



## THE RESIDENCE BURJ KHALIFA

AED 27 976 888

### PARAMETERS

City	Dubai
Type	Development
To sea	4300 m
To city center	50 m
Completion date	IV quarter, 2024



### ABOUT THE RESIDENCE BURJ KHALIFA

The Residence Burj Khalifa is a multi-apartment facility that will add 35 luxury apartments to the Dubai real estate market in the 2nd half of 2024. The Developer, Emaar Properties, is a reputable construction company that has developed thousands of residential and commercial properties since its inception. The complex will be located in Downtown Dubai, the skyscrapers of which are the hallmark of the Emirate.

The Residence Burj Khalifa is a 13-storey building in ultra-modern style with glass facades and curved shapes which includes 2 underground levels for secured parking. The upcoming community's residents will be able to use the services of valet parking, cleaners and concierge, as well as a wide range of amenities, including:

- Rooftop infinity-edge pool and lounge area;
- Gym with modern equipment;
- Spa offering several recreation and healthcare services;
- Business centre and office spaces;
- Children's studio; and
- 24/7 security and CCTV;

### APARTMENTS IN THE RESIDENCE BURJ KHALIFA

Buyers can choose one of the following property options:

- 3-bedroom apartments with an area of 533 square meters;
- 4- bedroom apartments with an area of 761 square meters;
- 5-bedroom apartments with an area of 820 square meters;
- 7- bedroom apartments with an area of 1 478 square meters.

The starting cost for a residential property offered in this unique community is currently AED 15,000,000 (\$4,000,000). Every apartment has a balcony or terrace with breathtaking views of the famous skyscrapers and landmarks of the Emirate, as well as a room for domestic staff and a wine cellar. Some apartments have home offices and playrooms.

### MALLS AND SUPERMARKETS IN THE RESIDENCE BURJ KHALIFA

Near the complex there are several supermarkets and small stores, offering a wide range of different goods, from food and sanitary items to clothing and gadgets. Most of the shopping facilities offer delivery services.

### ATTRACTIONS NEAR THE RESIDENCE BURJ KHALIFA

Excellent positioned, The Residence Burj Khalifa in Downtown Dubai is located just a couple-of-minutes-walk from the three most famous architectural masterpieces of the Emirate:

- Burj Khalifa: The tallest skyscraper on the planet is one of the most popular attractions not only in the UAE but throughout the world. This skyscraper is included in the Guinness Book of Records. Most foreign tourists visiting the Emirate want to see it and go on a walking tour inside the skyscraper.
- The Dubai Fountain: In front of the iconic skyscraper, is the highest fountain in the world. Thanks to its unique design, tourists are enthralled by it. The fountain consists of 5 circles of different sizes and 2 arches, as well as powerful nozzles that throw water to an impressive height. Together with lamps, colour projectors and sound systems, amazing light-and-music performances are presented.
- The Dubai Mall: Another world record holder and famous throughout the world, its area reaches 502,000 square meters and it is the second-largest shopping centre on the planet. The mall is situated near the Burj Khalifa skyscraper and includes more than a thousand commercial spaces, from stores to entertainment venues.

### INVESTING IN THE RESIDENCE BURJ KHALIFA

While the construction of the complex continues, buying a property in The Residence Burj Khalifa is the wisest action. This means that residential properties will rise in price as the development approaches completion. Buyers can also take advantage of a flexible 70/30 instalment plan. According to the plan, 20% of the cost must be paid as a down payment, 50% must be paid in stages before construction is completed and the remaining 30% must be paid after the housing is put into operation.

In addition to capital gains, people who purchase apartments in The Residence Burj Khalifa can expect a recurring rental income. Investments in Downtown Dubai pay off quickly thanks to the increased attention from tourists looking to stay close to popular shops, restaurants, and other community amenities. There are 3 of the most interesting sights just a few steps from the community so the high demand for local apartments is guaranteed.

You can start choosing investment-attractive real estate right now. Please feel free to contact our experts and get comprehensive advice and full support at every stage of the transaction.

## PROPERTY FEATURES

### LOCATION

- Close to the bus stop
- Close to shopping malls
- Close to schools
- Close to the kindergarten
- Prestigious district
- Great location
- Close to a river or promenade
- City center
- City view
- River view
- Beautiful view

### FEATURES

- Panoramic windows
- Panoramic glazing
- Terrace
- Finished
- Good quality
- New project
- Tap water
- Electricity
- Driveway to the land plot

## INDOOR FACILITIES

- Recreation area
- SPA centre
- Fitness room
- Elevator
- Guarded parking lot
- Underground parking lot

## OUTDOOR FEATURES

- CCTV
- Security
- Keycard entry system
- Landscaped garden
- Transport accessibility
- Social and commercial facilities
- Car park
- Concierge
- Swimming pool
- Common area with pool



## PHOTO GALLERY

