



C e l i a

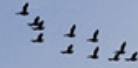
Residence

by

ABOU EID
REAL ESTATE DEVELOPMENT



From the Gardens OF HEAVEN





Celia Residence

A Latin-origin name relating to heaven and paradise, Celia Residence is a four-storey tower in Dubai Studio City offering residents a distinctive lifestyle that exudes a contemporary vibe for their very own celestial dwelling. Experience the superior comforts of smart living in elegantly designed homes where you can truly belong. At Celia, residents have the chance to seamlessly integrate into an exceptional community accommodating an unparalleled, healthy lifestyle.

The new residential building is an architectural marvel, with sleek and modern design sure to impress those with smart, green living in mind. Located along Hessa Street and opposite to Tilal Al Ghaf, Celia Residence rises proudly along the skyline like a beacon of sophistication and luxury. The development allows you to live life to its fullest, with world-class fitted kitchen appliance, state-of-the-art smart technology, and a grand lobby entrance to enthrall visitors. The building has been designed to accommodate all types of lifestyles – from working professionals looking for a quiet retreat to empty nesters who want an active social life within walking distance from their home.

Celia Residence is a destination like no other, graced by lush greenspaces that offer an oasis of tranquility - indulge in the magic of this enchanting little paradise today.





Celia

A Premium *Luxury* Residence





Create Your Own *Paradise* with Celia





PROJECT FACTS

PROPERTY TYPE: Residential
PLOT AREA: 44,562.59 SQFT
DESCRIPTION: G + 4 Floors
TOTAL UNITS: 111 Apartments

NUMBER OF UNITS

STUDIO: 64 Units
1 BEDROOM: 39 Units
2 BEDROOM: 8 Units



Easy Access to All of *Dubai*

Celia Residence is located in Dubai Studio City directly on Hessa Street and opposite to Tilal Al Ghaf.

10 Minutes

to Dubai Hills Mall

15 Minutes

to Mall of the Emirates

20 Minutes

to Downtown Dubai

25 Minutes

to Al Maktoum
International Airport

30 Minutes

to Dubai International Airport



Unmatched *Amenities* & High-End Features

At Celia Residence, enjoy unparalleled views of lush, outdoor greenery with an elevated pedestrian loop.



Amenities

Luxury Lobby
Entrance



Professional
Daycare



Swimming Pool &
Outdoor Gym



Exclusive Health
Club



Kid's Play Area &
Pool



Outdoor Cinema
& Fire-Seating
Area



BBQ Area



Features

- ▶ Kitchen Appliances
 - ▶ Central Gas
 - ▶ Smart Home
- ▶ High-End Finishes
 - ▶ Empower A/C



A Premium
Community for Urban
Lifestyle





DUBAI STUDIO CITY

- ▶ Strategic Location in the Heart of Dubai
- ▶ Multiple International Schools & Hospitals
- ▶ Global Hub for Broadcasting & Entertainment
- ▶ World-Class Production Facilities & Studios

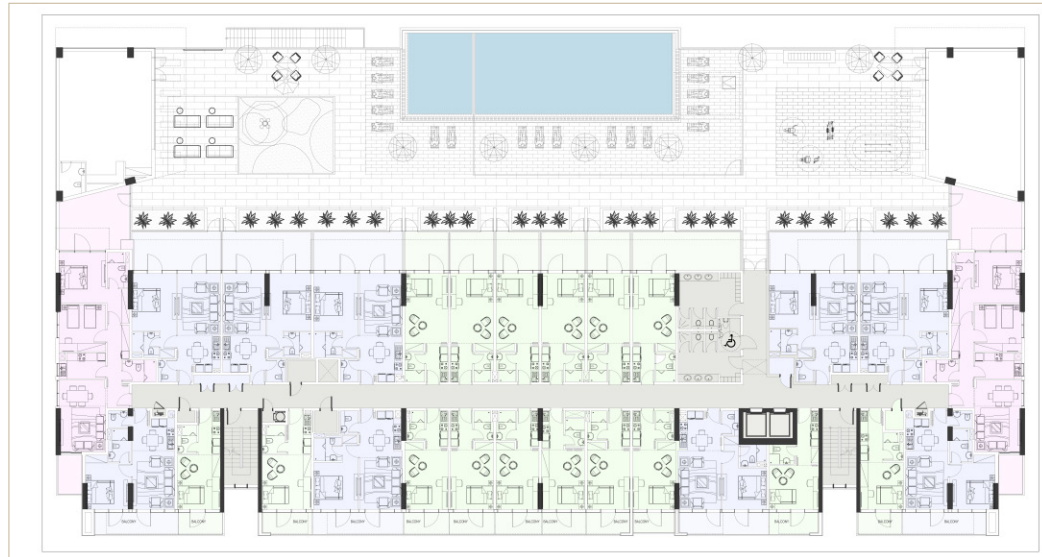
Dubai Studio City is a leading-edge residential community located on Hessa Street and offering residents direct access to many of the city's key attractions, including Palm Jumeirah and Downtown Dubai. The area is home to some of the most luxurious residential developments in the emirate and features high-end amenities such as 24-hour security, private swimming pools and spas, gated communities with lush green gardens and direct access to shopping malls. The premium community is a great option for investors looking to capitalize on rental income or purchase a property for their own use.

