

CEDAR

CREEK BEACH
EMAAR



CEDAR

LOCATION: DUBAI CREEK HARBOUR COMPLETED: Q2/3 2026

Cedar is the newest development of Creek Beach in Dubai Creek Harbour. The project consists of 272 units in 1-3-bedroom configurations, with all residences having a gorgeous view of the surrounding green courtyards. The four buildings are situated just footsteps from Creek Beach and offers residents the very best of relaxed Creekside living, along with a vibrant array of shopping, dining and family-friendly leisure experiences right on their doorstep.

FACILITIES

- FAMILY POOL
- OUTDOOR PLAY AREA
- SHARED WORKING SPACES
- F&B
- BBO AREA
- FITNESS CENTRE
- MULTI-PURPOSE ROOM
- CENTRAL PARK
- 2 TOWN CENTER
- MARINA AND CREEK BEACH

SIZES & PRICES

1 BR - FROM 613 SQFT	FROM AED 1,290,000
2 BR - FROM 982 SQFT	FROM AED 2,000,000
3 BR - FROM 1,475 SQFT	FROM AED 3,550,000

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

- 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
- THE COMPLEX IS STEPS AWAY FROM CREEK BEACH
- 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



+7 969 179 97 79



Residences in Cedar will be light, bright and open-plan, with floor-to-ceiling windows that maximise the use of space and natural light to create an ambiance of modern and understated luxury. Colour palettes throughout each residence will be neutral to complement the green surroundings.

PITCH POINTS / WHY BUY?

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

PAYMENT PLAN: 90/10 (10% booking fee)

ROI: 1BR 6.4%

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:	AED 16 - 18 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

- WALK-IN-CLOSET IN EVERY MASTER BEDROOM AND BUILT-IN CLOSETS IN ALL OTHER BEDROOMS
- ALL BEDROOMS INCLUDE A BATHROOM
- EVERY UNIT COMES WITH A LAUNDRY ROOM AND A BALCONY
- MAID'S ROOM AND BATHROOM IN ALL 3-BEDROOM UNITS
- FLOOR-TO-CEILING WINDOWS LOOK OUT ONTO THE COMMUNITY COURTYARDS
- STEPS AWAY FROM CREEK BEACH – 700M SANDY BEACH