



MEERA TOWER

LOCATION: BUSINESS BAY – AL HABTOOR CITY COMPLETED: READY

The new neighbourhood in Al Habtoor City consists of 3 towers, Noora, Amna and Meera, and is right on the banks of the Dubai Water Canal. The Meera residences represents exceptional living elevated to the highest level of luxury in an all-inclusive setting and boasts stunning skyline views of Dubai. The 52 storey tower houses one, two, three and four bedroom open-plan apartments, as well as six & seven bedroom penthouses.

FACILITIES

- SWIMMING POOLS
- GYM
- LEISURE DECK
- SPA
- RETAIL & BOULEVARD
- F&B
- TENNIS ACADAMY
- ENTERTAINMENT SPOTS
- HOTEL FACILITIES
- MEDICAL CLINIC

SIZES & PRICES

1 BR – FROM 879 SQFT	FROM AED 1,600,000
2 BR – FROM 1,277 SQFT	FROM AED 2,400,000
3 BR – FROM 2,000 SQFT	FROM AED 3,800,000
4BR – FROM 2,933 SQFT	FROM AED 4,500,000

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

PETROL STATION: EPPCO-Business Bay

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

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



AL HABTOOR CITY الهاطور سيتي

LOCATION FACTORS

- EXCELLENT CITY LOCATION
- THE COMPLEX HAS ITS OWN AREA NAME- AL HABTOOR CITY
- 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



Stylish one, two, three and four bedroom open-plan apartments feature floor-to-ceiling windows and private balconies with unrivalled views over Dubai. Each residence has a fully-equipped kitchen and a spacious living room, and features designer finishings. Penthouses also include their own private pools and terraces.

PITCH POINTS / WHY BUY?

- MANY UNITS BEING SOLD ON SECONDARY MARKET ARE STILL UNDER 3YR POST PAYMENT PLAN
- TYPICAL 5% + ROI
- GREAT LOCATION WITH EXCELLENT ROAD CONNECTIVITY IN THE HEART OF THE CITY
- PLENTY OF AMENITIES ON-SITE AND WITHIN THE SURROUNDING AL HABTOOR CITY HOTELS
- WELL-KNOWN REPUTABLE DEVELOPER WITH OTHER VERY SUCCESSFUL DEVELOPMENTS ACROSS THE CITY

PAYMENT PLAN: 2,3,4 BHK 35/65 over 3Y
ROI: estimated 5 - 6% in the Business Bay area

DEVELOPER OVERVIEW

Al Habtoor Real Estate is a well known master developer, creating state-of-the-art office spaces, modern apartments and luxury villas. Part of one of the UAE's most successful businesses, Al Habtoor Group, AHRE was established in 1993 and today boasts a diverse portfolio of properties across the UAE and as far afield as Hungary and Lebanon.

THINGS TO KNOW

SERVICE CHARGE:	AED 15 PER SQFT
ALLOCATED PARKING:	1BR & 2BR = 1 Parking, 3BR & 4BR = 2 Parking
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

- BIG FLOOR TO CEILING WINDOWS
- APARTMENTS WITH 2+ BEDROOMS HAVE BALCONIES
- 120,000 SQFT LEISURE DECK
- GREAT LOCAL AMENITIES, DINING OPTIONS AND ENTERTAINMENTS SPOTS IN THE AL HABTOOR CITY COMPLEX
- THE ONLY INDOOR AIR-CONDITIONED TENNIS ACADEMY IN THE UAE