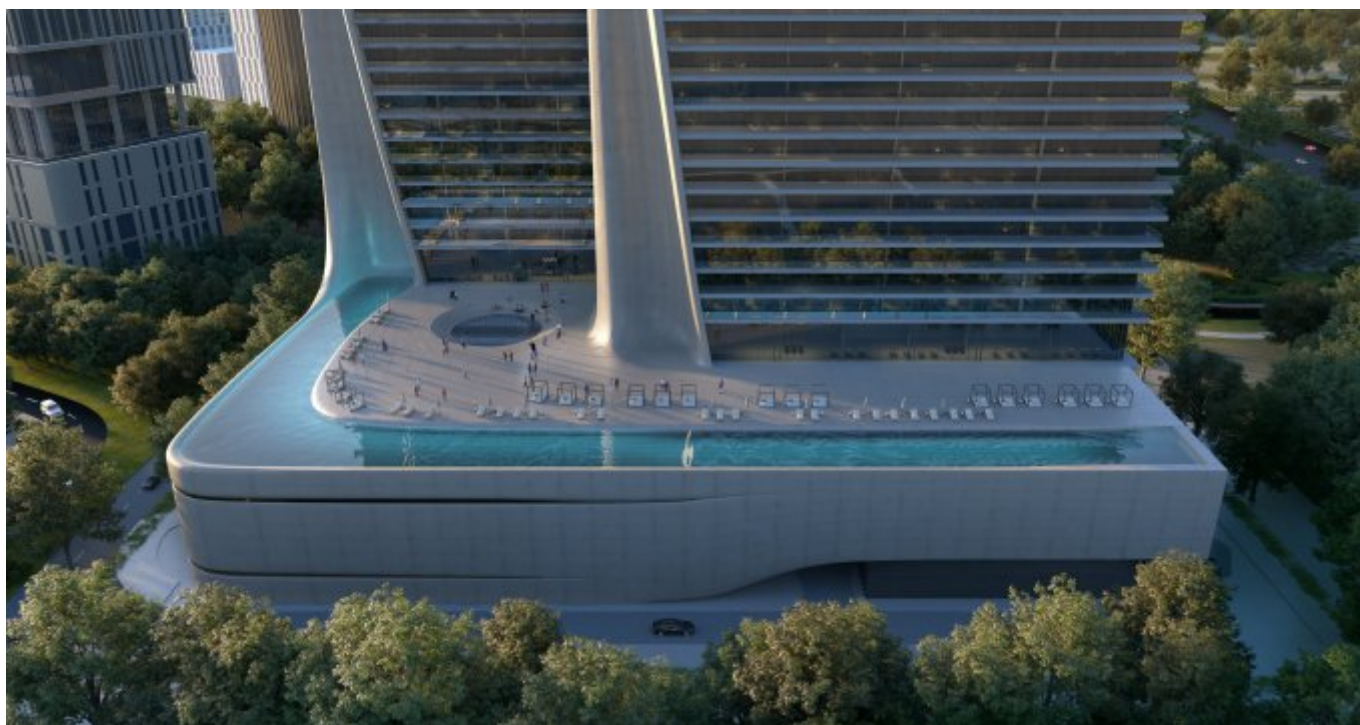


## 1BR R-D Dubai, Zabeel 2 - Präzisions-Wellness-Residenzen zum Verkauf



### Preise & Kosten

Kaufpreis	Kaufpreis auf Anfrage
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### Angaben zur Immobilie

Wohnfläche	91,01 m <sup>2</sup>
Gesamtfläche	130,69 m <sup>2</sup>
Zimmer	3
Schlafzimmer	1
Badezimmer	2
Größe Balkon/Terrasse	39,68 m <sup>2</sup>
Balkone	2
Alt-/Neubau	Neubau
Verkaufsstatus	offen

### Ausstattung

Differenzierung	Luxus
Bad	Dusche
Küche	offen
Aufzug	Personenaufzug
möbliert	voll

Kabel / Sat- TV	Ja
Abstellraum	Ja
seniorengerecht	Ja

## Objektbeschreibung

An der Schnittstelle zwischen fortschrittlicher Wellness und ultramoderner Architektur positioniert, präsentiert diese luxuriöse Wohnanlage in Zabeel 2, Dubai, das Konzept der Precision Wellness - ein wissenschaftlich fundiertes Lebensstil-Erlebnis, das darauf ausgelegt ist, körperliche und mentale Gesundheit zu optimieren.

Gestaltet von weltbekannten Architekten und Entwicklern, verbindet jede Residenz sensorisch reaktionsfähige Materialien, biophiles Design und KI-integrierte Smart-Systeme. Die Innenbereiche verfügen über Schallschutz, zirkadiane Beleuchtung, vitaminangereicherte Duschen, EMF-bewusste Materialien sowie gereinigte Luft- und Wassersysteme. Bodentiefe Fenster und großzügige Balkone bieten ruhige Stadtansichten und fördern natürliches Licht sowie Achtsamkeit.

