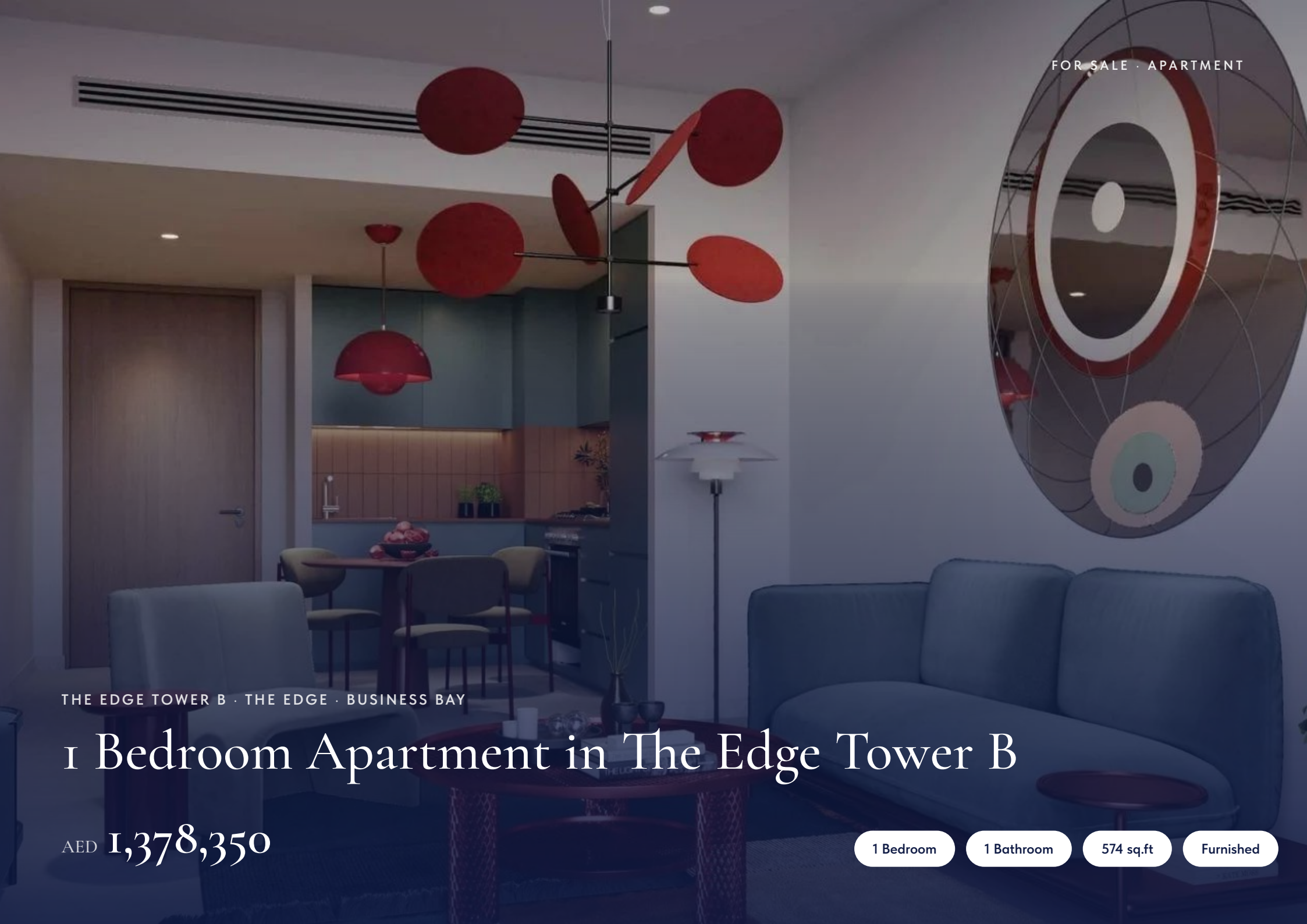


FOR SALE · APARTMENT

THE EDGE TOWER B · THE EDGE · BUSINESS BAY

1 Bedroom Apartment in The Edge Tower B

AED 1,378,350

1 Bedroom | 1 Bathroom | 574 sq.ft | Furnished

At a glance

PRICE

AED 1,378,350

BEDROOMS	BATHROOMS
1	1

AREA	PRICE / SQ.FT
574 sq.ft	2,401 AED

- 1 Bedroom Apartment
- Mid Floor
- Bright layout with premium finishing
- Floor-to-ceiling windows, abundant natural light
- Modern open-plan kitchen with quality appliances
- Elegant bathroom with contemporary fixtures
- Built-in wardrobes and smart storage
- Private balcony
- Covered parking included

