

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 Culture Village
Development D1 Tower
Type Apartment
Availability Ready
Lifestyle Luxury Penthouses
Bedrooms 3 bedrooms
Bathrooms 4 (3 ensuite)
Built up area 2,739 sq ft
Pool Community pool

Dh5.4 million

Three bedroom luxury penthouse in Culture Village, Dubai

This three bedroom plus maids room is one of the largest apartments in the D1 Tower, Culture Village, Dubai, located above the 60th floor. As you walk into the property you will be stunned by the awesome panoramic views of downtown Dubai including Burj Khalifa and right down the creek towards the Persian Gulf. Sunsets are truly amazing from this vantage point. The whole apartment has full floor to ceiling glass windows with stunning marble flooring in the living area's and dark solid wood floors in the bedrooms giving a very modern contemporary look and feel throughout.

THE ESSENTIALS
City Dubai
Area Arabian Ranches
Development Polo Homes
Type Villa
Availability Ready
Lifestyle Private Communities
Bedrooms 6 bedrooms
Bathrooms 7 (6 ensuite)
Built up area 8,000 sq ft
Plot size 18,000 sq ft
Pool Infinity, heated and cooled community pool infinity, heated and cooled private pool

Dh16.4 million

Six bedroom extended Polo Home villa in Arabian Ranches, Dubai

This stunning, extended and upgraded brand new villa is now available for sale in the prestigious Polo Home Development. This K Type has been extended to more than 8,000 sqft of modified built up area, sits on a large 18,000 sqft plot and has been finished to a very high standard by the current owners making this ideal for cosy family living as well as transforming to an elegant entertaining space ideally located in a quiet cul-de-sac. The beautifully light and airy six bedroom family home boasts classy porcelain tile flooring, has a large open living area, a huge German Hakka designer kitchen complimented with Miele appliances flowing to an ample family/entertaining area, large dining room, study, two en suite bedrooms, guest powder room, laundry and maids room.

THE ESSENTIALS
City Dubai
Area Palm Jumeirah
Development Fronds, Garden Home
Sub-development Frond C
Type Villa
Availability Ready
Lifestyle Sea-Front Properties
Bedrooms 5 bedrooms
Bathrooms 6 (5 ensuite)
Built up area 5,343 sq ft
Plot size 6,700 sq ft
Pool Private pool

Dh13 million

Five bedroom Atrium Villa in Palm Jumeirah

This stunning five bedroom beachfront villa is located on C frond and has a great expanse of water and spectacular Burj Al Arab views. On the first floor, you're welcomed by the double ceiling entrance Foyer, which leads to the spacious living room. The living area and formal dining areas, both offering large floor to ceiling windows which open up to the stunning beach view and flood the rooms with sunlight. There is a second family room that has its own exit to the Garden. The kitchen is very large, and can be utilised as a lovely family space, with a maids room, laundry and storage room as well.

THE ESSENTIALS
City Dubai
Area Palm Jumeirah
Development Fronds, Garden Home
Sub-development Frond O
Type Villa
Availability Ready
Lifestyle Sea-Front Properties
Bedrooms 4 bedrooms
Bathrooms 5 (4 ensuite)
Built up area 5,000 sq ft
Plot size 6,700 sq ft
Pool Private pool

Dh14 million

Four bedroom villa, Palm Jumeirah

This high quality four bedroom Garden Home is now available on Palm Jumeirah. This villa has been owned by the same family since handover, and has been meticulously maintained. The property affords stunning open water views and an amazing view of the iconic Atlantis hotel. This four bedroom home consists of a large open double height entrance hall with ground floor study/family room. The large high quality redesigned kitchen is the heart of the home. The large open plan sitting room has double doors to the terrace and has lovely views of the sea.

