



## NO AGENT | JBR | PREMIUM FITTED | CLOSE TO TRAM



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Huur
Prijs:	EUR 5,864

### Locatie

Aanbevolen Auto Onderdelen:	United Arab Emirates
Staat/Regio/Pronvincie:	Dubai
Plaats:	Dubai
Geplaatst:	09-05-2026

### Omschrijving:

Located in Dubai.

Skyline Office Space | Prime Location | JBR Discover an unparalleled office experience at Al Fattan Marine Towers, nestled in the prestigious Jumeirah Beach Residence. This generous 1596 sq.ft office space offers an impressive fully fitted layout that enhances productivity and promotes collaboration. With sleek finishes and modern amenities, this office caters to professionals seeking a vibrant work environment. Key Highlights: - Spacious layout: 1596 sq.ft - Fully Fitted to suit your style - Stunning skyline views for an inspiring workspace - Access to premium amenities and shared facilities - Dedicated parking available Office Features: \* Prime Location \* Vacant & Fully Fitted \* Spectacular views \* CAT B with raised flooring \* Provisions for Clinics and Offices \* 1 parking per 1,000 Sq. ft. \* Valet parking (2 Basements with 101 private parking slots) Building and Location Highlights: \* Located in between JBR and Dubai Marina \* 2 mins walk to JBR 1 Tram Station \* High-end retail brands at the ground floor \* Round the clock security and CCTV surveillance \* 5 lifts plus service lift (Basement to top level connected) \* Famous hotels, restaurants, cafes, pharmacies, and shops nearby On top of the base rent, the following fees will also apply to the tenant: \* Service Charge: AED 25/Sq. Ft. \* Security Deposit: 10% of the first leasing year \* Ejari Fee: AED 250 \* Admin Fee: AED 1,050 \* Max 4 cheque payments \* Chiller: To be paid by the Tenant (AED 8/Sqft) \* DEWA: To be paid by the Tenant (based on consumption) \* Agency Fees: 10% VAT 5% applicable on Rent, Admin Fee, Chiller Fee and Agency Fees This exceptional office space resonates with a dynamic lifestyle, ideal for businesses aiming to make a mark in the heart of Dubai's bustling community. Al Fattan Marine Towers offers seamless connectivity to beaches, entertainment, and leisure spots, making everyday work a pleasure. Contact Chestertons MENA today to explore this opportunity further and arrange a viewing.



## **Algemeen**

Afgewerkte vierkante meter: 148.27 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/MGPD-T17576/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T17576/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: mcdsof220411

