

# Bayut.com

For all your property needs

B  
a  
y  
u  
t  
.c  
o  
m



## Table of Contents

Property Description .....	3
Contact Details .....	3
Property Features.....	4
Image Gallery .....	5
Development .....	6

 Property Description:



**2 Beds Villas**

The villa is located within easy walking distance to the many hotels and entertainment venues and close to the Dubai mall, Burj Dubai tall tower and represents good value for both investment and an end user.

- **Type** Villa
- **Status** Property Unavailable
- **Bedrooms** 2
- **Price** 5,800,000 AED
- **Area** 2,774 Sq. Ft.
- **Location** UAE » Dubai » Downtown Dubai » The Residences

 Contact Details:

- **Name** Arcus Properties
- **Phone** +971-4-2942956
- **Fax**
- **Cell**
- **Address**

## Property Features:

### Main Features

- Balcony or Terrace
- Central Air-Con
- Completion Year 2007
- Double Glazed Windows
- Electricity Backup
- Land Area 2774
- Other Main Features Combined it outlets in each room (telephone / television / data), central exhaust system, pre-cooled fresh air system, fire alarm system, fire fighting system, available lockers / storage space for tenants rental, concierge facility at the reception lobby of each tower, on site mail service, common area cleaning, common area landscaping, common area pest control, 2 squash courts, golf simulation, badminton court, fitness centre & changing rooms, mini theatre, library, meeting room, party room, 6 guest bedroom.
- Parking Spaces
- View Lake and Burj View
- Waste Disposal

### Business and Communication

- Broadband Internet
- Intercom
- Satellite/Cable TV

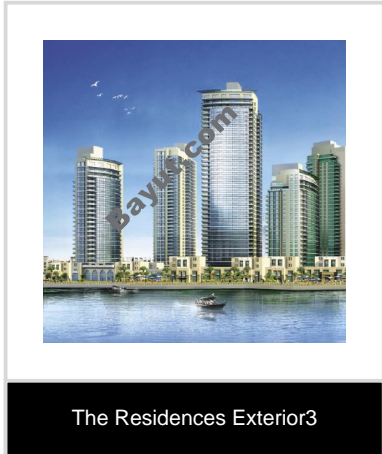
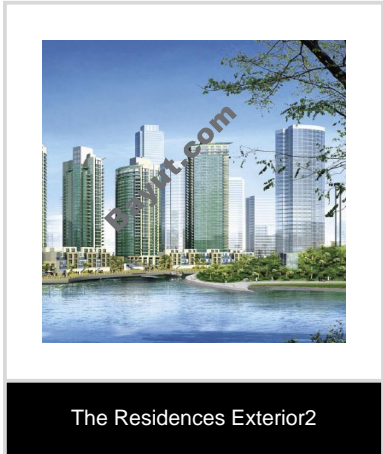
### Healthcare and Recreation Facilities

- Swimming Pool

### Other Facilities

- CCTV Security
- Maintenance Staff
- Security Staff

Image Gallery:



For larger view click link below  
[http://www.bayut.com/uae\\_dubai\\_villas/the\\_residences\\_villa\\_for\\_sale-441653.html](http://www.bayut.com/uae_dubai_villas/the_residences_villa_for_sale-441653.html)



