

AHAD Residences



AHAD RESIDENCES

LOCATION: BUSINESS BAY COMPLETED: Q2 2023

AHAD Residences is a 30-storey residential building located in the heart of Business Bay and houses a mix of studios, 1, 2 and 3-bedroom apartments. AHAD offers a unique living experience, allowing residents to be a part of a vibrant, modern and dynamic community right in the heart of Dubai. The building is located opposite the Oberoi Hotel and all apartments will have city skyline views.

FACILITIES

- LOUNGE POOL
- INDOOR GYM
- CONCIERGE
- SAUNA
- VALET PARKING
- RETAIL
- OUTDOOR GYM

SIZES & PRICES

STUDIO - 417 SQFT TO 455 SQFT	FROM AED 714,000
1 BR - 654 SQFT TO 1,829 SQFT	FROM AED 1,007,000
2 BR - 1,275 SQFT TO 2,606 SQFT	FROM AED 2,026,000
3 BR - 1,674 SQFT TO 2,769 SQFT	FROM AED 2,501,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Choithrams, Carrefour, Better 1 Mart, Allday Fresh

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

SCHOOLS/NURSERIES: Maple Bear Pre School, Global Indian International School, JSS Private School

PETROL STATION: Business Bay

MEDICAL FACILITIES: On-site, Midline Bay Medical Center, Dr Deen Al Qedrah Medical Center, Aster Clinic

RETAIL/F&B: On-site, The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

LANDMARKS: The Burj Khalifa, The Dubai Mall, DIFC

AHAD Residences

LOCATION FACTORS

- EXCELLENT CITY LOCATION
- BUSINESS CENTER OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- OVERLOOKING THE DUBAI CANAL
- 5 MINUTES FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY AND WITHIN THE COMPLEX
- 20 MINUTES TO DXB AIRPORT
- 5 MINUTES TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



+7 969 179 97 79



All apartments have a chic design with lots of light grey marble used throughout. All kitchens come with Teka kitchen appliances and all locks within the apartments have electronic doors. Interiors have dark features with light furniture and all spaces are open plan.

PITCH POINTS / WHY BUY?

- FREEHOLD PROJECT, SO ANY NATIONALITY CAN PURCHASE
- EXCELLENT ROI POTENTIAL
- GREAT TRANSPORT AND ROAD CONNECTIONS
- LOTS OF AMENITIES AND ENTERTAINMENT SPOTS SURROUNDING THE BUILDING
- EASY ACCESS TO ALL MAJOR ROADS WITHIN THE CITY
- THE BUILDING LOBBY IS A TRIPLE HEIGHT SPACE
- THE BUILDING HAS THE UAE'S FIRST OUTDOOR RESIDENTIAL GYM

PROMOTION: Limited offer: 2% discount on full payment (no cash)

PAYMENT PLAN: 40/60 upon completion (20% deposit)

ROI: 8%

DEVELOPER OVERVIEW

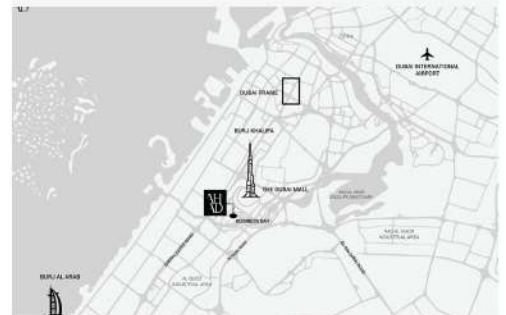
AHAD GROUP IS AN EXPERIENCED, QUALITY DRIVEN PROPERTY DEVELOPER DEDICATED TO TRANSFORMING THE DUBAI SKYLINE THROUGH UNIQUE AND INNOVATIVE PROPERTIES. AHAD RESIDENCES WILL BE THE FIRST RESIDENTIAL REAL ESTATE DEVELOPMENT IN THE UAE.

THINGS TO KNOW

SERVICE CHARGE:	AED 16-19 PER SQFT
ALLOCATED PARKING:	YES (5 podium parking levels)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 1km PETROL STATION
- 1.2km METRO STATION
- 1.6km SUPERMARKET
- 2.5km THE DUBAI MALL
- 3.6km MEDICAL CLINIC
- 4km SHEIKH ZAYED ROAD
- 5km SCHOOL
- 5km NURSERY



KEY FEATURES

- ALMOST ALL APARTMENTS COME WITH EITHER A BALCONY OR TERRACE (APART FROM SOME STUDIO APARTMENTS)
- FULL FLOOR OF 10,065 SQFT CAN BE PURCHASED FOR 18M
- ALL BUYERS ARE OFFERED SPECIFICALLY TAILORED FURNITURE PACKAGES
- ELECTRONIC DOOR LOCKS ON ALL DOORS
- ALL UNITS WILL HAVE DUBAI SKYLINE VIEWS