

# 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](http://www.luxhabitat.ae) or scan the QR code with your smart phone

**THE ESSENTIALS**  
**City:** Dubai  
**Area:** Emirates Hills  
**Development:**  
**Type:** Villa  
**Availability:** Ready  
**Lifestyle:** Golf Retreats  
**Bedrooms:** 7 bedrooms  
**Bathrooms:** 10 (7 ensuite)  
**Built up area:** 15,000 sq ft  
**Plot size:** 14,475 sq ft  
**Pool:** Infinity, heated and cooled private pool

## Dh75 million

Seven bedroom mansion in Emirates Hills

Enter into this Magnificent Emirates Hills Mansion and from the first steps you'll be taken aback by the oversized vaulted ceilings, lighted Onyx decor welcoming you to this luxury abode. Every detail of this masterpiece has been hand selected by top designers, from the Fendi Furniture to the Gaggenau Appliances in the chef kitchen, to the museum piece bathroom fixtures. You will be impressed. The property is currently offered furnished with the carefully selected Fendi furniture and custom decor throughout. All bedrooms are ensuite and each make you feel like its own master. The home is completely smart with an advanced Smart home system all digitally controlled everything from the lighting,

## Dh9.975 million

Five bedroom villa in The Meadows, Dubai

One of the most expansive views available in the Meadows, this upgraded villa sits on a comfortable quiet corner plot at the end of a cul de sac. Situated on a very vast perspective of the big lake, the watery view takes in much of the Meadows landscape, with Emirates Hills visible and a spectacular and highly desirable full framed JLT/ Dubai Marina high rise skyline view in the distance. The plot of of large size, with the swimming pool situated to the side, and with a lovely full lawn spanning the rear. Some clever modifications to the floor plan have made the best of the potential of the space. The master bedroom has taken in the neighbouring small bedroom to create a walk in wardrobe and huge master bathroom. The two bedrooms to the side have been enclosed together to create a second two room suite, with a further ensuite bedroom upstairs and ensuite bedroom

**THE ESSENTIALS**  
**City:** Dubai  
**Area:** The Meadows  
**Development:** Meadows 8  
**Type:** Villa  
**Availability:** Ready  
**Lifestyle:** Lake Surroundings  
**Bedrooms:** 5 bedrooms  
**Bathrooms:** 5 (5 ensuite)  
**Built up area:** 4,980 sq ft  
**Plot size:** 10,000 sq ft  
**Pool:** Community pool and private pool

**THE ESSENTIALS**  
**City:** Dubai  
**Area:** Palm Jumeirah  
**Development:** Kingdom Of Sheba/ Balqis Residence  
**Type:** Villa  
**Availability:** Soon.  
**Lifestyle:** Private Communities  
**Bedrooms:** 5 bedrooms  
**Bathrooms:** 6 (5 ensuite)  
**Built up area:** 21,000 sq ft

## Dh25 million

Five bedroom villa in Palm Jumeirah, Dubai.

The Balqis Residence is one of the sought after communities in the Kingdom of Sherba on the crescent of Palm Jumeirah. Adjacent to Atlantis, the Kingdom of Sherba is reminiscent of Arabia's antiquated urban areas with its detailed and signature architectural features. The development will mirror the customary qualities and symmetry that are innate in Yemeni works of art. This grandeur of 5-bedroom villa with sweeping views of the Gulf and Dubai's skyline boasts a total of 12,242 square footage split across four luxury levels for you. The expansive entrance hall welcomes you to this palatial estate. It divides the living area

**THE ESSENTIALS**  
**City:** Dubai  
**Area:** Palm Jumeirah  
**Development:** Viceroy Residences  
**Type:** Penthouse  
**Availability:** On request  
**Lifestyle:** Luxury Penthouses  
**Bedrooms:** 4 bedrooms  
**Bathrooms:** 6 (4 ensuite)  
**Built up area:** 5,469 sq ft  
**Pool:** Infinity, heated and cooled community pool infinity, heated and cooled private pool

## Dh15.5 million

Three bedroom penthouse with private pool, Palm Jumeirah.

This amazing brand new penthouse is located on what is the most anticipated developments on the 8th wonder of the world famous Palm Jumeirah. Residences at the Viceroy Dubai Palm Jumeirah, will feature services and amenities created specifically for the diverse group of business and leisure guests expected to frequent the hotel and residences. The hotel will also include spectacular dining venues hosted by world-class chefs and a modern spa. A beach club and a one hundred metre-long pool will also be complemented by children's clubs, entertainment and sporting activities. Viceroy Dubai Palm Jumeirah will include

**THE ESSENTIALS**  
**City:** Dubai  
**Area:** Dubai Marina  
**Development:** Princess Tower  
**Type:** Apartment  
**Availability:** Ready  
**Lifestyle:** Sea-Front Properties  
**Bedrooms:** 3 bedrooms  
**Bathrooms:** 4 (3 ensuite)  
**Built up area:** 2,024 sq ft  
**Pool:** Community pool

