

SELLING @ AED6.6M

Motivated Seller | Biggest Plot | Q3-2026

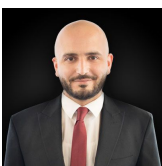


**This property is subject to availability and the price is subject to change. Size may be approximate and images may be generic.*


RESIDENTIAL FOR SALE

Type	Townhouse	Built-up Area	4,850.97 sqft
Location	Mohammed Bin Rashid City	Bedrooms	4 Bed
Property	District 11, Opal Gardens	Bathrooms	5 Bath
RERA Permit	69452308539	Parking	2 Car Park
Agency Fee	AED132K	Transfer Fee	AED264K
Entered Date	Jul 16, 2024 09:17 am	Updated Date	Aug 19, 2024 12:28 pm

Ref#:GMR-17119



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GOLD MARK REAL ESTATE is pleased to present a stunning four-bedroom villa in Opal Gardens, District 11.

Opal Gardens, District 11, is an upscale community by Meydan, known for its beautifully crafted villas and townhouses set amidst lush greenery. This villa features a multi-story layout with four bedrooms, expansive living and dining areas, a private garden, and modern amenities, making it perfect for family living and relaxation.

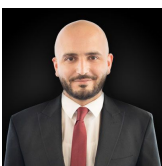
Property Details:

- **Bedrooms:** 4
- **Bathrooms:** 5
- **Maid's Room**
- **BUA Size:** 4,850.97 sq. ft.
- **Plot Size:** 5,922.30 sq. ft.
- **Spacious Villa**
- **Marble Flooring in Living & Dining Areas**
- **Premium Finishing**
- **Modern Kitchen**
- **Built-in Wardrobes**
- **Private Garden**
- **Pet-Friendly Community**
- **Completion:** Q3 2026
- **Payment Plan:** 60/40 (30% Paid)

Community Features:

- 24/7 Security
- Fitness Center
- Sandy Beaches
- Sports Court
- Yoga Platform
- Crystal Lagoons
- Kids' Play Area
- Picnic Areas
- Cycling & Pedestrian Paths

Opal Gardens is a gated community offering multiple access points for maximum convenience and



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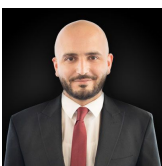
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security. Residents can enjoy stunning views of the Dubai skyline and a crystal lagoon in District 11, Mohammed Bin Rashid Al Maktoum City.

For viewings and more information, contact George Mrad at +971 50 215 0574 or email mg@goldmark.ae. Visit www.goldmark.ae.

With extensive experience in Dubai's real estate market, Gold Mark Real Estate is dedicated to helping clients secure and rent properties across all areas of Dubai.

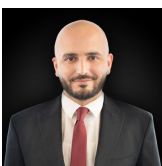
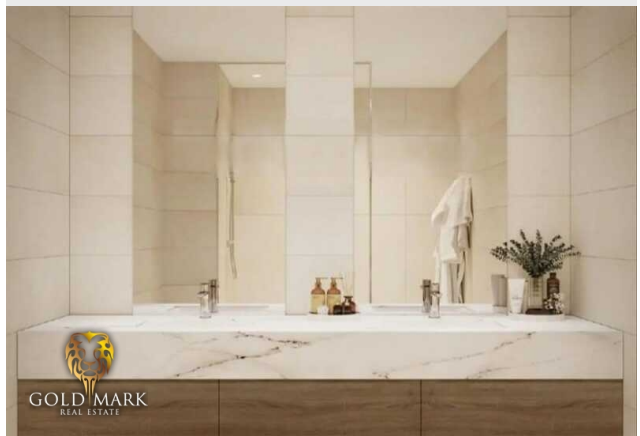


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