



## CANAL CROWN APARTMENTS

AED 1 126 000 - 9 126 000

### PARAMETERS

City	Dubai
Type	Development
To sea	8500 m
To city center	5000 m
Completion date	III quarter, 2027



CANAL CROWN BY DAMAC PROPERTIES DEVELOPMENT

Canal Crown in the UAE is a new premium project in Business Bay by Damac Properties. The complex on the bank of the Dubai Canal comprises 2 high-rise towers, each with a ground floor and an opulent lobby; 2 basement levels; 3 podium levels; 38 residential floors, and an additional rooftop level.

The futuristic-looking skyscrapers are inspired by the space and peridot gems. Buyers can choose a studio, a 1- or 2-bedroom apartment, or a 2- to 4-bedroom duplex for sale in Canal Crown. The floor areas of residences designed by the jewellery brand de Grisogono ranges from 37 to 442 m<sup>2</sup>. The starting property cost in Canal Crown is AED 1.12 million (USD 305,000).

### CANAL CROWN LOCATION

Canal Crown by Damac Properties Development will emerge in Business Bay, on the bank of the Dubai Canal, near emirate's major business centers, signature landmarks, and entertainment venues. Supermarkets, children's centers, pharmacies, hospitals, cafés, bars, restaurants, a waterfront, and the Marasi Boardwalk yacht club are within walking distance.

Nearby are Marasi Drive, Ras Al Khor Road, and Al Khail Road that can quickly take residents to other parts of the city.

- The central Downtown Dubai with the world's tallest Burj Khalifa, the immense Dubai Mall, musical fountains, and the Dubai Opera is a 10-minute drive away.
- DIFC, a financial hub with headquarters of global corporations, is 12 minutes away.
- The Ras Al Khor Wildlife Sanctuary with a population of pink flamingos is in 15 minutes by car.
- The resort communities of Dubai Marina and Palm Jumeirah with best beaches and water entertainments are a 20-minute drive away from duplexes in Canal Crown.

A drive to the Dubai International Airport (DXB) takes about 20 minutes.

### PROPERTY IN CANAL CROWN FOR INVESTMENTS

Launched recently, Canal Crown is a project in progress, which makes it a lucrative investment opportunity, as premium residences are now available at bargain prices. You can purchase custom-designed apartments in Canal Crown and resell them at a profit of up to 30% once the construction is completed. Moreover, asset value continues to grow even after the commissioning. Business Bay is an attractive location with liquid real estate. Last year alone, homes in this business community became 29% more expensive, which is almost double the Dubai average. Ultra-premium properties are particularly popular, so they are a great investment.

Another lucrative option is buying off-plan apartments for sale at Canal Crown and leasing them out. The average return on studios in a prestigious business district exceeds 6.7% per annum. 1- and 2-bedroom apartments generate around 5.5–5.7% per year.

### PROPERTY FEATURES

#### LOCATION

- |                             |                           |                            |                                 |
|-----------------------------|---------------------------|----------------------------|---------------------------------|
| • Close to the bus stop     | • Close to shopping malls | • Close to the city centre | • Close to schools              |
| • Close to the kindergarten | • Prestigious district    | • Great location           | • Close to a river or promenade |
| • Pond nearby               | • City view               | • Panoramic view           | • Street view                   |
| • River view                | • Beautiful view          |                            |                                 |

#### FEATURES

- |                     |                     |                    |                             |
|---------------------|---------------------|--------------------|-----------------------------|
| • Panoramic windows | • Panoramic glazing | • Balcony          | • Terrace                   |
| • Air Conditioners  | • Finished          | • Ready to move in | • Good quality              |
| • New project       | • Tap water         | • Electricity      | • Driveway to the land plot |

#### INDOOR FACILITIES

- |                   |                   |                   |                         |
|-------------------|-------------------|-------------------|-------------------------|
| • Child-friendly  | • Cafe            | • Conference hall | • Cinema                |
| • Recreation area | • SPA centre      | • Fitness room    | • Pilates and yoga room |
| • Elevator        | • Covered parking |                   |                         |

#### OUTDOOR FEATURES

- CCTV
- Landscaped green area
- Car park
- Footpaths
- Common area with pool
- Security
- Transport accessibility
- Concierge
- Garden
- Running track
- Children's playground
- Social and commercial facilities
- Promenade with amenities
- Benches
- Sports ground
- Landscaped garden
- Pool bar
- Garden
- Swimming pool

## PHOTO GALLERY

