



## VARDON

On request

### PARAMETERS

City	Dubai
Type	Development
Completion date	II quarter, 2020



### VARDON IN AKOYA OXYGEN

Vardon is a new private residential development located in the Akoya Oxygen area of Dubai, which is famous for its environmental friendliness, beautiful natural surroundings and magnificent views of the desert. There are several renowned golf courses and other leisure facilities close to the villas.

### REAL ESTATE IN VARDON

All houses in the village are built in a similar minimalistic style. You can choose from detached villas and spacious duplex townhouses for two families.

The developer offers a variety of options to meet your requirements. The size of the villas varies from 112 to 360 m<sup>2</sup>. Layout options range from two to six bedrooms. Each unit has a swimming pool, private garden and a spacious terrace. There is also parking and a garage for your car depending on the type of villa. Vardon property prices start at AED 750,000 for a small townhouse and go up to AED 3,400,000 for a spacious villa.

### Shopping and eating near Vardon

- Carrefour supermarket is within walking distance (2.5 km).
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- Thai restaurant Tuk Tuk, Krispy Kreme, KFC, Abatjour Bistro, and Hardees Nshama fast food restaurant are all within a 20-minute drive.

### Nearby spas and beauty salons:

- Haven Spa and Massage Salon.
- NStyle Salon.

- Loft Fifth Avenue Salon & Spa.

#### Nearest medical facilities (30 minutes):

- Al Lisaili Medical Center.
- Mediclinic Parkview Hospital.

#### Popular attractions near Vardon, Akoya Oxygen:

- Trump International Golf Club.
- Al Qudra Lake.
- Jumeirah Beach.
- Burj Khalifa.

#### Nearest schools and kindergartens:

- Jebel Ali School.
- GEMS Metropole School.
- Kindergarten Raffles.

### REAL ESTATE INVESTMENT IN DUBAI.

The Vardon complex of villas has been built in the newly developed Akoya Oxygen, which is also called Damac Hills 2. This is the southern part of the city, perfect for golf enthusiasts and outdoor activities in general. The area is considered prestigious, so the outlook for investing in Vardon real estate is positive. The projected annual yield is on average 5% with the cost of renting a villa or townhouse in the complex ranging from 39,000 to 150,000 AED.

## PROPERTY FEATURES

### LOCATION

- Close to schools
- Prestigious district
- Near the golf course

### FEATURES

- New development project
- Low-rise buildings
- Tap water
- Electricity
- Driveway to the land plot

### INDOOR FACILITIES

- Child-friendly
- Cinema
- Recreation area
- Fitness room

### OUTDOOR FEATURES

- Barbecue area
- CCTV
- Security
- Children's playground
- Landscaped garden
- Landscaped green area
- No industry facilities
- Social and commercial facilities

- Car park
- Concierge
- Amphitheatre
- Common area with pool
- Running track
- Shop
- Supermarket

## PHOTO GALLERY

