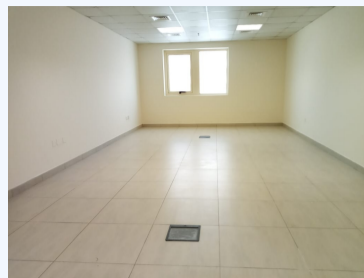


**1 MONTH FREE RENT! BEST DEAL FOR SPACIOUS OFFICE L GOOD LOCATION W/ AVAILABLE PUBLIC TRANSPORTATION**

**For Rent. AED 32,990.00**



### **The Light 1 Tower, Arjan, Al Barsha, Dubai, 490**

Desirable size fitted office offered for an amazing price of AED 32990 payable in 4 cheques!

The total office area is 490 SQ FT. Includes 1 parking space in the basement. (Lots of free parking spaces in the ground floor) Shared pantry, Ladies/Gents washroom, Prayer Room are available. Internet Connection: DU Location: The Light 1 Commercial Tower, Arjan Al Barsha South Third. Nearby newly opened Mediclinic Parkview Hospital, Al Barsha City Center, Science Park, Miracle and Butterfly Gardens.

Surrounded by reputed international schools and residential buildings. It is a well-maintained building and cleaners cleaned common areas 3 to 4 times a day. Public transportation is available. Route F36; From Mall of the Emirates to Arjan (vice versa). Roughly 25 minutes of travel time. \*It has easy access in the main roads such as: - Sh. Mohammed Bin Zayed Road - Umm Suqeim Road - Hessa Road - Al Khail Road The Light 1 Commercial Tower is developed in Arjan by ACW Holding (a British Developer) which comprises of 9 floors and contains 127 executive offices and 20 retail shops that are located on the ground & mezzanine levels with state-of-the-art infrastructure and technology. Building total built-up area is 146,000sf. Building Features: 24 Hours Security FUJI high-speed Japanese lifts Supermarket, Restaurants & other services Fitted, Furnished or Partitioned Offices Common floor areas; pantry and restrooms Private covered parking spaces Nearby Landmarks: Dubai Miracle Garden - 2 Minutes Mall of the Emirates - 12 Minutes Dubai Marina - 15 Minutes Downtown Dubai & The Dubai Mall - 15 Minutes The Palm Jumeirah - 15 Minutes Dubai International Airport - 25 Minutes Smart Stone Real Estate Brokerage is offering best ready Commercial and Residential Units units for Sale and Rent principally in Al Barsha South 3 - Arjan Area. Smart Stone is also offering ready/ off plan Commercial and Residential Units in Arjan, Sports City, MotorCity, Studio City, JVC, JVT, IPMZ, and The Greens. Arjan is part of Dubailand which is one of Dubai's emerging commercial and residential districts that captures various major developments and fantastic attractions. The area is located before Motor-City, Studio City, JVC, JVT, IPMZ and just-off Umm Suqeim Road. Some attractions of Arjan is the Miracle Garden - an outdoor public garden that features 45 million different kinds of flowers, Dubai Butterfly Garden - one of the largest covered indoor butterfly gardens in the world and the newly opened City Centre Al Barsha. Join the owners who entrust their properties to us and we will find you a perfect tenant or buyer for more information/ viewing, please call or WhatsApp 0529098842 Company Detail: Smart Stone Real Estate Brokerage Office Number: +971(04) 513 5358 ORN: 16866 BRN: 37513

#### **LAND INFORMATION:**

#### **BUILDING INFORMATION:**

Built on	: 0
Remodeled on	: 0
Number of Floors	:
Floor area (Lower Level)	: 0
Floor area (Main Level)	: 0
Floor area (Upper Level)	: 0
Floor area (Total)	: 0

#### **CONVENIENCE:**