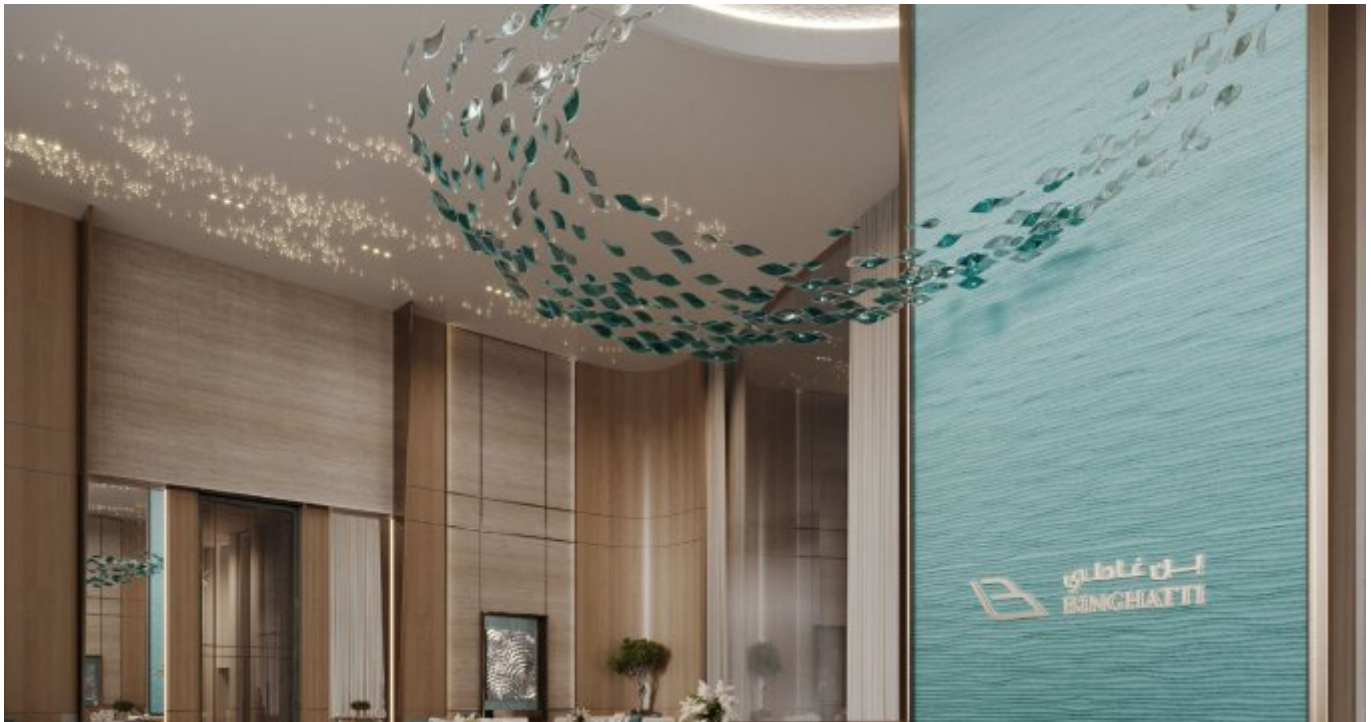


## ST2 Exquisite Residences with Flowing Design



### Prices & Costs

|                |                  |
|----------------|------------------|
| Purchase Price | Price on request |
|----------------|------------------|

### Details of the property

|                           |                      |
|---------------------------|----------------------|
| Living space              | 32,65 m <sup>2</sup> |
| Total area                | 40,40 m <sup>2</sup> |
| Rooms                     | 1                    |
| Bedrooms                  | 1                    |
| Bathrooms                 | 1                    |
| Size of balkony/terrace   | 7,75 m <sup>2</sup>  |
| Balconies                 | 1                    |
| Condition of the property | First time use       |
| old/new building          | New building         |
| Sale status               | open                 |

### Features

|                        |           |
|------------------------|-----------|
| General categorization | Luxurious |
| Bathroom               | Shower    |
| Kitchen                | Open      |
| Kind of heating        | Central   |

|                      |         |
|----------------------|---------|
| Air-conditioned      | Yes     |
| Elevator             | Persons |
| furbished            | fully   |
| Cable / Satellite TV | Yes     |
| Security features    | Camera  |
| Storage              | Yes     |
| senior-friendly      | Yes     |

## Property description

Nestled in the core of Business Bay, Aquarise epitomizes architectural fluidity inspired by the graceful curves of water. The wave-like façade, crafted from glass and steel, captures the ever-changing light of Dubai's sky, creating a residence that is both dynamic and serene.

Inside, premium materials such as polished marble, natural oak wood, and brushed brass accents elevate the interiors, offering a tactile sense of warmth and sophistication. The thoughtfully designed spaces promote tranquility, encouraging residents to reconnect with their essence amidst the urban pulse.

This development offers a diverse range of residential units designed to suit varied lifestyles, from intimate studios to expansive penthouses. Each layout maximizes natural light and flow, blurring the boundaries between indoor luxury and outdoor vistas.

Aquarise is more than a residence; it is a sanctuary where time slows, and life's richness is rediscovered. The seamless integration of sustainable building practices and energy-efficient features underscores Binghatti's commitment to responsible craftsmanship.

With direct access to the Dubai Canal promenade, residents can enjoy scenic walks, water activities, and a vibrant community atmosphere. Nearby cultural landmarks and premier shopping destinations enhance the living experience, making Aquarise a prestigious address that harmonizes the best of city living with the calm of waterfront life.

## Location

Situated in the vibrant Business Bay district of Dubai, Aquarise offers unparalleled access to key landmarks and urban conveniences. Just steps from the scenic Dubai Canal and a short distance from Downtown Dubai, this location strikes the perfect balance between dynamic city life and peaceful waterfront ambiance. Proximity to Burj Khalifa, Dubai Mall, Dubai Opera, and the Museum of the Future ensures cultural and recreational options are always within reach. Easy connectivity to Dubai International Airport and major transport hubs enhances the convenience for residents and visitors alike.

## Features

Aquarise delivers an extensive array of amenities tailored for modern living and wellness. Residents can enjoy a pristine pool deck, fully equipped gym and fitness center, and a sunken seating area designed for relaxation. Additional features include a luxury lobby, artificial beach, dedicated running lane, and an inspiring sky garden with panoramic skyline views. For active lifestyles, facilities such as a padel court, half basketball court, and children's play area foster community engagement and recreation. Each element reflects a commitment to comfort, elegance,

and sustainable design.

## Others

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

## Address

Business Bay

## Vendor

TANAMI PROPERTIES  
Al Marsa Street  
3405 Marina Plaza

|                       |                                                                                            |
|-----------------------|--------------------------------------------------------------------------------------------|
| Telephone main office | +971 4 248 3400                                                                            |
| E-Mail                | <a href="mailto:office@ihr-makler.cc">office@ihr-makler.cc</a>                             |
| Website               | <a href="mailto:victoriacrigan@tanamiproperties.ae">victoriacrigan@tanamiproperties.ae</a> |







*A Palette of Replenishment*

Subtle hues, inspired by the azure coast. Rich textures, inviting touch. A palette of elegance, where sophistication reigns. Interiors designed to soothe the senses and inspire tranquility.



