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2023



THE LARGEST
REAL ESTATE
PRESENTATION IN DUBAI

EXCLUSIVE REAL ESTATE FOR LIVING AND INVESTMENT

DAMAC

SELECT
GROUP

MERAAS

تلال الخفاف
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EMAAR

NAKHEEL

RAA PROPERTIES

ALDAR

ELLINGTON
PROPERTIES

DARGLOBAL

ALTA

OMNIYAT

RAEFES

SOBHA
REALTY



Investment attractiveness of the UAE

Dubai is among the world's leading metropolises. As of 2021, the emirate has 23 free trade zones, 2 international airports and the major cargo port Jebel Ali. Due to the well-developed transport network, high-quality logistics and the presence of headquarters of international banks and companies in the country, Dubai has become one of the most important destinations for global trade.

According to a study by the internet portal Numbeo, the emirate ranked third among the cities with the lowest crime rate. Thanks to the high level of security and progressive legislation, investors do not have to worry about the safety of their investments.

Meanwhile, as reported by the UAE Institute of Migration Policy, only 15% of Dubai's population are native. The rest of local residents are foreigners who have relocated to the UAE and, as a result, currently more than 200 nationalities live in the emirate.

One of the key advantages of investing in Dubai real estate is the affordable price and high quality of properties. Since 2014, the average cost of local real estate has dropped by almost 40%, but at the same time, Dubai real estate developers still offer premium class properties. That being said, now investors have the exclusive opportunity to buy elite real estate in one of the world's most coveted cities, at practically the price of its construction.

The UAE is among some of the most attractive countries for real estate investment. According to the AfrAsia Bank Global Wealth Migration Review 2020, the Emirates have become the fourth most popular country after Australia, Portugal and Greece for wealthy expats to choose as their permanent residence.

The UAE is a popular destination for investors from all over the world thanks to the following key factors:

High level of security – in 2021, the UAE took second place after being recognised as the safest country in the world by Global Finance magazine.

Ease of obtaining a visa – employees of local companies, business or real estate investors can become a resident of the UAE, and each activity type has its own visa, among which are Golden Visas.

Loyal legislation – more than 80% of the UAE population are foreigners, so the local legal framework is well adapted for expats. They can own real estate, set up their own business, relocate their relatives and even retire in the UAE.

Restrained tax policy – the country does not implement a number of taxes and charges, such as personal income tax, tax on the sale/purchase of real estate, gifts, inheritance of real estate, land tax, capital gains tax and more. By comparison, for U.S. real estate investors, the income tax rate ranges from 10% to 37%.

About Metropolitan Group

Established in 2008, Metropolitan Group has a total of 300 employees, and has since become one of the leading real estate companies across the UAE, the EU and the Caribbean Islands. The company consists of 5 entities: Metropolitan Capital Real Estate (Abu Dhabi), Metropolitan Premium Properties (Dubai), Luxury Immobilien GmbH (Vienna), Benchmark Brokers, Metropolitan Consulting FZE.

The real estate agencies of Metropolitan Group are proud to be the top-selling partners of some of the largest developers in the UAE, including Meraas, DAMAC Properties, Emaar Properties and Aldar Properties PJSC, just to name a few. Our qualified real estate agents provide a wide array of real estate services, which include legal support

and valuations, sales, commercial and residential mortgage brokerage, short term and long term rentals and property management.

Thanks to its extensive expertise and consistent professionalism, Metropolitan Group has become highly popular not only with private clients, but also with professional real estate market players, such as investment companies and brokers.



Metropolitan Premium Properties



Metropolitan Capital Real Estate LLC



Luxury Immobilien GmbH



Metropolitan Consulting FZE





PALM BEACH TOWERS

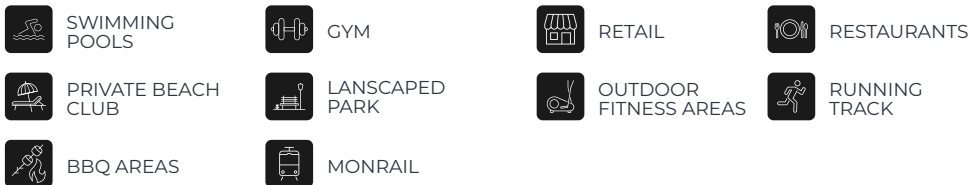
 **LOCATION:** Palm Jumeirah

 **COMPLETED:** Q1 2026

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The Palm Beach Towers will be a beautiful waterfront living & leisure complex, featuring three high-rise buildings with 1,265 luxury apartments. Palm Beach Tower 1 will include 1-3BR residences with 360 views of the sea. The whole complex will have an abundance of retail, dining and health and fitness facilities, including parks, pools, and sports courts. The complex has a gross floor area of 5.5 million sqft and 8,600 sqft will be occupied by retail spaces.

FACILITIES



SIZES & PRICES

1 BR – FROM 700 SQFT	FROM AED 2,100,000
2 BR – FROM 1,300 SQFT	FROM AED 4,100,000
3 BR – FROM 2,300 SQFT	FROM AED 6,000,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Spinneys Golden Mile, Waitrose, All Day Fresh

PUBLIC TRANSPORT: Palm Jumeirah Monorail Station

SCHOOLS/NURSERIES: Asya's Nursery, Redwood Montessori Nursery, Dubai College, GEMs Wellington International School

MEDICAL FACILITIES: Dubai London Clinic- Nakheel Mall, Al Das Medical Clinic

RETAIL/F&B: On-site, Golden Mile, Nakheel Mall, The Point

PETROL STATION: ENOC 1060

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah, The Point

LOCATION FACTORS

- PALM BEACH TOWERS SITS RIGHT AT THE ENTRANCE OF THE PALM JUMEIRAH
- LOCATED ON TOP OF THE PALM MONORAIL
- DIRECT ACCESS TO THE SHEIKH ZAYED ROAD
- 5 MINUTES TO DUBAI MARINA
- CLOSE TO THE GOLDEN MILE
- NAKHEEL MALL IS THE LOCAL SHOPPING DESTINATION
- DIRECT ACCESS TO THE BEACH ROAD
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE, AIN DUBAI
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI
- PLENTY OF HOTELS & RESORTS IN CLOSE PROXIMITY
- THE PALM IS ACCESSIBLE FROM ALL PARTS OF THE CITY
- EXCELLENT ENTERTAINMENT AND FINE DINING OPTIONS NEARBY



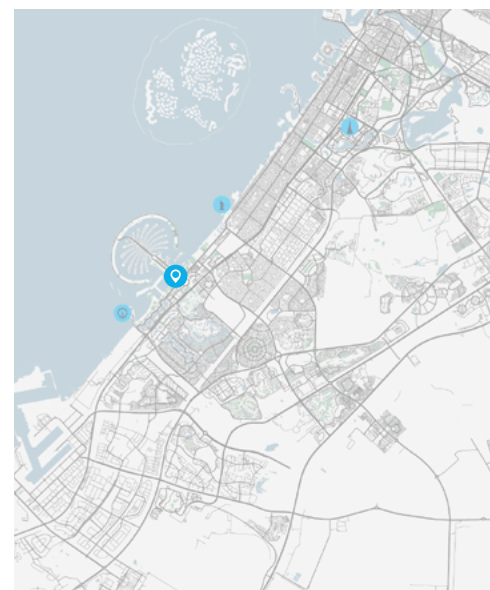
Residences start from the 10th floor of the building and the complex also has 14-storey's dedicated to parking. Interiors have been designed with light colours, with light flooring throughout and marble kitchen counter-tops and bathrooms. The light designs perfectly compliment the floor-to-ceiling-windows. The architects of the waterfront development is WS Atkins & Partners.

PITCH POINTS / WHY BUY?

- ANOTHER HIGHLY ANTICIPATED PROJECT BY NAKHEEL
- FEEHOLD COMPLEX
- EXCELLENT LOCATION AT THE ENTRANCE OF THE PALM
- UNINTERRUPTED VIEWS OF THE SEA AND THE PALM
- WORLD RENOWNED DEVELOPER
- SOME OF THE BEST VIEWS IN THE WHOLE OF DUBAI
- WITHIN CLOSE PROXIMITY TO MANY AMENITIES AND ENTERTAINMENT OPTIONS, BOTH ON THE PALM AND IN DUBAI MARINA
- MIXED-USE COMPLEX – AT LEAST ONE OF THE TOWERS WILL BE OFFICES
- 14-STOREY PARKING AREA
- PALM JUMEIRAH WAS WITHIN THE TOP 3 MOST POPULAR PLACES TO BUY PROPERTY IN DUBAI
- EXCELLENT ROI POTENTIAL

DEVELOPER OVERVIEW

NAKHEEL IS A WORLD-LEADING MASTER DEVELOPER, DELIVERING DEVELOPMENTS ACROSS HUNDREDS OF SEAFRONT HOMES, RESORTS, HOTELS AND ATTRACTIONS. THE COMPANY IS ONE OF THE BIGGEST DEVELOPERS IN THE REGION, HOUSING NEARLY 300,000 PEOPLE WITH MASTER DEVELOPMENTS ACROSS DUBAI INCLUDING PALM JUMEIRAH, THE WORLD, JUMEIRAH ISLANDS, JUMEIRAH PARK, JUMEIRAH VILLAGE, THE GARDENS, AND MANY MORE.



THINGS TO KNOW

SERVICE CHARGE: AED TBC PER SQFT

ALLOCATED PARKING: YES (14-storey podium parking)

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME

IN CLOSE PROXIMITY

- 850m NURSERY
- 1km SUPERMARKET
- 1.8km NAKHEEL MALL
- 2.9km MEDICAL CLINIC
- 6.3km DUBAI MARINA
- 6.6km SCHOOL
- 4.8km PETROL STATION
- 4.8km SHEIKH ZAYED ROAD

KEY FEATURES

- 3 HIGH-RISE MIXED-USE BUILDINGS
- FLOOR-TO-CEILING WINDOWS
- 360 DEGREE VIEWS OF THE ARABIAN GULF
- SPACIOUS MULTI-PURPOSE ROOM FOR ALL RESIDENTS TO ENJOY
- DIRECT ACCESS TO A PRIVATE BEACH CLUB
- LANDSCAPED PODIUM DECK
- 8,600 SQFT OF RETAIL SPACE
- PLENTY OF AMENITIES AND FACILITIES ON-SITE



DESIGN QUARTER AT D3

 LOCATION: d3

 COMPLETED: Q2 2027

DESIGN
QUARTER
AT
D3

Meraas Design Quarter at d3 is the first project of its kind in Dubai's cultural epicenter, the Dubai Design District. This bright and bold development will include 1-3 bedroom residences and 3-bedroom duplex units, which all come with breathtaking views and access to unique amenities in the heart of the creative district. D3 is known as a vibrant workplace and community that houses plenty of cool dining venues, pop-up stores and concept spaces.

FACILITIES



SIZES & PRICES

1 BR - 799 SQFT TO 1,498 SQFT	FROM AED 1,870,000
2 BR - 1,176 SQFT TO 2,510 SQFT	FROM AED 2,890,000
3 BR - 1,545 SQFT TO 2,951 SQFT	FROM AED 4,260,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Allday Minimart D3, Gala Supermarket, Old Town Minimart, Choithrams Bay Square, Al Maya Supermarket,

PUBLIC TRANSPORT: METRO – Financial Centre St, BUS- Al Madar Scala Tower 2, Coral Tower 1

SCHOOLS/NURSERIES: Hartland International School, North London Collegiate School, Blossom Design District Nursery

MEDICAL FACILITIES: Haton Medical Center, Monroe Medical Center, Haton Medical Center, Aster Clinic Business Bay

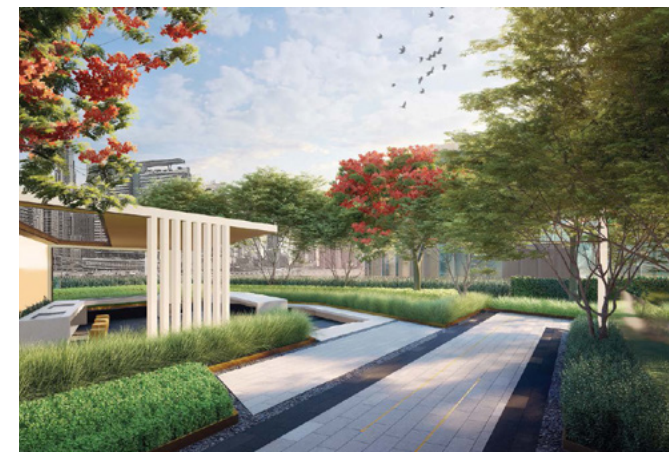
RETAIL/F&B: Design District, Dubai Mall, The Boulevard, On-site,

PETROL STATION: Emarat Abu Kadfra, ADNOC Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, The Dubai Fountains, Meydan Mall

LOCATION FACTORS

- ADJACENT TO THE HEART OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- 10 MINUTE DRIVE TO DUBAI MALL
- GREAT VIEWS OF THE WHOLE CITY
- EASY ACCESS TO THE AL KHAIL ROAD AND FINANCIAL CENTER ST
- EXCELLENT ROAD CONNECTIVITY
- PLENTY OF DINING OPTIONS AND RETAIL STORES IN DESIGN DISTRICT
- LESS THAN 20 MINUTES TO DXB AIRPORT
- LESS THAN 10 MINUTES TO BUSINESS BAY
- EXCELLENT LOCATION FOR BUSINESS PROFESSIONALS AND CREATIVE INDIVIDUALS



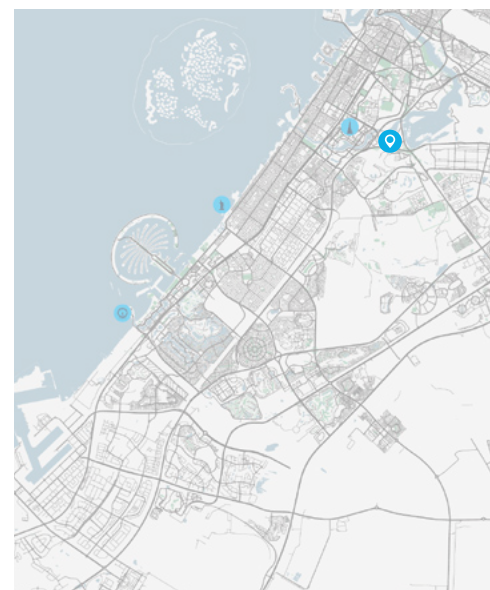
Design Quarter at d3 will have cool and contemporary interiors with accents of colour. Residences will be elegantly constructed, and the distinctive character of the community is further enhanced by carefully selected materials and superior finishes. Meraas has collaborated with global artists to bring their spirit and soul to this bold and bright development, including Sebastian Curi, Tom Brolga and Miguel Angel Camprubi.

PITCH POINTS / WHY BUY?

- FREEHOLD RESIDENCES OPEN TO ALL NATIONALITIES TO PURCHASE
- GREEN SPACES WITH GOLDEN GARDENS, TENNIS COURTS, SPORTS, FIELDS AND JOGGING PATHS
- EXCLUSIVE ACCESS TO POOL, STATE-OF-THE-ART GYM, CHILDREN'S PLAYLAND AND AN EXCITING LIST OF DINING VENUES
- EXCELLENT LOCATION AND ROAD CONNECTIVITY
- VERY CLOSE TO DOWNTOWN DUBAI, BUSINESS BAY AND THE DIFC
- HIGHER THAN AVERAGE ROI
- GREAT DESTINATION FOR CREATIVE INDIVIDUALS – LOTS OF CONCEPT STORES AND DESIGN INSPIRATION
- EXCELLENT VIEWS OF THE REST OF THE CITY
- SPACIOUS RESIDENCES COMPARED TO SIMILAR PROJECTS IN THE CITY CENTRE
- ONE OF THE MOST POPULAR PLACES 'TO BE IN DUBAI'

DEVELOPER OVERVIEW

MERAAS HOLDING LLC OPERATES AS A HOLDING COMPANY AND OFFER 6 SUBSIDIARIES, INCLUDING RETAIL, F&B, HOSPITALITY, HEALTHCARE, ENTERPRISE AND REAL ESTATE. THE PORTFOLIO OF MERAAS COMPRISES OF LEADING DEVELOPMENTS SUCH AS CITY WALK RESIDENCES, BLUEWATERS RESIDENCES, NIKKI BEACH RESIDENCES, BULGARI RESIDENCES, PORT DE LA MER, LA MER MAISONS, JUMEIRAH BAY, CHERRYWOODS AND MANY MORE.



THINGS TO KNOW

SERVICE CHARGE: AED TBC – CHECK WITH DEVELOPER

ALLOCATED PARKING: YES (UNDERGROUND)

RESALE POLICY: OFF-PLAN AFTER 50% PAYMENT

IN CLOSE PROXIMITY

- 500M AL KHALIL ROAD
- 600M BLOSSOM NURSERY
- 650M ALL DAY MINIMART D3
- 1.9KM EMARAT PETROL STATION
- 3.8KM BUS- CORAL TOWER 1
- 6.8KM HARTLAND INTERNATIONAL SCHOOL
- 6.4KM HATON MEDICAL CENTER
- 4.1KM THE DUBAI MALL

KEY FEATURES

- ALMOST ALL UNITS COME WITH AT LEAST ONE BALCONY OR TERRACE (SELECT 1BR UNITS DO NOT INCLUDE A BALCONY)
- EACH RESIDENCES INCLUDE A UTILITY ROOM
- 2-3BR UNITS COME WITH A POWDER ROOM
- 3BR AND 3BR DUPLEX UNITS COME WITH A MAID'S ROOM AND BATHROOM
- MASTER BEDROOMS IN 3BR UNITS INCLUDE AN EN SUITE AND OTHER BEDROOMS HAVE A SHARED BATHROOM
- ALL MASTER BEDROOMS COME WITH A WIC AND ALL OTHER BEDROOMS INCLUDE BUILT-IN WARDROBES



JOMANA



LOCATION: MADINAT JUMEIRAH LIVING

COMPLETED: MAY 2026

Jomana is the most recently launched project in the MJL development that sits north of the Al Jazi phase and is the closest phase to Al Wasl Road. Properties in the 8 low rise building complex include 1, 2, 3 and 4-bedroom apartments next to the iconic Burj Al Arab. This is the seventh phase of master development and the first phase to embrace the new contemporary design façade philosophy, surrounded by luscious green grounds and excellent residential amenities. MJL also includes Jadeel, Rahaal, Asayel, Lamtara and Al Jazi developments.

FACILITIES

- | | | | |
|------------------------|-----------------------|-----------------|---------|
| SWIMMING POOLS | CHILDREN'S PLAYGROUND | FITNESS CENTRES | GARDENS |
| ROOF TERRACES/BBQ AREA | F&B | RETAIL | PARKS |
| FOOTBRIDGE | COURTYARD | | |

SIZES & PRICES

1 BR – 796 SQFT TO 1,119 SQFT	FROM AED 1,910,000
2 BR – 1,249 SQFT TO 1,650 SQFT	FROM AED 2,750,000
3 BR – 2,184 SQFT TO 2,766 SQFT	FROM AED 5,520,000
4 BR – 3,353 SQFT TO 3,418 SQFT	FROM AED 10,060,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: On-site, Aswaaq Mall, Emarat Grocery, Waitrose

PUBLIC TRANSPORT: METRO- Mall of the Emirates

SCHOOLS/NURSERIES: Kings' School Dubai, First Steps Nursery, Raffles World Academy

MEDICAL FACILITIES: Gargash Hospital, FMC Medical Center, Yes Medical Center

RETAIL/F&B: Mall of the Emirates, The Mall, J3 Mall, Al Barsha Mall

PETROL STATION: ENOC 1011 Umm Seqeim

LANDMARKS: Burj Al Arab, Souk Madinat, Wild Wadi Waterpark, Mall of the Emirates

LOCATION FACTORS

- ULTIMATE TOURIST AND EXPAT HOTSPOT
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE OR WITHIN THE COMMUNITY
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT NEARBY
- SITS NEXT TO UMM SUQEIM ROAD, AL WASL ROAD AND JUMEIRAH ROAD
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- SITUATED MID-WAY BETWEEN DUBAI MARINA & DOWNTOWN DUBAI
- EXCELLENT LOCATION FOR SCHOOLS & NURSERIES
- OPPOSITE THE BURJ AL ARAB
- MANY HOTELS LOCATED AROUND THE COMMUNITY
- 5 MINS TO THE SHEIKH ZAYED ROAD
- 25 MINS TO DXB AIRPORT



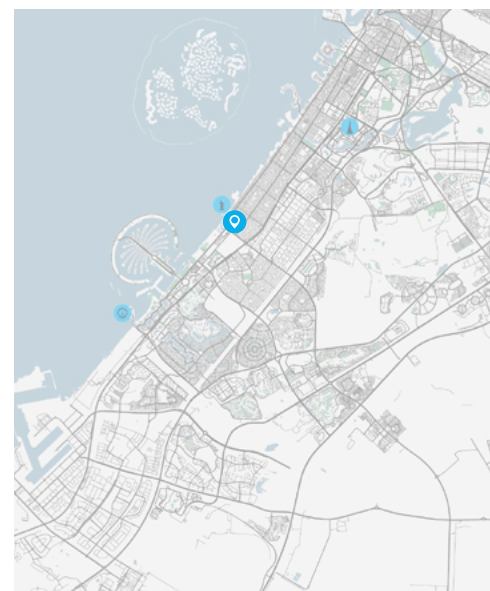
Jomana in MJL will be built with sleek and contemporary facades and is the first phase in the master development to embrace the new contemporary design philosophy style. Each unit is provided with thoughtfully designed interiors and superior finishes, with open-plan layouts and floor-to-ceiling windows to take in the magnificent views. The developer has introduced premium and modern internal finishes with integrated kitchen appliances and new bathroom designs and materials. All properties feature a balcony or a terrace, and ground floor units include a big private terrace.

PITCH POINTS / WHY BUY?