About the property

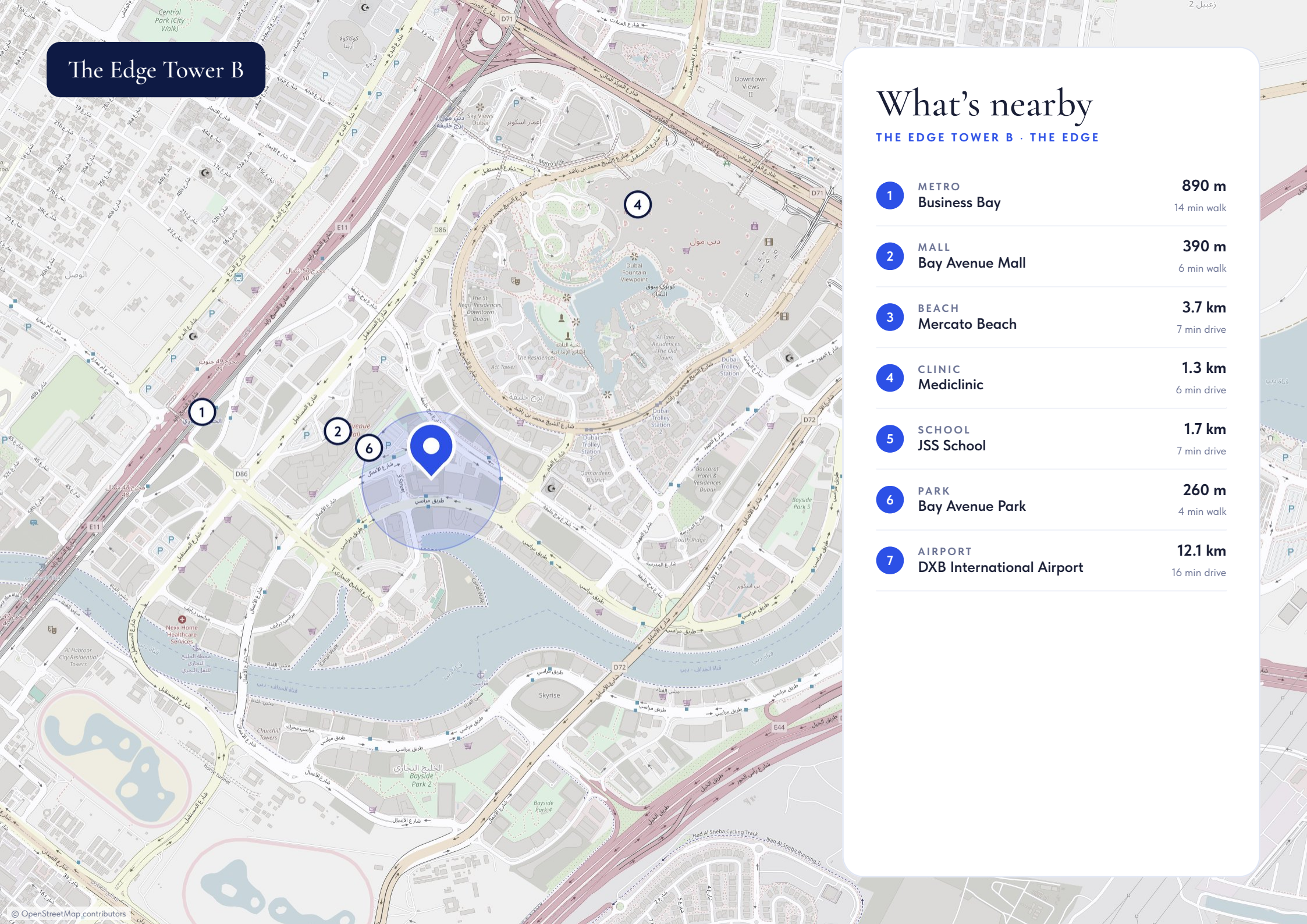
An exceptional 1 bedroom apartment in The Edge by Select Group, in the heart of Business Bay. Offered strictly at the original price for direct buyer — a rare high-yield investment or ideal home for dynamic city living.

Key Property Highlights

Why Invest in The Edge, Business Bay

- Prime Location: Moments from Downtown Dubai, Dubai Mall, Burj Khalifa, and Dubai Canal
- Master Developer: Select Group – high build quality, premium finishing, timely delivery

- World-Class Amenities: Infinity Pool, Modern Gym, Padel Court, Pickleball Court, Yoga Deck, Co-Working Spaces, BBQ Areas, 24/7 Security, Concierge, Covered Parking - High ROI Potential: strong capital appreciation and rental yield driven by tenant demand in Business Bay - Unbeatable Connectivity: easy access to Sheikh Zayed Road, Al Khail Road, and Business Bay Metro



What's nearby

THE EDGE TOWER B · THE EDGE

1	METRO Business Bay	890 m 14 min walk
2	MALL Bay Avenue Mall	390 m 6 min walk
3	BEACH Mercato Beach	3.7 km 7 min drive
4	CLINIC Mediclinic	1.3 km 6 min drive
5	SCHOOL JSS School	1.7 km 7 min drive
6	PARK Bay Avenue Park	260 m 4 min walk
7	AIRPORT DXB International Airport	12.1 km 16 min drive



THE PROJECT

The Edge

Business Bay

DEVELOPER
Select Group

HANDOVER
Q4 2026

SERVICE CHARGE
16.0 AED/sqft

STATUS
Off-plan

AMENITIES

- Balcony
- Barbecue area
- Built-in wardrobes
- Central A/C
- Covered parking
- Kitchen appliances
- Shared pool
- Security
- Concierge
- Shared gym
- Lobby in building

DRIVING TIME

Downtown / Dubai Mall	**~6 min**
Dubai Hills Mall	**~15 min**
Dubai Marina	**~20 min**
DXB Airport	**~20 min**
JBR Beach	**~22 min**
Palm Jumeirah	**~26 min**

Without traffic




ITALO CALVINO
LIVING IN STYLE
PARIS
EAT DRINK NAP






3
3
3
3




UNION








BOXING


SELECT GROUP



DLD PERMIT