex's strategic location in close proximity to Sheikh Zayed Road allows easy access to Dubai's most sought-after attractions, including the Burj Khalifa, Dubai Opera, and the famous Dubai Mall. Also in close proximity is Business Bay, a dynamic business district with a myriad of business and leisure opportunities. A wide range of gourmet restaurants, stylish cafes and exclusive boutiques can be found around the residence. For nature lovers and active lifestyle enthusiasts, there are a number of parks and recreational areas such as Safa Park and Jumeirah Beach, offering the perfect place to unwind and relax.

The residence has excellent transport links with quick access to major thoroughfares and a metro station. This convenient location ensures that residents can easily enjoy all that the dynamic city of Dubai has to offer, while enjoying the comfort and luxury of their home at Fairmont Residences Dubai Skyline.

For more information about this unique apartment, please contact us. You will be guided through Dubai by an English-speaking broker who will ensure everything you need for a smooth transition into your new home.

The project is scheduled for completion in Q1 2025.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
FR-1	3 + kitchenette	40th floor	136 m <sup>2</sup>	152 m <sup>2</sup>	No / 16 m <sup>2</sup> / No	No	48 280 000 CZK
FR-2	4 + kitchenette	40th floor	184 m <sup>2</sup>	198 m <sup>2</sup>	No / 14 m <sup>2</sup> / No	No	64 380 000 CZK