- BRAND NEW FREEHOLD COMMUNITY
- THIS PHASE IS THE FIRST TO EMBRANCE THE NEW CONTEMPORARY DESIGN FACADES
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT – THIS IS THE 7TH PHASE OF THE MASTER DEVELOPMENT
- SPECTACULAR VIEWS OF THE SEA AND THE BURJ AL ARAB
- GOVERNMENT OWNED DEVELOPER
- EXCELLENT LOCATION, INFRASTRUCTURE AND COMMUNITY AMENITIES – A COMMUNITY WITHIN A COMMUNITY
- HIGHLY SOUGHT-AFTER TOURIST AND EXPAT AREA FOR LIVING
- LOTS OF LOCAL AMENITIES AND TOURIST ATTRACTIONS AROUND
- SOME OF THE BEST HOTEL FACILITIES IN THE MADINAT JUMEIRAH AREA

DEVELOPER OVERVIEW

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THINGS TO KNOW

SERVICE CHARGE: AED 15 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 50% PAYMENT

IN CLOSE PROXIMITY

- 350m KINGS' SCHOOL DUBAI
- 550m RAFFLES WORLD ACADEMY
- 600m SUPERMARKET
- 1.1km YES MEDICAL CENTER
- 1.3km PETROL STATION
- 2.5km SHEIKH ZAYED RD
- 3.8km METRO – MALL OF THE EMIRATES
- 3.8km MALL OF THE EMIRATES
- 14.7km DOWNTOWN DUBAI

KEY FEATURES

- ALL PROPERTIES INCLUDE A LAUNDRY ROOM AND ALL BEDROOMS COME WITH BUILT-IN WARDROBES
- 2-4BR UNITS INCLUDE A W-I-C IN THE MASTER BEDROOM
- ALL BEDROOMS COME WITH A BATHROOM
- ALL 4BR UNITS INCLUDE A MAID'S ROOM AND BATHROOM, AS WELL AS SOME 3BR UNITS
- 3 & 4BR UNITS ALSO INCLUDE A POWDER ROOM
- INCLUSIVE COMMUNITY – EVERYTHING ON YOUR DOORSTEP
- ALL UNITS FEATURE A BALCONY OR A TERRACE, AND GROUND FLOOR UNITS ALSO COME WITH A PRIVATE GARDEN/TERRACE
- INCREDIBLE VIEWS OF THE SEA, THE BURJ AL ARAB AND JUMEIRAH



 **LOCATION:** Jumeirah Bay Island

 **COMPLETED:** Q4 2017

Bulgari Resort and Residences Dubai will be the world's fifth Bulgari Hotels and Resorts property, located on the exclusive Jumeirah Bay Island. Covering an area of 1.7M sq.ft, the whole complex will house a hotel, 173 apartments (from 1-3 bedrooms and 4BR penthouses) and 15 ultra-exclusive mansions (3-6 bedrooms). The area will also have the first- in-the-world Bulgari Marina and Yacht Club. All residences will have magnificent views and access to hotel amenities and services.

FACILITIES



SWIMMING POOLS



MARINA & YACHT CLUB



SPA



HOTEL HOSPITALITY & SERVICES



EXCLUSIVE RESTAURANT



FITNESS CENTER



PARKING



BEACH ACCESS (BY MEMBERSHIP)



SPORTS COURTS



LANDSCAPED GARDENS

SIZES & PRICES

1 BR FROM 1,607 SQFT	OP AED 4,500,000
2 BR FROM 2,241 SQFT	OP AED 6,500,000
3 BR FROM 2,596 SQFT	OP AED 8,600,000
4 BR MANSION FROM 11,439 SQFT	OP AED 22,000,000
5 BR MANSION FROM 17,190 SQFT	OP AED 50,000,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Spinneys, Grandiose Supermarket, FMCG Manger, Victory Team Grocery

PUBLIC TRANSPORT: METRO- Business Bay, BUS – Business Bay Metro Bus Stop

SCHOOLS/NURSERIES: JSS Private School, Al Raya Girl's School, Hadiba School of Dubai, Al Safa High School

MEDICAL FACILITIES: Via Center, Green Life Medical Center, NLV Medical Center, Crescent Medical Center, Emirates Hospital, Med Care

RETAIL/F&B: On-site restaurant, City Walk, Mercato Mall, Galleria Mall, The Dubai Mall, Sunset Mall, Nammos Dubai

PETROL STATION: EPPCO – 9, Emarat Petrol Station Al Safa

LANDMARKS: The Dubai Mall, Burj Khalifa, La Mer, Jumeirah Mosque, Boxpark, The Green Planet

LOCATION FACTORS

- PRIVATE ISLAND COMPLEX WITH PRIVATE BRIDGE ACCESS
- PLENTY OF LOCAL AMENITIES ACROSS THE BRIDGE TO THE MAIN ISLAND
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT IN THE SURROUNDING AREA
- EASY ACCESS TO THE SZR
- INCREDIBLE VIEWS OF DOWNTOWN DUBAI & THE GULF COAST
- EXTREMELY WELL-CONNECTED AREA
- JUMEIRAH 2 – VERY POPULAR WITH LOCALS AND EXPATS
- CLOSE TO DOWNTOWN DUBAI
- LOTS OF WORLD-FAMOUS LUXURY HOTELS IN THE SURROUNDING AREA
- 20 MINUTE TO DXB AIRPORT
- 10 MINUTES TO CITY WALK SHOPPING DESTINATION



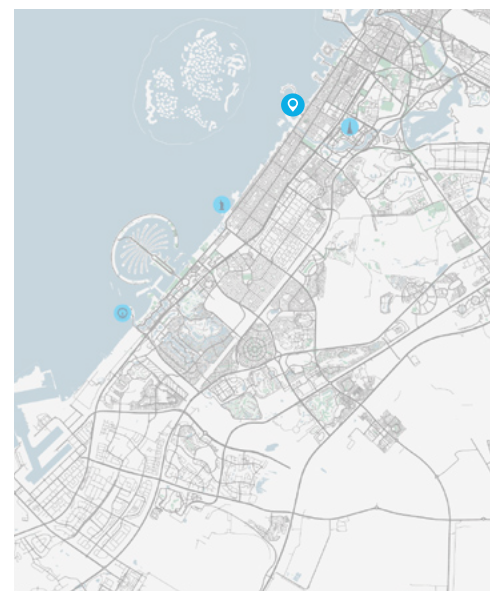
Bulgari Resort will juxtapose modern and conventional architecture to offer a mix of traditional and modern themes. Limestone has been used throughout the development and offers sleek designs and well-appointed features that make for unmatched hospitality and luxe living. The spacious interiors exude visual warmth and elegance even as the large glazed windows bring in the verdant freshness of the mesmerizing landscape outside.

PITCH POINTS / WHY BUY?

- LUXURY BRANDED ULTRA LUXURY HOMES
- GOVERNMENT OWNED DEVELOPER-MERAAS IS EXTREMELY WELL KNOWN ACROSS THE REGION
- EXCELLENT RESORT LIVING LOCATION
- VERY CENTRAL LOCATION WITH EASY ACCESS TO THE REST OF DUBAI
- PRIVATE ISLAND WITH PRIVATE RESIDENT BRIDGE
- HIGHLY ANTICIPATED RESIDENTIAL AREA, ULTRA-EXCLUSIVE RESIDENCES
- EXCELLENT LOCAL INFRASTRUCTURE IN JUMEIRAH 1
- ONE OF THE MOST PREMIUM RESORT AREAS TO LIVE IN, IN THE WHOLE OF THE CITY

DEVELOPER OVERVIEW

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THINGS TO KNOW

SERVICE CHARGE: CHARGE: AED 46 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME

IN CLOSE PROXIMITY

- 2.7km VIA MEDICAL CENTRE
- 2.7km GRANDIOSE SUPERMARKET
- 3.7km PETROL STATION
- 3.7km HADIBA SCHOOL OF DUBAI
- 5.5km SHEIKH ZAYED RD
- 5.6km CITY WALK
- 8.5km BUS/METRO - BUSINESS BAY

KEY FEATURES

- 173 RESIDENTIAL UNITS: 1-3 BEDROOM APARTMENTS AND 4-BEDROOM PENTHOUSES
- FIFTEEN 3, 4, 5 AND 6 BEDROOM MANSIONS
- INCREDIBLY SPACIOUS APARTMENTS AND MANSIONS COMPARED WITH OTHER PROJECTS IN A SIMILAR AREA
- DESIGNED BY ANTONIO CITTERIO FROM PRE-CONCEPT TO DELIVERY
- MAGNIFICENT VIEWS OF THE REST OF DUBAI

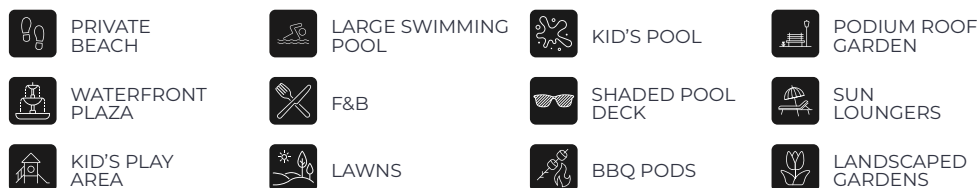


LOCATION: EMAAR BEACHFRONT, DUBAI HARBOUR

COMPLETED: APRIL 2028

Seapoint is the newest addition to Emaar Beachfront and will sit next to the Beach Vista development, opposite the entrance road to the community. There will be 305 units across the two-tower development (42 & 57 floors) and will consist of 1-3 bedroom apartments that all come with balconies and just two 5-bedroom half floor penthouses and one full-floor 6-bedroom penthouse. The complex will include its own private 1,476 ft beach that will be for residents only, as well as fine dining F&B outlets, both on the beach and the GF. Seapoint will be a phased launch, with tower two being launched first, with 42 floors.

FACILITIES



SIZES & PRICES

1 BR – 572 SQFT TO 764 SQFT	FROM AED 2,700,000
2 BR – 1,107 SQFT TO 1,635 SQFT	FROM AED 4,500,000
3 BR – 1,829 SQFT TO 1,855 SQFT	FROM AED 9,100,000
5 BR PENTHOUSE – 5,257 SQFT	FROM AED 27,000,000
6 BR PENTHOUSE – 11,738 SQFT	FROM AED 53,600,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Caramel Center, Carrefour Marina Crown, Atlantis, Fresh Plus

PUBLIC TRANSPORT: METRO- Sobha Realty, TRAM – Mina Seyahi, BUS – Mina Al Siyahi, Le Meridien Hotel 2

SCHOOLS/NURSERIES: Art Basis School, Raffles Nursery, iCademy Middle East, Regents International School

MEDICAL FACILITIES: King's Marina Medical Centre, Top Medical Centre, Medcar Medical Center JBR

RETAIL/F&B: Dubai Harbour, Nakheel Mall, Dubai Marina, MOE

PETROL STATION: Dubai Harbour

LANDMARKS: Ain Dubai, Bluewaters Island, Dubai Marina, Palm Jumeirah

LOCATION FACTORS

- SEAPOINT SITS NEXT TO THE BEACH VISTA DEVELOPMENT, OPPOSITE THE ENTRANCE ROAD TO EMAAR BEACHFRONT
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT OPTIONS NEARBY
- NEAR TO DUBAI MARINA & THE PALM
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- INCREDIBLE VIEWS OF THE PALM, DUBAI MARINA, BLUEWATERS ISLAND
- SITUATED CLOSE TO DUBAI MARINA, JBR & THE PALM JUMEIRAH
- 30 MINUTES TO DXB AIRPORT
- DIRECT ACCESS TO THE BEACH ROAD THAT LEADS TO SRZ, JUMEIRAH, AL WASL AND JBR



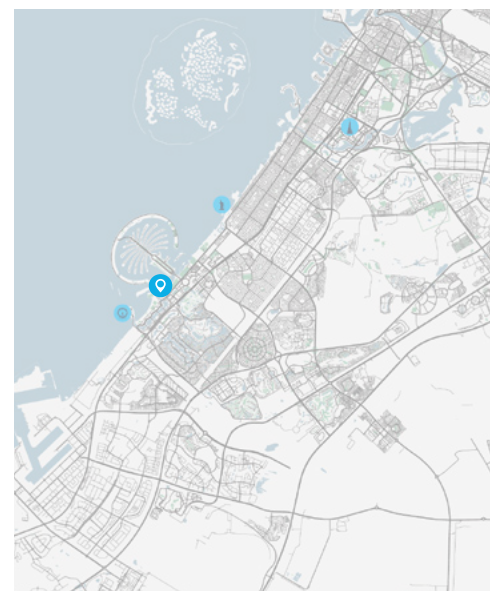
Each residence in Seapoint will come with floor-to-ceiling windows and doors that will make the most of the beautiful views of the Dubai marina, Palm Jumeirah or Ain Dubai. There will be stone flooring throughout and veneer and stone finishings that are only normally seen in penthouses. Neutral marble countertops and a marble backsplash will be present in the fully-fitted kitchens, and eggshell wall paint will create a perfect colour palette for residences to put their own style stamp on their home.

PITCH POINTS / WHY BUY?

- BRAND NEW AREA AND COMMUNITY
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- FIRST PROJECT IN EMAAR BEACHFRONT TO HAVE ITS OWN RESIDENTS ONLY PRIVATE BEACH - BEACH HAS BEEN EXTENDED (1,476FT)
- 14 RETAIL UNITS – HIGH END F&B VENUES FACING THE PALM
- BIGGEST INFINITY SWIMMING POOL IN THE COMMUNITY (131FT)
- FULLY-FITTED KITCHENS
- UPGRADED STONE FINISHES – PREVIOUSLY ONLY SEEN IN PENTHOUSES
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH & AL AIN FERRIS WHEEL
- THE ULTIMATE BEACH LIFESTYLE EXPERIENCE
- EXCELLENT LOCATION & INFRASTRUCTURE
- LARGEST AND MOST ADVANCED MARINIA IN THE REGION

DEVELOPER OVERVIEW

EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large scale projects, including The Dubai Mall and The Address Hotels.



THINGS TO KNOW

SERVICE CHARGE: CHARGE: AED 46 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME

IN CLOSE PROXIMITY

- 850m CARAMEL CENTER SUPERMARKET
- 1.1km KING'S MEDICAL CENTRE
- 1.2km PETROL STATION
- 1.5km RAFFLES NURSERY
- 2.1km METRO – SOBHA REALTY
- 2.7km MARINA MALL
- 3.5km ICADEMY MIDDLE EAST
- 4.6km SHEIKH ZAYED RD
- 21km DOWNTOWN DUBAI

KEY FEATURES

- ALL APARTMENTS COME WITH AT LEAST ONE BALCONY OR TERRACE
- EVERY UNIT INCLUDES A LAUNDRY ROOM AND BUILT-IN WARDROBES IN ALL BEDROOMS
- ALL MASTER BEDROOMS HAVE A WIC AND AN EN-SUITE
- 3BR & 5BR PENTHOUSES HAVE A SHARED BATHROOM BETWEEN 2 BEDROOMS
- 3-6 BEDROOM RESIDENCES ALL COME WITH A MAID'S ROOM AND BATHROOM

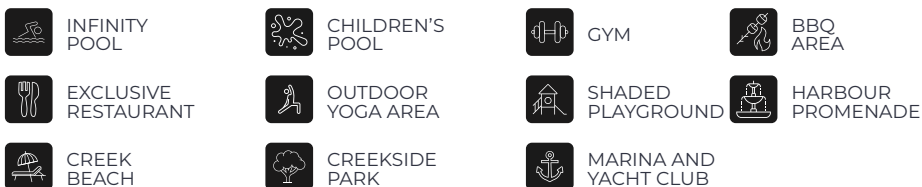


 **LOCATION:** DUBAI CREEK HARBOUR

 **COMPLETED:** Q1 2027

Creek Waters offers a touch of glamour with a distinct character among the skyscrapers of various architectural styles on Creek Island. The development is located on the Creek Island District and will sit north of the island, close to Creek Beach, Creek Marina and the promenade. The development will consist of 450 units, including 1-4 bedroom apartments that all come with balconies and a laundry room, as well as 3-bedroom townhouses with a roof terrace, and just one 5-bedroom penthouse located across floors 49 & 50.

FACILITIES



SIZES & PRICES

1 BR - 753 SQFT TO 928 SQFT	FROM AED 1,600,000
2 BR - 1,135 SQFT TO 1,492 SQFT	FROM AED 2,180,000
3 BR - 1,552 SQFT TO 3,015 SQFT	FROM AED 3,000,000
4 BR - 2,440 SQFT TO 2,804 SQFT	FROM AED 6,200,000
3 BR TOWNHOUSES FROM 2,160 SQFT	FROM AED 4,900,000
5 BR PENTHOUSE - 8,196 SQFT	FROM AED 18,800,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: W Mart Supermarket, Geant Supermarket, Carrefour Hypermarket, Daily Fresh Minimart

PUBLIC TRANSPORT: METRO – Creek Metro Station, Al Jadaf, Centerpoint/Rashadiya, BUS – Dubai Festival City 1

SCHOOLS/NURSERIES: Nadd Al Hamar School, Deira International School, Duck International School, Swiss International School,

MEDICAL FACILITIES: Index Medical Center, Nadd Al Hammar Health Center, Aster Clinic

RETAIL/F&B: On-site, all areas in Dubai Creek Harbour

PETROL STATION: Emarat Ras Al Khor Road

LANDMARKS: Ras Al Khor Wildlife Sanctuary, Dubai Design District, Dubai Festival City, Dubai Creek

LOCATION FACTORS

- LOCATED ON THE TIP OF CREEK ISLAND (NORTH-EAST)
- SURROUNDING AREAS INCLUDE DUBAI DESIGN DISTRICT, DUBAI FESTIVAL CITY, ZA'ABEEL 2 AND RAS AL KHOR ROAD
- ADJACENT TO ONE OF THE CITY'S MAJOR HIGHWAYS - RAS AL KHOR ROAD
- GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- PLENTY OF SCHOOLS, MEDICAL CENTERS AND RETAIL/F&B AMENITIES IN THE SURROUNDING AREAS
- 15 MINUTES TO DXB
- 20 MINUTES TO DOWNTOWN DUBAI
- 35 MINUTES TO DUBAI MARINA
- THERE WILL BE 4 METRO STATIONS AND 3 BRIDGES CONNECTING TO THE REST OF THE CITY, ONCE THE WHOLE AREA IS COMPLETE



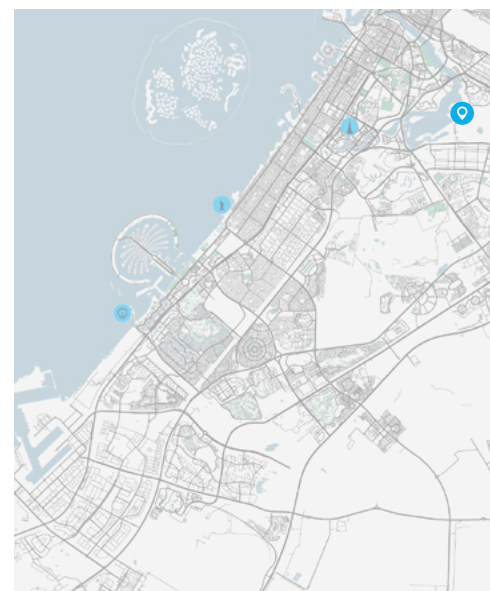
The sleek design of the towers has been inspired by the stunning water views of Dubai Creek, the historic trader's route and the cradle of Dubai's culture and modern history. The interiors of Creek Waters have designs that maximise space and light, whilst still using earthy textures and a colour palette of browns, burnt oranges and neutral tones. Every detail has been carefully considered in order to provide the best in modern city living. From the design of the living spaces to the crafting of each room, every material, fitting and feature has been meticulously finished to fit the modern lifestyle

PITCH POINTS / WHY BUY?

- HIGHLY ANTICIPATED DEVELOPMENT AREA
- EMAAR IS THE BIGGEST DEVELOPER IN THE WORLD OUTSIDE OF CHINA
- EXCELLENT DUBAI CREEK HARBOUR AND CREEK ISLAND COMMUNITY AMENITIES INCLUDING: A LEISURE POOL/WAVE GENERATOR, CENTRAL PARK, HARBOUR PROMENADE, CHILDREN'S PLAY AREA, SPLASH PAD, FITNESS PLAZA AND A COMMUNITY BEACH
- CLOSE TO THE BEACH, MARINA YACHT CLUB AND PROMENADE
- GORGEOUS VIEWS OF CREEK CANAL
- GREAT ROI POTENTIAL
- EMAAR PROVIDES A 5-YEAR PROPERTY MANAGEMENT SERVICE FOR ALL ITS RESIDENCES

DEVELOPER OVERVIEW

EMAAR PROPERTIES IS AN EMIRATI MULTINATIONAL COMPANY AND ONE OF THE LARGEST REAL ESTATE DEVELOPERS IN THE UAE. EMAAR IS PRESENT IN 36 MARKETS ACROSS THE MIDDLE EAST, NORTH AFRICA, ASIA, EUROPE AND NORTH AMERICA, AND IS FAMOUS FOR ITS LARGE SCALE PROJECTS, INCLUDING THE DUBAI MALL, THE ADDRESS HOTELS AND EMAAR BEACHFRONT.



