

قناة الفرونٲ
CANAL FRONT
RESIDENCES

ميدان
meydan



CANAL FRONT RESIDENCES

LOCATION: DUBAI CANAL/AL SAFA COMPLETED: Q4 2024

These well-designed Canal Front Residences will consist of 1-3BR apartments and 3-bedroom penthouses, all overlooking the Dubai Canal and the surrounding parks. The two-building complex will house 1&2BR residences in the first building and 2-3BR residences in the second. All units are very spacious, and all come with a balcony or a terrace.

FACILITIES



SIZES & PRICES

1 BR - FROM 829 SQFT	FROM AED 1,700,000
2 BR - FROM 1,818 SQFT	FROM AED 2,400,000
3 BR - FROM 1,908 SQFT	FROM AED 3,700,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Choithrams Al Wasl, Union Coop Jumeirah, Spinneys Al Wasl, Gate Plus Supermarket

PUBLIC TRANSPORT: METRO- Business Bay Metro Station, BUS- Hadiqa Street 2

RETAIL/F&B: Wasl Square Mall, Al Wasl Road, The Dubai Mall

PETROL STATION: Emarat Petrol Sation Al Ittihad

SCHOOLS/NURSERIES: JESS (Jumeirah English Speaking School), Jumeirah College, Safa British School

MEDICAL FACILITIES: Medcare Hospital Al Safa, Prime Medical Center, Medcare Dr. Saeed

LANDMARKS: The Burj Khalifa, The Dubai Mall, Safa Park, Tolerance Bridge, Al Habtoor City

LOCATION FACTORS

- EXCELLENT LOCATION ON THE OPPOSITE SIDE OF BUSINESS BAY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- SITUATED RIGHT NEXT TO SAFA PARK
- 5 MINUTES FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI AND THE DUBAI SKYLINE
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- 20 MINUTES TO DXB AIRPORT
- 5 MINUTES TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI
- RIGHT NEXT TO AL WASL ROAD- LOTS OF AMENITIES, RETAIL AND F&B



+7 969 179 97 79



Contemporary, exquisite and alluring in every regard, the façade of the building will be carefully designed. Each residence will have floor-to-ceiling glass windows and balconies for residents to look out onto the surrounding parks. Spacious rooms, meticulous interiors, and unique textures and finishes will be used throughout these well-appointed residences. The statement architecture is an ode to the serene beauty of Dubai Water Canal, elevating the living experience at this thriving community

PITCH POINTS / WHY BUY?

- TRUSTED AND RESPECTED DEVELOPER
- EXCELLENT LOCATION OVERLOOKING THE HEART OF DUBAI
- VERY SPACIOUS UNITS COMPARED WITH SIMILAR PROJECT IN THE SAME AREA
- VERY CLOSE TO ALL MAJOR ATTRACTIONS IN THE EMIRATE
- THE RESIDENCES WILL HAVE SOME OF THE BEST VIEWS OF DOWNTOWN DUBAI IN THE WHOLE CITY
- SITUATED IN THE HIGHLY ANTICIPATED AREA OF AL SAFA/ DUBAI CANAL
- AL SAFA AREA HOUSES PLENTY OF AMENITIES AND FACILITIES
- DEVELOPMENT IS RIGHT NEXT TO SAFA PARK
- GREAT LOCATION FOR SCHOOLS AND MEDICAL FACILITIES
- HIGHLY SOUGHT-AFTER AREA WITH SIMILAR DEVELOPMENTS BEING BUILT BY OTHER DEVELOPERS IN THE SAME AREA

PAYMENT PLAN: 60/40

ROI: 5% (in Al Safa area)

DEVELOPER OVERVIEW

Meydan is the visionary concept of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, UAE Vice President, Prime Minister and Ruler of Dubai. The developer has successfully completed a wide range of commercial developments, sports, hotels, entertainment and fun facilities, schools, residential villa communities with luxury waterfront developments.

THINGS TO KNOW

SERVICE CHARGE:	AED TBC PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 300m BUS STOP
- 1km SHEIKH ZAYED ROAD
- 800m MEDCARE HOSPITAL
- 800m SAFA BRITISH SCHOOL
- 5.2km THE DUBAI MALL
- 1km SUPERMARKET
- 2.2km PETROL STATION



KEY FEATURES

- FLOOR-TO-CEILING WINDOWS OVERLOOKING THE SURROUNDING PARKS
- SPACIOUS WALK-IN WARDROBES
- BUILT-IN KITCHEN APPLIANCES
- PORCELAIN TILES THROUGHOUT THE RESIDENCES
- 2 & 3BR UNITS COME WITH STORAGE, POWDER AND LAUNDRY ROOMS AND WALK-IN CLOSETS
- ALL BEDROOMS COME WITH AN EN-SUITE
- ALL UNITS COME WITH A BALCONY OR A TERRACE