

BEACH
VISTA

AT



BEACH VISTA

EMAAR

LOCATION: EMAAR BEACHFRONT, DUBAI HARBOUR COMPLETED: Q2 2022

The first premier residence of Emaar Beachfront, Beach Vista is comprised of two stately towers connected by a podium level with a sea-facing swimming pool. And just when you thought it couldn't get any better — a 750-metre white powdery beach beckons you on either side of your home.

FACILITIES



SIZES & PRICES

| | |
|---------------------------------|--------------------|
| 1 BR – 652 SQFT TO 1,123 SQFT | FROM AED 1,800,000 |
| 2 BR – 1,103 SQFT TO 1,778 SQFT | FROM AED 2,640,888 |
| 3 BR – 1,533 SQFT TO 2,413 SQFT | FROM AED 5,910,888 |
| 4 BR – 2,250 SQFT TO 2,800 SQFT | FROM AED 6,700,888 |

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Caramel Center, Carrefour Marina Crown, Atlantis, Fresh Plus

SCHOOLS/NURSERIES: Art Basis School, Raffles Nursery, iCademy Middle East, Regents International School

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

TRANSPORT: METRO- Sobha Realty

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

PETROL STATION: Dubai Harbour

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

LOCATION FACTORS

- ULTIMATE ISLAND LIVING
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT OPTIONS NEARBY
- NEAR TO DUBAI MARINA & THE PALM
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- 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



Open plan living is a key feature in all Beach Vista apartments, as well as floor-to-ceiling windows and vast terraces to overlook the stunning views of the sea. All bathrooms and kitchens feature an elegant, fresh design with light coloured marble used throughout.

PITCH POINTS / WHY BUY?

- 2ND BUILDING TO BE COMPLETED IN EMAAR BEACHFRONT
- BRAND NEW AREA AND COMMUNITY
- 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

ROI: 8-12%

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: | AED 18-22 PER SQFT |
| ALLOCATED PARKING: | YES |
| RESALE POLICY: | OFF-PLAN AFTER 40% 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
- INFINITY POOL
- CHILDREN'S POOL AND PLAY AREA
- CAFES AND RESTAURANTS ALL WITHIN THE COMMUNITY
- EVERYTHING IS ON YOUR DOORSTEP
- ACCESS TO PRIVATE BEACH
- INCREDIBLE VIEWS OF THE SEA, DUBAI MARINA, THE PALM & AIN DUBAI