THINGS TO KNOW

SERVICE CHARGE: CHARGE: AED 46 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 50% PAYMENT

IN CLOSE PROXIMITY

- ON-SITE RETAIL & F&B
- 210m GEANT SUPERMARKET
- 2.4km INDEX MEDICAL CENTER
- 3.1km PETROL STATION RAS AL KHOR
- 3.6km NADD AL SHEBA SCHOOL
- 7km CREEK METRO STATION

KEY FEATURES

- EVERY UNIT HAS A BALCONY OR TERRACE, AND A LAUNDRY ROOM
- ALL BEDROOMS INCLUDE BUILT-IN WARDROBES OR A WIC IN MOST MASTER BEDROOMS
- 3 & 4BR RESIDENCES COME WITH A MAID'S ROOM AND BATHROOM, AND A POWDER ROOM
- ALL BEDROOMS IN 3BR TOWNHOUSES COME WITH A BATHROOM
- 3 & 4 BR APARTMENTS COME WITH A SHARED BATHROOM FOR BEDROOMS 3 & 4
- TOWNHOUSES INCLUDE A FAMILY AREA ON THE 1ST FLOOR AND AN OPEN ROOFTOP TERRACE



 **LOCATION:** Dubai Hills Estate

 **COMPLETED:** Q4 2026

Elvira will consist of two towers and will have 892 units, including 1-3 bedroom apartments, 3-bedroom duplexes and just 12 3-bedroom townhouses. All duplex apartments and townhouses will come with a private garden, as well as select 3-bedroom residences. The development is perfectly positioned at the center of a vibrant community with excellent amenities, direct access to Dubai Hills Park and walking distance to Dubai Hills Mall.

FACILITIES



SIZES & PRICES

1 BR – 693 SQFT TO 721 SQFT	FROM AED 1,290,000
2 BR – 1,063 SQFT TO 1,142 SQFT	FROM AED 1,910,000
3 BR – 1,501 SQFT TO 3,392 SQFT	FROM AED 2,990,000
3 BR DUPLEX – 2,500 SQFT TO 2,532 SQFT	FROM AED 4,440,000
3 BR TOWNHOUSE – 2,395 SQFT	FROM AED 4,800,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Geant Express- Golf Estate, Express Madina Supermarket, Fair Mart Supermarket

PUBLIC TRANSPORT: BUS – Le Meridien Hotel Accommodation 2, METRO– Umm Al Sheif

SCHOOLS/NURSERIES: GEMS Founder School-Al Barsha, King's School Al Barsha, Blossom Dubai Hills, GEMS Interational School

MEDICAL FACILITIES: King's College Hospital, Mediclinic Parkview Hospital, Al Khail Medical Center, Multi Care Medical Center

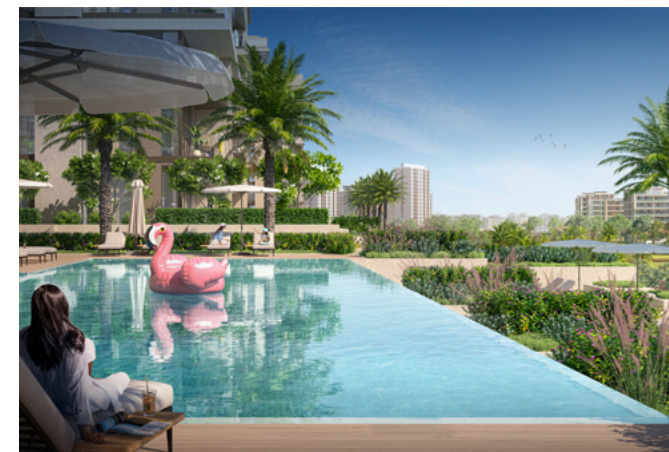
RETAIL/F&B: Dubai Hills Mall, Dubai Hills Clubhouse, The Farm Restaurant Al Barari

PETROL STATION: ADNOC- Dubai Hills, ADNOC-Nad Al Sheba

LANDMARKS: Dubai Hills Golf Club, Al Barari, Dubai Hills Mall

LOCATION FACTORS

- DIRECT ACCESS TO AL KHAIL ROAD AND HESSA STREET (TWO OF THE MAJOR HIGHWAYS AND TRANSPORT CONNECTIONS IN THE CITY)
- DIRECT ACCESS TO DUBAI HILLS PARK AND WALKING DISTANCE TO DUBAI HILLS MALL
- VERY CENTRAL LOCATION WITHIN THE CITY
- GOOD ROAD LINKS TO THE REST OF THE CITY
- ALL INCLUSIVE COMMUNITY- RETAIL MALL, CLUBHOUSE, SUPERMARKETS, HOSPITAL AND SCHOOLS
- PLENTY OF SCHOOLS AND FACILITIES IN THE SURROUNDING AREAS
- 15 MINUTES TO DOWNTOWN DUBAI
- 15 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DXB
- 25 MINUTES TO EXPO 2020 SITE



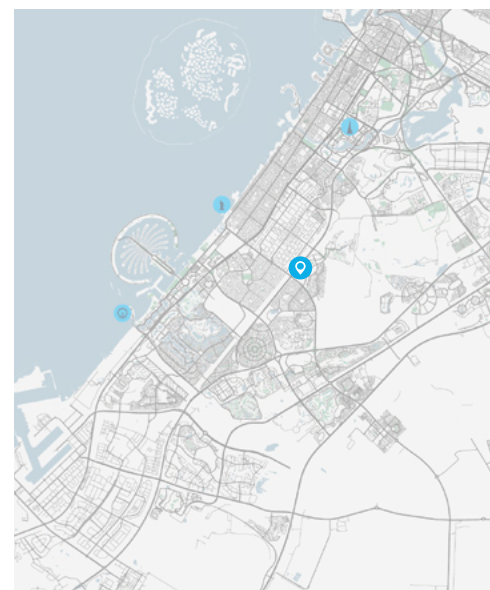
Each apartment in Elvira will have an ultra-contemporary design that complements the building's elegant, streamlined architecture, guaranteeing the best park views. Sophistication and comfort are key when it comes to the interiors of the residences, with white walls and neutral finishes, as well as a neutral material palette adding a warm ambiance throughout the open-plan designed spaces. There will also be large floor-to-ceiling windows that will welcome in natural light and provide wonderful views of the park outside.

PITCH POINTS / WHY BUY?

- DUBAI HILLS IS A HIGHLY SOUGHT-AFTER COMMUNITY
- FREEHOLD COMMUNITY-OPEN TO ALL NATIONALITIES
- ATTRACTIVE PAYMENT PLAN
- CENTRAL LOCATION- EQUAL DISTANCE TO DUBAI MARINA AND DOWNTOWN DUBAI
- EXCELLENT HEALTHCARE AND EDUCATION ESTABLISHMENTS WITHIN THE COMMUNITY
- CHAMPIONSHIP GOLF COURSE AND GOLF CLUB WITHIN THE COMMUNITY
- DOG FRIENDLY AREA
- ALL INCLUSIVE COMMUNITY
- ELVIRA IS WITHIN WALKING DISTANCE TO LOCAL AMENITIES, F&B, GROCERY STORES ETC
- RESIDENTS OF ELVIRA WILL HAVE DIRECT ACCESS TO DUBAI HILLS PARK

DEVELOPER OVERVIEW

EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large-scale projects, including The Dubai Mall, Emaar Beachfront and The Address Hotels, just to name a few



THINGS TO KNOW

SERVICE CHARGE: AED 16 – 18 PER SQFT (PLUS A/C)

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 50% PAYMENT

IN CLOSE PROXIMITY

- 1.4km BLOSSOM NURSERY
- 1.4km DUBAI HILLS GOLF CLUB
- 1.6km GEANT EXPRESS SUPERMARKET
- 2.2km KING'S COLLEGE HOSPITAL
- 5.3km ADNOC PETROL STATION
- 6.5km GEMS INTERNATIONAL SCHOOL

KEY FEATURES

- ALL UNITS COME WITH A BALCONY, A LAUNDRY ROOM AND WALK-IN-CLOSETS IN THE BEDROOMS
- ALL BEDROOMS COME WITH A BATHROOM
- FLOOR-TO-CEILING WINDOWS
- JUST 12 EXCLUSIVE TOWNHOUSES
- DIRECT ACCESS TO DUBAI HILLS PARK
- TOWNHOUSES, DUPLEXES AND SOME 3BR UNITS INCLUDE A PRIVATE GARDEN
- 2&3BR UNITS INCLUDE WITH A STORAGE ROOM
- TOWNHOUSES COME WITH A MAID'S ROOM, POWDER ROOM AND A LOBBY



DAMAC BAY 2 BY CAVALLI

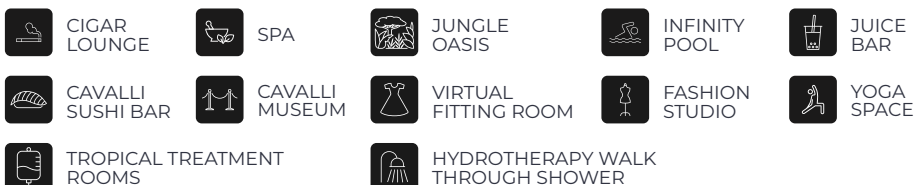
DAMAC
BAY 2
 BY CAVALLI

 **LOCATION:** DUBAI HARBOUR

 **COMPLETED:** Q1 2028

DAMAC Bay 2 by Cavalli will be a stunning 49-storey, 2 building complex that will be home to luxury units and super luxury duplex units across the top floors.

FACILITIES



SIZES & PRICES

LUXURY UNITS

1 BR – 735 SQFT TO 871 SQFT	FROM AED 2,990,000
2 BR – 1,123 SQFT TO 2,996 SQFT	FROM AED 4,490,000
3 BR – 1,778 SQFT TO 3,375 SQFT	FROM AED 7,000,000

SUPER LUXURY DUPLEXES

3 BR – CHECK WITH DEVELOPER	CHECK WITH DEVELOPER
4 BR – CHECK WITH DEVELOPER	CHECK WITH DEVELOPER
5 BR – CHECK WITH DEVELOPER	CHECK WITH DEVELOPER
FULL FLOOR UNIT – 3 TO 8 UNITS	FROM AED 31,500,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Caramel Center, Carrefour Marina Crown, Atlantis, Fresh Plus

PUBLIC TRANSPORT: METRO - Sobha Realty, TRAM – Mina Seyahi

SCHOOLS/NURSERIES: Art Basis School, Raffles Nursery, iCademy Middle East, Regents International School

MEDICAL FACILITIES: King's Marina Medical Centre, Top Medical Centre, Medcar Medical Center JBR

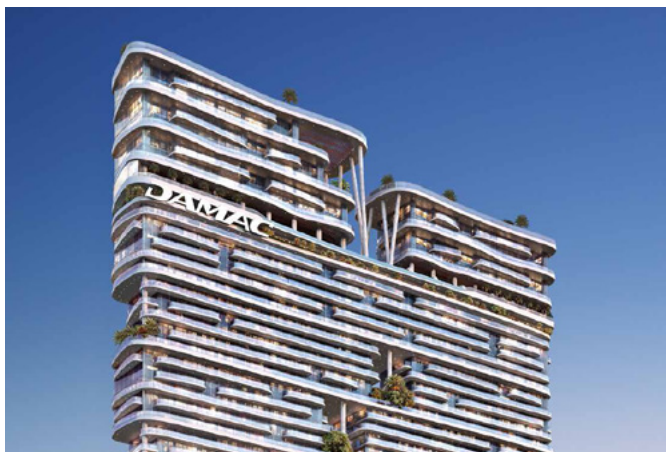
RETAIL/F&B: Dubai Harbour, Nakheel Mall, Dubai Marina, MOE, The Golden Mile

PETROL STATION: Dubai Harbour

LANDMARKS: Ain Dubai, Bluewaters Island, Dubai Marina, Palm Jumeirah

LOCATION FACTORS

- LOCATED ON THE TRUNK OF THE DUBAI HARBOUR
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT NEARBY
- NEAR TO DUBAI MARINA & THE PALM
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEACH ROAD THAT LEADS TO SRZ, JUMEIRAH, AL WASL AND JBR
- INCREDIBLE VIEWS OF THE PALM, DUBAI MARINA, BLUEWATERS ISLAND
- SITUATED CLOSE TO DUBAI MARINA, JBR & THE PALM JUMEIRAH
- 10 MINUTES TO DUBAI MARINA
- 30 MINUTES TO DXB AIRPORT



Residences will range from 1-3BR luxury units from floors 2-36 and 3-5BR super luxury duplexes across levels 44-49. Each duplex residence also comes with its own private pool on the balcony or terrace. The spectacular development sits adjacent to the DAMAC Bay development. There will be excellent podium amenities across floors 37-43 and level 1 will consist of even more residential amenities, along with F&B and retail outlets on the ground floor.

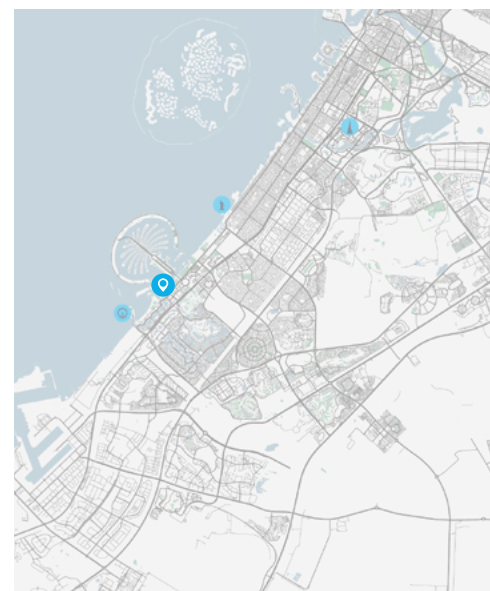
These spectacular residences will be branded by Cavalli, which means interiors will be opulent and grand with metallics and marble used throughout each space. Accents of green will be used in the finishes and communal spaces, and almost every surface will be textured to emit pure luxury. Residences will feature double height ceilings in the living areas that will compliment the vast floor-to-ceiling windows and doors.

PITCH POINTS / WHY BUY?

- BRAND NEW FREEHOLD AREA AND COMMUNITY
- APARTMENTS ARE BRANDED BY CAVALLI
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH AND DUBAI MARINA
- HIGHLY REPUTABLE DEVELOPER WITH PLenty OF DEVELOPMENTS AROUND THE REST OF DUBAI
- INCREDIBLE RESPONSE AND SELL-OUT OF DAMAC BAY DEVELOPMENT
- EXCELLENT LOCATION & INFRASTRUCTURE
- GREAT OFF-PLAN PAYMENT PLAN
- LARGEST AND MOST ADVANCED MARINIA IN THE REGION
- RENTAL OF ONE-BEDROOM APARTMENT IN EMAAR BEACHFRONT IS FROM 100K PER YEAR
- EXCELLENT RESIDENTIAL AMENITIES AND SOME OF THE FIRST BRANDED CAVALLI FACILITIES IN THE WORLD
- MAXIMUM 3 UNITS PER FLOOR – SUPER LUXURY UNITS
- MAXIMUM OF 8 UNITS PER FLOOR – LUXURY UNITS

DEVELOPER OVERVIEW

DAMAC PROPERTIES HAS BEEN SHAPING THE MIDDLE EAST'S LUXURY REAL ESTATE MARKET SINCE 2002, DELIVERING ICONIC RESIDENTIAL, COMMERCIAL AND LEISURE PROPERTIES ACROSS THE REGION AND BEYOND. OVER 36,000 HOMES HAVE BEEN DELIVERED AND 29,000 UNITS ARE IN PROGRESS.



THINGS TO KNOW

SERVICE CHARGE: FROM AED 25-30 PER SQFT

ALLOCATED PARKING: YES
(X1 1&2BR, X2 3BR, X3 4BR, X4 5BR)

RESALE POLICY: OFF-PLAN AFTER 50% PAYMENT

IN CLOSE PROXIMITY

- 850m CAMEL CENTER SUPERMARKET
- 1.1km KING'S MEDICAL CENTRE
- 1.2km PETROL STATION
- 1.5km RAFFLES NURSERY
- 2.1km METRO – SOBHA REALTY
- 2.7km MARINA MALL
- 3.5km iCADEMY MIDDLE EAST
- 4.6km SHEIKH ZAYED RD
- 21km DOWNTOWN DUBAI

KEY FEATURES

- ALL BEDROOMS COME WITH BATHROOMS
- MASTER BEDROOMS IN 1BR UNITS INCLUDE BUILT-IN WARDROBES AND 2-5 BEDROOM UNITS INCLUDE WALK-IN-CLOSETS
- ALL UNITS INCLUDE AT LEAST ONE BALCONY OR A HUGE TERRACE
- ALL 'SUPER LUXURY' DUPLEX UNITS COME WITH A PRIVATE POOL ON THE BALCONY OR TERRACE
- 3-5BR RESIDENCES INCLUDE A POWDER ROOM AND SOME 2BR UNITS



MYKONOS

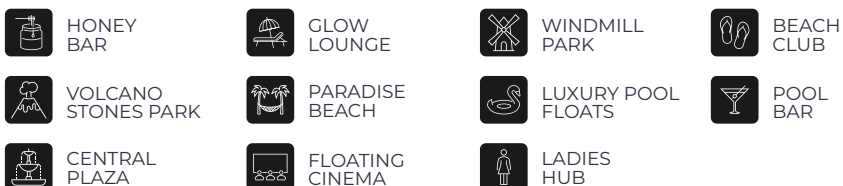
 DAMAC
 Lagoons


LOCATION: GOLF CITY


COMPLETED: JUNE 2026

Mykonos is the 10th phase of the DAMAC Lagoons master community that will reflect the beautiful scenery and atmosphere of this famous Greek island. The Mykonos cluster will consist of 4 & 5-bedroom townhouses that come with 2 and 3 levels and include a private garden. The residential community will offer its residents a chance to experience a Honey Bar and a Windmill Park which are both famous on the island of Mykonos. The exteriors of the townhouses will be minimalistic with a Mediterranean design style that include floor-to-ceiling windows and doors.

FACILITIES



SIZES & PRICES

4 BR – FROM 2,273 SQFT	FROM AED 2,470,000
5 BR – FROM 3,377 SQFT	FROM AED 3,280,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Geant Express Remraam, Viva Supermarket, Carrefour

PUBLIC TRANSPORT: METRO- Dubai Investment Park 1

SCHOOLS/NURSERIES: Jebel Ali School, Fairgreen International School, Global Indian International School, King's School

MEDICAL FACILITIES: Aster Medical Centre, Mediclinic Parkview Hospital, NMC Royal Hospital

RETAIL/F&B: First Avenue Mall, City Centre Me'aisem, Mall of the Emirates

PETROL STATION: ADNOC Service Station Ramraam

LANDMARKS: Dubai Polo & Equestrian Club, Dubai Autodrome, Miracle Garden, Global Village

LOCATION FACTORS

- GREAT ROAD CONNECTIVITY
- MINUTES FROM HESSA STREET AND AL KHAIL ROAD
- EXCELLENT COMMUNITY ENVIRONMENT
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT ON-SITE
- LOTS OF FACILITIES WITHIN THE COMMUNITY
- EXCELLENT SURROUNDING INFRASTRUCTURE
- OTHER NEARBY AREAS INCLUDE DAMAC HILLS, ARABIAN RANCHES AND TILAL AL GHAF
- 15 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DOWNTOWN DUBAI
- 25 MINUTES TO DXB AIRPORT



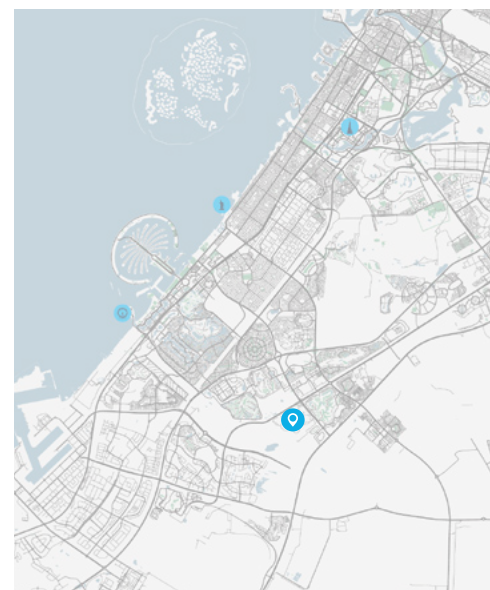
Interiors will be inspired by the beautiful, yet party island of Mykonos in Greece. There will be lots of natural stone and natural textured walls used throughout, complimented by light and dark wood with wicker features. The floor-to ceiling windows will make the most of the daylight, which will make the space feel even bigger with the vast white walls. Homes will have a minimalistic approach to their design, without compromising on functionality or practicality.

PITCH POINTS / WHY BUY?

- HIGHLY ANTICIPATED RESIDENTIAL DEVELOPMENT – THIS IS ONE OF THE FINAL PHASES OF THE MASTERPLAN
- EXCELLENT COMMUNITY FACILITIES BOTH WITHIN THE MYKONOS CLUSTER AND THE OTHER DAMAC LAGOONS COMMUNITIES
- THE MYKONOS CLUSTER WILL FOCUS ON WELLNESS AND TRANQUILLITY
- WORLD-RENOWNED PROPERTY DEVELOPER WITH A GREAT REPUTATION
- A PHASED DEVELOPMENT ROLLOUT
- THE ONLY RESIDENTIAL DEVELOPMENT SOLELY INSPIRED BY EUROPEAN CULTURE
- DAMAC LAGOONS IS SET WITHIN THE GOLF CITY AREA
- WORLD FAMOUS TRUMP INTERNATIONAL GOLF CLUB
- GOOD ROI POTENTIAL – 175K PA RENTAL FOR 4BR

DEVELOPER OVERVIEW

DAMAC PROPERTIES HAS BEEN SHAPING THE MIDDLE EAST'S LUXURY REAL ESTATE MARKET SINCE 2002, DELIVERING ICONIC RESIDENTIAL, COMMERCIAL AND LEISURE PROPERTIES ACROSS THE REGION AND BEYOND. OVER 36,000 HOMES HAVE BEEN DELIVERED AND 29,000 UNITS ARE IN PROGRESS.



