

FOR SALE · APARTMENT

CANAL HEIGHTS · BUSINESS BAY

Studio Apartment in Canal Heights

AED 1,198,000

Studio | 1 Bathroom | 463 sq.ft

At a glance

PRICE

AED 1,198,000

BEDROOMS
Studio

BATHROOMS
1

AREA
463 sq.ft

PRICE / SQ.FT
2,587 AED

- Studio Apartment
- Beautiful Canal View
- Modern Layout with Premium Finishing
- Floor-to-Ceiling Windows for Natural Light
- Contemporary Kitchen and Bathroom Design
- High-Quality Materials Throughout
- Ideal for Long-Term and Short-Term Rental Strategies

About the property

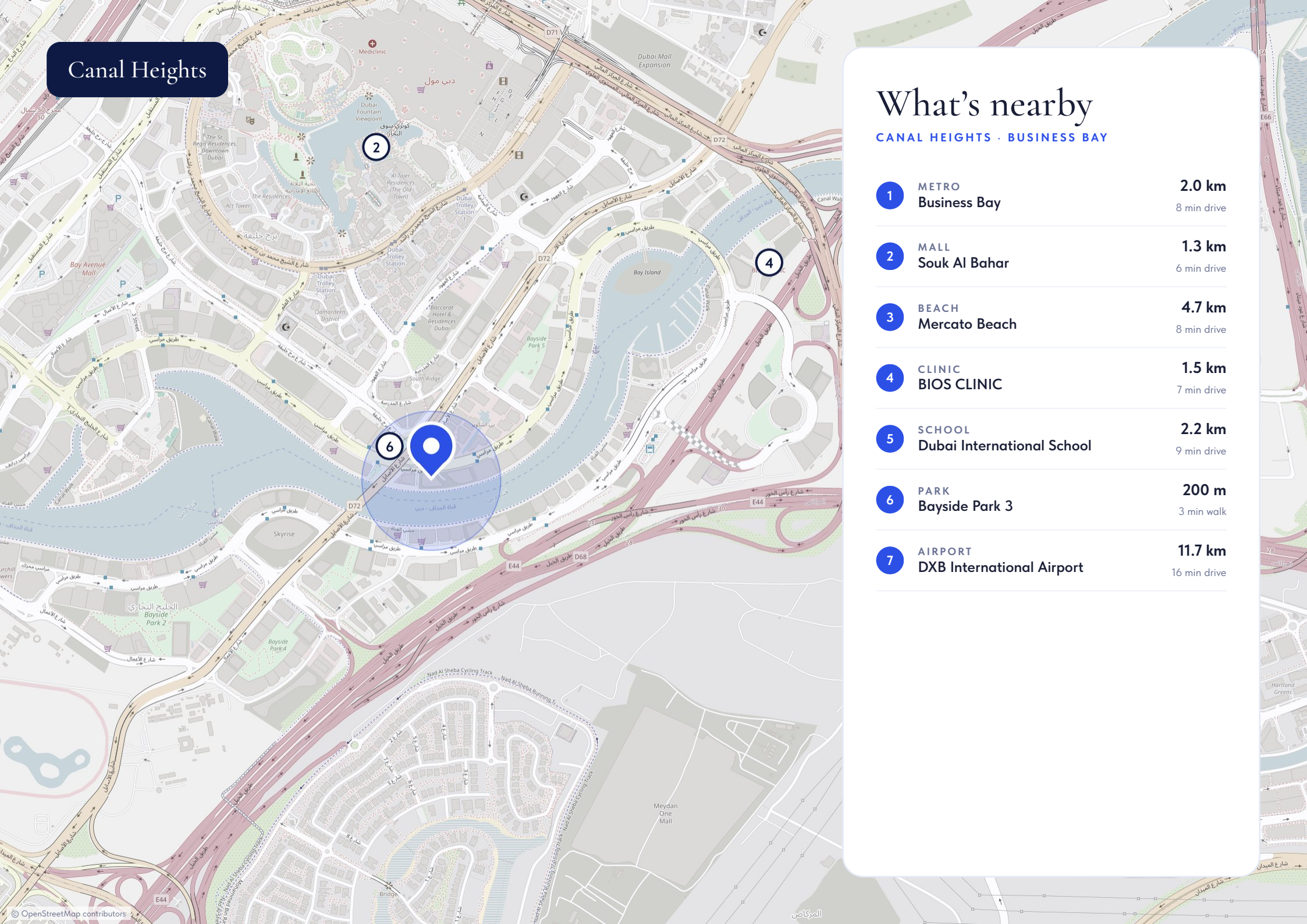
This off-plan studio in Canal Heights, one of DAMAC's most distinctive launches in Business Bay. Featuring elegant finishes, a smart layout, and a direct Canal view, this unit offers a refined living experience in one of Dubai's most dynamic districts.

