

# EMAAR BEACHFRONT

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## SHOREFRONT RESIDENCES

📍 LOCATION: EMAAR BEACHFRONT 📅 COMPLETED: APRIL 2023

Shorefront Residences by Emaar Properties is an exclusive collection of 1 to 3-bedroom apartments located on the podium level of the 24-storey residential tower of Beach Isle. The apartments in Shorefront Residences are fully-furnished with interiors designed in an Art Deco style and feature panoramic windows with views of the beach and the shorefront.

### FACILITIES



### SIZES & PRICES

1 BR – FROM 865,42 SQFT	FROM AED 1,900,000
2 BR – FROM 1,104 SQFT	FROM AED 2,800,000
3 BR – FROM 1,794 SQFT	FROM AED 5,200,000

### 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

**PETROL STATION:** Dubai Harbour

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

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

**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 OPTIONS 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 MINUTES TO DXB AIRPORT



+7 969 179 97 79



Light, spacious, modern. Every aspect of the Shorefront Residence apartment is constructed to mimic the freedom and serenity felt when your toes are in the sand and eyes are on the open water.

## PITCH POINTS / WHY BUY?

- BRAND NEW AREA AND COMMUNITY
- HIGHLY ANTICIPATED / HIGH DEMAND PROJECT
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH & AL AIN FERRIS WHEEL
- GREAT OFF-PLAN PAYMENT PLAN
- THE ULTIMATE BEACH LIFESTYLE EXPERIENCE
- EXCELLENT LOCATION & INFRASTRUCTURE
- LIMITED AVAILABILITY DUE TO THE HIGH POPULARITY OF THE DEVELOPMENT

**PAYMENT PLAN:** 60/40 2 or 3yrs post handover plan

**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

- EXCELLENT LOCATION
- INFINITY POOL & POOL DECK
- PRIVATE BEACH ACCESS
- LEISURE & ENTERTAINMENT SPOTS
- FULL COMMUNITY - EVERYTHING ON YOUR DOORSTEP
- STEPS AWAY FROM THE MARINA YACHT CLUB
- INCREDIBLE VIEWS OF THE SEA, DUBAI MARINA, THE PALM & AIN DUBAI