THINGS TO KNOW

SERVICE CHARGE: AED 4 PER SQFT

ALLOCATED PARKING: YES – A CARPORT PER VILLA

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 1.4km PETROL STATION
- 2.6km GEANT EXPRESS REMRAAM
- 3km JEBEL ALI SCHOOL
- 3.6km SHEIKH ZAYED RD
- 7.9km ASTER MEDICAL CENTRE
- 8.3km FIRST AVENUE MALL
- 15.9km METRO – DUBAI INVESTMENT PARK 1

KEY FEATURES

- PARADISE BEACH WITH SUNKEN SEATING
- HONEY BAR / GLOW LOUNGE / VOLCANIC STONES PARK /
- POOL BAR WITH PODS / LUXURY POOL FLOATS
- ALL MASTER BEDROOMS COME WITH A WALK-IN-CLOSET
- CARPORT FOR 2 CARS
- BACK GARDEN IN ALL RESIDENCES
- BALCONY IN THE MASTER BEDROOM IN 4BR UNITS, AS WELL AS OTHER BEDROOMS IN 5BR UNITS
- 4BR TOWNHOUSES HAVE 2 RESIDENTIAL LEVELS AND INCLUDE A LAUNDRY/STORAGE ROOM

AIRE DUBAI

ALTA
 REAL ESTATE DEVELOPMENT

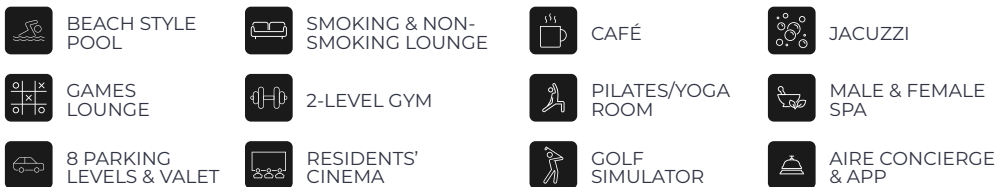
AIRE
 DUBAI

 **LOCATION:** AL WASL

 **COMPLETED:** Q4 2026

Aire Dubai will have a fantastic location alongside the SZR and will consist of 69 floors and 151 residential units. The residences will be separated into Sky Units and Sky Homes. The Sky Units will sit across floors 11-45 and includes 2-4 bedroom single residences and Sky Homes will be situated across levels 58-69. The Sky Homes include 1 triplex residence, 2 duplex residences and 5 full floor penthouses. Residents will be able to enjoy excellent private amenities and facilities, as well as 8-levels of parking.

FACILITIES



SIZES & PRICES

SKY UNITS (11-45 FLOORS)

2 BR – 2,267 SQFT TO 2,402 SQFT	FROM AED 8,221,000
3 BR – 2,961 SQFT TO 3,232 SQFT	FROM AED 10,954,000
4 BR – 4,385 SQFT TO 5,552 SQFT	FROM AED 21,583,000

SKY HOMES (58-69 FLOORS)

4 BR DUPLEX	FROM AED SOLD OUT
4 BR TRIPLEX	FROM AED SOLD OUT
5 BR FULL FLOOR PENTHOUSE – 11,763 SQFT	FROM AED SOLD OUT

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Geant Express, Al Shehaib Grocery, Carrefour Market, Supermarche, New Safest Way Supermarket

PUBLIC TRANSPORT: METRO-Burj Khalifa/ The Dubai, BUS – City Walk 2, DEWA Al Wasl Customer Happiness Center

SCHOOLS/NURSERIES: Al Raya Girl's School, St Mark School, Shfa Private School, Qartabat Intermediate School, Fantasy Land Montessori Nursery

MEDICAL FACILITIES: Valiant Clinic & Hospital, Monroe Medical Center, Jafza Medical Center, New Hope Medial Center

RETAIL/F&B: On-site, City Walk, Galleria Mall, Mazaya Shopping Center, Al Wasl Road

PETROL STATION: ENOC, Emarat- Safa, EDNOC

LANDMARKS: City Walk, Burj Khalifa, Downtown Dubai, Business Bay, Jumeirah Beach, Box Park

LOCATION FACTORS

- LOCATED IN THE HEART OF THE CITY IN BETWEEN DOWNTOWN DUBAI AND AL WASL ROAD
- SITS ALONG THE SZR
- EASY ACCESS TO AL WASL ROAD, AL KAIL ROAD AND THE SHEIKH ZAYED ROAD
- EXCELLENT ROAD CONNECTIONS
- 15 MINUTE WALK TO THE DUBAI MALL METRO STATION
- INCREDIBLE VIEWS OF DUBAI SKYLINE & CITY WALK NEIGHBOURHOOD
- EXTREMELY WELL-CONNECTED AREA
- NEXT TO CITY WALK, DOWNTOWN DUBAI, DIFC, BUSINESS BAY AND SATWA
- RETAIL, F&B AND MEDICAL FACILITIES ALL LOCATED WITHIN WALKING DISTANCE
- 5 MINUTE WALK TO CITY WALK
- 5 MINUTES TO DOWNTOWN DUBAI
- LESS THAN 20 MINUTES TO DXB AIRPORT



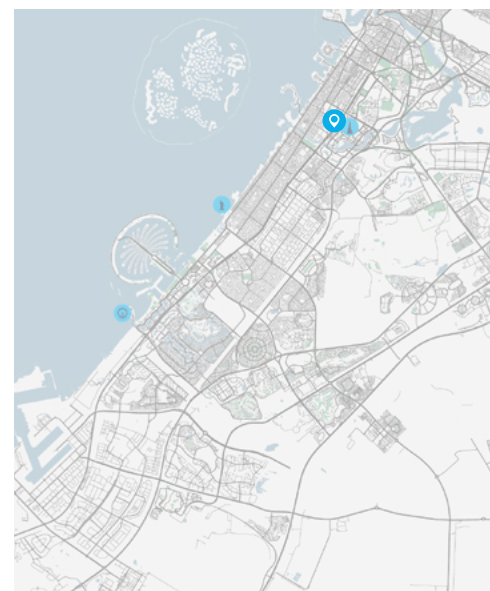
The interior design of Aire will be designed by mckimm interiors, who specializes in contemporary, luxury residential design. Spaces will be defined by light tones, rounded corners and refined finishes. Every residence and common area has been thoughtfully designed to invite sunlight within, to fill the expansive spaces and stream across the natural materials. Lots of textures will be used throughout each room to create space, interest and a feeling of luxury.

PITCH POINTS / WHY BUY?

- EXCELLENT CITY LOCATION – LOCATED BETWEEN THE SZR, CITY WALK AND AL WASL ROAD
- FREEHOLD DEVELOPMENT
- EXCELLENT ROI POTENTIAL
- ATTRACTIVE PAYMENT PLAN
- GREAT SURROUNDING INFRASTRUCTURE WITH PLENTY OF SCHOOLS, MEDICAL FACILITIES AND RETAIL/GROCERY STORES ALL WITHIN WALKING DISTANCE
- ALTA IS A RENOWNED DEVELOPER, KNOWN FOR SOME OF THE MOST LUXURIOUS RESIDENTIAL PROJECTS IN DUBAI
- PLENTY OF ENTERTAINMENT AND LEISURE OPTIONS SURROUNDING THE COMPLEX – GREEN PLANET, BOX PARK, HUB-ZERO, COCA COLA ARENA
- VERY SPACIOUS RESIDENCES COMPARED WITH SIMILAR DEVELOPMENTS WITHIN THE SURROUNDING AREAS

DEVELOPER OVERVIEW

Head quartered in Dubai, Alta is a privately owned global real estate development company. Founded and led by Abdulla Al Tayer, Alta is highly specialized in identifying and acquiring land in prime geographical areas with strong growth potential. Alta embraces international partnerships with world-renowned designers, architects and consultants that combine the finest elements of exceptional design and construction.



THINGS TO KNOW

SERVICE CHARGE: FROM AED 30-35 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 50% PAYMENT

IN CLOSE PROXIMITY

- 200m CITY WALK
- 550m CITY WALK 2 BUS STOP
- 850m VALIANT CLINIC & HOSPITAL
- 1km AL WASL ROAD
- 1km GEANT EXPRESS SUPERMARKET
- 1.6km EDNOC PETROL STATION
- 1.6km ST MARK SCHOOL

KEY FEATURES

- FLOOR TO CEILING WINDOWS AND GORGEOUS DOUBLE HEIGHT LIVING SPACES
- MIELE APPLIANCES IN THE KITCHENS AND LAUNDRY ROOMS
- WOODEN OAK FLOORING IN THE BEDROOMS AND THE LIVING SPACES
- NATURAL STONE WILL BE USED IN THE BATHROOM FLOORS AND THE KITCHENS
- TINTED GLASS FOR THE WARDROBE DOORS AND THE BATHROOMS
- JUST ONE 4BR TRIPLEX UNIT
- ONLY 2 DUPLEX 4BR UNITS
- 5 FULL FLOOR PENTHOUSES WITH 5BR
- PENTHOUSES WILL INCLUDE A PRIVATE GYM WITH TECHNOGYM EQUIPMENT AND A WELLNESS ROOM
- RESIDENTS WILL HAVE A DEDICATED RESIDENTS APP AND A LA CARTE SERVICES



MR. C RESIDENCES

LOCATION: JUMEIRAH

COMPLETED: Q4 2023

Mr. C
RESIDENCES
Jumeirah
BY
IGNAZIO
AND
MACGIO
CIPRIANI

The ultra luxury 27 fully furnished serviced penthouse apartments with private pool for each unit that make up Mr. C Residences Jumeirah is quintessential European comfort infused with luxurious Dubai living. Inspired by Old World sophistication and modern comfort, these residences are infused with Arabian flair and strengthened by a service lifestyle experience perfected by Cipriani's fourth generation of stewardship. Mr. C Residences Jumeirah is home to those who appreciate finer things.

FACILITIES

- SWIMMING POOLS
- PERSONALISED SERVICES
- FITNESS CENTERS
- SPAS
- OUTDOOR MOVIE THEATER
- YOGA AREA
- F&B
- 24 HR PARKING/ VALET PARKING
- IN-HOME DINING SERVICE

SIZES & PRICES

3 BR – 2,834 SQFT TO 4,955 SQFT	FROM AED 118,500,000
4 BR – 3,750 SQFT TO 5,554 SQFT	FROM AED 24,200,000
5 BR PENTHOUSE– 8,948 SQFT TO 11,328 SQFT	FROM AED 53,000,000
6 BR – FROM 15,220 SQFT	FROM AED 86,600,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Carrefour, Fine Fare Supermarket, Spinneys, Grandiose

PUBLIC TRANSPORT: METRO- Burj Khalifa/Dubai Mall. BUS – Wasl Road, Box Park 2-1

SCHOOLS/NURSERIES: JSS Private School, Al Raya's Girls School, Safa Kindergarten School, Horizon English School

MEDICAL FACILITIES: Emirates Hospital Jumeirah and Medcare Hospital

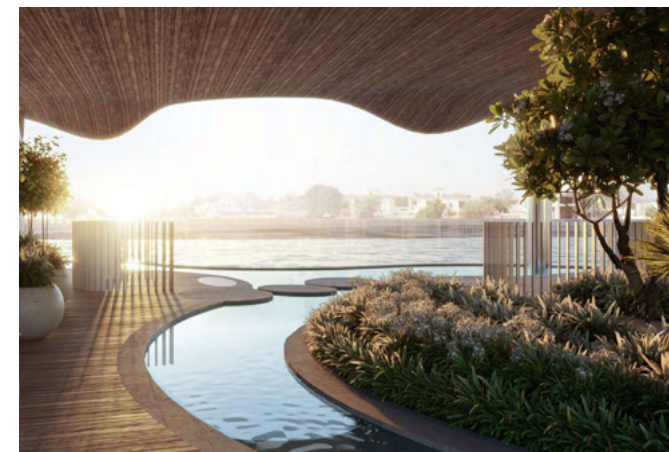
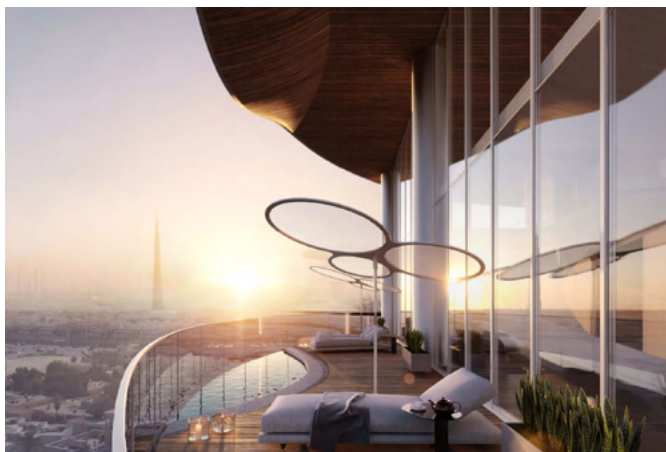
RETAIL/F&B: Mercato Mall, Town Centre Jumeirah, Galleria Mall, The Dubai Mall

PETROL STATION: Safa, Emarat

LANDMARKS: The Dubai Mall, Burj Khalifa, Dubai Frame

LOCATION FACTORS

- EXCELLENT RESIDENTIAL INFRASTRUCTURE IN JUMEIRAH 2
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT
- EASY ACCESS TO THE SZR
- INCREDIBLE VIEWS – SZR SKYLINE AND DOWNTOWN SKYLINE AND CANAL
- EXTREMELY WELL-CONNECTED AREA
- CLOSEBY TO NAMMOS BEACH
- CLOSEBY TO SOME OF THE WORLDS BEST HOTELS
- JUMEIRAH 2 – VERY POPULAR WITH LOCALS AND EXPATS
- LOTS OF THINGS TO SEE AND DO IN SURROUNDING AREAS
- CLOSE TO DOWNTOWN DUBAI
- 20 MINS TO DXB AIRPORT



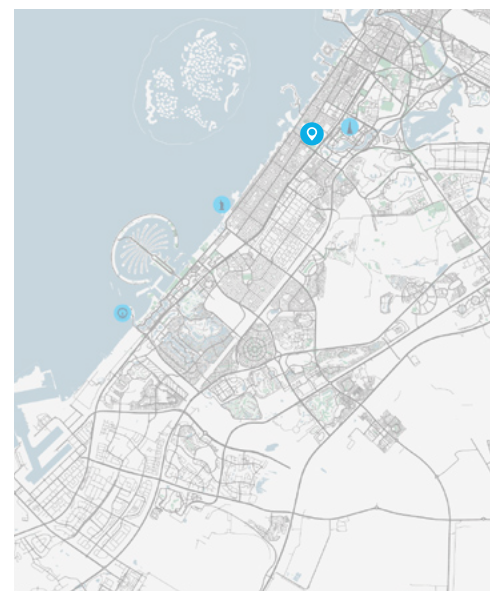
Residential interiors and amenity spaces channel the nautical tradition that gives Mr. C Residences Jumeirah its unique character and soul. Every detail has a luxury yacht feel, bringing together features of the natural landscape of the desert with a sophisticated Italian touch.

PITCH POINTS / WHY BUY?

- ONE OF A KIND CIPRIANI BRANDED RESIDENCE IN THE MIDDLE EAST – ONLY 2 OTHERS IN MIAMI & NYC
- PRIVATE TERRACE, PLUNGE POOL & PRIVATE ROOF GARDEN
- TWO VERY WELL RESPECTED DEVELOPER BRANDS
- FURNITURE BY MINOTTI AND PORADA
- WALKING DISTANCE FROM LOCAL AMENITIES
- INCREDIBLE VIEWS OF DOWNTOWN DUBAI
- LUXURY LIVING AT ITS FINEST
- THE DEVELOPERS HAVE THOUGHT OF EVERY DETAIL TO MAKE LIVING HERE SEAMLESS
- DESIGNED BY WORLD FAMOUS ARCHITECTS & INTERIOR DESIGNERS
- INCREDIBLE LOCATION FOR LUXURY LIVING

DEVELOPER OVERVIEW

Head quartered in Dubai, Alta is a privately owned global real estate development company. Founded and led by Abdulla Al Tayer, Alta is highly specialized in identifying and acquiring land in prime geographical areas with strong growth potential. Alta embraces international partnerships with world-renowned designers, architects and consultants that combine the finest elements of exceptional design and construction.



THINGS TO KNOW

SERVICE CHARGE: 47 AED PER SQFT

ALLOCATED PARKING: YES (x4 PARKING WITH A/C)

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME

IN CLOSE PROXIMITY

- 1.1km EMIRATES HOSPITAL JUMEIRAH
- 1.8km PETROL STATION
- 2.3km GALLERIA MALL
- 2.4km SHEIKH ZAYED RD
- 3km SCHOOL- HORIZON ENGLISH SCHOOL

KEY FEATURES

- 5&6 BR UNITS COME WITH PRIVATE TERRACE, PLUNGE POOL & PRIVATE ROOF GARDEN
- ELEVATOR OPENS DIRECTLY INTO RESIDENCE
- DEDICATED MR. C RESIDENCE APP
- ALL APARTMENTS AND PENTHOUSES COME FULLY-FURNISHED AND ARE SERVICED
- FAMOUS BELLINI CAFÉ HOME DELIVERY SERVICE & IN-ROOM DINING
- BESPOKE BUTLER/PERSONALIZED SERVICES FOR ALL RESIDENTS
- ON-SITE RESIDENTS MANAGER



**SELECT
GROUP**

**Jumeirah
Living**
BUSINESS BAY

LOCATION: Business Bay

COMPLETED: DEC 2025

Jumeirah Living is the newest addition to the Peninsula Business Bay development which sits at the tip of the project, surrounded by the Dubai Canal. The 35-storey building will be managed by Jumeirah Living and include 82 very spacious residences, ranging from 2-5 bedroom apartments, 4BR simplexes, 5BR duplexes and a one-of-a-kind full-floor master penthouse, located on the top floor.

FACILITIES

SWIMMING POOLS	SAUNA & STEAM ROOMS	GYM & PT ROOM	CO STUDYING AREA
RESIDENTS LOUNGE	TEENAGER LOUNGE	JACUZZI	CONCIERGE SERVICES
HOUSEKEEPING/VALET	YOGA DECK	CINEMA	PROMENADE

SIZES & PRICES

2 BR – FROM 2,007 SQFT	FROM AED 7,500,000
3 BR – FROM 3,018 SQFT	FROM AED 9,900,000
4 BR – FROM 4,277 SQFT	FROM AED 14,800,000
4 BR SIMPLEX – FROM 5,130 SQFT	FROM AED 21,300,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: On-site, Choithrams, Carrefour, Better 1 Mart, Allday Fresh

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Maple Bear Pre School, Global Indian International School, JSS Private School

MEDICAL FACILITIES: On-site, Midline Bay Medical Center, Dr Deen Al Qedrah Medical Center, Aster Clinic

RETAIL/F&B: On-site, The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

PETROL STATION: Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, DIFC,

LOCATION FACTORS

- JUMEIRAH LIVING WILL BE SITUATED RIGHT ON THE TIP OF THE PENINSULA DEVELOPMENT
- EXCELLENT CITY LOCATION
- BUSINESS CENTER OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- OVERLOOKING THE DUBAI CANAL
- 5 MINUTES FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY AND WITHIN THE COMPLEX
- 20 MINUTES TO DXB AIRPORT
- 5 MINUTES TO DOWNTOWN DUBAI



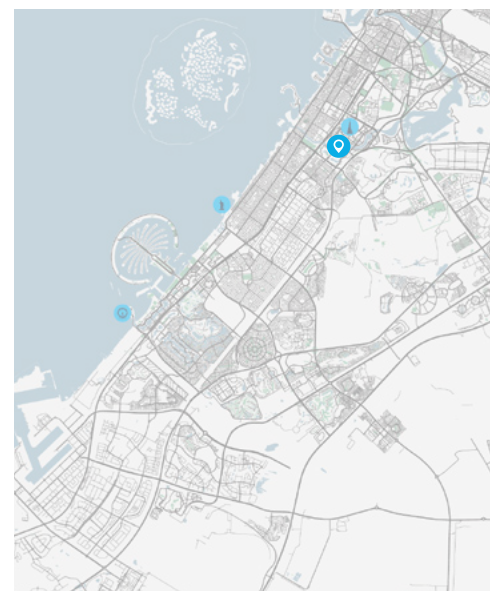
Jumeirah Living will have impeccable interior design and finishes, with each residence fitted to a sublime grade and quality. These elevated apartments and duplexes have light wooden features with light marble and wood flooring, as well as floor-to-ceiling windows to maximise the gorgeous views of the surrounding skyline.

PITCH POINTS / WHY BUY?

- EXTREMELY SPACIOUS RESIDENTIAL UNITS COMPARED WITH SIMILAR DEVELOPMENTS WITHIN THE SAME AREA
- JUMEIRAH LIVING IS ONE OF THE BEST HOSPITALITY MANAGEMENT GROUPS IN THE WORLD
- MANAGED AND SERVICED BY JUMEIRAH LIVING
- UNRIVALED RESIDENTIAL FACILITIES
- RESIDENTS WILL ALSO BENEFIT FROM A COMMUNITY MALL, PROMENADE, F&B OUTLETS ETC. ONCE COMPLETED
- PENINSULA COMPLEX HAS THE WIDEST RANGE OF OUTDOOR & RECREATIONAL FACILITIES IN BUSINESS BAY
- OWNERS OF PROPERTIES WILL BENEFIT FROM EITHER GOLD OR SILVER JUMEIRAH ONE MEMBERSHIP.

DEVELOPER OVERVIEW

Select Group was established in Dubai back in 2002 and has a portfolio across 7 different investment sectors worth over AED 17 billion and has delivered more than 7,000 residential units. The company is engaged in both real estate and direct investments with projects in the UAE, Croatia, Germany and in the UK. Other community projects by Select Group include, Six Senses The Palm, Peninsula One and Two, and many more.



