



PENINSULA

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The Signature Collection

a development by





Select Group is a dynamic, multi-disciplinary corporation with real estate and property development at its core.

Since 2002, we have been blazing a trail to become one of the region's most successful privately-owned companies with a combined global workforce of over 750 employees and investment interests across the UAE, Croatia, Germany, and the UK.

Driven by the development division, we manage a portfolio boasting 20 million square feet of property, with a combined Gross Development Value (GDV) of over AED 17 billion.

To date, we have completed 7,000 homes with a Built-Up Area (BUA) of 13.5 million square feet, worth a GDV of AED 11.5 billion.

Another 3,750 homes, with a BUA of 6.5 million square feet, and a GDV of AED 6 billion, are currently underway.



Ongoing Developments

- **15 Northside**, Business Bay launched in February 2021 is a 349-unit waterfront tower in Business Bay Marina. This project is 95% sold.
- **98 Baker Street**, launched in June 2021, is in the heart of central London. This boutique development contains 8 luxurious apartments in one of the most desirable residential areas of London.

Upcoming Developments

- **Peninsula One & Two**, Business Bay launched in Q4 2021.
- **Six Senses, The Palm, Dubai** launched in December 2021, is set to become the most unique, ultra-luxurious and highly sought-after branded residential address in the city.



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An Emerging Oasis On The Doorstep Of Downtown

Peninsula is the first community-focused, master planned waterfront development in Business Bay. It has been designed to promote and foster an active and engaging lifestyle across all walks of life.

With access to numerous manicured parks, unrivalled communal sporting amenities, a waterfront marketplace with an array of restaurants, cafes and F&B outlets, a variety of entertainment venues and hotels. Peninsula presents the only lifestyle enriched community in Business Bay.



