

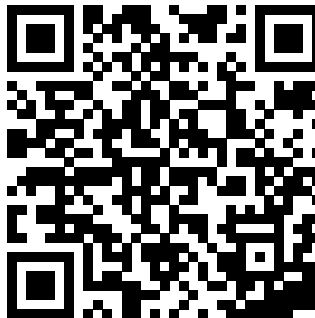


## GEMZ

AED 1 313 000 - 1 827 000

### PARAMETERS

City	Dubai
Type	Development
To sea	9600 m
To city center	32600 m
Completion date	I quarter, 2025



### GEMZ RESIDENTIAL COMMUNITY IN AL FURJAN, DUBAI

GEMZ is a new residential complex belonging to the luxury real estate category in Dubai. The property is being built by Danube Properties in the Al Furjan area. Upon completion in 2025, the complex will be a 14-story pyramid-shaped building.

### APARTMENTS IN GEMZ RESIDENTIAL COMMUNITY

In the new complex, you can buy studios and 1, 2, and 3-bedroom apartments with different layouts. All apartments have high-quality finishes, full furnishings, plumbing, an equipped kitchen, a spacious balcony, or a large terrace. 3-bedroom apartments can additionally include a maid's room and a private pool. There are possible options with a home office included.

### KEY AMENITIES IN GEMZ:

- Lobby with upholstered furniture for relaxation
- Huge Sky Deck recreation area with magnificent city views on the 13th level of the complex
- Large swimming pool with countercurrent function for water workouts
- Cricket stadium
- Children's playground
- Children's room with babysitting services
- Outdoor cinema
- Healthcare center with 24/7 medical services
- Fitness Centre
- Yoga room
- Beauty studio
- Parking lot

## LOCATION OF GEMZ RESIDENTIAL COMMUNITY

The GEMZ complex is located near major highways, making it easy to travel to other city areas.

The Al Furjan area has a well-developed public transport network. Residents can use the bus and metro lines.

The central city areas, such as Downtown Dubai with the famous musical fountain and Burj Khalifa skyscraper, and the Dubai Marina with a marina and a yacht club, are situated within a half-an-hour drive from the new residential complex.

The Al Maktoum Airport is located only 38 minutes away from the residential complex.

### Malls and Supermarkets Nearby

Various trade pavilions, restaurants, and cafes will operate within the GEMZ complex borders.

Not far from the Al Furjan area are several supermarkets and shops:

- Pet Nation Pet Shop (4-minute walk)
- Fresh Leaves supermarket (5 minutes away)
- Carrefour supermarket chain (9-minute drive)
- Ibn Battuta Mall (13-minute drive) featuring exquisite Arabic architecture

### Schools Nearby

The GEMZ complex does not yet have its own educational institutions for children, but The Arbor School is just 1 kilometer away.

There are several high-quality schools in neighboring areas, which can be reached within 16-18 minutes by car:

- GEMS Metropole School
- JSS International School
- Victory Heights Primary School;
- Nord Anglia International School
- Jebel Ali School

## INVESTING IN GEMZ REAL ESTATE IN AL FURJAN, DUBAI

Studios and apartments in this up-and-coming residential complex are an excellent option for those who are looking for a way to securely invest.

Investments in the real estate of the GEMZ residential complex will help you to receive a stable recurring income. If you purchase a property during the construction phase, you can save a fair amount of money. Renting out a property will bring a good ROI and help you quickly recoup your investment.

The Al Furjan area is a Freehold Zone. This means that foreigners can buy real estate here with the right of unlimited ownership.

According to experts, a 1-bedroom apartment in a new residential complex can bring the owner an ROI of about 7% per annum. This is extremely high for the property rental market.

## PROPERTY FEATURES

### LOCATION

- Close to the bus stop
- Close to schools
- Close to the kindergarten
- Prestigious district
- Great location
- City view
- Panoramic view
- Street view
- Beautiful view

### FEATURES

- Roof terrace
- Premium class
- New development project
- New project

## INDOOR FACILITIES

- Children's playroom
- Child-friendly
- Medical care 24/7
- Reception
- Recreation area
- Beauty salon
- Fitness room
- Pilates and yoga room
- Elevator

## OUTDOOR FEATURES

- CCTV
- Security
- Landscaped garden
- Landscaped green area
- Transport accessibility
- Social and commercial facilities
- Car park
- Swimming pool



## PHOTO GALLERY

