

4B is a high quality residence located in Warsan 4 (International City 2). Our main focus is on creating a welcoming environment and fostering a sense of community among residents.

Our living spaces are designed to offer both comfort and sophistication, with a wide range of options, including studio, 1, or 2-bedroom apartments.



Developed by:



HSE is a construction company in Dubai with owners who bring high quality standards from Germany. They have years of experience in construction and prioritize quality, reliability, and sustainability. The team focuses on careful planning and implementation of projects, and they are confident that their expertise will benefit customers and partners in the region.



### Lifestyle

Designed to guarantee an upscale and peaceful lifestyle.

The building has a large pool, gym, children's play area, outdoor seating area, parking spaces and elevators.

## Main facilities:



Fully equipped Gym



Concierge Service



Private Pool



2 elevators



Kids' Play Area



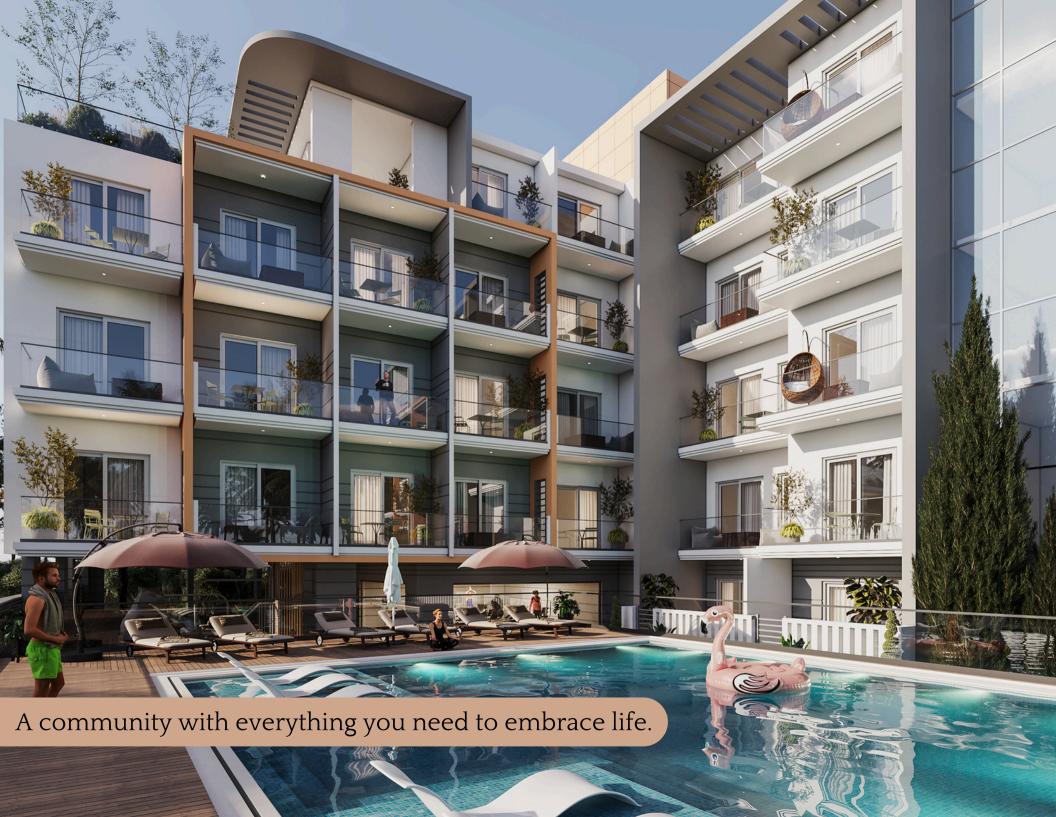
2 Level 79 car parkings

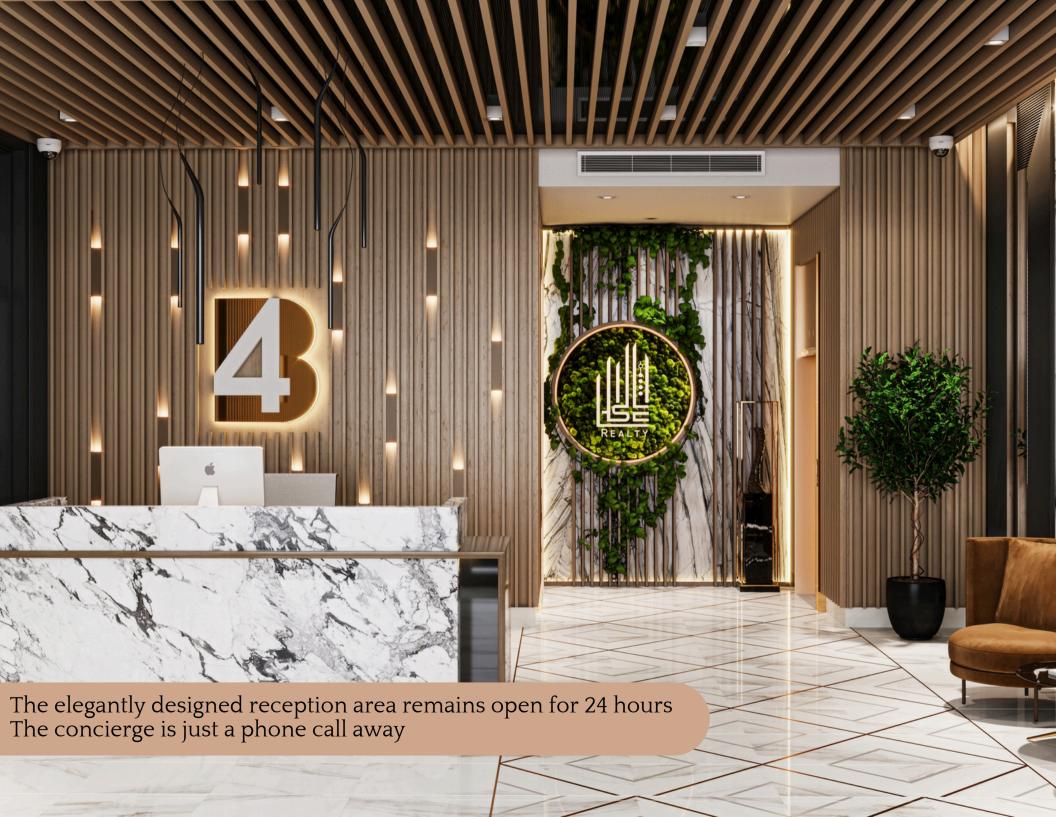


Outdoor chill area









# Enjoy Your Time at 4B

From exquisitely designed studios to one and two bedroom apartments, you can relax and unwind in an oasis of calm and comfort.





# 4b A whole new level of Quality

Our world of high-quality materials according to German standards offers you high-quality apartments that have been developed for an upscale and comfortable lifestyle.

















Value Appreciation: Dubai is a dynamic and fast-growing city that offers many opportunities for real estate investors.

But not all areas are equally attractive. Some have already reached their maximum potential - here at 4B increase in value is just beginning

