Arian Apartments

Objektnummer: 2804

Eine Immobilie von Austria Real GmbH

Zahlen, Daten, Fakten

Adresse	X3HR+9R9 - Downtown Street - Downtown Jabel Ali - Jabal Ali Industrial Second - Dubai - Vereinigte Arabische Emirate
Art:	Wohnung
Land:	Vereinigte Arabische Emirate
PLZ/Ort:	0000 Dubai
Baujahr:	2026
Alter:	Neubau
Wohnfläche:	32,00 m²
Zimmer:	1
Balkone:	1
Kaufpreis:	147.000,00 €

Ihr Ansprechpartner

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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.

AZIZI

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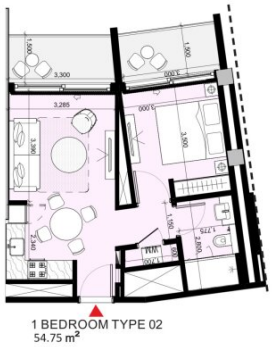
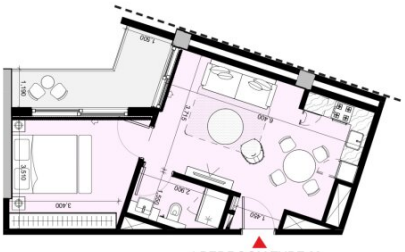
Units Prototypes (1 Bed)
scale 1:100



1 BED - TYPE 01						
Item	m²		ft²		%	
Carpet area	47.12	40.32	507.19	434.00	86.2%	73.8%
Wall area		6.80		73.19		12.4%
Balcony	7.55		81.27		13.8%	
Total Area	**54.67**		**588.46**		**100%**	

1 BED - TYPE 02						
Item	m²		ft²		%	
Carpet area	44.90	39.00	483.30	419.79	82.0%	71.2%
Wall area		5.90		63.51		10.8%
Balcony	9.85		106.02		18.0%	
Total Area	**54.75**		**589.32**		**100%**	

Units Prototypes (1 Bed)
scale 1:100



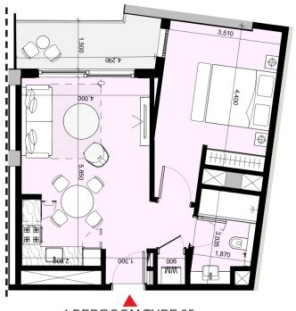
1 BEDROOM TYPE 03
55.17 m²

1 BEDROOM TYPE 04
58.74 m²

1 BED - TYPE 03						
Item	m²		ft²		%	
Carpet area	47.90	42.45	515.59	456.93	86.8%	76.9%
Wall area		5.45		58.66		9.9%
Balcony	7.27		78.25		13.2%	
Total Area	55.17		593.84		100%	

1 BED - TYPE 04						
Item	m²		ft²		%	
Carpet area	51.82	45.00	557.79	484.38	88.2%	76.6%
Wall area		6.82		73.41		11.6%
Balcony	6.92		74.49		11.8%	
Total Area	58.74		632.27		100%	

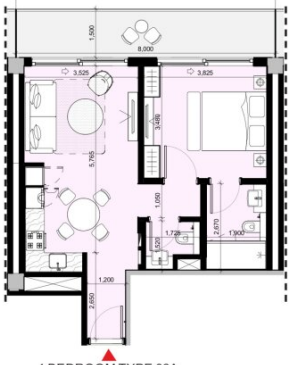
Units Prototypes (1 Bed)
scale 1:100



1 BEDROOM TYPE 05
62.04 m²

1 BED - TYPE 05						
Item	m²		ft²		%	
Carpet area	55.12	49.10	593.31	528.51	88.8%	79.1%
Wall area		6.02		64.80		9.7%
Balcony	6.92		74.49		11.2%	
Total Area	62.04		667.79		100%	

