



LAMTARA

LOCATION: MADINAT JUMEIRAH LIVING COMPLETED: FEB 2022

Lamtara offers meticulously designed 1, 2, 3 and 4-bedroom apartments with spectacular views of the iconic Burj Al Arab and the Arabian Gulf. The contemporary interiors complement the Arabesque architecture and surrounding landscapes. Lamtara Apartments at Madinat Jumeirah Living are set in colorful, vivid landscapes with parks and gardens, wind towers and shaded cool walkways, ideal for morning jogs or evening walks.

FACILITIES

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

SIZES & PRICES

1 BR – 773 SQFT TO 1,102 SQFT	FROM AED 1,531,000
2 BR – 1,356 SQFT TO 1,992 SQFT	FROM AED 3,100,000
3 BR – 1,844 SQFT TO 2,473 SQFT	FROM AED 4,000,000
4 BR – 2,731 SQ FT TO 3,832 SQFT	FROM AED 6,400,000

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 Seqim

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

- 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
- OPPOSITE MADINAT JUMEIRAH AND JUMEIRAH HOTELS
- FUTURE BRIDGE TO MADINAT



+7 969 179 97 79



The modern interiors are designed to complement the richness of the apartment buildings and surrounding landscapes. Spacious layouts with elegant features convey a simple yet contemporary spirit, while offering visual delights. Each home also lends itself to the creation of a unique sense of identity.

PITCH POINTS / WHY BUY?

- BRAND NEW COMMUNITY
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA AND THE BURJ AL ARAB
- EXCELLENT LOCATION & INFRASTRUCTURE
- LOW RISE
- HIGHLY SOUGHT-AFTER TOURIST AND EXPAT AREA FOR LIVING
- FROM THE MOST REPUTABLE DEVELOPER IN THE UAE
- REAL SENSE OF COMMUNITY ENVIRONMENT

PROMOTION: 50% DLD waiver

PAYMENT PLAN: 20/80 after handover

ROI: Estimated 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

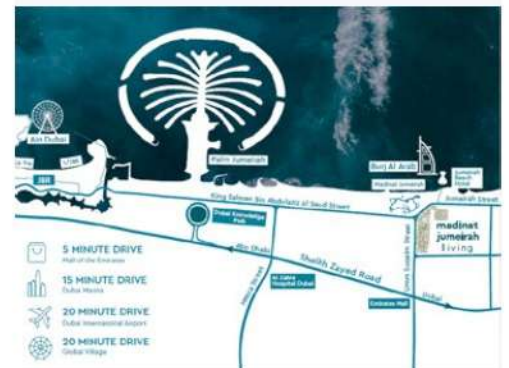
SERVICE CHARGE: AED 15 PER SQFT

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
- COMMUNITY RETAIL CENTER AND GREEN SPACES
- 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