



ASAYEL

📍 LOCATION: MADINAT JUMEIRAH LIVING 📅 COMPLETED: MARCH 2023

Asayel is the new sub-community in Madinat Jumeirah Living, a residential development located in a prestige district of Jumeirah. The sub-community offers apartments in Dubai with top-class amenities and facilities, and private beach access. The master developer of Madinat Jumeirah Living, Dubai Holding, launched Asayel in April 2019. The development was divided into three phases, in which, Asayel 3 was launched in Q4 2020.

FACILITIES



SIZES & PRICES

1 BR – 785 SQFT TO 1,097 SQFT	FROM AED 1,225,000
2 BR – 1,339 SQFT TO 1,794 SQFT	FROM AED 2,125,000
3 BR – 1,925 SQFT TO 2,000 SQFT	FROM AED 3,055,000
4 BR – 2,666 SQ FT TO 3,936 SQFT	FROM AED 4,235,000

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
- SIUTATED 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



Apartments in Madinat Jumeirah Living Asayel feature modern interiors with elegant finishing, spacious bedrooms, maid-room, an open-plan kitchen, a balcony and a terrace.

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

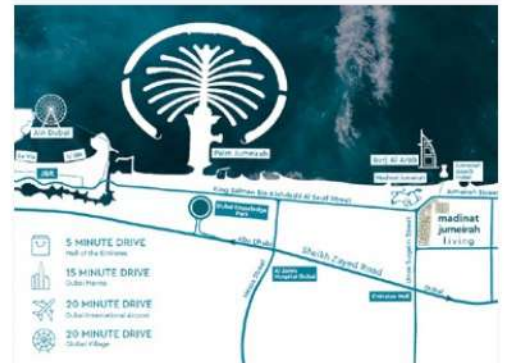
Dubai Holding Real Estate is one of the largest real estate development businesses in the Emirate, operating in 13 countries and offering a diverse range of residential communities and homes. Dubai Holding is the master developer of some of the most highly sought-after locations in the city, including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

