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Property Description:



2 Beds Villas

Type V5, two bedroom villa is available for sale located in Botanica Tower, Dubai Marina. It has a covered area of 2152 square feet.

Views: Sea view.

Facilities:

State of the art temperature-controlled outdoor swimming pool

Gymnasium

Children's pool

Jacuzzi

2 coffee shops

Small convenience store

Dry cleaning facilities

24 hour security

24 hour maintenance and supervision.

For more details feel free to contact us.

- **Type** Villa
- **Status** Property Unavailable
- **Bedrooms** 2
- **Price** 4,821,504 AED
- **Area** 2,152 Sq. Ft.
- **Location** UAE » Dubai » Dubai Marina » Botanica Tower

Contact Details:

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

Property Features:

Main Features

- 24 Hours Concierge
- Central Air-Con
- Completion Year 2010
- Lobby in Building
- Parking Spaces
- Total Floors 36
- View Palm / Sea View
- Waste Disposal

Business and Communication

- Broadband Internet
- Intercom
- Other Facilities 2 coffee shops, Small convenience store, Dry cleaning facilities, 24 hour security, 24 hour maintenance and supervision.
- Satellite/Cable TV

Healthcare and Recreation Facilities in Building

- Gym or Health Club
- Jacuzzi
- Other Facilities Children Pool, Outdoor Pool.
- Swimming Pool

Nearby Locations

- Nearby Shopping Malls Shopping & Dining Facilities.

Other Facilities

- Laundry Facility
- Security Staff

Image Gallery:



Exterior view



Building



View



Botanica Tower Location



Botanica Tower View

For larger view click link below

http://www.bayut.com/uae_dubai_villas/botanica_tower_stylish_2_bed_duplex_villa_for_sale-458591.html

► Floorplans:



Floor Plan

For larger view click link below

http://www.bayut.com/uae_dubai_villas/botanica_tower_stylish_2_bed_duplex_villa_for_sale-458591.html

Information About Botanica Tower:

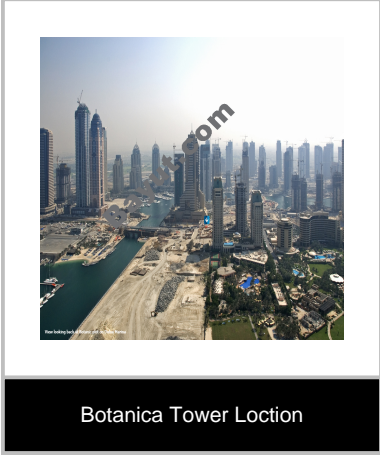
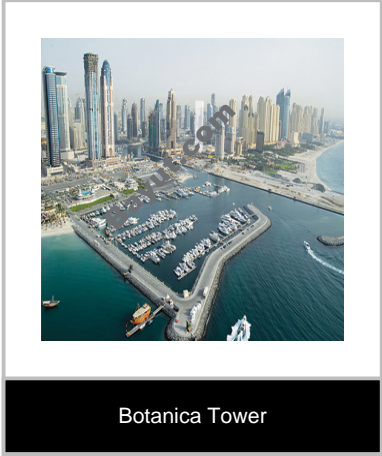
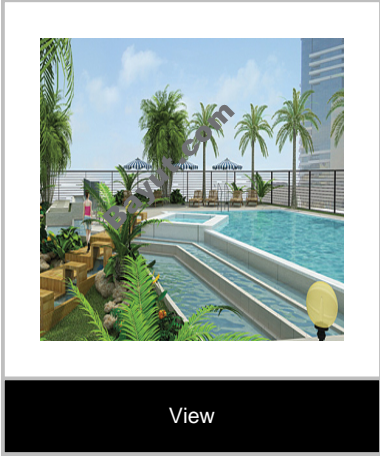
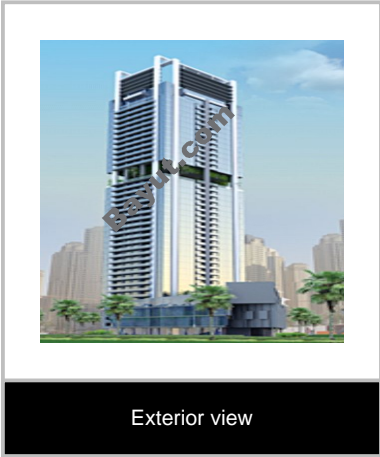


Occupying a prime location on Dubai Marina, Botanica is ideally situated between the water front and the marina to capture every aspect of Dubai from its views of the marina to the Gulf and The Palm. Botanica offers everything expected of a luxury high-end development in Dubai but with an added twist that undoubtedly sets it apart. Dominating the whole of the 22nd floor is a tropical sky garden, enabling owners to fully experience all aspects of the Dubai skyline. Boasting a range of studios, 1 and 2 bedroom apartments, all properties are designed to the highest quality and specification, benefiting from private balconies and available in a range of styles to meet all purchasers' requirements. The 5 bedroom penthouses offer a new level of living. Complete with private balconies and their very own hot tub, Botanica's Penthouses provide the ultimate in Dubai living. What's more the podium level presents the highly sought after 2 bedroom villas, all conveniently located close to the gym and pool areas. Botanica offers superb rental potential due to its close proximity to the commercial areas of Dubai Media City and Internet City, while also being on the doorstep of the premier hotels and beaches. It therefore has appeal to both residents and holiday markers – making the accommodation incredibly marketable enabling it to sustain high rental returns. Undeniably one of the most desirable locations for residential property in the Emirate, Dubai Marina is located off the Sheikh Zayed Road and Jumeirah Beach, and in close proximity to the corporate heart of the city, appealing to both the business and leisure resident.

Designed to create a city-within-a-city, Dubai Marina is located near Interchange 5 on Sheikh Zayed Road, next to Dubai Media City and will be one of the most popular stops on Dubai's new metro link. Perfectly positioned, it is easy to see how Dubai Marina is widely recognized as one of the world's most luxurious marinas and is acknowledged as the height of Dubai living. Home to some of the most exclusive hotels, premier beach clubs and finest restaurants, Dubai Marina offers a truly cosmopolitan lifestyle. Its chic location successfully combines the tranquility and serenity expected of an exclusive waterside development with the vibrant atmosphere of a thriving city. Dubai Marina is one of the world's largest master

planned waterfront developments and covers a spectacular two miles of Dubai's coastline. Its location unquestionably ensures its appeal and its investment potential is evident through the excellent rental returns experienced by investors. Each of Botanica's luxury apartment's benefit from the following: State of the art temperature-controlled outdoor swimming pool, Gymnasium Children's pool, Jacuzzi, 2 x coffee shops, Small convenience store, Dry cleaning facilities, 24 hour security, 24 hour maintenance and supervision.</div>

Botanica Tower Image Gallery:



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