BOUTIQUE'23

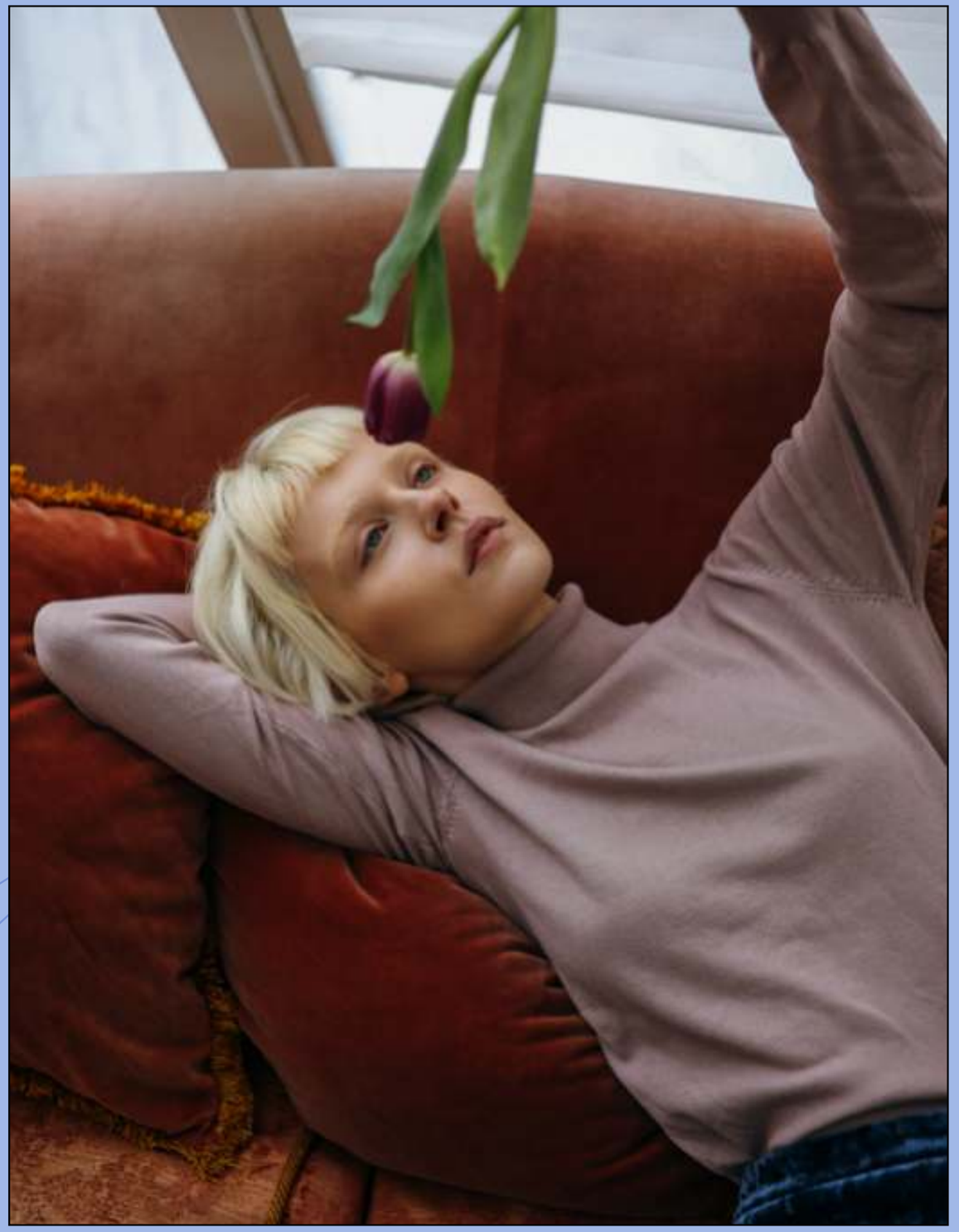
Welcome to Boutique23

A modernized urban lifestyle in a contemporary architectural masterpiece created by LMD UAE.

Discover the essence of modern living at Boutique 23, the latest addition to LMD's prestigious portfolio.

A Holistic Living Experience

This 23-story gem seamlessly combines residential comfort, retail convenience, office sophistication, and indulgent amenities, creating a holistic living experience that's truly unparalleled.



