



EMPIRE  ARABIA

Looking for  
quality and affordable  
apartments  
at  
Dubai Sports City

  
Global Golf  
Residence 2





# *Exclusive - Featured Project*



## **Global Golf Residence-II**

Located in one of Dubai's most talked about sporting areas, Dubai Sports City. This property offers fantastic views of tranquil golf community surrounded by lush green pastures.

This luxurious building comprises of comforts such as;

- a. Covered Parking,
- b. Security,
- c. Swimming Pool,
- d. High spec gym, and more

Global Golf Residence II is situated within easy commute to the largest malls in the region, supermarkets, cafes, casual dining spots, spas, children's play areas and many more.





|                             |                                |
|-----------------------------|--------------------------------|
| Project                     | <b>Global Golf Residence 2</b> |
| Location                    | <b>Dubai Sports City</b>       |
| Total Units                 | <b>342</b>                     |
| Total Net Area / Title Deed | <b>254,016.21</b>              |
| Sales Value / AED           | <b>215,254,794</b>             |

|                           |
|---------------------------|
| <b>Ground Floor</b>       |
| <b>2 Basement Parking</b> |
| <b>24 Floors</b>          |
| <b>HC</b>                 |

| <b>Type Of Units</b> |            |
|----------------------|------------|
| Studio               | <b>108</b> |
| 1 Bedroom            | <b>126</b> |
| 2 Bedroom            | <b>80</b>  |
| 2 Bedroom - Duplex   | <b>20</b>  |
| 3 Bedroom - Duplex   | <b>8</b>   |

| <b>Allocated Car Parking</b> |            |
|------------------------------|------------|
| Handicapped                  | <b>5</b>   |
| Ground Floor                 | <b>99</b>  |
| Basement -1                  | <b>124</b> |
| Basement -2                  | <b>126</b> |

Global Golf Residence - II is 2B + G + 24 story residential tower, featuring studio, one bedroom, two bedroom, three bedroom and duplex apartments, conveniently located in Sports City, Dubai, United Arab Emirates.

The project in house features & comfort include swimming pool & high-spec gym spread on the roof, covered parking, Security etc.





## *Classic Amenities:*

### **Features:**

Centrally air-conditioned  
Ceramic floor tiles  
Insulated and double glazed windows  
High quality switches and outlets  
Cabling to facilitate high speed inter

### **Kitchen:**

High quality kitchen cabinetry  
Ceramic tiles flooring and walls  
Selected granite tops



### **Bathrooms:**

High quality mirrors and vanity  
Quality vanities with granite tops  
Ceramic tiled flooring and walls  
Ceramic sanitary ware with matching accessories  
High quality mixer taps

### **Additional Features:**

Feature entrance lobby  
State of the art design  
24-hour concierge desk  
2 basements  
5 High Speed Elevators  
Fully equip Health club  
Steam and sauna  
Swimming pool  
State of the art gymnasium  
Access to digital / satellite TV

### **Security:**

Solid core entry door with security view hole  
Closed-circuit television, security and access control  
Convenient enter-phone system allows direct access to suites



*Layout Plan Studio Apartment*





*Layout Plan 2 Bedroom Apartment*

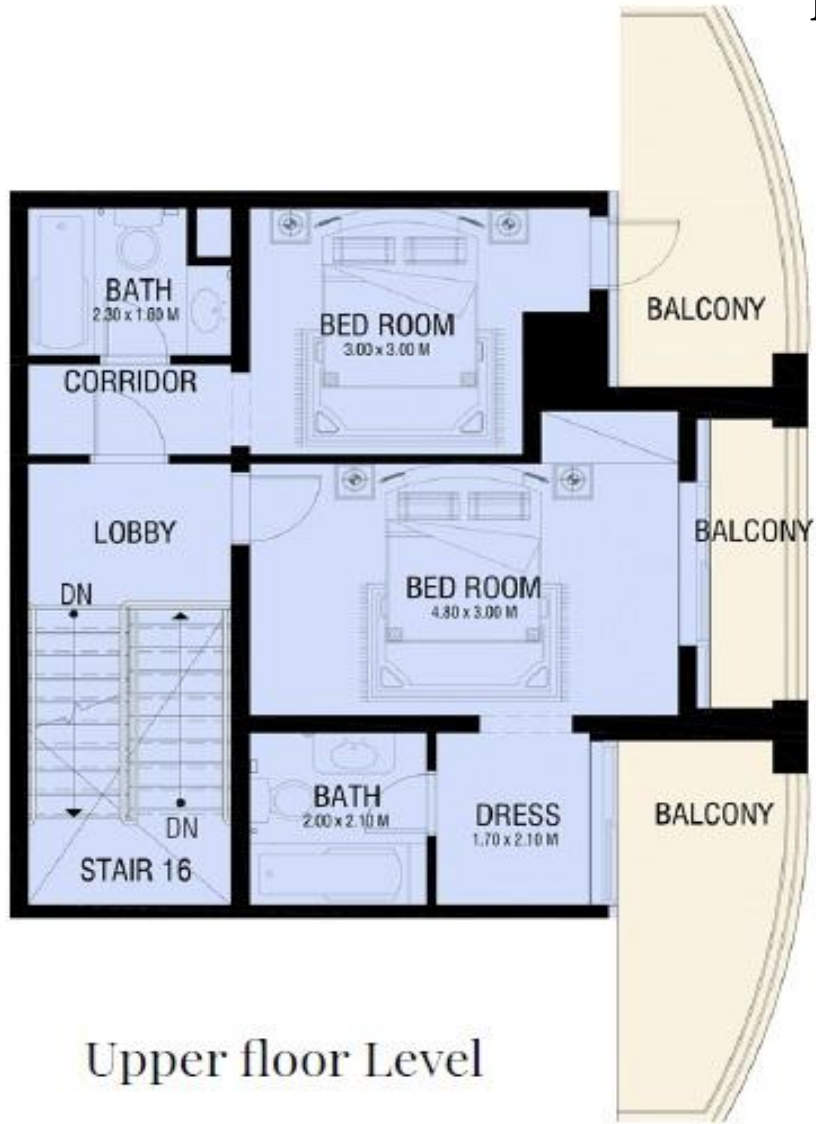


*Layout Plan 1 Bedroom Apartment*





# Layout Plan Duplex 2 Bedroom



Upper floor Level



Lower floor Level



## Layout Plan Duplex 3 Bedroom



Upper floor Level



Lower floor Level







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| <u><i>Apartment Type</i></u> | <u><i>Average Sales Price In AED</i></u> |
|------------------------------|--|
| <b>Studio</b>                | <b>280,000/- To 350,000/-</b>            |
| <b>1 Bedroom</b>             | <b>400,000/- To 550,000/-</b>            |
| <b>2 Bedroom</b>             | <b>600,000/- To 750,000/-</b>            |
| <b>2 Bedroom - Duplex</b>    | <b>800,000/- To 950,000/-</b>            |
| <b>3 Bedroom - Duplex</b>    | <b>1,100,000/- To 1,500,000/-</b>        |

For visit call us at

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