Die Bewohner profitieren vom Zugang zum Akala Spa und der Everwell Medical Wellness Klinik, die revolutionäre Behandlungen wie Stammzelltherapie, Peptidinjektionen, IV-Infusionen, Ozontherapie und hormonelle Balance anbietet. Jeder Service - von Diagnostik bis zur fortgeschrittenen Regeneration - wird in einer nahtlosen, privaten klinischen Umgebung erbracht.

Diese Community verfügt außerdem über Formative, einen High-Performance Fitnessclub mit der modernsten Fitnesstechnologie der VAE, einen Wellness-Concierge, privaten Kinosaal, Bio-Restaurants und maßgeschneiderte Ernährungsprogramme basierend auf genetischen Profilen. Ob beim Entspannen in einer Flotation-Kapsel oder bei Reiki, Pilates oder Klangtherapie - dies ist ein Raum für bewusstes, absichtliches Leben. Ideal für leistungsorientierte Persönlichkeiten, Wellness-Suchende oder Investoren, die auf Next-Gen-Luxus setzen - dies ist mehr als ein Zuhause - es ist ein Heiligtum zum Leben, Heilen und Gedeihen.

## Lage

Gelegen in Zabeel 2, einem der exklusivsten Viertel Dubais, sind diese Residenzen nur wenige Minuten von Downtown Dubai und dem DIFC entfernt. Eingebettet zwischen dem geschäftlichen Zentrum der Stadt und kulturellen Hotspots, genießen die Bewohner unvergleichliche Nähe zu gehobener Gastronomie, Einkaufsmöglichkeiten und Gesundheitsversorgung. Die Zwillingtürme sind umgeben von malerischen Ausblicken, erstklassigen Hotels und ruhigen Landschaften. Ob Sie Wellness-Rückzugsorte, Fine-Dining-Spots oder schnellen Zugang zu Business-Hubs suchen - Zabeel 2 bietet die ideale Kombination aus Ruhe und Konnektivität - nur eine kurze Fahrt vom Dubai International Airport entfernt.

## Ausstattung

Diese Entwicklung definiert ganzheitliches Leben neu mit einem Wellness-Ökosystem, das das gesamte Spektrum abdeckt: Thermalkreisläufe, Spa-Behandlungen, Fitness-Studios, sensorische Deprivationsräume, Infrarot-Saunen, Kryotherapie, Rotlicht-Therapie und Hyperbar-Oxygen-Kammern. Bewohner genießen personalisierte Wellness-Sessions im eigenen Zuhause, eine exklusive medizinische Klinik mit regenerativen Behandlungen und KI-gesteuerte biometrische Planung. Vor Ort servieren Restaurants nährstoffreiche Menüs, während Smart-Home-Technologie nahtlosen Komfort gewährleistet. Darüber hinaus bieten die Einrichtungen ein privates Kino, Dachpool,

Yoga-Suiten und kuratierte Social Lounges. Sicherheitsdienst, Valet, Concierge und In-Residence-Services vervollständigen diesen all?inclusive Lebensstil.

## Sonstiges

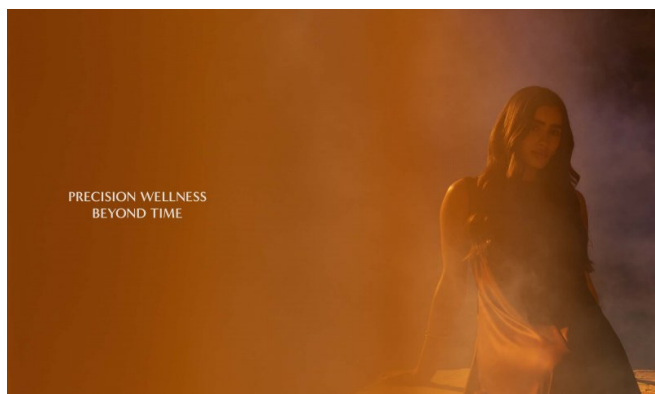
Haftungsausschluss: Die enthaltenen Pläne, Details und die Ausrichtung der Einheit dienen nur zur Veranschaulichung und können nach alleinigem Ermessen des Entwicklers/Verkäufers ohne vorherige Ankündigung und/oder Haftung geändert werden. Alle Bilder, einschließlich Merkmale, Ausstattungen, Möbel, Aussicht und Maßstab, dienen nur zur Veranschaulichung. Die endgültigen Flächen, Ausrichtungen, Abmessungen, Layouts und Materialien können von den angegebenen abweichen.