Nestled in Dubai's Culture Village Al Jaddaf Water Front, Boutique 23 is a vibrant district that has gracefully transformed into a dynamic destination.

Dubai's Thriving Hub

This thriving area boasts modern residential complexes, top-tier sports facilities, luxury hotels, Mohamed Bin Rashed library, and a flourishing arts center, positioning itself as one of Dubai's most promising destinations. Furthermore, its proximity to the metro enhances the convenience of everyday life, making Boutique 23 an ideal choice for a holistic urban living experience. Its strategic location offers exceptional proximity to key destinations:

DIFC:	10 mins drive
Downtown Dubai:	12 mins drive
Dubai International Airport:	12 mins drive
Dubai Marina:	25 mins drive
Metro:	5 mins walk



Catering to Your Every Need





Boutique 23 harmoniously combines residential comfort, retail convenience, office sophistication, and indulgent amenities. Here, you'll find a refreshing pool, a top-tier gym, 4-level underground parking, convenient podium parking, and a serene courtyard. It's a lifestyle that goes beyond the ordinary, offering a vibrant and all-encompassing experience that sets new standards.







Boutique 23 not only redefines modern living but also places you at the heart of Dubai's most exciting developments.

Crafting a Unique Lifestyle

Our compact design doesn't just optimize space; it fosters a sustainable lifestyle that aligns perfectly with the needs of the modern urban dweller. Amidst this efficient design, you'll find breathtaking waterfront views, transforming your living space into a sanctuary tailored to those with a youthful spirit.

Our premium office spaces at Boutique 23 are more than just a place to work – they are an ideal workplace.

An Ideal Workplace

Designed to foster productivity, creativity, and collaboration, these office spaces provide a supportive environment where businesses can thrive. Situated in the vibrant Al Jaddaf Waterfront area, our offices offer easy access to public transportation and a host of amenities. This strategic location not only simplifies the daily commute for employees but also enhances the appeal of your business to potential clients and customers.