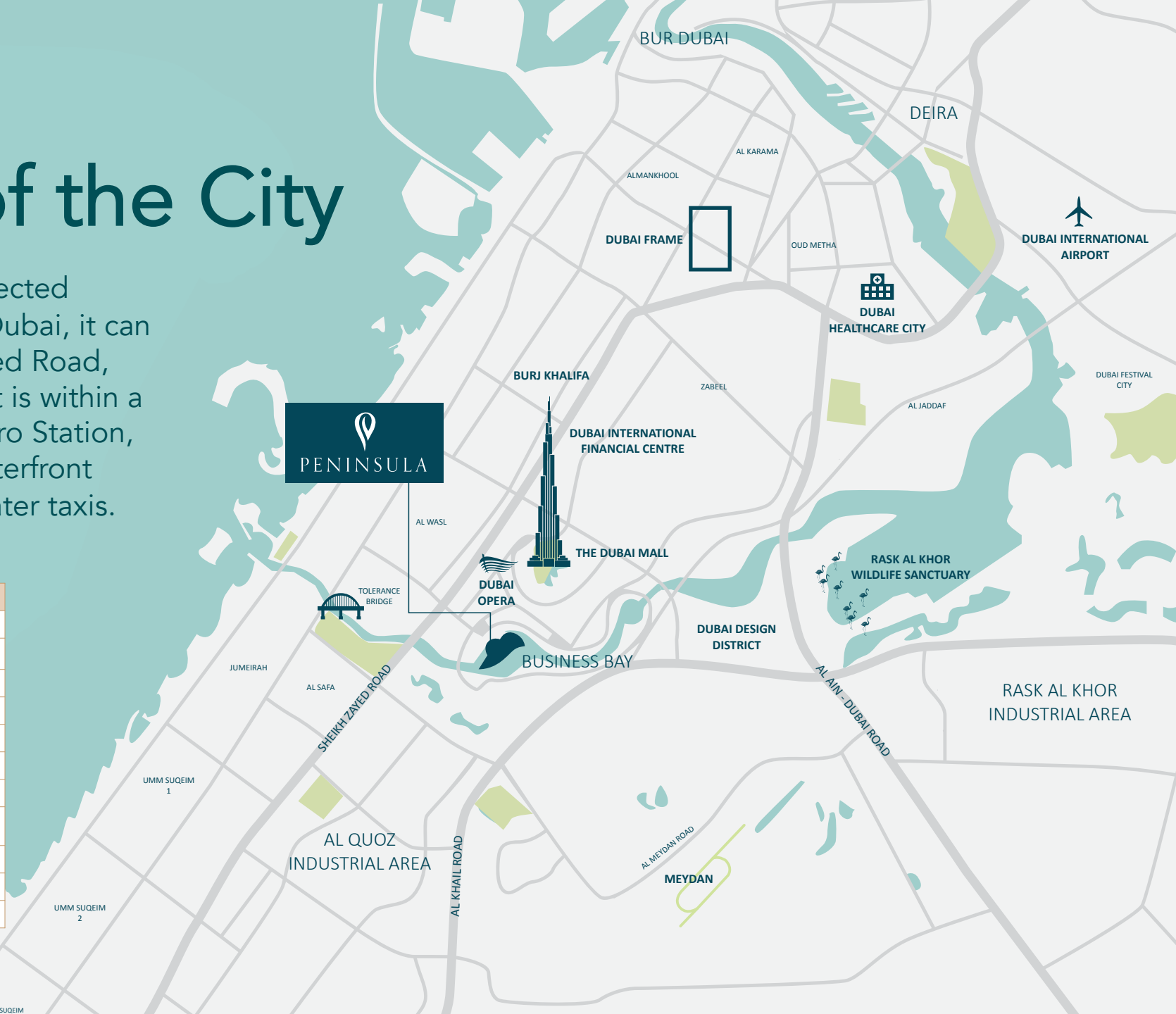
In The Heart of the City

Peninsula is one of the most well-connected locations in the Downtown District of Dubai, it can be accessed directly by off Sheikh Zayed Road, First Al Khail Street and Marasi Drive. It is within a short distance of the Business Bay Metro Station, an array of bus routes and given its waterfront setting, it is serviced by RTA Marine water taxis.

LANDMARK	DISTANCE	DRIVE
The Dubai Mall/Burj Khalifa	2 km	7 mins
Business Bay Metro Station	2 km	7 mins
Dubai Opera	2 km	7 mins
Dubai Design District	6 km	11 mins
Meydan	10 km	12 mins
DIFC	6 km	12 mins
Dubai Healthcare City	11 km	14 mins
Ras al Khor Wildlife Sanctuary	9 km	15 mins
Jumeirah Beach	9 km	15 mins
Dubai International Airport	15 km	16 mins
La Mer Beach	12 km	18 mins



UMM SUQEIM



Master Plan Facilities

Peninsula has designed to function as its own thriving ecosystem, providing residents with uninterrupted access to the widest range of outdoor and recreational facilities in Business Bay.

So, all homeowners and visitors can unwind in a truly peaceful and serene setting.

With a striking promenade, created to harbour a true sense of community, featuring an array of cafes, restaurants and retail spaces, and providing parks, gardens, and a variety of waterfront amenities along Dubai Canal for the community, Peninsula is a master plan like no other in Business Bay.



Community Mall

The Peninsula development contains its own Community Mall, a 66,000 square foot retail center featuring 23 individual units. The Community Mall (located in Peninsula Two) has been designed to ensure every possible convenience is available to all residents throughout the master plan.



An architectural rendering of a modern community mall. The scene is set under a large, multi-level canopy with a grid of blue and white panels. The ground is paved with a pattern of light and dark tiles. In the foreground, several people are seated at outdoor tables, some with coffee cups. A woman in a white shirt and black pants is standing and talking to a group of people. In the background, a building with large glass windows and a red facade is visible. A sign above the entrance reads "PARKING". A white car is parked in front of the building. The overall atmosphere is bright and modern, with palm trees and other greenery integrated into the design.

The Community Mall will provide access to anchor tenant supermarkets, beauty salons, healthcare amenities, pharmacies convenience retail, F&B outlets and cafes, which guarantees all is in place for creating the ultimate community experience for residents in the heart of a thriving district.

