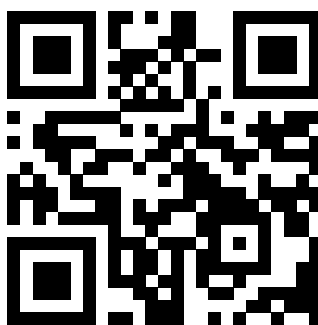


THE OPUS

4,104,118 - 15,614,780 AED

PARAMETERS

City	Dubai
Type	Development
Rooms	1, 2
Completion date	IV quarter, 2017



THE OPUS RESIDENTIAL COMPLEX, DUBAI

The Opus in Dubai is a multifunctional 21-storey complex built by the developer, Omniyat Properties. The building is located in the prestigious business district of the Emirate's Business Bay and stands out for its exclusive architectural design. The complex is designed to emulate a huge glass cube, through the centre of which there is a smooth hole. The building consists of 2 towers that are connected by a glass bridge at the top and a podium at the bottom. There is a complex facade design system. Each glass element is made of double-curved glass, is unique and was made individually. The glasses have pixel grooves that reduce sunlight and help maintain an optimal indoor temperature in the rooms. The tower boasts the following amenities:

- a lobby with concierge services;
- a large podium with amenities;
- a business centre with office space;
- a conference room;
- ME by Melia hotel on 3 floors;
- residential apartments on the top 3 floors, connected by a bridge;
- Michelin-starred restaurants;
- a gym, a swimming pool, a Jacuzzi, a sauna, a hammam;
- a rooftop bar and a club;
- cafés and shopping areas;
- multi-storey underground parking;
- several high-speed elevators.

In addition, the building also has a parking attendant, 24-hour security, a video surveillance system, a central air conditioning system and apartment maintenance.



Real Estate in The Opus, Dubai, UAE

The new building, The Opus, includes apartments of 1 to 3 bedrooms with various layouts and different sized areas. The 1-bedroom flats, ranging from 76 m² to 142 m², have an open-plan kitchen, a dining area, a living room, a guest bathroom and an additional bathroom.

The area of a 2-bedroom apartment varies from 130 m² to 310 m². This type of apartment has a furnished open-plan kitchen, dining room, living room, family room, two bathrooms, women's room and a dressing room. Some options have an additional study.

The 3-bedroom flat of 571 m² has 2 floors. On the first floor, there is a closed kitchen, a living room, a dining room, bedrooms with en-suite bathrooms, a guest bathroom, a pantry and a dressing room in the master bedroom. On the second floor, there is a large terrace with a mini-bar.

Real Estate for Sale in The Opus

Apartments in The Opus are sold with full private ownership for citizens of any country, as the complex is located in a freehold zone. Housing in the new community is premium, offering designer finishes, numerous amenities and an excellent location in the main business centre of Dubai. The cost of a 1-bedroom flat of 83 m² is AED 3,300,000 (\$898,435) and a 2-bedroom apartment with an area of 151 m² will cost the buyer AED 5,800,000 (\$1,579,067).

Foreign citizens planning to purchase real estate in Opus can expect to receive a 10-year "golden visa" from the UAE with the right to extend it and the possibility of issuing visas for family members on its basis.

PROPERTY FEATURES

LOCATION

- Close to shopping malls
- Prestigious district
- Close to a river or promenade
- City center
- City view
- River view
- Beautiful view

FEATURES

- Roof terrace
- Exclusive architectural project

INDOOR FACILITIES

- Lobby bar
- Restaurant
- Indoor heated pool
- SPA centre
- Fitness room

OUTDOOR FEATURES

- Security
- Car park
- Concierge
- Swimming pool

PHOTO GALLERY

