



# GRAND BLEU TOWER II

 LOCATION: EMAAR BEACHFRONT, DUBAI HARBOUR
  COMPLETED: Q3 2023

Situated at Dubai's most spectacular beachfront, this is the second tower of the first ELIE SAAB designer building duo in the world. With its sweeping views of the Palm, sea and sky punctuated only by glimpses of the promenade and nearby parks, the tower is the pinnacle of modern luxury. Every element, from the building's architecture to lobby design, delivers a heightened residential experience.

## FACILITIES



## SIZES & PRICES

1 BR - FROM 842 SQFT	FROM AED 1,837,000
2 BR - FROM 1,215 SQFT	FROM AED 2,739,000
3 BR - FROM 2,192 SQFT	FROM AED 4,488,000
4 BR - FROM 2,721 SQFT	FROM AED 7,403,000

## 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
- DINING & CAFÉ OPTIONS ON-SITE
- NEAR TO DUBAI MARINA & THE PALM
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- INCREDIBLE VIEWS OF THE PALM, DUBAI MARINA, BLUEWATERS ISLAND
- SIUTATED CLOSE TO DUBAI MARINA, JBR & THE PALM JUMEIRAH
- 30 MINS TO DXB AIRPORT
- NEARBY LIGHTHOUSE HOTEL
- STEPS AWAY FROM THE MARINA & YACHT CLUB



+7 969 179 97 79



The whole building evokes Miami's 1930's Art Deco District, combined with the authentic sense of effortless and timeless elegance, inspired by ELIE SAAB aesthetics. The beautiful collection of one to three-bedroom residences are designed with the highest specifications. Breathtaking views and flawlessly crafted designs that are combined to create a luxurious oasis to retire to every day.

## PITCH POINTS / WHY BUY?

- FLAWLESS DESIGN FINISHES BY ELIE SAAB
- 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

<b>PROMOTION:</b>	50% DLD waiver
<b>PAYMENT PLAN:</b>	60/40 2yr post handover plan
<b>ROI:</b>	Estimated 8-11%

## 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

- DESIGNED BY ELIE SAAB
- EXCELLENT LOCATION
- INFINITY POOL
- CHILDREN'S POOL AND PLAY AREA
- CAFES AND RESTAURANTS ALL WITHIN THE COMMUNITY
- STEPS AWAY FROM THE MARINA & YACHT CLUB
- INCREDIBLE VIEWS OF THE SEA, DUBAI MARINA, THE PALM & AIN DUBAI
- TOWER 2 HAS HIGHER FLOORS / AMAZING VIEWS