



**GEISS  
PROPERTIES**

**CANAL FRONT RESIDENCES  
2 BEDROOM APARTMENT**

# CANAL FRONT RESIDENCES 2 BEDROOM APARTMENT



Dubai's skyline is an ever-changing masterpiece, a testament to the city's relentless pursuit of architectural innovation and luxury living. In this dynamic urban landscape, M&M Real Estate proudly presents its latest jewel – Canal Front Residences. This exceptional residential development redefines waterfront living, combining exquisite design, state-of-the-art amenities, and an unrivaled location to offer a lifestyle of unparalleled luxury and sophistication.



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# CANAL FRONT RESIDENCES

## 2 BEDROOM APARTMENT



2 Bedroom Apartment apartments in Canal Front Residences is absolutely right way, for comfort living.

- The asking price for the 2 BR Apartment is currently only AED 4,950,000.00

Canal Front Residences is strategically situated along the serene Dubai Water Canal, offering residents breathtaking views and direct access to the vibrant waterfront. This prime location is not just about picturesque vistas; it embodies the essence of convenience and connectivity. Residents will find themselves within minutes of Downtown Dubai, the city's beating heart, where world-renowned attractions like the Burj Khalifa and Dubai Mall reside.



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The architectural design of Canal Front Residences is a harmonious blend of contemporary aesthetics and functional brilliance. The development showcases sleek, modern facades adorned with expansive glass windows that flood the interiors with natural light. This architectural approach not only maximizes the stunning views but also creates an ambiance of openness and serenity within each living space.



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The interiors are meticulously crafted to reflect luxury and sophistication. Each residence features spacious layouts, designed to provide comfort and elegance. The use of high-quality materials and premium finishes is evident throughout, from the polished marble floors to the bespoke cabinetry and designer fixtures. The kitchens are equipped with top-of-the-line appliances, making them a haven for culinary enthusiasts, while the bathrooms offer a spa-like retreat with their exquisite fittings and fixtures.



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### Amenities and Features

- Recreational Facilities
  - Multiple swimming pools (including children's pools)
  - State-of-the-art fitness centers
  - Yoga and wellness spaces
- Outdoor Spaces
  - Landscaped gardens
  - Waterfront promenades
  - Jogging and cycling tracks
  - Children's play areas
  - Picnic and BBQ areas
- Retail and Dining
  - On-site retail outlets
  - Variety of dining options (restaurants, cafes, and bistros)
  - Convenience stores and supermarkets
  - Leisure and Social Facilities
    - Community centers
    - Event spaces
    - Residents' lounge



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- Wellness and Health
  - Spa and sauna facilities
  - Indoor and outdoor sports courts (tennis, basketball)
  - Dedicated wellness centers
- Security and Services
  - 24/7 security with advanced surveillance systems
  - Concierge services
  - Secure and ample parking spaces for residents and guests
  - Maintenance and housekeeping services
- Business and Workspaces
  - Business center with meeting rooms
  - Co-working spaces with high-speed internet
- Pet-Friendly Amenities
  - Pet parks
  - Pet grooming services



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Canal Front Residences, brought to life by M&M Real Estate, stands as a beacon of luxury and modernity in the heart of Dubai. This stunning development redefines waterfront living with its prime location, architectural brilliance, and a plethora of world-class amenities. It offers a lifestyle that is both lavish and fulfilling, making it the ideal choice for discerning buyers and savvy investors alike.

From its exquisite design to its vibrant community spirit, Canal Front Residences is more than just a place to live; it is a statement of luxury, comfort, and contemporary urban living. Whether you seek a serene retreat amidst the city's hustle or a sound investment in one of the world's most dynamic real estate markets, Canal Front Residences promises to exceed your expectations and redefine your concept of luxury living.





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# CONTACT US



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