



Life at 4B

4B is a high quality residence located in Warsan 4 (International City 2). Our main focus is on creating a welcoming environment and fostering a sense of community among residents.
Our living spaces are designed to offer both comfort and sophistication, with a wide range of options, including studio, 1, or 2-bedroom apartments.

www.4bdubai.com

info@4bdubai.com

Warsan 4, Dubai



Developed by :

HSE is a construction company in Dubai with owners who bring high quality standards from Germany. They have years of experience in construction and prioritize quality, reliability, and sustainability. The team focuses on careful planning and implementation of projects, and they are confident that their expertise will benefit customers and partners in the region.

www.hserealty.com



4B offers access to a world of high-comfortable privileges. The building has been conceived keeping in mind the discerning tastes and lifestyle demands of the connoisseurs of fine living.

Apartments: 74

Car Parkings: 79

Completion: 2025

Address: Warsan 4, Dubai

Lifestyle

Designed to guarantee an upscale and peaceful lifestyle.
The building has a large pool, gym, children's play area, outdoor seating area, parking spaces and elevators.



Main facilities:

- Fully equipped Gym
- Private Pool
- Kids' Play Area
- Concierge Service
- 2 elevators
- 2 Level 79 car parkings
- Outdoor chill area




A community with everything you need to embrace life.



The elegantly designed reception area remains open for 24 hours
The concierge is just a phone call away

Enjoy Your Time at 4B

From exquisitely designed studios to one and two bedroom apartments, you can relax and unwind in an oasis of calm and comfort.





All apartments are fully air-conditioned and offer you an unprecedented range of amenities. Experience the best of both worlds with 4B!

4b A whole new level of Quality

Our world of high-quality materials according to German standards offers you high-quality apartments that have been developed for an upscale and comfortable lifestyle.










NEW YORK





FLOOR PLANS



STUDIO
Type 1



1 BEDROOM
Type 1



2 BEDROOM
Type 1

Why Should You Invest in 4B Now ?



Value Appreciation: Dubai is a dynamic and fast-growing city that offers many opportunities for real estate investors.
But not all areas are equally attractive. Some have already reached their maximum potential - here at 4B increase in value is just beginning



High Rental Yield: Enormously high rental potential due Academic City with more than 10 universities and 50.000 students in relation to our attractive sales prices (starting from 395,000 AED), you will generate an excellent return of invest!



Expected Rental Prices 2024-2025:

- Studio: 43,000 - 49,000 AED
- 1 Bedroom: 63,000 - 69,000 AED
- 2 Bedroom: 83,000 - 89,000 AED





Dubai Metro Blue Line Project: With the recent approval of Dubai's largest public transportation project, including a huge underground station in International City, 4B is poised for significant price increases upon project completion in 2029. Seize the advantage now!



Mohammed bin Rashid endorses Dubai Metro Blue Line

Facts and figures

.1 **The first train crossing** over the Creek

.2 **The biggest underground station,** covering 44,000 square metres in the International City area

.3 **The first Interchange Station** between the Red and Blue Lines at Centrepoint Station, and the First Interchange Station between the Green and Blue Lines at the Creek Station

.4 **An iconic station** featuring a unique architectural design

.5 LEED **The first transport project** compatible with Green Buildings specifications (Platinum category)

.6 The project to serve a population of **one million individuals** by 2040

Construction Plan

Releasing the Tender	Awarding the Project	Starting Tunnel Boring	Trial Operation	Official Operation
2023	2024	2025	2028	2029

Total rail network at the opening of the Blue Line

131 km Network length

78 Stations

168 Trains

READ MORE



DUBAI VISION

2040

'Enhancing people's happiness and quality of like and reinforcing Dubai as a golbal destination for citizens, residents and visitors over the next 20 years'.

60%
GREEN & NATURAL SPACES

134%
MORE TOURISM LAND

400%
MORE PUBLIC BEACHES







JOIN THE 4B COMMUNITY AND EXPERIENCE THE ULTIMATE COMFORT IN DUBAI – ITS MORE THAN JUST AN ADDRESS !

4B DUBAI

By HSE REALTY

BOOK NOW

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