

# BEACHGATE

BY ADDRESS

# EMAAR



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📍 LOCATION: EMAAR BEACHFRONT, DUBAI HARBOUR 🏠 COMPLETED: Q4 2026

Beachgate is the newest addition to Emaar Beachfront and is located in the heart of this exclusive community, along a landscaped park and a private beach. These two 37-storey buildings consist of both a residential tower and a hotel. The residential tower includes 1-4BR apartments and 4BR duplex penthouses. All units come with at least one balcony or terrace and interiors are light and open-plan to reflect the open surroundings.

### FACILITIES



### SIZES & PRICES

1 BR - 787 SQFT TO 795 SQFT	FROM AED 2,970,000
2 BR - 1,233 SQFT TO 1,809 SQFT	FROM AED 4,680,000
3 BR - 1,595 SQFT TO 2,224 SQFT	FROM AED 6,430,000
4 BR - 2,420 SQFT TO 2,421 SQFT	FROM AED 10,670,000
4 BR PENTHOUSE - 3,047 SQFT TO 7,038 SQFT	FROM AED 11,910,000

### 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 A CORNER PLOT ON THE TIP OF EMAAR BEACHFRONT FRONT
- 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
- 30 MINUTES TO DXB AIRPORT



+7 969 179 97 79





These exquisite open-plan living spaces are designed to suit any urban lifestyle. Light tones and elegant finishes are used throughout each residence. Vast amounts of light will be able to stream through the floor-to-ceiling windows that will look out onto either the Dubai Marina or the Arabian Gulf. Walls will be white, and lightly coloured tiles and marble will be used in the bathroom and kitchen.

## PITCH POINTS / WHY BUY?

- BRAND NEW FREEHOLD AREA AND COMMUNITY
- APARTMENTS ARE BRANDED BY ADDRESS HOTELS + RESORTS
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH AND DUBAI MARINA
- THE ULTIMATE BEACH LIFESTYLE EXPERIENCE
- GREAT OFF-PLAN PAYMENT PLAN
- EXCELLENT LOCATION & INFRASTRUCTURE
- LARGEST AND MOST ADVANCED MARINIA IN THE REGION
- ALL RESIDENCES HAVE GORGEOUS VIEWS OF THE SURREITHER DUBAI MARINA, PALM JUMEIRAH OR THE ARABIAN GULF
- RENTAL OF ONE-BEDROOM APARTMENT IN EMAAR BEACHFRONT IS FROM 100K PER YEAR

**PAYMENT PLAN:** 70/30 or 80/20

**ROI:** 6% Emaar Beachfront

## DEVELOPER OVERVIEW

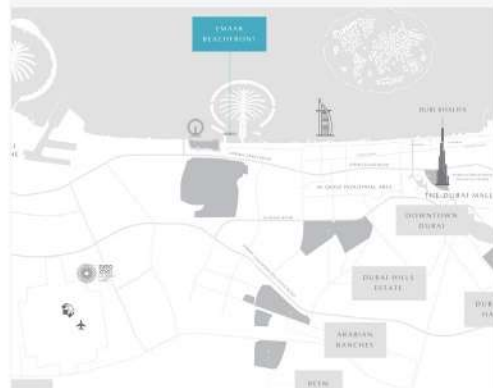
EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large scale projects, including The Dubai Mall and The Address Hotels.

## THINGS TO KNOW

SERVICE CHARGE:	20-25 AED PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT. READY PROPERTY - ANYTIME.

## 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

- EXCELLENT LOCATION - ON THE CORNER OF THE EMAAR BEACHFRONT FRONDS
- FLOOR-TO-CEILING WINDOWS
- PODIUM PARKING
- ALL UNITS HAVE AT LEAST ONE TERRACE OR BALCONY
- WALK-IN CLOSETS IN 2-4BR UNITS
- 3BR UNITS COME WITH A POWDER ROOM AND A MAID' ROOMS WITH EN-SUITE
- 4BR UNITS HAVE AT LEAST 3 TERRACES OR BALCONIES
- GREAT RESIDENTIAL AMENITIES BOTH IN DUBAI HARBOUR AND IN THE BUILDING