## Information About The Residences:



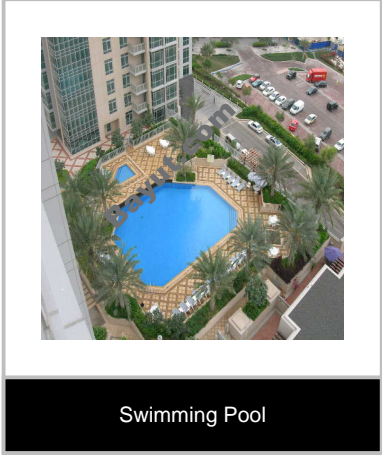
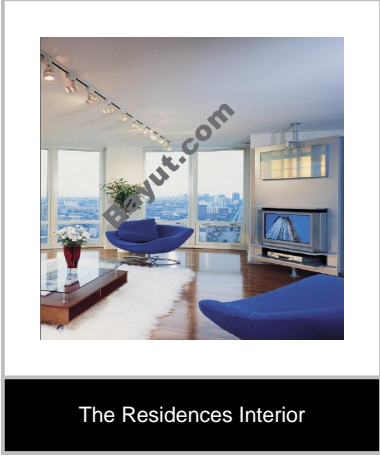
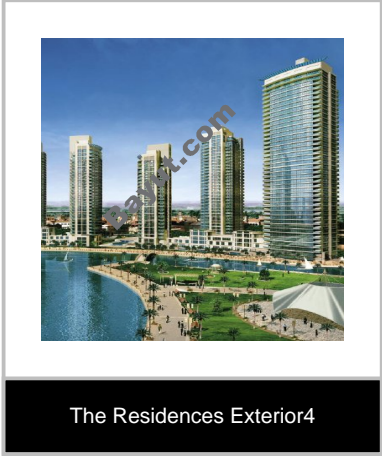
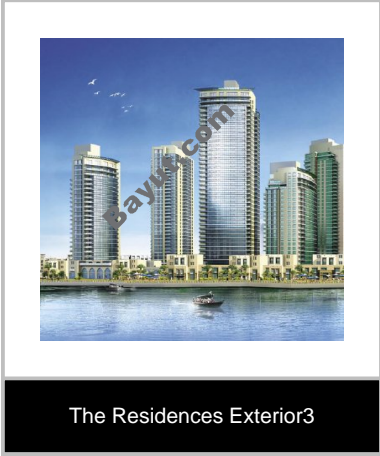
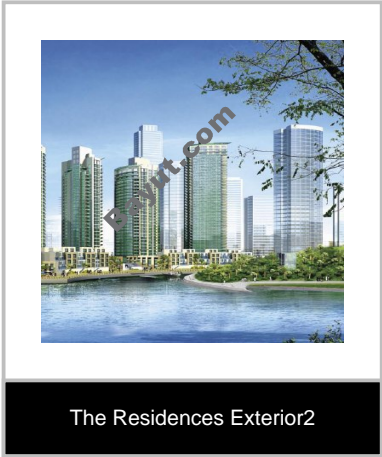
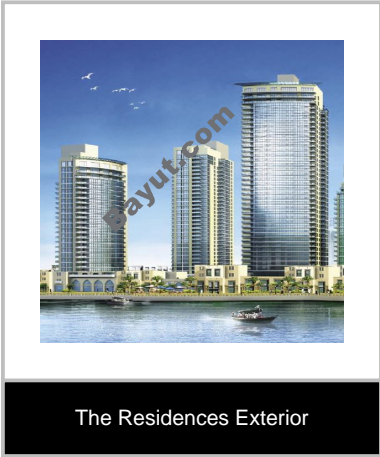
Welcome to the most sought-after address in the city. A privileged location in the nucleus of a dynamic neighbourhood. Awe-inspiring views across the Burj Dubai Lake and a downtown district that is capturing the imagination of the world. Exclusive luxury that is never compromised. A range of state-of-the-art amenities that are yours to enjoy. The Residences at Downtown Dubai has it all. Created for a select group of people who want a home unlike any other and a lifestyle beyond compare. The Residences have been created for you. Have you ever dreamed of living in a neighbourhood that pulsates with life? A cosmopolitan enclave where the options for entertainment are as many as your moods. A neighbourhood where beautiful people meet in chic cafés. Have you ever wished you can step from your front door into a neighbourhood where there is an electricity in the air and where world-class restaurants are just a few steps from your door? If this is the life you have always dreamed about, then The Residences at Downtown Dubai are where you want to be.

Take a deep breath. Peace and tranquility is always nearby at The Residences in Downtown Dubai. Opportunities to escape from the hustle and bustle of the city are all around. Relax with a cup of coffee at a pavement café, stroll along a tree-lined street, or spend quality time with your family in one of the landscaped parks. Your life is refreshed by a sparkling lake and a wonderful range of other water features. Surrounded by all this calming greenery, it is sometimes easy to forget you are in one of the most vibrant downtown neighbourhoods in the world. Luxury is everywhere you turn. A harmonious blend of marble, ceramics, timber, granite porcelain and chrome. The outside world is also always at your fingertips with high-speed internet and TV connections throughout, while a comfortable and secluded environment is provided by a host of exceptional features such as double-glazed windows and efficient and discreet central air-conditioning. What do you feel like doing today? At The Residences you can do whatever your heart desires. Dive into a crystal clear swimming pool, get your heart racing on the squash courts or in the fitness centre, or close your eyes and wash your troubles away in the steam room.

Friends and family coming to visit? You have guest suites at your disposal while for

urgent business, you can take advantage of exclusive business centres. The very latest security and round the clock maintenance services ensure the ultimate peace of mind for you and your family while ample parking and an exclusive concierge service at reception ensure a life free from care. This is the life you've always wanted to live. Vibrant, yet relaxing. Close to everything your heart desires, yet secluded from the crowds. Your new Villa at The Residences in Downtown Dubai offers you the best of all possible worlds, blending the relaxing spaciousness of your own villa with the excitement and convenience of living in the heart of one of the most prestigious square kilometres on the planet. Come home to your Villa at The Residences and enjoy a lifestyle unlike any other. Luxury without equal. Style without compromise. Elegance beyond compare. Come home to a place unlike any other, a place that exudes a character and a personality as unique as yours. If you never settle for anything but the very best, your Penthouse at The Residences is your ultimate home. This is living as it was meant to be – incomparable, infinite and individually yours.</div>

▶ The Residences Image Gallery:



For larger view click link below  
[http://www.bayut.com/uae\\_dubai\\_villas/the\\_residences\\_villa\\_for\\_sale-441653.html](http://www.bayut.com/uae_dubai_villas/the_residences_villa_for_sale-441653.html)