Property Highlights

Community and Tower Features

- Luxury Lobby and Premium Common Areas
- Infinity Pool and Waterfront Leisure Deck
- State-of-the-Art Gym and Wellness Facilities
- Retail and Dining Options within the Community
- Easy Access to Downtown Dubai, DIFC, and Sheikh Zayed Road
- 24/7 Security and Concierge

This studio combines waterfront living, modern design, and strong investment potential. With its canal-facing orientation and premium amenities, it offers both lifestyle appeal and long-term value.



What's nearby

CANAL HEIGHTS · BUSINESS BAY

1	METRO	Business Bay	2.0 km 8 min drive
2	MALL	Souk Al Bahar	1.3 km 6 min drive
3	BEACH	Mercato Beach	4.7 km 8 min drive
4	CLINIC	BIOS CLINIC	1.5 km 7 min drive
5	SCHOOL	Dubai International School	2.2 km 9 min drive
6	PARK	Bayside Park 3	200 m 3 min walk
7	AIRPORT	DXB International Airport	11.7 km 16 min drive



THE PROJECT

Canal Heights

Business Bay

DEVELOPER
Damac

HANDOVER
Q4 2026

SERVICE CHARGE
21.0 AED/sqft

STATUS
Off-plan

AMENITIES

- Balcony
- Built-in wardrobes
- Central A/C
- Covered parking
- Kitchen appliances
- Shared pool
- Security
- Concierge
- Shared gym
- Lobby in building
- Children's play area
- Water view

DRIVING TIME

Downtown / Dubai Mall	**~8 min**
Dubai Hills Mall	**~16 min**
DXB Airport	**~20 min**
Dubai Marina	**~23 min**
JBR Beach	**~25 min**
Palm Jumeirah	**~29 min**

Without traffic



















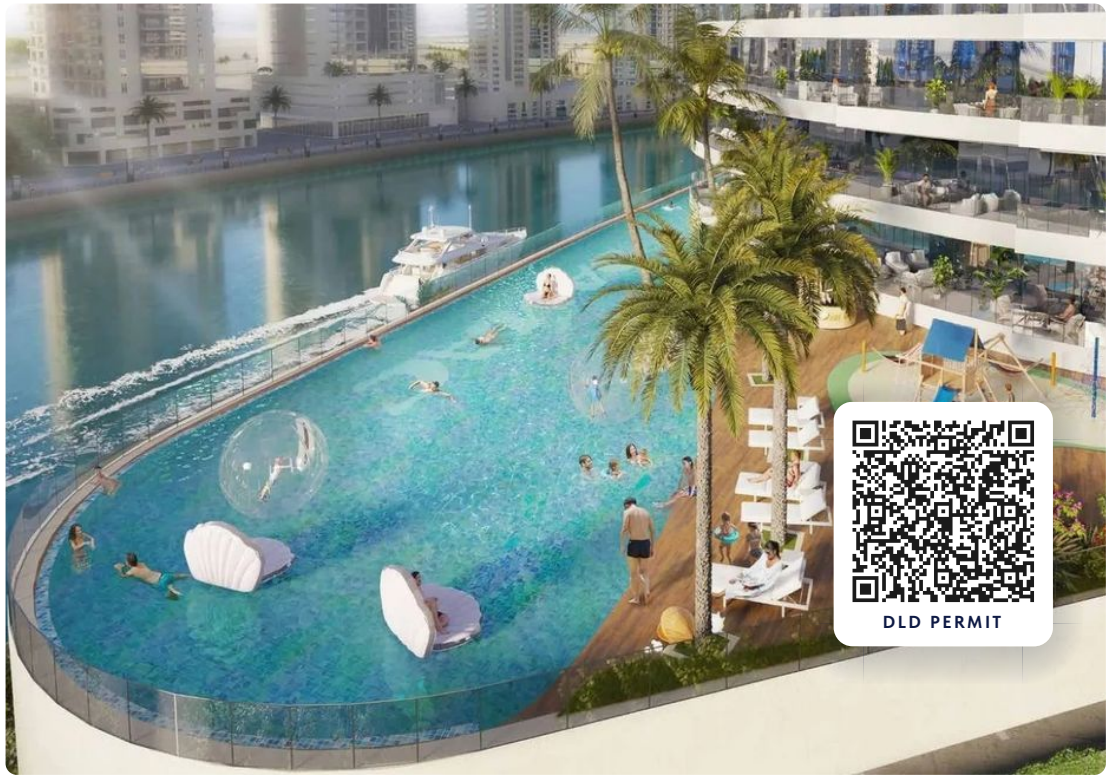



BAR


SCRUBS


DAMAC




DLD PERMIT