



RAHAAL

LOCATION: MADINAT JUMEIRAH LIVING COMPLETED: Q1 2022

Rahaal's majestic apartments have high-end finishes that make for an exceptional relaxed living. All just around the corner from the Madinat Jumeirah Resort and Souk, which can be accessed directly by an air-conditioned walkway. Exquisitely designed lobby lounges open the way for tranquil residences, consisting of tastefully appointed and spacious apartment buildings with fresh contemporary interiors.

FACILITIES

- SWIMMING POOLS
- RETAIL
- F&B
- KIDS PLAY ZONE
- GARDENS
- 24/7 SECURITY
- FITNESS CENTERS
- PARKING

SIZES & PRICES

1 BR – 807 SQFT TO 1,087 SQFT	FROM AED 1,500,00
2 BR – 1,346 SQFT TO 2,464 SQFT	FROM AED 2,500,000
3 BR – 1,955 SQFT TO 3,253 SQFT	FROM AED 4,200,000
4 BR – 2,798 SQ FT TO 3,184 SQFT	FROM AED 6,600,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: aswaaq Mall, Emarat Grocery, Waitrose

PUBLIC TRANSPORT: METRO- Mall of the Emirates

SCHOOLS/NURSERIES: Kings' School Dubai, First Steps Nursery, Raffles World Academy

PETROL STATION: ENOC 1011 Umm Seqeim

MEDICAL FACILITIES: Gargash Hospital, FMC Medical Center, Yes Medical Center

RETAIL/F&B: Mall of the Emirates, The Mall, J3 Mall, Al Barsha Mall

LANDMARKS: Burj Al Arab, Souk Madinat, Wild Wadi Waterpark, Mall of the Emirates

LOCATION FACTORS

- NO OTHER FREEHOLD PROPERTY IN AREA AVAILABLE!
- ULTIMATE TOURIST AND EXPAT HOTSPOT
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE OR WITHIN THE COMMUNITY
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT NEARBY
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- SITUATED MID-WAY BETWEEN DUBAI MARINA & DOWNTOWN DUBAI
- 20 MINS TO DXB AIRPORT
- EXCELLENT LOCATION FOR SCHOOLS & NURSERIES
- OPPOSITE THE BURJ AL ARAB
- MANY HOTELS LOCATED AROUND THE COMMUNITY



+7 969 179 97 79



Spacious layouts with elegant finishes, each home also lends itself to features that convey a simple yet contemporary spirit. Rahaal is a creation of a unique sense of identity with a range of 1, 2, 3 and 4-bedroom apartments.

PITCH POINTS / WHY BUY?

- BRAND NEW FREEHOLD COMMUNITY
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA AND THE BURJ AL ARAB
- EXCELLENT LOCATION & INFRASTRUCTURE
- HIGHLY SOUGHT-AFTER TOURIST AND EXPAT AREA FOR LIVING
- GOVERNMENT OWNED DEVELOPER
- LOTS OF LOCAL AMENITIES AND TOURIST ATTRACTIONS AROUND
- SOME OF THE BEST HOTEL FACILITIES IN THE MADINAT AREA

ROI: 7-8%

DEVELOPER OVERVIEW

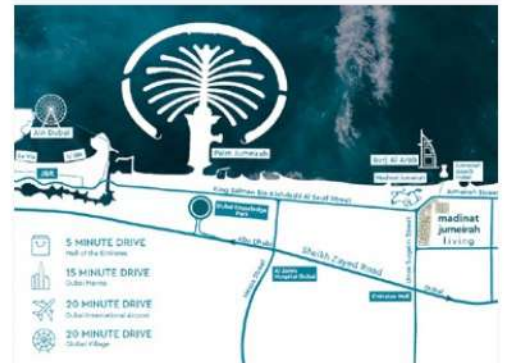
Dubai Holding Real Estate is one of the largest real estate development businesses in the Emirate, operating in 13 countries and offering a diverse range of residential communities and homes. Dubai Holding is the master developer of some of the most highly sought-after locations in the city, including JBR, City Walk and Bluewater Residences, just to name a few.

THINGS TO KNOW

SERVICE CHARGE:	AED 15 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- 350m KINGS' SCHOOL DUBAI
- 550m RAFFLES WORLD ACADEMY
- 600m SUPERMARKET
- 1.1km YES MEDICAL CENTER
- 1.3km PETROL STATION
- 2.5km SHEIKH ZAYED RD
- 3.8km METRO – MALL OF THE EMIRATES
- 3.8km MALL OF THE EMIRATES
- 14.7km DOWNTOWN DUBAI



KEY FEATURES

- SWIMMING POOLS
- KID'S PLAY ZONE
- RETAIL CENTRE AND GREEN COMMUNITY
- INCLUSIVE COMMUNITY – EVERYTHING ON YOUR DOORSTEP
- A STONES THROW AWAY FROM THE BEACH
- INCREDIBLE VIEWS OF THE SEA, THE BURJ AL ARAB AND JUMEIRAH
- DIRECT ACCESS TO THE SOUK MADINAT JUMEIRAH