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 6,200 sq ft
Pool Community pool

Dh24 million

Rare four bedroom terrace penthouse in Burj Khalifa, Downtown Dubai

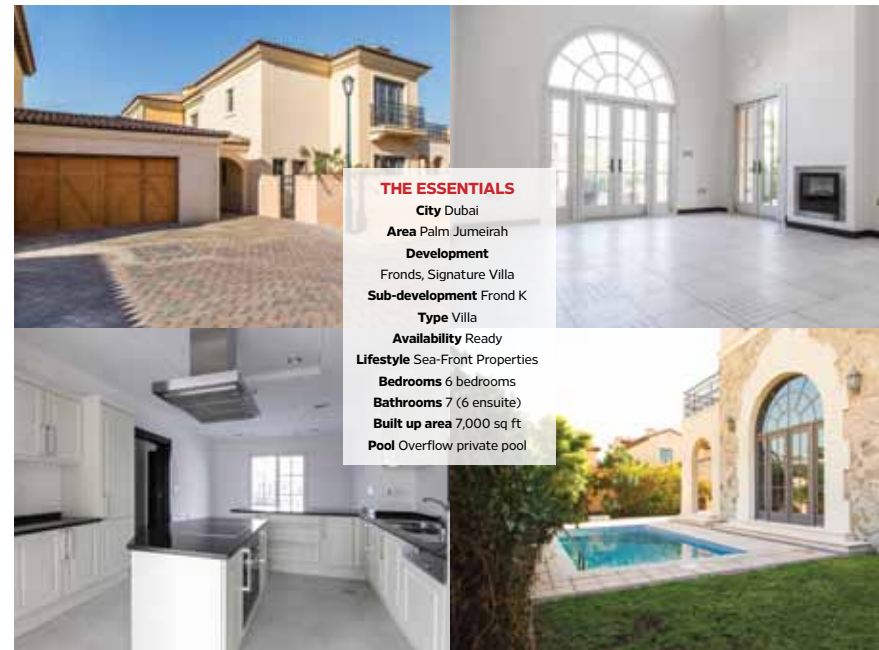
The priciest place for sale this month comes in shape of this magnificent four bedroom terrace penthouse in Burj Khalifa, Downtown Dubai, where you get the chance to truly live on top of the world. The very highest luxury has to offer in this special penthouse with its own private terrace, one of only eight Apartments that have this layout in the tallest tower in the world, facing the fountain at one of the highest level floors on the planet. This large four bedroom home features maids room, luxury furniture, fully upgraded.

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 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

Six bedroom villa Palm Jumeirah

This beautifully maintained Gallery View Signature Villa is located on one of the top fronds on Palm Jumeirah. 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. A staircase leading to a half floor will find you two large double en suites before continuing to the full open galleried landing with balcony views.

