

SAVANNA

CREEK BEACH

EMAAR



SAVANNA

LOCATION: CREEK BEACH, DUBAI CREEK HARBOUR COMPLETED: Q2/3 2026

Savanna is one of the newest developments of Creek Beach in Dubai Creek Harbour. The project includes 1-3-bedroom apartments that all have a gorgeous view of the surrounding green courtyards. The three buildings are situated around a vibrant plaza and are just steps away from Creek Beach. The area offers residents the very best of relaxed Creekside living, along with a vibrant array of shopping, dining and family-friendly leisure experiences right on their doorstep.

FACILITIES

- COMMUNITY POOL
- OUTDOOR PLAY AREA
- KID'S POOL
- F&B
- BBO AREA
- SHARED WORKING SPACES
- MULTI-PURPOSE ROOM
- CENTRAL PARK
- 2 TOWN CENTER
- MARINA AND CREEK BEACH
- GYM
- PROMENADE

SIZES & PRICES

1 BR – 615 SQFT TO 753 SQFT	FROM AED 1,300,000
2 BR – 987 SQFT TO 1,059 SQFT	FROM AED 1,920,000
3 BR – 1,488 SQFT TO 1,701 SQFT	FROM AED 2,880,000

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 Ras Al Khor Road

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

LOCATION FACTORS

- 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
- THE COMPLEX IS STEPS AWAY FROM CREEK BEACH
- GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- PLENTY OF SCHOOLS, MEDICAL CENTERS AND RETAIL/F&B AMENITIES IN THE SURROUNDING AREAS
- 15 MINUTES TO DXB
- 20 MINUTES TO DOWNTOWN DUBAI
- 35 MINUTES TO DUBAI MARINA
- THERE WILL BE 4 METRO STATIONS AND 3 BRIDGES CONNECTING TO THE REST OF THE CITY, ONCE THE WHOLE AREA IS COMPLETE



+7 969 179 97 79



Residences in Savanna will be light, bright and open-plan, with floor-to-ceiling windows that maximise the use of space and natural light to create an ambiance of modern and understated luxury. Colour palettes throughout each residence will be neutral to complement the green surroundings. There will also be lots of muted textures used to create a more natural and organic feel.

PITCH POINTS / WHY BUY?

- HIGHLY ANTICIPATED DEVELOPMENT AREA
- EMAAR IS THE BIGGEST DEVELOPER IN THE WORLD OUTSIDE OF CHINA
- DIRECT ACCESS TO THE BEACH
- GREAT COMMUNITY AMENITIES
- GREAT ROI POTENTIAL (AED 70K RENTAL PRICE FOR 1BR UNIT)
- EXCELLENT DUBAI CREEK HARBOUR COMMUNITY AMENITIES INCLUDING: A LEISURE POOL/ WAVE GENERATOR, CENTRAL PARK, HARBOUR PROMENADE, CHILDREN'S PLAY AREA, SPLASH PAD, FITNESS PLAZA AND A COMMUNITY BEACH
- EMAAR PROVIDES A 5-YEAR PROPERTY MANAGEMENT SERVICE FOR ALL ITS RESIDENCES

PAYMENT PLAN: 90/10 (10% booking fee)

ROI: 1BR 6.4%

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 16 – 18 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT

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

- WALK-IN-CLOSET IN EVERY MASTER BEDROOM AND BUILT-IN CLOSETS IN ALL OTHER BEDROOMS
- ALL BEDROOMS INCLUDE A BATHROOM IN 2BR UNITS, SHARED BATHROOM IN 3 BR UNITS
- EVERY UNIT COMES WITH A LAUNDRY ROOM AND A BALCONY
- 3BR UNITS ALSO INCLUDE A POWDER ROOM
- MAID'S ROOM AND BATHROOM IN SELECTED UNITS
- FLOOR-TO-CEILING WINDOWS LOOK OUT ONTO THE COMMUNITY COURTYARDS
- STEPS AWAY FROM CREEK BEACH – 700M SANDY BEACH