

Top Five Properties For Sale

Luxhabitat, Dubai's only high-end real estate brokerage, gives us the rundown on the top five choices for sale in the emirate



For more details on all these properties, and more, visit: **Luxhabitat**, Dubai's only high-end real estate brokerage and interior design company, at www.luxhabitat.ae or scan the QR code with your smart phone

THE ESSENTIALS
 City Dubai
 Area Downtown Dubai
 Development Burj Khalifa Tower
 Type Apartment
 Availability Ready
 Lifestyle Lake Surroundings
 Bedrooms 2 bedrooms
 Bathrooms 3 (2 ensuite)
 Built up area 1,546 sq ft
 Pool Community pool

Dh4.5 million

Burj Khalifa two bedroom penthouse with fountain view.

This lovely spacious two bedroom apartment has panoramic full fountain and old town views. Situated on a mid floor level the apartment allows natural light to flow throughout the apartment. Two large sized bedrooms with ensuite bathrooms and built in wardrobes. There is a separate laundry area and guest bathroom. This apartment is priced to sell immediately. The Burj Khalifa is currently the tallest structure on the planet. Soaring 828 meters (2,717 ft), with more than 160 stories, the building has a stepped design that narrows as it climbs syringe-like to the sky.

THE ESSENTIALS
 City Dubai
 Area The Lakes
 Development Zulal
 Sub-development Zulal 3
 Type Semi-detached townhouse
 Availability Ready
 Lifestyle Lake Surroundings
 Bedrooms 3 bedrooms
 Bathrooms 2 (1 ensuite)
 Built up area 2,910 sq ft
 Plot size 4,300 sq ft

Dh4.35 million

Spacious and upgraded semi-detached townhouse, The Lakes, Dubai.

One of the more spacious townhouse floor plans, at just under 3,000 sqft, this property has been beautifully maintained and well upgraded in neutral tones and natural materials. The upgrading has included a rearrangement of some of the storage and pantry space to maximise useable floor area, improve the maid room, add space on to the guest bathroom to make it a full shower room, which attaches to the downstairs office/family room to make it a functional 4th bedroom with ensuite, on the ground floor. The property is marble tiled throughout, with an upgraded light and clean kitchen, an attractive entry way and glass front door which lets extra light into the spacious hallway. The ceilings are all of good height and a breakfast room within the kitchen area is a perfect daytime family space for meals and study.

THE ESSENTIALS
 City Dubai
 Area Palm Jumeirah
 Development Oceana Residences
 Sub-development Atlantic
 Type Apartment
 Availability Ready
 Lifestyle Luxury Penthouses
 Bedrooms 3 bedrooms
 Bathrooms 4 (1 ensuite)
 Built up area 2,440 sq ft
 Pool Infinity, community pool

Dh5.5 million

Furnished penthouse with private pool in Moevenpick, Jumeriah Lake Towers, Dubai

This penthouse is located in one of the most sought after locations in Dubai, Jumeirah Lake Towers which is one of the fastest growing free zones in the world. The building itself is located at the very beginning of Jumeirah Lake Towers on top of the Moevenpick Hotel and Residences. The apartment has three conveniently sized bedrooms a nice kitchen with built in appliances and a large lounge area, which leads to the beautiful private terrace with its private pool, which is very rare to find in an apartment of this size. The apartment is fully furnished as you can see in the pictures which allows you to move in immediately and just bring your suit cases.

THE ESSENTIALS
 City Dubai
 Area Dubai Marina
 Development Marina 23
 Type Penthouse
 Availability Ready
 Lifestyle Luxury Penthouses
 Bedrooms 4 bedrooms
 Bathrooms 5 (4 ensuite)
 Built up area 5,775 sq ft
 Pool Private pool

Dh13 million

Full sea view penthouse in 23 Marina, Dubai Marina

This penthouse in 23 Marina, one of the nicest towers in the Marina boasts full sea and Palm Jumeirah views. On a clear day you can even see all the iconic sights of Dubai, such as Burj Khalifa and the world famous seven star hotel Burj Al Arab. The penthouse is spread over two levels with a private internal elevator in the living room. The apartment has four bedrooms, one on the lower floor and three on the upper level. All of offer views over the sea and the Palm. An extensive renovation was done in the apartment including a new kitchen, new flooring and most of the bathrooms have also been renovated giving the apartment a contemporary but the same time homely look.

THE ESSENTIALS
 City Dubai
 Area Downtown Dubai
 Development Burj Khalifa Tower
 Type Penthouse
 Availability Ready
 Lifestyle Luxury Penthouses
 Bedrooms 4 bedrooms
 Bathrooms 5 (4 ensuite)
 Built up area 4,493 sq ft
 Pool Community pool

Dh17.5 million

Stunning penthouse in Burj Khalifa, Downtown Dubai

Live on top of the world. The very highest luxury has to offer in this special penthouse at one of the highest level floors on the planet. This large four bedroom home features maids room, luxury furniture, fully upgraded. Includes floor to ceiling panoramic windows, marble and wooden flooring, fully fitted kitchen with high specification appliances, built-in entertainment cabinetry, separate laundry room with Miele washing machine and dryer. Offers amazing panoramic views of the sea and the stunning Dubai Fountains. This Penthouse comes with three VIP conveniently located parking spots. Burj Khalifa offers amenities and services that provide residents and their guests an unparalleled lifestyle experience.

