

► DUBAI SOUTH
FACT SHEET



Name

Developer

Location

Project type

X11

BAMX DEVELOPMENTS

DUBAI SOUTH

RESIDENTIAL

WHAT X11 BY BAMX OFFERS YOU:

Smart & Flexible Payment Options
Premium Amenities & Services
On-Time Project Delivery
Elevated Lifestyle Experience
Strong Investment Potential
Prime & Strategic Location
A Refined Community

WHY CHOOSE X11 BY BAMX?

At BAMX, every detail is designed with intention.
A place where elegance meets comfort, and
lifestyle flows naturally with modern living.
Here, spaces are not just built - they are felt,
lived, and remembered.

A woman with blonde hair in a ponytail, wearing a light pink blouse with a white lace collar and ruffled sleeves, stands in profile next to a brown horse. The horse is wearing a black halter. They are in a field of tall grass with a soft, hazy background. The text "BEYOND BUILDINGS CRAFTED LIVING" is overlaid in the lower right.

BEYOND BUILDINGS
CRAFTED LIVING



**PRIME LOCATION WITH
STRONG ROI PROSPECTS**



**FLEXIBLE PLAN UP TO
5 YEARS**



OVER 25 SIGNATURE AMENITIES

Units Available	Price (in AED)	Price Monthly (in AED)
1 BEDROOM	888 K	4250
2 BEDROOM	1.25 M	6250
3 BEDROOM	1.69 M	8450

OPTION 1



**Flexible 2- & 3-Year Post
Handover Payment Plans**

DOWN PAYMENT	1ST MONTH	20 MONTHS	AFTER 1 YEAR	ON COMPLETION	POST HANDOVER
10%	10%	1%	10%	20%	30%
1st INSTALLMENT	2nd INSTALLMENT	DURING CONSTRUCTION	POST BOOKING	AFTER 24 MONTHS	2 YEARS OR 3 YEARS

OPTION 2



**Completion & Handover
Within 24 Months**

DOWN PAYMENT	1ST MONTH	20 MONTHS	AFTER 1 YEAR	ON COMPLETION	POST HANDOVER
10%	10%	0.5%	10%	20%	30%
1st INSTALLMENT	2nd INSTALLMENT	DURING CONSTRUCTION	POST BOOKING	AFTER 24 MONTHS	2 YEARS OR 3 YEARS

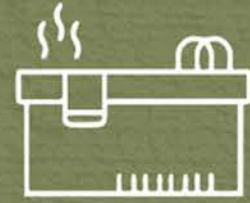
FOLLOW THE PATH TO
A BRIGHTER TOMORROW



SERVICES & AMENITIES



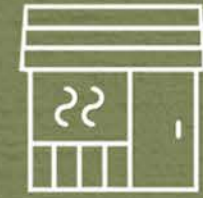
Infinity Pool



Jacuzzi Area



Kids Pool



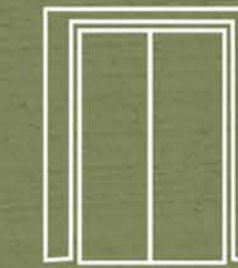
Sauna & Steam Room



Outdoor Lounge



Secure Residents' Parking



Grand Lobby



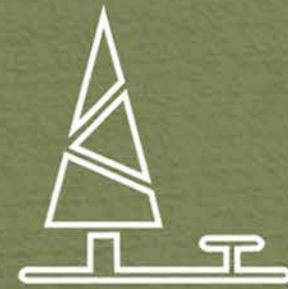
Drop-off Plaza



Residents' Lounge



Sun deck



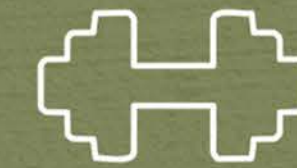
Green Areas



BBQ Area



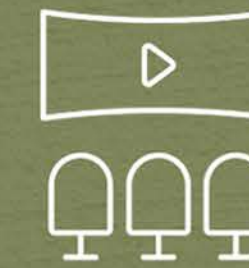
Games Room



Fitness Center



Yoga Area



Outdoor Cinema



Rooftop Café & Bar



Kids Playground





LOCATION AND DISTANCES

The project is located in the residential area of South Dubai, one of the fastest-developing areas in the community. The area is surrounded by newly built residential buildings, neighborhood amenities, and key access roads that provide direct connectivity to the major highway network. The site benefits from its strategic location close to essential services, green spaces, and future community amenities, making it an ideal location for residential development.

+971 800 2269

info@bamx.ae

www.bamx.ae

The H Hotel Office Tower, 12th Floor, Sheikh Zayed Rd, Dubai, UAE