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## Property Description:



### 3 Beds Apartments

Dear Prospective buyer,

The below property is available for immediate sale.

Video Link:

[www.youtube.com/user/CarrollandCoDubai?feature=mhw5#p/u/0/qh08L2mlakw](http://www.youtube.com/user/CarrollandCoDubai?feature=mhw5#p/u/0/qh08L2mlakw)

Location: JBR

Sub Location: Jumeirah Beach Residence

Building/Phase: Sadaf

Type: Apartment

Bedrooms: 3 Bed + Maids

Size (Sq/Ft): 1900

View: FULL SEA views from all rooms

Occupancy Status: Vacant

Asking Price: Aed 2,995,000 NET

Notes: Beautiful apt with simply amazing views!

For more information, photos or viewings please do not hesitate to contact me.

Please note: All properties are professionally cleaned, painted and are free of any maintenance issues on handover of the keys.

Carroll & Co.

Registered in Dubai, UAE under DED No. 603417 & RERA No. 1470

- **Type** Apartment
- **Status** Expired
- **Bedrooms** 3
- **Bathrooms** 4
- **Price** 2,995,000 AED
- **Area** 1,900 Sq. Ft.
- **Location** UAE » Dubai » Jumeirah Beach Residence » Sadaf 1

## Contact Details:

- **Name** Mark
- **Phone** +971 4 3639840
- **Fax**
- **Cell**
- **Address**

## Property Features:

### Main Features

- 24 Hours Concierge
- Central Air-Con
- Completion Year 2006
- Lobby in Building
- Other Main Features Supermarkets, tiles with matching skirting throughout, paint finish to plaster, paint finish to plaster, double bowl stainless steel sink, school, nursery.
- Parking Spaces
- Waste Disposal

### Rooms

- Other Rooms Maid's room

### Business and Communication

- ATM Facility
- Broadband Internet
- Intercom
- Satellite/Cable TV

### Healthcare and Recreation Facilities

- Kids Play Area
- Other Facilities Sports centres, beach clubs
- Swimming Pool

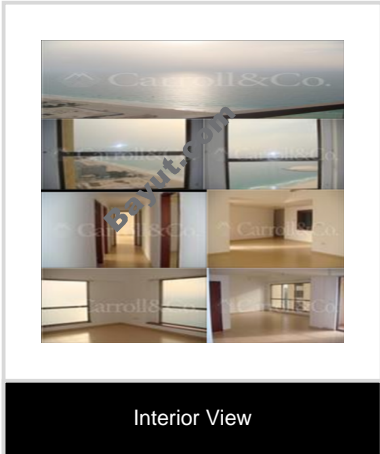
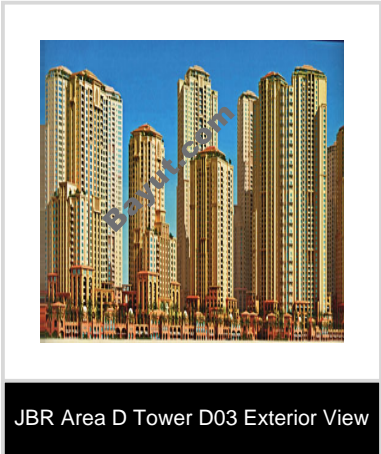
### Healthcare and Recreation Facilities in Building

- First Aid Medical Center
- Gym or Health Club

### Other Facilities

- Cafeteria or Canteen
- Other Facilities Housekeeping, pedestrian walk ways
- Security Staff

Image Gallery:



For larger view click link below

[http://www.bayut.com/uae\\_dubai\\_apartments/sadaf\\_1\\_3\\_bedrooms\\_plus\\_maid\\_\\_039\\_s\\_room\\_apartment\\_for\\_sale-514363.html](http://www.bayut.com/uae_dubai_apartments/sadaf_1_3_bedrooms_plus_maid__039_s_room_apartment_for_sale-514363.html)



## Information About Sadaf 1:



Jumeirah Beach Residence (JBR) is changing the face of Dubai's coastline with its freehold luxury homes. Overlooking the Arabian Gulf and located along one of the last beachfronts in Dubai, the properties are spacious, prestigious and indulgent all at competitive prices. Designed for families looking to indulge in the pleasures of a beach resort lifestyle throughout the year, this UAE-based lifestyle destination offers residential and hotel accommodation, as well as retail space and entertainment facilities for all. The project is being developed by the same team that brought landmark projects to the Middle East such as the Dubai Internet City, Dubai Media City and Knowledge Village. Some US\$ 1.6 billion (AED 6 billion) are being spent to meet the need for luxury residential units at an affordable price.

