

CREEK BEACH

ORCHID

EMAAR



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LOCATION: DUBAI CREEK HARBOUR COMPLETED: SEPTEMBER 2025

Nestled in the heart of a family-focused community, Orchid comprises exquisitely designed 1 to 3-bedroom apartments and sophisticated 4-bedroom penthouses. The two 11-storey buildings are situated just footsteps from Creek Beach and Orchid 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

- COMMUNAL POOL
- BBQ AREA
- F&B
- MARINA AND SANDY BEACH
- OUTDOOR PLAY AREA
- MULTI-PURPOSE ROOM
- GYM
- KID'S POOL
- CENTRAL PARK
- TOWN CENTER

SIZES & PRICES

1 BR FROM 711 SQFT (T1)	FROM AED 1,150,000
2 BR FROM 1,124 SQFT (T2)	FROM AED 1,680,000
3 BR FROM 1,550 SQFT (T1)	FROM AED 2,520,000

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
- PERFECTLY POSITIONED WITHIN THE COMMUNITY
- ADJACENT TO MAJOR HIGHWAY – RAS AL KHOR ROAD
- GREAT ROAD CONNECTIVITY & 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



Orchid's exquisite living spaces combine sophisticated yet simplistic design aesthetics with tasteful architectural touches, ensuring each residence strikes the perfect balance between elegance, comfort and practicality.

PITCH POINTS / WHY BUY?

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

PAYMENT PLAN: 70/30

ROI: 5.8% for 1BR apartments

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 18-22 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 COME WITH AT LEAST ONE BALCONY OR TERRACE
- ALL UNITS COME WITH A LAUNDRY ROOM
- FLOOR-TO-CEILING WINDOWS THAT OPEN ONTO THE GENEROUS BALCONY/TERRACE
- WALK-IN CLOSET IN MASTER BEDROOMS IN 2-4BR UNITS
- THE ORCHID BUILDINGS ARE LOCATED CLOSE TO THE CREEK MARINA AND THE CENTRAL PARK
- WILDLIFE SANCTUARY HOME TO PINK FLAMINGOS