



URBAN LIFE



BUSINESS BAY



**URBAN PROPERTIES
DEVELOPMENT**

FOR A VIBRANT

URBAN LIFESTYLE

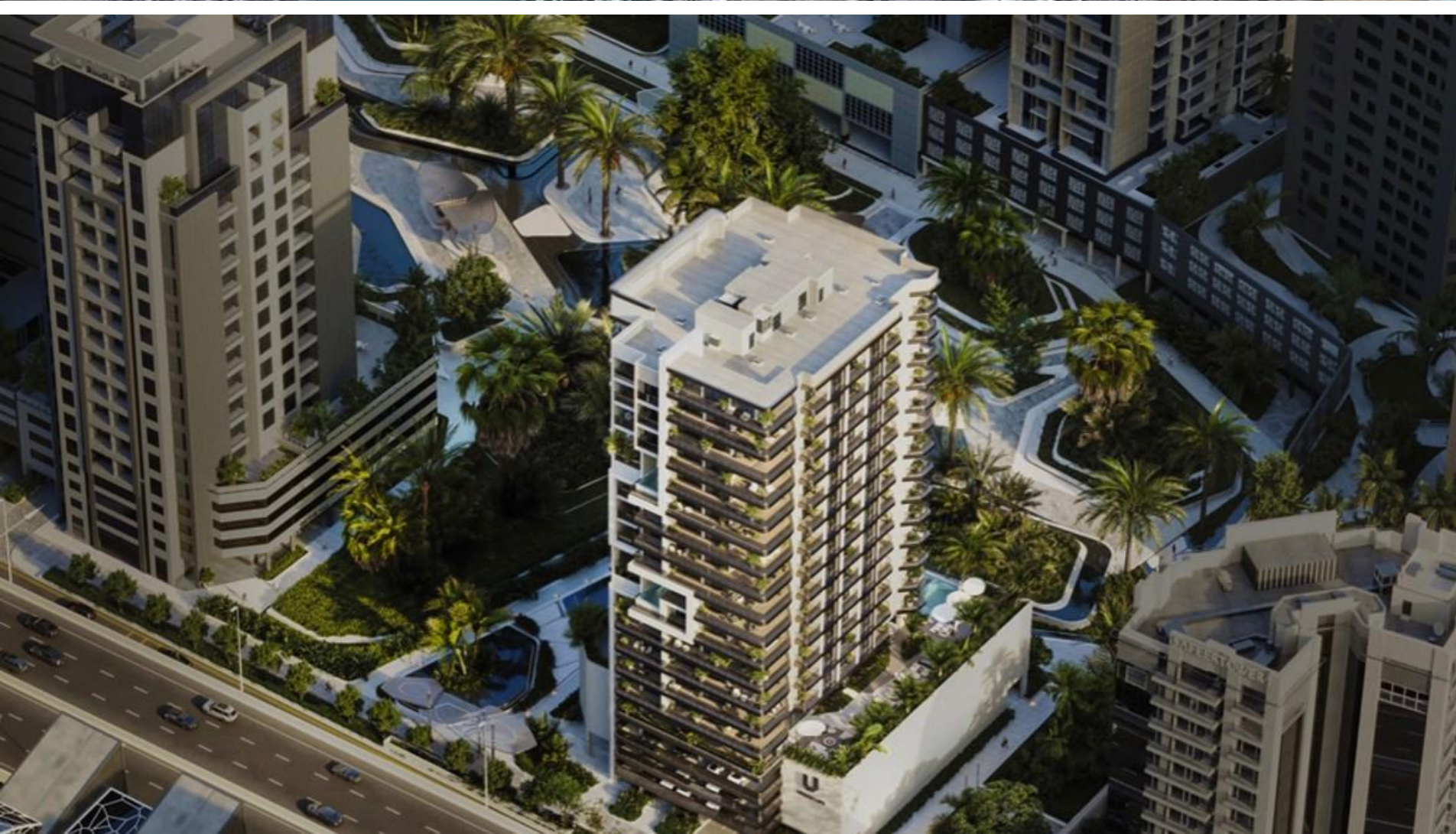


U
URBAN LIFE

 URBAN
HOME AVENUE



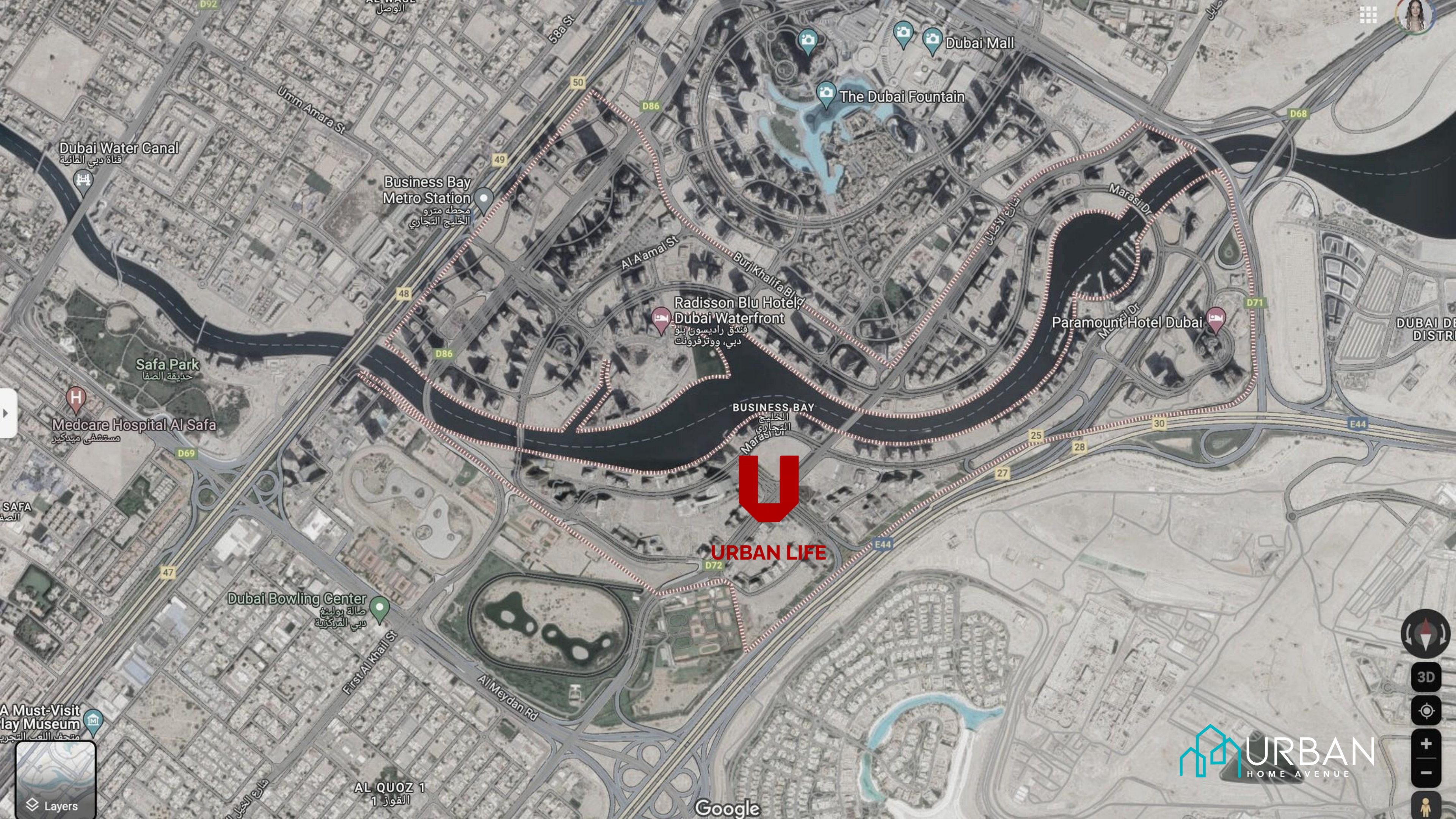
U
URBAN LIFE







URBAN LIFE



Dubai Water Canal
قناة دبي المائية

Business Bay
Metro Station
محطة مترو
الخليج التجاري

Radisson Blu Hotel,
Dubai Waterfront
فندق راديسون بلو
دبي، ووترفرونت

Paramount Hotel Dubai

BUSINESS BAY
الخليج التجاري

URBAN LIFE

URBAN
HOME AVENUE

Layers

Google

3D

+

-

Person icon

AL QUOZ 1
القوز 1

شارع الخليل

Al Meydan Rd

First Al Khail St

Dubai Bowling Center
صالة بولينغ
دبي المركزية

Medcare Hospital Al Safa
مستشفى ميدكبير

Safa Park
حديقة الصفا

Dubai Mall

The Dubai Fountain

Umm Amara St

58a St

50

D86

49

48

D86

Al A'amal St

Burj Khalifa Blvd

Marasi Dr

D68

D71

Marasi Dr

25

28

30

E44

27

47

D72

E44

A Must-Visit
Play Museum
متحف اللعب التجريبي

Plot Info

Planning Info Coordinates Downloads Services

Plot Number	3460600
Old Numbers	BB.A06.002
Project Name	BUSINESS BAY PHASE 1 & 2
Community	BUSINESS BAY
Plot Area	3,000.00 M ² (32,291.72 Ft ²)
Max. GFA	12,000.00 M ² (129,166.92 Ft ²)
Max. Coverage	N/A
Max. Height	G+19
Site Plan Issue Date	16-Jun-2021
Site Plan Expiry Date	15-Jun-2026