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The Signature Collection

The Signature Collection by Select Group embodies a superior and sophisticated series of luxurious residences, devised to appeal to the most discerning of buyers. Thoughtfully designed and planned with meticulous attention to detail, they are crafted to ensure every home provides residents with unparalleled elegance and an upscale comfort level.





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TOWER APARTMENTS



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THE TOWER

The magnificent Tower at Peninsula Five affords owners the opportunity to step into the most luxurious of surroundings in one of the city's most unique locations.

With an array of beautiful, elegant and spacious units to choose from, Peninsula Five showcases a heightened sense of living at its very best.

THE
TOWER



THE TOWER

The 36 storey tower delivers the widest range of luxury residences, each meticulously planned to maximise the spectacular views available in the Downtown district, including unimpeded sightlines of the Burj Khalifa and the famous Downtown Skyline, as well unrivalled panoramas of the glistening Dubai Canal.

Completion for Peninsula Five will be Q4 2024.

APARTMENT TYPE	RANGING FROM
Studio	513 – 543 ft ²
One Bedroom	702 – 1,438 ft ²
Two Bedroom	1,161 – 1,864 ft ²
Three Bedroom	1,168 – 1,815 ft ²



Key Selling Features

Abundance of square feet

180° of unobstructed water views

Ceiling heights of 2.9m

Elevated finishes – Emulating
Marina Gate

Premium lifestyle facilities















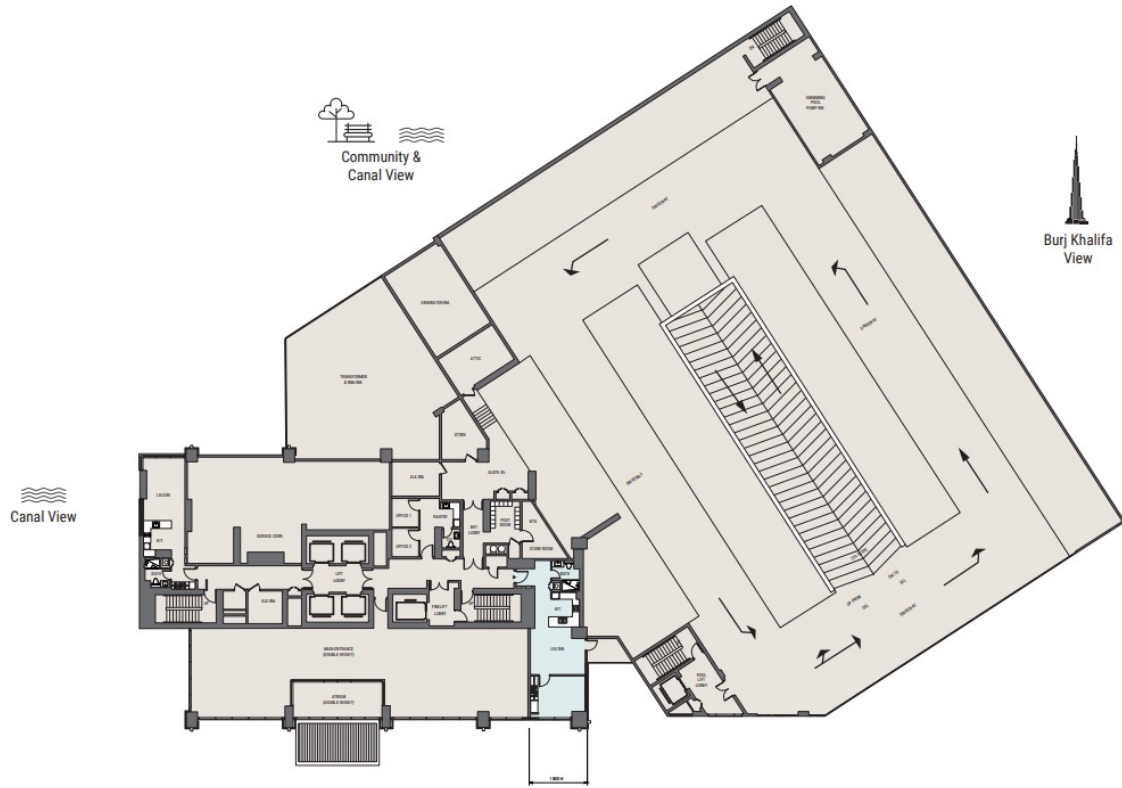
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TOWER APARTMENTS
FIRST FLOOR KEYPLAN



