



## Prime Location | Free Utilities | Near Metro



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Langues: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Louer  
Prix: USD 10,813.78

### Location

Pays: Émirats Arabes Unis  
État/Région/Province: Dubaï  
Ville: Dubaï  
Soumis: 29/10/2025

### Description:

Located in Dubai.

Features: - DED license - 1 hour free Parking for visitors - Near to Metro Station and Bus Stop - Dedicated Private Parking - AC cooling and DEWA included in the service charge - Security deposit equivalent to 10% of the rent and service charge, calculated on the highest rental rate. - DIP Government fees: \* Subleasing Fees - 5% of the total rent + VAT \* NOC fee - AED 525 \* Ejari fee - AED 180 - Minimal lease duration is 3 years with 5% rent escalation on Y2 and Y3. - Rent payment: Quarterly upfront. (Four cheques per annum) - Service Charges at 32 AED per Sq. ft, excluded - Service charge payment: (One cheque upfront per each calendar year). European Business Center is a commercial building in Dubai Investments Park. It has three floors and a ground floor. There is parking available. It has access to Sheikh Zayed Road and Emirates Road. European Business Center has furnished and unfurnished offices available. There is security and CCTV camera surveillance for absolute safety. The property has conference rooms and business centres for corporate needs. The building has electrical backup as well. Dubai Investments Park, or DIP, is one of the most massive residential and commercial areas in the United Arab Emirates. The community is extremely secure and family-friendly. There are various hospitals and healthcare facilities in it. Dubai Investments Park also has plenty of shopping malls, plazas and centres. There are multiple places of worship, as well. From temples to churches to mosques, you can find it all.

### Commun

Pied carré fini: 494.47 m<sup>2</sup>



## Building details

Parking: Oui  
Number of Garages: 1  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MGPD-T15808/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T15808/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: mcdfsof206631

