



GRANDE

AED 1 999 999 - 7 063 888

PARAMETERS

City	Dubai
District	The Opera District
Type	Development
To sea	4000 m
To city center	1000 m
Completion date	II quarter, 2022



GRANDE IN DOWNTOWN DUBAI, DUBAI

Grande is a collection of high-end apartments that were commissioned last year. Emaar Properties, one of the most reputable developers in the Dubai real estate market, performed the residential community's construction. All the company's projects attract investors and buyers at an early stage, as the developer is widely known for its responsible approach to development quality and the provision of a wide range of amenities and services. That is why most of the residential properties in Grande were purchased immediately after the company opened sales.

Other advantages of the residential complex include its convenient location in the central part of the city. The 78-storey tower is located in Downtown Dubai, a prestigious area with highly developed infrastructure and a dynamic New York-style setting. It is in this area where most of the ultra-modern skyscrapers that form the iconic Dubai landscape are located.

ABOUT GRANDE

A distinctive feature of the high-end residential tower is a wide range of amenities and services that allow local residents to focus on their physical and mental health, relax, have fun, work, enjoy their time with friends and family, and raise children in the most comfortable and safest environment. These include:

- A gym with a wide range of modern equipment
- A spacious recreation area with swimming pools for adults and children and comfortable sun loungers
- A yoga and pilates studio
- A spa centre
- Cafes, restaurants, and a bar
- A children's playground
- A barbecue area

- Long paths for walking and jogging
- A conference hall
- A high-speed elevator
- Covered parking
- 24/7 security and video surveillance system.

It should be highlighted that all socially relevant facilities are easily accessible to both property owners and tenants in this appealing residential community. Just a short drive away, there are well-established kindergartens, schools, hospitals, pharmacies, and shops. The best restaurants, shopping malls, and entertainment venues in the city are within easy reach, making your stay at the Grande tower a truly delightful experience.

APARTMENTS IN GRANDE

The project includes the following types of residential properties:

- One-bedroom apartments ranging from 71 to 96 square metres
- Two-bedroom apartments ranging from 104 to 151 square metres
- Three-bedroom apartments ranging from 172 to 301 square metres
- Four-bedroom penthouses ranging from 215 to 249 square metres.

Each property features a welcoming entrance hall, one to four bedrooms with built-in wardrobes, one to three bathrooms, a balcony or a terrace, a roomy living room, a dining area, an open-plan kitchen, and a storage room. A maid's room, a dressing room, a women's room, and a laundry room are additional features in some apartments.

The property's interiors are open-plan and are illuminated by natural sunlight. The designers managed to achieve such an interior thanks to the appropriate colour palette, a well-thought-out lighting system, and floor-to-ceiling panoramic windows. For the comfort and aesthetic enjoyment of local residents, stylish and functional furniture, high-quality bathroom fixtures, and household appliances from well-known brands, as well as original decor items in bronze shades, were selected.

MALLS AND SUPERMARKETS IN GRANDE

Soon, its own shopping centre will be opened on the territory of the coastal area. And now the community's residents can go shopping at the three of the most popular malls in the city, located less than half an hour away.

A short drive from the newly built community is the second-largest shopping centre on the planet, which is not just a popular place for shopping and entertainment but also a world-famous attraction that tens of thousands of foreign tourists visit every day. Local apartment owners can reach the Dubai Mall in approximately 10 minutes on foot. The mall houses a wide selection of luxury branded boutiques, such as Versace, and specialty stores that sell everything from furniture and clothing to home appliances. There is also a huge food court with numerous catering establishments and a large number of leisure and recreation facilities in the mall, including a cinema, a children's play area, hookah lounges, beauty salons, spas, etc.

Another popular shopping centre located near the community is Souk Al Bahar. It attracts tourists with its majestic style, inspired by traditional Arab architecture, and numerous shops offering high-quality goods for which the Gulf countries are famous. There you will find authentic fabrics, perfumes, gold jewellery, dried fruits, and much more. Also in the shopping centre, there are cafes and restaurants with original Arabic dishes and spacious lounge areas.

PLACES OF INTEREST NEAR GRANDE

The main attraction, which is located next to the complex and which local residents can admire from their panoramic windows, is the Burj Khalifa. The skyscraper, which made it into the Guinness Book of Records because of its dizzying heights, is located just a kilometre from Grande. The skyscraper houses luxury apartments, hotel rooms, office spaces, and common facilities, such as a fitness centre, a swimming pool, and several restaurants. Most tourists tend to get to one of its observation decks located on the 124th and 148th floors. Here, people can enjoy breathtaking views and take memorable photos.

A tour of the record-breaking skyscraper is usually incomplete without visiting another world-famous attraction located in the immediate vicinity, the Dubai Fountain. The attraction ranks second on the planet in terms of the height of water jets and the largest among all singing fountains. Here you can enjoy amazing performances, which consist not only of throwing water into the air but also of lighting and musical effects.

INVESTMENT IN GRANDE

Are you going to invest in Downtown Dubai real estate? High-end apartments in the newly built complex will be an ideal option. The 78-storey tower is located in close proximity to the most popular attractions, where foreign tourists often seek to rent accommodation during their holidays. Thanks to this, local property owners can expect a high and stable income throughout the year. The annual rental price for one-bedroom apartments located in this prestigious area reaches AED

450,000 (USD 122,500), two-bedroom apartments go for AED 700,000 (USD 190,500), and three- and four-bedroom apartments bring AED 1,600,000 and AED 2,200,000 (USD 435,500 and USD 599,000) per annum, respectively.

Local premium apartments continue to rise in price in the booming Dubai real estate market and have a high level of liquidity. This means that if homeowners want to sell in the future, they will quickly find interested buyers and receive capital gains.

PURCHASING REAL ESTATE IN GRANDE

Are you going to buy a property in Grande to move into the city's most prestigious community or to diversify your investment portfolio? Highly qualified professionals with many years of experience in the Emirati market are ready to help. They will select residential properties that fully meet the needs, goals, and financial capabilities of the buyer, accompany them at all the transaction stages, give comprehensive advice on any issues, and provide first-class after-sales service. Please feel free to contact our experts today to make a purchase on the most favourable terms.

PROPERTY FEATURES

LOCATION

- Close to the bus stop
- Prestigious district
- City center
- Close to shopping malls
- Historical centre of the city
- City view
- Close to schools
- Great location
- Panoramic view
- Close to the kindergarten
- Close to a river or promenade
- Beautiful view

FEATURES

- Balcony
- Electricity
- Air Conditioners
- Driveway to the land plot
- Premium class
- Tap water

INDOOR FACILITIES

- Child-friendly
- Recreation area
- Elevator
- Restaurant
- SPA centre
- Covered parking
- Bar
- Fitness room
- Underground parking lot
- Conference hall
- Pilates and yoga room

OUTDOOR FEATURES

- Barbecue area
- Children's pool
- Swimming pool
- CCTV
- Landscaped garden
- Shop
- Security
- Footpaths
- Children's playground
- Well-developed facilities

PHOTO GALLERY

