

# Hamptons

INTERNATIONAL



## The Sustainable City

3 4

**£1,030,000**  
**(AED 5,100,000)**

## Property details

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### Key features

- **Balcony**
- **Built in Wardrobes**
- **Central A/C**
- **Children's Play Area**
- **Children's Pool**
- **Concierge**
- **Covered Parking**
- **Kitchen Appliances**
- **Maids Room**
- **Pets Allowed**

### Attributes

 **Equestrian facilities**

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## Description

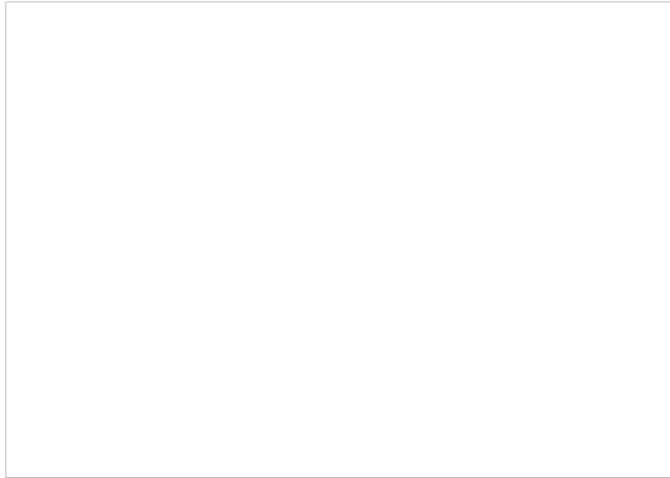
Hamptons International is thrilled to present this premium 3-bedroom + Maid courtyard villa in Sustainable City, Dubai. This is a rare opportunity to acquire a Vacant on Transfer (VOT) property that offers a lifestyle of wellness while virtually eliminating your monthly overheads. The Property - Luxury Meets Efficiency This energy-efficient home is designed to keep you cool and your bills low, even in the peak of the Dubai summer. Solar Powered: Roof-integrated panels providing Low DEWA costs. 3 En-suite Bedrooms: Spacious layouts with sustainable, high-end finishes. BUA - 3379 SqFt Maid's Room + Storage: Dedicated space for domestic help or a quiet home office. Private Courtyard & Roof Terrace: Perfect for outdoor entertaining in a Pet-Friendly environment. L-Shaped Kitchen: Fully fitted with premium, energy-star-rated appliances. The Community - Why It's the Best ROI in Dubai The Sustainable City isn't just a residence; it's a financial powerhouse for owners and a sanctuary for families. Zero Service Fees: Benefit from a unique revenue-sharing model that covers community maintenance. Walkable Community: A Car-Free Cluster design where children can play safely. Top-Tier Education: Steps away from two International Schools Wellness Centric: 4km cycling/jogging tracks and a professional equestrian center. Key Financials & Status: Status: Vacant on Transfer (VOT) / Ready for Immediate Move-in. Occupancy: End-user ready or High Rental Yield for investors. Hamptons International is part of Emaar Group of Companies, your all-in-one solution for premier real estate services. We cover all your sales, leasing, property management, valuations/research, and relocation needs. Let's start your journey here.

















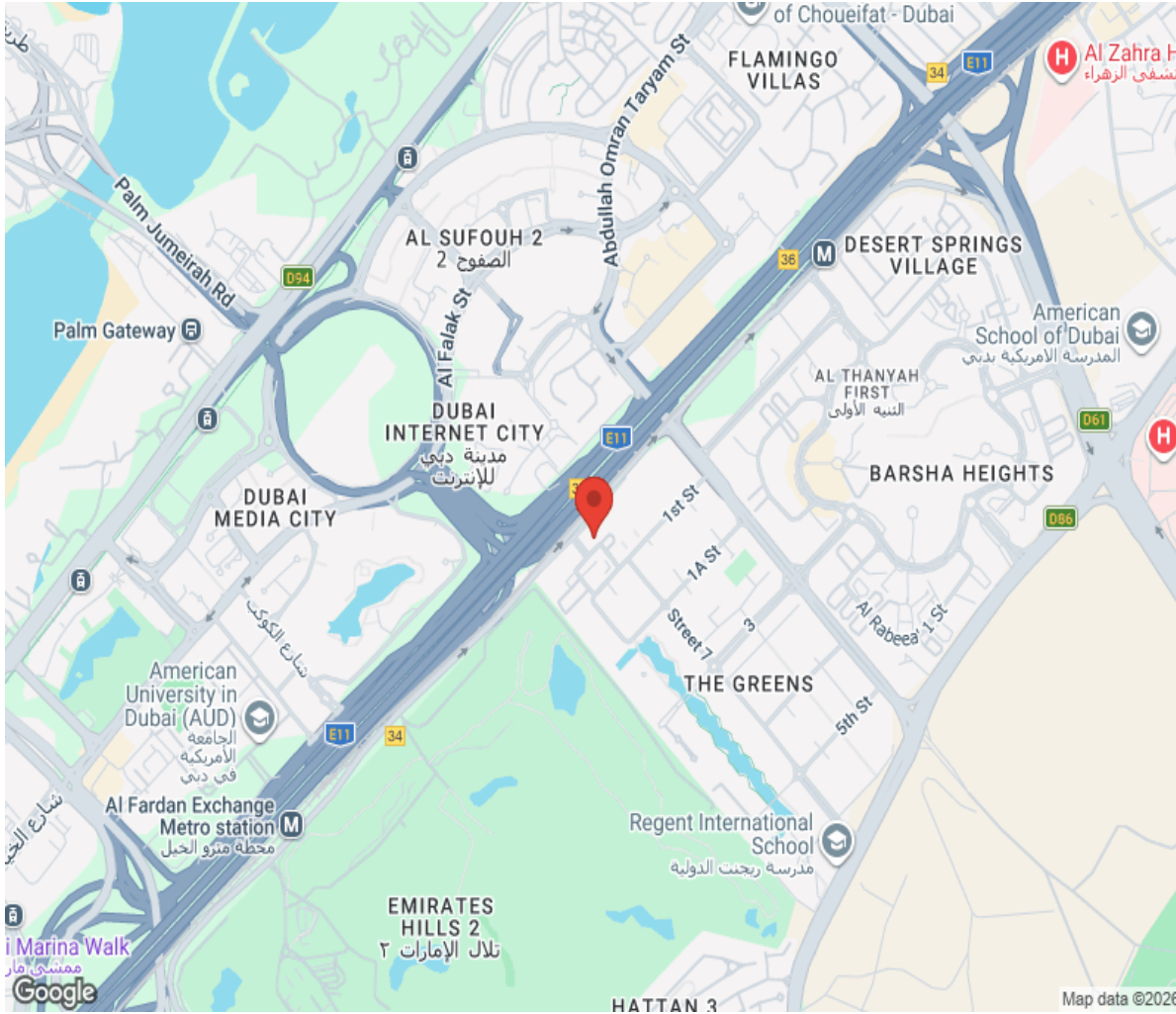








# Location



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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**