



## THE CREST GRANDE

AED 1 080 000 - 3 199 000

### PARAMETERS

City	Dubai
Type	Development
To sea	13700 m
To city center	13300 m
Completion date	III quarter, 2025



### THE CREST GRANDE RESIDENTIAL COMPLEX IN MBR CITY, DUBAI

The Crest Grande is a new 42-story residential complex, which will be located on the shores of the pristine lagoon in the Sobha Hartland community, which is part of a large growing area of MBR City. The new tower construction is planned to be completed in 2025.

### THE CREST GRANDE APARTMENTS

Luxury 1, 2, 3 and 4 bedroom apartments in the new complex will be included in the category of luxury real estate in Dubai.

The apartments have an area of 68 square meters to 218 square meters. The property will be handed over with a fully fitted kitchen, modern wardrobe systems and laundry room. There is an additional room for a maid or nanny in the larger apartments. All apartments have large balconies with space for a relaxing seating area to enjoy the views.

Depending on the apartment position in the tower, residents will be able to enjoy views of the lagoon, the green areas of the Ras Al Khor nature reserve or the cityscapes of Downtown Dubai with the famous high-rise business center Burj Khalifa from large floor-to-ceiling windows and balconies.

### KEY AMENITIES IN THE CREST GRANDE:

- Open area for sports training and fitness;
- Swimming pools for children and adults;
- Sauna;
- Children's playground;
- Dedicated BBQ area;
- Gym within the complex territory;
- Covered parking;
- Retail outlets and restaurants within the residential complex territory.

### Location

The new complex will be located on the shore of the lagoon, not far from a major road junction with access to major highways, connecting you to all popular destinations in Dubai.

Near the residential complex, there is a unique wildlife park, Ras Al Khor, with a wide variety of rare animals, one of the world's largest flamingo populations and rare plants. Not far from the up-and-coming complex there are numerous business centers, large malls and a large golf course, The Track.

It takes about 12 minutes to reach the world-famous Meydan Racecourse, one of the largest in the world. The complex also includes a five-star hotel, a cinema and a horse racing history museum. Competitions are held here several times during the year and attract guests from all over the world.

Dubai International Airport is situated just 20 minutes away from the residential complex.

### Malls and Supermarkets

The Crest Grande will include a 1.8-kilometre promenade with numerous retail outlets, three parks and a large mall.

Residents will be able to reach the large Dubai Mall in just 11 minutes. This mall is considered to be one of the world's largest in terms of its territory. There are a lot of famous branded stores, several cinemas, a professional ice rink and several amusement parks.

### Schools Nearby

Crest Grande is perfect for families with kids: there are both schools and kindergartens in the neighboring areas. All educational institutions have good ratings, provide training in foreign languages and meet international standards.

It will take you just 10 to 15 minutes to get to the following educational institutions:

- Dubai Hartland International School, where education is conducted according to the British educational program;
- Dubai North London Collegiate School with an international-standard educational program.

It will take you 10 to 12 minutes to drive to the following nurseries:

- Blossom Design District Nursery;
- Odyssey Nursery in the Meydan area;
- Blue Bird Nursery in the Al Quoz area;
- Jumeirah International Nursery.

### INVESTING ATTRACTIVENESS OF THE RESIDENTIAL COMPLEX

An investment in Crest Grande real estate in the MBR City area of more than AED 750,000 allows you to obtain a three-year resident visa. The visa application can be submitted after the property is put into operation. It is worth noting that concluding a deal during the construction stage will allow you to buy real estate at the best prices. After completion, you will be able to re-sell it as fully private property without any restrictions.

If you want to invest to receive recurring income, then you can consider renting a property out: you can use a management company's services for this.

Rental property in Sobha Hartland brings in an average of 5.9% per annum. 1 bedroom apartments have the highest profitability.

Please feel free to contact our experts if you have any questions regarding purchasing a property in the new residential complex, the current price per square meter, discounts and installment plans.

### PROPERTY FEATURES

#### LOCATION

- Close to schools
- Close to the kindergarten
- Prestigious district
- Near the golf course
- Great location
- City view
- Panoramic view
- Street view
- Beautiful view

## FEATURES

- Panoramic windows
- Panoramic glazing
- Premium class
- New development project
- New project
- Tap water
- Electricity
- Driveway to the land plot

## INDOOR FACILITIES

- Children's playroom
- Child-friendly
- Restaurant
- Recreation area
- Sauna
- Fitness room
- Pilates and yoga room
- Elevator
- Covered parking

## OUTDOOR FEATURES

- Barbecue area
- CCTV
- Children's playground
- Children's pool
- Landscaped garden
- Landscaped green area
- Social and commercial facilities
- Car park
- Swimming pool
- Shop
- Supermarket



## PHOTO GALLERY

