

**Villa for sale: RGN-S-1352**

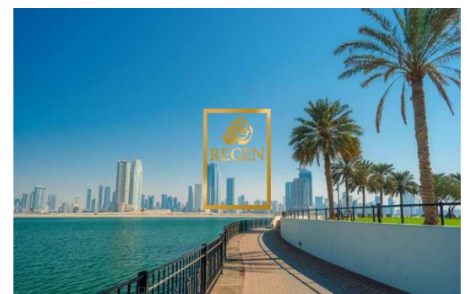
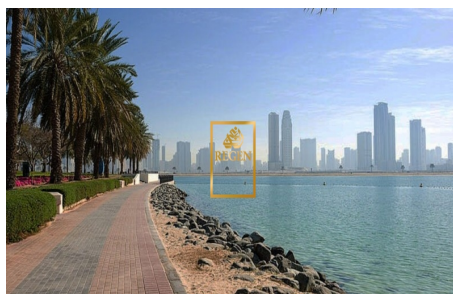
4 bed villa

Jumeirah, Dubai

Built-up area: 1336.00 | 3,100 AED per

**Four Bedroom Villa in Al Mamzar for Sale - Great Investment**

AED 4,142,220 net

**Property Description:**

Al Mamzar Front is a freehold residential villa project by Meraas Properties with an attractive payment plan and no time limit set for construction and permission to build a Ground Plus One (G+1) villa. The plot comes with the additional benefit of having no service charges and is being developed in line with the design and construction regulations of Dubai Creative Clusters Authority (DCCA). Al Mamzar Front is in a popular residential area on Cairo Road, just minutes from Al Mamzar open beach by Meraas Properties.

**Amenities**

- Envision a Large Outdoor Pool

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- Tennis Courts
- Basketball Court
- Cutting-Edge Gym
- Changing Rooms
- Kids Play Area
- Charming lounge
- Freehold residential property on Jumeira Bay Island
- Walking distance to the Bulgari Resort & Spa, the Marina & Yacht club

#### Payment Plan

- 10% on Booking & Ready to Move In
  - 90% on 3 Years PHPP
- DLD Permit 3456

### Features:

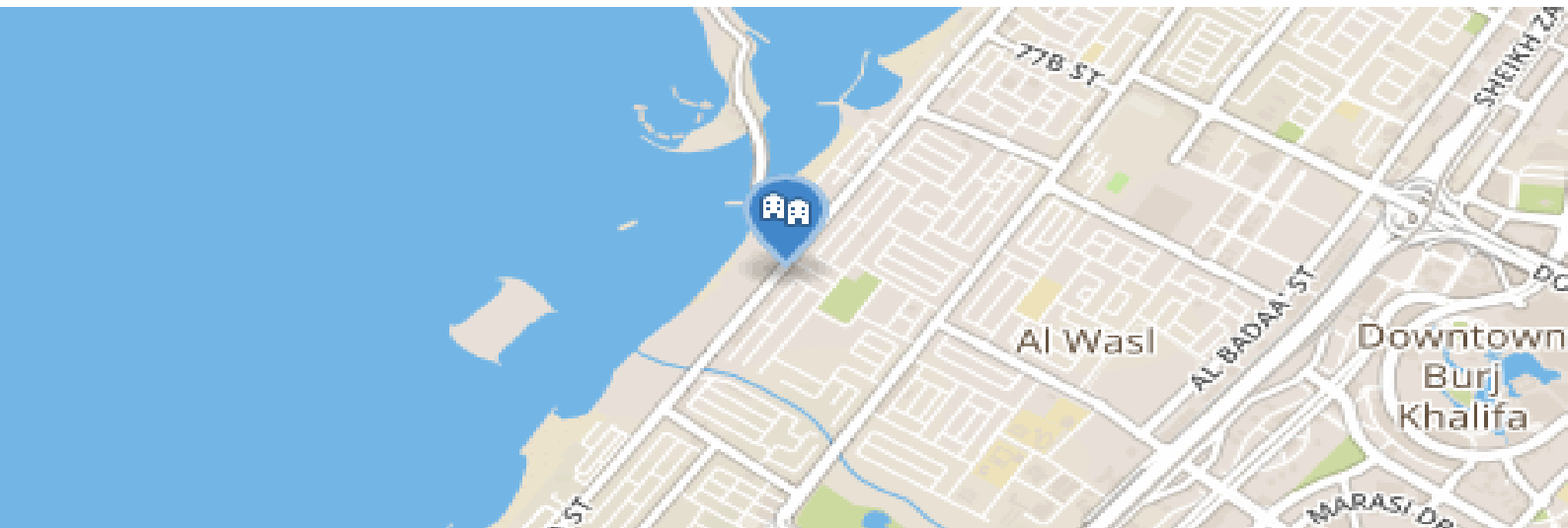
- |                            |                        |                      |
|----------------------------|------------------------|----------------------|
| > Balcony                  | > Basement parking     | > BBQ area           |
| > Broadband ready          | > Broadband ready      | > Built in wardrobes |
| > Central air conditioning | > Community View       | > Covered parking    |
| > Gymnasium                | > Intercom             | > Jacuzzi            |
| > Landscaped Garden        | > Maid's room          | > Pets allowed       |
| > Private garden           | > Satellite/Cable TV   | > Sauna              |
| > View of gardens          | > 24 hours Maintenance | > Bank/ATM Facility  |
| > Beach Access             | > Children's play area | > Communal gardens   |
| > Concierge service        | > Cycling tracks       | > Mosque             |
| > Public park              | > Public parking       | > Public transport   |
| > Recreational Facilities  | > Restaurants          | > Shops              |
| > Walking Trails           |                        |                      |

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**Four Bedroom Villa in Al Mamzar for Sale - Great Investment****Property Location:****Agent Details:**

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