



43

DUBAI

AFS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS





By HSE REALTY



Life at 4B

4B is a high quality residence located in Warsan 4 (International City 2). Our main focus is on creating a welcoming environment and fostering a sense of community among residents.

Our living spaces are designed to offer both comfort and sophistication, with a wide range of options, including studio, 1, or 2-bedroom apartments.

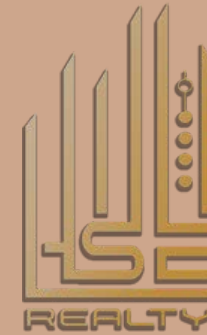
🔍 www.4bdubai.com

✉ info@4bdubai.com

Warsan 4, Dubai



Developed by :



HSE is a construction company in Dubai with owners who bring high quality standards from Germany. They have years of experience in construction and prioritize quality, reliability, and sustainability. The team focuses on careful planning and implementation of projects, and they are confident that their expertise will benefit customers and partners in the region.

www.hserealty.com



4B offers access to a world of high-comfortable privileges. The building has been conceived keeping in mind the discerning tastes and lifestyle demands of the connoisseurs of fine living.

Apartments: 74

Car Parkings: 79

Completion: 2025

Address: Warsan 4, Dubai

Lifestyle

Designed to guarantee an upscale and peaceful lifestyle.

The building has a large pool, gym, children's play area, outdoor seating area, parking spaces and elevators.



Main facilities:



