PROJECT OVERVIEW

PROJECT NAME

LISTONE RESIDENCE

PROJECT TYPE

Residential Apartment

PROJECT LOCATION

Near Metro Station, Warsan 1
International City, Dubai

Google Map Link :
https://maps.app.goo.gl/XoFKyx8xQUy8k9Jr8

HANDOVER

Q3 2028

COMMUNITY

International City
(Meraas Cluster)

OWNERSHIP

Freehold

DEVELOPER NAME

Lion Stone Properties L.L.C

MASTER AGENCY

ABRA Properties

LION STONE
PROPERTIES

LISTONE
Residence

ABRA

LOCATION ADVANTAGE

850 m to Upcoming Metro Station

METRO ACCESSIBILITY

Approx. **25 mins**

TO DOWNTOWN / DIFC / BB / E11

Approx. **12 mins**

TO DUBAI SILICON OASIS

Approx. **18 mins**

TO DXB AIRPORT

Approx. **15 mins**

TO FESTIVAL CITY

Approx. **8 mins**

TO DRAGON MART

LION STONE PROPERTIES

LISTONE Residence

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UNIT MIX & PRICE MATRIX

STUDIO

341 – 614 ft²

STARTING FROM

Đ 491K-684K

1 BEDROOM

628 – 1,068 ft²

STARTING FROM

Đ 801K-1.033M

2 BEDROOM

997 – 1,555 ft²

STARTING FROM

Đ 1.120M-1.453M

TOTAL UNITS

312 Units

Note 1:
B1 and B2 layouts include an additional flexible room

Note 2:
All 2-bedroom layouts include and additional flexible roomlayouts include an additional flexible room

LION STONE PROPERTIES

LISTONE Residence

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SPECIFICATION LIST

FURNISHED

Fully
Furnished

KITCHEN APPLIANCES

Branded Kitchen
Appliances

SMART HOME

Smart
Home System

CEILING HEIGHT

Approx.
3.6m Ceiling

Note

Please see detailed Furniture and Appliances List

LION STONE PROPERTIES

LISTONE Residence

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AMENITIES

Infinity Pool - 25 meter



Padel & Badminton & Table Tennis Court



Indoor Gym



Indoor Yoga Studio / Lady Gym



Outdoor Cinema



Kids Pool



BBQ Area



Children's Playground



LION STONE PROPERTIES

LISTONE Residence

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INVESTMENT SNAPSHOT

ENTRY PRICE

From
AED 491,888

RENTAL DEMAND

Strong End - User
&
Tenant Demand

MOVE-IN READY

Fully Furnished
Smart System
Lux Standard

YIELD ESTIMATE

8 - 9.5 %

LION STONE PROPERTIES

LISTONE Residence

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