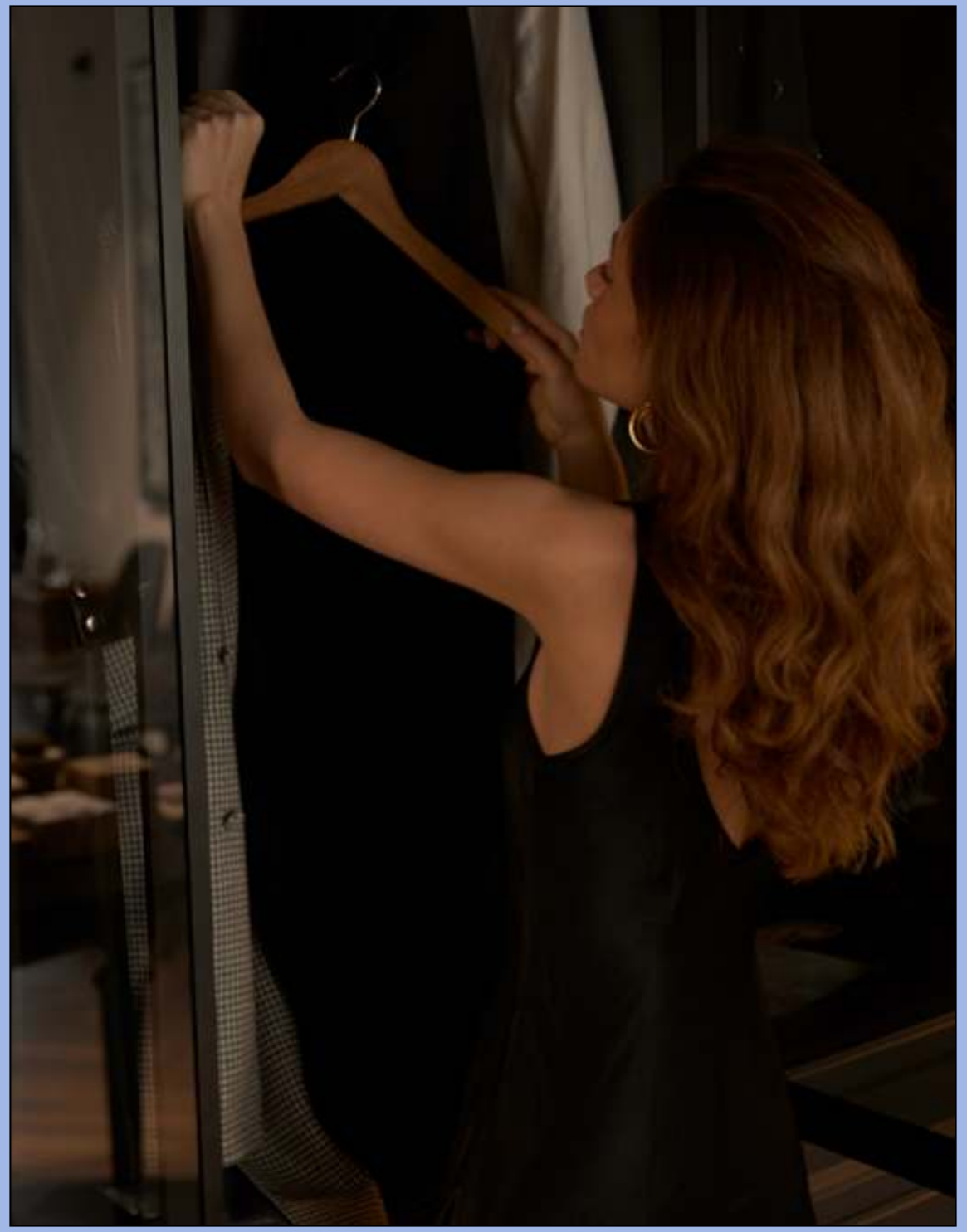


Experience convenience at your doorstep with our ground-floor retail spaces.



Convenience at Your Doorstep

Our ground floor hosts a selection of retail units, providing utmost convenience for both residents and office professionals within the building.





Your In-House Oasis



Imagine having a pool just steps away from your doorstep. At Boutique 23, you can enjoy the convenience of a refreshing pool without leaving the building. Whether you're escaping the heat or seeking a quick break, our pool is your oasis of relaxation, offering a serene escape right at home. Take a dip to de-stress after a long day or embrace leisurely moments on weekends. The pool area provides the perfect setting for socializing with your neighbors and fellow residents. Host poolside gatherings, engage in water games, or simply unwind with friends and family.

Boutique 23 offers a savvy investment opportunity with modern, efficient, and affordable apartments tailored to young professionals and couples.

A Compelling Investment Opportunity



It aligns with urban lifestyle trends driven by factors like rising living costs, single-person households, and the allure of minimalism. These stylish, functional, and affordable apartments maximize space, ensuring exceptional value for your money.

Exterior Design



Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.

