



198 m<sup>2</sup>

Dubaj, United Arab Emirates

61 800 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Monika Suchánek**

monika.suchanek@luxent.cz  
+420 770 380 377

Order number	PPJ-2	Price	61 800 000 CZK The price may vary depending on the floor, orientation, and location of the unit.
Address	Dubaj, United Arab Emirates	Type	Apartments
Disposition	3 + kitchenette	Usable area	198 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Floor	1st floor
Device	Yes	Balcony	Yes
Lift	Yes		

## About real estate

We are offering for sale a luxurious 3+kt apartment in the prestigious Passo by Beyond project on the iconic Palm Jumeirah in the United Arab Emirates – one of the most sought-after and exclusive addresses in the world.

The 192.7 sqm apartment offers breathtaking views of the coast and the Dubai skyline and exudes tranquility, harmony, and uniqueness.

The architecture and interior are permeated with natural light thanks to floor-to-ceiling glass surfaces, which give the entire space a lightness and timeless elegance. It includes a fully equipped kitchen with premium appliances, luxurious bathrooms, built-in wardrobes, and modern smart home technology.

Life at Passo by Beyond unfolds like a seamless story between privacy and surroundings: morning walks on the private beach, afternoon relaxation by the infinity pools and sky pools, quiet moments in the carefully landscaped gardens, yoga zones or wellness areas, pleasant meetings with friends in stylish social areas, the fitness center, spa, BBQ zones or children's playrooms.

This residential project on West Crescent (East Crescent in some sources, but West currently prevails) in Palm Jumeirah opens a new chapter in iconic living, where the natural beauty of the Arabian coastline blends harmoniously with innovative fluid design and a sense of calm, balanced living. Passo consists of two architecturally elegant towers (Avita and Bella), whose graceful lines and panoramic views of the Arabian Gulf and Dubai skyline define a new standard for living by the sea.

Palm Jumeirah – an island renowned for its prestige, luxurious atmosphere, and top-notch infrastructure – offers all the attributes of modern life: private beaches, marinas, world-class restaurants, concierge services, and easy access to downtown Dubai (15–25 minutes to Dubai Marina, Downtown, or Mall of the Emirates), while retaining the unique aesthetic value of a global symbol of exclusivity.

The project is not just a residence—it is an exceptional address for those seeking their own refuge in a prestigious community with 24/7 security, valet parking, electric car charging, and a resort-style lifestyle.

Planned completion: Q3–Q4 2029.

This apartment represents an extraordinary opportunity – whether for your own living or as a strategic investment with high appreciation potential.

Attractive payment plan:

10% upon reservation – 50% during construction – 40% upon handover.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
PPJ-1	2 + kitchenette	1st floor	81 m <sup>2</sup>	No / Yes / No	No	31 400 000 CZK
PPJ-2	3 + kitchenette	1st floor	198 m <sup>2</sup>	No / Yes / No	No	61 800 000 CZK
PPJ-3	4 + kitchenette	1st floor	172 m <sup>2</sup>	Yes / No / No	No	73 000 000 CZK