

The background of the page is a marbled paper pattern in shades of brown and tan. The marbling consists of irregular, flowing veins and blotches of darker brown and black against a lighter tan background. A white rectangular box is centered horizontally and vertically on the page, containing the text "BOUTIQUE XII" in a black, sans-serif font.

# BOUTIQUE XII

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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



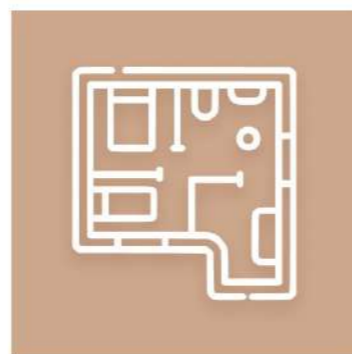
State-of-the-art gym facility



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  
XIII





### *Family-oriented community*

The best conditions for spending unforgettable moments with your family

## OUTDOOR KIDS' PLAY AREAS

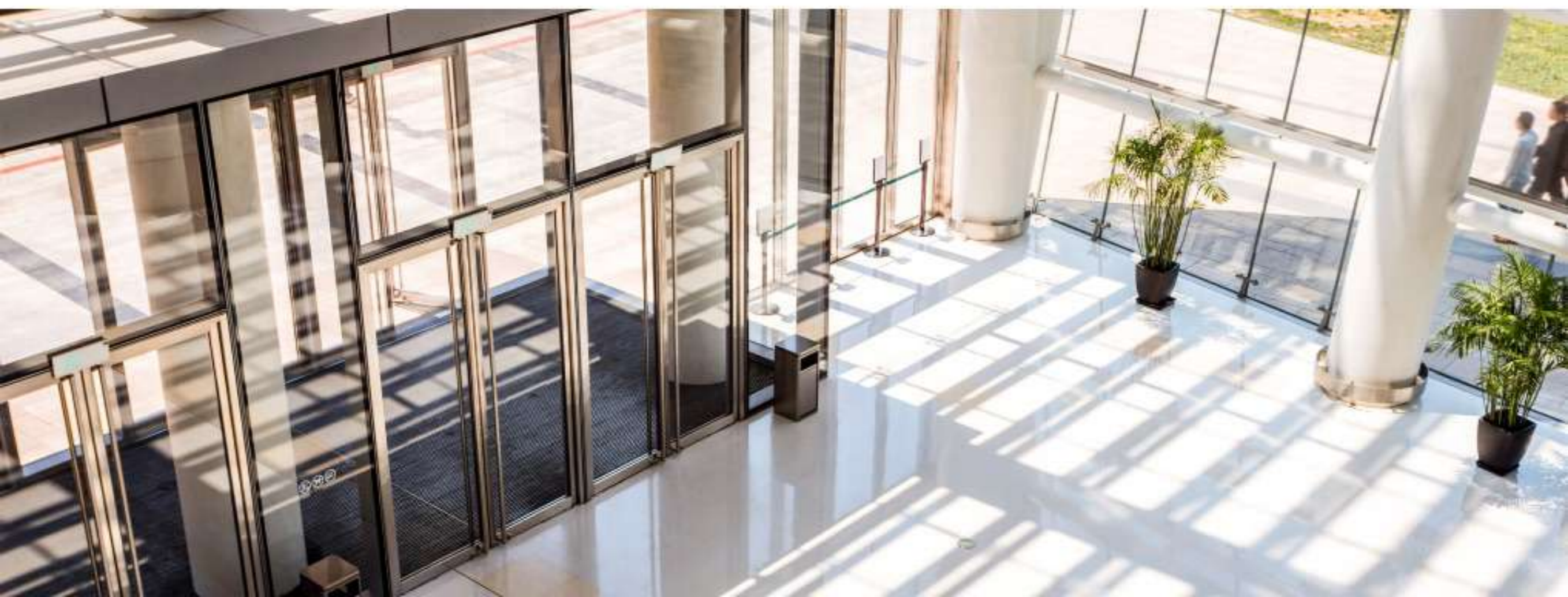




# SHOPPING OPTIONS

## *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  
X

BOUTIQUE

Manne Queen

Manne King

Kid Pop



# FITNESS FACILITIES

## *Healthy and active lifestyle*

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





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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

LUBEN



## 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



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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



DEWA Headquarters



Jamel Art Centre



Palazzo Versace



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 and a list of bullet points in a white box below it.

# 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