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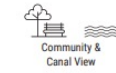
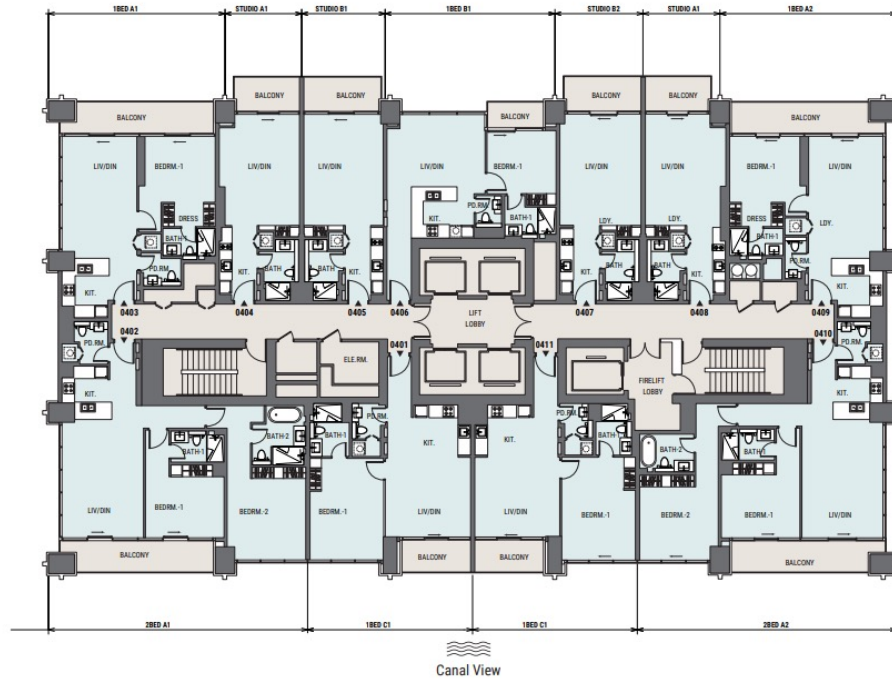
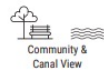
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TOWER APARTMENTS
SECOND FLOOR KEYPLAN



SELECT GROUP

TOWER APARTMENTS
TYPICAL 1 KEYPLAN FLOOR 4-6, 8-11, 13-16 & 18-19



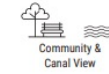
TOWER APARTMENTS
TYPICAL 2.1 KEYPLAN FLOOR 23-26 & 28-31



TOWER APARTMENTS
TYPICAL 3.1 KEYPLAN FLOOR 33-36



TOWER APARTMENTS
TYPICAL 3 KEYPLAN FLOOR 32





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TOWER APARTMENTS STARTING RATES:

STUDIO APARTMENT: AED 886 500

ONE BEDROOM APARTMENT: AED 1,218 500

TWO BEDROOM APARTMENT: AED 2,045 000

THREE BEDROOM APARTMENT: AED 3,515 000



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PREMIUM WATERFRONT DUPLEXES

PENINSULA FIVE WATERFRONT DUPLEXES

Located to the forefront of the master plan, directly on the most expansive section of the canal and with stunning interrupted views along the entire waterways, no other residences in the Downtown District can compare to the location of the Waterfront Duplexes at Peninsula Five.

The Waterfront Duplexes will epitomise modern living, with glorious full-length window façades designed to maximise the surrounding water views. Featuring exclusive and premium units ranging from one to four-bedroom duplex apartments.



