

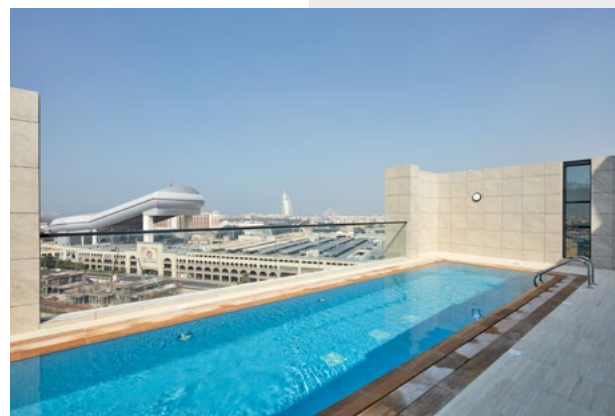
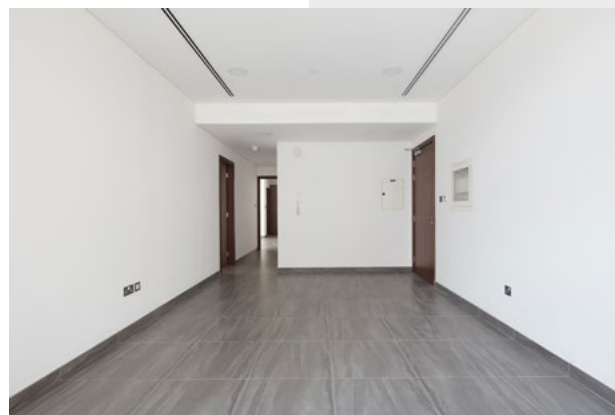
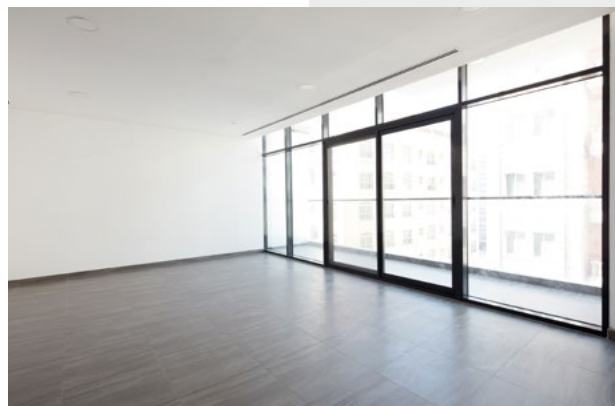
## BOCA RESIDENCE

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AL BARSHA I, DUBAI



صديقي للعقارات  
SEDDIQI PROPERTIES



## CONTEMPORARY LIVING

Boca Residence is located in the heart of the vibrant and bustling neighborhood, Al Barsha 1. The unfurnished apartment block hosts 26 one-bedroom apartments and 26 two-bedroom apartments offering modern, stylish features.

The residences boast an advantage of elegance coupled with accessibility, situated in a sought-after location that provides easy access to both Sheikh Zayed Road and Sheikh Mohammad Bin Zayed Road. A true metropolitan life awaits those who choose to make Boca Residences their home.

Featuring a community swimming pool, gym and an open play area, the property is an ideal option for residents with families of all ages and various lifestyles. Additionally, the development offers suitable parking options for residents.

Surrounding facilities also include banks and ATM's, healthcare clinics, nurseries, schools, communal gardens and parks, an array of shops and restaurants including key attractions such as Mall of the Emirates. Its prime location means that residents are connected to main transit routes serviced by two main metro stations, ensuring easy access to the most popular areas of the city.

