

ADDRESS  
THE BAY



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RESIDENCES  
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EMAAR



PROINVEST

# ADDRESS RESIDENCES THE BAY

LOCATION: EMAAR BEACHFRONT, DUBAI HARBOUR COMPLETED: Q1 2026

Address Residences The Bay in Emaar Beachfront offers 1-3 bedroom apartments, with 75% of residences having gorgeous panoramic views of the rest of the city. The 50-storey tower will also house an Address Hotels + Resorts on the podium level, in which residents will also have access to its hotel services. The building will be one of the tallest in the entire complex and will have direct access to the beach as it sits on the end of one of the fronds facing the sea.

## FACILITIES



## SIZES & PRICES

1 BR - 756 SQFT TO 1,193 SQFT	FROM AED 2,700,000
2 BR - 1,283 SQFT TO 1,965 SQFT	FROM AED 4,600,000
3 BR - 1,916 SQFT TO 2,069 SQFT	FROM AED 9,900,000
3 BR DUPLEX/TOWNHOUSE - 2,675 SQFT TO 2,715 SQFT	FROM AED 13,300,000

## LOCAL AMENITIES / INFRASTRUCTURE

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

**PUBLIC TRANSPORT:** METRO - Sobha Realty, TRAM - Mina Seyahi

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

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

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

**PETROL STATION:** Dubai Harbour

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

## LOCATION FACTORS

- ULTIMATE BEACHFRONT LIVING
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT NEARBY
- NEAR TO DUBAI MARINA & THE PALM
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEACH ROAD THAT LEADS TO SRZ, JUMEIRAH, AL WASL AND JBR
- 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



Interiors will consist of soft and neutral colour palettes that won't deter from the beautiful surroundings. Unbridled luxury, effortless elegance and an impeccable design will be used to create an aesthetic that beautifully complements the idyllic beachfront setting outside. Residents will be able to make the most of the stunning views from their balconies and the floor-to-ceiling windows.

## PITCH POINTS / WHY BUY?

- BRAND NEW FREEHOLD AREA AND COMMUNITY
- APARTMENTS COME FULLY FURNISHED
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH & AL AIN FERRIS WHEEL
- THE ULTIMATE BEACH LIFESTYLE EXPERIENCE
- RESIDENCES CAN USE THE HOTEL SERVICES
- EXCELLENT LOCATION & INFRASTRUCTURE – THE BEST PLOT ON EMAAR BEACHFRONT
- GREAT OFF-PLAN PAYMENT PLAN
- LARGEST AND MOST ADVANCED MARINA IN THE REGION
- 75% OF THE RESIDENCES HAVE PANORAMIC VIEWS OF THE SURROUNDINGS
- RENTAL OF ONE-BEDROOM APARTMENT IN EMAAR BEACHFRONT IS FROM 100K PER YEAR

**PAYMENT PLAN:** 80/20 (10% booking fee)

**ROI:** 6% Emaar Beachfront

## DEVELOPER OVERVIEW

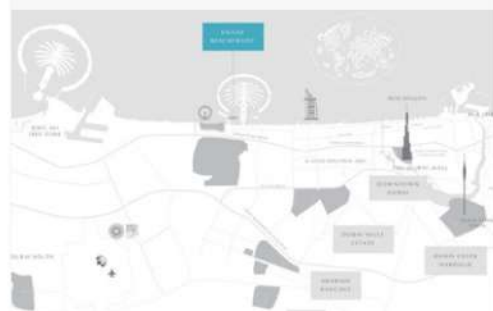
EMAAR PROPERTIES IS AN EMIRATI MULTINATIONAL COMPANY AND ONE OF THE LARGEST REAL ESTATE DEVELOPERS IN THE UAE. EMAAR IS PRESENT IN 36 MARKETS ACROSS THE MIDDLE EAST, NORTH AFRICA, ASIA, EUROPE AND NORTH AMERICA, AND IS FAMOUS FOR ITS LARGE SCALE PROJECTS, INCLUDING THE DUBAI MALL AND THE ADDRESS HOTELS.

## THINGS TO KNOW

SERVICE CHARGE:	AED 10 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

## 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

- AT LEAST ONE BALCONY IN EVERY UNIT, SOME COME WITH SEATING AND AN ENTERTAINING AREA ON THE BALCONY OR TERRACE
- 1BR UNITS INCLUDE A LAUNDRY ROOM AND THE BEDROOM COMES WITH BUILT-IN WARDROBES
- 2BR UNITS COME WITH A WIC IN THE MASTER BEDROOM AND A LAUNDRY ROOM
- SOME 2BR UNITS INCLUDE A POWDER ROOM
- SOME OF THE SECOND BEDROOMS IN 2 & 3BR UNITS ALSO COME WITH A WIC
- 3BR UNITS INCLUDE A MAID'S ROOM AND BATHROOM, A SHARED BATHROOM FOR THE FURTHER 2 BEDROOMS, A POWDER ROOM AND A LAUNDRY ROOM
- FLOOR-TO-CEILING WINDOWS TO LOOK OUT ONTO THE INCREDIBLE VIEWS