THINGS TO KNOW

SERVICE CHARGE: AED PER SQFT (TBC)

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- 1km PETROL STATION
- 1.2km METRO STATION
- 1.6km SUPERMARKET
- 2.5km THE DUBAI MALL
- 3.6km MEDICAL CLINIC
- 4km SHEIKH ZAYED ROAD
- 5km SCHOOL
- 5km NURSERY

KEY FEATURES

- GORGEOUS VIEWS OF THE DUBAI CANAL AND DOWNTOWN DUBAI SKYLINE
- FLOOR-TO-CEILING WINDOWS
- ONE-OF-A-KIND FULL FLOOR PENTHOUSE ON THE TOP FLOOR WITH ITS OWN LIBRARY, GYM, SAUNA & STEAM ROOM AND BALCONIES AT EACH END
- IMPECCABLE INTERIORS
- UNRIVALLED RESIDENTIAL AMENITIES AND FACILITIES



SIX SENSES

 SELECT
GROUP


 SIX SENSES
RESIDENCES
THE PALM, DUBAI

 LOCATION: PALM JUMEIRAH

 COMPLETED: Q4 2024

This will be the first Six Senses hotel and branded residences in the UAE. The beachfront property on Palm Jumeirah comprises of 162 ultra-luxury branded residences, a hotel and 60,000 square feet of amenities and facilities. The branded Six Senses Residences will include 121 penthouses, 32 sky villas and 9 signature beachfront villas which will be managed by Six Senses and will have access to the hotel's facilities. The entire development has been designed to afford residents the utmost privacy, while offering unparalleled access to spacious, meticulously landscaped green areas.

FACILITIES



SIZES & PRICES

2 BR PENTHOUSES – FROM 2,000 SQFT	OT AED 9 500 000 (USD 2 586 500)
2 BR SKY VILLAS	OT AED 15 000 000 (USD 4 084 000)
3 BR SKY VILLAS	OT AED 26 000 000 (USD 7 079 000)
BEACHFRONT VILLAS	OT AED 72 000 000 (USD 19 602 500)

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Al Mirziban, Waitrose, Quickbuy, All Day Mini Mart

PUBLIC TRANSPORT: Palm Atlantis Monorail Station

SCHOOLS/NURSERIES: Asya's Nursery, Redwood Montessori Nursery, Dubai College, GEMs Wellington International School

MEDICAL FACILITIES: Dubai London Clinic- Nakheel Mall, Al Das Medical Clinic

RETAIL/F&B: On-site within W Hotel, Golden Mile, Nakheel Mall, The Point

PETROL STATION: ENOC Link- The Palm Jumeirah

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah, The Point

LOCATION FACTORS

- LOCATED ON THE WEST CRESCENT ON PALM JUMEIRAH
- ULTIMATE HOLIDAY DESTINATION
- CLOSE TO THE PALM TOWER VIEWING DECK
- THE GOLDEN MILE IS NEARBY
- NAKHEEL MALL IS THE LOCAL SHOPPING DESTINATION
- DIRECT ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEACH ROAD
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE
- ISLAND LIVING
- 25 MINS TO DOWNTOWN DUBAI
- 35 MINS TO DXB AIRPORT



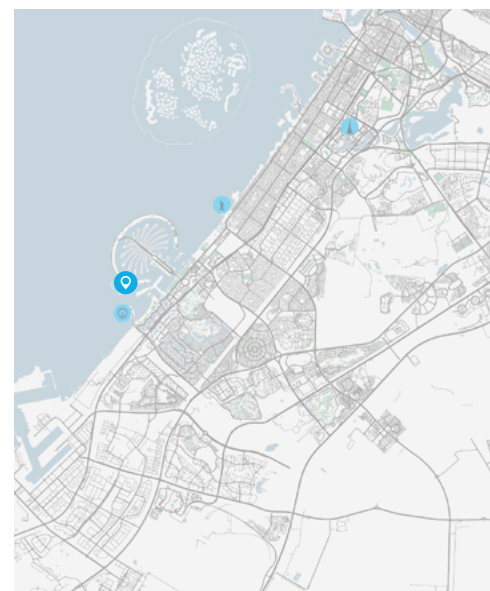
Six Senses ethos of wellness and sustainability will reflect perfectly in the new hotel and residences on The Palm Jumeirah. The complex will include a micro farm, tennis courts, padel courts and running tracks.

PITCH POINTS / WHY BUY?

- ONE OF THE MOST FAMOUS LUXURY RESORT HOTEL BRANDS IN THE WORLD
- WORLD RENOWNED SERVICE
- 360-DEGREE VIEWS OF THE DUBAI SKYLINE
- LUXURY RETAIL PODIUM WITHIN THE BUILDING
- GOVERNMENT OWNED DEVELOPER
- CONTRACT BETWEEN SIX SENSES AND BUYERS WILL BE FOR 20 YEARS

DEVELOPER OVERVIEW

Select Group was established in Dubai back in 2002 and has a portfolio across 7 different investment sectors worth over AED 17 billion, and has delivered more than 7,000 residential units. The global property developer, and its joint venture partner Emirates Strategic Investments Company (ESIC), has signed a management agreement with Six Senses Hotels Resorts Spas to develop the ultra-luxury operator's first branded residences and hotel in the United Arab Emirates.



THINGS TO KNOW

PAYMENT PLAN: 40/60

ALLOCATED PARKING: YES

IN CLOSE PROXIMITY

- 1.7km MONORAIL – PALM ATLANTIS MONORAIL STATION
- 5.2km NAKHEEL MALL
- 5.8km NURSERY
- 6.2km PETROL STATION
- 7.6km AL MIRZIBAN SUPERMARKET
- 8.3km DUBAI LONDON CLINIC
- 11.8km SCHOOL
- 13km SHEIKH ZAYED ROAD

KEY FEATURES

- ALL HOTEL FACILITIES WILL BE AVAILABLE FOR ALL RESIDENTS
- EACH RESIDENCE BUILDING WILL HAVE UNDERGROUND PARKING ENTRANCE
- VILLAS WILL HAVE THEIR OWN UNDERGROUND PARKING

DG1 LIVING

DG1
LIVING

 **LOCATION:** SOBHA HARTLAND

 **COMPLETED:** Q4 2026

DG1 Living is a 20-storey premium complex that will be located along the Dubai Water Canal in Business Bay. The incredible project will have a distinctive twisted architecture that is designed to create shade without compromising the views. The development is being created and designed by the world-renowned Gensler architects. DG1 Living will include apartments with 1-3 bedrooms that all come with incredible views of the city and the canal. All units come unfurnished but include kitchen appliances.

FACILITIES



SIZES & PRICES

1 BR – 721 SQFT TO 850 SQFT	FROM AED 1,720,000
2 BR – 1,120 SQFT TO 1,539 SQFT	FROM AED 2,420,000
3 BR – 1,580 SQFT	FROM AED 4,310,000
FULL FLOOR	FROM AED 34,000,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Choithrams, Carrefour, Better 1 Mart, Allday Fresh

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Maple Bear Pre School, Global Indian International School, JSS Private School

MEDICAL FACILITIES: Midline Bay Medical Center, Dr Deen Al Qedrah Medical Center, Aster Clinic

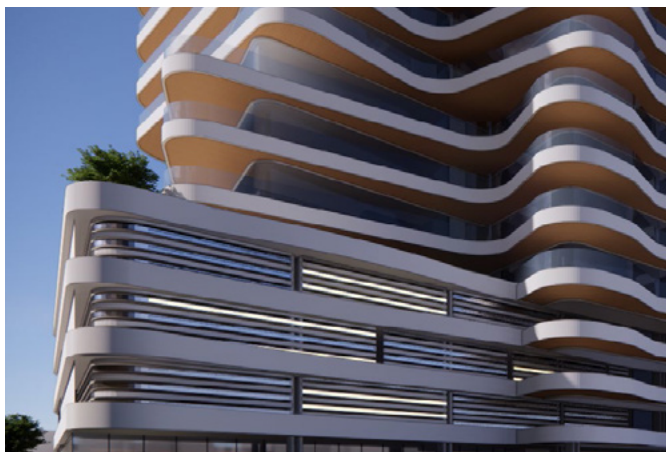
RETAIL/F&B: The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

PETROL STATION: EPPCO-Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, DIFC, Al Safa Park

LOCATION FACTORS

- EXCELLENT CITY LOCATION
- THE COMPLEX IS CLOSE TO MAJOR HIGHWAYS OF THE CITY AND PUBLIC TRANSPORT STATIONS
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- OVERLOOKING THE DUBAI CANAL
- GREAT VIEWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY AND WITHIN THE COMPLEX
- 5 MINUTES TO DOWNTOWN DUBAI
- 5 MINUTES FROM THE DUBAI MALL
- 20 MINUTES TO DXB AIRPORT
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



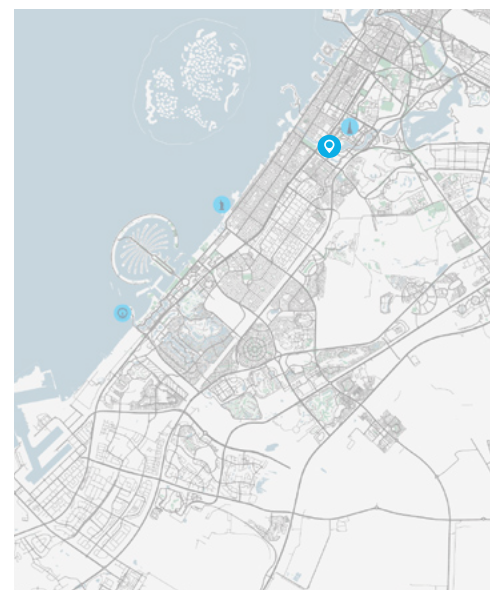
Residences in DG1 Living are made for real 'visionaries' who see themselves living in an architectural masterpiece in the heart of the city. All units are open-plan and come with floor-to-ceiling windows that make the most of the incredible views. Interiors in the communal spaces will be futuristic yet functional with lots of whites and creams with minimal furniture, however areas will still be warm and inviting.

PITCH POINTS / WHY BUY?

- ONLY 13 UNITS PER FLOOR
- A TOTAL OF 200 UNITS
- WORLD-RENOWNED ARCHITECT – THE BUILDING WILL BE A MODERN MASTERPIECE ONCE COMPLETED
- AT LEAST 6.1% ROI WITH MINIMUM AED 55K ANNUAL RENTAL PRICE FOR 1BR UNITS
- GREAT LOCATION WITH EXCELLENT ROAD CONNECTIVITY IN THE HEART OF THE CITY
- WELL-KNOWN REPUTABLE DEVELOPER WITH OTHER VERY SUCCESSFUL DEVELOPMENTS ACROSS THE CITY
- CITY LIVING BUT WITH SERENE AND CALM GREEN SURROUNDINGS WITHIN THE DEVELOPMENT
- THE BUILDING'S DESIGN HAS A SENSE OF CALMNESS THAT IS DIFFICULT TO FIND IN THE HEART OF THE CITY

DEVELOPER OVERVIEW

Established in 2017, DarGlobal combines experience and innovation that delivers the highest quality properties. World-class architects curate DarGlobal's homes, which are modeled by renowned design and fashion icons; and each home is built with the highest quality materials and maintained by top experts within the field. DarGlobal has delivered over 15,000 units and has USD 8.2B in assets, with projects in Bosnia, Oman, Qatar and the UAE.



THINGS TO KNOW

SERVICE CHARGE: AED 17 – 25 PER SQFT TBC

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 24% PAYMENT (CONFIRMED BY DEVELOPER)

IN CLOSE PROXIMITY

- 230m MEDICAL CLINIC
- 1.5km PETROL STATION
- 1.6km SUPERMARKET
- 3km METRO STATION
- 3km SHEIKH ZAYED ROAD
- 5km JSS SCHOOL
- 5km NURSERY
- 6km THE DUBAI MALL

KEY FEATURES

- ALL UNITS COME WITH A SPACIOUS BALCONY OR ELONGATED TERRACE WITH STUNNING VIEWS OF THE CITYSCAPE
- WALK-IN-CLOSETS IN EVERY MASTER BEDROOM
- 3-BEDROOM UNITS INCLUDE A MAID'S ROOM
- ALL BEDROOMS COME WITH A BATHROOM
- FLOOR-TO-CEILING WINDOWS
- RESIDENCES COME UNFURNISHED BY INCLUDE KITCHEN APPLIANCES
- ALL RESIDENCES INCLUDE A POWDER ROOM AND MOST COME WITH A LAUNDRY ROOM



 **LOCATION:** SOBHA HARTLAND

 **COMPLETED:** Q4 2026



The Sobha One community will sit in Sobha Hartland and will consist of 5 interconnected towers, ranging from 30-65 storey's. There will be 1-4 bedroom apartments and 2 & 4-bedroom duplex apartments located across all 5 towers. All units will include a utility room and at least one balcony. All apartments will all have gorgeous views of either Downtown, Dubai Creek, Ras Al Khor or the Burj Khalifa. The Sobha One towers and the Sobha Hartland master community will have excellent residential amenities and facilities, including schools, a mosque and retail stores.

FACILITIES



SIZES & PRICES

1 BR – 540 SQFT TO 809 SQFT	FROM AED 1,200,000
2 BR – 1,016 SQFT TO 1,459 SQFT	FROM AED 1,700,000
3 BR – 1,640 SQFT TO 2,492 SQFT	FROM AED 3,400,000
4 BR – 2,277 SQFT TO 2,562 SQFT	FROM AED 4,500,000
2 BR DUPLEX – 1,881 SQFT	REFER TO DEVELOPER
4 BR DUPLEX – 2,349 SQFT TO 2,401 SQFT	REFER TO DEVELOPER

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Grand Fresh Meydan, Spinneys Meydan, Fair Mart Supermarket Meydan

PUBLIC TRANSPORT: BUS STOP - Avanti Tower, METRO – Business Bay

SCHOOLS/NURSERIES: Hartland International School, North Collegiate School, Rashid School for Boys, Kido Nursery

MEDICAL FACILITIES: Al Quoz Health Center, Miracure Medical Centre LLC, Multi Care Medical Center

RETAIL/F&B: Hartland Mall, The Dubai Mall, Design District, Downtown Dubai

PETROL STATION: EMARAT 58CJ, ADNOC Nad al Sheba

LANDMARKS: Meydan Hotel, Al Quoz Pond Park, Design District, Burj Khalifa, Downtown Dubai

LOCATION FACTORS

- SOBHA ONE IS PART OF THE SOBHA HARTLAND DEVELOPMENT IN MBR CITY
- LOCATED ON THE OUTSKIRTS OF THE COMMUNITY- EASY/QUICK EXIT FROM THE COMMUNITY AND ADJACENT TO RAS AL KHOR ROAD
- GREAT LOCATION – 2 INTERNATIONAL SCHOOLS WITHIN THE COMMUNITY
- PART OF THE MEYDAN AREA WHICH HAS GREAT TRAVEL CONNECTIONS TO THE REST OF THE CITY
- VERY CLOSE TO RAS AL KHOR ROAD AND AL KHAIL ROAD
- STUNNING VIEWS OF DOWNTOWN DUBAI AND THE SURROUNDING GREEN AREAS
- REAL COMMUNITY LIVING
- 12 MINUTES TO DOWNTOWN DUBAI
- 20 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DUBAI MARINA
- 10 MINUTES TO DIFC



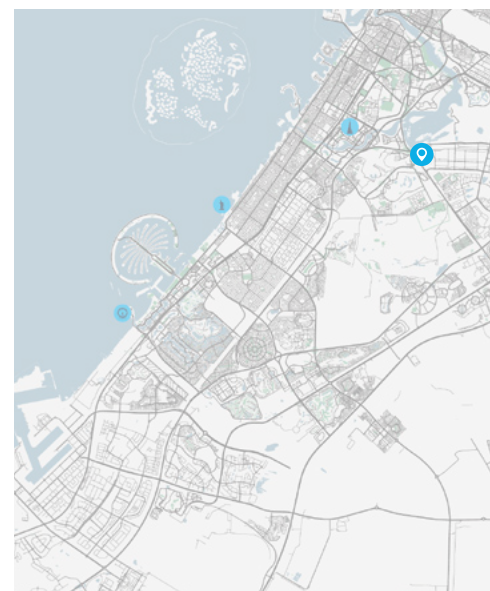
The properties will feature units built to superior specifications, the finest flooring and high-end quality fixtures, and are designed with floor-to-ceiling windows, allowing in natural light and making the most of the gorgeous views. Every residence is equipped with a state-of-the-art kitchen and elegantly accented bathrooms, as well as fitted wardrobes in every bedroom. All bedrooms come with an en-suite bathroom.

PITCH POINTS / WHY BUY?

- SOBHA ONE COMMUNITY IS 1.5M SQFT
- THE DEVELOPMENT IS A FREEHOLD AREA
- GORGEOUS VIEWS OF DOWNTOWN DUBAI, THE BURJ KHALIFA AND RAS AL KHOR
- SOBHA HARTLAND IS OVER 8M SQFT
- 2 INTERNATIONAL SCHOOLS WITHIN THE DEVELOPMENT AREA
- NEW ROAD AND NEW ENTRANCE BEING BUILT
- OVER 2.4M SQFT OF OPEN SPACES (30%) IN THE SOBHA HARTLAND COMMUNITY, RETAIL AND HOTELS EXPECTED TO OPEN ONCE AREA IS COMPLETE
- PART OF THE EXTREMELY SUCCESSFUL MBR CITY AREA
- THIS AREA IS EXTREMELY WELL CONNECTED
- GREAT ROI POTENTIAL FOR ALL UNITS

DEVELOPER OVERVIEW

Sobha realty is an international luxury developer which was established back in 1976 in Oman. The company has grown its presence in the UAE, Oman, Bahrain, Brunei and India and recorded a record \$544m in revenues in H1 2021. Well known projects of Sobha realty include, Sobha Hartland, The Crest and One Park Avenue.



THINGS TO KNOW

SERVICE CHARGE: AED 17-18 PER SQFT

ALLOCATED PARKING: YES (COVERED PARKING)

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 2.1km HARTLAND INTERNATIONAL SCHOOL
- 3km RAS AL KHOR ROAD
- 5.4km GRAND FRESH MEYDAN SUPERMARKET
- 6.3km PETROL STATION
- 8.6km THE DUBAI MALL
- 9.4km AVANTI TOWER BUS STOP
- 10.8km AL QUOZ HEALTH CENTER

KEY FEATURES

- ALL UNITS COME WITH AT LEAST ONE BALCONY
- ALL BEDROOMS COME WITH A BATHROOM
- FLOOR-TO-CEILING WINDOWS TO MAKE THE MOST OF THE VIEWS
- BUILT-IN WARDROBES IN ALL BEDROOMS OR WIC IN THE MASTER BEDROOM
- ALL APARTMENTS INCLUDE A UTILITY ROOM AND MOST ALSO COME WITH A POWDER ROOM
- SOME UNITS COME WITH A SPACIOUS YARD INSTEAD OF A BALCONY
- ALL 3 & 4-BEDROOM RESIDENCES INCLUDE A MAID'S ROOM AND BATHROOM, AND SOME 2BR UNITS AS WELL



LOCATION: Dubai Harbour / Dubai Marina

COMPLETED: Q4 2026

This is the first Sobha SeaHaven launch out of the 3 towers within the overall project that sits right on the edge of Dubai Harbour, just behind Dubai Marina. Sobha SeaHaven will be inspired by the wind and the elegant curves of luxurious yachts, celebrating the maritime location of where the development will be located. The first tower includes 1-3 bedroom residences that all come with a balcony and a fabulous view of either Dubai Harbour, Dubai Marina or Palm Jumeirah. The other 2 towers will be released at a later date.

FACILITIES



SIZES & PRICES

1 BR – FROM 861 SQFT TO 1,106 SQFT	FROM AED 3,150,000
2 BR – FROM 1,282 SQFT TO 1,474 SQFT	FROM AED 5,000,000
3 BR – FROM 2,029 SQFT TO 2,458 SQFT	FROM AED 10,000,000
FULL FLOOR	FROM AED 45,000,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Caramel Center, Carrefour Marina Crown, Atlantis, Fresh Plus

PUBLIC TRANSPORT: METRO - Sobha Realty, TRAM – Mina Seyahi

SCHOOLS/NURSERIES: Art Basis School, Raffles Nursery, iCademy Middle East, Regents International School

MEDICAL FACILITIES: King's Marina Medical Centre, Top Medical Centre, Medcar Medical Center JBR

RETAIL/F&B: Dubai Harbour, Nakheel Mall, Dubai Marina, MOE

PETROL STATION: Dubai Harbour

LANDMARKS: Ain Dubai, Bluewaters Island, Dubai Marina, Palm Jumeirah

LOCATION FACTORS

- ULTIMATE BEACHFRONT LIVING
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT NEARBY
- SITS BETWEEN DUBAI MARINA & DUBAI HARBOUR
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEACH ROAD THAT LEADS TO SRZ, JUMEIRAH, AL WASL AND JBR
- INCREDIBLE VIEWS OF THE PALM, DUBAI MARINA, BLUEWATERS ISLAND
- SITUATED CLOSE TO DUBAI MARINA, JBR & THE PALM JUMEIRAH
- 30 MINUTES TO DXB AIRPORT



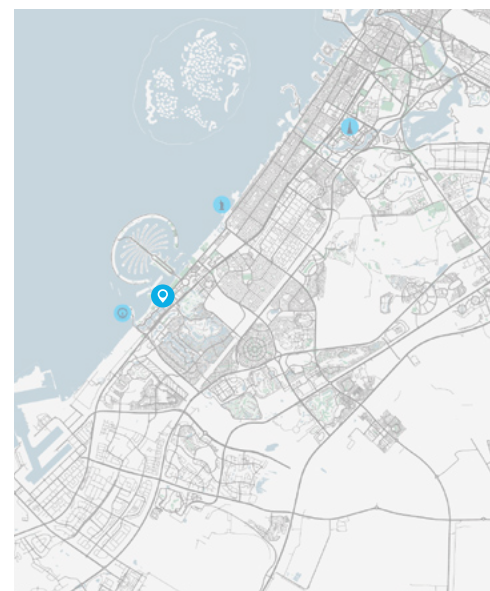
Sobha SeaHaven will be inspired by luxury yachts, the wind and the sea which means interiors will be ultra-contemporary with nautical lines throughout. All residence will come with fully-fitted kitchens with marble and solid surface countertops. There will also be smart TV's and smart home automation systems in every home, as well as flexi track lighting. All bedrooms will include built-in leatherette and rich veneer finished wardrobes.