## OVERVIEW OF PROPERTY AMENITIES & LANDMARK INFO

### Building Amenities

- Shared temperature controlled swimming pool
- Shared gym
- Courtyard
- Central air conditioning
- Basement parking
- 24/7 on-site security
- 24/7 maintenance helpdesk support
- Pet friendly property\*

\*T&Cs apply

### Included in the rent

- Chiller
- Maintenance
- Managed by Seddiqi Properties

### Proximity to Landmarks

- Easy access to Mall of Emirates, Metro Station, Schools, Five Star Hotels, Parks and beaches
- Conveniently located within proximity to Mall of Emirates and Kempinski Hotel



## FLOOR PLANS

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## ONE BEDROOM (TYPE 1A)

1 bedroom apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 1A

- 1 bedroom
- Size: 659 sqft
- Floor: 1, 2, 4, 6, 8, 10, 12 and 13
- Series: 01

### Overview of unit

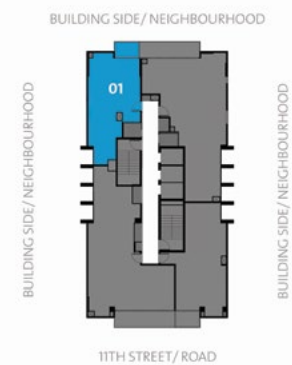
- 1 bedroom
- 1.5 bathrooms
- En suite master bedroom with built-in wardrobe
- Living and dining area
- Open plan kitchen
- 1 balcony (with access from living area)
- 1 basement parking space

### Built in appliances

- Cooker hood



1ST, 2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 13TH





## ONE BEDROOM (TYPE 1B)

1 bedroom apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 1B

- 1 bedroom
- Size: 681 sqft
- Floor: 3, 5, 7, 9 and 11
- Series: 01

### Overview of unit

- 1 bedroom
- 1.5 bathrooms
- En suite master bedroom with built-in wardrobe
- Living and dining area
- Open plan kitchen
- 1 balcony (with access from living area)
- 1 balcony (with access from master bathroom)
- 1 basement parking space

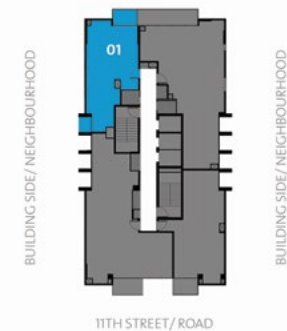
### Built in appliances

- Cooker hood



3RD, 5TH, 7TH, 9TH, 11TH

BUILDING SIDE/ NEIGHBOURHOOD



## ONE BEDROOM (TYPE 1C)

1 bedroom apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 1C

- 1 bedroom
- Size: 742 sqft
- Floor: 1, 3, 7, 8, 9, 10 and 13
- Series: 03

### Overview of unit

- 1 bedroom
- 1.5 bathrooms
- En suite master bedroom with built-in wardrobe
- Living and dining area
- Open plan kitchen
- Laundry room
- 1 balcony (with access from living area)
- 1 basement parking space

