



# PENINSULA FOUR



# PENINSULA FOUR THE PLAZA

📍 LOCATION: BUSINESS BAY 📅 COMPLETED: JUNE 2026

Peninsula Four The Plaza by Select Group is a new addition to the fully integrated master-planned waterfront community of Peninsula, located in the heart of Business Bay. Featuring two 52-storey towers and a collection of 16 premium waterfront duplex lofts, Peninsula Four The Plaza comprises an array of exquisitely finished studios, one, two, three and four-bedroom units, as well as four-bedroom penthouses.

## FACILITIES

- SWIMMING POOLS
- DINING OPTIONS
- KID'S POOL
- TENNIS/SQUASH COURTS
- SAUNA
- COMMUNITY MALL
- GYM
- PRIVATE PARK
- BBO AREA
- CYCLE & RUNNING TRACKS
- RETAIL
- PROMENADE

## SIZES & PRICES

1 BR- FROM 818 SQFT (INT)	FROM AED 1,775,000
2 BR - FROM 1,216 SQFT (INT)	FROM AED 3,336,000
3 BR - FROM 1,650 SQFT (INT)	FROM AED 3,879,000
4 BR - FROM 2,246 SQFT (INT)	FROM AED 7,560,000
4 BR PH - FROM 4,456 SQFT (INT)	FROM AED 14,842,000
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## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** On-site, 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:** On-site, 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

- EXCELLENT CITY LOCATION
- BUSINESS CENTER OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- OVERLOOKING THE DUBAI CANAL
- 5 MINUTES FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE BOTH IN BUSINESS BAY AND THE PENINSULA COMMUNITY DEVELOPMENT
- PLENTY OF FINE DINING OPTIONS NEARBY AND WITHIN THE COMPLEX
- 20 MINUTES TO DXB AIRPORT
- 5 MINUTES TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



+7 969 179 97 79



All residences in Peninsula Four The Plaza are open-plan and will have floor-to-ceiling windows to look out onto the gorgeous views of either the Dubai canal, the Burj Khalifa or the city skyline. All bedrooms will come with built-in wardrobes, and bathrooms will be fitted with grey or black marble and brass-coloured fixtures. All units will be designed with a neutral colour palette so owners can add their own interior flare to their home.

## PITCH POINTS / WHY BUY?

- PART OF A BIGGER COMMUNITY DEVELOPMENT
- A VARIETY OF LAYOUTS AND UNIT TYPES TO CHOOSE FROM WITHIN THE TWO BUILDINGS
- UNRIVALED RESIDENTIAL FACILITIES
- PENINSULA ONE, TWO, FOUR AND FIVE WILL ALL BENEFIT FROM A COMMUNITY MALL, PROMENADE, F&B OUTLETS AND MORE, ONCE COMPLETED
- PARKING SPACES: STUDIOS & 1-2BR X1 SPACE, 3&4BR UNITS X2 SPACE, 3&4BR LOFTS X3 SPACE, 4BR PENTHOUSES X4 SPACE
- PENINSULA COMPLEX HAS THE WIDEST RANGE OF OUTDOOR & RECREATIONAL FACILITIES IN BUSINESS BAY
- EXCELLENT ROI POTENTIAL – 1BR UNIT RENTAL COST FROM 50K

**PAYMENT PLAN:** 40/60

**ROI:** 1BR - 6.9% in the Business Bay area

## 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 18-23 PER SQFT
ALLOCATED PARKING:	YES (3BR – X1, 4BR – X2)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

## IN CLOSE PROXIMITY

- 1km PETROL STATION
- 1.2km METRO STATION
- 1.6km SUPERMARKET
- 2.5km THE DUBAI MALL
- 3.6km MEDICAL CLINIC
- 4km SHEIKH ZAYED ROAD
- 5km SCHOOL
- 5km NURSERY



## KEY FEATURES

- VIEWS OF EITHER THE DUBAI CANAL, THE BURJ KHALIFA OR THE REST OF THE CITY
- OPEN-PLAN LIVING WITH FLOOR-TO-CEILING WINDOWS
- BUILT-IN-WARDROBES IN ALL BEDROOMS
- LOFTS (DUPLEXES) HAVE THEIR OWN COMMUNITY SWIMMING POOL
- THE TOWER CONSISTS OF BOTH RESIDENTIAL APARTMENTS AND WATERFRONT DUPLEXES (LOFTS)
- PREMIUM LIFESTYLE FACILITIES WITH THE TWO PENINSULA FOUR TOWERS AND THE OVERALL PENINSULA COMMUNITY