



# VOLANTE™ DUBAI



## VOLANTE

📍 LOCATION: BUSINESS BAY 📅 COMPLETED: 2017

Volante is truly a prestigious project of 45 exclusive units across 35 floors, located in the vibrant community of Business Bay. Facing the Dubai Water Canal and the iconic Burj Khalifa, the development truly boasts some breathtaking views. Privacy takes center stage in this development with only half or full floors available ranging from 5,000 to 10,000 square feet.

### FACILITIES

-  SWIMMING POOL / INFINITY POOL
-  CINEMA
-  CLUBHOUSE
-  SPA
-  CAFÉS & RESTAURANTS
-  GYM
-  PARKING
-  BBO AREAS
-  RETAIL
-  GARDENS
-  PRIVATE ELEVATORS

### SIZES & PRICES

2 BR – 5,000 SQFT	OP FROM AED 17,150,000
3 BR – 5,050 SQFT	OP FROM AED 17,150,000
4 BR – 10,000 SQFT	OP FROM AED 34,500,00
5 BR – 10,800 SQFT	OP FROM AED 34,500,00

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Choithrams, MQ Mini Mart, 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:** Midline Bay Medical Center, Hatoon Medical Center, Aster Clinic

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

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

### 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 SHEIKH 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 exquisite apartments are finished in Italian travertine marble and wall finishes have a combination of Zebrano wood paneling and Jordanian limestone. The apartments also accommodate live-in members of staff.

## PITCH POINTS / WHY BUY?

- OUTSTANDING LOCATION
- INCLUDES MEMBERSHIP TO VOLANTE PRIVATE RESIDENTS CLUB
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI
- PLENTY OF ON-SITE AMENITIES
- READY TO MOVE IN
- SECONDARY MARKET SALES
- GREAT FOR BUSINESS PROFESSIONALS WORKING IN DOWNTOWN OR BUSINESS BAY
- INCREDIBLE VIEWS OF DUBAI SKYLINE

**PAYMENT PLAN:** Secondary Market

**ROI:** 5.3-5.6% Business Bay

## DEVELOPER OVERVIEW

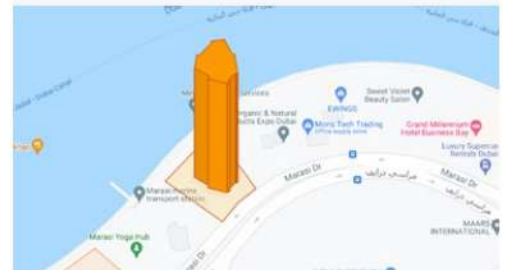
XTREME VISION IS A DUBAI BASED PROPERTY DEVELOPMENT COMPANY WHOSE AIM IS TO CREATE REMARKABLE PLACES TO LIVE. THE VOLANTE TOWER WAS COMPLETED BACK IN 2017. THE SAME DEVELOPER BEHIND LE REVE!

## THINGS TO KNOW

SERVICE CHARGE:	AED 20.79 PER SQFT
ALLOCATED PARKING:	YES (1/2 floor x2, full floor x4)
RESALE POLICY:	secondary market

## IN CLOSE PROXIMITY

- 650M SUPERMARKET
- 1.8km MEDICAL CLINIC
- 2.1km NURSERY
- 2.7km METRO STATION
- 2.7km SHEIKH ZAYED ROAD
- 2.8km PETROL STATION
- 3.7km THE DUBAI MALL
- 5km SCHOOL



## KEY FEATURES

- INCREDIBLY SPACIOUS RESIDENCES
- LIVE-IN QUARTERS FOR HOME HELP
- PURE LUXURY CITY LIVING
- ON-SITE CAFE
- TOP OF THE LINE INTERIORS
- PRIVATE CINEMA WITHIN THE BUILDING
- LIMITED NUMBER OF RESIDENCES – MORE EXCLUSIVITY
- STUNNING VIEWS OF DOWNTOWN DUBAI
- PRIVATE RESIDENTS CLUB
- PRIVATE ELEVATORS