

# 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: E Sector  
 Type: Villa  
 Availability: Ready  
 Lifestyle: Golf, Retirees  
 Bedrooms: 5 bedrooms  
 Bathrooms: 6 (4 ensuite)  
 Built up area: 10,000 sq ft  
 Plot size: 22,900 sq ft  
 Pool: Private pool

**Dh29.5 million**  
 Renovated five bedroom villa in Emirates Hills

This beautifully upgraded contemporary villa is situated in the exclusive development of Emirates Hills. Standing on plot of more than 21,000 square feet this five bedroom property has been extensively upgraded and internally redesigned to create a suburb property flooded with natural light with open plan areas and large open vistas. The ground floor comprises of a brand new branded kitchen with full European appliances, a large semi open dining room, a large lounge area and separate family room. Completing the ground floor is the en-suite guest room with new bathrooms and again finished to an impeccable standard and quality sanitary ware.

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

**Dh5.5 million**  
 Three bedroom sea facing apartment in Palm Jumeirah

This beautifully kept and airy open plan three bedroom apartment with study area has been maintained to the highest standard with floor to ceiling windows throughout. The living and dining area has a large balcony and the white kitchen is almost untouched. The master bedroom is exceptionally big and spacious with large walk in wardrobe area and en-suite bathroom with port hole window. The two double bedrooms both have private bathroom, built in wardrobes and views of the Dubai Marina from both of the bedrooms. Wrap around balconies finish off this superb apartment in a highly sought after area of Dubai. Oceana is a beachfront resort community centrally located on the Palm Jumeirah and offers private beach access and access to an infinity pool which offers panoramic views of Dubai and the Marina.

**THE ESSENTIALS**  
 City: Dubai  
 Area: Palm Jumeirah  
 Development: Cocons Residence  
 Sub-development: Atlantic  
 Type: Apartment  
 Availability: Ready  
 Lifestyle: Luxury Penthouses  
 Bedrooms: 3  
 Bathrooms: 4 (2 ensuite)  
 Built up area: 2,260 sq ft  
 Pool: Infinity, community pool

**Dh6.5 million**  
 Three bedroom plus study apartment in Palm Jumeirah

This stunning three bedroom apartment with study area in the luxurious Oceana complex has been upgraded to a very high standard, with an open plan kitchen with Miele appliances throughout. The standard marble floors have been replaced with hard wooden floors. The ceilings have been raised and fitted with Led lights to maximise the light that flows through the apartment. The spacious balcony and floor to ceiling windows from the living area and Master bedroom have panoramic views of the iconic Atlantis and the Palm while two en-suite bedrooms have full views of the Dubai Marina skyline.

**THE ESSENTIALS**  
 City: Dubai  
 Area: Arabian Ranches  
 Development: Al Mahra  
 Type: Villa  
 Availability: Ready  
 Lifestyle: Golf, Retirees  
 Bedrooms: 5  
 Bathrooms: 4 (4 ensuite)  
 Built up area: 4,263 sq ft  
 Plot size: 5,099 sq ft  
 Pool: Private pool

**Dh7.2 million**  
 Five bedroom villa in Arabian Ranches

Set in the elegant Arabian Ranches development, this beautifully kept villa is located in Al Marahra, one of Dubai's most established villa communities. Stylishly decorated throughout, this perfect family home comes complete with arches and domes, offering residents a quaint flavour of Arabia. This upgraded five bedroom villa has a built up area of 4328 square feet and boasts an impressive new kitchen with fitted appliances and all bathrooms have been renovated to European standards and include walk-in showers. With vies over the Burj Khalifa and Burj Al Arab, this property also comes with a private pool.

**THE ESSENTIALS**  
 City: Dubai  
 Area: Downtown Dubai  
 Development: Burj Khalifa Tower  
 Type: Apartment  
 Availability: Ready  
 Lifestyle: Luxury Penthouses  
 Bedrooms: 1  
 Bathrooms: 2 (2 ensuite)  
 Built up area: 1,096 sq ft  
 Pool: Community pool

**Dh3.8 million**  
 High floor Burj Khalifa one bedroom apartment with sea view

This one bedroom apartment with storage in the world famous Burj Khalifa Tower comes fully furnished, decorated in the choicest cream decor and finished with dark wooden flooring throughout. The living room boasts stunning views over the lake and take in the aquamarine sea view from the spacious bedroom. Built-in speakers and smart home technology round up the upgrades on this beautiful apartment. The apartment is located above the 70th floor and, like all units in the Burj Khalifa, it has been finished with floor to ceiling panoramic windows, marble and wooden flooring, fully fitted kitchen with high specification appliances.