Setback values

Side Number	Building	Podium
Side 1	5	10
Side 2	10	0
Side 3	10	5
Side 4	10	5

Land Uses

- COMMERCIAL:** OFFICES, RETAIL
- HOSPITALITY:** HOTEL, HOTEL APARTMENT
- RESIDENTIAL:** APARTMENT

General Notes





146 TOTAL UNITS

STUDIOS

Studios (42 Units) = 418 sqft - 508 sqft -
Avg unit price: 884K-1.3M AED

1 BEDROOM

One Beds (76 Units) = 791sqft - 1,205 sqft -
Avg unit price: 1.49-2.46M AED

2 BEDROOMS

Two Beds (28 Units) = 1,572 - 1,761 sqft -
Avg unit price: 2.73-3M AED

SERVICE CHARGE

18-21 AED



Open Garden
& Pool Deck

Swimming Pool, Gym,
Recreational & Social Spaces



Multipurpose game
room



Swimming pool



Outdoor park & green
spaces



Cinema room



Coworking spaces



Business center

AMENITIES

Podium

@ SWIMMING POOL

@ GENTS GYM

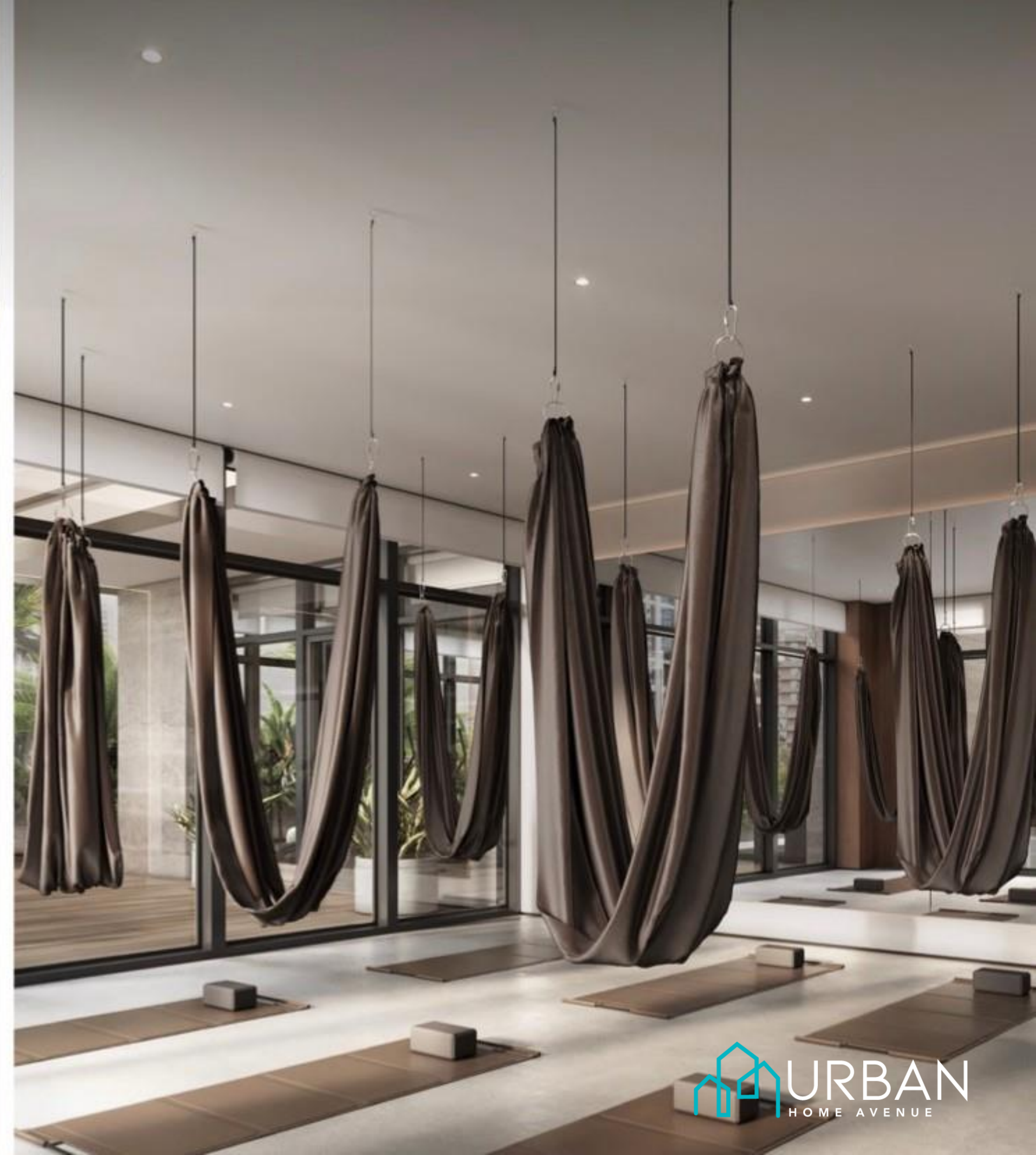
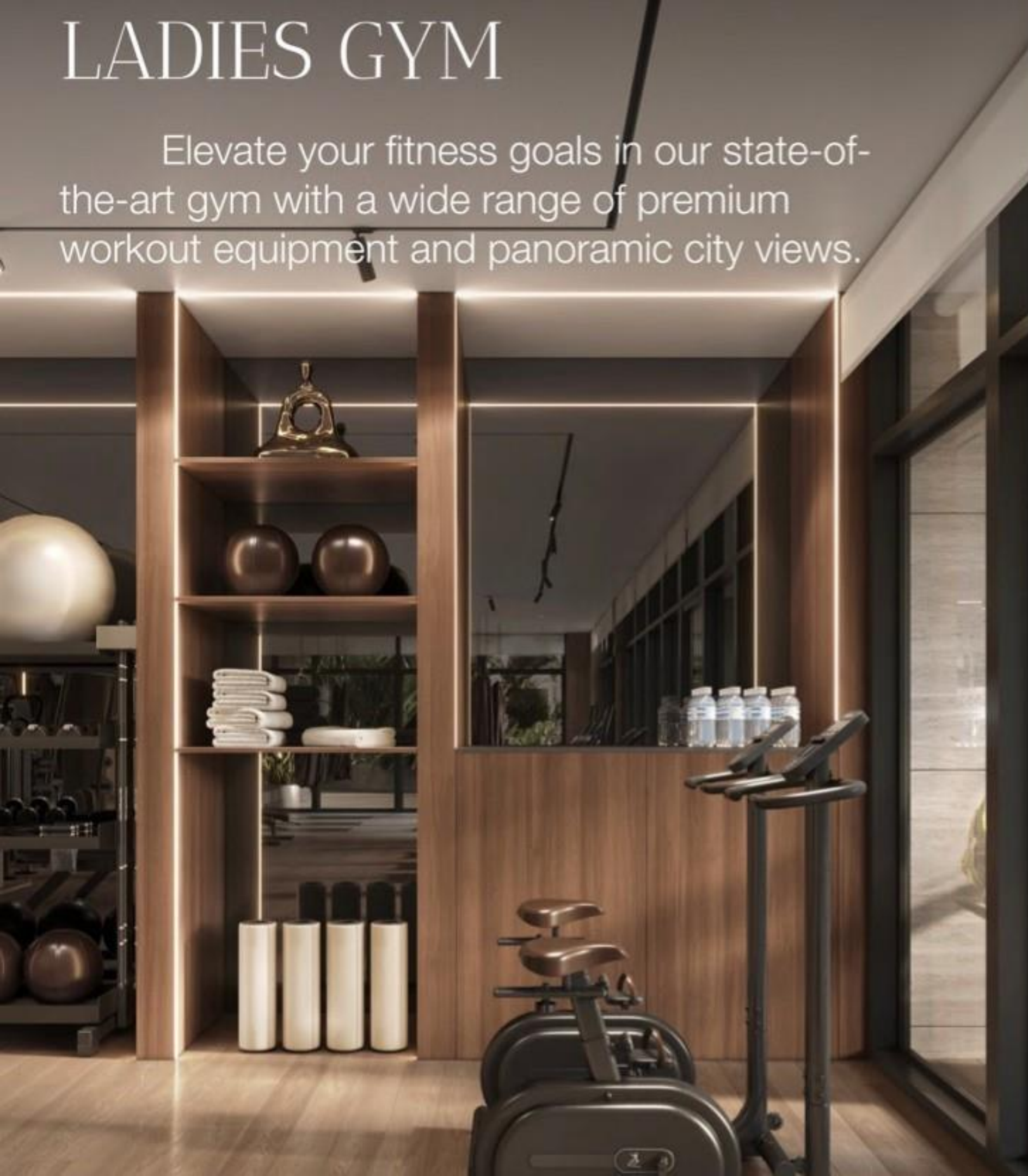
@ LADIES GYM