THE
WATERFRONT
DUPLEXES

The Waterfront Duplexes are perfectly suited for families and those who thrive in the comfort of larger homes and who are looking to immerse themselves in a truly luxurious surroundings in the heart of a unique residential community.

Peninsula Five is scheduled for completion in Q4 2024

DUPLEX TYPE	RANGING FROM
One Bedroom	794 – 1,209 ft ²
Two Bedroom	1,623 – 2,407 ft ²
Three Bedroom	1,801 – 2,767 ft ²
Four Bedroom	4,710 – 4,730 ft ²

Key Selling Features

Elevated luxury duplexes

Prime waterfront location

Premium lifestyle facilities

Superior materials & finishings

Concierge services







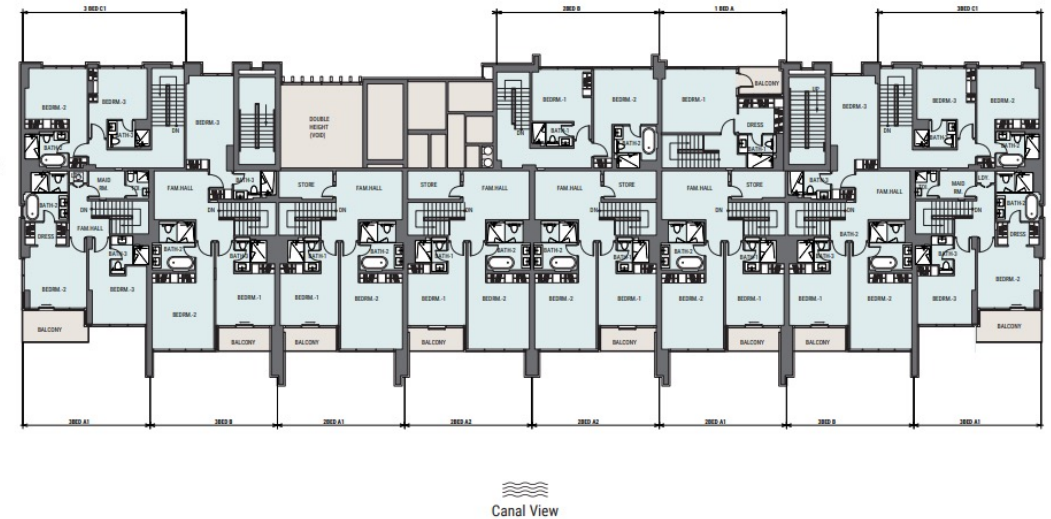
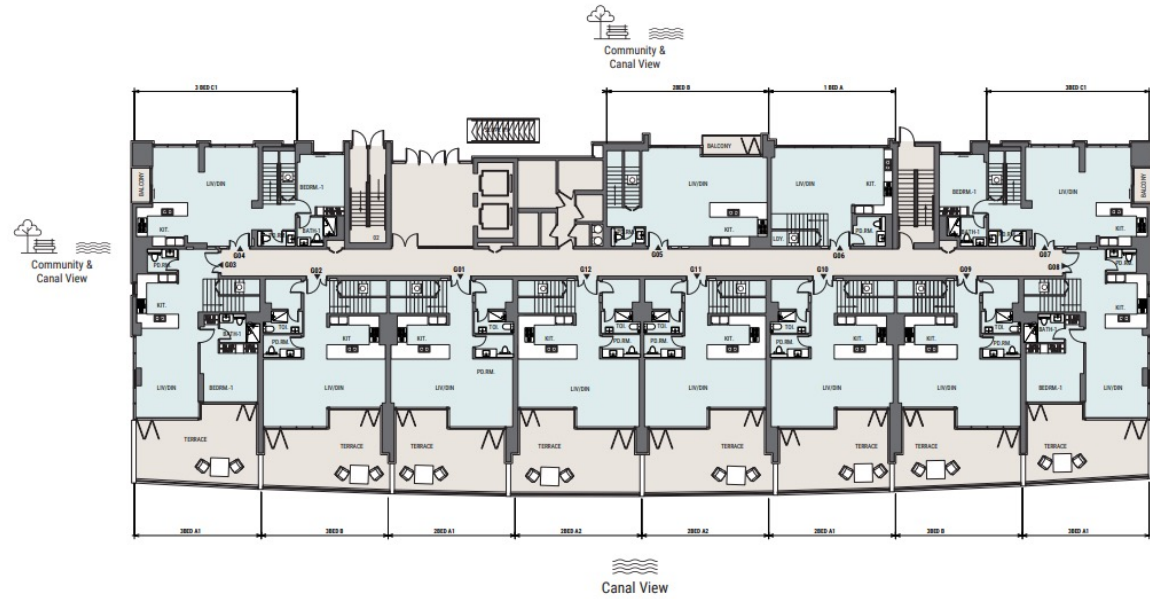






