

# VIDA

RESIDENCES  
DUBAI MARINA



## VIDA RESIDENCES

LOCATION: DUBAI MARINA COMPLETED: DEC 2022

VIDA Residences Dubai Marina is a vast triangular 57-storey building that consists of the VIDA Hotel and VIDA Residences. The project includes 300 units of 1-4 bedrooms and 4-bedroom penthouses that come with wraparound balconies. Residences are generously sized and come in many different configurations. There are excellent residential and hotel amenities on-site, including a restaurant and fitness center. These are now secondary properties, but the payment plan and promotion are still valid for 2 years after the completion date.

### FACILITIES

- SWIMMING POOLS
- LOUNGE AREA
- CHILDREN'S AREA
- PARKING
- RESTAURANTS & CAFES
- SPA & SAUNA
- 3-STOREY RESIDENTIAL PODIUM
- FITNESS CENTER
- CONFERENCE ROOM

### SIZES & PRICES

1 BR – 648 SQFT TO 1,017 SQFT	SECONDARY MARKET
2 BR – 1,101 SQFT TO 2,058 SQFT	SECONDARY MARKET
3 BR – 1,667 SQFT TO 1,867 SQFT	SECONDARY MARKET
4 BR – 2,333 SQFT	SECONDARY MARKET
4 BR PENTHOUSE – 3,096 SQFT TO 3,516	SECONDARY MARKET

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Al Maya Sadaf Supermarket, Beach City Supermarket, Fresh Deals Supermarket, Carrefour City

**PUBLIC TRANSPORT:** TRAM – Jumeirah Beach Residences 1, BUS – Jumeirah Beach Residences 1 - Seaside

**SCHOOLS/NURSERIES:** Raffles Nursery dubai Marina, Blossom Marina Nursery, Emirates International School

**MEDICAL FACILITIES:** Medcare Medical Center JBR, American Medical Center, Kings Marina Medical Centre, Marina Medical Center

**RETAIL/F&B:** JBR Walk, Dubai Marina Mall, JLT, Dubai Harbour

**PETROL STATION:** Dubai Harbour

**LANDMARKS:** Dubai Harbour, Dubai Marina, Palm Jumeirah

### LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT, BOTH ON-SITE AND ALONG DUBAI MARINA WALK
- CLOSE TO TOURIST DESTINATION OF JBR
- CLOSE TO DUBAI HARBOUR
- EASY ACCESS TO THE SZR
- ONE OF THE BEST INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE MARINA
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI



+7 969 179 97 79





Each residence in VIDYA Residences will feature timber paneling on the walls that highlights the nautical theme throughout the hotel and residential spaces. All units have open-plan living spaces with floor-to-ceiling windows to make the most of the stunning views. There will be modern finishes and fittings throughout, with a neutral colour palette that creates a warm ambiance.

## PITCH POINTS / WHY BUY?

- DUBAI MARINA IS ONE THE MOST IN-DEMAND AREAS FOR REAL ESTATE IN DUBAI
- EXCELLENT ROI POTENTIAL AS SIMILAR RESIDENTIAL TOWERS IN THE MARINA GENERATE 7.95%
- OVER 11% PRICE INCREASE FOR PROPERTIES IN THE MARINA AREA IN 2022
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- RENTAL PRICES INCREASED BY 27% IN DUBAI MARINA IN 2022
- WIDE VARIETY OF RESIDENTIAL & HOTEL AMENITIES ON-SITE
- VERY POPULAR HOLIDAY DESTINATION AND TOURIST HOTSPOT
- SET AMONGST 5 STAR HOTELS AND OTHER PREMIUM RESIDENTIAL TOWERS

**PAYMENT PLAN:** 60/40 2yrs

**ROI:** 7.8%

## 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

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 50% PAYMENT

## IN CLOSE PROXIMITY

- 400m AL MAYA SADAF SUPERMARKET
- 1km BLOSSOM MARINA NURSERY
- 1.1km TRAM – JBR 1
- 1.7km DUBAI MARINA MALL
- 1.8km SHEIKH ZAYED RD
- 2km KINGS MEDICAL CENTER
- 3.6km PETROL STATION



## KEY FEATURES

- ALL UNITS COME WITH PANORAMIC FLOOR-TO-CEILING WINDOWS
- EACH RESIDENCE WILL HAVE AT LEAST ONE BALCONY
- WALK-IN-CLOSETS IN ALL MASTER BEDROOMS AND EITHER W-I-C OR BUILT-IN WARDROBES IN ALL OTHER BEDROOMS
- SOME 2BR UNITS COME WITH AN OFFICE, A HUGE W-I-C AND HALLWAY IN THE MASTER BEDROOM, A POWDER ROOM AND A LAUNDRY ROOM
- 4BR UNITS COME WITH A MAID'S ROOM AND BATHROOM
- 4BR PENTHOUSES INCLUDE A WRAPAROUND BALCONY
- PRIVATE RESIDENTS LOUNGE
- 3-PODIUM LEVELS OF RESIDENTIAL AMENITIES
- ALL BEDROOMS INCLUDE A BATHROOM