



MARINA SHORES

AT DUBAI MARINA



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LOCATION: DUBAI MARINA COMPLETED: DEC 2026

Emaar Marina Shores is a 53-floor tower that will be built on the last available residential waterfront plot in Dubai Marina. These elegant 1-4 bedroom apartments, as well as a luxurious 5-bedroom penthouse with a swimming pool & a private deck will all have gorgeous views of the Dubai Marina or the sea. The building will house 436 units and will have excellent on-site amenities with all local infrastructure facilities within walking distance.

FACILITIES

- INFINITY POOL
- SUN DECK
- PROMENADE
- RETAIL
- COVERED PARKING
- SAUNA & STEAM ROOMS
- FITNESS CENTER
- GARDEN & PARK

SIZES & PRICES

1 BR – 745 SQFT TO 878 SQFT	FROM AED 1,500,000
2 BR – 1,113 SQFT TO 1,224 SQFT	FROM AED 2,560,000
3 BR – 1,541 SQFT TO 1,848 SQFT	FROM AED 3,350,000
4 BR – 2,410 SQFT TO 2,749 SQFT	FROM AED 6,820,000
5 BR PENTHOUSE – 8,161 SQFT	FROM AED 20,580,000

LOCAL AMENITIES / INFRASTRUCTURE

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

PUBLIC TRANSPORT: TRAM – Jumeirah Beach Residences 1, METRO – Sobha Realty, BUS – Jumeirah Royal Meridien 1 & 2

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

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

PETROL STATION: Dubai Harbour

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah

LOCATION FACTORS

- SITUATED RIGHT NEXT TO AL SEYAHI ST AND AL EMREET ST
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT
- 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



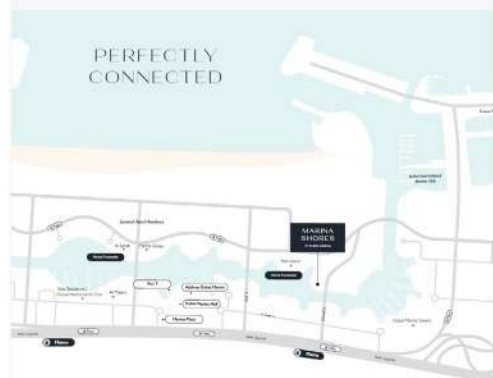
Interiors in Marina Shores will be clean line and neutral, which means future residents can move straight in, or it will be a perfect canvas for those who want to add their own design touches. Kitchen countertops will be light coloured grey marble and material finishes throughout the apartments will be metal and mirror. Each room will feel light and airy as a result of the white-wash walls and ceilings, and there is an open-plan kitchen/dining area in each apartment.

PITCH POINTS / WHY BUY?

- DUBAI MARINA IS ONE THE MOST IN-DEMAND AREAS FOR REAL ESTATE IN DUBAI
- LAST AVAILABLE LRESIDENTIAL PLOT IN DUBAI MARINA
- EXCELLENT ROI POTENTIAL AS SIMILAR RESIDENTIAL TOWERS IN THE MARINA GENERATE 6.3%
- 10.8% PRICE SURGE FOR PROPERTIES IN THE MARINA AREA IN 2021
- RENTAL PRICES INCREASED BY 34% IN DUBAI MARINA IN 2022
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- VERY POPULAR HOLIDAY DESTINATION AND TOURIST HOTSPOT
- SET AMONGST 5-STAR HOTELS AND OTHER PREMIUM RESIDENTIAL TOWERS

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



PAYMENT PLAN:	80/20
ROI:	5.3-8%

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, THE ADDRESS HOTELS AND EMAAR BEACHFRONT.

THINGS TO KNOW

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

KEY FEATURES

- ALL UNITS HAVE A BALCONY AND A LAUNDRY ROOM
- ALL 3 & 4BR UNITS AND THE PENTHOUSE COME WITH A MAID'S ROOM AND EN-SUITE BATHROOM
- ALL HAVE GORGEOUS, UNOBSTRUCTED VIEWS OF EITHER THE PERSIAN GULF OR DUBAI MARINA
- THE PENTHOUSE INCLUDES A PRIVATE DECK AND SWIMMING POOL, AND A STUDY ROOM
- VERY GENEROUSLY SIZED RESIDENCES COMPARED WITH SIMILAR DEVELOPMENTS IN THE SAME AREA