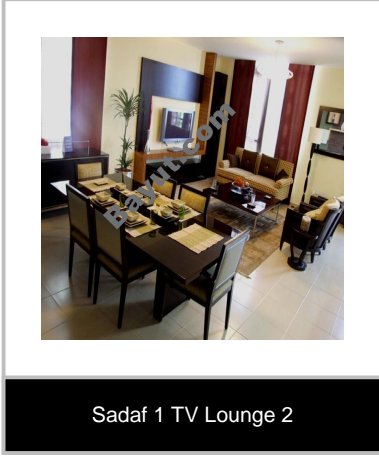
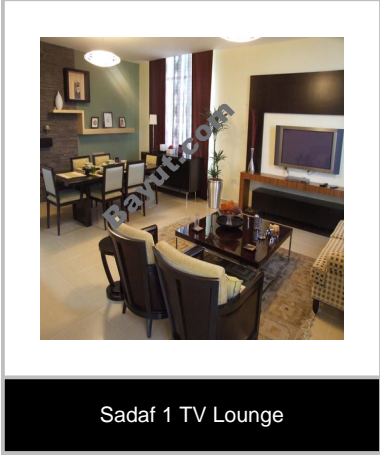
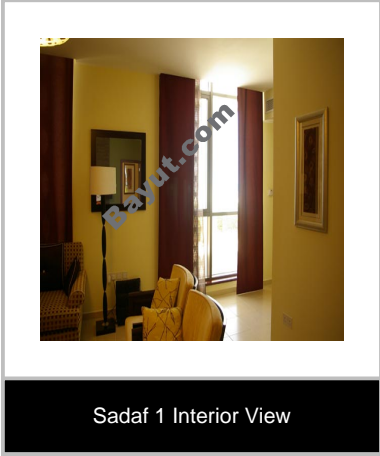
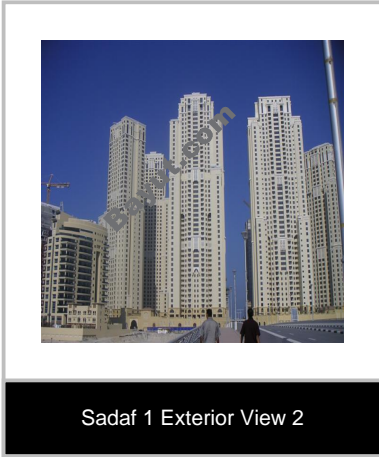
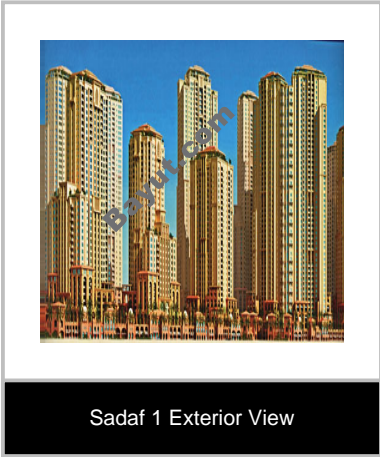
The theme architects, WATG, are globally renowned for their ability to orchestrate and execute large-scale projects to perfection. The design of JBR will reflect the architectural theme of future Dubai, through a fusion of Mediterranean and local architectural elements, while retaining its own unique style and aesthetic expression. JBR occupies the heart of New Dubai's growth corridor in Marsa. This prime location is just minutes from illustrious neighbors such as Dubai Internet City, Dubai Media City, Emirates Golf Club and a string of luxury hotels, all along the beach. For those seeking a bustling metro, downtown Dubai is located just 15-20 minutes away.

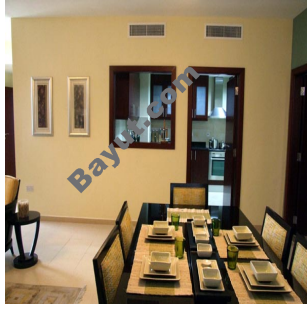
A perfect combination between the serenity of a beach resort lifestyle and a cosmopolitan city life, it is clear why JBR is considered the future address of Dubai. In amenities offering the finest in complete family living, JBR features beach plots, restaurants, retail stores, medical amenities, sports facilities, secure play areas for children, quality house-keeping, ample parking and a host of other amenities in a self-contained community. JBR is an impressive 22 million sq. ft. of gross floor area development across a length of 1.7 kilometers catering to a community of 25,000 people. It will feature 36 residential towers comprising 6,500 housing units and 4 luxury hotel towers. Apartment types ranging from Studios to 1, 2, 3 & 4 Bedrooms will be available to suit each individual and families needs.

In addition, there will be a choice of luxurious

apartments including Penthouses, Garden Apartments. JBR caters to customers with varying budgets, needs and all nationalities. JBR is a complete urban community in every sense. In addition to the apartments available, the project will have "Retail Space" The Walk at JBR with a leas able area of 770,000 sq. ft. housing over 400 retail outlets. Community facilities will cover a net area of 180,000 sq. ft. Your home at Jumeirah Beach Residence is right on the beach, which means you and your family can indulge in the pleasures of a beach resort lifestyle throughout the year. Enjoy a morning walk, go for a swim, sunbathe, ride the surf or have a barbecue on the beach anytime you feel like. It's also the last of the beachfront properties available in Dubai today. To own an apartment here is indeed an opportunity of a lifetime for you and your family.</div>

Sadaf 1 Image Gallery:





Sadaf 1 Dining Room



Sadaf 1 Living Room



Sadaf 1 Kitchen



Sadaf 1 Kitchen 2

For larger view click link below

[http://www.bayut.com/uae\\_dubai\\_apartments/sadaf\\_1\\_3\\_bedrooms\\_plus\\_maid\\_\\_039\\_s\\_room\\_apartment\\_for\\_sale-514363.html](http://www.bayut.com/uae_dubai_apartments/sadaf_1_3_bedrooms_plus_maid__039_s_room_apartment_for_sale-514363.html)