

# DUBAI CREEK HARBOUR

CREEK CRESCENT

## EMAAR



# CREEK CRESCENT

📍 LOCATION: DUBAI CREEK HARBOUR 📅 COMPLETED: Q4 2025

Creek Crescent is a stylish 22-storey residential tower with a 3-storey residential amenities podium, and a range of exquisite 1, 2 & 3-bedroom apartments, and elegant 3BR townhouses along the water promenade. The tower and podium have been carefully designed and positioned to take full advantage of the views over Dubai Creek. The development is located on the Creek Island District and will be close to Creek Beach, Creek Marina and the promenade.

## FACILITIES



## SIZES & PRICES

1 BR FROM 664 SQFT	FROM AED 1,280,000
2 BR FROM 1,057 SQFT	FROM AED 1,800,000
3 BR FROM 1,577 SQFT	FROM AED 2,800,000
3 BR TOWNHOUSES FROM 2,160 SQFT	FROM AED 3,333,000

## 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 NORTH OF DUBAI CREEK HARBOUR ON CREEK ISLAND
- 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



+7 969 179 97 79



The modern architectural style of units perfectly complements Creek Crescent's modern surroundings, offering a wide range of apartment layouts all designed and positioned to maximise the outstanding views of the creek. Materials have been carefully chosen for their aesthetic and efficiency, ensuring both elegance and sustainability.

## PITCH POINTS / WHY BUY?

- HIGHLY ANTICIPATED DEVELOPMENT AREA
- EMAAR IS THE BIGGEST DEVELOPER IN THE WORLD OUTSIDE OF CHINA
- CLOSE TO THE BEACH, MARINA YACHT CLUB AND PROMENADE
- GORGEOUS VIEWS OF CREEK CANAL
- 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:** 80/20

**ROI:** 5.8% for 1BR apartments

## 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 17-20 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME

## 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

- WELL DEVELOPED COMMUNITY WITH CONVENIENT CONNECTIVITY
- NEXT TO WATER / CENTRAL PARK
- 3BR UNITS AND TOWNHOUSES INCLUDE A MAID'S ROOM AND A POWDER ROOM
- EVERY UNIT HAS A BALCONY OR TERRACE, AND A LAUNDRY ROOM
- ONLY 4 EXCLUSIVE TOWNHOUSES OVERLOOKING THE WATER PROMENADE
- EXCELLENT VIEWS OF THE DUBAI CREEK HARBOUR AND THE FAMOUS DUBAI SKYLINE
- 3-STORY PODIUM FULL OF RESIDENTIAL