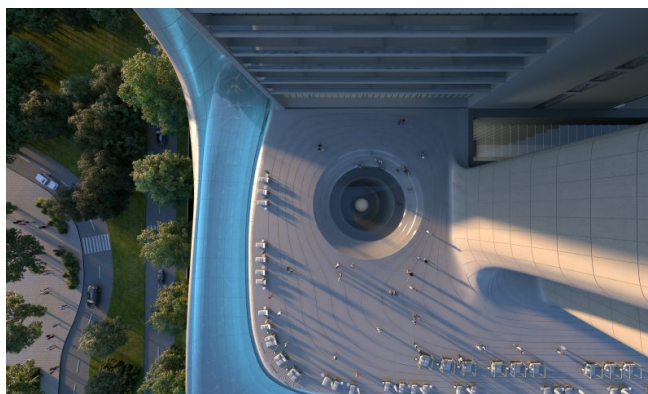
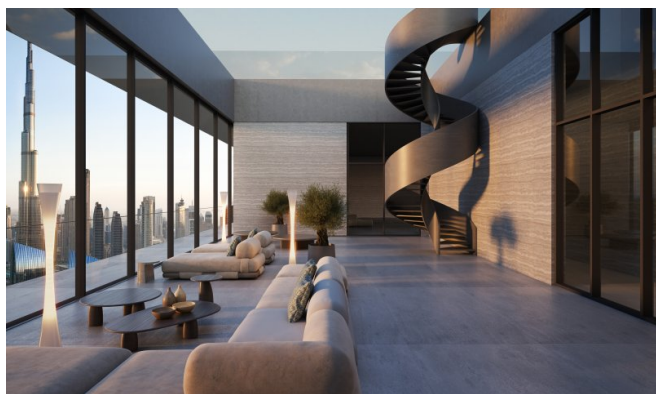
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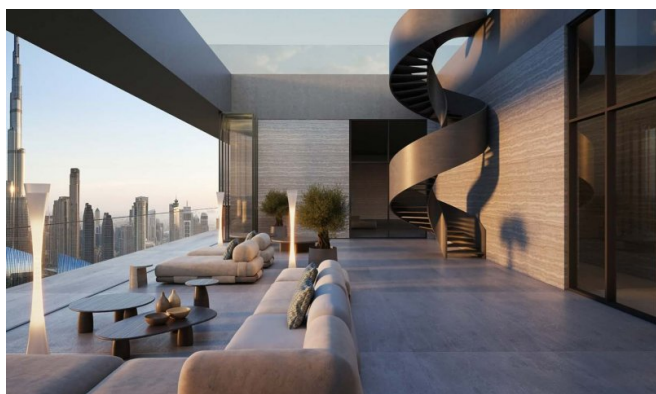
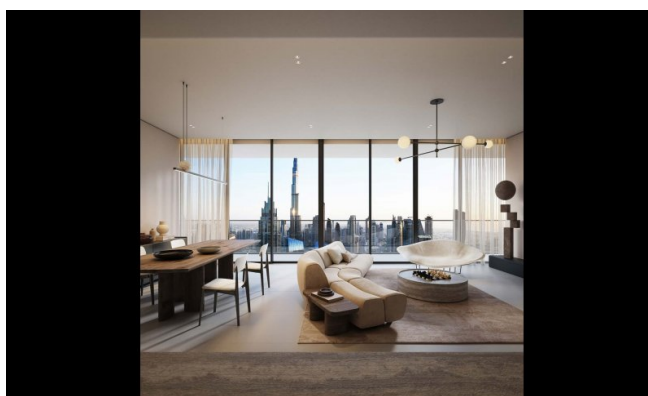
TANAMI PROPERTIES  
Al Marsa Street  
3405 Marina Plaza

