



BOUTIQUE XII

BOUTIQUE XII

Boutique XII is one of the brightest representatives of contemporary architecture in Dubai. The inspiration for the creation of this project was the location of Boutique XII – a place where culture, art and modern technology merged into one.

The creators of the project wanted to take you to a fascinating atmosphere of art and culture, where you can get even closer to something beautiful and sublime, surrounded by unsurpassed amenities and services.





AMENITIES

Boutique XII is a 12-storey building and multifunctional development that combines commercial and residential units.

The level of comfort often determines the standard of living, so every detail is carefully thought out in **Boutique XII**.



Pool with a dedicated children play area



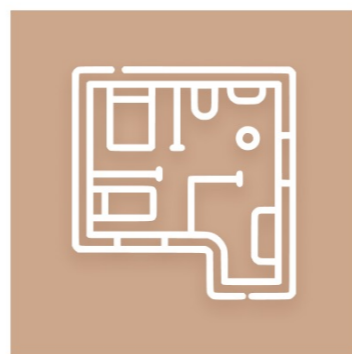
State-of-the-art gym facility



Courtyard for family pastime and relaxation



Conveniently located retail on the ground level



Efficient and functional layouts



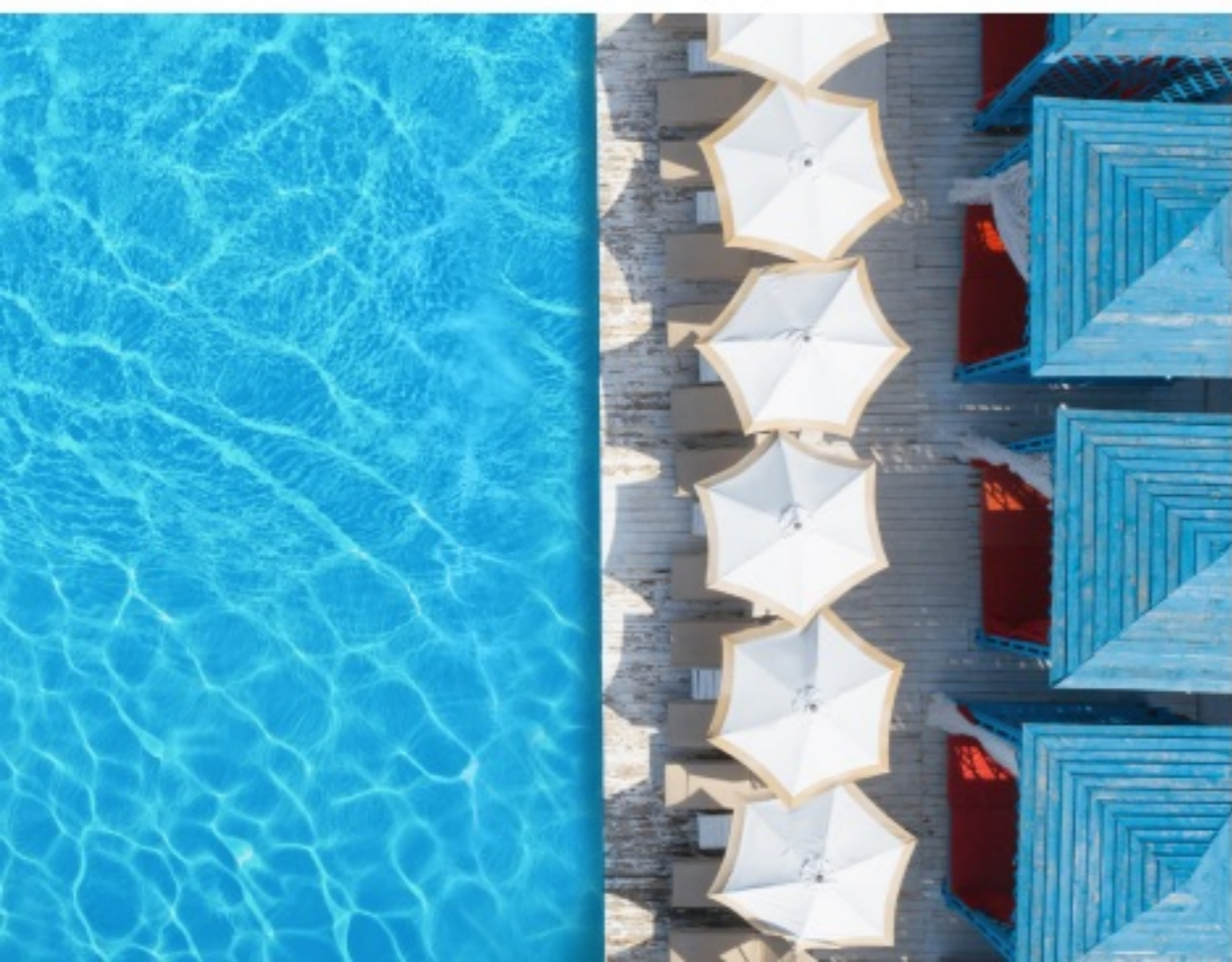
3-level underground parking



SWIMMING POOL

Relaxation and fun

Take a dip in a swimming pool and enjoy
poolside relaxation zone without leaving home



BOUTIQUE
XII





Family-oriented community

The best conditions for spending unforgettable moments with your family

OUTDOOR KIDS' PLAY AREAS





SHOPPING OPTIONS

Enjoy all the fun of shopping

Here you will find boutiques of prestigious brands and the latest collections of famous fashion designers





***The atmosphere of calm
and relaxation***

Huge parks with green spaces,
promenades for walking, jogging paths to
reconnect with yourself

RECREATIONAL ZONES





BOUTIQUE
XII

BOUTIQUE
XII

Manne Queen

Manne Ring

Kid Pop



FITNESS FACILITIES

Healthy and active lifestyle

Recharge and keep your body in shape in the fully equipped gym with spacious workout zones





BOUTIQUE
XII





DINING OUTLETS

New dining experiences

Cafes and restaurants with cuisine from around the world to explore various tastes





BOUTIQUE

XII

BOUTIQUE

XII