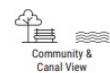
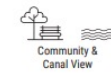
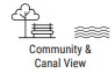
BLOCK 2 DUPLEX APARTMENTS
GROUND FLOOR KEYPLAN

BLOCK 2 DUPLEX APARTMENTS
FIRST FLOOR KEYPLAN



BLOCK 2 DUPLEX APARTMENTS
FOURTH FLOOR KEYPLAN

BLOCK 2 DUPLEX APARTMENTS
FIFTH FLOOR KEYPLAN





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WATERFRONT DUPLEXES STARTING RATES:

ONE BEDROOM WATERFRONT SIMPLEX/DUPLEX: AED 1,517 000

TWO BEDROM WATERFRONT DUPLEX: AED 2,952 000

THREE BEDROOM WATERFRONT DUPLEX: AED 3,196 000

FOUR BEDROOM WATERFRONT DUPLEX: AED 9,675 000



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UNIT BREAKDOWN SPECIFICATIONS



Total Number of Tower units: 321

- Studios: 107
- 1 Beds: 138
- 2 beds: 46
- 3 beds: 30
- Unit Size Range: 513 sq ft to 1,864 sq ft.

Total Number of Duplex units: 60

- Number of 1 Beds: 6
- Number of 2 Beds: 16
- Number of 3 Beds: 34
- Number of 4 Beds: 4
- Unit Size Range: 794 sq ft to 4,730 sq ft.

Main Consultants: Khatib &
Alami CEC

Sub-Contractor: Pinnacle
International Piling Foundation
LLC

Completion Date: TBC (Q4,
2024)



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CONSTRUCTION SPECIFICATIONS

- Provided kitchen appliances:
 - Hob, oven, extract hob, fridge/freezer & connection points enabled for washing machine
- Energy source for oven/hob: Gas
- Ceiling heights:
 - Tower - Bedroom 2.9 m, Kitchen 2.6 m, Living /Dining 2.9 m
 - Duplexes - Bathroom 2.4 m, Entrance/Kitchen 2.6 m, Living /Dining 2.9 m
- What is the A/C cooling system: Empower
- Capacity of swimming pool:
 - Tower - 425 sq.m (including Jacuzzi and Shallow seating). 1.2m depth
 - Tower Children's Pool - 50 sq.m. 0.15m to 0.35m depth
- Shared communal spaces: Communal pool deck located on podium level
- Security level within buildings:
 - CCTV monitor, fire alarm panel, and main intercom station
 - Video intercom provided in the stacked units and audio in the tower's apartment
- Car parking spots: 454
- Bike stands: 79
- Electric car chargers: Provided
- Service charge: General fund 14-18 ft2. Reserve fund 2-3 ft2.
- Podium rooftop landscape
- All units have mechanically ventilated basement parking access

A stylized orange flame icon above the text "PENINSULA" in a large, serif font, with "FIVE" in a smaller, serif font below it, separated by a horizontal line.

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PAYMENT TERMS

Payment terms for this development will be outlined as follows.

- 5% up front as a reservation fee
- 10% to be paid within 30 days (SPA is issued)
- 15% to be paid within 6 months of initial payment
- 10% to be paid within 9 months after initial payment
- 60% on completion of project
- DLD Registration fee to be covered Select Group