



# CREEK PALACE RESIDENCES

 LOCATION: DUBAI CREEK HARBOUR
  COMPLETED: Q1 2026

Find yourself in a branded waterfront home, located next to the Palace Hotel and infuse your lifestyle with an array of world-class amenities and 5-star hotel services. Potential buyers can select either 1, 2 or 3-bedroom apartments for sale, or gorgeous 3-bedroom waterfront villas by Emaar. All residences come with mesmerizing views of the Dubai skyline and Creek Beach.

## FACILITIES



## SIZES & PRICES

1 BR FROM 642 SQFT	FROM AED 1,130,000
2 BR 1,053 SQFT TO 1,116 SQFT	FROM AED 1,570,000
3 BR 1,651 SQFT TO 2,287 SQFT	FROM AED 2,760,000
3 BR WATERFRONT VILLAS 1,902 SQFT TO 1,926 SQFT	FROM AED 3,690,000

## 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 RasvAl Khor Road

**LANDMARKS:** Ras Al Khor Wildlife Sanctuary, Dubai Design District, Dubai Festival City, Dubai Creek

## LOCATION FACTORS

- GATEWAY TO ISLAND DISTRICT
- 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 – FULLY INTEGRATED TRANSPORT SYSTEM
- PLENTY OF SCHOOLS, MEDICAL CENTERS AND RETAIL/F&B AMENITIES IN THE SURROUNDING AREAS
- 5 MINUTES WALK TO CENTRAL PARK
- 10 MINUTES WALK TO CREEK MARINA
- 20 MINUTES TO DOWNTOWN DUBAI
- 35 MINUTES TO DUBAI MARINA



+7 969 179 97 79



Taking cues from natural elements and combining them with modern design, the luxurious interiors exude an aura of sophistication. Interiors are clean line and use light colours throughout to give an even bigger feeling of space and light.

## PITCH POINTS / WHY BUY?

- 700M BEACH / BREATHTAKING SUNSET VIEWS
- HIGHLY ANTICIPATED DEVELOPMENT AREA
- RESIDENTIAL BUILDINGS AND VILLAS WILL BE MANAGED BY ADDRESS HOTELS & RESORTS
- EMAAR IS THE BIGGEST DEVELOPER IN THE WORLD OUTSIDE OF CHINA
- EXCELLENT DUBAI CREEK COMMUNITY AMENITIES INCLUDING: A DOG PARK, SKATING AREAS, AMPHITHEATER, CHILDREN'S PLAY AREA, SPLASH PAD, FITNESS PLAZA, 300M BEACH
- GREAT ROI POTENTIAL
- EMAAR PROVIDES A 5 YEAR PROPERTY MANAGEMENT SERVICE FOR ALL ITS RESIDENCES

**PAYMENT PLAN:** 70/30

**ROI:** Up to 10%

## 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 TBC 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

- EACH UNIT COMES WITH SPACIOUS BALCONIES
- BBQ AREAS AND LAWNS
- INFINITY EDGE POOL / KIDS POOL
- EXCELLENT ON-SITE AMENITIES, AS WELL AS COMMUNITY AMENITIES AND RETAIL PROMENADE
- DEDICATED LIFT TO THE RETAIL AREA
- ACCESS TO 5\* HOTEL AMENITIES WITH SPECIAL DISCOUNTS
- INTERIORS ARE MODERN AND DESIGNED IN LIGHT COLOURS