PITCH POINTS / WHY BUY?

- THIS IS THE FIRST LAUNCH OF THE 3 TOWERS. ONLY 30 FLOORS GOING ON SALE OUT OF 67
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH, DUBAI MARINA, AL AIN FERRIS WHEEL
- THE ULTIMATE BEACH LIFESTYLE EXPERIENCE
- EXCELLENT LOCATION & INFRASTRUCTURE
- GREAT OFF-PLAN PAYMENT PLAN
- LARGEST AND MOST ADVANCED MARINIA IN THE REGION
- RENTAL OF ONE-BEDROOM APARTMENT IN DUBAI HARBOUR IS FROM 45K PER YEAR
- AED 4,000 PER SQFT
- 8-10 UNITS PER FLOOR (AED 45M)
- FULL FLOORS AVAILABLE

DEVELOPER OVERVIEW

SHOBHA REALTY IS AN INTERNATIONAL LUXURY DEVELOPER WHICH WAS ESTABLISHED BACK IN 1976 IN OMAN. THE COMPANY HAS GROWN ITS PRESENCE IN THE UAE, OMAN, BAHRAIN, BRUNEI AND INDIA AND RECORDED A RECORD \$544M IN REVENUES IN H1 2021. WELL KNOWN PROJECTS OF SHOBHA REALTY INCLUDE, SHOBHA HARTLAND, THE CREST AND ONE PARK AVENUE.



THINGS TO KNOW

SERVICE CHARGE: AED APPROX. 20 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 850m CAMEL CENTER SUPERMARKET
- 1.1km KING'S MEDICAL CENTRE
- 1.2km PETROL STATION
- 1.5km RAFFLES NURSERY
- 2.1km METRO – SOBHA REALTY
- 2.7km MARINA MALL
- 3.5km iCADEMY MIDDLE EAST
- 4.6km SHEIKH ZAYED RD
- 21km DOWNTOWN DUBAI

KEY FEATURES

- ALL UNITS COME WITH A POWER ROOM, LAUNDRY ROOM AND A BALCONY
- ALL BEDROOMS COME WITH A BATHROOM AND BUILT-IN WARDROBES
- 3BR UNITS ALSO INCLUDE A MAID'S ROOM AND BATHROOM
- ALL KITCHENS COME FULLY FITTED WITH MIELE APPLIANCES
- HOMES WILL COME WITH SMART TV'S AND SMART HOME AUTOMATION SYSTEMS
- EXCELLENT RESIDENTIAL AMENITIES
- GREAT VIEWS OF THE REST OF DUBAI HARBOUR, DUBAI MARINA AND PALM JUMEIRAH



 **LOCATION:** PALM JUMEIRAH

 **COMPLETED:** Q4 2025

Ocean House will be the third development on Palm Jumeirah by Ellington Properties. The beautiful 9-storey complex will house 88 very spacious units that will all have amazing views of the ocean, the rest of the Palm and the Dubai skyline. There will be gorgeous 2-4BR apartments, as well as one 6BR Presidential unit and two 5BR Penthouses. All residences will feature front and back balconies or terraces to make the most of the fantastic views. The development is a collaboration between Ellington Properties, SOL Properties and Northacre – SHUAA Capital.

FACILITIES



SIZES & PRICES

2 BR – 1,642 SQFT TO 4,214 SQFT	FROM AED 21,488,000
3 BR – 3,233 SQFT TO 4,770 SQFT	FROM AED 25,281,000
4 BR – 5,352 SQFT TO 9,917 SQFT	FROM AED 30,000,000
5 BR PENTHOUSE – 14,037 SQFT	FROM AED 82,818,000
6 BR PRESIDENTIAL – 11,770 SQFT	FROM AED 70,032,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Al Mirziban, Waitrose, Quickbuy, All Day Mini Mart

PUBLIC TRANSPORT: Palm Atlantis Monorail Station

SCHOOLS/NURSERIES: Asya's Nursery, Redwood Montessori Nursery, Dubai College, GEMs Wellington International School

MEDICAL FACILITIES: Dubai London Clinic- Nakheel Mall, Al Das Medical Clinic

RETAIL/F&B: On-site & Atlantis the Palm, Golden Mile, Nakheel Mall, The Point

PETROL STATION: Dubai Harbour, Al Sufouh

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah, The Point

LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- DIRECT ACCESS TO THE BEACH
- LOCATED ON THE EAST CRESCENT OF THE PALM JUMEIRAH
- SITS IN BETWEEN WALDORF ASTORIA AND ANANTARA RESORT HOTELS
- CLOSE TO ATLANTIS THE PALM
- THE GOLDEN MILE IS NEARBY
- ONE OF THE BEST RESIDENTIAL INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE
- 6 MINUTES TO THE POINTE
- 11 MINUTES TO NAKHEEL MALL
- 25 MINUTES TO DOWNTOWN DUBAI
- 40 MINUTES TO DXB AIRPORT



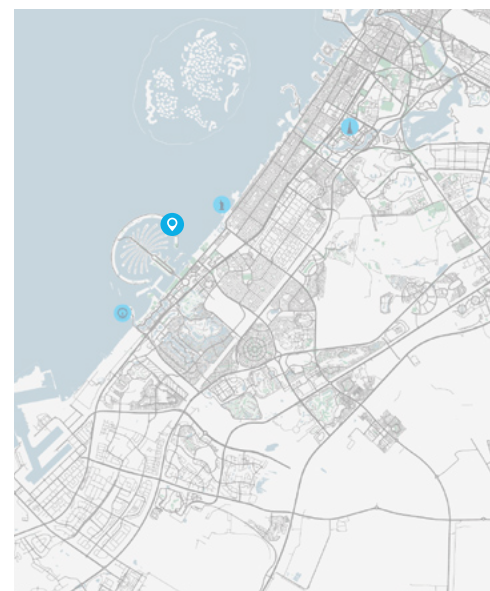
Interiors in Ocean House will be designed by Bjarke Ingles Group (BIG) and each residence will have a neutral yet warm colour palette throughout, with lots of earthy tones to make them feel just like home. All units will have floor to ceiling windows and doors to make the most of the spectacular views from all angles. The apartments in Ocean House are designed with lush landscapes extending vertically from the ground floor upwards making the residence resemble a vertical garden.

PITCH POINTS / WHY BUY?

- REPUTABLE DEVELOPER – 3RD DEVELOPMENT ON PALM JUMEIRAH BY ELLINGTON
- EXCELLENT RESIDENTIAL AMENITIES IN THE BUILDING, AND GROUND FLOOR DUPLEX APARTMENTS WILL HAVE THEIR OWN GARDENS AND SWIMMING POOLS
- PALM JUMEIRAH IS THE MOST POPULAR AREA TO BUY AND RENT PROPERTY IN DUBAI
- PALM JUMEIRAH GENERATES THE HIGHEST PROPERTY SALES ACROSS THE EMIRATE
- EXCELLENT ROI POTENTIAL
- EACH BUILDING HAS A SLIGHTLY DIFFERENT VIEW OF DUBAI
- RESIDENCES ARE EXTREMELY SPACIOUS COMPARED TO SIMILAR DEVELOPMENTS WITHIN THE SAME AREA

DEVELOPER OVERVIEW

Founded in 2014, Ellington Properties is one of Dubai's leading design-led real estate developers. The company has developed beautiful residences in Dubai that are designed by artistry and impeccable architecture. Every property is built on Ellington's four key pillars which are: change mindsets, establish credibility, evoke emotions and differentiation. Some of Ellington's most prestigious projects include the Belgravia I, II & III, as well as Somerset Mews and DT 1.



THINGS TO KNOW

SERVICE CHARGE: AED 25 PER SQFT

ALLOCATED PARKING: YES
(2BR X1, 3BR X2, 4BR X3, 5 & 6BR X4)

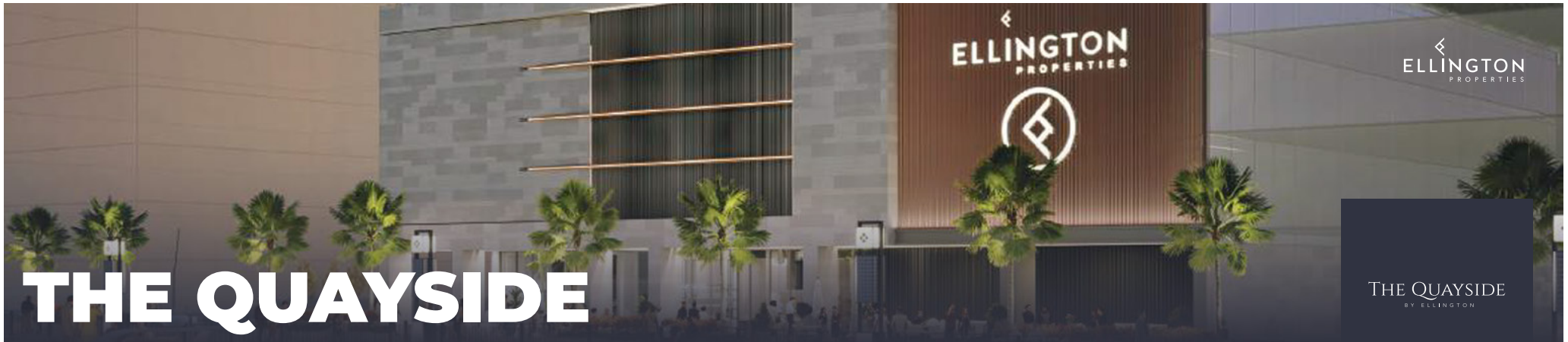
RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 1.7km MONORAIL – PALM ATLANTIS MONORAIL STATION
- 5.8km NURSERY
- 6.8km PETROL STATION
- 7.6km AL MIRZIBAN SUPERMARKET
- 8.2km NAKHEEL MALL
- 8.3km DUBAI LONDON CLINIC
- 11.8km SCHOOL
- 13km SHEIKH ZAYED ROAD

KEY FEATURES

- ALL UNITS COME WITH A LAUNDRY ROOM, POWDER ROOM AND A PANTRY
- ALL RESIDENCES INCLUDE FRONT AND BACK BALCONIES AND OR TERRACES
- GROUND FLOOR DUPLEX UNITS COME WITH A PRIVATE SWIMMING POOL AND A POOL DECK ON THE TERRACE, AND A FAMILY ROOM ON THE UPPER FLOOR
- ALL BEDROOMS COME WITH A BATHROOM
- 3-6BR UNITS INCLUDE A SHOW AND PREP KITCHEN
- 5BR PENTHOUSES COME WITH A WRAPAROUND TERRACE, A PRIVATE LOBBY, POOL AND GYM



 **LOCATION:** BUSINESS BAY

 **COMPLETED:** Q1 2026

The Quayside sits in Business Bay and will have direct access to the Dubai Canal boardwalk. The project will include studios and 1-3 bedroom apartments and one 5-bedroom penthouse that will all come with balconies. There will be a podium level with excellent residential amenities and units will come with gorgeous views of the surrounding cityscape. All 2 & 3-bedroom units come with a maid's room and there will be a one off 5-bedroom penthouse with a huge floor plan area of over 10,000 sqft.

FACILITIES



SIZES & PRICES

STUDIO – FROM 542 SQFT	FROM AED 1,315,828
1 BR – 758 SQFT TO 986 SQFT	FROM AED 1,787,828
2 BR + MAID – 1,420 SQFT TO 1,567 SQFT	FROM AED 3,299,828
3 BR – 1,420 SQFT TO 1,567 SQFT	FROM AED 4,226,828
5 BR PENTHOUSE – 10,004 SQFT	FROM AED COMING SOON

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Choithrams, Carrefour, Better 1 Mart, Allday Fresh

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Maple Bear Pre School, Global Indian International School, JSS Private School

MEDICAL FACILITIES: Midline Bay Medical Center, Dr Deen Al Qedrah Medical Center, Aster Clinic

RETAIL/F&B: The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

PETROL STATION: EPPCO-Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, DIFC, Al Safa Park

LOCATION FACTORS

- EXCELLENT CITY LOCATION
- THE COMPLEX IS CLOSE TO MAJOR HIGHWAYS OF THE CITY AND PUBLIC TRANSPORT STATIONS
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- OVERLOOKING THE DUBAI CANAL
- GREAT VIEWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY AND WITHIN THE COMPLEX
- 5 MINUTES TO DOWNTOWN DUBAI
- 5 MINUTES FROM THE DUBAI MALL
- 20 MINUTES TO DXB AIRPORT
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



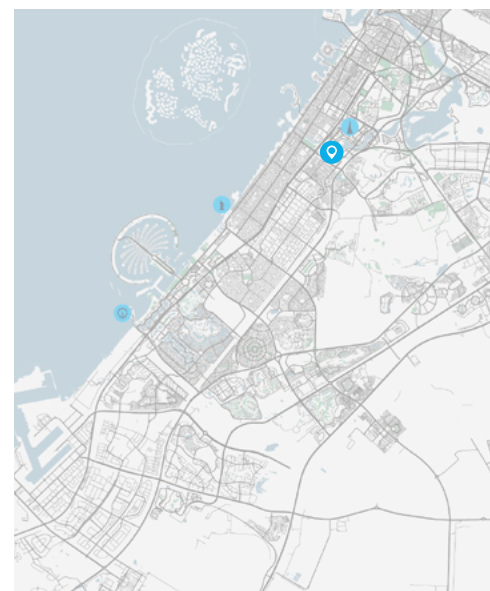
Residences in The Quayside will have a minimalistic and nautical theme, inspired by the Dubai Canal which surrounds the building. Spaces are open plan and bright with white walls and light interiors, which are complimented by the vast floor-to-ceiling windows that will look out onto the cityscape.

PITCH POINTS / WHY BUY?

- ONLY 118 UNITS
- AT LEAST 6.1% ROI WITH MINIMUM AED 55K ANNUAL RENTAL PRICE FOR 1BR UNITS
- GREAT LOCATION WITH EXCELLENT ROAD CONNECTIVITY IN THE HEART OF THE CITY
- WELL-KNOWN REPUTABLE DEVELOPER WITH OTHER VERY SUCCESSFUL DEVELOPMENTS ACROSS THE CITY
- APPROX 8 UNITS PER FLOOR
- SURROUNDED BY EXCELLENT INFRASTRUCTURE
- GENEROUS FLOOR PLAN SIZES COMPARED TO SIMILAR PROJECTS IN BUSINESS BAY
- SEPARATE SPA ROOMS FOR MALES AND FEMALES
- INCREDIBLE VIEWS FROM THE PODIUM AND THE APARTMENT BALCONIES

DEVELOPER OVERVIEW

Founded in 2014, Ellington Properties is one of Dubai's leading design-led real estate developers. The company has developed beautiful residences in Dubai that are designed by artistry and impeccable architecture. Every property is built on Ellington's four key pillars which are: change mindsets, establish credibility, evoke emotions and differentiation. Some of Ellington's most prestigious projects include the Belgravia I, II & III, as well as Somerset Mews and DT 1.



THINGS TO KNOW

SERVICE CHARGE: AED 18 PER SQFT

ALLOCATED PARKING: YES

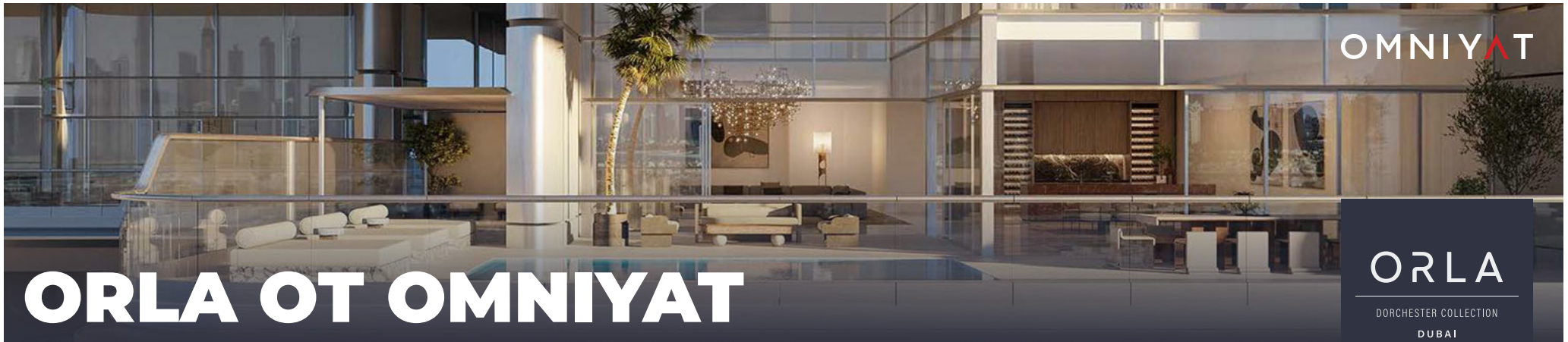
RESALE POLICY: OFF-PLAN AFTER 40%

IN CLOSE PROXIMITY

- 230m MEDICAL CLINIC
- 1.5km PETROL STATION
- 1.6km SUPERMARKET
- 3km METRO STATION
- 3km SHEIKH ZAYED ROAD
- 5km JSS SCHOOL
- 5km NURSERY
- 6km THE DUBAI MALL

KEY FEATURES

- ALL UNITS COME WITH A SPACIOUS BALCONY WITH STUNNING VIEWS OF THE CITYSCAPE AND THE SURROUNDINGS
- BUILT-IN WARDROBES IN EVERY BEDROOM
- 2 & 3-BEDROOM UNITS INCLUDE A MAID'S ROOM
- ALL BEDROOMS COME WITH A BATHROOM
- FLOOR-TO-CEILING WINDOWS AND OPEN PLAN LAYOUTS
- ALL RESIDENCES INCLUDE A POWDER ROOM AND A LAUNDRY ROOM



 **LOCATION:** Palm Jumeirah

 **COMPLETED:** Q4 2026

Orla by OMNIYAT is situated along the western part of Palm Jumeirah. The 13-storey building offers a bespoke collection of 93 properties, namely 2-bedroom apartments, 3 and 4-bedroom simplexes and duplexes, 3 sky palaces and 2 mansions. These gorgeous residences are very spacious compared with similar developments within the same area and have excellent residential amenities. The total complex area is 176,000 sq.ft with 16,000 sq.ft dedicated to amenities.

FACILITIES

-  INFINITY & INDOOR POOLS
-  PRIVATE SPA
-  CIGAR ROOM
-  GYM
-  CIRCLING STUDIO
-  HOTEL SERVICES
-  CHILDREN'S PLAY AREA
-  PRIVATE BEACH & CLUB
-  PET GROOMING

SIZES & PRICES*

2 BR – FROM 2,800 SQFT	FROM AED 22,000,000
3BR – FROM 4,055 SQFT	FROM AED 24,333,000
4 BR – FROM 10,500 SQFT	FROM AED 45,000,000
SKY PALACE – FROM 17,000 SQFT	FROM AED - REFER DEV
MANSIONS – FROM 22,000 SQFT	FROM AED - REFER DEV

(*ANTICIPATED / CHECK WITH DEVELOPER)

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Al Mirziban, Waitrose, Quickbuy, All Day Mini Mart

PUBLIC TRANSPORT: Palm Atlantis Monorail Station

SCHOOLS/NURSERIES: Asya's Nursery, Redwood Montessori Nursery, Dubai College, GEMs Wellington International School

MEDICAL FACILITIES: Dubai London Clinic- Nakheel Mall, Al Das Medical Clinic

RETAIL/F&B: On-site within W Hotel, Golden Mile, Nakheel Mall, The Point

PETROL STATION: ENOC Link- The Palm Jumeirah

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah, The Point

LOCATION FACTORS

- LOCATED ON THE WEST CRESCENT ON PALM JUMEIRAH
- ULTIMATE HOLIDAY DESTINATION
- CLOSE TO THE PALM TOWER VIEWING DECK
- THE GOLDEN MILE IS NEARBY
- NAKHEEL MALL IS THE LOCAL SHOPPING DESTINATION
- DIRECT ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEACH ROAD
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE
- OVERLOOKS THE NEW DUBAI HARBOUR
- 25 MINUTES TO DOWNTOWN DUBAI
- 35 MINUTES TO DXB AIRPORT



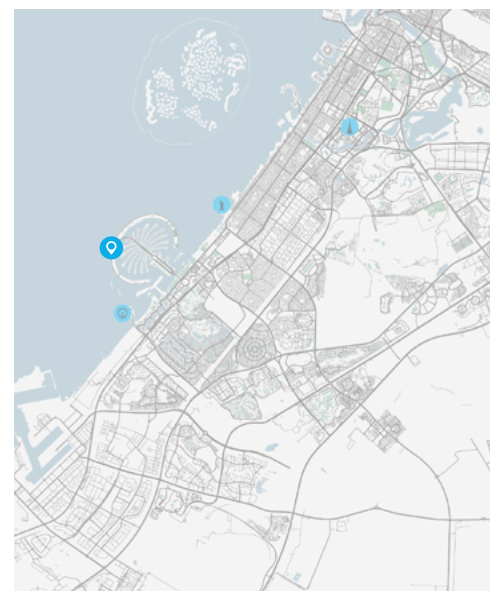
Interiors in Orla by OMNIYAT feature rose petal colours throughout and soft brown wood focal points. Each residence will have floor-to-ceiling windows and doors, and a huge private terrace to look out over the rest of Palm Jumeirah and the Dubai skyline. None of the duplex apartments are the same as each one has a different layout and design.

PITCH POINTS / WHY BUY?