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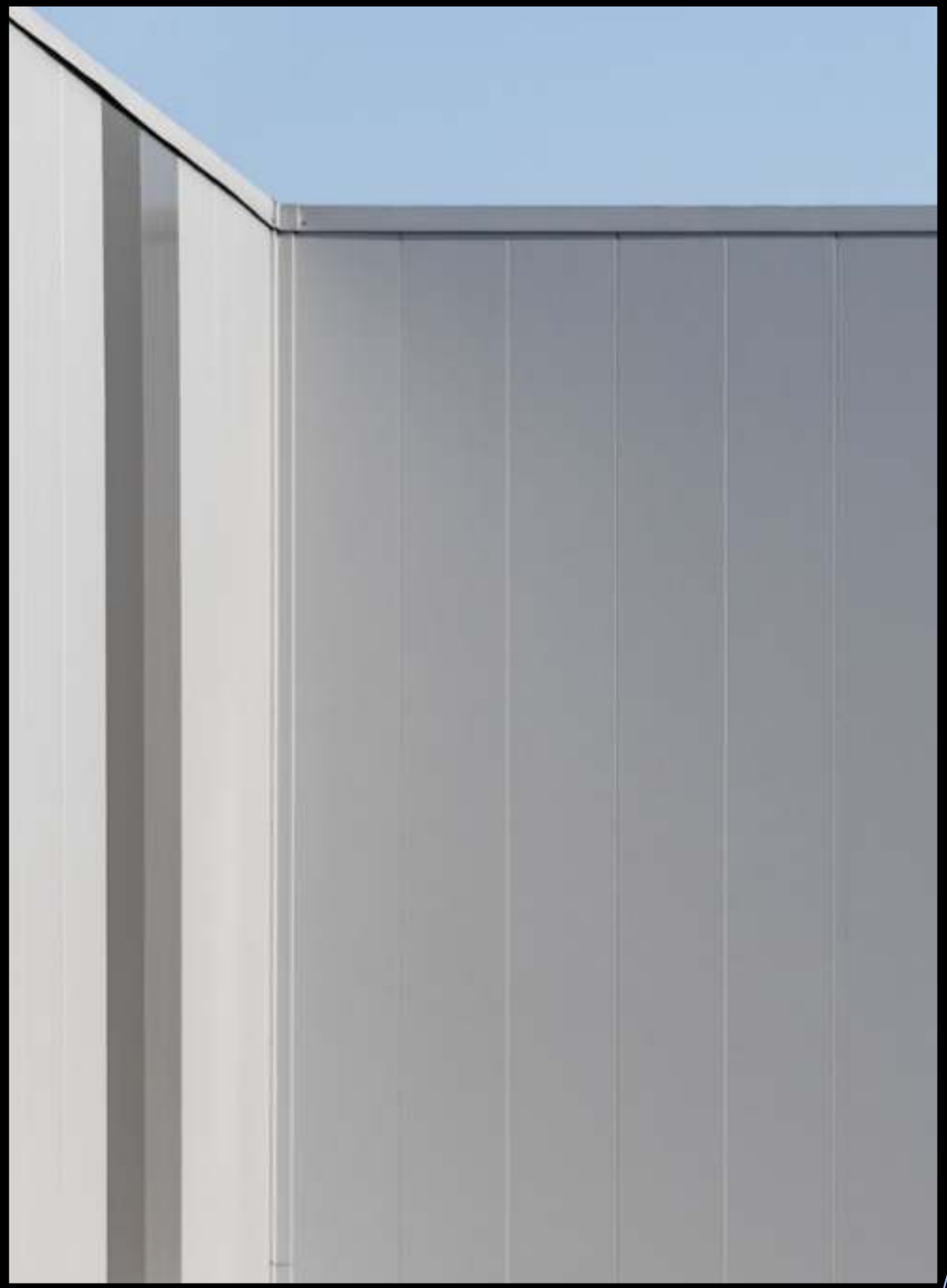
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Continental Investments LMD, the visionary force behind Boutique 23, redefines urban living through excellence and innovation, shaping a legacy of real estate development.

The Visionaries Behind Boutique 23

Our commitment to excellence, innovation, and customer satisfaction has created a legacy of unparalleled real estate development. As you explore Boutique 23, you step into our vision, where innovation meets excellence.

Our Expansive Portfolio

Dubai, UAE
Continental Tower - Residential - Marina - Dubai - United Arab Emirates
Rukan - Mixed-use development & Residential - Dubai Land - Dubai - United Arab Emirates
Marina Living - Residential - Marina - Dubai - United Arab Emirates
Boutique XII - Residential - AlJaddaf - Dubai - United Arab Emirates
Boutique 23 - Residential - AlJaddaf - Dubai - United Arab Emirates

Egypt
Stei8ht - Mixed-use development & Residential - New Cairo
Eastside - Commercial Destination - New Cairo
One Ninety - Mixed-use development - (Commercial, Retail & Offices) - New Cairo
W Residences Cairo - Branded Residences - New Cairo
Cairo Design District - Commercial & Hospitality - New Cairo
3'Sixty - Commercial (Retail, Offices, Clinics) - Golden Square, New Cairo
Zoya - Second home - Coastal Living - Ghazala Bay, North Coast
Layan Residence - Residential - Golden Square, New Cairo
Aria - Residential - Mostakbal City, New Cairo

Barcelona, Spain
Muntaner 91 - Residential - Barcelona - Spain

Greece
Athines By The Sea - Hospitality - Athens - Greece
Askilipiou 67 - Residential Building - Greece
Omirou 31 - Residential Building - Greece
Karaiskaki 15 - Residential Building - Greece
Archimidous 5 - Residential Building - Greece

