



**Sale of an exclusive apartment with a direct view of Burj Khalifa 4+kk/T/G, 126 sqm, Dubai - UAE**



🏠 126 m<sup>2</sup> 📄 Downtown, Dubaj, United Arab Emirates 🏠 35 537 474 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Jesika Schopper**

FOREIGN PROPERTY SPECIALIST

jesika.schopper@luxent.cz

+420 778 771 771

Order number	<b>HM-4</b>	Price	<b>35 537 474 CZK per property</b>
Address	<b>Downtown, Dubaj, United Arab Emirates</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>126 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>19th floor</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Garage	<b>1</b>
Terrace	<b>50 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We are offering for sale a three bedroom apartment of 126 sqm of usable area in the new development project 25h Heimat in Downtown Dubai.

Located in the heart of Downtown Dubai, the project will offer its residents unparalleled views of the iconic Burj Khalifa and the vibrant Downtown Boulevard. The interior is inspired by German hospitality and combines luxury, individuality and innovation. The apartment itself will offer timeless amenities with spacious living areas, high quality materials and finishes.

The 25h Heimat project will also offer a wide range of amenities such as rooftop event spaces, indoor and outdoor gym, multiple swimming pools, jacuzzi, yoga studio, music and podcast studio, padel court, mini golf, private cinema, coworking space and many more.

The 25h Heimat location is an added bonus of the project. The apartment will offer a direct view of the Burj Khalifa, just five minutes away, and the fountains that surround the world-famous skyscraper. The project is close to many sporting and cultural activities, several renowned restaurants, beautifully landscaped parks, or the famous Dubai Mall, which is only 10 minutes away by car. The Palm Jumeirah or the international airport is only 20 minutes away. There are also a large number of prestigious schools in the area, such as Hartland International School.

This international property is thus ideal for both owner-occupation and rental and will satisfy even the most demanding clientele.

Prices are indicative only and may vary depending on location and other parameters. On request we will make you familiar with the full offer. In Dubai you will be guided by a Czech-speaking broker who, if you wish, will also rent your new foreign property.

The project is scheduled for completion in Q2 2027.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
HM-2	2 + kitchenette	19th floor	55 m <sup>2</sup>	12 m <sup>2</sup> / No / No	No	14 072 025 CZK
HM-3	3 + kitchenette	19th floor	103 m <sup>2</sup>	22 m <sup>2</sup> / No / No	No	24 789 526 CZK
HM-4	4 + kitchenette	19th floor	126 m <sup>2</sup>	50 m <sup>2</sup> / No / No	No	35 537 474 CZK