



COURSETIA

AED 1 542 000 - 2 274 000

PARAMETERS

City	Dubai
Type	Development
Completion date	III quarter, 2021



COURSETIA IN AKOYA OXYGEN COMMUNITY, DUBAI

Coursetia is one of Dubai's luxury real estate neighborhoods, which was commissioned in early 2021. The intimate, quiet community is located in the prestigious, eco-friendly Damac Hills 2 neighborhood and is part of the Akoya Oxygen community.

PROPERTY OPTIONS AT COURSETIA

The fully-fenced complex has 162 comfortable residential homes. These are mostly 2-story villas and townhouses of between 232 and 320m². There is also an option to purchase a plot of land to build a house of your own design.

INFRASTRUCTURE OF COURSETIA COMPLEX

Akoya Oxygen, a large residential area in Dubai, is rapidly developing so residents of Coursetia are already able to enjoy the urban infrastructure.

For peaceful outdoor recreation:

- A picturesque lake where you can admire the local flora and fauna, and go boating.
- A special lake for fishing.
- Amazing butterfly garden.
- A floating movie theater.
- Green park area for picnics.
- Barbecue areas.
- Spacious outdoor pool with sun loungers.

For sports:

- Long jogging path.
- Large soccer pitch.
- Dedicated paintball pitch.
- Volleyball court.
- Outdoor area with fitness equipment.
- Lanes for cycling.

For children:

- Contact zoo.
- Water play areas and slides.
- Sun-enclosed play areas with swings, slides and soft flooring.
- Children's pool.

Coursetia Transportation Accessibility.

The area boasts an extensive transport network with quick access to Dubai's major highways. The city's most popular locations, including Downtown Dubai, can be reached within half an hour.

Nearby Coursetia there is also a popular golf club of international standards. The club boasts a sprawling golf course, a practice course, a state-of-the-art fitness center, a health spa and a store with specialized golf equipment and accessories. You can enjoy fine dining at the clubhouse in one of four restaurants. There are also bars, cafes and lounge areas on the clubhouse grounds.

The international airport is only a 36-minute drive from Coursetia.

In addition, residents of Coursetia are in close proximity to the nearby market which sells organic products, the Rukn Al Sahra supermarket and a pharmacy.

Nearest malls:

- 16 min to Dubai Outlet Mall, a discount shopping mall for brand name goods.
- 24 min to Cityland Mall with stores, rides and a park.
- 26 mins to Mira Town Centre.

Schools near Coursetia (about 20 mins by car):

- Gems First Point English School.
- English School Jebel Ali.
- Ranches Elementary School for Young Children.

Nearby medical clinics:

- Yukti Lavan Clinic (18 min).
- Bright Life medical center (25 min).

REAL ESTATE INVESTMENT IN COURSETIA, DUBAI

The rapid development of Dubai's tourism industry, the favorable tax conditions in the real estate sector for non-residents, as well as the upward trend of real estate prices in the UAE clearly indicate that investing in Coursetia real estate is a sound investment.

For those looking to invest for the purpose of property rentals, a large villa or townhouse in the elite residential quarter of Damac Hills 2 generates 5% annual income.

PROPERTY FEATURES

LOCATION

- Close to schools
- Prestigious district
- Near the golf course

FEATURES

- New development project
- Low-rise buildings
- Tap water
- Electricity
- Driveway to the land plot

INDOOR FACILITIES

- Child-friendly
- Heating system
- Cinema
- Recreation area
- Fitness room

OUTDOOR FEATURES

- Barbecue area
- CCTV
- Security
- Children's playground
- Landscaped garden
- Landscaped green area
- No industry facilities
- Social and commercial facilities
- Pets allowed
- Car park
- Amphitheatre
- Common area with pool
- Running track
- Shop
- Supermarket

PHOTO GALLERY