1 BEDROOM TYPE 06B @1ST FLOOR
94.30 m²



1 BEDROOM TYPE 06A
68.50 m²

1 BED - TYPE 06A						
Item	m²		ft²		%	
Carpet area	56.50	47.97	608.16	516.34	82.5%	70.0%
Wall area		8.53		91.82		12.5%
Balcony	12.00		129.17		17.5%	
Total Area	68.50		737.33		100%	

1 BED - TYPE 06B (First Floor Only)						
Item	m²		ft²		%	
Carpet area	56.50	47.97	608.16	516.34	59.9%	50.9%
Wall area		8.53		91.82		9.0%
Balcony	37.80		406.88		40.1%	
Total Area	94.30		1,015.04		100%	

Units Prototypes (1 Bed)
scale 1:100

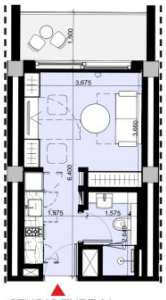
1 BEDROOM TYPE 07
70.13 m²

1 BEDROOM TYPE 08
80.50 m²

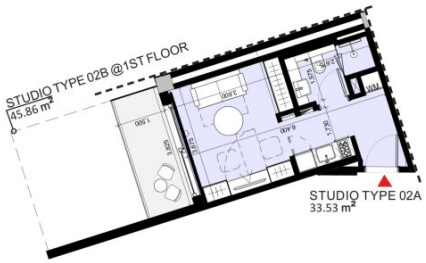
1 BED - TYPE 07						
Item	m²		ft²		%	
Carpet area	58.15	51.86	625.92	558.22	82.9%	73.9%
Wall area		6.29		67.70		9.0%
Balcony	11.98		128.95		17.1%	
Total Area	**70.13**		**754.87**		**100%**	

1 BED - TYPE 08						
Item	m²		ft²		%	
Carpet area	65.40	58.76	703.96	632.49	81.2%	73.0%
Wall area		6.64		71.47		8.2%
Balcony	15.10		162.53		18.8%	
Total Area	**80.50**		**866.49**		**100%**	

Units Prototypes (Studio)
scale 1:100



STUDIO TYPE 01
32.08 m²

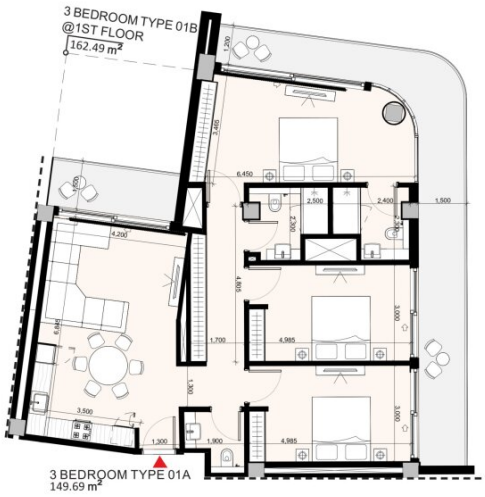


STUDIO - TYPE 01						
Item	m²		ft²		%	
Carpet area	26.08	21.82	280.72	234.87	81.3%	68.0%
Wall area		4.26		45.85		13.3%
Balcony	6.00		64.58		18.7%	
Total Area	**32.08**		**345.31**		**100%**	

STUDIO - TYPE 02A						
Item	m²		ft²		%	
Carpet area	27.79	23.47	299.13	252.63	82.9%	70.0%
Wall area		4.32		46.50		12.9%
Balcony	5.74		61.78		17.1%	
Total Area	**33.53**		**360.91**		**100%**	

STUDIO - TYPE 02B (First Floor Only)						
Item	m²		ft²		%	
Carpet area	27.79	23.47	299.13	252.63	60.6%	51.2%
Wall area		4.32		46.50		9.4%
Balcony	18.07		194.50		39.4%	
Total Area	**45.86**		**493.63**		**100%**	