@ SOCIAL SPACES

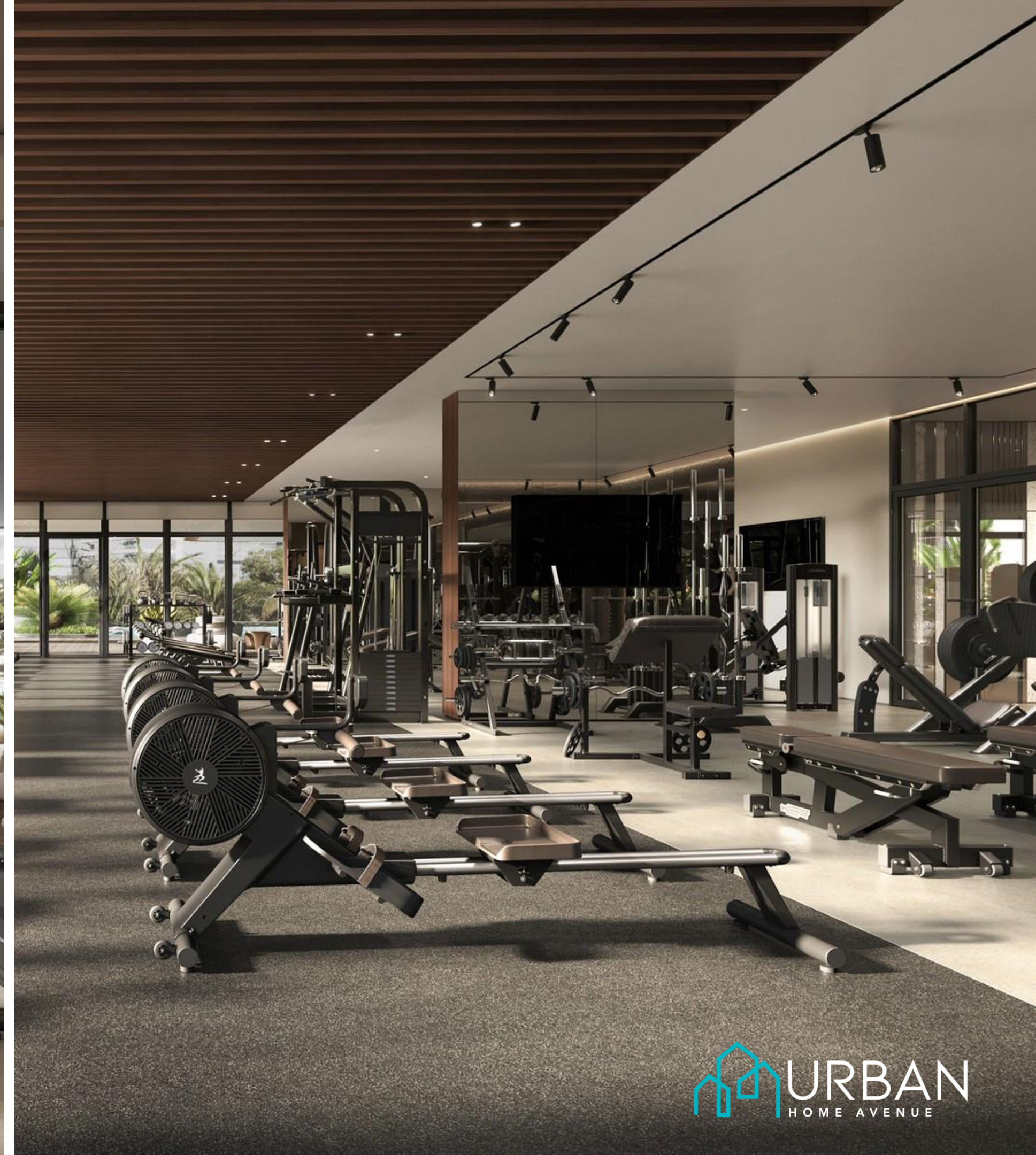


LADIES GYM

Elevate your fitness goals in our state-of-the-art gym with a wide range of premium workout equipment and panoramic city views.



GENTS GYM







AMENITIES

@ SWIMMING POOL

○ OPEN GARDEN



















S

STUDIO



Q STUDIO

1 BEDROOM

2 BEDROOMS

Type 1

Type 2

Unit area 360 sq.ft.

Balcony area 57sqh.

Total area 417sqh.



W 360 VIEW

BOOKA UNIT

Type 1

Type 2

BEDROOM



Unit area 887 sq.ft.

Balcony area 323 sq.ft.

Total area 1,210sqh.

W 360 VIEW

BOOKA UNIT

Type 1

Type 2

BEDROOM



Unit area 789 sq.ft.

Balcony area 175sqh.

Total area 964sqh.

