

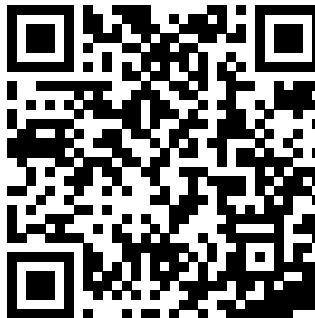


DG1 LIVING

AED 1 720 000 - 4 310 000

PARAMETERS

City	Dubai
Type	Development
To sea	6000 m
To city center	3500 m
Completion date	IV quarter, 2026



DG1 LIVING AT BUSINESS BAY, DUBAI

DG1 Living is an exclusive residential complex with a unique style and is currently in the early stages of construction. The DarGlobal development company is managing the construction which will be completed in 2026. The residential complex will become part of a world-famous business district, famous for its colourful landmarks and commercial places. The premium apartments vary from 74-165 square metres. The residential complex will have several amenities to create comfortable conditions for future residents' improvement, leisure and recreation.

ABOUT DG1 LIVING

This project is ideal for investment and personal use with the following advantages:

- Strategic location in Business Bay. Easy access to critical infrastructure: schools and kindergartens, hospitals and pharmacies, supermarkets, bus stops, parks, churches, mosques, restaurants and entertainment venues;
- An innovative architectural style developed by talented California designers;
- Ability to live in residences with children and pets;
- Swimming pools for adults and children;
- Playground;
- Gym with modern equipment;
- Barbeque area;
- Landscaped gardens;
- 24/7 security and video surveillance system.

APARTMENTS IN DG1 LIVING

Buyers interested in a premium complex can choose between the following types of residential real estate:

- One-bedroom apartments - from 74 to 87 m²

- Two-bedroom apartments - from 116 to 155 m2
- Three-bedroom apartments - from 146 to 164 m2

In addition to one, two or three bedrooms, each residence includes two to four bathrooms. It also includes a cosy entrance hall, an open kitchen, a dining area, a spacious living room, a dressing room, a powder room, a laundry room and a balcony. Some properties also have a maid's room with a private bathroom. The designers have created residential units so that owners and tenants of real estate can move freely from one area to another to effectively meet their daily needs.

MALLS AND SUPERMARKETS NEAR DG1 LIVING

Many supermarkets, including the popular Choithrams retail chain, are in the Business Bay business community. The supermarkets have a wide range of products and future residents can buy fresh and high-quality products near the complex. The supermarkets offer home delivery so that you don't have to leave your apartment to buy goods. In addition, you can visit several mini-markets (some open 24/7) near the building.

The largest shopping centre in the country is situated a thirty-minute drive from the project. The Dubai Mall has several supermarkets and speciality shops. In addition, there are many branded boutiques, catering establishments, coffee shops, relaxation areas and entertainment areas. These include a cinema, a theme park, a play area for children and an ice-skating rink.

ATTRACTIONS NEAR DG1 LIVING

A promising project located next to the main attraction of the business community is the Dubai Canal. The waterway runs over three kilometres, offering residents breathtaking views from their windows and many leisure opportunities. Here you can order a traditional Arabic Abra boat and take an exciting journey through the city's most scenic areas. You can admire the architectural masterpieces and beautiful nature.

There's a famous immersive theatre nearby which is a must-see for tourists visiting the city. You can enjoy a grand show with special effects, acrobatic stunts and talented actors. Viewers can fully immerse themselves in the production and feel like the main characters thanks to 3D projectors and a surround sound system.

INVESTMENT IN DG1 LIVING

Real estate acquisition in a complex under construction is one of the most profitable decisions. Investors make such investments to save and increase capital. The General Developer retains the right to adjust the residence costs during the project's construction. Prices will rise once the construction is completed - Dubai's off-plan real estate prices increase by 20-30%. Buyers who make a deal in the early stages of construction will receive a guaranteed profit from the resale as early as the end of 2026.

Investors looking for high and stable rental income can buy premium apartments during the complex construction to have a faster return on their investment. The average ROI of real estate investment in Business Bay is 5.68% annually for one-bedroom properties, while two- and three-bedroom residences annually bring 5.51% and 4.88%, respectively.

BUYING A PROPERTY IN DG1 LIVING

Are you interested in buying stylish and quality real estate in Dubai? Our English-speaking specialists have helped thousands of buyers achieve their goals – by increasing their capital and moving to the emirate. Our experts will help you conclude a deal with the most advantageous terms. Contact them to find a residential property that suits your preferences. A first-class after-sales service is also available throughout the transaction.

PROPERTY FEATURES

LOCATION

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

FEATURES

- Panoramic windows
- Panoramic glazing
- Terrace
- New project
- Tap water
- Electricity
- Driveway to the land plot

INDOOR FACILITIES

- Child-friendly
- Fitness room
- Elevator

OUTDOOR FEATURES

- Barbecue area
- Landscaped garden
- Transport accessibility
- Social and commercial facilities
- Car park
- Promenade with amenities
- Footpaths
- Benches
- Swimming pool
- Common area with pool

PHOTO GALLERY