Fully equipped Gym



Concierge Service



Private Pool



2 elevators



Kids' Play Area

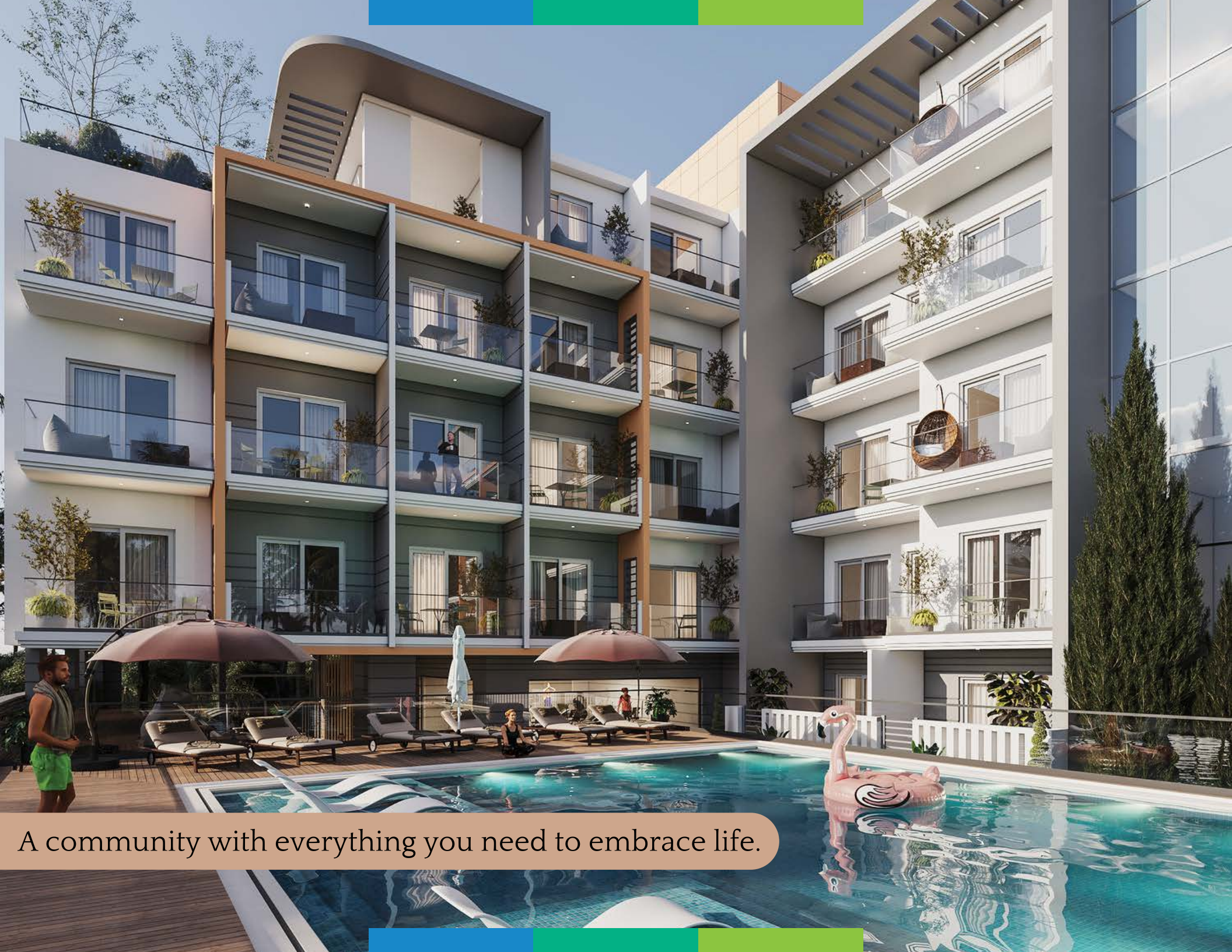


2 Level
79 car
parkings

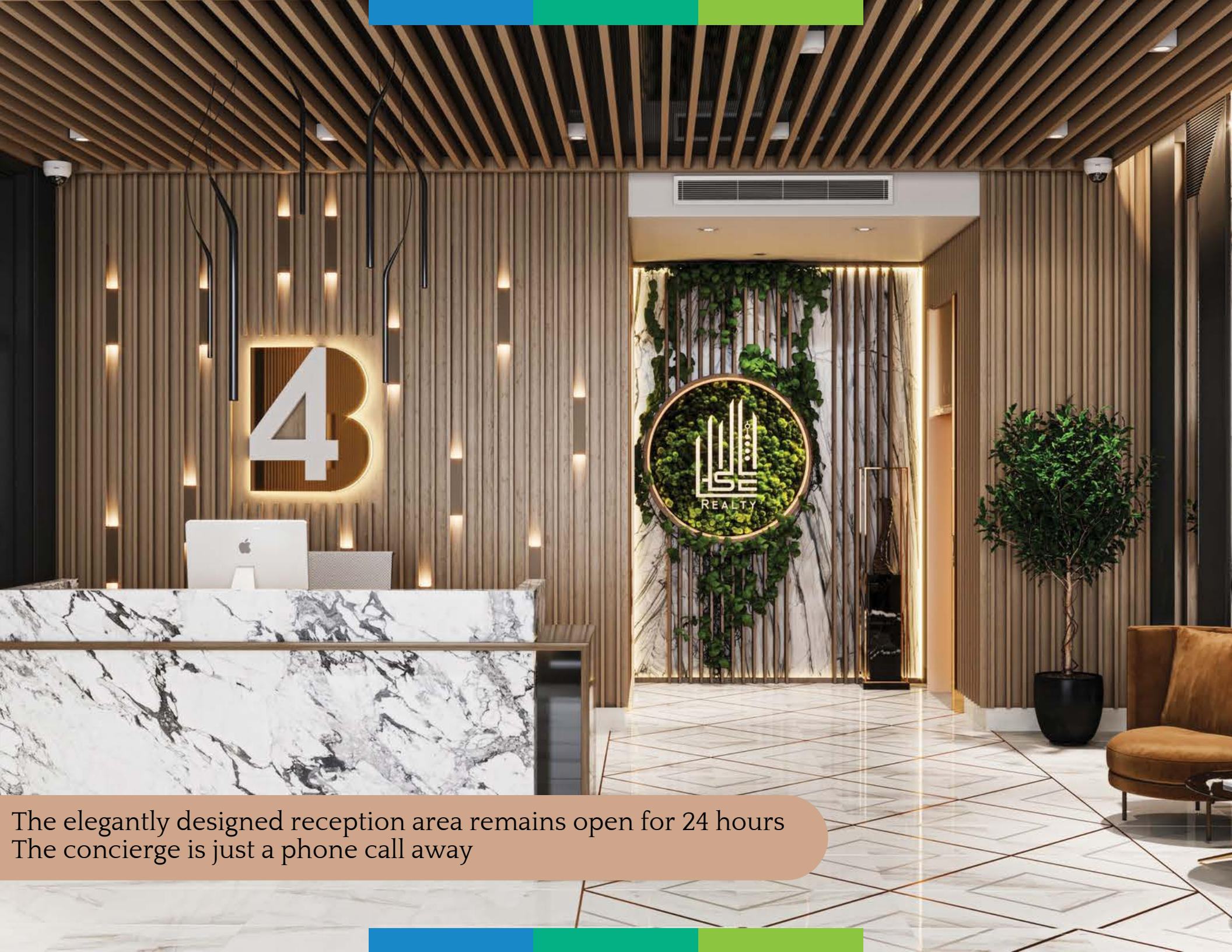


Outdoor chill
area





A community with everything you need to embrace life.



The elegantly designed reception area remains open for 24 hours
The concierge is just a phone call away

Enjoy Your Time at 4B

From exquisitely designed studios to one and two bedroom apartments, you can relax and unwind in an oasis of calm and comfort.





All apartments are fully air-conditioned and offer you an unprecedented range of amenities. Experience the best of both worlds with 4B!

4b A whole new level of Quality

Our world of high-quality materials according to German standards offers you high-quality apartments that have been developed for an upscale and comfortable lifestyle.









FLOOR PLANS



STUDIO
Type 1



1 BEDROOM
Type 1



2 BEDROOM
Type 1

Why Should You Invest in 4B Now ?



Value Appreciation: Dubai is a dynamic and fast-growing city that offers many opportunities for real estate investors. But not all areas are equally attractive. Some have already reached their maximum potential – here at 4B increase in value is just beginning



High Rental Yield: Enormously high rental potential due Academic City with more than 10 universities and 50.000 students in relation to our attractive sales prices (starting from 395,000 AED), you will generate an excellent return of invest!



Expected Rental Prices 2024-2025:

- Studio: 43,000 – 49,000 AED
- 1 Bedroom: 63,000 – 69,000 AED
- 2 Bedroom: 83,000 – 89,000 AED