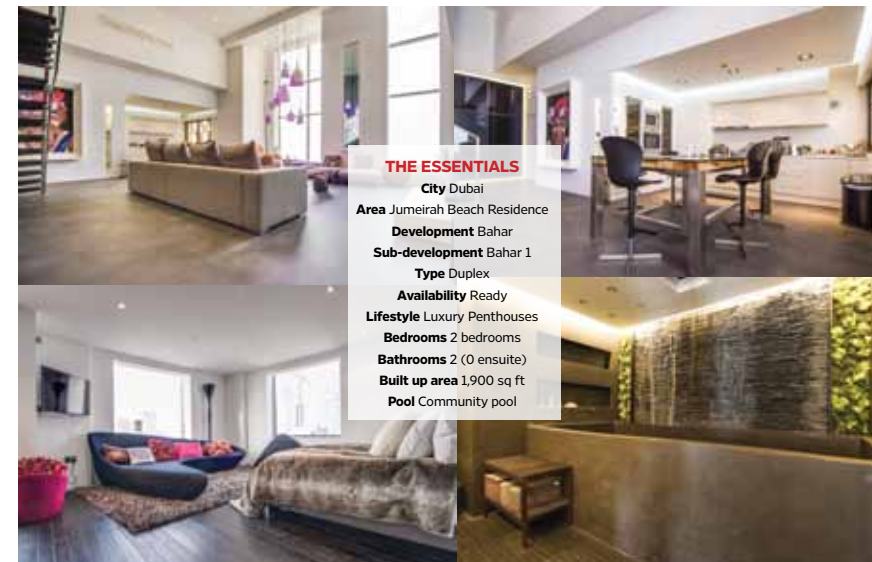


THE ESSENTIALS
 City Dubai
 Area Emirates Hills
 Development E Sector
 Type Villa
 Availability Ready
 Lifestyle Private Communities
 Bedrooms 5 bedrooms
 Bathrooms 6 (5 ensuite)
 Built up area 14,000 sq ft
 Plot size 20,000 sq ft
 Pool Infinity, heated and cooled private pool

Dh1.8 million per year

Six bedroom villa in Emirates Hills

Synonymous with sophistication and epitomised by glamour, the French Riviera has long been defined by chic and this warm and inviting Provençal inspired villa reflects that era and awaits a discerning tenant who would also enjoy the prestige of living in Emirates Hills. This villa is well-suited to an upmarket family and their small pets, offering five very comfortable bedrooms, divided spaciouly over two of three floors, each with its own en-suite bathroom. The light filled and spacious master suite opens to an L-Shaped balcony as along with all rooms on the upper floors, wonderful garden and community views from each window. The centre-point of the house however is arguably a glorious entrance and good sized contemporary living and dining areas easily seating 10-12 people.

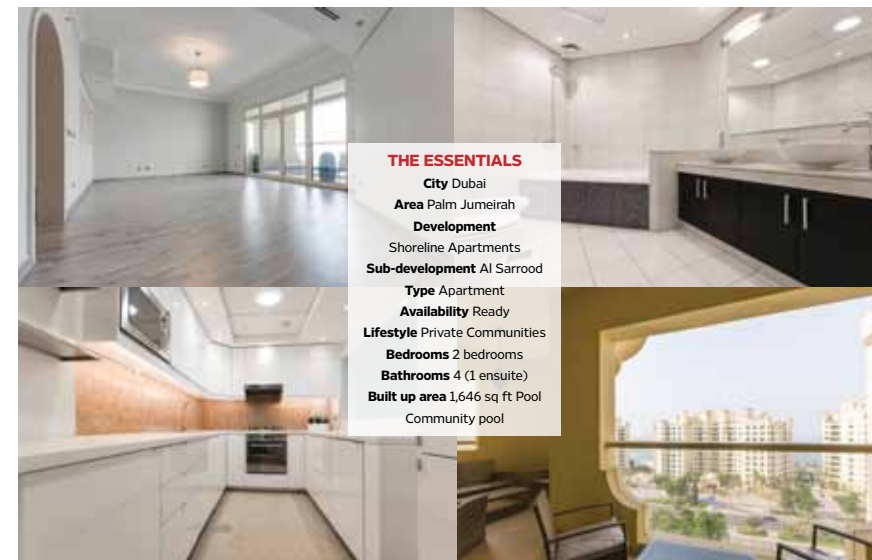


THE ESSENTIALS
 City Dubai
 Area Jumeirah Beach Residence
 Development Bahar
 Sub-development Bahar 1
 Type Duplex
 Availability Ready
 Lifestyle Luxury Penthouses
 Bedrooms 2 bedrooms
 Bathrooms 2 (0 ensuite)
 Built up area 1,900 sq ft
 Pool Community pool

Dh350,000 per year

Custom, high-end duplex penthouse loft in Jumeirah Beach Residences

This is a completely custom, duplex penthouse loft on the top-floor of Bahar 1 in Jumeirah Beach Residences. No detail was overlooked nor expense spared in creating the ultimate duplex loft in Dubai. Looking onto the sea and soon-to-be-completed Dubai Eye; this apartment features 2 bedrooms spread over two floors, double-volume ceilings in the living room and smart home technology throughout. The custom Poggenpohl kitchen comes fully equipped with built-in appliances including double wine refrigerators along with a custom-built wooden dining table featuring a self-draining ice trough to keep all your bottles cool while entertaining.