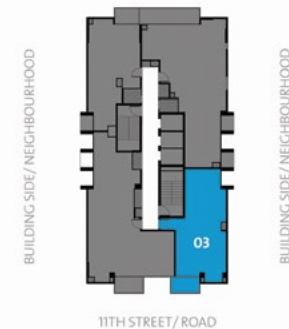
### Built in appliances

- Cooker hood



1ST, 3RD, 7TH, 8TH, 9TH, 10TH, 13TH

BUILDING SIDE/ NEIGHBOURHOOD



BUILDING SIDE/ NEIGHBOURHOOD

## ONE BEDROOM (TYPE 1D)

1 bedroom apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 1D

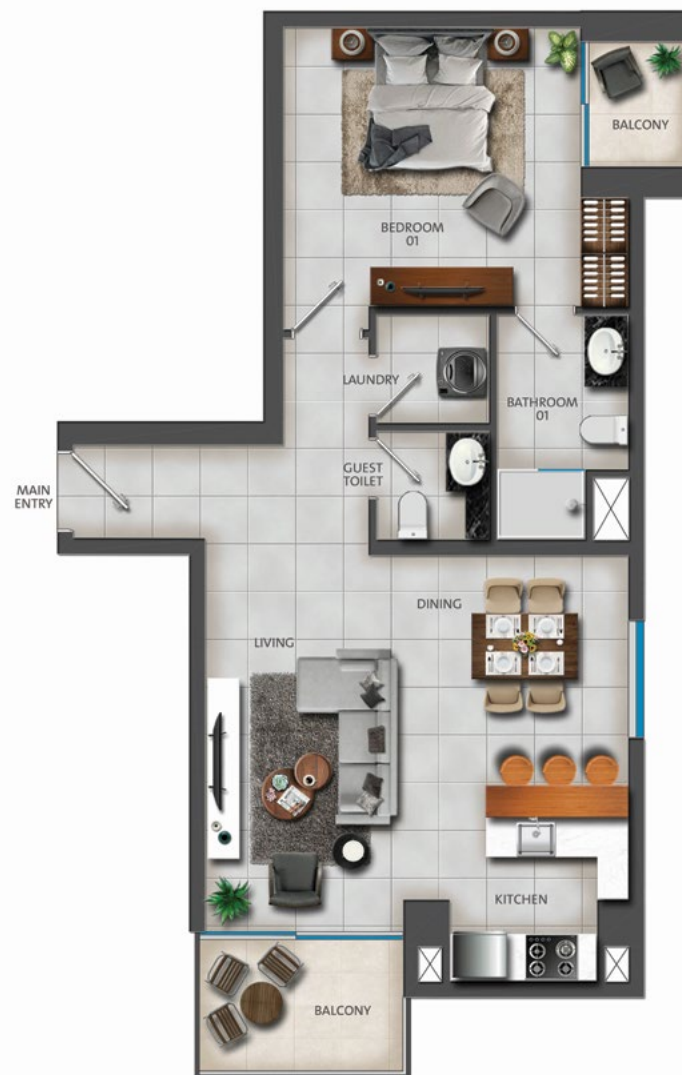
- 1 bedroom
- Size: 742 sqft
- Floor: 2, 4, 5, 6, 11 and 12
- Series: 03

### Overview of unit

- 1 bedroom
- 1.5 bathrooms
- En suite master bedroom with built-in wardrobe
- Living and dining area
- Open plan kitchen
- Laundry room
- 1 balcony (with access from living area)
- 1 balcony (with access from master bathroom)
- 1 basement parking space

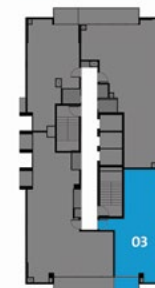
### Built in appliances

- Cooker hood



2ND, 4TH, 5TH, 6TH, 11TH, 12TH

BUILDING SIDE/ NEIGHBOURHOOD



11TH STREET/ ROAD

BUILDING SIDE/ NEIGHBOURHOOD



## TWO BEDROOM (TYPE 2A)

2 bedrooms + maid's room apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 2A

- 2 bedrooms + maid's room
- Size: 1,183 sqft
- Floor: 1
- Series: 02

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with walk-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Living and dining area
- Closed kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- 1 large balcony (with access from living area)
- 1 basement parking space

### Built in appliances

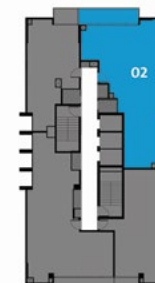
- Cooker hood



### 1ST FLOOR

BUILDING SIDE/ NEIGHBOURHOOD

BUILDING SIDE/ NEIGHBOURHOOD



11TH STREET/ROAD

BUILDING SIDE/ NEIGHBOURHOOD

## TWO BEDROOM (TYPE 2B)

2 bedrooms + maid's room apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 2B

- 2 bedrooms + maid's room
- Size: 1,205 sqft
- Floor: 2, 4, 6, 12
- Series: 02

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with walk-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Living and dining area
- Closed kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- 1 large balcony (with access from living area)
- 1 balcony (with access from master bedroom)
- 1 basement parking space

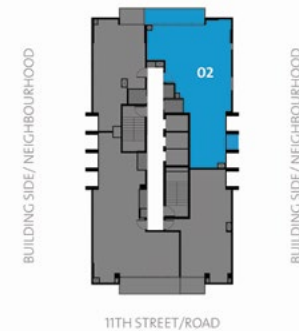
### Built in appliances

- Cooker hood



2ND, 4TH, 6TH, 12TH

BUILDING SIDE/ NEIGHBOURHOOD



## TWO BEDROOM (TYPE 2C)

2 bedrooms + maid's room apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 2C

