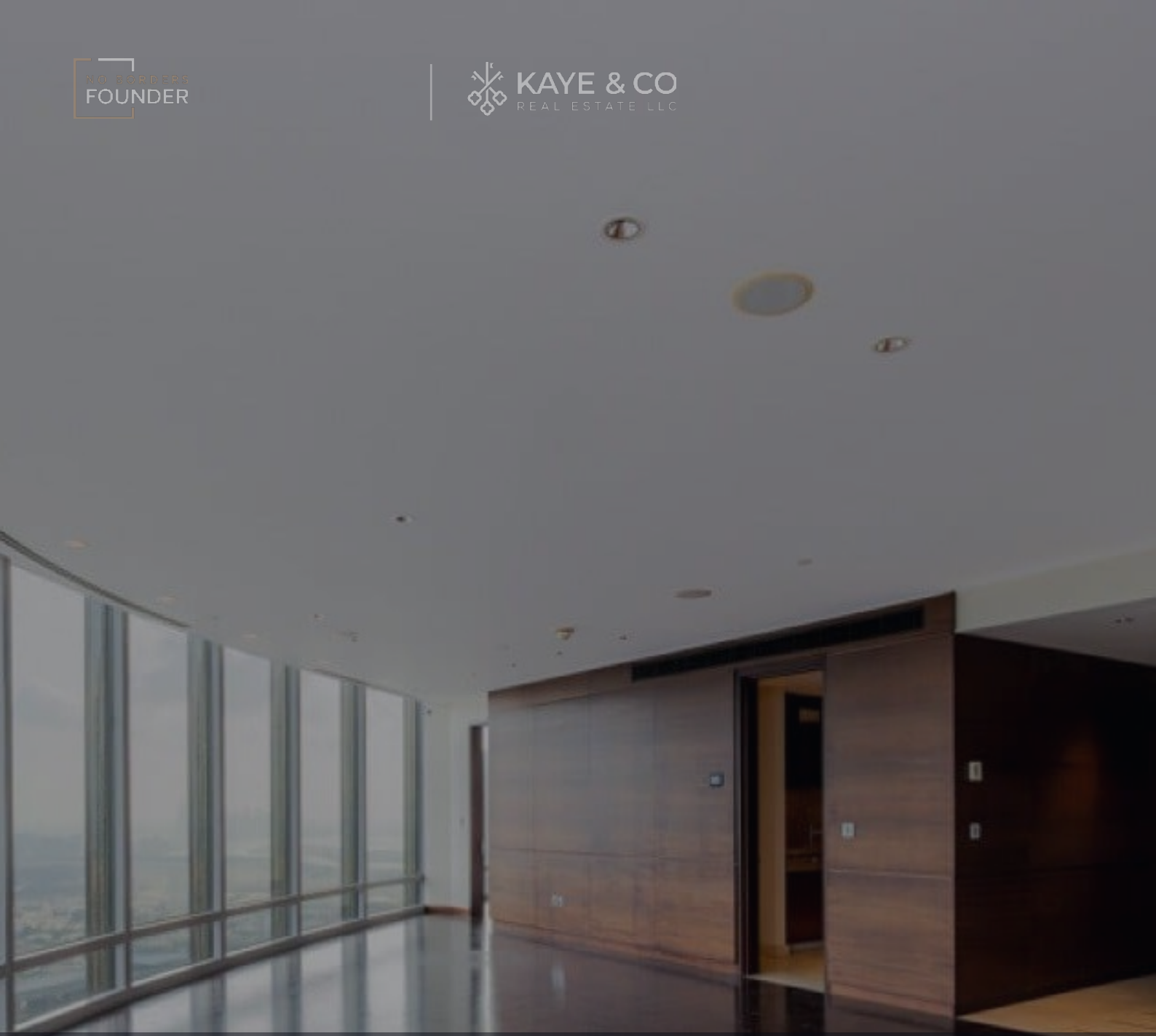
NO BORDERS FOUNDER

KAYE & CO REAL ESTATE LLC



THE GENEROUS ONE · BURJ KHALIFA

Three bedrooms · column-free living · DIFC view

AED 8,495,000

3 bedrooms · 4 bathrooms · 2,323 sq ft / 215.81 m²

REFERENCE KCO-S-WC08

THE RESIDENCE

A generous unfurnished residence for buyers seeking genuine living space, clean sightlines and a highly presentable Burj Khalifa address.

BEDROOMS	BATHROOMS	AREA	OUTLOOK
3	4	2,323 sq ft / 215.81 m²	DIFC and sea

DETAILS

- Mid floor
- Column-free living room
- Maid’s room
- Two parking spaces
- 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 **Mid floor**	**PARKING / OUTLOOK** **2 parking spaces**
OWNERSHIP **Freehold**	**DEVELOPER** **Emaar Properties PJSC**
USE **Residential**	**BROKERAGE** **KAYE & CO. · ORN 17029**

AMENITIES & DAILY LIFE

- Maid's room
- Column-free living
- Floor-to-ceiling glazing
- Fitted kitchen
- Built-in wardrobes
- Swimming pool
- Fitness & wellness
- Concierge & security

ASKING-PRICE CONTEXT

AED 3,657 per sq ft · the most generous floor area per asking-price dirham in the current NBF selection.

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?

The strength of this residence is usable space: the column-free living room can be zoned generously, while three bedrooms, a maid’s room and two parking spaces support long-term family life.

ESPECIALLY SUITED TO

- Owner-occupiers needing space
- Families and longer stays
- Presentable living with clear furnishing zones

TEST DURING THE VIEWING

- Sightlines in daylight
- Condition of kitchen, bathrooms and floors
- Room flow and service routes
- Parking position and handover terms

PROPERTY VERIFICATION

Property-specific Trakheesi QR for the official permit verification of reference KCO-S-WC08 · 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
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ALEXANDER ERBER

Founder
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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.