Dubai Metro Blue Line Project: With the recent approval of Dubai's largest public transportation project, including a huge underground station in International City, 4B is poised for significant price increases upon project completion in 2029. Seize the advantage now!





Mohammed bin Rashid endorses Dubai Metro Blue Line

Facts and figures

-  **The first train crossing over the Creek**
-  **The biggest underground station,** covering 44,000 square metres in the International City area
-  **The first Interchange Station** between the Red and Blue Lines at Centreport Station, and the First Interchange Station between the Green and Blue Lines at the Creek Station
-  **An iconic station** featuring a unique architectural design
-  **The first transport project** compatible with Green Buildings specifications (Platinum category)
-  **The project to serve a population of one million individuals by 2040**

Construction Plan

Releasing the Tender
2023

Awarding the Project
2024

Starting Tunnel Boring
2025

Trial Operation
2028

Official Operation
2029

Total rail network at the opening of the Blue Line



131 km
Network length



78 Stations



168 Trains

READ MORE



DUBAI VISION

'Enhancing people's happiness and quality of life and reinforcing Dubai as a global destination for citizens, residents and visitors over the next 20 years'.

60%

GREEN &
NATURAL
SPACES

134%

MORE
TOURISM
LAND

400%

MORE
PUBLIC
BEACHES





**JOIN THE 4B COMMUNITY AND
EXPERIENCE THE ULTIMATE
COMFORT IN DUBAI - ITS MORE
THAN JUST AN ADDRESS !**





FOR MORE INFORMATION PLEASE CONTACT



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