W 360 VIEW

BOOKA UNIT

2

BEDROOMS



STUDIO

1 BEDROOM

Q 2 BEDROOMS

Type 1

Type 2

Unit area

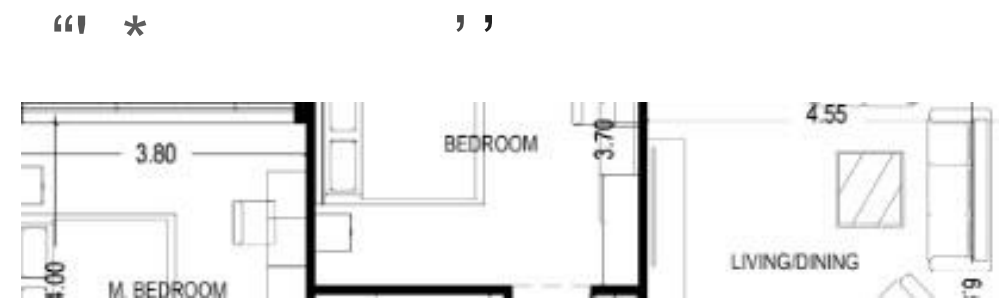
1,273sqh.

Balcony area

500sqh.

Total area

1,773 sq.ft.



W 360 VIEW

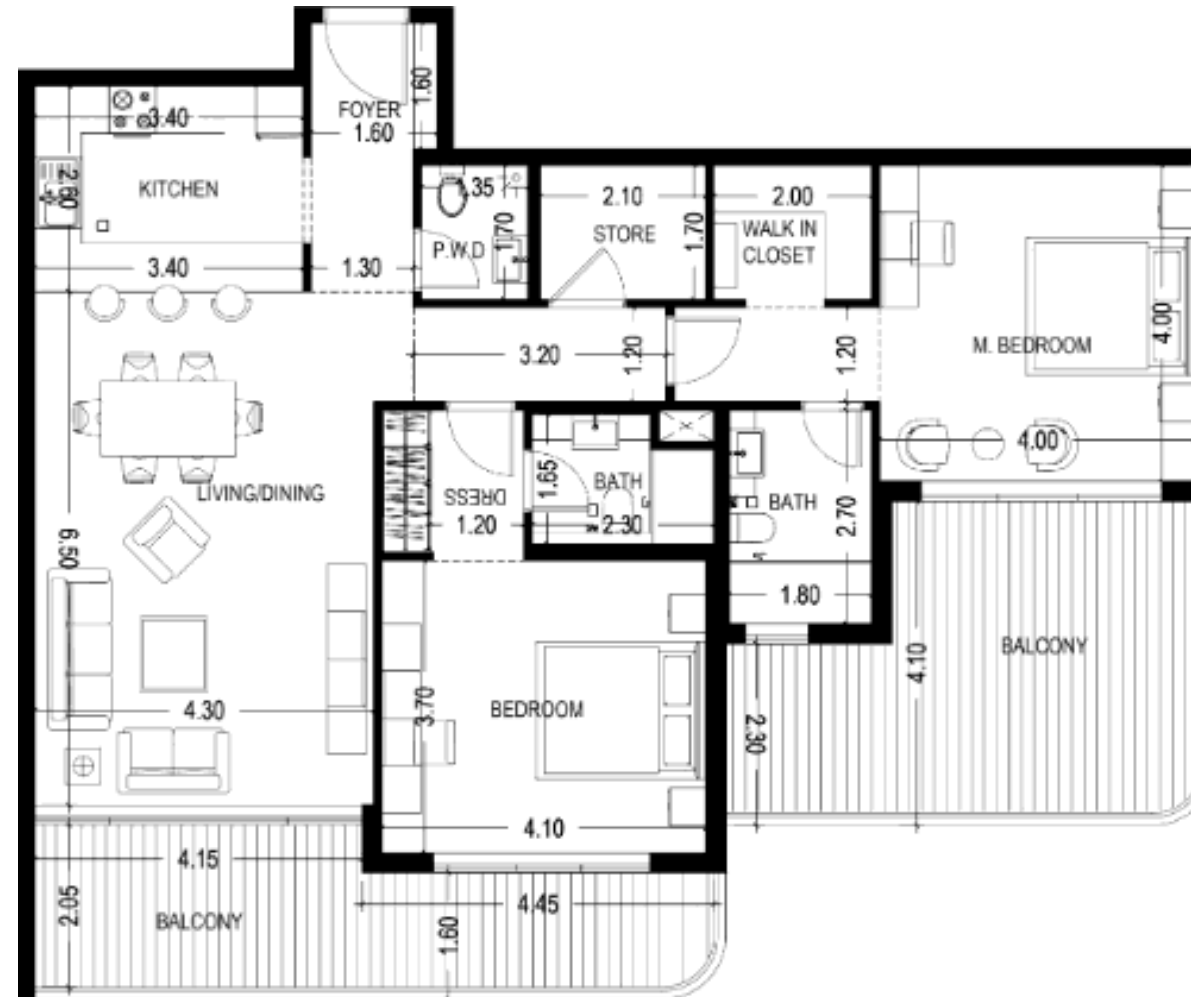
BOOKA UNIT

2

BEDROOMS

Type 1

Type2



Unit area 4,270 sq.ft.

