

CREEK BEACH GROVE



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 LOCATION: DUBAI CREEK HARBOUR
  COMPLETED: JUNE 2025

Creek Beach Grove presents 1 to 4-bedroom luxury apartments by Emaar Properties and are the closest to the beach than any other building in the district. The waterfront complex provides a beachside lifestyle and consists of 5 elegant towers of just 6-9 storey's high, with a total of 262 apartments, including 9 penthouses.

FACILITIES

| | | |
|--|---|--|
|  COMMUNAL POOL |  SPLASH PAD AREA |  HARBOUR PROMENADE |
|  CENTRAL PARK |  KID'S POOL |  ENTERTAINMENT ROOM |
|  CHILDREN'S PLAYZONE |  GYM |  ROOF TERRACES |
|  LEISURE POOL/WAVE GENERATOR | | |

SIZES & PRICES

| | |
|----------------------|--------------------|
| 1 BR FROM 718 SQFT | FROM AED 1,173,000 |
| 2 BR FROM 1,055 SQFT | FROM AED 1,620,000 |
| 3 BR FROM 1,606 SQFT | FROM AED 2,517,000 |

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
- 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



All apartments in these 5 mid-rise buildings are spacious and will have a neutral colour palette throughout. Building exteriors will be sand/orange coloured with dark wooden accents and an Arabic style design. All units have an open-plan living and dining room and come with huge a huge terrace or balcony.

PITCH POINTS / WHY BUY?

- HIGHLY ANTICIPATED DEVELOPMENT AREA
- EMAAR IS THE BIGGEST DEVELOPER IN THE WORLD OUTSIDE OF CHINA
- GORGEOUS VIEWS OF CREEK CANAL
- EMAAR PROVIDES A 5 YEAR PROPERTY MANAGEMENT SERVICE FOR ALL ITS RESIDENCES
- 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
- GREAT ROI POTENTIAL
- DIRECT ACCESS TO THE BEACH

PAYMENT PLAN: 70/30

ROI: Up to 10%

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 PER SQFT |
| ALLOCATED PARKING: | YES |
| RESALE POLICY: | OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME. |

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

- ALL UNITS HAVE BUILT-IN WARDROBES AND A LAUNDRY ROOM
- HUGE TERRACES AND BALCONIES
- OPEN-PLAN LIVING AREAS
- FLOOR-TO-CEILING WINDOWS AND SLIDING DOORS
- DIRECT ACCESS TO THE BEACH
- VERY SPACIOUS UNITS COMPARED TO SIMILAR DEVELOPMENTS