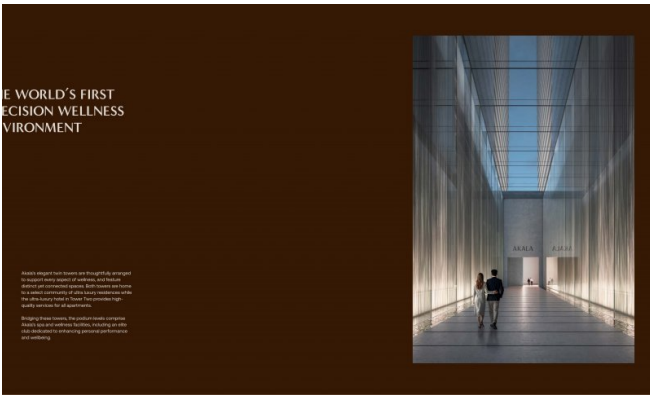
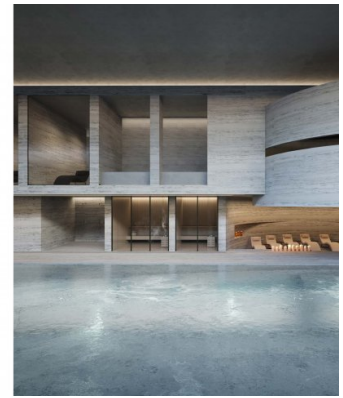
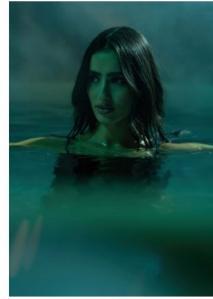
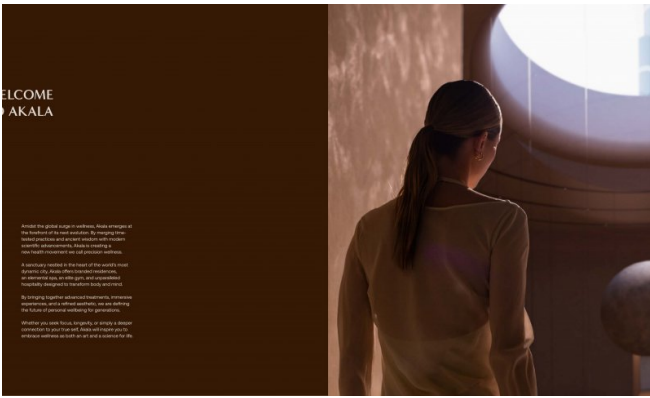
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### THE HOME EXPERIENCE AMPLIFIED BY SCIENCE AND SOUL

At the heart of the development is a mission statement: to create a home that is not just a place to live, but a place to thrive. This is achieved by combining the best of science and soul, with a focus on the well-being of every resident.

Science is integrated with precision, using advanced materials and construction techniques to create a home that is not just a place to live, but a place to thrive. This is achieved by combining the best of science and soul, with a focus on the well-being of every resident.

Bring to you by Residenza, these homes are not just a place to live, but a place to thrive. This is achieved by combining the best of science and soul, with a focus on the well-being of every resident.



### ARCHITECTURE AS SENSORY JOURNEY

Every step, every breath, every moment is a sensory journey. The architecture is designed to be a living, breathing entity that responds to the needs of its residents, creating a home that is not just a place to live, but a place to thrive.

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### LIVE IN THE CENTER, STAY CENTERED

The heart of the city is the heart of the home. This development is designed to be a living, breathing entity that responds to the needs of its residents, creating a home that is not just a place to live, but a place to thrive.

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### FORMATIVE

Formative is a state of the art fitness destination, designed to be a living, breathing entity that responds to the needs of its residents, creating a home that is not just a place to live, but a place to thrive.

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### MIND AND BODY WELLNESS STUDIOS

Mind and Body Wellness Studios is a state of the art fitness destination, designed to be a living, breathing entity that responds to the needs of its residents, creating a home that is not just a place to live, but a place to thrive.

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### ALAXA

Alaxa is a state of the art fitness destination, designed to be a living, breathing entity that responds to the needs of its residents, creating a home that is not just a place to live, but a place to thrive.

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### everwell

Everwell is a state of the art fitness destination, designed to be a living, breathing entity that responds to the needs of its residents, creating a home that is not just a place to live, but a place to thrive.

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**OURISH  
ID REFINE**

Culinary excellence is central to the Akala experience, with our unique restaurant and cafe offering a vibrant mix of traditional Italian and modern international cuisine.

Additional amenities include a lounge, private cinema, and a spa. The property is also fully equipped with state-of-the-art security systems, ensuring a safe and secure environment for all residents.

**Residential Outdoor Amenities:** Akala's outdoor pool deck is a beautiful space for relaxing. The property's landscaped gardens provide a peaceful retreat for all residents.

The nearby pool bar serves fresh, vibrant cocktails and light bites, while the garden cafe offers a perfect spot for a morning coffee and a delicious brunch.



**VICES**

**Akala Hotel Services**  
When you're not in your apartment, Akala's hotel services are available to you. From airport transfers to concierge services, we have everything you need to make your stay in Akala as comfortable and convenient as possible.

**Personalized Lifestyle & Wellness Concierge Services**  
A dedicated concierge team is available to assist you with all your lifestyle and wellness needs. From restaurant reservations to spa treatments, we have everything you need to make your stay in Akala as enjoyable and relaxing as possible.

**Smart Living, Seamlessly Integrated**  
The Akala app connects you to your smart home, allowing you to control everything from your lights to your thermostat with a few taps on your smartphone.

**Flexibility & Specialized Support**  
From home office solutions to pet care services, we have everything you need to make your stay in Akala as flexible and convenient as possible.



**EXCLUSIVELY  
YOURS**

A modern lifestyle with a touch of luxury. The Akala app connects you to your smart home, allowing you to control everything from your lights to your thermostat with a few taps on your smartphone.

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