Manne Queen

Manne King

Kid Pop

Slam Sports

LUBORN



CULTURAL OFFERINGS AND LUXURY AMENITIES

The environment of beauty and modernity
Immerse yourself in the atmosphere of art and
get closer to a new culture



BOUTIQUE
XII



CLOSE PROXIMITY

The prime location in **Al Jaddaf**, between **Al Khail Road** and **Sheikh Zayed Road**, provides access to major attractions nearby. Schools and hospitals are in close proximity. Various amenities and all types of transport are provided for residents and guests of the community.



Al Jaddaf Metro Station



JADDAF WATERFRONT



Jamel Art Centre



Palazzo Versace



DEWA Headquarters



Dubai Festival City Mall

• DIFC
10 mins drive

• Downtown Dubai
12 mins drive

• Dubai Intl Airport
12 mins drive

• Dubai Marina
25 mins drive

APARTMENTS

Apartments in this beautiful building will delight you with first-class facilities, thoughtful layout and outstanding quality of life. They set new standards in comfort and space. **Boutique XII** offers spacious **studios** and apartments with **1, 2, 3 and 4 bedrooms**.



STUDIO

from **325** SQ FT



1 BEDROOM

from **432** SQ FT



2 BEDROOMS

from **714** SQ FT



3 BEDROOMS

from **1261** SQ FT



4 BEDROOMS

from **1609** SQ FT



INVESTMENT

WHY BOUTIQUE XVII?

- Affordable property prices
- High rental demand (DEVA HQ staff, students)
- Flexible payment plan
- Strategic location (subway within walking distance, 15 minutes to Downtown)
- Handover within 20 months

A grayscale photograph of the Dubai skyline, featuring the Burj Khalifa as the central focus. The image is used as a background for a text overlay. The text is presented in two sections: a title in a white box on an orange background, and a list of bullet points in a white box on a white background.

WHY INVEST IN DUBAI REAL ESTATE NOW

- Dubai real estate market at its best
- Absence of real estate taxes
- Housing gives you the right to live freely in Dubai for three years
- Excellent rental yields
- Buying at a lower price and the possibility of selling at a higher price