Top Five Properties For Rent

We've teamed up with **Luxhabitat**, Dubai's only high-end real estate brokerage and interior design company, to bring you our top five choices to rent



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THE ESSENTIALS
City Dubai
Area DIFC
Development The Index Tower
Type Apartment
Availability Ready
Lifestyle Private Communities
Bedrooms 1 bedrooms
Bathrooms 2 (1 ensuite)
Built up area 1,111 sq ft
Pool Infinity, community pool

Dh185,000 per year

Upgraded one bedroom apartment in Index Tower in DIFC, Dubai.

This stunning, upgraded one bedroom apartment in Index Tower in Dubai International Financial Centre is fitted with wood floors throughout and direct views over the iconic DIFC. Located above the 40th floor, the apartment offers 1,100 sq.ft of built up area. Accommodation comprises of one en-suite master bedroom with wood flooring, custom wardrobes. The main living area is complete with a large lounge area with built-in bookshelves and wine refrigerator, impressive floor to ceiling windows and open-concept luxury kitchen with high class fitted utilities. The home has been professionally designed and furnished and features contemporary Italian sofas, chairs and tables from Moroso and French lighting and chandeliers by Ligne Roset.

THE ESSENTIALS
City Dubai
Area Palm Jumeirah
Development Shoreline Apartments
Sub-development Al Das
Type Penthouse
Availability Ready
Lifestyle Luxury Penthouses
Bedrooms 4 bedrooms
Bathrooms 5 (4 ensuite)
Built up area 5,640 sq ft
Pool Infinity, community pool

Dh380,000 per year

Top floor duplex penthouse with Burj Al Arab views, Palm Jumeirah

This is a top floor duplex penthouse located on the right-side Shoreline Apartments with direct beach and pool access. This meticulously maintained penthouse offers a large, double volume outdoor balcony off of the living room overlooking the Burj Al Arab and Dubai skyline. On entering the apartment you are greeted by the hallway which leads you to the high-ceiling living room followed by the spacious dining area. A double sized terrace with views of the tree lined park represent true Palm living. The lower floor also consists of a closed kitchen, guest bedroom with private terrace, maids room plus storage room, all with exquisite white marble flooring. The second floor of this beautiful penthouse staircase consists of a spacious large majlis area for greater privacy.

THE ESSENTIALS
City Dubai
Area Palm Jumeirah
Development Fronds, Signature Villa
Sub-development Frond K
Type Villa
Availability Ready
Lifestyle Sea-Front Properties
Bedrooms 6 bedrooms
Bathrooms 7 (6 ensuite)
Built up area 7,000 sq ft
Pool Overflow private pool

Dh875,000 per year

Signature Villa, Fronds, Palm Jumeirah.

This beautifully maintained Gallery View Signature Villa on Palm Jumeirah is located on one of the top fronds on The Palm. This sought after high number villa with full beach frontage would suit a family new to Dubai looking for a prestigious location. The Gallery View is one of the most popular of layouts affording ground floor open plan living and maximising the views from all family rooms of the open water and Dubai skyline. The ground floor comprises of a large open family area, private sitting, second family room, private/formal dining, kitchen, laundry and staff rooms. Also located on the lower level, are two double en suite bathrooms and cloakroom.

THE ESSENTIALS
City Dubai
Area Jumeirah Golf Estates
Development Olive Point
Type Villa
Availability Ready
Lifestyle Golf Retreats
Bedrooms 4 bedrooms
Bathrooms 5 (4 ensuite)
Built up area 5,513 sq ft
Pool Overflow, heated and cooled community pool private pool

Dh320,000 per year

Four bedroom villa in Jumeirah Golf Estates.

Owning a home in the Mediterranean-style Jumeirah Golf Estates is like stepping into a street in Europe, complete with cobblestone paving, manicured hedges and traditional street lights. Facing the Earth golf course, the sand-coloured villa will make you feel welcome with natural daylight streaming in through the arched floor-to-ceiling windows. The living room is subtly split into two via an arched doorway that leads to a dining area, that further overlooks the swimming pool, perfect for a few laps in the morning. During the day, the light bounces off the wooden parquet flooring and creates a warm feeling that you can come home to.

THE ESSENTIALS
City Dubai
Area Dubai Marina
Development Cayan/ Infinity Tower
Type Apartment
Availability Ready
Lifestyle Marina Living
Bedrooms 2 bedrooms
Bathrooms 2 (1 ensuite)
Built up area 1,372 sq ft
Pool Infinity, community pool

Dh155,000 per year

Modern two bedroom apartment, Dubai Marina

This is a mid-floor two bedroom apartment available immediately for rent in the prestigious Cayan Tower, Dubai Marina. The property has been well-maintained and is offered with all modern comforts and appliances provided. The Master bedroom provides a stunning Marina view, as well as a large en-suite bathroom. The guest bedroom is superbly laid-out and well proportioned. The impressive living area is bathed in natural sunlight, and has a contemporary feel to its decor. The kitchen provides all the necessary equipment needed by any modern professional, as well as a plenty of counter space for preparing meals and entertaining guests.