## Dh3.2 million

Three bedroom sea front apartment in Dubai Marina

Offering spectacular views of the Palm Jumeirah, this three-bedroom apartment will fulfill your wildest fantasies of living in the second tallest residential tower in Dubai, the Princess Tower. Natural light floods the living room through openable windows and bounces off the tiles. A small balcony provides the perfect vantage point to view the yachts racing by in the Marina. The closed kitchen and dining room is in close proximity to the living room, and is perfect for entertaining during the weekend. The three bedrooms all face the breathtaking Arabian Sea and are perfect for a family of four.

# 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, 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

## Dh550,000 per year

Fully furnished garden home in Palm Jumeriah

This high quality four bedroom Garden Home on Palm Jumeirah has been owned by the same family since handover, and has been meticulously maintained. The property affords great open water views and an amazing Atlantis view. 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. Completing the ground floor area is a laundry room, store and a large maid's room. The first floor consists of four en suite bedrooms. The large master suite has double doors leading to an expansive balcony with stunning sunset and Atlantis views.

## Dh900,000 per year

Four bedroom penthouse in Burj Khalifa, Dubai

Live on top of the world in the very highest luxury has to offer in this unique penthouse with its own private terrace - one of only eight apartments that host this layout in the record-breaking tallest tower in the world. Facing the fountain at one of the highest-level floors on the planet, this large four bedroom home features maid's room, luxury furniture and has been fully upgraded. The apartment 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. Amazing panoramic views of the sea and the stunning Dubai Fountains. This penthouse comes with 3 VIP parking spaces.

**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

**THE ESSENTIALS**  
 City: Dubai  
 Area: Jumeirah Golf Estates  
 Development: Lime Tree Valley  
 Type: Villa  
 Availability: Ready  
 Lifestyle: Golf Retreats  
 Bedrooms: four bedrooms  
 Bathrooms: five (4 ensuite)  
 Built up area: 4,670 sq ft  
 Plot size: 7,300 sq ft  
 Pool: Community pool private pool

## Dh360,000 per year

Zaragoza Villa in Lime Tree Valley, Jumeirah Golf Estates

This upgraded Zaragoza Villa is the middle sized of the three four bedroom floor plans in Lime Tree Valley and one of the most popular. This particular property has been upgraded with marble and wooden flooring throughout. The ground floor has a good size guest bedroom, power room, ample living space complimented with a fully upgraded designer kitchen and breakfast room. The first floor has a large family room, two more well appointed en-suite bedrooms to the front of the house and the large master suite boasting incredible views of the World Championship Earth Course and lake.

**THE ESSENTIALS**  
 City: Dubai  
 Area: Dubai Marina  
 Development: Dorra Bay  
 Type: Penthouse  
 Availability: Ready  
 Lifestyle: Luxury Penthouses  
 Bedrooms: 3 bedrooms  
 Bathrooms: 4 (3 ensuite)  
 Built up area: 5,400 sq ft  
 Pool: Community pool and private pool

## Dh500,000 per year

Penthouse with private pool, Dubai Marina

This is an extensively upgraded, half-floor penthouse with a large terrace and 270-degree views of The Walk at JBR, Dubai Marina, Dubai Eye, the Palm, Atlantis - plus plus a glimpse of the eye-catching Burj Al Arab. There is a private outdoor pool measuring 5 X 8 meters + depth of 1.2 m. Ideal for dining and entertaining outside on the massive 2,600 sq.ft terrace with your friends or business partners. The apartment has been extensively upgraded to an exceptional standard. All bathrooms and the kitchen have been redesigned with elevated ceilings and modern finishes. The penthouse has three bedrooms - all of which are all en-suite.

**THE ESSENTIALS**  
 City: Dubai  
 Area: Dubai Marina  
 Development: Trident Grand  
 Type: Apartment  
 Availability: Ready  
 Lifestyle: Marina Living  
 Bedrooms: 2 bedrooms  
 Bathrooms: 3 (2 ensuite)  
 Built up area: 1,703 sq ft  
 Pool: Infinity, community pool

## Dh160,000 per year

Two bedroom apartment with balcony, Dubai Marina

This is a bright two bedroom mid-floor apartment in Trident Grand Residence in Dubai Marina. With a large central living and dining area bridging two large bedrooms on each side, this is one of the best two bedroom layouts in Trident Grand. A sweeping terrace stretches the entire length of the apartment and overlooks the pool and JBR/Marina sea views. An inlet kitchen with built-in appliances and sit-up bar make this apartment functional for modern day living with making the most of the 1,700 sq.ft living area. In addition to the two en suite bedrooms (both with built-in wardrobes) there is also a guest bathroom just off the entrance.