- 2 bedrooms + maid's room
- Size: 1,205 sqft
- Floor: 5 and 11
- Series: 02

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with walk-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Living and dining area
- Closed kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- 1 large balcony (with access from living area)
- 1 balcony (with access from master bedroom)
- 1 basement parking space

### Built in appliances

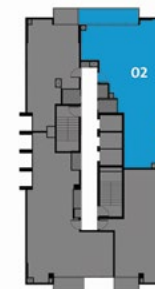
- Cooker hood



5TH, 11TH

BUILDING SIDE/ NEIGHBOURHOOD

BUILDING SIDE/ NEIGHBOURHOOD



11TH STREET/ROAD

BUILDING SIDE/ NEIGHBOURHOOD

## TWO BEDROOM (TYPE 2D)

2 bedrooms + maid's room apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 2D

- 2 bedrooms + maid's room
- Size: 1,227 sqft
- Floor: 3, 7 and 9
- Series: 02

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with walk-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Living and dining area
- Closed kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- 1 large balcony (with access from living area)
- 1 balcony (with access from master bedroom)
- 1 balcony (with access from master bathroom)
- 1 basement parking space

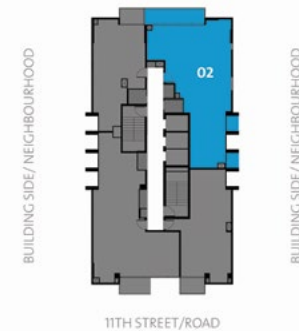
### Built in appliances

- Cooker hood



3RD, 7TH, 9TH

BUILDING SIDE/ NEIGHBOURHOOD



## TWO BEDROOM (TYPE 2E)

2 bedrooms + maid's room apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 2E

- 2 bedrooms + maid's room
- Size: 1,227 sqft
- Floor: 8, 10 and 13
- Series: 02

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with walk-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Living and dining area
- Closed kitchen
- Laundry room
- En suite maid's room with built-in wardrobe
- 1 large balcony (with access from living area)
- 1 balcony (with access from master bedroom)
- 1 balcony (with access from master bathroom)
- 1 basement parking space

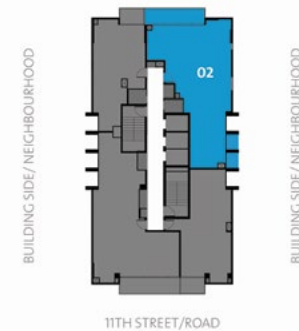
### Built in appliances

- Cooker hood



8TH, 10TH, 13TH

BUILDING SIDE/ NEIGHBOURHOOD





## TWO BEDROOM (TYPE 2F)

2 bedrooms apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 2F

- 2 bedrooms
- Size: 1,175 sqft
- Floor: 1
- Series: 04

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Living and dining area
- Closed kitchen
- 1 large balcony (with access from living area)
- 1 basement parking space

### Built in appliances

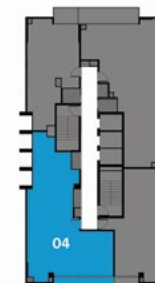
- Cooker hood



### 1ST FLOOR

BUILDING SIDE/ NEIGHBOURHOOD

BUILDING SIDE/ NEIGHBOURHOOD



11TH STREET/ ROAD

BUILDING SIDE/ NEIGHBOURHOOD

## TWO BEDROOM (TYPE 2G)

2 bedrooms apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 2G

- 2 bedrooms
- Size: 1,219 sqft
- Floor: 2, 4, 6 and 12
- Series: 04

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Living and dining area
- Closed kitchen
- 1 large balcony (with access from living area)
- 1 balcony (with access from master bedroom)
- 1 balcony (with access from master bathroom)
- 1 basement parking space