The neighborhood offers plenty of entertainment options for residents. Those who enjoy outdoor activities can take advantage of its central park, outdoor sports facilities, and numerous other recreational areas. For those who prefer more relaxed activities, there are plenty of restaurants and cafes offering delicious food from all over the world. Movie buffs can enjoy private screenings at its first-class cinema complex while tech-savvy individuals have access to innovative hubs where they can work and collaborate with others.

What truly sets apart this development from others is its commitment towards sustainability by investing heavily into green initiatives such as building energy efficient homes, planting trees around its premises, promoting eco-friendly practices among residents and actively contributing towards waste management solutions in partnership with local authorities. All these efforts go into making sure living at Dubai Studio City helps create minimal environmental impact while still providing all necessary amenities expected from a residential community in such an impressive location.



Master Plan



Typical Plan





Studio Floor Plan

Studio Type A



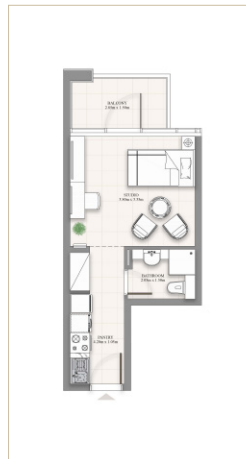
Studio Type A



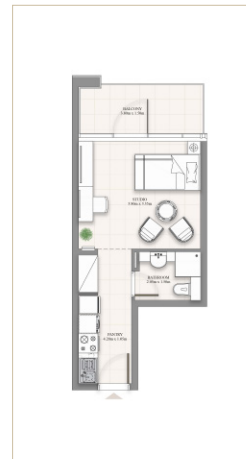
Studio Type B



Studio Type C



