# 3BR R-B Dubai, Zabeel 2 – Präzisions-Wellness-Residenzen zum Verkauf

| Preise & Kosten | |
|---|---|
| Kaufpreis | Kaufpreis auf Anfrage |

| Angaben zur Immobilie | |
|---|---|
| Wohnfläche | 197,28 m² |
| Gesamtfläche | 245,91 m² |
| Schlafzimmer | 3 |
| Badezimmer | 5 |
| Größe Balkon/Terrasse | 48,63 m² |
| Balkone | 2 |
| Alt-/Neubau | Neubau |

| 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 Zwillingstürme 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.

## Anbieter

TANAMI PROPERTIES
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3405 Marina Plaza

| | |
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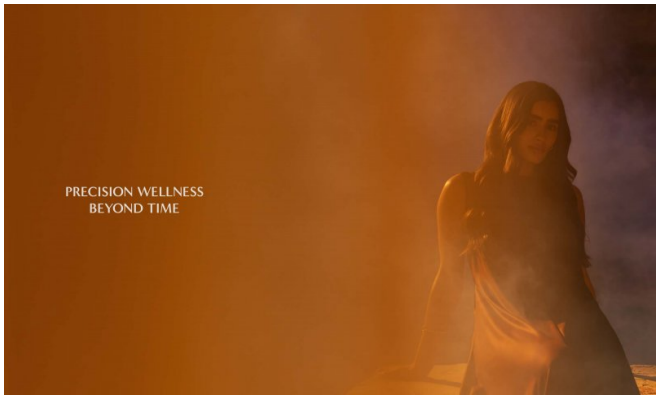
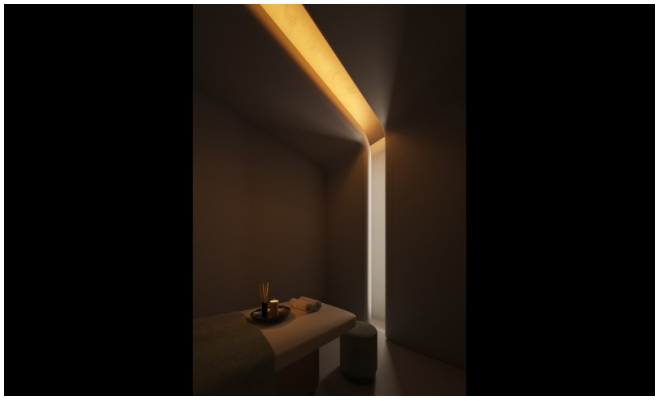
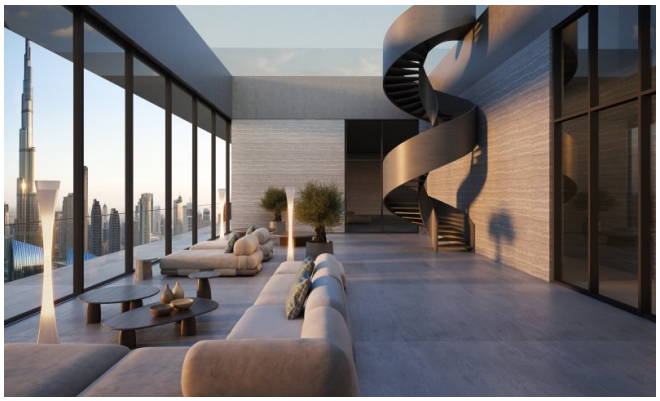
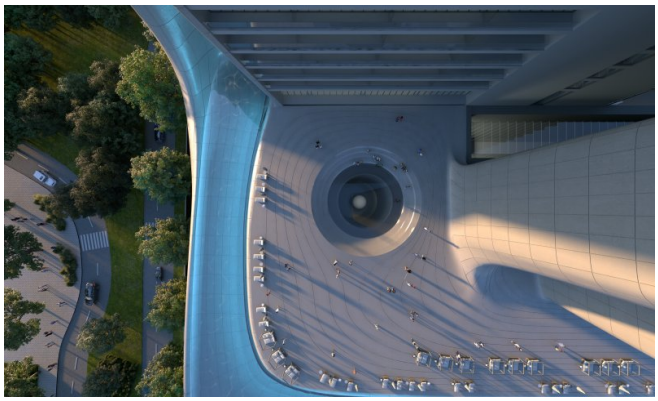
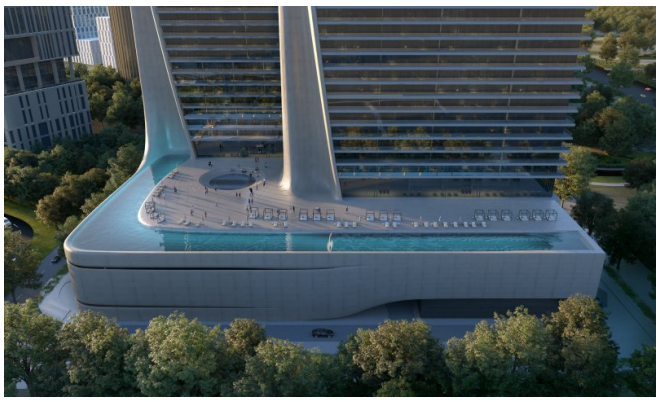
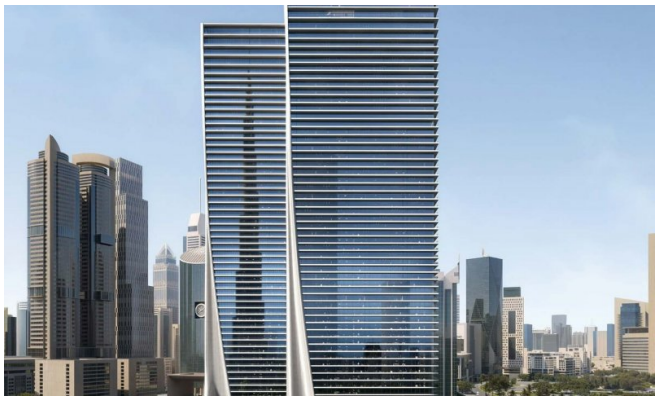
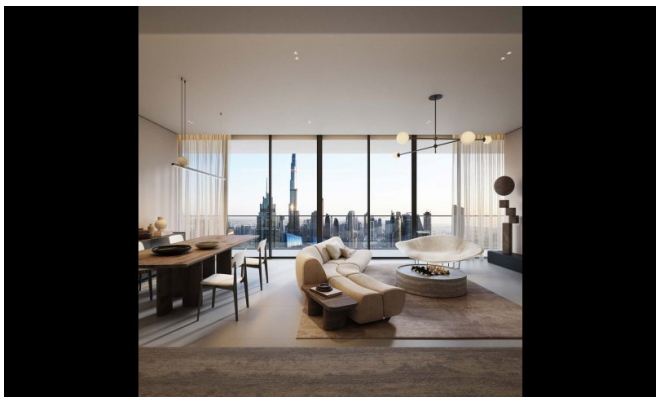
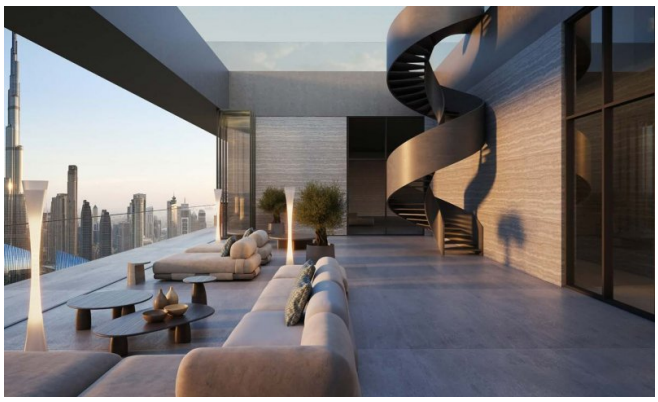
| E-Mail | office@ihr-makler.cc |
| Webseite | victoriacrigan@tanamiproperties.ae |