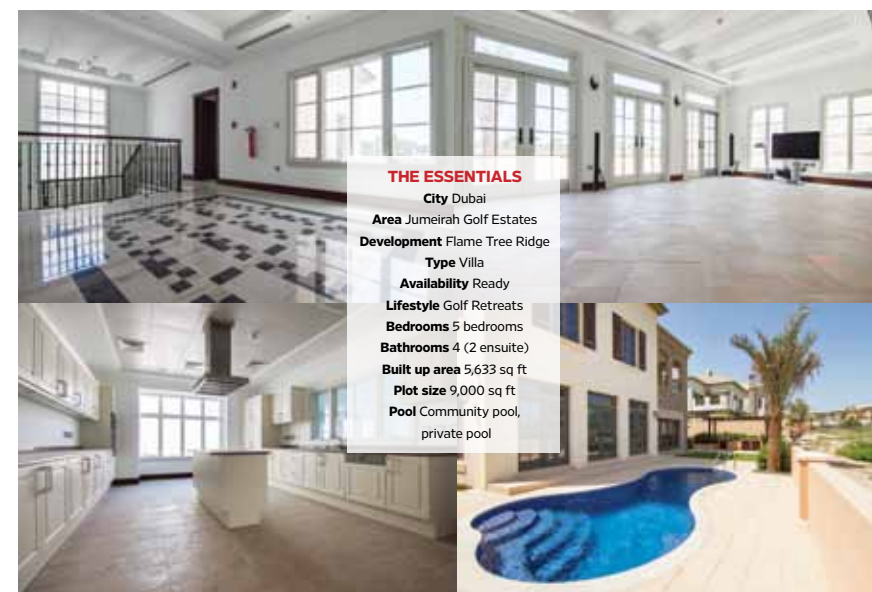


THE ESSENTIALS
 City Dubai
 Area Palm Jumeirah
 Development Shoreline Apartments
 Sub-development Al Sarrood
 Type Apartment
 Availability Ready
 Lifestyle Private Communities
 Bedrooms 2 bedrooms
 Bathrooms 4 (1 ensuite)
 Built up area 1,646 sq ft
 Pool Community pool

Dh175,000 per year

Two bedroom apartment in Palm Jumeirah

This is a completely refurbished, sea-facing E Type apartment on the left-side of the Shoreline Apartments on the Palm Jumeirah. The apartment has recently undergone extensive renovations and modifications including a brand new white lacquer kitchen featuring high-end built-in appliances, modern bathroom cabinetry and ashwood floors installed throughout the entire apartment. Entering the apartment you have the brand new and ergonomically designed, U-shaped kitchen to your left which overlooks the open concept living/dining room. Off the main living area is a 120 sq.ft covered terrace with plenty of sitting room overlooking the Sea and Burj Al Arab.



THE ESSENTIALS
 City Dubai
 Area Jumeirah Golf Estates
 Development Flame Tree Ridge
 Type Villa
 Availability Ready
 Lifestyle Golf Retreats
 Bedrooms 5 bedrooms
 Bathrooms 4 (2 ensuite)
 Built up area 5,633 sq ft
 Plot size 9,000 sq ft
 Pool Community pool, private pool

Dh385,000 per year

Five bedroom villa in Jumeirah Golf Estates

This beautifully maintained, brand new Turnberry-style villa in Flame Tree Ridge, Jumeirah Golf Estates is in a great location offering views of the Championship Fire Course, 18th Fairway. The villa boasts a light and airy ground floor with ample living space, a large open designer kitchen, study room which can easily be used as a guest bedroom with a full guest bathroom next door, a unique conservatory/kitchen garden, a separate laundry room and direct access to the garage. The first floor has 3 well appointed bedrooms and a large master suite with huge balcony maximizing the amazing views. The property comes fully landscaped, BBQ area and with a private pool.