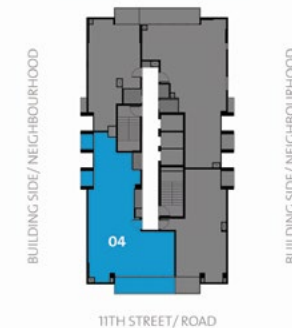
### Built in appliances

- Cooker hood



2ND, 4TH, 6TH, 12TH

BUILDING SIDE/ NEIGHBOURHOOD



## TWO BEDROOM (TYPE 2H)

2 bedrooms apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 2H

- 2 bedrooms
- Size: 1,219 sqft
- Floor: 8 and 10
- Series: 04

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Living and dining area
- Closed kitchen
- 1 large balcony (with access from living area)
- 1 balcony (with access from master bedroom)
- 1 balcony (with access from master bathroom)
- 1 basement parking space

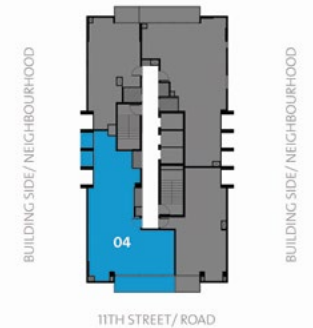
### Built in appliances

- Cooker hood



8TH, 10TH

BUILDING SIDE/ NEIGHBOURHOOD



## TWO BEDROOM (TYPE 2I)

2 bedrooms apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 2I

- 2 bedrooms
- Size: 1,134 sqft
- Floor: 3, 7 and 9
- Series: 04

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Living and dining area
- Closed kitchen
- 1 balcony (with access from living area)
- 1 balcony (with access from master bedroom)
- 1 basement parking space

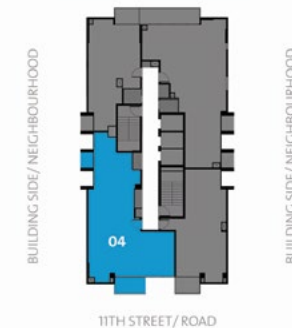
### Built in appliances

- Cooker hood



3RD, 7TH, 9TH

BUILDING SIDE/ NEIGHBOURHOOD



## TWO BEDROOM (TYPE 2J)

2 bedrooms apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 2J

- 2 bedrooms
- Size: 1,134 sqft
- Floor: 5 and 11
- Series: 04

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Living and dining area
- Closed kitchen
- 1 balcony (with access from living area)
- 1 balcony (with access from master bedroom)
- 1 basement parking space

### Built in appliances

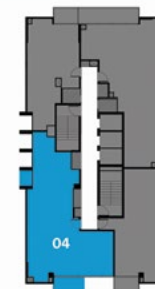
- Cooker hood



5TH, 11TH

BUILDING SIDE/ NEIGHBOURHOOD

BUILDING SIDE/ NEIGHBOURHOOD



11TH STREET/ ROAD

BUILDING SIDE/ NEIGHBOURHOOD



## TWO BEDROOM (TYPE 2K)

2 bedrooms apartment in Boca Residence with a view of Al Barsha community

### Floor Plan Type 2K

- 2 bedrooms
- Size: 1,156 sqft
- Floor: 13
- Series: 04

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- En suite 2nd bedroom with built-in wardrobe
- Living and dining area
- Closed kitchen
- 1 balcony (with access from living area)
- 1 balcony (with access from master bedroom)
- 1 balcony (with access from master bathroom)
- 1 basement parking space

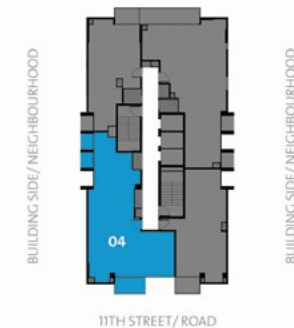
### Built in appliances

- Cooker hood



13TH FLOOR

BUILDING SIDE/ NEIGHBOURHOOD



11TH STREET/ ROAD



## 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 3,000
- Ejari Fee – AED 210

**Contact Information:**

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