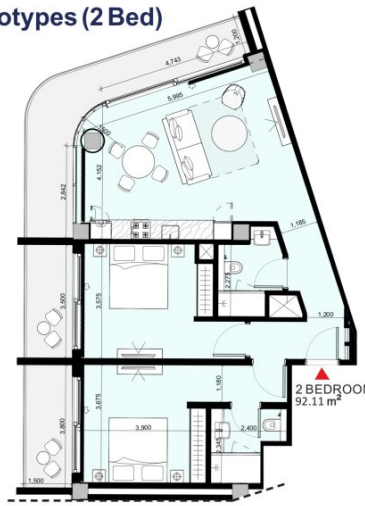
Units Prototypes (3 Bed)
scale 1:100



3 BED - TYPE 01A						
Item	m²		ft²		%	
Carpet area	116.85	105.50	1,257.76	1,135.59	78.1%	70.5%
Wall area		11.35		122.17		7.6%
Balcony	32.84		353.49		21.9%	
Total Area	**149.69**		**1,611.25**		**100%**	

3 BED - TYPE 01B (First Floor Only)						
Item	m²		ft²		%	
Carpet area	116.85	105.50	1,257.76	1,135.59	71.9%	64.9%
Wall area		11.35		122.17		7.0%
Balcony	45.64		491.26		28.1%	
Total Area	**162.49**		**1,749.03**		**100%**	

Units Prototypes (2 Bed)
scale 1:100



2 BED - TYPE 01						
Item	m²		ft²		%	
Carpet area	73.35	64.40	789.53	693.20	79.6%	69.9%
Wall area		8.95		96.34		9.7%
Balcony	18.76		201.93		20.4%	
Total Area	92.11		991.46		100%	

2 BED - TYPE 02						
Item	m²		ft²		%	
Carpet area	90.45	80.35	973.59	864.88	77.6%	68.9%
Wall area		10.10		108.72		8.7%
Balcony	26.10		280.94		22.4%	
Total Area	116.55		1,254.53		100%	

Objektbeschreibung

Erleben Sie die perfekte Kombination aus Komfort und Bequemlichkeit mit dieser atemberaubenden 1-Schlafzimmer-Wohnung, die ein großzügiges Layout bietet. Nur 1 Minute von der UAE Metro Station und der Sheikh Zayed Road entfernt, bietet diese Residenz einfachen Zugang zu wichtigen Zielen wie JLT (8 Min.), Dubai Marina (10 Min.) und Al Maktoum Flughafen (15 Min.).

GESAMTANZAHL DER WOHNUNGEN: 620+

WICHTIGE MERKMALE

• 3 Untergeschosse + Erdgeschoss + 5 Podium-Ebenen + 17 Etagen + Dach

• Studios, Ein-, Zwei- und Drei-Zimmer-Wohnungen

• Ruhige Ausblicke auf Dubais Skyline

• Lebendige, familienfreundliche Gemeinschaft in der Nähe von Schulen und Kindergärten

• Meisterhafte Handwerkskunst, stilvolle Innenausstattung und modernes Design

• Einfache Anbindung an Dubais wichtigste Geschäfts-, Freizeit- und Einkaufszentren

• In unmittelbarer Nähe zur Metro-Linie

• Direkter Zugang zur Sheikh Zayed Road

• Direkter Zugang zur Mohammed Bin Zayed Road

• **Lage:** Jebel Ali

• **Wahrzeichen:** UAE Exchange Metro Station

ANNEHMLICHKEITEN

• Swimmingpools • Voll ausgestattete Fitnessstudios • Gesundheitsclubs & Sauna

• Üppige Grünflächen & Freizeitzonen • Concierge-Service

• Kinderspielplatz • Überdachte Parkplätze • Einzelhandelsbereich

• Keine Kühlkosten

KONFIGURATIONEN:

- **Studio** – ab **32 m²** (345 sq.ft)
- **1-Schlafzimmer** – ab **55 m²** (588 sq.ft)
- **2-Schlafzimmer** – ab **92 m²** (991 sq.ft)
- **3-Schlafzimmer** – ab **150 m²** (1611 sq.ft)

FERTIGSTELLUNG: Dezember 2026

ZAHLUNGSPLAN: 10-10-10-10-10-50