



## Apartment One-bedroom (2+kk)

€ 668 862 | CZK 16 250 000

77 m², Dubai Marina, Dubai



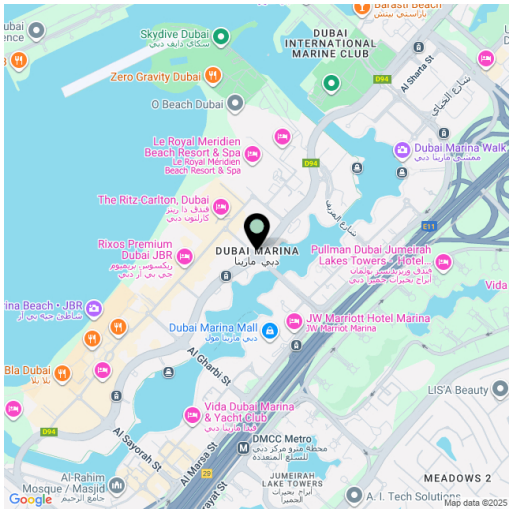


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Total area	85 m²
Floor area*	77 m²
Balcony	8 m²
Parking	Valet Parking
Cellar	-
PENB	G
Reference number	110921



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

Part of the newly developed ultra-modern residential complex **Liv Lux**, this one-bedroom apartment with a balcony offers a stunning view of the iconic Dubai Marina skyline. Residents will enjoy exceptional comfort with concierge service, a breathtaking entrance lobby, wellness and fitness facilities, and access to an infinity pool. The project is scheduled for completion in December 2026.

The open layout of the apartment on the 16th floor consists of a living room connected to a dining area, a kitchenette, and access to the **balcony**. There is also a bedroom with built-in wardrobes, a bathroom with a shower, toilet, and sink, and a separate toilet. The apartment includes one designated **parking space**.

The airy interior with 3-meter-high ceilings is illuminated by **floor-to-ceiling windows**. The highest standard of finishes includes premium surface materials, a fully equipped kitchen with top-of-the-line appliances, bathrooms fitted with **Villeroy & Boch** sanitary ware, built-in and freestanding furniture, and designer lighting. A wide range of shared amenities will include a golf simulator, padel court, outdoor cinema, barbecue area, yoga studio, sauna, beauty salon, conference rooms, and lounge.

One of Dubai's most prestigious and sought-after residential locations, **Dubai Marina** is a modern waterfront development built around an artificial canal stretching over 3 km. The area is lined with iconic skyscrapers, luxury residences, and prestigious hotels along the lively **Marina Walk promenade**. The location also boasts excellent transport connectivity, with metro and tram stations just a few minutes' walk away. The international airport is approximately 35 km away, and a direct flight from Prague takes just under 6 hours.

The unit is priced in AED, and the price in CZK may vary depending on the exchange rate.

Parking will be provided via a valet service.

Floor area: 77 m², balcony: 7.5 m².





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1 BEDROOM  
Marina View  
1 Parking Space

Apartment Area	69.91 sqm	753.00 sqft
Balcony Area	7.46 sqm	80.00 sqft
Total Area	77.37 sqm	833.00 sqft



Sample view from the apartment

- Floorplan:
1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances
  2. All materials, dimensions, and drawings are approximate only
  3. Information is subject to change without notice, at developer's absolute discretion
  4. Actual area may vary from the stated area
  5. Drawings not to scale
  6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishing
  7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever