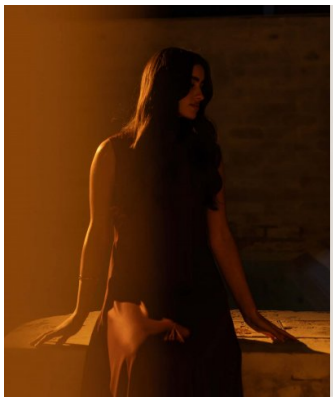






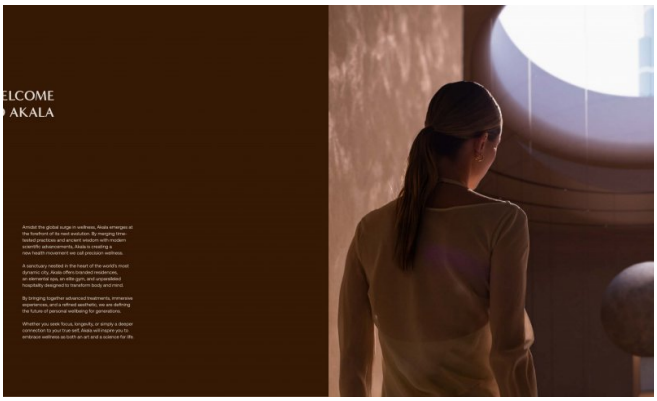



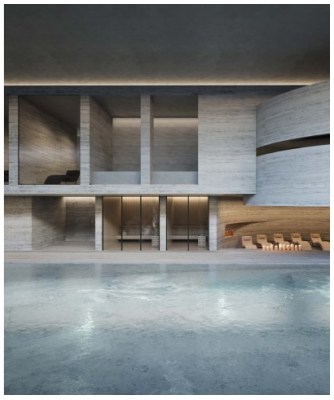


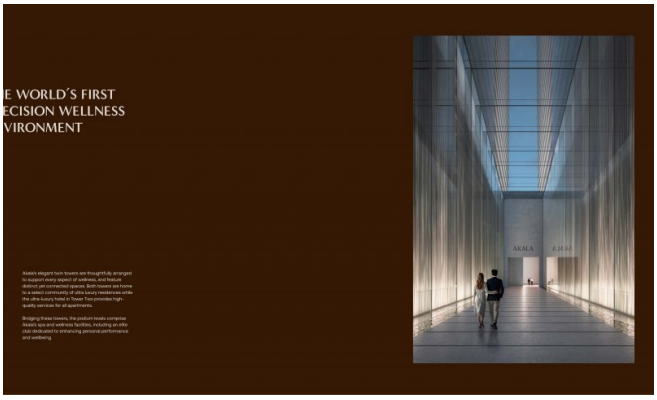
From the earliest moments of civilisation, we have always been fascinated by a place beyond our body, beyond our Earth.

A place where our true self resides. A place of clarity, knowledge and perfection.

This place is Akala. From the ancient Sanskrit word meaning 'beyond time', Akala stands for precision wellness, using future-facing design and technology and a weightless-service environment to help our members unlock their full potential.







THE HOME EXPERIENCE
AMPLIFIED BY
SCIENCE AND SOUL

Akala is the first development to introduce precision wellness to the realm of luxury homes. These expansive, light-filled homes are intelligently crafted with purpose and care, establishing a new benchmark for elevated living.

Blending raw materiality with precise detailing—natural stone's coolness against polished metal—each home embodies Akala's architectural philosophy and its immersive wellness environment.

Brought to you by Arada, these residences are considered with a deep understanding of present and future living. Leveraging our expertise in shaping luxury residences and lifestyle destinations, we've applied global insights to create expressive, functional homes of enduring quality.

CHITECTURE AS
SENSORY JOURNEY

Rising with striking clarity in the heart of Dubai, Akala's landmark design is the city's architectural and lifestyle narrative. Rejecting the tired generation of landmarks by the world's leading architects, Akala doesn't echo the past but rather anticipates the future.

The twin towers orchestrate a deliberate architecture journey of compression and release, crafting spaces that transition seamlessly from darkness to light, coolness to warmth, and confinement to openness. While wellness in architecture is a prevalent discussion, Akala's design philosophy is rooted in the undeniable truth that architecture profoundly impacts our well being.

Incorporating biophilic elements, technological innovations, and fundamentally reimagining architectural boundaries, Akala transcends mere aesthetics to become a transformative, sensory sanctuary. From materials—where thoughtful lighting and careful spatial sequencing converge to recalibrate your physical and emotional state.

Akala's impeccable architectural credentials are backed by LEED Gold and WELL Silver precertifications, which underscore the development's commitment to sustainability, health and wellbeing.

LIVE IN THE CENTER,
STAY CENTERED

The twin districts of Dubai International Financial Centre (DIFC) and Downtown Dubai, the city's vibrant economic core, have evolved beyond iconic skyscrapers and bustling trade into a sophisticated lifestyle hub, boasting an impressive collection of Dubai's most exclusive hotels, Michelin-starred restaurants, and luxury boutiques.

Traditionally, elite wellness retreats have been synonymous with remote, nature-infused locales—coastal sanctuaries, desert escapes, or mountain hideaways.

The introduction of a wellness-focused hotel and spa in this space disrupts this model, offering something new. Akala's world-class wellness resort allows high-performing professionals to incorporate longevity treatments, biohacking therapies, and recovery programs into their daily routine – without disconnecting from their business commitments.

FORMAT/VE

Formative is a state-of-the-art fitness destination, crafted for both high-performance training and everyday vitality, all set against sweeping views of Dubai's skyline.

This elite space draws on Akala's deep operational expertise as the UAE's largest large-scale gym operator, with a portfolio that includes FitStars (ladies-only), FITCODE (premium mixed), Wellfit (family wellness clubs), and Platform Studios (boutique fitness).

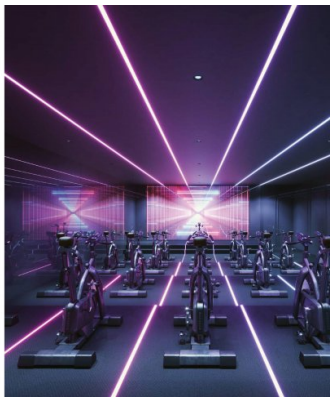
Formative is the culmination of that knowledge, bringing together best-in-class design, world-leading equipment, and luxury service.

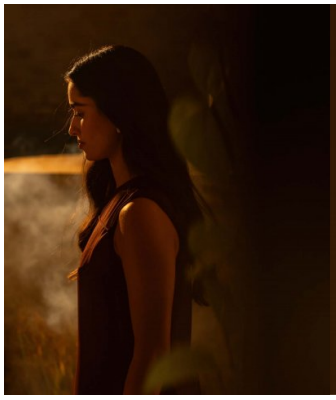
The facility features advanced pin- and plate-loaded strength machines, the latest in cardio innovation, and expansive zones for functional training, stretching, and mobility.

Members can take advantage of private pods for one-on-one personal coaching, a dedicated Recovery Tech zone with Hyperice and Theragun stations, and an indoor lap pool for low-impact performance.

Luxurious male and female changing rooms are elevated with steam rooms, saunas, and cold plunge stations, while purpose-built cycling and multi-use group exercise studios host a variety of classes including Pilates, Barre, Yoga, HIIT, Cycling, TRX, dance fitness, VR-assisted training and curated proprietary programming from The Platform Studios.

Formative is more than a gym – it's a precision-built environment for peak performance.





MIND AND BODY
WELLNESS STUDIOS

Akala's Wellness Studios are a serene sanctuary for intentional movement, inner restoration, and holistic transformation.

Movement & Flow:
Adaptable studios, designed to support both ambient and heated sessions, offer a diverse range of classes that promote strength, flexibility, and mindful connection. The schedule includes various styles of yoga, including prenatal, flying, and restorative yoga, as well as mostly-focused flows, and barre and mat Pilates.

Mindfulness & Holistic Healing:
A tranquil Meditation Room sets the tone for mindfulness practices and integrative sensory therapies such as sound healing, reiki, guided breathwork, sleep therapy, and vibrational energy healing. Complementing this are private, heated relax lounges, designed to enhance meditative depth and emotional release.

The Reformer Studio:
Designed to transform strength, control, and flexibility, the Reformer Studio at Akala Wellness is a #1 studio, including state-of-the-art Mega Reformers – for a range of dynamic sessions. Guests can experience Lagree, classical and contemporary Pilates, along with barre, mat, and hot formats, all guided by expert instructors in a serene, light-filled space engineered for intentional movement.

Sensory Deprivation Room:
This deeply immersive environment invites guests into a state of complete silence, darkness, and weightlessness through a floatation experience in high-salinity water. Free from external stimuli, the body enters a theta brainwave state, promoting profound nervous system recalibration, enhanced creativity, reduced anxiety, and a deepened sense of inner clarity.

Total Immersion Therapy:
A revolutionary wellness technology that use
Hibernacoustic therapy to promote total body
mind balance, total immersion therapy com
sound frequency, vibration, and meditative a
Guests are enveloped in a carefully calibrate
of sound waves and physical resonance that
them into a deeply relaxed, almost meditativ

Recovery Zone:
Welcome to the pinnacle of personalised he
Akala's Recovery Zone, technology, and
come together to create the ultimate envir
for restoration, renewal, and total body calm
Every detail of this space has been curated t
support your physical recovery, mental clarit
emotional balance.

