



## Street Facing | August Handover | Shell & Core

### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Rent  
 Price: USD 11,343.92

### Location

Country: United Arab Emirates  
 State/Region/Province: Dubai  
 City: Dubai  
 Posted: Jul 07, 2026

### Description:

Located in Dubai.

Prime Location | Exceptional Exposure Welcome to an unparalleled opportunity in the heart of Dubai Land Residence Complex. This remarkable retail unit offers a generous built-up area of 1668 sq.ft, ideally situated within a thriving community that boasts a vibrant mix of attractions and accessibility. Perfect for entrepreneurs seeking exposure and a dynamic customer base, this commercial space is designed for success. Key Highlights: - Layout: Open plan retail unit - Handover in August - Built-up area: 1668 Sq Ft - Power: 19 kW - Plot area: 8356 Sq Ft - Shell And Core, allowing for a personalized touch - Excellent visibility and foot traffic - Ample parking available for customers - Strong Prospects for Long-Term Business Financials: - Rent/Sqft - AED 300\* - Service Fee - AED 20/Sqft\* - Contract Period - Minimum 3 Years - Fitout NOC Fees - AED 5250 - Admin Fees - AED 1250 - Agency Fees - 10%\* - \* - VAT applicable This retail space features strategic layout options and premium visibility, creating an inviting environment for customers. Embrace a lifestyle of convenience and connectivity within this flourishing community. Located amidst key attractions and facilities, it promises a unique blend of leisure and business potential. For more details or to schedule a viewing, please contact Chestertons MENA today and seize this extraordinary opportunity.

### Common

Finished sq. ft.: 154.96 sq m

### Lease terms

Date Available:



IMLIX

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<https://www.imlix.com/>

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**Additional information**

Website URL:

[http://www.arkadia.com/MGPD-T18690/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T18690/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

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