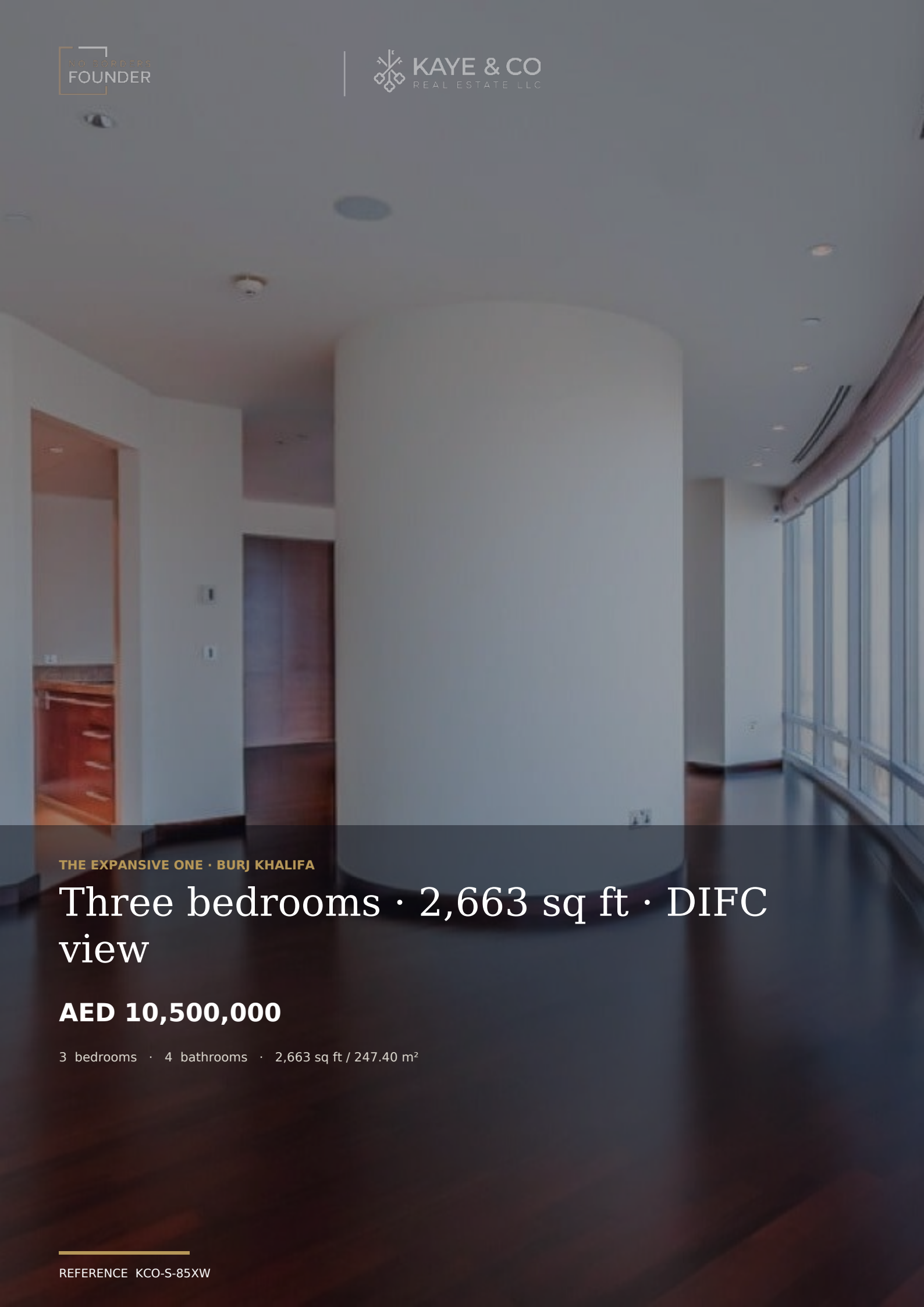
NO BORDERS FOUNDER

KAYE & CO REAL ESTATE LLC



THE EXPANSIVE ONE · BURJ KHALIFA

Three bedrooms · 2,663 sq ft · DIFC view

AED 10,500,000

3 bedrooms · 4 bathrooms · 2,663 sq ft / 247.40 m²

REFERENCE KCO-S-85XW

THE RESIDENCE

An expansive residence with expressive façade geometry, a generous living room and a clear outlook toward the DIFC skyline.

BEDROOMS	BATHROOMS	AREA	OUTLOOK
3	4	2,663 sq ft / 247.40 m²	DIFC and skyline

DETAILS

- Three bedrooms
- Fitted kitchen
- Available for review
- Generous living area
- Unfurnished

PROPERTY DOSSIER

Substance without the portal clutter.

The verified essentials of this specific residence, with building and asking-price context.

OFFER **For sale · ready property**	**FURNISHING** **Unfurnished**
FLOOR / STATUS **Vacant**	**PARKING / OUTLOOK** **2 parking spaces**
OWNERSHIP **Freehold**	**DEVELOPER** **Emaar Properties PJSC**
USE **Residential**	**BROKERAGE** **KAYE & CO. · ORN 17029**

AMENITIES & DAILY LIFE

- Maid's room
- Built-in wardrobes
- Laundry room
- Swimming pool
- Fitted kitchen
- Walk-in closet
- Floor-to-ceiling glazing
- Fitness & wellness

ASKING-PRICE CONTEXT

AED 3,943 per sq ft · the largest residence in the current selection with a DIFC and skyline outlook.

Burj Khalifa · Downtown Dubai · completed 2009 · Emaar Properties PJSC · freehold · residential · 163 above-ground floors.

RESIDENCE PROFILE · VIEWING BRIEF

Does this residence fit the way you live?

At 2,663 sq ft, this is the largest of the three current residences. Its façade geometry creates distinctive zones and skyline perspectives while rewarding considered furnishing.

ESPECIALLY SUITED TO

- Generous primary or second-home living
- Buyers focused on DIFC and skyline views
- Individual interiors and art-led concepts

TEST DURING THE VIEWING

- Furnishing around façade and columns
- Privacy across the bedroom wing
- Kitchen condition and fittings
- Light and outlook by day and night

PROPERTY VERIFICATION

Property-specific Trakheesi QR for the official permit verification of reference KCO-S-85XW · KAYE & CO. ORN 17029 · Eugen Marder BRN 36760.

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NEXT STEP

Arrange a private viewing and confirm current availability.

Your inquiry goes directly to Eugen Marder at KAYE & CO. No Borders Founder and Alexander Erber remain available to place the decision within your wider residence, wealth and family strategy.

EUGEN MARDER

Managing Partner
KAYE & CO.

BRN 36760
ORN 17029

ALEXANDER ERBER

Founder
No Borders Founder

Dubai Real Estate · BRN 97308
Residence · Wealth strategy

WHATSAPP EUGEN MARDER

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Scan or click. The inquiry contains only No Borders Founder, the property and its reference.

STRATEGIC CONTEXT

Alexander Erber and No Borders Founder place the property within your international residence, wealth and family strategy.

noborderssfounder.com

Non-binding property information as of September 22, 2026. Price and availability may change and are reconfirmed before viewing. Only the verified contractual and transaction documents of the regulated broker are authoritative.