



PROINVEST

# IGO THE PARAGON

LOCATION: BUSINESS BAY

COMPLETED: Q1 2025

IGO The Paragon sits on the outskirts of Business Bay, alongside the Dubai Canal. This beautiful 21-storey residential building features studios, as well as 1 to 3-bedroom apartments and 1BR executive apartments. These ultra modern residences come with excellent residential amenities and all apartments will have amazing views of the Dubai Canal or the surrounding park.

## FACILITIES

- 2 SWIMMING POOLS
- SUN LOUNGERS
- PET GROOM SALON
- MULTI-PURPOSE ROOM

- SQUASH COURT
- PARKING
- INDOOR CINEMA

- YOGA DECK
- CO-WORKING SPACE
- GYM

## SIZES & PRICES

STUDIO – 434 SQFT	FROM AED 953,906
1 BR – 644 SQFT	FROM AED 1,199,150
EXEC 1BR – 784 SQFT	FROM AED 1,355,000
2 BR – 1,514 SQFT	FROM AED 2,338,360

## 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

**MEDICAL FACILITIES:** 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:** Business Bay

**LANDMARKS:** The Burj Khalifa, The Dubai Mall, DIFC

# The PARAGON

BY IGO

## LOCATION FACTORS

- BUSINESS CENTER OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- NEXT TO DUBAI CANAL
- 5 MINS FROM THE DUBAI MALL
- GREAT VEIWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY
- 20 MINS TO DXB AIRPORT
- 5 MINS TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



+7 969 179 97 79





These ultra modern apartments in IGO The Paragon have impeccable aesthetics and come with uninterrupted water views of the the Dubai Canal or surrounding park. Interiors throughout each residence fuse together an upmarket and stylish design with a harmonized and balanced atmosphere. Porcelain-tiled floors are used throughout each home, while European light fixtures are fitted within every room. The neutral colour palette adds a touch of understated elegance or acts as the perfect base for owners to decorate to their own liking.

## PITCH POINTS / WHY BUY?

- OUTSTANDING LOCATION
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI
- EXCELLENT RESIDENTIAL AMENITIES
- PREMIUM HAND-PICKED FIXTURES AND FITTINGS
- REPUTABLE DEVELOPER
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY
- ALL AMENITIES WITHIN WALKING DISTANCE FROM THE BUILDING
- FREEHOLD RESIDENCES OPEN TO ALL NATIONALITIES
- GREAT ROI POTENTIAL
- PERFECT LOCATION FOR BUSINESS PROFESSIONALS

<b>PROMOTION:</b>	50% DLD waiver
<b>PAYMENT PLAN:</b>	60/40 (10% down payment, 40% during construction, 10% handover, 40% 18 months)
<b>ROI:</b>	5.3-5.6% Business Bay

## DEVELOPER OVERVIEW

OVER THE LAST 18 YEARS, INVEST GROUP OVERSEAS (IGO) HAS PROUDLY BECOME A SIGNIFICANT CONTRIBUTOR TO THE REGION'S ROBUST GROWTH BY PROVIDING REAL ESTATE DEVELOPMENTS AND MASTER PLANS THAT OFFER PREMIUM PROPERTIES WITH AN ESTABLISHED REPUTATION FOR QUALITY, EXCELLENCE, AND GLOBAL DESIGN.

## THINGS TO KNOW

SERVICE CHARGE:	AED 16 PER SQFT
ALLOCATED PARKING:	YES (UNDERGROUND)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

## IN CLOSE PROXIMITY

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



## KEY FEATURES

- A LUXURY G+23 DEVELOPMENT WHERE YOU CAN HAVE IT ALL
- ALLOCATED PARKING FOR EACH APARTMENT AND VISITOR PARKING
- PRIVATE RESIDENCE CINEMA / YOGA STUDIO / OUTDOOR JUICE BAR
- 3 POOLS WITH CIRCUIT POOL, LEISURE POOL AND KIDS POOL
- ALL UNITS COME WITH AT LEAST ONE BALCONY OR TERRACE
- 2 AND 3-BEDROOM RESIDENCES INCLUDE A GUEST BATHROOM
- ALL UNITS, APART FROM STUDIOS COME WITH A UTILITY ROOM
- ALL BEDROOMS COME WITH A BATHROOM/EN-SUITE
- EXCELLENT RESIDENTIAL AMENITIES
- FLOOR-TO-CEILING WINDOWS AND DOORS