Balcony area 350 sq.ft.

Total area 1,620sqh.

W 360 VIEW

BOOKA UNIT

Type of Apartments: :

- Studios
- 1 bedrooms
- 2 bedrooms

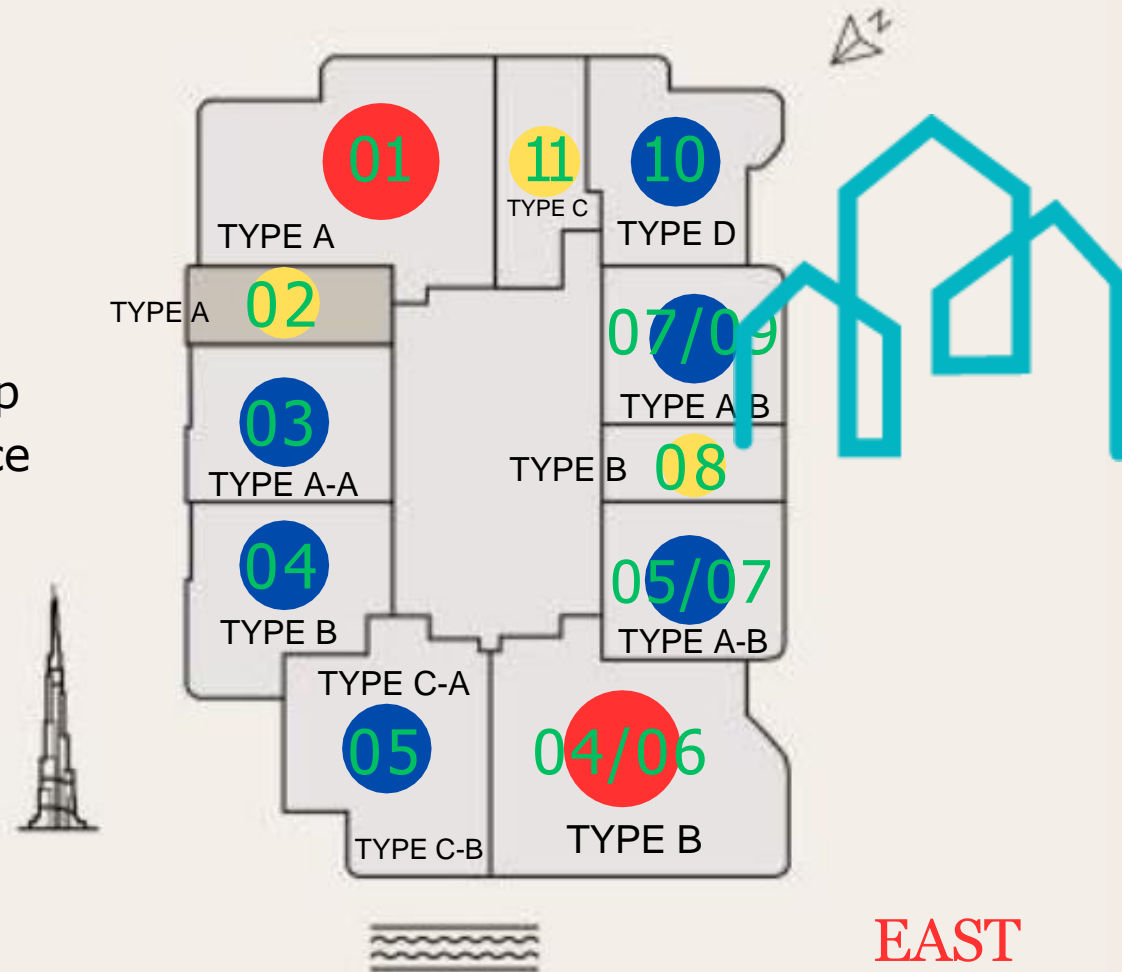
Key Plan Level

Park & Pool View

WEST

SOUTH

(Left side)
47 meter gap
Park Entrance



NORTH

EAST

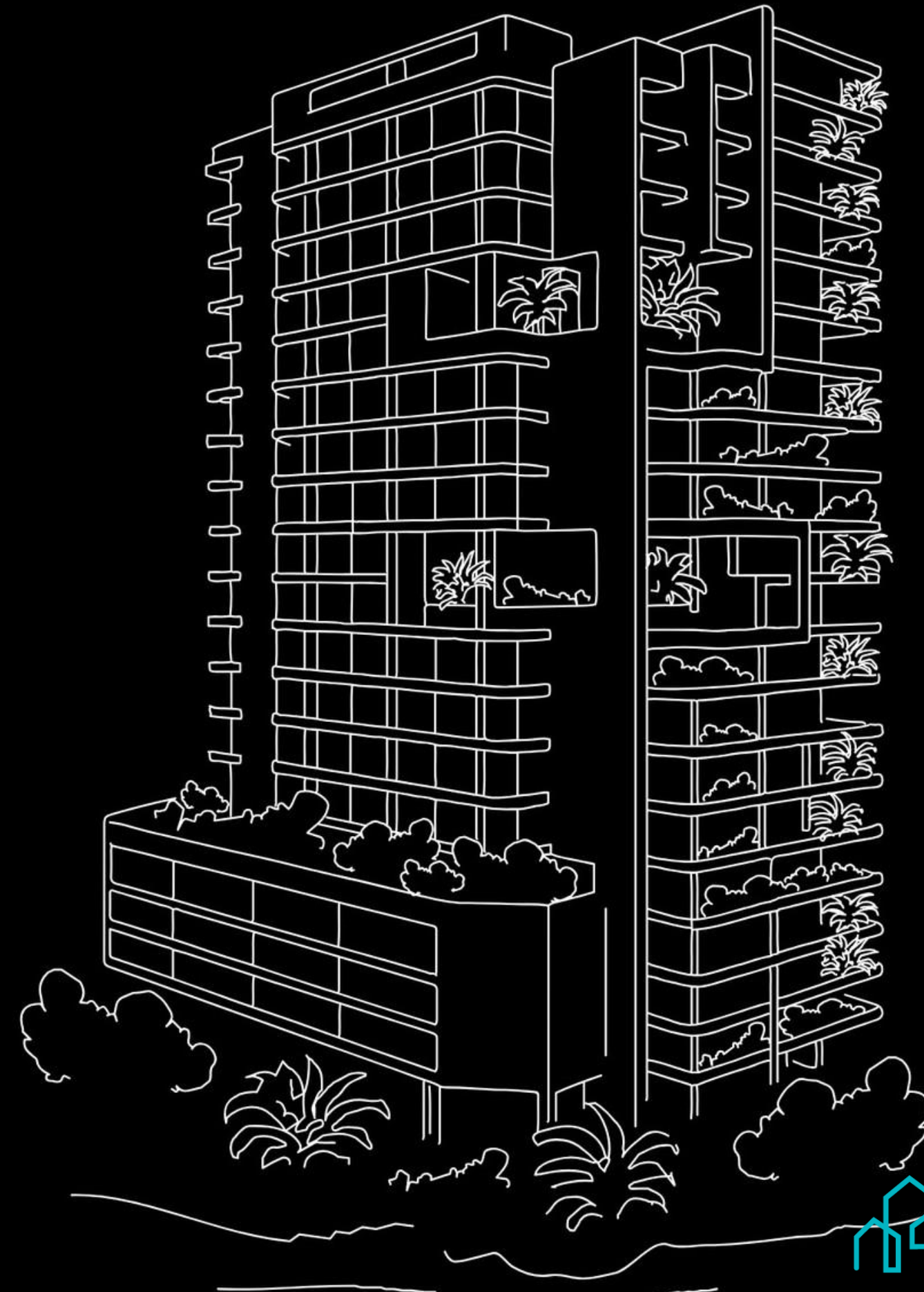
City Skyline View



SERIAL №	TIME OF PAYMENT	PERCENTAGE
1	Booking	10%
2	Signing of SPA	10%
3	Three months from signing of SPA	5%
4	Seven months from signing of SPA 1	5%
5	11 months from signing of SPA	5%
6	15 months from signing of SPA	5%
7	19 months from signing of SPA	5%
8	Handover	20%
9	Three months after handover	5%
10	Six months after handover	5%
11	12 months after handover	5%
12	18 months after handover	5%
13	24 months after handover	5%
14	30 months after handover	5%
15	36 months after handover	5%



URBAN LIFE





URBAN LIFE EOI

(CHEQUES - CASH - BANK TRANSFERS)

AED 50,000 FOR STUDIO'S
AED 75,000 FOR ONE BEDROOMS
AED 100,000 FOR TWO BEDROOMS
AED 500,000 FOR FULL FLOORS

UNIT TYPES G PRICING:

STUDIOS - 884K - 1.23M AED
1BEDS - 1.49M - 2.46M AED
2BEDS - 2.73M - 3M AED



GRACIAS POR
ELEGIRNOS

Urban Home Avenue

www.urbanhomeavenue.com

hola@urbanhomeavenue.com

