

EDGE



THE EDGE

📍 LOCATION: BUSINESS BAY

📅 COMPLETED: OCT 2026

The EDGE is an eclectic and urban twin tower residential development in the heart of the city in Business Bay. The buildings will be defined by their modern architecture and signature interior design of bold, playful and contrasting colour palettes. The EDGE features eclectic-styled one and two-bedroom residences with views of the Burj Khalifa, Dubai Canal and Business Bay. Residential amenities include a 61,000 sq.ft leisure deck with plenty of facilities for everyone to enjoy.

FACILITIES

- | | | |
|---------------|------------------|---------------|
| INFINITY POOL | OUTDOOR GYM | GYM |
| PADEL COURTS | LEISURE DECK | SPORTS COURTS |
| SOCIAL LOUNGE | BBQ AREA | GAMES ROOM |
| YOGA DECK | CO-WORKING SPACE | |

SIZES & PRICES

1 BR – 572 SQFT TO 650 SQFT FROM AED 1,047,000

2 BR – 837 SQFT TO 870 SQFT FROM AED 1,665,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Choithrams, Carrefour, Better 1 Mart, Allday Fresh

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Maple Bear Pre School, Global Indian International School, JSS Private School

MEDICAL FACILITIES: Midline Bay Medical Center, Dr Deen Al Qedrah Medical Center, Aster Clinic

RETAIL/F&B: On-site, The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

PETROL STATION: Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, DIFC

LOCATION FACTORS

- BUSINESS CENTRE OF THE CITY
- SET BETWEEN THE BURJ KHALIFA DISTRICT & DUBAI WATER CANAL
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- GREAT VIEWS OF DOWNTOWN DUBAI & DUBAI CANAL
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY
- NEXT TO DUBAI CANAL
- 5 MINUTES FROM THE DUBAI MALL
- 5 MINUTES TO DOWNTOWN DUBAI
- 20 MINUTES TO DXB AIRPORT
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



+7 969 179 97 79



The EDGE presents timeless architecture fused with vibrant interior design. The dual towers of The EDGE have been strategically placed to ensure residents are mesmerised by the city's beauty, no matter which direction they face. The development is playful and uses lots of greens, blues and accents of red throughout, as well as different 3D shapes to create texture and interest.

PITCH POINTS / WHY BUY?

- OUTSTANDING LOCATION
- VERY REPUTABLE DEVELOPER
- ALL UNITS EITHER COME WITH A VIEW OF THE BURJ KHALIFA, CITYSCAPE, SZR OR THE DUBAI CANAL
- WALKING DISTANCE TO ALL MAJOR AMENITIES
- GREAT ROI POTENTIAL
- PERFECT FOR PROFESSIONALS THAT WORK IN DIFC/BUSINESS BAY OR DOWNTOWN DUBAI
- EXCELLENT ON-SITE RESIDENTIAL AMENITIES, INCLUDING BUSINESS ORIENTATED FACILITIES
- GOOD PAYMENT PLAN
- AED 2,300-2,400 PER SQFT

PAYMENT PLAN: 40/60 (20% booking fee)

ROI: 5.3-5.6% Business Bay

DEVELOPER OVERVIEW

Select Group was established in Dubai back in 2002 and has a portfolio across 7 different investment sectors worth over AED 17 billion and has delivered more than 7,000 residential units. The company is engaged in both real estate and direct investments with projects in the UAE, Croatia, Germany and in the UK. Other community projects by Select Group include, Six Senses The Palm, Peninsula One and Two, and many more.

THINGS TO KNOW

SERVICE CHARGE:	AED 14-16 PER SQFT
ALLOCATED PARKING:	YES (UNDERGROUND)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 1km PETROL STATION
- 1.6km THE DUBAI MALL
- 1.6km SUPERMARKET
- 3.6km MEDICAL CLINIC
- 4km METRO STATION
- 4km SHEIKH ZAYED ROAD
- 5km SCHOOL
- 5km NURSERY



KEY FEATURES

- ALL RESIDENCES COME WITH A BALCONY
- BUILT-IN WARDROBES IN ALL BEDROOMS
- OPEN-PLAN LIVING AREAS
- FLOOR-TO-CEILING WINDOWS
- 61,000 SQFT LEISURE DECK ON THE PODIUM LEVEL
- GYM AND OUTDOOR GYM / INFINITY POOL / PADEL COURTS /
- BASKETBALL
- BARBEQUE AREA / JACUZZI