



SARATOGA COMPLEX

AL BARSHA 1



صديقي للعقارات
SEDDIQI PROPERTIES



AN IDEAL RESIDENCE, FOR PROFESSIONALS AND FAMILIES

Saratoga offers spacious accommodation in the heart of Al Barsha 1, with convenient access to Sheikh Zayed Road and within walking distance of Mall of the Emirates.

The mixed-use modern and integrated residence draws inspiration from urban, community-focused districts, with 208 apartments enjoying centralized access to an array of retail, leisure and recreational activities.

Saratoga consists of one- and two-bedroom apartments, all of which enjoy balconies and benefit from ample storage units, and dedicated parking spaces.

Residents can enjoy access to an expansive leisure facility including a large community courtyard suitable for children to play, a large sized pool with dedicated children's area and two newly refurbished, fully equipped gyms. Subsidized personal trainers are available on request.

With easy access to Mall of the Emirates Metro Station, Saratoga is the perfect choice for those in pursuit of urban living with convenience at the core.

OVERVIEW OF PROPERTY AMENITIES & LANDMARK INFO

Building Amenities

- Shared temperature controlled swimming pool
- 2 shared gyms
- Courtyard
- Kids play area
- Central air conditioning
- Partially fitted kitchen
- Basement parking
- Concierge front desk
- 24/7 on-site security
- On-site maintenance team
- Pet friendly property*

*T&Cs apply

Included in the rent

- Maintenance
- Chiller
- Gas
- Basement storage room
- Managed by Seddiqi Properties

Proximity to Landmarks

- Easy access to Mall of Emirates, Metro Station, Schools, Five Star Hotels, Parks and Beaches
- Conveniently located with proximity to Mall of Emirates and Kempinski Hotel
- Between Sharaf DG & MOE Metro Station



FLOOR PLANS

ONE BEDROOM (TYPE 1A)

1 bedroom apartment located in internal bridge of Saratoga Complex with view of the community courtyard

Floor Plan Type 1A

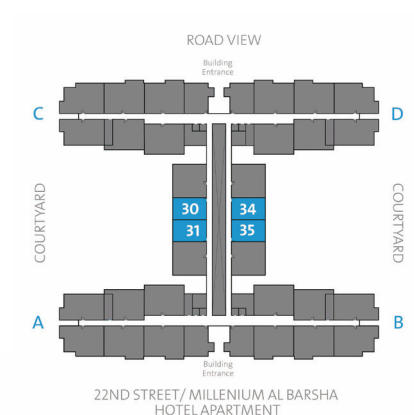
- 1 bedroom
- Size: 882 sqft
- Floor: 2-6
- Series: 30, 31, 34 & 35

Overview of unit

- 1 bedroom
- 1.5 bathrooms
- En suite master bedroom with walk-in closet
- Living & dining area
- Open plan kitchen
- Laundry room
- Large terrace (access from master bedroom & living area)
- 1 basement parking space

Built in appliances

- Gas cooker
- Cooker hood



ONE BEDROOM (TYPE 1B)

1 bedroom apartment in Saratoga Complex with a view of the Al Barsha community

Floor Plan Type 1B

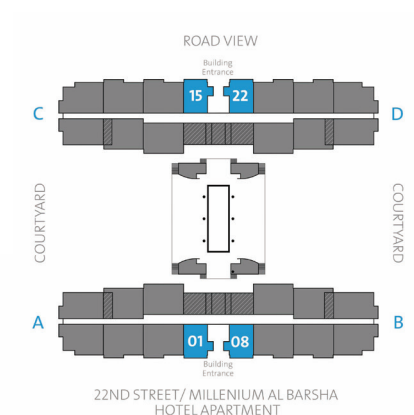
- 1 bedroom
- Size: 957 sqft
- Floor: 2, 4 & 6
- Series: 01, 08, 15, 22

Overview of unit

- 1 bedroom
- 1.5 bathrooms
- En suite master bedroom with walk-in closet
- Living & dining area
- Open plan kitchen
- Laundry room
- Balcony (access from living room)
- 1 basement parking space