# Why Should You Invest in 4B Now?



High Rental Yield: Enormously high rental potential due Academic City with more than 10 universities and 50.000 students in relation to our attractive sales prices (starting from 395,000 AED), you will generate an excellent return of invest!



#### **Expected Rental Prices 2024-2025:**

• Studio: 43,000 - 49,000 AED

• 1 Bedroom: 63,000 - 69,000 AED

• 2 Bedroom: 83,000 - 89,000 AED





**Dubai Metro Blue Line Project**: With the recent approval of Dubai's largest public transportation project, including a huge underground station in International City, 4B is poised for significant price increases upon project completion in 2029. Seize the advantage now!



#### Mohammed bin Rashid endorses **Dubai Metro Blue Line**

#### Facts and figures

The first train crossing over the Creek

The biggest underground station,

covering 44,000 square metres in the International City area



The first Interchange Station

between the Red and Blue Lines at Centrepoint Station, and the First Interchange Station between the Green and Blue Lines at the Creek Station



An iconic station

featuring a unique architectural design



The first transport project

compatible with Green Buildings specifications (Platinum category)



The project to serve a population of one million individuals by 2040

#### **Construction Plan**

2023

2024

Starting Tunnel Boring 2025

Trial Operation 2028

2029

Total rail network at the opening of the Blue Line



131 km Network length



**78** Stations



168 Trains



# **DUBAL VISION**

'Enhancing people's happiness and quality of like and reinforcing Dubai as a golbal destination for citizens, residents and visitors over the next 20 years'.

**GREEN & NATURAL SPACES** 

60% | 134%

MORE **TOURISM** LAND

400%

MORE **PUBLIC BEACHES** 

