

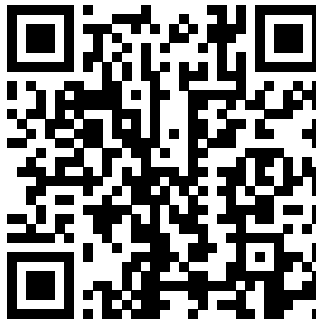


DOWNTOWN VIEWS 2

AED 1 510 888 - 4 500 000

PARAMETERS

City	Dubai
Type	Development
To sea	3500 m
Completion date	II quarter, 2023



DOWNTOWN VIEWS 2 IN DOWNTOWN DUBAI, DUBAI

Downtown Views 2 is an up-and-coming off-plan residential community, which will be put into operation in the 2nd quarter of this year. It is a collection of three skyscrapers of different heights, designed in a modern style. The community is located in the Downtown Dubai area, the most prestigious neighbourhood in the city thanks to its well-developed infrastructure and world-famous attractions.

Emaar Properties, one of the oldest and most reputable development companies in the Middle East real estate industry, is overseeing the community's construction and development in the surrounding area. Thanks to the company's exemplary reputation and long track record, most of the off-plan residential units in the buildings were purchased at the initial stages of the project.

ABOUT DOWNTOWN VIEWS 2

These conveniently located luxurious apartments in one of the most famous areas of the world attract investors and usual buyers due to their unique design and high-quality finishes. The interior design of the residences is inspired by modern Japanese interiors. They feature functional furnishings and interior details, such as a monochrome colour palette and elegant decor.

Future residents of the successful residential community will enjoy not only the interiors but also numerous amenities. At any time, people can go for a workout at a local fitness centre, which has the latest sports equipment, swim in the pool, or play basketball or tennis. The community also offers a spa centre and a sauna, where local real estate owners and tenants can fully relax after a hard day's work.

The lower floors of Downtown Views 2 will house a variety of retail and catering facilities. And, of course, there are dedicated facilities for children that are worth mentioning. The community features a child-friendly policy, so it offers several play areas and a shallow pool.

APARTMENTS IN DOWNTOWN VIEWS 2

Buyers interested in investment property in Downtown Views 2 in Downtown Dubai can choose between the following property types:

- One-bedroom apartments ranging from 67 to 102 square metres. In addition to the bedroom with a built-in wardrobe and a bathroom, the layout of this type of property includes an entrance hall, a spacious living room, a dining area, an open-plan kitchen, a laundry room, and a balcony. Some of these residential properties also have a dressing room, depending on the layout.
- Two-bedroom apartments ranging from 101 to 113 square metres. This type of property has double the number of bedrooms and bathrooms compared to one-bedroom properties, as well as the presence of a dressing room in all residences. In addition, some apartments have a women's room and two balconies.
- Three-bedroom apartments ranging from 151 to 169 square metres. Residential units of this type have from one to three balconies in all layout options, a utility room, and a women's room.

MALLS AND SUPERMARKETS IN DOWNTOWN VIEWS 2

The community will be commissioned in the coming months, and its future residents will have easy access to the Dubai Mall. The second-largest mall on the planet is located in an approximately 20-minute walk from the high-end towers. The huge mall houses a wide selection of branded stores, supermarkets, restaurants, as well as facilities for leisure and recreation. The latter include spas, gyms, beauty salons, hookah lounges, a cinema, a theme park, a play area for children, and more.

The off-plan complex is located near Souk Al Bahar, a shopping centre popular among tourists with the atmosphere of a noisy and colourful Arab bazaar. It features a traditional authentic architectural style and houses numerous specialty shops. Foreigners visiting the mall seek to purchase local fabrics, dried fruits, perfumes, spices, and other goods that will remind them of the rich Emirati culture. Also in the shopping centre are large areas for recreation and a variety of restaurants.

PLACES OF INTEREST NEAR DOWNTOWN VIEWS 2

In close proximity to the upmarket community are some of the most famous attractions not only in Dubai but throughout the world. The local apartments offer panoramic views of the Burj Khalifa, which is situated less than 3 kilometres away. The skyscraper, considered an architectural masterpiece and a marvel of modern engineering, is listed in the Guinness Book of World Records for its exceptional height. It is an integral part of the iconic Dubai landscape. Inside the structure, there are high-end residential properties, hotel rooms, office spaces, and numerous amenities, such as a gym, a swimming pool, restaurants, and observation decks. Every tourist tends to go on a tour of the upper floors of the amazing tower to see the luxurious interiors with their own eyes and enjoy the view of the city from the 124th or 148th floor.

Next to the world-famous skyscraper is another attraction, the Dubai Fountain. It is the largest singing fountain on the planet and the height of its water jets ranks second. The performances that can be enjoyed here are complemented by the work of numerous spotlights, as well as music of a wide variety of genres, from modern pop pieces to traditional Arabic melodies.

INVESTMENT IN DOWNTOWN VIEWS 2

A convenient location, a modern design, and a wide range of amenities make these premium apartments an attractive asset for investment. As the Dubai real estate market continues to develop and there are fewer vacant land plots in the prestigious neighbourhood, the property's value will increase. Thus, investors who close the deal in the near future will receive a guaranteed capital gain in the long term.

Apartment owners in Downtown Views 2 can count on high and stable rental income. The annual cost of renting local one-bedroom properties can be as high as AED 2,490,000 (USD 678,000). Premium apartments with two and three bedrooms, in turn, can bring up to AED 4,500,000 and AED 8,900,000 (USD 1,220,000 and USD 2,420,000) per annum, respectively. With popular attractions close to the community, tourist demand for properties in this Dubai location remains high throughout the year.

PURCHASING REAL ESTATE IN DOWNTOWN VIEWS 2

Are you planning on buying a property in Dubai? Apartments in Downtown Views 2 will be an ideal option for both buyers looking for a permanent residence or a family vacation home and for investors seeking a high and stable income. Contact our experts, who have many years of experience in the Emirati market, to get assistance with choosing a property that will fully meet your needs and budget. Buyers can count on comprehensive advice on any financial and legal issues, support at all stages of the transaction, and first-class after-sales service.

PROPERTY FEATURES

LOCATION

- Close to shopping malls

FEATURES

- Internet
- Air Conditioners
- Fully furnished
- Finished
- Ready to move in
- Standard finish
- Basement floor

INDOOR FACILITIES

- Children's playroom
- Restaurant
- Cafe
- Dry Cleaning
- Conference hall
- Laundry
- Recreation area
- Steam room
- Sauna
- SPA centre
- Fitness room
- Elevator
- Covered parking

OUTDOOR FEATURES

- Barbecue area
- CCTV
- Security
- Children's playground
- Children's pool
- Landscaped garden
- Landscaped green area
- Pets allowed
- Concierge
- Household cleaning service
- Swimming pool
- Basketball court
- Tennis court
- Shop
- Supermarket

PHOTO GALLERY