Studio Type C

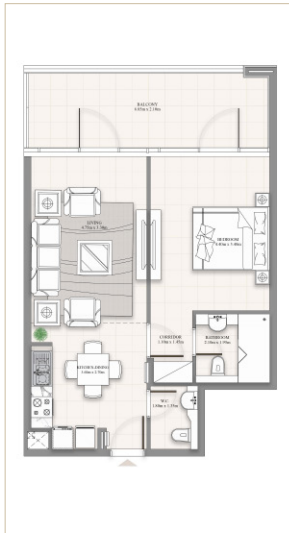


Studio Type D

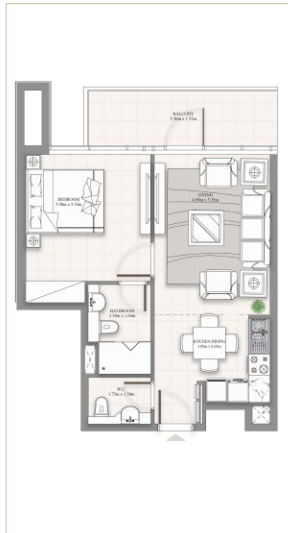


1 Bedroom Floor Plan

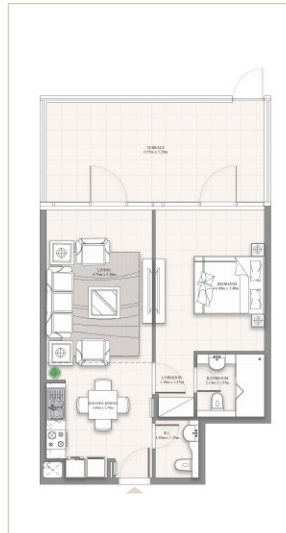
1 Bedroom Type A



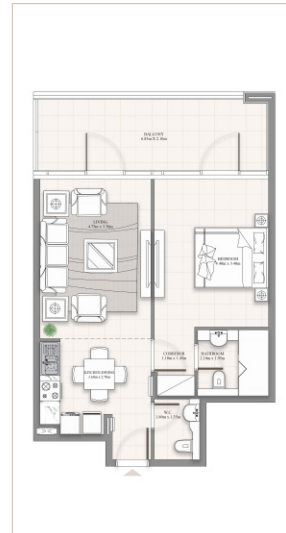
1 Bedroom Type B



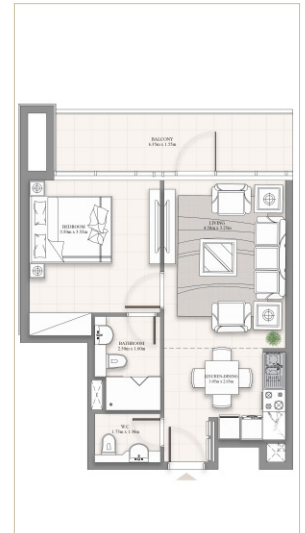
1 Bedroom Type B



1 Bedroom Type C

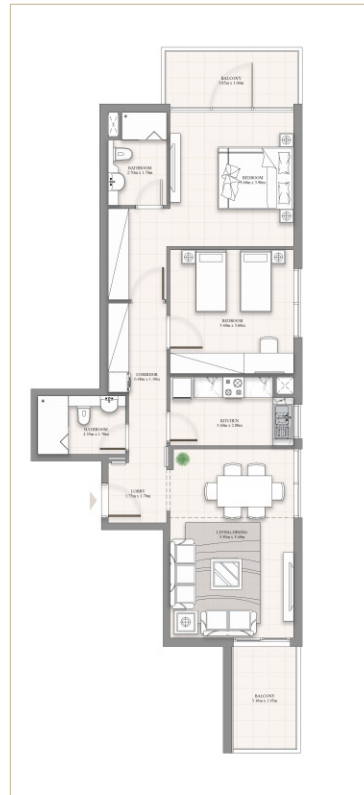


1 Bedroom Type C

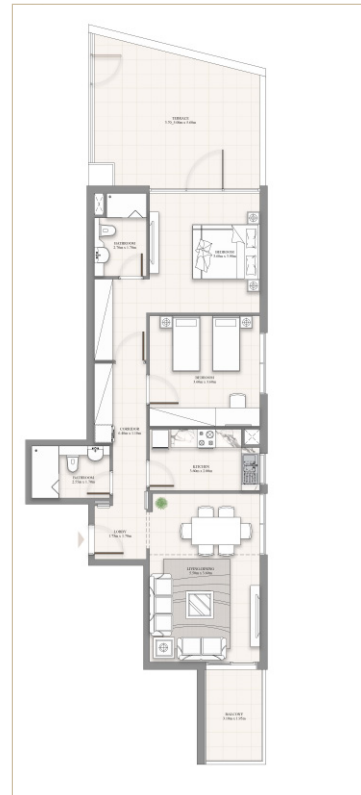


2 Bedroom Floor Plan

2 Bedroom Type A



2 Bedroom Type A





5 Year *Payment* Plan

**Down Payment
+ Registration Fees Percentage**

10% + 4%

After 3 months

11%

3 Annual Payment

5%

**Monthly Installments
(55 Months)**

1%

**On Handover
(November 2024)**

11%

**Oqood
Administrative fees**

3000 AED



A Trusted Developer in the Region

Established in 1989 under the chairmanship of Hussein Abu Eid, Abou Eid Real Estate Development Company has become a leader among contracting and construction companies across the Middle East, Europe, and Asia. Through their commitment to innovation, the fast-growing enterprise has seen remarkable success—with an impressive portfolio of more than 15 projects consisting of 500+ villas and 2,000+ residential units spread across 5 countries: Lebanon, Turkey, Morocco Portugal, and UAE.



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