

EMAAR BEACHFRONT

BEACH ISLE



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📍 LOCATION: EMAAR BEACHFRONT 📅 COMPLETED: MARCH 2024

Discover the true meaning of luxury at Dubai's most exclusive island, where the blue sky is an extension of the open sea, where exceptional entertainment venues are a delightful stroll away, and time is measured by the sound of waves rolling into the shore. This is Beach Isle.

FACILITIES

🏊 SWIMMING POOLS

👶 KIDS PLAY ZONE

🏊 POOL DECK

🛍️ RETAIL

🏋️ GYM

🚗 PARKING

🌿 GARDEN

🏖️ PRIVATE BEACH ACCESS

🍷 F&B

SIZES & PRICES

1 BR – FROM 865,42 SQFT	FROM AED 1,533,888
2 BR – FROM 1,104 SQFT	FROM AED 2,167,888
3 BR – FROM 1,794 SQFT	FROM AED 4,403,888
4 BR – FROM 2,583 SQFT	FROM AED 6,517,888
3 BR VILLA – FROM 1,907 SQFT	FROM AED 7,100,000
4 BR VILLA – FROM 2,566 SQFT	FROM AED 7,900,000

LOCAL AMENITIES / INFRASTRUCTURE

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

PUBLIC TRANSPORT: METRO- Sobha Realty

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 ISLAND LIVING
- 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
- INCREDIBLE VIEWS OF THE PALM, DUBAI MARINA, BLUEWATERS ISLAND
- SITUATED CLOSE TO DUBAI MARINA, JBR & THE PALM JUMEIRAH
- 30 MINS TO DXB AIRPORT
- SHOPPING MALL STEPS AWAY





Light, spacious, modern. Every aspect of the Beach Isle apartment is constructed to mimic the freedom and serenity felt when your toes are in the sand and eyes are on the open water.

PITCH POINTS / WHY BUY?

- THE MOST TRUSTED DEVELOPER EXPERIENCE
- BRAND NEW AREA AND COMMUNITY
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH & AL AIN FERRIS WHEEL
- THE ULTIMATE BEACH LIFESTYLE
- EXCELLENT LOCATION & INFRASTRUCTURE
- GREAT OFF-PLAN PAYMENT PLAN
- ONLY 50 UNITS LEFT- VERY POPULAR DEVELOPMENT
- LARGEST AND MOST ADVANCED MARINA IN THE REGION

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

PROMOTION:	2% DLD waiver
PAYMENT PLAN:	70/30 2 or 3yrs post handover plan (20% booking)
ROI:	8-12%

Only 50 units remaining

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:	AED 14 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.



KEY FEATURES

- UNIQUE AND LIMITED SUPPLY
- EXCELLENT LOCATION
- INFINITY POOL & POOL DECK
- PRIVATE BEACH ACCESS
- LEASURE & ENTERTAINMENT SPOTS
- OWN COMMUNITY – EVERYTHING ON YOUR DOORSTEP
- STEPS AWAY FROM THE MARINA YACHT CLUB
- INCREDIBLE VIEWS OF THE SEA, DUBAI MARINA, THE PALM & AIN DUBAI