



Presented by ABRA



*L*ISTONE
Residence

AFFORDABLE LUXURY MADE SMART



800-2306

www.abragroup.ae

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



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

UNIT MIX & PRICE MATRIX

STUDIO

341 – 614 ft²

STARTING FROM

₪ 491K-684K

1 BEDROOM

628 – 1,068 ft²

STARTING FROM

₪ 801K-1.033M

2 BEDROOM

997 – 1,555 ft²

STARTING FROM

₪ 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 an additional
flexible room*



SPECIFICATION LIST



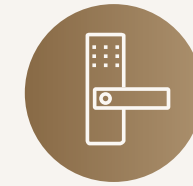
FURNISHED

Fully
Furnished



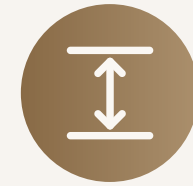
KITCHEN APPLIANCES

Branded Kitchen
Appliances



SMART HOME

Smart
Home System



CEILING HEIGHT

Approx.
3.6m Ceiling

Note

Please see detailed Furniture and Appliances List

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



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 %

DIGITAL ASSET LIBRARY



Project Brochure | Fact Sheet | Floor Plans |
Appliances and Furniture List | DLD QR Code
Lion Stone - Company Profile | Renders | Video Content
EOI | Bank Details | Master Sales and Purchase Agreement
Unique Selling Points



Link: https://drive.google.com/drive/folders/1-STQB9YgT950-EgW5sJlavud5_isGvpu?usp=drive_link

ABRA EXCLUSIVE PROJECTS

