



AMALIA RESIDENCES

AED 830 000

PARAMETERS

City	Dubai
Type	Development
To sea	14500 m
To city center	33000 m
Completion date	I quarter, 2025



AMALIA RESIDENCES IN AL FURJAN, DUBAI

Amalia Residences is an upcoming residential development by Deyaar Development, a leading real estate development company in Dubai, which has many iconic projects that attract both investors and buyers. The residential community is an 8-storey apartment building which will be ready for occupancy in early 2025. The complex, which includes 400 high-end apartments located in the Al Furjan area, will be a gated community with modern amenities and surrounded by nature.

ABOUT AMALIA RESIDENCES

In addition to residential apartments, Amalia Residences will include a host of amenities that allow future residents to exercise, relax and enjoy their time with loved ones without leaving the premium gated community. Public facilities will include a gym with modern equipment, swimming pools for adults and children, a playground, a lounge area, a landscaped garden as well as walking and jogging paths.

Residents will be able to enjoy a calm and secluded setting in the most secure environment which will be provided by a professional security service and a video surveillance system.

APARTMENTS IN AMALIA RESIDENCES

Amalia Residences in Al Furjan includes the following apartment options:

- 1-bedroom apartments of 81 square metres
- 2-bedroom apartments of 112 square metres;
- 3-bedroom apartments of 267 square metres.

The residences feature stylish and functional layouts with open-plan kitchens separated from the spacious living room by a marble counter and a dining area. The 2- and 3-bedroom apartments include a maid's room.

MALLS AND SUPERMARKETS IN AMALIA RESIDENCES

In the territory of Al Furjan, there are 2 large shopping centres, Al Furjan Pavilion and Al Furjan Club. Each shopping

centre houses supermarkets, more than 10 restaurants and 24 shops and stores with a wide range of different goods. Al Furjan Pavilion also hosts Al Furjan Spinneys, one of the branches of the known Spinneys supermarket chain in Dubai. There are also numerous stand-alone supermarkets and convenience stores within the community such as W Mart Fresh or West Zone.

There is another shopping centre in the neighbouring Discovery Gardens residential area, Ibn Battuta Mall, which is widely known for its unique architecture and includes more than 420 shops, 50 restaurants and a 21-screen cinema.

PLACES OF INTEREST NEAR AMALIA RESIDENCES

Locals and vacationers alike can relax at the newly opened licensed Reel Cinemas located in Jebel Ali Recreation Club and Ibn Battuta Mall is home to one of Dubai's best bowling alleys, Switch Bowling. These establishments are perfect for families.

JA Beach Hotel offers paddleboarding which is not just great fun, but also a great full-body workout. For those who don't like paddleboarding, other water sports are available for their enjoyment. Nearby clubs also offer shooting and horseback riding.

INVESTING IN AMALIA RESIDENCES

The Dubai real estate market continues to break records in terms of the number of transactions concluded as well as the rate of growth in the value and rental rates of residential and commercial units. Premium properties, such as apartments in Amalia Residences, are in particular demand. They are purchased not only as a place of permanent residence or a vacation destination but also to generate income.

An investment in Al Furjan real estate guarantees significant capital gains as the community's infrastructure continues to be developed. The cost of apartments in Amalia Residences will increase as construction nears completion. Buyers of local residences can also expect rental income that reaches AED 73,000 (\$20,000) per annum for 1-bedroom properties, AED 105,000 (\$28,500) per annum for 2-bedroom apartments and AED 140,000 (\$38,000) per annum for 3-bedroom apartments.

PURCHASING REAL ESTATE IN AMALIA RESIDENCES

Interested in purchasing off-plan apartments in the Amalia Residences community for living and investment? Please feel free to contact our English-speaking experts who will carefully analyse your goals and choose several options that fully meet your requirements and capabilities. Buyers will have access to comprehensive advice related to any financial and legal issues, support at all stages of the transaction and top-level after-sales service.

PROPERTY FEATURES

LOCATION

- Close to the bus stop
- Close to shopping malls
- Close to schools
- Close to the kindergarten
- Great location
- City view
- Beautiful view

FEATURES

- Panoramic windows
- Terrace
- Finished
- Big choice of home plan designs
- New project
- Tap water
- Electricity
- Driveway to the land plot

INDOOR FACILITIES

- Child-friendly
- Recreation area
- Fitness room
- Elevator

OUTDOOR FEATURES

- Barbecue area
- CCTV
- Security
- Children's playground
- Children's pool
- Landscaped garden
- Transport accessibility
- Social and commercial facilities
- Car park
- Garden
- Well-developed facilities
- Swimming pool
- Common area with pool
- Shop

PHOTO GALLERY

