



 Downtown, Dubai, United Arab Emirates



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Mgr. Jesika Schopper

FOREIGN PROPERTY SPECIALIST

jesika.schopper@luxent.cz

+420 778 771 771

About real estate

Introducing 25h Heimat, a new development project in Downtown Dubai.

Located in the heart of Downtown Dubai, the project will offer its residents unparalleled views of the iconic Burj Khalifa and the vibrant Downtown Boulevard. The interiors are inspired by German hospitality and blend luxury, individuality and innovation. The apartments themselves offer timeless amenities with spacious living areas, high quality materials and finishes.

25h Heimat presents a wide range of units from 1 bedroom to spacious 4 bedroom apartments with study. The project will also offer a wide range of amenities such as rooftop event space, indoor and outdoor gym, multiple swimming pools, Jacuzzi, yoga studio, music and podcast studio, padel court, mini golf, private cinema, coworking space and many more.

The 25h Heimat location is an added bonus of the project. The apartments will offer a direct view of the Burj Khalifa and the fountains that surround the world-famous skyscraper just five minutes away. The project is close to many sporting and cultural activities, several renowned restaurants, beautifully landscaped parks, or the famous Dubai Mall, which is only 10 minutes away by car. The Palm Jumeirah and the international airport are only 20 minutes away. There are also a large number of prestigious schools in the area, such as Hartland International School.

These international properties are thus ideal for both owner-occupation and rental and will satisfy even the most discerning clientele.

Prices are indicative only and may vary depending on location and other parameters. On request, we will acquaint you with the

entire offer. In Dubai you will be guided by a Czech-speaking broker who, if you wish, will also rent your new foreign property.

The project is scheduled for completion in Q2 2027.

| The order | Layout | Floor | Usable area | Terrace / Balcony / Loggia | Garden | Price |
|-----------|-----------------|------------|--------------------|-----------------------------|--------|----------------|
| HM-2 | 2 + kitchenette | 19th floor | 55 m ² | 12 m ² / No / No | No | 14 072 025 CZK |
| HM-3 | 3 + kitchenette | 19th floor | 103 m ² | 22 m ² / No / No | No | 24 789 526 CZK |
| HM-4 | 4 + kitchenette | 19th floor | 126 m ² | 50 m ² / No / No | No | 35 537 474 CZK |