



🏠 92 m<sup>2</sup> 📄 Dubaj, United Arab Emirates 💰 680 652 USD / 14 175 939 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                    |             |  |
|------------------------------------|------------------------------------|-------------|--|
| Order number                       | <b>HL-3</b>                        | Price       | <b>680 652 USD / 14 175 939 CZK</b><br>The price may vary depending on the floor, orientation, and location of the unit. |
| Address                            | <b>Dubaj, United Arab Emirates</b> | Type        | <b>Apartments</b>  |
| Disposition                        | <b>3 + kitchenette</b>             | Usable area | <b>92 m<sup>2</sup></b>  |
| Energy performance of the building | <b>G - Extremely uneconomical</b>  | Floor       | <b>4th floor</b>   |
| Device                             | <b>Yes</b>                         | Parking     | <b>Yes</b>   |
| Balcony                            | <b>Yes</b>                         | Lift        | <b>Yes</b>   |

## About real estate

We are offering for sale a fully furnished 3+kt apartment with an area of 91,6 sqm in the prestigious boutique residential project HOLM Linea in Jumeirah Garden City, Dubai. This modern apartment is designed for comfortable urban living without unnecessary frills – combining smart layout solutions, premium materials, and sophisticated details that ensure harmony between comfort, privacy, and style.

Residents will have access to an infinity pool on the roof, offering breathtaking panoramic views of the Dubai skyline. There is a fully equipped modern fitness center with city views to support an active lifestyle, while carefully landscaped gardens, green spaces, and lounge areas provide an oasis in the middle of the city where you can relax, take a walk, or enjoy a moment in nature.

For the little ones, there is a safe and fun outdoor playground. BBQ areas are perfect for family barbecues or parties with city views. And for sports lovers, there is an exclusive rooftop paddle tennis court.

The project offers studios, 1-bedroom and 2-bedroom apartments – a limited number of units in total for a truly boutique character. Completion and handover of keys is scheduled for the first quarter of 2028, providing a clear and reliable timeframe for planning your investment or move.

HOLM Linea is located in one of the most accessible parts of Dubai. La Mer Beach, Downtown Dubai, and the DIFC financial center are just a 5-minute drive away. Dubai International Airport (DXB) is only a 15-minute drive away, ideal for frequent travelers. Palm Jumeirah and Dubai Marina are accessible within 20 minutes. In addition, it is only a 10-minute walk to the World Trade Center metro station or directly to the DIFC, and Burj Khalifa is within easy reach.

For more information or to arrange a viewing with a Czech-speaking broker, please do not hesitate to contact us.

| The order | Layout          | Floor     | Usable area       | Terrace / Balcony / Loggia | Garden | Price          |
|-----------|-----------------|-----------|-------------------|----------------------------|--------|----------------|
| HL-1      | 1 + kitchenette | 4th floor | 36 m <sup>2</sup> | No / Yes / No              | No     | 5 670 359 CZK  |
| HL-2      | 2 + kitchenette | 3rd floor | 58 m <sup>2</sup> | No / Yes / No              | No     | 9 072 595 CZK  |
| HL-3      | 3 + kitchenette | 4th floor | 92 m <sup>2</sup> | No / Yes / No              | No     | 14 175 939 CZK |