DUBAI SOUTH

FACT SHEET



Name	Developer	Location	Project type
X11	BAMX DEVELOPMENTS	DUBAI SOUTH	RESIDENTIAL

WHAT X11 BY BAMX OFFERS YOU:

Smart & Flexible Payment Options
Premium Amenities & Services
On-Time Project Delivery
Elevated Lifestyle Experience
Strong Investment Potential
Prime & Strategic Location
A Refined Community

WHY CHOOSE X11 BY BAMX?

At BAMX, every detail is designed with intention. A place where elegance meets comfort, and lifestyle flows naturally with modern living. Here, spaces are not just built - they are felt, lived, and remembered.


BEYOND BUILDINGS
CRAFTED LIVING

PRIME LOCATION WITH STRONG ROI PROSPECTS

FLEXIBLE PLAN UP TO 5 YEARS

OVER 25 SIGNATURE AMENITIES

Units Available	Price (AED)	Price Monthly (AED)
1 BEDROOM	899 K	4495
2 BEDROOM	1.25 M	6250
3 BEDROOM	1.69 M	8450

OPTION 1

Flexible 2 or 3 Year Post Handover Payment Plans

DOWN PAYMENT	1ST MONTH	20 MONTHS	AFTER 1 YEAR	ON COMPLETION	POST HANDOVER
10%	10%	1%	10%	20%	30%
1st INSTALLMENT	2nd INSTALLMENT	DURING CONSTRUCTION	POST BOOKING	AFTER 24 MONTHS	2 YEARS OR 3 YEARS

OPTION 2

Completion Within 24 Months

DOWN PAYMENT	1ST MONTH	20 MONTHS	AFTER 1 YEAR	ON COMPLETION	POST HANDOVER
15%	15%	0.5%	10%	20%	30%
1st INSTALLMENT	2nd INSTALLMENT	DURING CONSTRUCTION	POST BOOKING	AFTER 24 MONTHS	2 YEARS OR 3 YEARS

FOLLOW THE PATH TO
A BRIGHTER TOMORROW

SERVICES & AMENITIES

Infinity Pool

Jacuzzi Area

Kids Pool

Sun deck

Outdoor Lounge

Secure Residents' Parking

Grand Lobby

Drop-off Plaza

Residents' Lounge

Rooftop Café & Bar

Green Areas

BBQ Area

Games Room

Fitness Center

Sauna & Steam Room

Outdoor Cinema

Yoga Area

Kids Playground









LOCATION AND DISTANCES

The project is located in the residential area of Dubai South, one of the fastest-developing areas in the community.

The area is surrounded by newly built residential buildings, neighborhood amenities, and key access roads that provide direct connectivity to the major highway network.

The site benefits from it’s strategic location close to essential services, green spaces, and future community amenities, making it an ideal location for residential development.