- ULTRA LUXURY PROJECT & LIFESTYLE
- ANOTHER HIGHLY ANTICIPATED PROJECT BY OMNIYAT
- FREEHOLD PROJECT
- EXCELLENT REGIONAL DEVELOPER
- FULLY MANAGED BY THE DORCHESTER COLLECTION
- 93 UNITS WITH 330 PARKING SPACES
- PET GROOMING SERVICES WITHIN THE COMPLEX
- GORGEOUS VIEWS OF THE REST OF THE PALM AND THE SEA
- DIRECT ACCESS TO THE BEACH WITH A BEACH CLUB
- GREAT LOCATION FOR A HOLIDAY DESTINATION

DEVELOPER OVERVIEW

OMNIYAT IS A PRIVATELY HELD REAL ESTATE DEVELOPMENT AND SERVICE GROUP IN THE GULF REGION. SINCE 2005, OMNIYAT HAS CREATED RESIDENTIAL, COMMERCIAL, HOSPITALITY AND RETAIL SPACES FOR A ONE-OF-A-KIND PREMIUM EXPERIENCE, INCLUDING THE DORCHESTER COLLECTION AND THE OPUS BUILDING WHICH ARE BOTH LOCATED IN BUSINESS BAY, AND ONE PALM ON PALM JUMEIRAH.



THINGS TO KNOW

SERVICE CHARGE: AED APPROX. 45 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 50% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- 1.7km MONORAIL – PALM ATLANTIS MONORAIL STATION
- 5.2km NAKHEEL MALL
- 5.8km NURSERY
- 6.2km PETROL STATION
- 7.6km AL MIRZIBAN SUPERMARKET
- 8.3km DUBAI LONDON CLINIC
- 11.8km SCHOOL
- 13km SHEIKH ZAYED ROAD

KEY FEATURES

- ROSE PETAL COLOURS AND SOFT BROWN WOOD
- PRIVATE TERRACES
- FLOOR-TO-CEILING WINDOWS AND DOORS
- SHOW AND SERVICE KITCHENS
- SMART HOME SYSTEMS
- UNINTERRUPTED 270-DEGREE VIEWS OF DUBAI
- NO TWO DOUBLE STOREY RESIDENCES ARE THE SAME
- APARTMENTS COME IN EITHER SIMPLEX OR DUPLEX



OMNIYAT THE DORCHESTER

OMNIYAT

THE RESIDENCES

(C) *Dorchester Collection*
DUBAI

 LOCATION: BUSINESS BAY

 COMPLETED: 2021

The exclusive project consists of two towers, one housing a 5-star Dorchester Collection Hotel and the other consisting of only 39 fully furnished serviced 2-5 bedrooms residences in Downtown Dubai. The Residences will be managed by the UK's hotel group, Dorchester Collection, known for their legendary standard of service, opulence, and style.

FACILITIES



SWIMMING POOLS



HOTEL SERVICES



ballroom



CAFÉ & RESTAURANTS



GYM



PARKING



SPA



CONFERENCE ROOM

SIZES & PRICES

2 BR – 4,011 SQFT	FROM AED 14,850,000
3 BR – 4,907 SQFT TO 6,500 SQFT	FROM AED 22,000,000
4 BR – 6,256 SQFT TO 10,058 SQFT	FROM AED 29,300,000
4 BR DUPLEX – 7,713 SQFT TO 7,800 SQFT	FROM AED 32,000,000
5 BR PH – 7,900 SQFT TO 17,712 SQFT	30,000,000 TO 73,000,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Choithrams, Carrefour, Better 1 Mart, Allday Fresh

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station, Water Canal Taxi

SCHOOLS/NURSERIES: Maple Bear Pre School, Global Indian International School, JSS Private School

MEDICAL FACILITIES: Midline Bay Medical Center, Dr Deen Al Qedrah Medical Center, Aster Clinic

RETAIL/F&B: On-site, The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

PETROL STATION: Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, DIFC,

LOCATION FACTORS

- SPECTACULAR POSITION ON MARASI DRIVE & MARASI MARINA
- BUSINESS CENTER OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- NEXT TO DUBAI CANAL
- 5 MINS FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY
- 20 MINS TO DXB AIRPORT
- 5 MINS TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



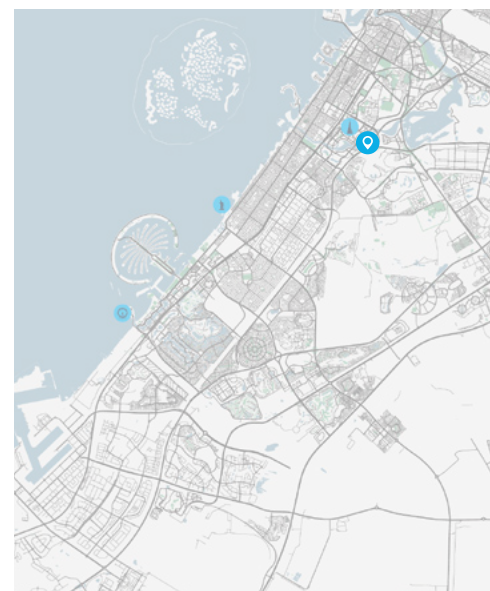
Apartments for sale in The Dorchester Collection Dubai are fully furnished and have exquisite interior design, a spacious living room, an open-plan kitchen, bathrooms with marble finishing's, balconies & panoramic windows with stunning Burj Khalifa views.

PITCH POINTS / WHY BUY?

- OUTSTANDING LOCATION
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI
- USE OF ALL HOTEL SERVICES
- PERSONALISED, IMPECCABLE SERVICES – DOORMAN, PORTER, VALET, CONCIERGE
- THE MOST LUXURIOUS RESIDENCES IN DUBAI
- FULLY MANAGED BY THE DORCHESTER COLLECTION IN THE UK
- WORLD RENOWNED DEVELOPER
- WORLD RENOWNED HOTEL GROUP
- ARCHITECTURE BY FOSTER & PARTNERS
- INTERIORS BY GILLES AND BOISSIER

DEVELOPER OVERVIEW

OMNIYAT IS A PRIVATELY HELD REAL ESTATE DEVELOPMENT AND SERVICE GROUP IN THE GULF REGION. SINCE 2005, OMNIYAT HAS CREATED RESIDENTIAL, COMMERCIAL, HOSPITALITY AND RETAIL SPACES FOR A ONE-OF-A-KIND PREMIUM EXPERIENCE, INCLUDING ONE THE PALM AND THE OPUS BUILDING.



THINGS TO KNOW

SERVICE CHARGE: 35 AED INTERNAL / 9 AED EXTERNAL

ALLOCATED PARKING: YES (UNDERGROUND)

PAYMENT PLAN: 10% down payment, 25% signing, 65% upon completion

ROI 5,3%-5,6%

IN CLOSE PROXIMITY

- 1km PETROL STATION
- 1.6km THE DUBAI MALL
- 1.6KM SUPERMARKET
- 3.6 MEDICAL CLINIC
- 4km METRO STATION
- 4km SHEIKH ZAYED ROAD
- 5km SCHOOL
- 5km NURSERY

KEY FEATURES

- GYM AND YOGA STUDIO
- ROOFTOP SWIMMING POOL
- INCREDIBLY SPACIOUS RESIDENCES
- USE OF HOTEL AMENITIES
- PURE LUXURY CITY LIVING
- ON-SITE RESTAURANTS & CAFES
- INTERIORS BY GILLES AND BOISSIER
- ITALIAN BRANDED SHOW KITCHENS
- LIMITED NUMBER OF RESIDENCES – MORE EXCLUSIVITY
- STUNNING VIEWS OF DOWNTOWN DUBAI
- ROOFTOP BAR, SKY GARDENS & PRIVATE DINING ROOMS
- TRUE ARCHITECTURAL MASTERPIECE



 **LOCATION:** TILAL AL GHAF

 **COMPLETED:** Q1 2025

This exquisite collection of 92 Elysian Mansions are expertly crafted to capture an oasis of refined living. Inspired by the Elysian fields of Greek mythology, these gorgeous standalone luxury 5 & 6 bedroom villas all have gorgeous waterfront views. Tilal Al Ghaf balances luxury resort-style living with a fresh urban feeling. With its exceptional amenities, unique sense of design and unparalleled attention to detail.

FACILITIES



SIZES & PRICES

5 BR – FROM 14,839 SQFT	FROM AED 20,000,000
6 BR – FROM 17,950 SQFT	FROM AED 29,000,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Rightbuy Supermarket, Day Mart, Al Maya Supermarket, All Day Fresh

PUBLIC TRANSPORT: METRO – DMCC Metro Station, BUS – Dubai Production City, The Crescent Tower 2

SCHOOLS/NURSERIES: Kinder Castle Nursery, GEMS United School

MEDICAL FACILITIES: Medical Specialist Centre, Medcare Medical Centre JBR, Medcare Medical Centre Al Barsha

RETAIL/F&B: MBC Shopping Mall, First Avenue Mall, The Pangolin Restaurant & Lounge

PETROL STATION: ADNOC fuel station, ADNOC Studio City

LANDMARKS: Trump International Golf Club, Motor City, DAMAC Hills, Dubai Polo & Equestrian Club

LOCATION FACTORS

- GOOD TRANSPORT LINKS TO THE REST OF THE CITY- SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET, SHEIKH MOHAMMED BIN ZAYED ROAD
- ALL INCLUSIVE COMMUNITY - MASTERPLAN INCLUDES A SCHOOL AND MOSQUE, RETAIL, F&B ONCE COMPLETE
- 25 MINUTES TO DOWNTOWN DUBAI
- 20 MINUTES TO DUBAI MARINA
- 35 MINUTES TO DXB
- 17 MINUTES TO EXPO 2020 SITE
- CLOSE TO OTHER WELL KNOWN LOCAL COMMUNITIES- JUMEIRAH GOLF ESTATES, DAMAC HILLS, DUBAI SPORTS CITY



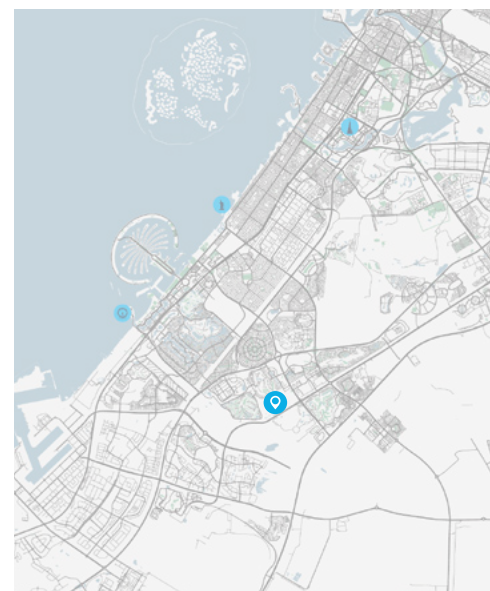
Generous plots allow for different mansion configurations, allowing the freedom to tailor both the interiors and exteriors to the owner's specifications. Rich, natural materials, including an array of veined marbles, carved timber, and charismatic metals will be used throughout the mansions. A selection of facade palettes, ranging from deep, moody tones, to warm, textured neutrals make each home bespoke and customizable.

PITCH POINTS / WHY BUY?

- THE New mosque & international school will open once the entire community is complete
- Community will house cafes, restaurants and retail hubs
- Roi may increase with the development of the tilal al ghaf district
- The entire project has 6 sub-communities
- 6br homes have 3 different designs to choose from
- Roi is expected to increase once the whole tilal al ghaf community is completed

DEVELOPER OVERVIEW

MAJID AL FUTTAIM IS ONE OF THE MOST WELL KNOWN CONGLOMERATE GROUPS IN THE REGION. FOUNDED IN 1995, MAF HAS COMPANIES ACROSS 8 DIFFERENT SECTORS, INCLUDING RETAIL, SHOPPING MALLS, HOTELS, REAL ESTATE, ENTERTAINMENT, LIFESTYLE, PROJECT MANAGEMENT AND ENERGY MANAGEMENT. MAJID AL FUTTAIM CURRENTLY HAS 5 ACTIVE COMMUNITY PROJECTS, HOUSING MORE THAN 114,000 RESIDENTS.



THINGS TO KNOW

SERVICE CHARGE: AED TBC PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME

IN CLOSE PROXIMITY

- 2.6km PETROL STATION
- 4.4km MBC SHOPPING MALL
- 4.5km TRUMP GOLF CLUB
- 4.5km SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
- 5.9km SOUTH VIEW SCHOOL DUBAI
- 11.3km RIGHTBUY SUPERMARKET
- 15.9km MEDCARE MEDICAL CLINIC

KEY FEATURES

- BESPOKE AND CUSTOMIZABLE HOMES
- 6BR VILLAS HAVE 3 DIFFERENT DESIGNS TO CHOOSE FROM
- FLOOR-TO-CEILING SLIDING WINDOWS AND DOORS
- EACH RESIDENCE INCLUDES STAFF QUARTERS, A PRIVATE ELEVATOR AND A SUNKEN GARDEN












 **LOCATION:** The Palm

 **COMPLETED:** Q1 2018

Raffles The Palm offers two opulent serviced, fully furnished 4-bedroom villas on the outskirts of the hotel grounds. The villas offer direct access to the hotel resort's pristine private beach and its enchanting gardens. The four-story, stand-alone private residences come in 2 options: Imperial Villas and Royal Villas. Both homes feature a private entrance and elevator, lavish living and dining rooms, a fully-equipped kitchen, a private spa, multiple terraces and a private pool either on the roof or in the garden.

FACILITIES

 HOTEL AMENITIES	 F&B VENUES	 PRIVATE SPA	 INTERNAL ELEVATOR
 HOTEL SERVICES	 SEPERATE DRIVEWAY	 PRIVATE BEACH ACCESS	 GARAGE
 HEATED ROOFTOP POOL & WHIRPOOL			

SIZES & PRICES

ROYAL VILLA – 7,889 SQFT (16,563 SQFT TOTAL PLOT)	FROM AED 52,100,000
IMPERIAL VILLA – 9,343 SQFT (22,228 SQFT TOTAL PLOT)	FROM AED 87,000,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Al Mirziban, Waitrose, Quickbuy, All Day Mini Mart

PUBLIC TRANSPORT: Palm Atlantis Monorail Station

SCHOOLS/NURSERIES: Asya's Nursery, Redwood Montessori Nursery, Dubai College, GEMs Wellington International School

MEDICAL FACILITIES: Dubai London Clinic- Nakheel Mall, Al Das Medical Clinic

RETAIL/F&B: On-site within W Hotel, Golden Mile, Nakheel Mall, The Point

PETROL STATION: ENOC Link- The Palm Jumeirah

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah, The Point

LOCATION FACTORS

- LOCATED ON THE WEST CRESCENT ON PALM JUMEIRAH
- ULTIMATE HOLIDAY DESTINATION
- CLOSE TO THE PALM TOWER VIEWING DECK
- THE GOLDEN MILE IS NEARBY
- NAKHEEL MALL IS THE LOCAL SHOPPING DESTINATION
- DIRECT ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEACH ROAD
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE
- OVERLOOKS THE NEW DUBAI HARBOUR
- 25 MINUTES TO DOWNTOWN DUBAI
- 35 MINUTES TO DXB AIRPORT



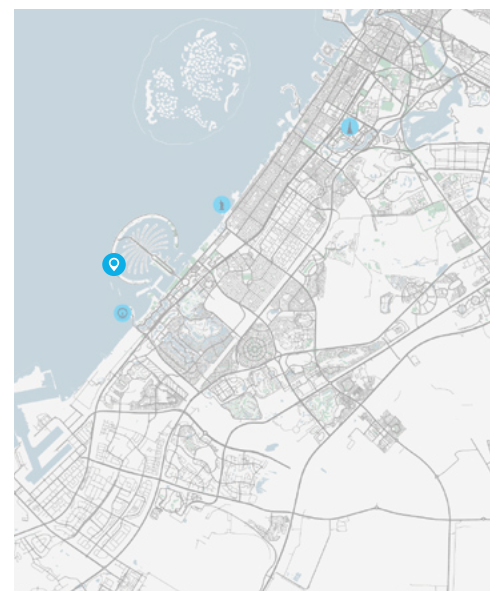
The villas in Raffles The Palm Dubai feature beautifully crafted interiors complemented by handcrafted Francesco Molon furniture, Ulster carpets, Sangiorgio wall fabric, Loris Zanca curtains and Beby Group chandeliers with Swarovski crystals. As well as all the above, there is crockery and sanitary ware by the Villeroy & Boch brand.

PITCH POINTS / WHY BUY?

- WORLD CLASS RENOWNED BRAND
- HOMES ARE ALREADY BUILT – READY TO MOVE IN
- FREEHOLD PROJECT
- BOUGHT AS PRIVATE RESIDENCE
- DIRECT BEACH ACCESS AND ACCESS TO THE HOTEL'S RESORT FACILITIES
- GARAGE FOR 2 CARS
- SERVICES MANAGED BY RAFFLES & ACCOR HOTELS
- VILLAS COME FULLY-FURNISHED AND ARE SERVICED
- GORGEOUS VIEWS OF THE REST OF THE PALM AND THE SEA
- HEATED SWIMMING POOLS AND A WHIRPOOL

DEVELOPER OVERVIEW

Royal Group is a conglomerate of 60 large and medium sized companies based in the United Arab Emirates (UAE). Launched in the late 1990's, Royal Group currently employs over 20,000 people from a wide variety of countries and cultures and is supported through its head office in the capital of the UAE, Abu Dhabi. The Chairman of the Group is His Highness Sheikh Tahnoon bin Zayed Al Nahyan



THINGS TO KNOW

SERVICE CHARGE: AED 20 PER SQFT

ALLOCATED PARKING: YES (GARAGE FOR 2 CARS)

IN CLOSE PROXIMITY

- 1.7km MONORAIL – PALM ATLANTIS MONORAIL STATION
- 5.2km NAKHEEL MALL
- 5.8km NURSERY
- 6.2km PETROL STATION
- 7.6km AL MIRZIBAN SUPERMARKET
- 8.3km DUBAI LONDON CLINIC
- 11.8km SCHOOL
- 13km SHEIKH ZAYED ROAD

KEY FEATURES

- 2 TYPES OF VILLAS CALLED ROYAL VILLAS OAND IMPERIAL VILLAS
- INTERNAL ELEVATOR
- PRIVATE POOL EITHER ON THE ROOFTOP OR IN THE GARDEN
- 24HR IN-ROOM DINING
- PERSONALISED BUTLER
- PRIVATE SPA
- DRIVER AND MAID'S QUARTERS
- WALK-IN CLOSETS IN EVERY BEDROOM



YAS GOLF COLLECTION

Yas
Golf Collection

 **LOCATION:** Abu Dhabi: YAS ISLAND

 **COMPLETED:** 2025

Yas Golf Collection is a new development on Yas Island. The 2nd phase consists of 4 buildings which all overlook the Yas Links Golf Course, and most units will come fully furnished. The first 2 buildings which will start construction in 2023 are Souq Furnished Apartments which will have 140 units of studios and 1BR residences, and Residences C which will have 127 units of studios and 1-3BR apartments. Studios and 1BR units in Residences C come fully furnished.

FACILITIES



SWIMMING POOLS



INDOOR GYM



OUTDOOR FITNESS AREA



YOGA & MEDITATION AREAS



COMMUNITY CENTER



RESIDENTIAL LOUNGE



CHILDREN'S PLAYGROUND



GARDEN/SEATING AREA



BICYCLE STORAGE



PET FRIENDLY

SIZES & PRICES

STUDIO – 452 SQFT TO 674 SQFT

FROM AED 749,000

1 BR – 883 SQFT TO 1,237 SQFT

FROM AED 1,240,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Spinneys, Allday Market-Ansam, Carrefour Hypermarket, Waitrose, Iris Market

PUBLIC TRANSPORT: BUS – Al Maha St/ Ferrari World West

SCHOOLS/NURSERIES: Yas School, West Yas Academy-Aldar Academies, Yellow Submarine Nursery, SABIS International School- Yas Island

MEDICAL FACILITIES: Yas Marina Circuit Medical Center, Burjeel Medical Center Yas Mall, Burjeel, Medical Center Al Reina, Yas Marina Circuit Medical Center, HealthPlus Family Clinic- Al Bandar

RETAIL/F&B: Yas Bay Waterfront, Yas Beach, Yas Mall

PETROL STATION: ADNOC – Yas Acres North

LANDMARKS: Yas Waterworld, Yas Beach, Yas Mall, Etihad Arena, Yas Marina Circuit, Ferrari World Abu Dhabi

LOCATION FACTORS

- LOCATED IN THE HEART OF YAS ISLAND
- WALKING DISTANCE TO YAS MALL AND YAS WATERWORLD
- OVERLOOKING YAS LINKS GOLF COURSE
- SURROUNDING DESTINATIONS INCLUDE FERRARI WORLD, SEAWORLD, WARNER BROS. WORLD
- EXCELLENT SCHOOLS AND AMENITIES LOCATED NEARBY
- CAFES AND RESTAURANTS LOCATED WITHIN THE COMMUNITY
- SEAWORLD ABU DHABI, FERRARI WORLD AND YAS MARINA CIRCUIT ARE ALL WITHIN VERY CLOSE PROXIMITY
- 30 MINUTES TO DOWNTOWN ABU DHABI
- 20 MINUTES TO SAADIYAT ISLAND
- 15 MINUTES TO ABU DHABI INTERNATIONAL AIRPORT



All studios and 1BR units in both Souq Furnished Apartments and Residences C come fully furnished, whilst 2 & 3BR apartments in Residences C are unfurnished. High end interior finished are used throughout all residences and both developments have Mediterranean architecture. Buyers of Souq Furnished Apartments will have 3 colour options for interior finishes. Interiors are clean and airy and are neutral in colour which is a perfect base for potential homeowners.

PITCH POINTS / WHY BUY?

