

À VIE

AT THE FIELDS

ELIE SAAB



ELIE SAAB A VIE TOWNHOUSES

LOCATION: ELIE SAAB À VIE TOWNHOUSES COMPLETED: AT THE FIELDS – MEYDAN

Elie Saab À VIE Townhouses sit within the Mohammed Bin Rashid Al Maktoum City – Meydan district in the area of At The Fields. These beautiful homes with interiors by the iconic Lebanese designer come in the form of spacious 3 and 4-bedroom townhouses. Elie Saab À VIE Townhouses are part of 4 residential zones which all house excellent residential amenities, from a club house to a wellness center. Townhouses come in 3 different variations: Elegant, Grande and Grande Plus, and all will have built-in kitchen appliances.

FACILITIES



SIZES & PRICES

3 BR – 2,775 SQFT	FROM AED 3,388,777
4 BR MID – 3,163 SQFT	FROM AED 3,588,777

LOCATION FACTORS

- ACCESS TO 4 RESIDENTIAL AREAS HOUSING, CALM PARK, URBAN PARK, JUNIOR ACTIVITIES PARK AND A POOL AREA
- AWAY FROM THE BUSY CITY CENTER BUT CLOSE TO GOOD ROAD NETWORKS
- BIG SPINNEYS SUPERMARKET IN MEYDAN HEIGHTS, AS WELL AS A HAIRDRESSERS, PHARMACY AND A FOREIGN EXCHANGE
- 15 MINUTES TO DOWNTOWN DUBAI AND BUSINESS BAY
- CYCLING AND RUNNING TRACK RUNS THROUGH THE WHOLE OF THE MEYDAN AREA
- CLOSE TO MEYDAN HEIGHTS WHICH HAS PLENTY OF AMENITIES
- 20 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DXB AIRPORT
- 10 MINUTES FROM AL KHALI ROAD AND SHEIKH ZAYED ROAD
- CLOSE TO RAS AL KHOR ROAD, AL WASL ROAD AND JUMEIRAH STREET

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Spinneys Nad Al Sheba, Allday Fresh, Spinneys Meydan

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Kido International Nursery D1, Rashid School for Boys, Latifa School for Girls, ICE School IB

MEDICAL FACILITIES: Nad Al Sheba Health Center, Multi Care Medical Center, Clemenceau Medical Center DHCC

RETAIL/F&B: Meydan Heights Clubhouse, Meydan Heights

PETROL STATION: ADNOC Nad Al Sheba

LANDMARKS: Meydan Hotel, Meydan Heights Clubhouse



+7 969 179 97 79



The design and interiors of each property have been meticulously crafted by a team of experts from the world-renowned Elie Saab fashion house. Only the highest quality materials will be used in the furnishings. Living and dining areas, as well as family rooms boast an indoor and outdoor connection, and kitchens are fully-fitted with all the necessary appliances. Bedrooms and living and dining rooms in Elie Saab Townhouses are 20% and 40% larger than the current market standards

PITCH POINTS / WHY BUY?

- ELIE SAAB TOWNHOUSES ARE LOCATED BETWEEN TWO VERY ESTABLISHED COMMUNITY DEVELOPMENTS AND AREAS
- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY
- GOOD ROI POTENTIAL
- MORE TRADITIONAL AREA OF DUBAI BUT BIG EXPAT COMMUNITY IN MEYDAN AND DUBAI HILLS
- LOCAL AMENITIES AVAILABLE IN LESS THAN 5 MINUTES BY CAR
- COMMUNITY CENTER WITH A SUPERMARKET, PHARMACY, HEALTH CLUB, RETAIL AND CAFES
- COMMUNITY MALL
- THE DEVELOPMENT IS PART OF 4 RESIDENTIAL ZONES, OFFERING PLENTY OF AMENITIES

PAYMENT PLAN: 40/60

ROI: 4BR TOWNHOUSES 6.3%

DEVELOPER OVERVIEW

G&CO HAS BEEN A HOUSEHOLD NAME IN REAL ESTATE DEVELOPMENT FOR OVER 10 YEARS. STRONG BELIEVERS IN A CUSTOMER-CENTRIC APPROACH, G&CO HAVE SUCCESSFULLY BUILT AND DELIVERED LUXURIOUS LIVING COMMUNITIES SUCH AS 'MILLENNIUM ESTATES' AND 'GRAND VIEWS', BOTH IN THE HIGHLY SOUGHT-AFTER ADDRESS OF MOHAMMAD BIN RASHID CITY.

THINGS TO KNOW

SERVICE CHARGE:	AED 3.5 PER SQFT
ALLOCATED PARKING:	YES (3BR - X1, 4BR - X2)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- 2.3km PETROL STATION
- 3.1km SPINNEYS SUPERMARKET
- 3.5km MEYDAN HEIGHTS CLUBHOUSE
- 3.6km RASHID SCHOOL FOR BOYS
- 4.8km NAD AL SHEBA HEALTH CENTER
- 4.8km BUS STATION
- 15.4km THE DUBAI MALL



KEY FEATURES

- ELIE SAAB DESIGNED INTERIORS
- TOWNHOUSES COME IN 3 VARIATIONS: ELEGANT, GRANDE AND GRANDE PLUS
- OPEN-PLAN LAYOUTS WITH FLOOR-TO-CEILING WINDOWS AND DOORS
- ALL UNITS COME WITH A MAID'S ROOM AND EN-SUITE AND 2 LARGE TERRACES OR BALCONIES
- A FAMILY AREA IS LOCATED ON THE MEZZANINE OF EACH UNITS
- ALL RESIDENTS COME WITH A STORAGE ROOM, ENTRANCE LOBBY AND A GUEST TOILET ON THE GF
- ALL UNITS COME WITH A GARDEN AND A SWIMMING POOL