



## MYRTLE

AED 1 246 000 - 2 950 000

### PARAMETERS

City	Dubai
Type	Development
To sea	2800 m
Completion date	II quarter, 2025



### BUYING AN APARTMENT IN MYRTLE

Myrtle in The City Walk is a new community by Meraas, a well-reputed developer. The residential complex is a collection of modern 1 and 2-bedroom apartments designed by artists. This community is located in the heart of the Jumeirah area in Dubai. This community combines Dubai's luxury real estate with a favorable location and a wide range of amenities and entertainment facilities.

### TYPES OF APARTMENTS AVAILABLE

The apartments available in Myrtle range from 62 square meters to 172 square meters. According to the plan, there are no penthouses in Myrtle.

### VALUABLE INFORMATION FOR INVESTORS

Buying property in Myrtle is possible from AED 1,240,000 (\$339,000, ¥2,280,000). Key handover is scheduled for June 2025, according to the developer.

Investments in Myrtle are convenient due to the availability of an installment plan offered by the developer:

- Down payment of 10% on the day of booking.
- Amount of 40% divided into several payments during the construction process (from 1 to 4).
- 50% at the property handover.

### VALUABLE INFORMATION ABOUT MYRTLE

Key features of the project:

- Residential community with 1 and 2-bedroom apartments
- Location in the Jumeirah area
- Stylish building surrounded by lush green parks

- Attractive convenient payment plans

Everything needed for comfortable living is included in this area:

- BBQ areas
- Access to the beach
- Bicycle trails
- Running trails
- Children's playground
- Open swimming pool
- Spa and sauna
- Healthcare center
- Active water sports
- Yoga and meditation areas

Myrtle in the City Walk is surrounded by luxury and high-end facilities, including elite brand stores, upscale gourmet restaurants, luxury hotels, shopping malls, and much more.

To the changing requirements of buyers, the complex is designed to provide residents with the opportunity to lead an active and healthy lifestyle. As a fully integrated community, Myrtle offers a wide range of food outlets, shopping malls, and leisure and entertainment centers.

#### Architecture

The modern-style complex fits perfectly into the panorama of the emirate. The apartments are elegantly designed to create everything needed for a comfortable lifestyle and are characterized by exclusivity and sophistication.

#### Interior Design

The bright, sun-drenched residences are complemented by terraces that offer stunning views of the community's lush green parks.

### MYRTLE INFRASTRUCTURE

An investment in Myrtle is attractive due to the amenities it offers, as well as its favorable location.

Among key infrastructure aspects and features, it is worth noting:

- Swimmingpool
- Restaurants in Myrtle
- The Persian Gulf views
- Healthcare center
- 24/7 security
- Shopping Malls
- Children's playground
- Access to the beach

One access to the key city locations:

- City Walk Mall - 10 minutes
- Burj Al Arab -15 minutes
- International Dubai Airport -15 minutes
- La Mer beach - 15 minutes
- Dubai Marina - 20 minutes
- Palm Jumeirah- 20 minutes
- International Al Maktoum Airport - 50 minutes

### WE'LL HELP YOU TO CHOOSE AND PURCHASE AN INVESTMENT PROPERTY IN DUBAI

Learn more about possible real estate investments in Myrtle and other luxury communities, properties in other gated communities, and luxury locations in Dubai downtown on our website. Choose a de luxe residence with high ROI or artist-designed apartments. Please feel free to contact our experts to choose an investment property in Dubai.

## PROPERTY FEATURES

### LOCATION

- Close to shopping malls
- Close to schools
- Close to the kindergarten
- Prestigious district
- Environmentally pristine area
- Pool view
- City view
- Park/garden view
- Street view
- Beautiful view

### FEATURES

- Bathroom furniture
- Balcony
- Terrace
- Dressing room
- Premium class
- New development project
- New project

### INDOOR FACILITIES

- Child-friendly
- Storage room
- Sauna
- SPA centre
- Fitness room
- Pilates and yoga room
- Squash
- Elevator
- Covered parking

### OUTDOOR FEATURES

- Barbecue area
- CCTV
- Security
- Children's playground
- Landscaped garden
- Landscaped green area
- Transport accessibility
- Pets allowed
- Dog walking areas
- Park
- Swimming pool
- Basketball court
- Running track
- Sports ground
- Tennis court
- Shop

## PHOTO GALLERY