- ALDAR IS THE BIGGEST DEVELOPER IN ABU DHABI
- YAS ISLAND IS A HIGHLY SOUGHT-AFTER AREA OF ABU DHABI- PLENTY OF ENTERTAINMENT OPTIONS NEARBY
- AED 1.7B RESIDENTIAL DEVELOPMENT
- GREAT AREA FOR FAMILIES, COUPLES AND SINGLES
- EXCELLENT FOR PERMANENT LIVING OR HOLIDAY RENTAL
- GREAT FOR SHORT-TERM RENTALS
- PART OF A WIDER RESIDENTIAL COMMUNITY WITH EXCELLENT INFRASTRUCTURE
- LOTS OF LOCAL AMENITIES WITHIN WALKING DISTANCE
- HIGH ROI POTENTIAL
- 15-20% VALUE APPRECIATION EXPECTED BY THE DEVELOPER
- ANNUAL RENTAL PRICE PER YEAR FOR 1BR UNIT – AED 43,000

DEVELOPER OVERVIEW

Aldar Properties PJSC is the leading real estate developer in Abu Dhabi and is one of the most well known in the United Arab Emirates. The company began in 2005 and continues to develop exciting and innovative projects, such as the internationally recognized HQ building situated in the Al Raha Beach development, the Gate Towers in Shams Abu Dhabi on Al Reem Island, in addition to Yas Island's F1 circuit



THINGS TO KNOW

SERVICE CHARGE: FROM AED 12.95 PER SQFT

ALLOCATED PARKING: YES (UNDERGROUND)

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 250m ALL DAY SUPERMARKET
- 600m BUS- AL MAHA/FERRARI WORLD WEST
- 2km BURJEEL MEDICAL CENTER
- 2.3km WEST YAS ACADEMY SCHOOL
- 3.9km BLOSSOM WATERS EDGE NURSERY
- 5.2 PETROL STATION
- 35km ABU DHABI DOWNTOWN

KEY FEATURES

- ALL STUDIOS AND 1BR UNITS COME FULLY FURNISHED IN BOTH SOUQ FURNISHED APARTMENTS AND RESIDENCES C
- FULL BUILDING IS 35,000 SQFT
- ALL UNITS HAVE EITHER GOLF COURSE VIEWS, SEA VIEWS, VIEWS OF FERRARI WORLD OR THE SOUQ
- PET FRIENDLY DEVELOPMENT
- RESIDENTIAL BUILDINGS WILL HAVE 2 PEARL RATING AND 1 PEARL RATING WILL BE GIVEN TO ALL PUBLIC ZONES



THE SOURCE

THE
source

 **LOCATION:** Abu Dhabi: SAADIYAT GROVE-SAADIYAT ISLAND

 **COMPLETED:** Q3 2026

As part of the prestigious Saadiyat Grove community, The Source is the newest addition to Saadiyat Island. The two towers sit north-west of the island and will overlook the dancing fountains. The towers will include 1-3-bedroom apartments which all come with at least one balcony or a terrace. The complex focuses on mind, body, growth and community so all homeowners will get a 2yr subscription to WHOOP and Headspace apps. The Source will be a smart and sustainable development and all units will be provided with built-in white goods.

FACILITIES



SIZES & PRICES

1 BR - FROM 98 SQM BUA	FROM AED 2,512,000
2 BR - FROM 147 SQM BUA	FROM AED 4,067,000
3 BR - 197 SQM BUA	FROM AED 6,727,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: On-site, Al Madeena Supermarket, Mina Al Madeena Supermarket, Al Maya Supermarket, Sulaif Grocery, SPAR Express

PUBLIC TRANSPORT: BUS – Al Mawkib St/ Shk. Zayed Bin Sultan St

SCHOOLS/NURSERIES: Abu Dhabi Grammar School, ICS City Centre-International School, Little Smarties Nursery & Pre School

MEDICAL FACILITIES: Consultants Medical Center (CMC), Dr. Rami Sami Medical Center, Well Care Medical Center LLC, Basel Medical Center

RETAIL/F&B: On-site Cuba Café, Zahrat Lebnan, Abu Dhabi Mall

PETROL STATION: ADNOC Al Madina

LANDMARKS: Louvre Abu Dhabi, Saadiyat Beach Club, Saadiyat Beach Golf Club, Guggenheim

LOCATION FACTORS

- THE SOURCE SITS NORTH-WEST OF SAADIYAT ISLAND
- WITHIN CLOSE PROXIMITY TO MANY ESSENTIAL AMENITIES AND FACILITIES, INCLUDING SCHOOLS AND MEDICAL CENTRES
- DIRECT ACCESS TO SAADIYAT GROVE RETAIL CENTRE AND F&B VENUES
- THE SHEIKH KHALIFA BRIDGE CONNECTS THE ISLAND TO THE MAINLAND OF ABU DHABI
- A STONE'S THROW AWAY FROM THE ICONIC LOUVRE ABU DHABI MUSEUM, AND UPCOMING GUGGENHEIM ABU DHABI AND ZAYED NATIONAL MUSEUM
- 5 MINUTES FROM LOUVRE ABU DHABI
- 5 MINUTES FROM GUGGENHEIM ABU DHABI
- 17 MINUTES FROM CORNICHE ROAD
- 30 MINUTES FROM ABU DHABI INTERNATIONAL AIRPORT
- RESIDENTS CAN REACH DUBAI IN 1HR 10 MINUTES



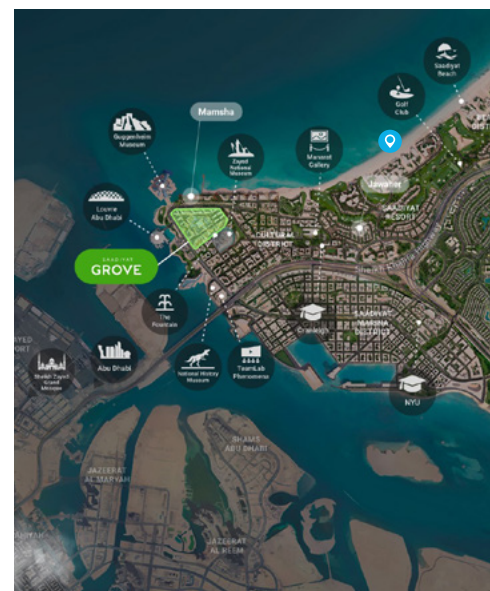
Future buyers of residences in The Source will have 2 interior theme options: Light or Dark. Both interior design options include travertine porcelain slabs and ribbed wooden in either a light or dark shade. The light theme will include mirage elysian stoneware and a taupe/grey colour palette and the dark theme will include mirage-glocal stoneware and travertine with a grey/matt finish.

PITCH POINTS / WHY BUY?

- SAADIYAT ISLAND IS ONE OF THE MOST SOUGHT-AFTER AREAS OF ABU DHABI, BOTH TO RESIDE IN AND FOR RECREATION
- VERY BEAUTIFUL ISLAND, WITH PLENTY OF ENTERTAINMENT AND DINING OPTIONS
- CULTURAL DISTRICT OF ABU DHABI
- THE SOURCE IS PART OF A BIGGER COMMUNITY CALLED SAADIYAT GROVE
- GREAT ROI POTENTIAL AT 6.2% -7%
- SAADIYAT GROVE MASTER COMMUNITY INCLUDES RETAIL STORES AND F&B VENUES
- EXCELLENT REGIONAL RENOWNED DEVELOPER- THE BIGGEST IN ABU DHABI
- ALL HOMEOWNERS WILL GET A 2 YEAR SUBSCRIPTION TO WOOP AND HAEADSPACE APPS

DEVELOPER OVERVIEW

Aldar Properties PJSC is the leading real estate developer in Abu Dhabi and is one of the most well known in the United Arab Emirates. The company began in 2005 and continues to develop exciting and innovative projects, such as the internationally recognized HQ building situated in the Al Raha Beach development, the Gate Towers in Shams Abu Dhabi on Al Reem Island, in addition to Yas Island's F1 circuit.



THINGS TO KNOW

SERVICE CHARGE: AED 21 PER SQFT

ALLOCATED PARKING: YES (COVERED)

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 180m BUS STOP- AL MAWKIB ST/SHK. ZAYED BIN SULTAN ST
- 240m ABU DHABI GRAMMAR SCHOOL
- 550m AL MADEENA SUPERMARKET
- 1.1km DR. RAMI SAMI MEDICAL CENTER
- 1.4km PETROL STATION
- 1.4km ABU DHABI MALL
- 6.4km CENTER OF ABU DHABI
- 7km SHEIKH KALIFA BRIDGE

KEY FEATURES

- ROOFTOP ZEN GARDEN / SUSTAINABLE CONSTRUCTION
- YOGA AND MEDITATION ROOMS / SQUASH COURT / PANORAMIC POOLS
- SAUNA AND STEAM ROOMS / COMMUNITY GYMS / WELLNESS CONCIERGE
- ALL UNITS COME WITH AT LEAST ONE BALCONY OR A TERRACE
- EVERY MASTER BEDROOM INCLUDES A WALK-IN-CLOSET
- ALL APARTMENTS INCLUDE A POWDER ROOM AND A LAUNDRY ROOM
- SOME 1BR UNITS COME WITH A STUDY ROOM

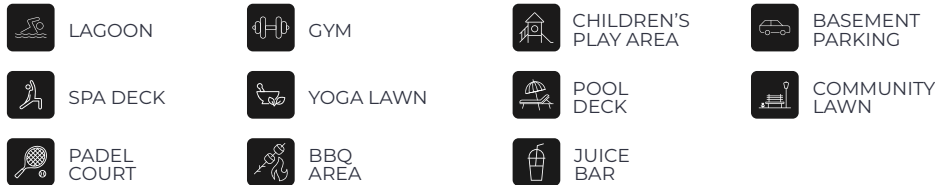


 **LOCATION:** YAS BAY – YAS ISLAND

 **COMPLETED:** MARCH 2026

Sea La Vie consists of four towers in triangular shapes with rounded balconies and terraces, giving the buildings a modern and soft design. There will be 660 units with 630 apartments and 30 townhouses, across the four buildings, with 1-4BR apartments, 1BR lofts, 2-bedroom duplexes, 3 & 4BR townhouses and 4BR penthouses. All residences will overlook the gorgeous waterfront and will be within walking distance of the Yas Bay waterfront where there are lots of dining and entertainment venues.

FACILITIES



SIZES & PRICES

1 BR – FROM 797 SQFT	FROM AED 1,400,000
2 BR – APPROX 1,425 SQFT	FROM AED 2,300,000
2 BR DUPLEX – 2,777 SQFT	FROM AED 4,000,000
3 BR – APPROX 3,142 SQFT	FROM AED 3,900,000
4 BR – MAX 3,757 SQFT	FROM AED 5,500,000
3 BR TOWNHOUSE – FROM 3,035 SQFT	FROM AED 5,500,000
4 BR PENTHOUSE – 6,480 SQFT TO 6,835 SQFT	FROM AED 26,000,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Spinneys, Allday Market- Ansam, Carrefour Hypermarket, Waitrose, Iris Market

PUBLIC TRANSPORT: BUS – Yas Drive/ Marina Circuit Grandstand

SCHOOLS/NURSERIES: Yas School, West Yas Academy-Aldar Academies, Yellow Submarine Nursery, SABIS International School- Yas Island

MEDICAL FACILITIES: Yas Marina Circuit Medical Center, Burjeel Medical Center Yas Mall, Burjeel, Medical Center Al Reina, Yas Marina Circuit Medical Center, HealthPlus Family Clinic- Al Bandar

RETAIL/F&B: Yas Bay Waterfront, Yas Beach

PETROL STATION: ADNOC – Yas North

LANDMARKS: Yas Bay Waterfront, Yas Beach, Etihad Arena, Yas Marina Circuit, Ferrari World Abu Dhabi

LOCATION FACTORS

- LOCATED ON YAS ISLAND IN YAS BAY RIGHT ON THE WATERFRONT
- PLENTY OF PLACES TO EAT/DRINK AND LOTS OF ENTERTAINMENT VENUES ALONG THE WATERFRONT AND IN YAS BAY
- CLOSE TO AL IHTIRAF STREET AND YAS DRIVE
- CREST PARK, WAVE PARK AND YAS ISLAND SKATE PARK ARE ALL WITHIN WALKING DISTANCE
- SURROUNDING DESTINATIONS ARE AL RAHA BEACH, MASDAR CITY, SAADIYAT ISLAND, ZAYED CITY
- EXCELLENT SCHOOLS AND AMENITIES LOCATED NEARBY
- CLOSE TO YAS CREATIVE HUB THAT HOUSES HUNDREDS OF BUSINESSES
- JUST A 2-MINUTE WALK TO YAS BEACH AND YEAS BAY WATERFRONT
- 15 MINUTES TO ABU DHABI INTERNATIONAL AIRPORT



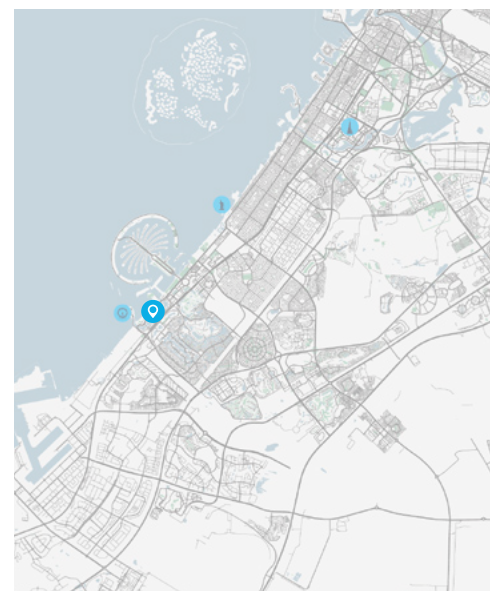
Interiors will be inspired by the sea, as with the whole development, and the vast floor-to-ceiling windows and doors will make the most of the gorgeous water views. Designs will be neutral, modern and minimal to let the surroundings do 'the talking' and every space will bring the outside-in. There will also be wooden slats used throughout for shading, as well as some of the features in the apartments, to bring a more nautical feel to homes.

PITCH POINTS / WHY BUY?

- ALL RESIDENCES OVERLOOK THE WATERFRONT
- THE DEVELOPMENT SITS VERY CLOSE TO YAS CREATIVE HUB WHICH HOUSES HUNDREDS OF BUSINESS SPACES
- YAS BAY WATERFRONT HAS PLENTY OF DINING VENUES AND ENTERTAINMENT OPTIONS
- LOTS OF LAYOUT CONFIGURATIONS AND UNIT TYPES TO CHOOSE FROM
- LARGE LIVING AND DINING AREAS TO MAKE THE MOST OF THE VIEWS
- GREAT ROI POTENTIAL
- PARKING ON THE BASEMENT, GROUND AND PODIUM LEVELS
- YAS ISLAND IS A HIGHLY SOUGHT-AFTER AREA OF ABU DHABI- PLENTY OF ENTERTAINMENT OPTIONS NEARBY
- GREAT AREA FOR FAMILIES, COUPLES AND SINGLES
- EXCELLENT FOR PERMANENT LIVING OR HOLIDAY RENTAL
- VERY SPACIOUS RESIDENCES COMPARED WITH SIMILAR DEVELOPMENTS

DEVELOPER OVERVIEW

Nine Yards is a boutique real estate development company based in Abu Dhabi aiming to create luxury developments in the country's most iconic areas. The company is part of Ethmar Holdings which includes energy, real estate, investment, technology and healthcare & sports sectors. Its first upcoming project is "Sea La Vie" which is located in Yas Bay.



THINGS TO KNOW

SERVICE CHARGE: AED 14 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- ON-SITE YAS BEACH
- 2km YAS DR STREET
- 2.3km BUS- YAS DRIVE/MARINA CIRCUIT
- 4.8km YAS MARINA CIRCUIT MEDICAL CENTER
- 4.8km WAITROSE SUPERMARKET
- 5.2km YELLOW SUBMARINE NURSERY
- 8km PETROL STATION

KEY FEATURES

- SMART SYSTEM FEATURES / FINGER-PRINT DOORS / MOBILE APP CONTROLLING AC, LIGHTS ETC.
- ALL BEDROOMS COME WITH A BATHROOM
- FOOD ORDERS BY DROWNS / FRIDGE ALERTS FOR EXPIRED ITEMS
- ALMOST ALL MASTER BEDROOMS COME WITH WALK-IN-CLOSETS
- EVERY RESIDENCE INCLUDES A SPACIOUS BALCONY OR A TERRACE
- SOME 1BR UNITS INCLUDE A POWDER ROOM AND A STORAGE ROOM
- 1BR LOFT APARTMENTS HAVE DOUBLE HEIGHT CEILINGS IN THE LIVING SPACES, A TERRACE AND HAVE 2 LEVELS



SOUTHBAY, BAY RESIDENCES

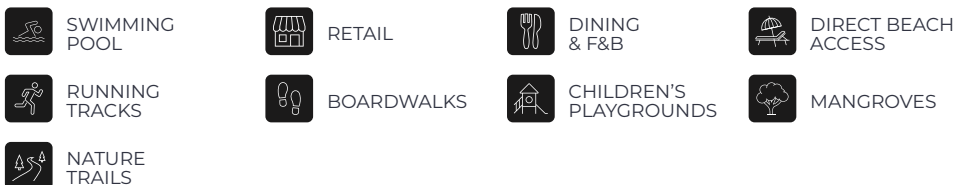
RAK
BAY RESIDENCES

LOCATION: HAYAT ISLAND

COMPLETED: Q4 2023

Southbay is a new addition to Bay Residences, which is a premium residential project on Hayat Island, and is a part of the developing community of Mina Al Arab. The new development includes studios, 1-3 bedroom apartments and 3-bedroom duplexes. Various retail stores, dining venues and entertainment venues will be available on the territory of the community for all residents and visitors to enjoy. Each residence comes with a spacious terrace or balcony to look out onto the surrounding nature and the gorgeous beachfront.

FACILITIES



SIZES & PRICES

STUDIO – 366 SQFT TO 603 SQFT	FROM AED 477,000
1 BR – 775 SQFT TO 1,582 SQFT	FROM AED 752,000
2 BR – 1,184 SQFT TO 1,668 SQFT	FROM AED 1,061,000
3 BR – 1,800 SQFT	FROM AED 1,899,000
3 BR DUPLEX - 3,358 SQFT TO 3,638 SQFT	FROM AED 3,992,000

LOCAL AMENITIES, INFRASTRUCTURE

SUPERMARKETS: Choithrams Mina Al Arab, Bloom Supermarket, Al Mondial Grocery, AlZaab Supermarket

SCHOOLS/NURSERIES: Chubby Cheeks Nursery RAK, Al Jazeera Al Hamraa School, St. Mary Private High School RAK, RAK Modern Private School

MEDICAL FACILITIES: The American Medical Center RAK, Zain Medical Center, Cosmo Health Medical Center, Al Jazeera Medical Clinic

RETAIL/F&B: The Lagoon, Al Hamra Mall, XIMI VOGUE

PETROL STATION: ADNOC, ADNOC Service Station

LANDMARKS: Ras Al Khaimah, Ras Al Khaimah International Airport, Marbella Villas, Bay Residences

LOCATION FACTORS

- LOCATED ON HAYAT ISLAND IN THE DEVELOPING AREA OF MINA AL ARAB
- PURPOSE-BUILT ISLAND
- ADJACENT TO MARBELLA VILLAS II
- LOCATED NEXT TO RAHA ISLAND
- INTERCONTINENTAL BRIDGE CONNECTS THE ISLAND TO THE MAINLAND
- SITUATED ON THE SAME ISLAND AS ANANTARA HOTEL AND THE INTERCONTINENTAL HOTEL
- THE NEAREST PUBLIC TRANSPORT STOPS ARE LOCATED IN AJMAN
- 1 MINUTE TO HOTELS ON HAYAT ISLAND
- 20 MINUTES TO RAS AL KHAIMAH INTERNATIONAL AIRPORT
- 25 MINUTES TO RAS AL KHAIMAH
- 1HR 20 MINUTES TO DUBAI



All apartments in the Southbay development will come with floor-to-ceiling windows to make the most of the superb beachfront views. Interiors will be light and airy with a white and fresh colour palette to compliment the ocean blues. Finishes throughout each unit will be modern and practical to help residents live a seamless life.

PITCH POINTS / WHY BUY?

- PROPERTIES ARE OPEN TO ALL NATIONALITIES TO PURCHASE
- PART OF THE 44M SQFT MINA AL ARAB MASTER PROJECT
- HAYAT ISLAND IS 6M SQFT
- THE ISLAND CONSISTS OF HOTELS THAT OFFER BOTH GUESTS AND RESIDENTS HOTEL SERVICES
- EXCELLENT PRICES
- RAK PROPERTIES IS A VERY REPUTABLE LOCAL DEVELOPER
- GOOD ROI POTENTIAL - 1BR AED 27-80K P/A (4.8%)
- GREAT PAYMENT PLAN OPTIONS TO SUIT EVERY BUDGET
- GOOD SIZE CONFIGURATIONS – FROM SMALL AND COMPACT TO SPACIOUS DUPLEXES

DEVELOPER OVERVIEW

RAK Properties was founded in 2005 and is the vision of His Highness Sheikh Saud Bin Saqr Al Qasimi, Ruler of Ras Al Khaimah. The company distinguishes itself by its contemporary design and its close proximity to nature. RAK Properties is a trusted partner for foreign investors who want to launch state-of-the-art projects, including hotels, resorts and shopping malls. RAK Properties is also the developer of Julphar Towers and Julphar Residence.



THINGS TO KNOW

SERVICE CHARGE: AED 10 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 1.2km SUPERMARKET
- 1.5km NURSERY
- 1.7km THE LAGOON MALL
- 1.8km THE AMERICAN MEDICAL CENTER
- 2km SHEIKH MOHAMED BIN SALEM RD
- 4.8km PETROL STATION
- 23km RAS AL KHAIMAH

KEY FEATURES

- ALL RESIDENCES COME WITH EITHER A SPACIOUS TERRACE OR BALCONY
- ALL BEDROOMS COME WITH BUILT-IN WARDROBES, APART FROM MASTER BEDROOMS WHICH INCLUDE WALK-IN-CLOSETS
- 1BR UNITS INCLUDE A LAUNDRY ROOM
- 2BR UNITS COME WITH A LAUNDRY ROOM, A MAID'S ROOM AND BATHROOM, AND A DRESSING AREA IN THE MASTER BEDROOM



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