

Residence 110

BUSINESS BAY



RESIDENCE 110

LOCATION: BUSINESS BAY

COMPLETED: Q4 2019

Residence 110 is a ready-to-move-in residential development located in the heart of Business Bay, along Asayel St. The 20-storey building will consist of 110 1-3 bedroom apartments and one exclusive Penthouse studio that will be situated on the 19th floor and will have a beautiful view of the Burj Khalifa. Residents will have access to excellent residential amenities which include a 24/7 gym and a swimming pool, and all units will have a view of either the Burj Al Arab, the Burj Khalifa, the Godolphin horse racing stables or the swimming pool.

FACILITIES



SWIMMING POOL



UNDERGROUND PARKING



24/7 GYM



MEYDAN CYCLE TRACK



SUN LOUNGERS



DUBAI CANAL



CHANGING ROOMS

SIZES & PRICES

1 BR – 1,018 SQFT TO 1,109 SQFT	FROM AED 1,818,000
2 BR – 1,235 SQFT TO 1,466 SQFT	FROM AED 2,200,000
3 BR – 1,723 SQFT TO 2,990 SQFT	FROM AED 2,900,000
PENTHOUSE STUDIO – 1,234 SQFT	FROM AED 2,839,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: On-site, 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

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

PETROL STATION: EPPCO-Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, DIFC, Al Safa Park

LOCATION FACTORS

- EXCELLENT CITY LOCATION
- THE COMPLEX IS LOCATED ALONG ASAYEL ST
- 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 units in Residence 110 will have black marble countertops and splash-back in the closed kitchens that also come fully equipped with white goods. There will be open-plan dining and living rooms, and all units will come with a laundry cabinet/room. The colour schemes throughout each residence will include lots of neutral tones which will be perfect for residents to put their own style and stamp on their home.

PITCH POINTS / WHY BUY?

- GREAT LOCATION WITH EXCELLENT ROAD CONNECTIVITY IN THE HEART OF THE CITY
- EXCELLENT ROI POTENTIAL
- PLENTY OF AMENITIES ON-SITE AND WITHIN THE SURROUNDING BUSINESS BAY AREA
- GOOD PAYMENT PLAN OPTION FOR READY PROPERTY
- WELL-KNOWN REPUTABLE DEVELOPER WITH OTHER VERY SUCCESSFUL DEVELOPMENTS ACROSS THE CITY
- VERY REPUTABLE DEVELOPER WITH LOTS OF OTHER RESIDENTIAL PROJECTS THROUGHOUT THE REST OF THE CITY
- VERY SPACIOUS UNITS COMPARED WITH SIMILAR DEVELOPMENTS IN THE BUSINESS BAY AREA

PAYMENT PLAN: 10/90 (10% deposit, 90% 14 days after reservation)

ROI: estimated 6.4 % for the Business Bay area

DEVELOPER OVERVIEW

Select Group was established in Dubai back in 2002 and has a portfolio across 7 different investment sectors worth over AED 17 billion and has delivered more than 7,000 residential units. The company is engaged in both real estate and direct investments with projects in the UAE, Croatia, Germany and in the UK. Other community projects by Select Group include, Six Senses The Palm, Peninsula One and Two, and many more.

THINGS TO KNOW

SERVICE CHARGE:	AED 15 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	READY PROPERTY – ANYTIME

IN CLOSE PROXIMITY

- 230m MEDICAL CLINIC
- 1.5km PETROL STATION
- 1.6km SUPERMARKET
- 3km METRO STATION
- 3km SHEIKH ZAYED ROAD
- 5km JSS SCHOOL
- 5km NURSERY
- 6km THE DUBAI MALL



KEY FEATURES

- ALL MASTER BEDROOMS COME WITH AN EN-SUITE
- FULLY EQUIPPED KITCHEN WITH WHITE GOODS
- FLOOR-TO-CEILING WINDOWS
- ALL UNITS COME WITH A POWDER ROOM
- BUILT-IN WARDROBES IN ALL BEDROOMS
- ALL UNITS COME WITH A LAUNDRY CABINET/ROOM
- GORGEOUS VIEWS OF EITHER THE BURJ AL ARAB, THE BURJ KHALIFA, THE GODOLPHINE HORSE RACING STABLES OR THE RESIDENTIAL SWIMMING POOL