

BURJSIDE BOULEVARD



DEVELOPMENT OVERVIEW

Burjside Boulevard is a luxury serviced Dubai apartment development, and is located opposite the Dubai Mall, with unobstructed exclusive views of the Burj Khalifa. A life of fine choice customized for the connoisseurs of contemporary living, Burjside Boulevard offers contemporary opulent 3, 2 and 1 bedroom apartments with fully equipped kitchens. The building will be managed as per five-star international hotel standards by hospitality management company 'DAMAC Suites and Spa.' Burjside Boulevard offers a Dubai real estate investment, personalized to your high standards.

DEVELOPMENT DETAILS

Location: Burj Dubai District , Dubai, UAE

Facilities

Live in the home you always wanted. Indulge in the red carpet life, every single day of your life.

EXPECTED RENTAL YIELD is 15% to 25% per year.

- Standard services;

1. Housekeeping
2. Room service
3. State of the art gym
4. Concierge
5. Restaurants

- Personalized services

1. Private Chef Service
2. Personal Shopping Service
3. Baby Sitting Service
4. Butler Service
5. Spa services within the private confines of apartments

Please note the details of the project centrally in the Burj are and please note the neighborhood areas

TALLEST TOWER IN THE WORLD BURJ KHALIFA
BIGGEST MALL IN THE WORLD
DUBAI INTERNATIONAL FINANCIAL CENTER
BIGGEST BUSINESS HUB – BUSINESS BAY

One bedroom are selling for AED 2,400,000.00 to 2,500,000.00 approximately and 2 brs for 3,500,000.00 to 3,600,000.00 depending on size.

At an ADR(Average Daily Rate) of 1500 for a one bedroom and occupancy of 65% pa (238 days) you can expect a minimum return of approx 17% (after deducting service fees), if occupancy is higher and rate increases it can go up to 30% as well. If you add CAGR of 5% pa you are still looking at a 22% return. Basically you can recover the cost of your investment in 4 - 5 years. On a 2 BR you can expect a minimum of approximately Aed 450,000.00 PA.

Burj side Boulevard will be managed by Damac suites and spa, for which we have hired industry experts to head and manage it.

Kindly note the construction update below





Project Features and Amenities:

Unit Features:

- Kitchen cabinets and countertops with refrigerator, washer dryer, hob, oven.
- Balconies
- Wardrobes in bedrooms
- Fully tiled bathrooms, en-suites and guest toilets, wherever applicable
- Shower or bath tub with handle and shower in each bathroom.
- Electrical shaver point with mirror in master bathroom
- Vanity Units and mirrors
- Centrally air conditioned
- Double glazed windows
- E-vision and telephone connections
- High speed internet access
- Ceramic floor tiling

Unit Furniture:

- Double Beds with mattresses.
- Curtains
- Bedside table with drawer for shelf
- Two chairs
- The following furniture in each living room and studio :
- Counter with bar stools in studios.
- Dining table with chairs in 1, 2 and 3 bed apartments only.
- Settee or arm chair
- Coffee table
- Television
- Glass and table ware
- Cooking utensils
- Clean sheets, pillows and bed covers of appropriate portions

Unit Services:

- Full apartment cleanup – thrice a week
- Laundry and replacement of bed linen and towels – twice a week
- Daily supply of basic toiletries and towel change
- Bouquet of television channels

- Pest Control in the unit.
- Maintenance and repair of furnishings, fixtures and equipment (but not refurbishment or replacement thereof)

Special Feature:

Live & Earn:

A Rental Pool Scheme managed by Damac Suites & SPA. Wherein the Buyer wishes to engage the services of seller to offer, manage, and operate the Buyer's Unit as a transient rental hotel unit within the Resort pursuant to the terms and conditions set forth by an agreement, known as the "Rental Pool". The Buyer does not intend to occupy the Unit at all times of the year, and the Buyer desires to engage Damac for the purpose of renting the Unit, in whole or in part.

-3 months advance notification by the buyer
-For a minimum period of 6 months
-Net amount shall be paid to the buyer after deduction of Management fee