

wasl



# WASL 1 RESIDENCES

LOCATION: ZA'ABEEL COMPLETED: Q2 2022

Wasl 1 Residences is a stunning two-tower residential complex offering a total of 753 units. The 1, 2 and 3-bedroom apartments are set across 43 floors with 3 connecting podium levels that house the residential amenities of the building. The residential complex has excellent amenities and is part of the new wasl1 district right next to Za'abeel Park and the Sheikh Zayed Road.

## FACILITIES

- SWIMMING POOLS
- GYM & CHANGING AREA
- MULTI-PURPOSE ROOM
- KID'S PLAY AREA
- COVERED PARKING
- MEDICAL CLINIC
- LAWN AREAS
- SPLASH PAD

- BBO AREAS
- RETAIL AND F&B

## SIZES & PRICES

1 BR - 890 SQFT TO 950 SQFT	FROM AED 1,400,000
2 BR - 1,275 SQFT TO 1,550 SQFT	FROM AED 2,100,000
3 BR - 1,750 SQFT TO 1,960 SQFT	FROM AED 3,900,000

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Café Arabicca, Al Adli Supermarket, Lulu Hypermarket, Al Haya Al Saeeda Supermarket

**PUBLIC TRANSPORT:** METRO-Al Jafiliya, World Trade Centre Station 2 BUS-Al Jafiliya

**SCHOOLS/NURSERIES:** Ambassador School, Orange Tree Childrens Nursery, Al Maktoum Primary School, Zayed bin Sultan Boys School

**MEDICAL FACILITIES:** Bluebell Medical Centre, Dr Ismail Polyclinic, Right Health Karama Medical Center, Dr Sirajudeen Medical Center

**RETAIL/F&B:** The Dubai Mall, DIFC

**PETROL STATION:** Emarat Petrol Station Zabeel, EPPCO - 60

**LANDMARKS:** Za'abeel Park, The Dubai Mall, Burj Khalifa, The Dubai Frame

## LOCATION FACTORS

- LOCATED IN THE HEART OF THE CITY ON THE OUTSKIRTS OF DOWNTOWN DUBAI
- SITUATED NEXT TO THE SZR, ZA'ABEEL PARK, KARAMA, SATWA
- WITHIN THE SURROUNDING ZA'ABEEL PARK
- DIRECT ACCESS TO THE SZR
- INCREDIBLE VIEWS OF DUBAI SKYLINE & ZA'ABEEL NEIGHBOURHOOD
- EXTREMELY WELL-CONNECTED AREA
- NEXT TO DOWNTOWN DUBAI, DIFC AND BUSINESS BAY, SATWA
- RETAIL, F&B AND MEDICAL FACILITIES ALL LOCATED WITHIN THE COMPLEX
- LESS THAN 20 MINUTES TO DXB AIRPORT



+7 969 179 97 79



The interiors of 1 Residences are designed to make a lasting impression, from the elegant wood, to the brushed stainless steel highlights, to the marble finishings. All of the residential units, from 1, 2 & 3 bedroom apartments, are styled to maximise the everyday experience of residents and connect seamlessly with its vibrant surroundings.

## PITCH POINTS / WHY BUY?

- THE DUAL TOWER COMPLEX HAS THREE CONNECTING LEVELS THAT CONTAIN EXCLUSIVE AMENITIES AND FACILITIES FOR RESIDENTS
- 1 RESIDENCES IS ALSO PART OF THE FIVE ZONES OF THE NEW WASL DISTRICT
- THE DEVELOPMENT IS STEPS AWAY FROM THE CENTRAL PLAZA, F&B VENUES, RETAIL BOUTIQUES, FIVE-STAR HOSPITALITY AND ENTERTAINMENT VENUES
- LOCATED IN A CENTRAL AREA OF THE CITY NEXT TO ZA'ABEEL PARK
- GOOD ROI POTENTIAL

**PAYMENT PLAN:** 20/80 (10% booking fee, 10% on SPA)

**ROI:** 5%

## DEVELOPER OVERVIEW

Wasl was established in 2008 by the Dubai Real Estate Corporation (DREC) to oversee the management of its assets and grow its real estate portfolio. Today wasl is one of the largest real estate management companies in Dubai and operates across a wide spectrum of sectors, including residential, commercial properties, land plots and hotels, through its large portfolio of real estate assets that it manages on behalf of DREC and others.

## THINGS TO KNOW

SERVICE CHARGE:	AED 18 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

## IN CLOSE PROXIMITY

- 800m METRO – AL JAFILIYA
- 850m CAFÉ ARABICCA SUPERMARKET
- 1km SHEIKH ZAYED RD
- 1.8km BLUEBELL MEDICAL CENTRE
- 2km PETROL STATION
- 2.7km AMBASSADOR SCHOOL
- 3.8km THE DUBAI MALL



## KEY FEATURES

- ALL UNITS INCLUDE A UTILITY ROOM AND A POWDER ROOM
- ALL UNITS COME WITH A BALCONY
- 2BR UNITS COME WITH AN ENTRANCE LOBBY
- 3BR UNITS ALSO COME WITH A STORAGE ROOM
- ALL UNITS COME WITH A SMART TV SYSTEM AND AN ACCESS CONTROL SYSTEM
- VERY GENEROUSLY SIZED UNITS COMPARED TO SIMILAR DEVELOPMENTS IN THE AREA
- EACH RESIDENCE HAS STUNNING VIEWS OF ZA'ABEEL PARK, ZA'ABEEL PALACE AND DOWNTOWN DUBAI