Built in appliances

- Gas cooker
- Cooker hood



ONE BEDROOM (TYPE 1C)

1 bedroom apartment in Saratoga Complex with a view of the Al Barsha community

Floor Plan Type 1C

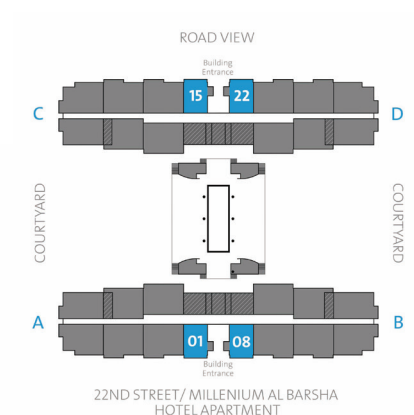
- 1 bedroom
- Size: 968 sqft
- Floor: 1, 3 & 5
- Series: 01, 08, 15, 22

Overview of unit

- 1 bedroom
- 1.5 bathrooms
- En suite master bedroom with walk-in closet
- Living & dining area
- Open plan kitchen
- Laundry room
- Large terrace (access from the master bedroom & living area)
- 1 basement parking space

Built in appliances

- Gas cooker
- Cooker hood



ONE BEDROOM (TYPE 1D)

1 bedroom apartment in Saratoga Complex with a view of the community courtyard

Floor Plan Type 1C

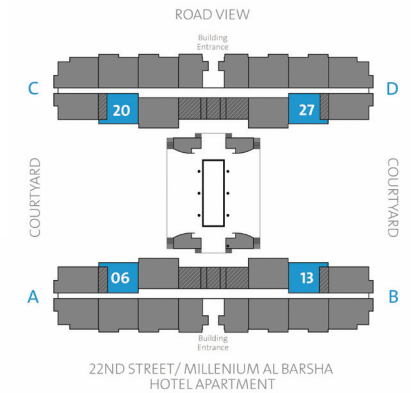
- 1 bedroom
- Size: 1,205 sqft
- Floor: 1-6
- Series: 06, 13, 20, 27

Overview of unit

- 1 bedroom
- 1.5 bathrooms
- Large en suite master bedroom with walk-in closet
- Living & dining area
- Large closed kitchen
- Large laundry room
- Large balcony (access from the master bedroom)
- 1 basement parking space

Built in appliances

- Gas cooker
- Cooker hood
- Dishwasher



ONE BEDROOM (TYPE 2A)

2 bedrooms apartment in Saratoga Complex with a view of the community courtyard

Floor Plan Type 2A

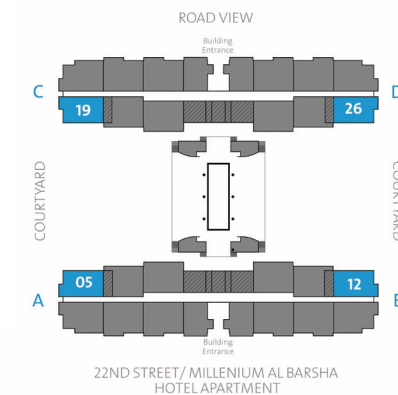
- 2 bedrooms
- Size: 1,345 sqft
- Floor: 1-6
- Series: 05, 12, 19, 26

Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- Large en suite master bedroom with walk-in closet
- En suite 2nd bedroom with built-in wardrobe
- Living & dining area
- Large closed kitchen
- Laundry room
- Balcony (access from the master bedroom)
- 1 basement parking space

Built in appliances

- Gas cooker
- Cooker hood
- Dishwasher



TWO BEDROOM (TYPE 2B)

2 bedrooms apartment located in internal bridge of Saratoga Complex with view of the community courtyard

Floor Plan Type 2B

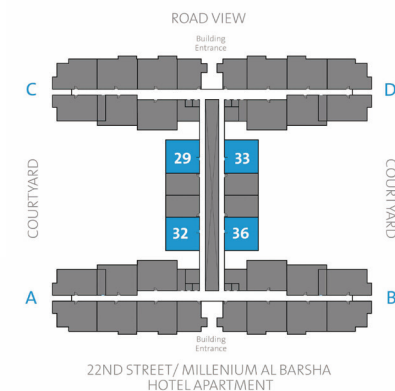
- 2 bedrooms
- Size: 1,388 sqft
- Floor: 2-6
- Series: 29, 32, 33, 36

Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- Large en suite master bedroom with walk-in closet
- 2nd bedroom with built-in wardrobe
- Living & dining area
- Closed kitchen
- Laundry room
- Large terrace (access from the master bedroom, 2nd bedroom and living area)
- 1 basement parking space

Built in appliances

- Gas cooker
- Cooker hood
- Dishwasher



TWO BEDROOM (TYPE 2C)

2 bedrooms apartment in Saratoga Complex with a view of the community courtyard

Floor Plan Type 2C

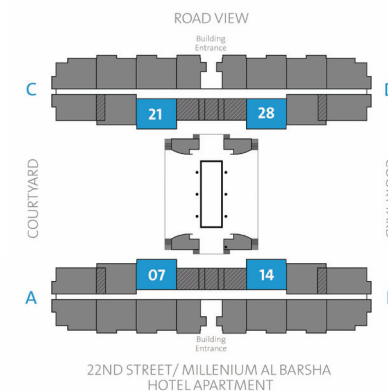
- 2 bedrooms
- Size: 1,474 sqft
- Floor: 1-6
- Series: 07, 14, 21, 28

Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- Large en suite master bedroom with walk-in closet
- 2nd bedroom with built-in wardrobe
- Living & dining area
- Closed kitchen
- Laundry room
- Large terrace (access from the master bedroom, 2nd bedroom and living area)
- 1 basement parking space

Built in appliances

- Gas cooker
- Cooker hood
- Dishwasher



TWO BEDROOM (TYPE 2D)

2 bedrooms apartment in Saratoga Complex with a view of the Al Barsha community

Floor Plan Type 2D

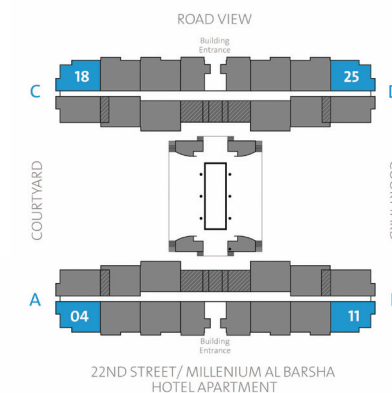
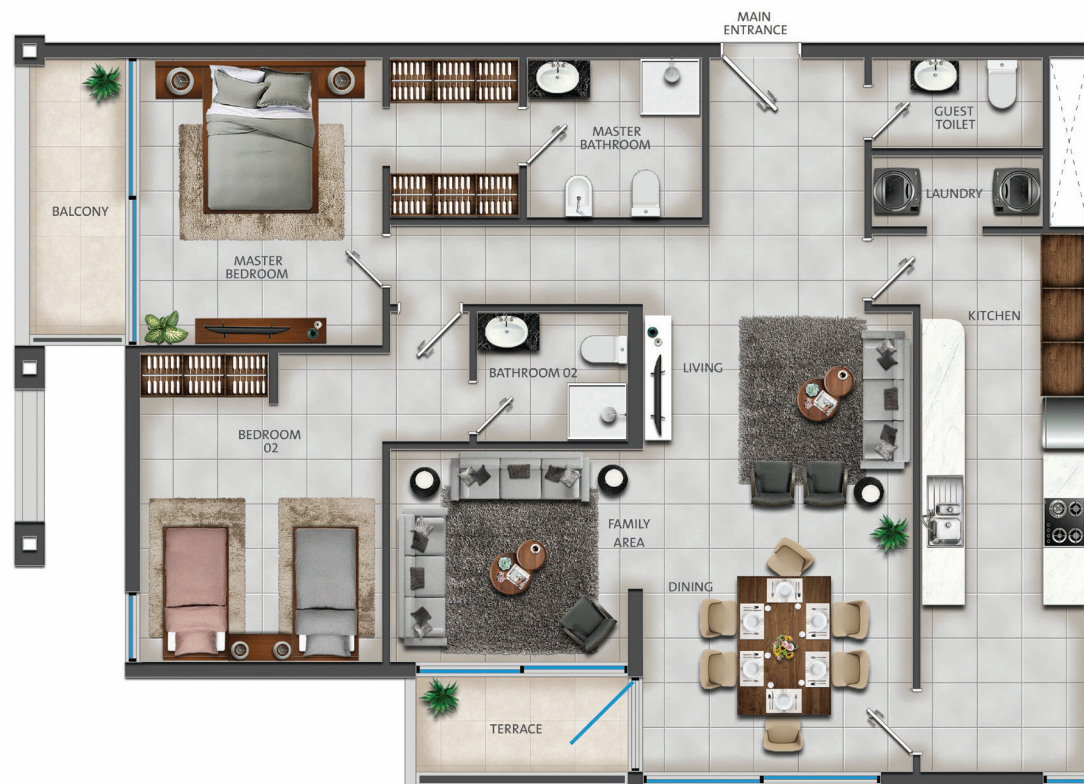
- 2 bedrooms
- Size: 1,506 sqft
- Floor: 1, 3 & 5
- Series: 04, 11, 25, 18

Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with walk-in closet
- En suite 2 bedrooms with built-in wardrobe
- Living & dining area
- Additional family area
- Large closed kitchen
- Laundry room
- Balcony (access from the master bedroom)
- Terrace (access from family area and dining area)
- 1 basement parking space

Built in appliances

- Gas cooker
- Cooker hood
- Dishwasher



TWO BEDROOM (TYPE 2E)

2 bedrooms apartment in Saratoga Complex with a view of the Al Barsha community

Floor Plan Type 2E

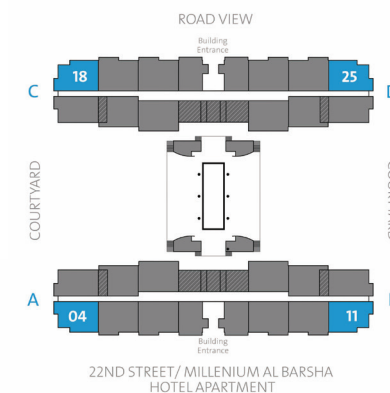
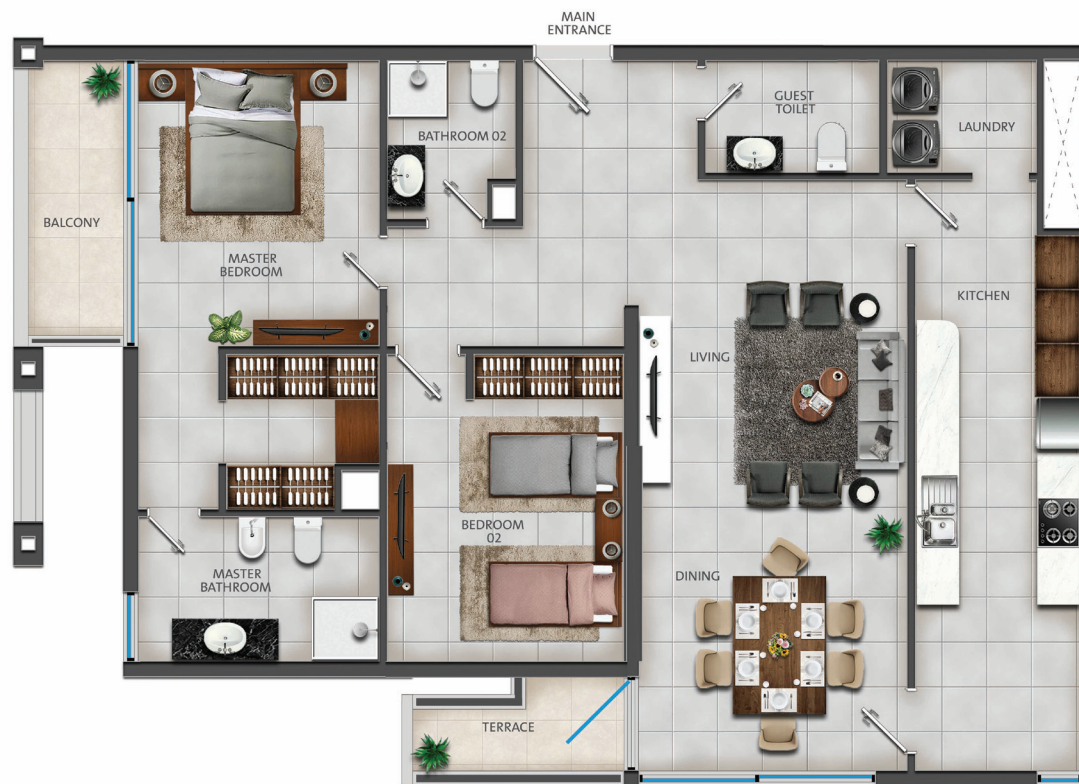
- 2 bedrooms
- Size: 1,506 sqft
- Floor: 2, 4 & 6
- Series: 04, 11, 25, 18

Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with walk-in closet
- 2 bedrooms with built-in wardrobe
- Living & dining area
- Large closed kitchen
- Laundry room
- Balcony (access from the master bedroom)
- Terrace (access from dining area)
- 1 basement parking space

Built in appliances

- Gas cooker
- Cooker hood
- Dishwasher



TWO BEDROOM (TYPE 2F)

2 bedrooms apartment in Saratoga Complex with a view of the Al Barsha community

Floor Plan Type 2F

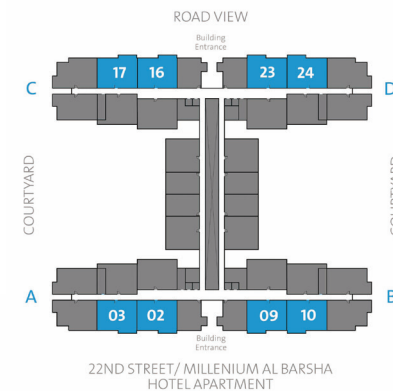
- 2 bedrooms
- Size: 1,539 sqft
- Floor: 2, 4 & 6
- Series: 02, 03, 09, 10, 16, 17, 23, 24

Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- Large en suite master bedroom with walk-in closet
- 2nd bedroom with built-in wardrobe
- Living & dining area
- Large closed kitchen
- Large laundry room
- Large terrace (access from the second bedroom and living/dining area)
- 1 basement parking space

Built in appliances

- Gas cooker
- Cooker hood
- Dishwasher



TWO BEDROOM (TYPE 2G)

2 bedrooms apartment in Saratoga Complex with a view of the Al Barsha community

Floor Plan Type 2G

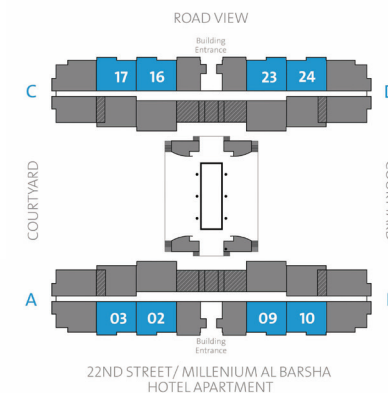
- 2 bedrooms
- Size: 1,550 sqft
- Floor: 1, 3 & 5
- Series: 02, 03, 09, 10, 16, 17, 23, 24

Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- Large en suite master bedroom with walk-in closet
- 2 bedrooms with built-in wardrobe
- Living & dining area
- Large closed kitchen
- Large laundry room
- Large terrace (access from the master bedroom, second bedroom and living/dining area)
- 1 basement parking space

Built in appliances

- Gas cooker
- Cooker hood
- Dishwasher





DOCUMENTS & PAYMENT INFORMATION

Leasing Documents and Payment Details:

- Payable up to 12 Cheques*
- Booking Form
- Passport, Visa & EID of all occupants
- Salary Certificate
- Marriage Certificate (for couples)

* T&Cs apply

Fee:

- Rental amount (divided equally into number of cheques)
- Security Deposit - 5% of annual rent or minimum AED 5,000
- Ejari Fee – AED 210

Contact Information:

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 seddiqproperties.com

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