

EMAAR CREEK BEACH

LOTUS



CREEK BEACH LOTUS

LOCATION: DUBAI CREEK HARBOUR COMPLETED: Q3 2025

Creek Beach Lotus consists of 4 residential buildings between 6-11 floors and sits just 700m from Creek Beach. The finishing of apartments includes natural elements combined with modern design. All units have spacious balconies and terraces, from which residents can enjoy iconic views of Dubai's skyline.

FACILITIES

- INFINITY POOL
- VALET, CONCIERGE
- ON-DEMAND HOUSEKEEPING
- YOGA ROOM
- HOTEL SERVICES/ AMENITIES
- GYM
- KID'S POOL
- RESTAURANTS
- RETAIL
- CHILDREN'S PLAY AREA

SIZES & PRICES

1 BR FROM 666 SQFT	FROM AED 1,130,000
2 BR 1,053 SQFT TO 1,116 SQFT	FROM AED 1,116,000
3 BR 1,651 SQFT TO 2,252 SQFT	FROM AED 2,287,000
3 BR WATERFRONT VILLAS 1,902 SQFT TO 1,926 SQFT	FROM AED 3,690,000

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 RasvAl 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
- ADJACENT TO ONE OF THE CITY'S MAJOR HIGHWAYS - RAS AL KHOR ROAD
- GREAT ROAD CONNECTIVITY AND 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
- PLENTY MORE PUBLIC TRANSPORT STATIONS WHEN THE DEVELOPMENT IS COMPLETE



+7 969 179 97 79



Interiors in Creek Beach Lotus are clean line and use light colours throughout to give an even bigger feeling of space and light. Featuring expansive windows and balconies with abundant natural light, the contemporary design combines stylish architecture and high-quality materials to deliver homes that balance sophisticated style with everyday functionality.

PITCH POINTS / WHY BUY?

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

PAYMENT PLAN: 70/30

ROI: 5.6% 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 (TBC)
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
- JUST 700M FROM THE CREEK BEACH
- ALL UNITS COME WITH A LAUNDRY ROOM
- FLOOR-TO-CEILING WINDOWS THAT OPEN ONTO THE BALCONY/TERRACE
- WALK-IN CLOSET IN MASTER BEDROOMS IN 2-4BR UNITS
- THE LOTUS BUILDINGS ARE LOCATED CLOSE TO THE CREEK BEACH