

MINA RASHID



PROINVEST

SEAGATE

LOCATION: RASHID YACHTS & MARINA COMPLETED: SEPT 2025

SEAGATE will be a 4-building complex, located along the beautiful marina promenade, with prime views of the marina and the Downtown skyline. The SEAGATE development will offer 1-3BR apartments and 4BR penthouses. The main feature of the Rashid Yachts & Marina will be a 500-metre long canal pool lined with palm trees and cabanas.

FACILITIES

- 500M CANAL POOL
- RECREATIONAL SPORTS COURTS
- BOARDWALK PROMENADE
- COMMUNITY PARK
- WATERFRONT PLAZA
- PRIVATE BEACH
- SWIMMING POOL
- INTERCONNECTED PARK
- F&B AND RETAIL
- SPLASH PAD
- CHILDREN'S PLAY AREA
- COMMUNITY PODIUM WITH GYM

SIZES & PRICES

1 BR - FROM 707 SQFT	FROM AED 1,110,000
2 BR - FROM 983 SQFT	FROM AED 1,684,000
3 BR - 1,358 SQFT	FROM AED 2,199,000
4 BR DUPLEX - 2,012 SQFT	FROM AED 4,090,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Mina Rashid Shed Market, Viva Supermarket, Citi Mart Supermarket, Al MADINA BurDubai, Al Madina Supermarket

PUBLIC TRANSPORT: METRO: Burjaman, ADCB

SCHOOLS/NURSERIES: Garhoud School, New Academy School, Regent International School, Dubai Gem Private Nursey

MEDICAL FACILITIES: International Modern Hospital, Rashid Hospital, Aster Hospital Mankhool

RETAIL/F&B: The Dubai Mall by the Sea, Meena Bazar BurDubai, Mercato Shopping Mall

PETROL STATION:

LANDMARKS: Dubai Frame, Jumeirah Mosque, Etihad Museum

LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PREMIUM YACHTING DESTINATION
- PUBLIC TRANSPORT CLOSE BY (WITHIN WALKING DISTANCE ONCE AREA IS DEVELOPED)
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT RIGHT ON DOORSTEP / HOSPITALITY ON WATER
- ONCE ENTIRE DEVELOPMENT IS COMPLETED, THE AREA WILL HAVE AN EXCELLENT INFRASTRUCTURE
- INCREDIBLE VIEWS OF THE MARINA AND DOWNTOWN DUBAI
- 10 MINUTES SZR
- 15 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI
- 20 MINUTES TO DUBAI CREEK HARBOUR



+7 969 179 97 79



These contemporary apartments with glass facades include panoramic floor-to-ceiling windows with incredible views of the Persian gulf, as well as generously sized private balconies. Layouts are open-plan and have lots of natural light and come in two interior colour palettes.

PITCH POINTS / WHY BUY?

- BRAND NEW MULTI-USE DEVELOPMENT AREA BY EMAAR AND P&O MARINAS
- DEVELOPERS PLAN FOR 7 NEW COMMUNITIES WITHIN THE AREA
- PREVIOUSLY PORT RASHID WAS A COMMERCIAL PORT
- WIDE VARIETY OF RESIDENTIAL AMENITIES ON-SITE
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- SEAGATE WILL BE SET AMONGST HOTELS AND OTHER RESIDENTIAL COMPLEXES, AS WELL AS 'HOSPITALITY ON THE WATER'
- EVERYTHING WILL BE WITHIN WALKING DISTANCE ONCE THE ENTIRE DEVELOPMENT IS COMPLETED

PAYMENT PLAN: 70/30

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 has 60 subsidiaries, and is famous for its large scale projects, including The Dubai Mall, The Address Hotels, Emaar Beachfront and Dubai Creek Harbour.

THINGS TO KNOW

SERVICE CHARGE:	CHARGE: AED 18-20 PER SQFT
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME

IN CLOSE PROXIMITY

- 1km SUPERMARKET
- 1.8km PETROL STATION
- 2.7km EITHAD MUSEUM
- 2.8km GARHOUD SCHOOL
- 3km ASTER HOSPITAL
- 4.2km ADCB METRO
- 7km SHEIKH ZAYED ROAD



KEY FEATURES

- 500M CANAL POOL
- PANORAMIC WINDOWS
- STUNNING VIEWS OF DOWNTOWN DUBAI
- PRIVATE BALCONIES
- ALL UNITS HAVE LAUNDRY ROOM AND A WALK-IN-CLOSET
- 3BR UNITS HAVE A STORAGE ROOM
- 4BR PENTHOUSES HAVE A MAID'S ROOM