

THE STERLING

AED 1 044 000 - 16 447 927

PARAMETERS

City	Dubai
Type	Development
To sea	6000 m
Completion date	I quarter, 2021

THE STERLING RESIDENTIAL PROJECT IN BUSINESS BAY DISTRICT, DUBAI

The Sterling, a luxury residential project created by Omniyat, has been built as two identical 25-story towers, with one on the west side of the grounds and the other on the east. This is a marvelous specimen of Dubai elite real estate with its fabulous interior design and great location in the very heart of Dubai's Business Bay District.

APARTMENTS IN THE STERLING IN BUSINESS BAY

When this residential project was being designed, the developer had already declared that it was planning to create a collection of truly royal apartments with state-of-the-art finishing which would be fully furnished by the famous designer Steve Leung.

At The Sterling, you can purchase a cozy studio or a luxurious one, two, or three-bedroom apartment. The project also has townhouses and several penthouses with breathtaking views of Dubai Downtown.

All residential units are fully furnished and equipped with top-class European home appliances.

INFRASTRUCTURE IN THE STERLING

The residential project has everything required for good living and recreation.

Key amenities:

- First floors accommodate retail venues and cafes
- Each building has several high-speed elevators
- There is a green recreation area between the west and the east tower, with landscaped gardens and cozy places to rest
- Huge outdoor swimming pool with lounge chairs and fenced areas with furniture designed for waterside leisure
- Gym equipped with modern exercise equipment and sports gear
- 24/7 concierge service and security

- Café and restaurant in the building
- Cinema
- Spacious barbecuing area
- Underground parking
- Automated lighting system in residential premises

Transport accessibility of The Sterling

The twin towers of the residential project are located in Business Bay, Dubai's large business district, five minutes away from the city center. The building is nestled between the Dubai Water Canal and the Burj Khalifa skyscrapers. With this location, residents of The Sterling can easily move around the city by either public transport or a personal vehicle. Several bus stops are within walking distance. The Dubai Mall underground station is three kilometers away, and there is also a car rental nearby. The Dubai International Airport is a 25-minute drive away.

Shopping malls near The Sterling

There are many diverse retail facilities in the Business Bay District, from small private shops to super-huge malls, offering a great variety of goods and services.

Nearest shops:

- Carrefour supermarket with a great selection of fresh foods is a 10-minute walk away from The Sterling
- W Mart Fresh supermarket is a 4-minute drive away
- Bay Avenue Mall is 7 minutes away
- Dubai Mall, the world's largest shopping mall, is only three kilometers from the residential project. It houses about 1,200 shops offering branded clothing, accessories, jewelry, and much more. There are numerous restaurants and cafes in the mall to suit any taste. You can quickly get from the mall to a large outdoor square housing standalone brand stores
- City Walk mixed-use center with retail outlets and diverse entertainment facilities is a nine-minute drive from the project.

INVESTMENT IN THE STERLING IN BUSINESS BAY

Luxury housing in the city's Downtown, with its huge number of landmarks, shopping, and entertainment offerings in the vicinity will be a profitable option for those who are seeking a reliable investment for their funds. As of early 2022, rental prices in the Business Bay District grew by 2.34%, which is why investing in property in The Sterling for the sake of leasing it in the future will yield a stable income. If you wish to purchase housing for personal use, you can count on preserving your money despite inflation, since prices for Dubai housing are always on the rise.

PROPERTY FEATURES

LOCATION

- Close to shopping malls
- Prestigious district
- Close to a river or promenade
- City center
- City view
- Panoramic view
- River view
- Beautiful view

FEATURES

- Panoramic windows
- Hot tub
- Finished
- Premium class

INDOOR FACILITIES

- Children's playroom
- Restaurant
- Cafe
- Cinema
- Recreation area
- SPA centre
- Fitness room
- Covered parking

- Underground parking lot

OUTDOOR FEATURES

- Barbecue area
- Concierge
- Security
- Garden
- Children's playground
- Swimming pool
- Landscaped garden

PHOTO GALLERY