# 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: Atrium Garden Home  
 Type: Villa  
 Availability: Ready  
 Lifestyle: Private Communities  
 Bedrooms: 4  
 Bathrooms: 5 (4 ensuite)  
 Built up area: 5,000 sq ft  
 Plot size: 6,750 sq ft  
 Pool: Private pool

**Dh500,000 per year**  
 Atrium Villa in Palm Jumeirah

This fastidiously maintained four bedroom atrium entry garden home is located on the front on Palm Jumeirah with arguably some of the best views of the Dubai Marina. As you enter this large home from the ground floor from the front of the property you are treated by a large open vaulted entry vestibule and central view through to the rear of the property and the open water. The ground floor in comprised of a large family room to the front of the property, open plan lounge and formal dining to the rear of the property opening to the rear garden and private beach area. The large contemporary kitchen is located from the dining area and to the rear of this a large laundry area and store and private maids room with bathroom. The ground floor is completed by way of a guest bathroom/cloakroom.

**THE ESSENTIALS**  
 City: Dubai  
 Area: Palm Jumeirah  
 Development: Atlantis Garden Home  
 Sub-development: Front C  
 Type: Villa  
 Availability: Ready  
 Lifestyle: Private Communities  
 Bedrooms: 4  
 Bathrooms: 5 (4 ensuite)  
 Built up area: 5,000 sq ft  
 Plot size: 6,700 sq ft  
 Pool: Private pool

**Dh400,000 per year**  
 Atlantis facing garden home villa in Palm Jumeirah

This stunning bedroom is located in the highly sought after Palm Jumeirah Dubai. With cobbled steps at the rear of the property that leads directly onto a private beach area, this family villa also boasts a spacious garden and huge pool perfect for weekend barbecues and entertaining. As you enter the front of the property you are treated by a large open vaulted entry vestibule and central view through to the rear of the property and the open water. With ceiling to floor windows, natural light flooded a huge front-facing family room, an open plan lounge and a formal dining at the back of the property. The large contemporary kitchen is located from the dining area and to the rear of this a large laundry area and store and private maids room with bathroom.

**THE ESSENTIALS**  
 City: Dubai  
 Area: Jumeirah  
 Development: Jumeirah  
 Type: Semi-detached townhouse  
 Availability: Ready  
 Lifestyle: Private Communities  
 Bedrooms: 5  
 Bathrooms: 6 (5 ensuite)  
 Built up area: 5,800 sq ft  
 Plot size: 4,250 sq ft

**Dh325,000 per year**  
 Just completed charming semi-detached five bedroom in Jumeirah

Brilliantly located close to Jumeirah strip, this brand new townhouse is a winner with Downtown skyline views and very workable floor plan. The villa offers five spacious bedrooms, plenty of natural sunlight and high ceilings throughout, creme marble flooring, and contemporary upmarket bathrooms complete this family home for those seeking a Jumeirah address. The Landlord will add your kitchen equipment to the well proportioned and very workable kitchen/breakfast area. The pleasingly large size living room with floor to ceiling glass opens out to a small garden which you may add your touch to ensuring maximum entertainment space.

**THE ESSENTIALS**  
 City: Dubai  
 Area: Jumeirah Golf Estates  
 Development: Lime Tree Valley  
 Type: Villa  
 Availability: Ready  
 Lifestyle: Golf Retreats  
 Bedrooms: 5 bedrooms  
 Bathrooms: 6 (5 ensuite)  
 Built up area: 7,000 sq ft  
 Plot size: 9,500 sq ft  
 Pool: Community pool heated and coordinated pool

**Dh525,000 per year**  
 Valencia Villa in Lime Tree Valley in Jumeirah Golf Estates

This stunning Valencia Villa in Lime Tree Valley, Jumeirah Golf Estate is spacious, light and airy with a large open Siematic kitchen, an adjoining prep kitchen/laundry room, ample living and dining space, a great sized en-suite guest bedroom, study powder room and storage room complete the ground floor living area. The first floor includes three well appointed en-suite bedrooms, a large master suite, huge upstairs family room all off a spacious landing area. This unique property is fully upgraded with marble flooring, a huge fully fitted basement, landscaped garden, private pool and BBQ area.

**THE ESSENTIALS**  
 City: Dubai  
 Area: Jumeirah Golf Estates  
 Development: Lime Tree Valley  
 Type: Villa  
 Availability: Ready  
 Lifestyle: Golf Retreats  
 Bedrooms: 5  
 Bathrooms: 6 (5 ensuite)  
 Built up area: 5,700 sq ft  
 Plot size: 9,756 sq ft  
 Pool: Community pool infinity cooled private pool

**Dh425,000 per year**  
 Five bed villa plus basement in Jumeirah Golf Estates

This lovely Murcia Villa is for rent in Lime Tree Valley, Jumeirah Golf Estates, from the beginning of May. This sought after floor plan will suit a family moving to Dubai from the UK or Europe best. The property is ideally located and offers serene views of the lake, desert and other luxury villas within the setting of the World Championship Earth Course. The Murcia features a large, double volume entrance foyer with direct views through the villa to the rear garden area, swimming pool and lake, a very open plan living space, a large kitchen and breakfast room, an en-suite guest bedroom and additional power room complete the ground floor accommodation.