



## BELMONT RESIDENCE

**AED 615 828 - 1 882 828**

### PARAMETERS

City	Dubai
Type	Development
To sea	10500 m
To city center	27100 m
Completion date	IV quarter, 2024



### BELMONT RESIDENCE IN JUMEIRAH VILLAGE TRIANGLE, DUBAI

Belmont Residence is an upcoming project that will enlarge the real estate market in Dubai with prime residential properties in the 1st half of 2025. The construction of a 7-storey apartment building is to be carried out by highly qualified experts, Ellington Properties. The projects developed by Ellington Properties attract investors due to their international quality standards, unique design, favourable location and wide range of amenities and services that they offer. Belmont Residence will be no exception. Located in the gated community of Jumeirah Village Triangle, this area is popular among families with children due to its calm lifestyle and high level of security.

### ABOUT BELMONT RESIDENCE

Future residents of Belmont Residence will be able to enjoy the benefits of the complex, including:

- special facilities for children, including a separate pool, kindergarten and playground;
- wellness facilities including a gym, a yoga and pilates studio, a tennis court, a swimming pool, a sauna and a steam room;
- shops and restaurants for residents and their guests;
- a landscaped garden, park and long walking paths; and
- 24/7 security with a video surveillance system.

### APARTMENTS IN BELMONT RESIDENCE

People who purchase property in Belmont Residence in Jumeirah Village Triangle can choose from the following housing unit options:

- studio apartments from 30 to 60 square metres; and
- 1- and 2-bedroom apartments from 68 to 142 square metres.

The properties feature stylish and functional layouts in light shades with open-plan kitchens, spacious balconies and large floor-to-ceiling windows allowing lots of natural light into the rooms. Currently, the prices start at AED 616,000 (\$168,000). To check the current price, please feel free to contact our experts.

### MALLS AND SUPERMARKETS IN BELMONT RESIDENCE

The new shopping centre, Al Khail Avenue, will soon open in the Jumeirah Village Triangle. More than 185,000 square metres, Al Khail Avenue will house 350 retail stores with a wide range of high-quality goods as well as numerous restaurants and leisure and recreational facilities. According to official information from the Developer, Nakheel Properties, the shopping centre will be connected to the hotel and will offer parking for 4,400 vehicles. Until the shopping centre is commissioned, residents can visit the following shopping centres:

- City Centre Me'aisem in the neighbouring Dubai Production City. The mall's retail stores feature world-famous brands as well as restaurants and entertainment venues; and
- Mall of the Emirates, one of the most popular malls in Dubai is located approximately 20 minutes from Jumeirah Village Triangle. It attracts residents and tourists from all over the city with its unique boutiques, diverse dining options and numerous entertainment such as Cinema Imax, Magic Planet Arcade and Ski Dubai.

There are numerous supermarkets in the community the largest being F Mart, New SafeStway Supermarket and Supermarket Triangle. They offer a wide range of foods and household goods with a home delivery service. There are smaller supermarkets such as Danat Express and Cherry Grocery dotted around the Jumeirah Village Triangle area.

### PLACES OF INTEREST NEAR BELMONT RESIDENCE

Future residents of Belmont Residence will be able to head to the southeast corner of the Jumeirah Village Triangle, drive along the Sheikh Mohammed bin Zayed Road and see many of Dubai's popular attractions, such as Dubai Sports City where you can find many stadiums, golf courses and other sports facilities. Slightly further along Sheikh Mohammed bin Zayed Road is the Dubai Motor-Racing Track in Dubai Motor City, which is popular with racing enthusiasts.

Dubai Miracle Garden is approximately a 15-minute drive from the high-end community. It is the world's largest flower garden with over 50,000,000 flowers. The plants are organized in various 2D and 3D exhibits against which you can take stunning photos. On the northeast side of the Jumeirah Village Triangle, are some waterfront attractions including several beaches and the Aquaventure Waterpark.

### INVESTMENT IN BELMONT RESIDENCE

Investing in Jumeirah Village Triangle real estate is one of the best decisions an investor can make. The community features a well-thought-out infrastructure that includes all socially significant facilities and amenities. The demand for local housing is growing from ex-pats, families with children, young couples and retirees to businesspersons who need quality rest from the hustle and bustle of the city. As a result, investors who own local properties can expect both capital gains and rental income. To return the funds invested in Belmont Residence apartments as soon as possible, we recommend purchasing while the construction is at the initial stages and the prices are still low.

### PURCHASING REAL ESTATE IN BELMONT RESIDENCE

Interested in buying a studio or apartment in Belmont Residence or a property in another luxury residential complex in Dubai? Get in touch with our English-speaking experts who have many years of experience in the Emirati real estate market. They will give you comprehensive advice on any financial and legal issues, assist you with choosing a property that meets your desires and capabilities, accompany you at all the transaction stages and provide first-class after-sales service.

## PROPERTY FEATURES

### LOCATION

- Great location
- Panoramic view
- Beautiful view

### FEATURES

- Panoramic windows
- Panoramic glazing
- Terrace
- Finished
- Good quality
- Tap water
- Electricity
- Driveway to the land plot

## INDOOR FACILITIES

- Recreation area
- Fitness room
- Pilates and yoga room

## OUTDOOR FEATURES

- Landscaped garden
- Landscaped green area
- Social and commercial facilities
- Car park
- Garden
- Well-developed facilities
- Swimming pool
- Common area with pool



## PHOTO GALLERY

