



## OPAL GARDENS

AED 4 200 000 - 14 000 000

### PARAMETERS

City	Dubai
Type	Development
To sea	19000 m
To city center	16000 m
Completion date	III quarter, 2026



Opal Gardens is a highly anticipated luxury development in Dubai which boasts an array of premium villas and townhouses set within a meticulously crafted landscape featuring a grand artificial lake.

### ABOUT OPAL GARDENS

Opal Gardens prides itself on having all the attributes of a district designed to be conscientious of the height of modern standards in urban living. Every detail is carefully considered so that residents will feel comfortable. The location of the area provides a harmonious combination of quick access to all the necessary infrastructure of Dubai with the seclusion of a private community. Those who purchase villas and townhouses in Opal Gardens will have all the opportunities to maintain a healthy lifestyle. The district has sports fields and halls, as well as a yoga garden and a swimming pool. A 5-kilometre bike trail around the district will make provision for long walks or rides in the shade of specially planted trees. The community is focused on family living, demonstrated by well-equipped children's playgrounds and a general atmosphere of peace and luxury. The unique feature of the district is the extensive lagoon with a beach and the most luxurious villas in Opal Gardens are located nearby.

### APARTMENTS IN OPAL GARDENS

The Opal Gardens development encompasses a variety of property options including both single-family townhouses and villas, as well as dual-key townhouses. Each dwelling is designed with a minimum of 4 bedrooms, providing ample space for families of moderate size. The dwelling themselves are also very affordable – for example, a house with a total floor area of 450 square meters, which has 4 bedrooms and 5 bathrooms, would be sold for approximately 4 million AED (1.09 million USD). The cost of villas in Opal Gardens varies between 4.2 million AED (1.14 million USD) to 19 million AED (5.17 million USD), with the price depending on the size and location of the property. The most exclusive and desirable options enjoy views of the artificial lake and feature larger plots of land.

### MALLS AND SUPERMARKETS IN OPAL GARDENS

The community of Opal Gardens does not have supermarkets within its boundaries, however, there are several supermarkets and shopping centres nearby. These include LuLu Hypermarket, Aswaaq Mall and many others which offer all the necessary items. A local convenience store will also be available upon completion of the development. Additionally,

the surrounding communities already offer a wide range of dining options such as Jazeel Restaurant or Grills & More Dubai Silicon Oasis. A local educational complex comprising a nursery and college, Kent, is also conveniently located nearby.

### ATTRACTIONS NEAR OPAL GARDENS

The district is located close to many of Dubai's attractions. IMG Worlds of Adventure, the largest indoor theme park in the UAE as well as the family entertainment area of Global Village are both just 5 to 10 minutes away. For those interested in seeing flamingos and other birds in their natural habitat, the Ras Al Khor Wildlife Sanctuary is just a 10-minute drive away. Additionally, the area boasts a large selection of golf clubs, cricket pitches and parks which provide ample opportunity for leisurely entertainment in the surrounding neighbourhood.

### INVESTMENT IN OPAL GARDENS

The sale of apartments in Opal Gardens is now open for investment and the earlier an order is placed the wider variety of options you will have to choose from. The most desirable locations within the community generate the most interest among those looking to make a purchase and prompt reservations aid in securing the most profitable investment. The developer has also established a convenient payment program the structure of which is as follows: 10% of the cost is paid upon placing an order, 50% is paid in instalments throughout the construction process, and the remaining 40% is due upon completion of the reserved residence in 2026. Acquiring luxury real estate in Dubai at the off-plan stage is significantly more advantageous than choosing from what is left when construction is complete.

### BUYING PROPERTY IN OPAL GARDENS

You can contact our panel of experts via online chat or leave a request on the website and the dedicated team will assist you in swiftly and securely purchasing property in Opal Gardens in Dubai. The company specialists will provide you with all the necessary information for registering real estate transactions, as well as negotiate with the developer on your behalf and prepare all the necessary documentation for the transaction. Please do not hesitate to reach out to our Russian-speaking specialists for further information on the prices of upcoming constructions in Dubai and their relevant pricing in rubles, dollars, and euros.

## PROPERTY FEATURES

### LOCATION

- Great location
- Pond nearby
- Beautiful view

### FEATURES

- Panoramic windows
- Panoramic glazing
- Terrace
- Finished
- New project
- Low-rise buildings
- Tap water
- Electricity
- Driveway to the land plot

### INDOOR FACILITIES

- Child-friendly
- Healthcare facilities
- Staff room
- Recreation area
- Fitness room
- Pilates and yoga room
- Elevator
- Garage

### OUTDOOR FEATURES

- Barbecue area
- Children's playground
- Landscaped garden
- Landscaped green area
- Social and commercial facilities
- Backyard
- Car park
- Private beach

- Garden
- Footpaths
- Well-developed facilities
- Swimming pool
- Running track
- Sports ground
- Shop
- Supermarket



## PHOTO GALLERY