- Infrared Sauna & Cold Deep penetrating h
- Cryotherapy Chamber: A quick blast of c
triggers anti-inflammatory responses, s
- Red Light Therapy Bed: Stimulates cellu
regeneration, collagen production, and
- Hyperbaric Oxygen Chamber: Enhances
oxygen delivery to cells for faster healin
cognition, and improved endurance.
- PEMF Mat (Pulsed Electromagnetic Field
Rebalances cellular energy, reduces
inflammation, and supports natural
recovery processes.

A digital wellness concierge screens your bo
and goals upon entry, customising your exp
AI-driven precision — whether you're recove
from intense training, managing stress, boos
immunity, or simply seeking deep rest.

ALA
A

The Akala Spa is a soulful wellness sanctuary where time slows, the senses awaken, and the body surrenders to deep, intentional healing. Every detail has been curated to transport guests into a state of inner stillness and elevated wellbeing.

Behind its tranquil doors, eight private treatment rooms elegantly appointed and gender-segregated for privacy offer a symphony of restorative rituals. For those seeking heightened seclusion, the VIP Spa Suites feature in-room jacuzzis, heated massage tables, and serene bathing spaces perfect for bespoke wellness journeys or deeply indulgent couples' escapes.

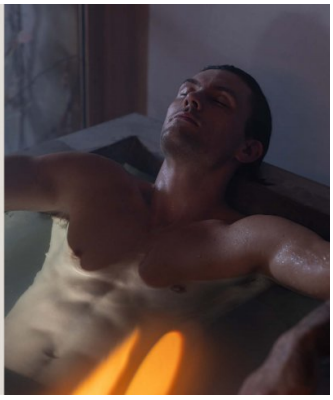
A curated menu of premium therapies awaits, featuring
signature hot stone massage, bone marrow care, lymphatic
drainage, aromatherapy, hot stone relaxation, and the
sculpting benefits of maderotherapy.

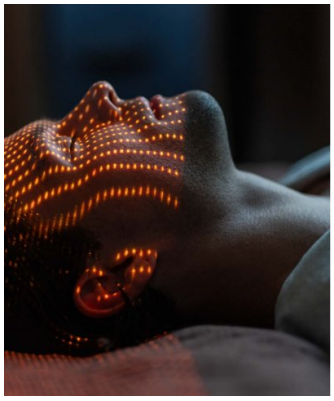
Guests can also enjoy rejuvenating facials, expert acupuncture, advanced skin detoxification and renewal treatments, as well as cutting-edge modalities like red light and Cellulma light therapy, crystal therapy, and peels. Enhancing the experience is the deeply restorative infrared stone bed, designed to promote relaxation at the cellular level. Every treatment is meticulously crafted to restore balance, elevate beauty, and enrich overall wellbeing.

Anchoring the Akala Spa experience is a world-class thermal circuit that invites guests to surrender to elemental balance, by following a purposeful sequence of heat, cold, meditation, and rest, designed to harmonize the body, clear the mind, and renew the spirit.

The thermal circuit features two marine-infused thalassotherapy pools, a eucalyptus steam room, infrared salt room, Finnish sauna, cold plunge and ice room, and a jacuzzi, a design statement integrated into the spa's architecture as both a visual focal point and a sanctuary of relaxation.

The journey culminates in soothing relaxation lounges, where hatchtherapy purifies the lungs, ergonomic heated loungers cradle the body, and nourishing herbal teas invite reflection and renewal. More than just a ritual, this journey is a sensory immersion in balance, resilience, and renewal.





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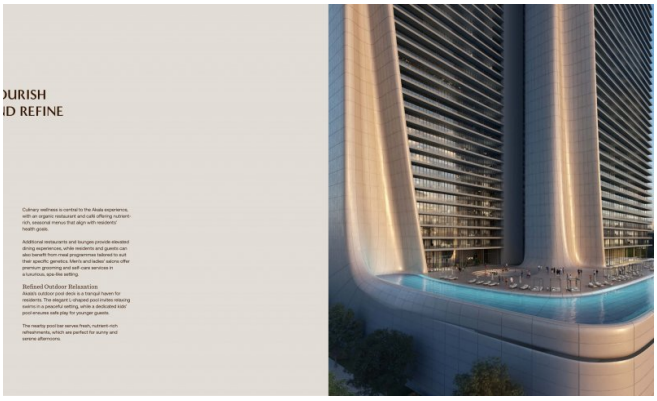

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