

ADDRESS
THE BAY



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RESIDENCES
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EMAAR



PROINVEST

ADDRESS RESIDENCES BY THE BAY

LOCATION: EMAAR BEACHFRONT, DUBAI HARBOUR COMPLETED: DEC 2026

Address Residences The Bay in Emaar Beachfront offers 1-3 bedroom apartments, with 75% of residences having gorgeous panoramic views of the rest of the city. The 50-storey tower will also house an Address Hotels + Resorts on the podium level, in which residents will also have access to its hotel services. The building will be one of the tallest in the entire complex and will have direct access to the beach.

FACILITIES



SIZES & PRICES

1 BR - 803 SQFT	FROM AED 2,300,000
2 BR - 1,346 SQFT	FROM AED 3,700,000
3 BR - 1,970 SQFT	FROM AED 7,300,000

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

PETROL STATION: Dubai Harbour

RETAIL/F&B: Dubai Harbour, Nakheel Mall, Dubai Marina, MOE

MEDICAL FACILITIES: King's Marina Medical Centre, Top Medical Centre, Medcar Medical Center JBR

LANDMARKS: Ain Dubai, Bluewaters Island, Dubai Marina, Palm Jumeirah

LOCATION FACTORS

- ULTIMATE BEACHFRONT 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
- 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



PITCH POINTS / WHY BUY?

- BRAND NEW FREEHOLD AREA AND COMMUNITY
- APARTMENTS COME FULLY FURNISHED
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH & AL AIN FERRIS WHEEL
- THE ULTIMATE BEACH LIFESTYLE EXPERIENCE
- EXCELLENT LOCATION & INFRASTRUCTURE
- GREAT OFF-PLAN PAYMENT PLAN
- LARGEST AND MOST ADVANCED MARINIA IN THE REGION
- 75% OF THE RESIDENCES HAVE PANORAMIC VIEWS OF THE SURROUNDINGS
- RENTAL OF ONE-BEDROOM APARTMENT IN EMAAR BEACHFRONT IS FROM 100K PER YEAR

PAYMENT PLAN: 80/20

ROI: 6% Emaar Beachfront

DEVELOPER OVERVIEW

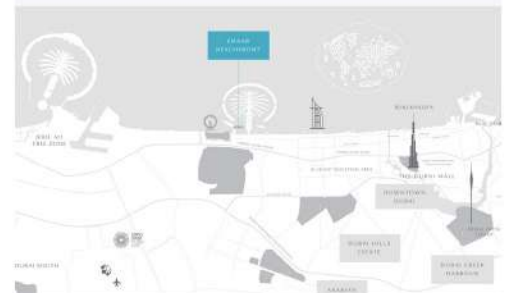
EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large scale projects, including The Dubai Mall and The Address Hotels.

THINGS TO KNOW

SERVICE CHARGE:	APPROX. AED 25-30 PER SQFT (TBC)
ALLOCATED PARKING:	PARKING: YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- 850m CARAMEL 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

- 1.5 KM OF PRISTINE BEACH
- BEACH POOL & KIDS' POOLS
- A UNIQUE BLEND OF COSMOPOLITAN LIVING, PRIME LOCATION AND A LUXURY URBAN LIFESTYLE
- KIDS' PLAY AREA / B-B-Q AREA
- STEPS AWAY FROM MARINA & YACHT CLUB
- COMMUNITY PARKS
- EXCELLENT LOCATION – THE BEST PLOT IN EMAAR BEACHFRONT
- FLOOR-TO-CEILING WINDOWS
- BALCONIES IN EVERY UNITS
- RESIDENCES CAN USE THE HOTEL SE