

BEACH MANSION

EMAAR BEACHFRONT

EMAAR



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📍 LOCATION: EMAAR BEACHFRONT, DUBAI HARBOUR 📅 COMPLETED: Q4 2025

Discover the true meaning of luxury at Dubai's most exclusive island, where the blue sky is an extension of the open sea, where exceptional entertainment venues are a delightful stroll away, and time is measured by the sound of waves rolling into the shore. This is Beach Isle.

FACILITIES



SIZES & PRICES

1 BR – FROM 895 SQFT	FROM AED 1,700,000
2 BR – FROM 1,250 SQFT	FROM AED 2,500,000
3 BR – FROM 2,233 SQFT	FROM AED 6,987,888
4 BR – FROM 2,460 SQFT	FROM AED 7,950,000
3 & 4 BR TOWNHOUSE – FROM 2,265 SQFT	FROM AED 3BR 7.6M / 4 BR 8.4M
4 BR DUPLEX PENTHOUSE – FROM 6,213 SQFT	FROM AED 17,800,000

LOCAL AMENITIES / INFRASTRUCTURE

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

PUBLIC TRANSPORT: METRO- Sobha Realty

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 ISLAND 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
- INCREDIBLE VIEWS OF THE PALM, DUBAI MARINA, BLUEWATERS ISLAND
- SITUATED CLOSE TO DUBAI MARINA, JBR & THE PALM JUMEIRAH
- 30 MINS TO DXB AIRPORT
- SHOPPING MALL STEPS AWAY



+7 969 179 97 79



Beach Mansion offers a wide range of 1-4 bedroom luxury apartments, townhouses and penthouses. The modern layouts include a flowing design, spacious living areas and carefully selected natural materials, and finishes complementing the relaxed style of living the beachfront life.

PITCH POINTS / WHY BUY?

- THE MOST TRUSTED DEVELOPER
- BRAND NEW AREA AND COMMUNITY
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH & AL AIN FERRIS WHEEL
- THE ULTIMATE BEACH LIFESTYLE EXPERIENCE
- EXCELLENT LOCATION & INFRASTRUCTURE
- GREAT OFF-PLAN PAYMENT PLAN
- LARGEST AND MOST ADVANCED MARINIA IN THE REGION

PROMOTION:	50% DLD waiver
PAYMENT PLAN:	80/20 2yr post handover plan (20% booking)
ROI:	8-12%

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

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

- UNIQUE AND LIMITED SUPPLY
- EXCELLENT LOCATION
- INFINITY POOL
- PRIVATE CABANAS AND BBQ AREA
- CAFES, RESTAURANTS AND RETAIL STORES ALL WITHIN THE COMMUNITY
- OWN COMMUNITY – EVERYTHING ON YOUR DOORSTEP
- STEPS AWAY FROM THE MARINA YACHT CLUB
- INCREDIBLE VIEWS OF THE SEA, DUBAI MARINA, THE PALM & AIN DUBAI